



CITY PLAN COMMISSION
808 W. SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3329
(509) 625-6060
FAX (509) 625-6013

MINUTES

**CITY PLAN COMMISSION
WEDNESDAY, SEPTEMBER 9, 2009
CITY COUNCIL BRIEFING CENTER, LOWER LEVEL,
CITY HALL – SPOKANE, WASHINGTON**

CPC MEMBERS PRESENT: Mike Ekins, President; Karen Byrd, Vice President; John Fisher; Greta Gilman; Dan Murphy; Bob Mansfield; Gail Prosser; Asher Ernst

CPC MEMBERS ABSENT: Stan Stirling; Dennis Dellwo

LIAISON PRESENT: Al French, Council Member, and Kaye Straight, Community Assembly.

STAFF PRESENT: Planning Services - Leroy Eadie, Secretary to the Plan Commission; Pat Hall, administrative support; Louis Meuler, City Planner; Julie Neff, City Urban Designer; Marla French, City Planner; Code Enforcement – Heather Trautman, Supervisor Public Works and Utilities – Lloyd Brewer

GUESTS: Rod Butler, Zeck Butler and Associates

The Commission meeting began at 11:35 a.m. General commission business was discussed.

There was no report from the Community Assembly.

Leroy Eadie gave the Director's report. The discussion included:

- Work Program
 - a) Staff is expecting the 6-year Water and Sewer Programs will have a workshop in late September or October.
 - b) There will be a workshop for the Comp Plan Chapter Review on September 23.
 - c) There is a City Council taskforce for Center and Corridor Regulations. Asher Ernst volunteered to be the Plan Commission member on the Land Use subcommittee.
- City staff had a meeting with the Department of Ecology on the Shoreline Master Plan.
- The Mayor and Rod Butler, the Chair of the Design Review Committee will present awards for the Mayor's Urban Design Awards on September 14.
- Louis Meuler and Tirrell Black are the lead staff on the Fairchild Joint Land Use Study.

Councilman French gave the Council report. The discussion included:

- The City Council is involved with the 2010 budget.
- The Center and Corridor taskforce is broken into three subcommittees: Transportation and Infrastructure, Business Incentives, and Land Use.
- Growth Management Steering Committee of Elected Officials – template for joint planning among the regional jurisdictions.

There was no President's report.

Asher Ernst made the motion to approve the August 12, 2009 minutes as amended. M/S by Bob Mansfield. Passed unanimously.

COMMISSION WORKSHOP

Proposed draft revisions to the ordinance for the Building Official Fees under SMC 17F.070 and 8.02, by Heather Trautman

Heather Trautman presented a workshop on the draft revisions to the ordinance for the Building Official Fees. The discussion included:

- This proposal would amend SMC section 8.02.067 which is the fee section, 17F.070.
- 95% of the buildings addressed by Code Enforcement are vacant.
- The current fee is \$600. The proposal is for a \$1,500 fee for every property which is found to be substandard or unfit after the first hearing. The committee which determined this fee amount recommended that if the property owner was able to rehabilitate the property within one year, they would get \$500 back. If not, the fee would roll over every year and accumulate until corrected. The fee would be a lien on the property and not a personal debt.
- Buildings that go into the Building Official process must be abandoned, fire damaged, or substandard.
- Mr. Eadie suggested combining this proposal with the Code cleanup currently being performed by Planning Services staff. The hearing is anticipated to be in October.

12:50 p.m. break

12:56 p.m. reconvene

Downtown Regulations and Design Guidelines, by Louis Meuler & Julie Neff

Louis Meuler and Julie Neff presented the Draft Introduction to the Downtown Design Guidelines for workshop. The discussion included:

- The Design Review process has not been updated since 1994.
- The Guidelines identify objectives to implement the Downtown Plan.
- Current guidelines are not user friendly.

- One goal of this process is to initiate dialogue regarding design earlier in the design process.
- Chapter 4.13 will be updated and some will be put into a new section 17G.
 - a) One proposal is to change the name of the group from Design Review Committee to Design Review Board.
 - b) The committee would like to reduce the number of members from 11 to 8.
 - c) Most of Section 04.13.050 Design Review Board Administration and Procedures was removed and moved to Chapter 17G.040 Section 17G.040.010.
 - d) Proposal includes updating projects subject to design review.
- Design Review Application Handbook
 - a) Staff will report back at the next workshop about who determines the “style” of street lamps.
- Design Review Application Handbook
 - a) The board wants to talk with applicants that are early in the design process.
 - b) The handbook will be adopted administratively by staff with approval of the Design Review Board.
- Downtown Spokane Design Guidelines
- Character Area Considerations
- Next workshop will be September 23.

Portland/Seattle Planning Trip Presentation, by Louis Meuler

Because this workshop had no decision criteria, minutes were not taken.

Sustainability Strategy Implementation, by Marla French

Marla French presented the Sustainability Strategy workshop. The discussion included:

- The Sustainability Action Plan has eight strategies and 51 recommendations.
- The Green Team meets monthly. They have developed a purpose and process.
- Seattle is in discussion with the Department of Ecology to purchase water rights for rainwater collection.
- Staff will bring Green Team homework requests as a workshop item to the Plan Commission on a monthly basis. President Ekins said that he would like to see City Council on board to get direction. Mr. Brewer stated that City Council is on board and wants to know which strategies would be cost-effective.

PUBLIC COMMENT

President Ekins asked if there was any public comment. Seeing none, he closed public comment.

Asher Ernst made the motion to adjourn the workshop portion of the meeting and reconvene in Council Chambers for the hearing portion. M/S Karen Byrd. Passed unanimously.

The workshop portion of the meeting adjourned at 3:38 p.m.

COMMISSION HEARING

President Ekins called the hearing on Z2007-064-LU located at 3024 East Fairview Avenue to order at 4:00 p.m.

Roll call was taken. There was a quorum present.

CPC MEMBERS PRESENT: Mike Ekins, President; Karen Byrd, Vice President; John Fisher; Dan Murphy; Bob Mansfield; Gail Prosser; Asher Ernst

CPC MEMBERS ABSENT: Stan Stirling; Dennis Dellwo; Greta Gilman;

STAFF PRESENT: Planning Services - Leroy Eadie, Secretary to the Plan Commission; Pat Hall, administrative support; Ken Pelton, City Planner; Kathleen Weinand, City Planner; Marla French, City Planner

2007-2008 Comp Plan Amendments, by Kathleen Weinand

Kathleen Weinand went over the Comp Plan Amendment process.

Kathleen Weinand presented for hearing Z2007-064-LU at 3024 East Fairview Avenue. The discussion included:

- This application is a proposed change from Residential 4-10 to Commercial.
- Staff recommends approval.

PUBLIC TESTIMONY

President Ekins welcomed citizens and invited them to testify. The following person testified:

- Dwight Hume, 9101 North Mountain View Lane – in favor. Mr. Hume is the agent for the applicant.

Dan Murphy made the motion to close the public hearing for Z2007-064-LU. M/S Asher Ernst. Passed unanimously.

DELIBERATIONS

Mr. Eadie stated that the Plan Commission would be using the decision criteria from SMC 17G.020.010. He referred to the matrix and criteria before the Plan Commission members. All proposals will be forwarded to City Council as a package regardless of whether Plan Commission recommends approval or denial.

Bob Mansfield made the motion that the Plan Commission accept the staff recommendation for the Findings and Conclusions of Z2007-064-LU and recommend approval by City Council. M/S Dan Murphy. Passed unanimously.

President Ekins called the hearing on Z2008-080-LU located at 2828 East 36th Avenue to order at 4:20 p.m.

Roll call was taken. There was a quorum present.

Kathleen Weinand presented for hearing Z2008-080-LU, located at 2816 East 36th Avenue. The discussion included:

- The application is a proposed change from Residential 4-10 to Residential 15-30.
- Staff received one public comment from the adjacent property owner at 2828 East 36th Avenue. He is in favor of the amendment and expressed support of being included in the proposal.
- Staff recommends approval.

PUBLIC TESTIMONY

President Ekins welcomed citizens and invited them to testify. The following person testified:

- Dwight Hume, 9101 North Mountain View Lane – in favor. Mr. Hume is the agent for the applicant.

Asher Ernst made the motion to close the public hearing for Z2008-080-LU. M/S Bob Mansfield. Passed unanimously.

John Fisher made the motion to approve Z2008-080-LU and the Findings of Fact and recommendation from staff that is before the Plan Commission for this site. M/S Gail Prosser. Passed unanimously.

President Ekins called the hearing on Z2007-074-LU located at 6624 North Napa Street and 6717 North Crestline Street to order at 4:45 p.m.

Roll call was taken. There was a quorum present.

Kathleen Weinand presented for hearing Z2007-074-LU at 6624 North Napa Street and 6717 North Crestline Street. The discussion included:

- The application is a proposed change from Light Industrial/Residential 4-10 and Residential 4-10 to Light Industrial.
- Staff received numerous public comments, mostly against the amendment and mostly from residents of Morgan Acres.
- Staff is asking the Plan Commission to have a condition of recommendation that the site be brought up to development standards if the Plan Commission approves Z2007-074-LU. Staff could bring a developer agreement to Plan Commission prior to deliberations if the members prefer.

- Staff recommends approval with a development agreement or financial guarantee to insure required improvements be completed for existing use.
- Dan Murphy asked for clarification on the developer agreement. Mr. Eadie stated that the Plan Commission cannot condition a Comprehensive Plan Amendment; however, if they would like to see a developer agreement before they make their recommendation that would be appropriate.

PUBLIC TESTIMONY

President Ekins welcomed citizens and invited them to testify. The following person testified:

- Dwight Hume, 9101 North Mountain View Lane – in favor. Mr. Hume is the agent for the applicant. The conditions imposed in developer agreement need to be reasonable.

Bob Mansfield made the motion to close the public hearing on Z2007-074-LU. M/S Asher Ernst. Passed unanimously.

DELIBERATIONS

Dan Murphy stated he supported approving the amendment and let City Council decide on what happens with Lyons Street.


Asher Ernst made the motion to continue deliberations on Z2007-074-LU at the next meeting on September 23, 2009. M/S Gail Prosser.

Discussion: Dan Murphy asked if the proponent would be able to address street issues at the deliberations. Mr. Eadie stated that since public testimony was closed, that was not possible. Dan Murphy asked if the proposal that would be accepted by the proponent would be presented to the Plan Commission members.

The motion to continue deliberations on Z2007-074-LU at the next meeting on September 23 passed unanimously.

Dan Murphy made the motion to adjourn the public hearing. M/S Bob Mansfield. Passed unanimously.

The meeting adjourned at 5:07 p.m.



Leroy Eadie, Secretary