



## AMENDED MINUTES

### CITY PLAN COMMISSION WEDNESDAY, APRIL 13, 2011 CITY COUNCIL BRIEFING CENTER, LOWER LEVEL, CITY HALL – SPOKANE, WASHINGTON

**CPC MEMBERS PRESENT:** Karen Byrd, President; Mike Ekins; Stan Stirling; Gail Prosser; Dennis Dellwo; Kerry Brooks; Rod Butler

**CPC MEMBERS ABSENT:** Bob Mansfield, Vice President; John Fisher; Asher Ernst

**LIAISON PRESENT:** Amber Waldref, Council Member, and Kaye Straight, Community Assembly.

**STAFF PRESENT:** Planning Services – Jo Anne Wright, Secretary to the Plan Commission; Pat Hall, administrative support; Ken Pelton, City Planner; Tami Palmquist, City Planner; Dave Compton, City Planner; Marla French, City Planner  
Capital Programs – John Mercer, Manager  
Finance – Rick Romero, City Auditor  
Legal – James Richman, City Attorney

**GUESTS:** Kathy Miotke, Co-chair Infill Housing taskforce

The Commission meeting began at 11:30 a.m. General commission business was discussed.

There was no Community Assembly report.

President Byrd gave the President's report. The discussion included:

- President Byrd received a note from Karl Otterstrom of STA. There was an open house for the Central City Transportation. There was a substantial consensus on the initial corridor beginning in the University District through Downtown to Browne's Addition. The stakeholders committee is not ready to make a recommendation on the mode of transportation yet.
- Jo Anne Wright, Council Member Waldref and President Byrd met with the Mayor to discuss the Plan Commission work program.

Jo Anne Wright gave the Director's report. The discussion included:

- The City Council passed the Plan Commission work program by resolution. #7, Multi-Modal Concurrency, on High Priority 1-5 year was added in.
- Ms. Wright also met with the Mayor to discuss the Planning Department work program.
- Kristen Griffin is working on the demolition ordinance.
- The Airfield Overlay Zone project was adopted by City Council on April 4.

- Louis Meuler is currently working on the parking study. Future workshops will be presented to the Plan Commission.
- The UDC Maintenance project will be heard by City Council on April 18.

President Byrd asked the Plan Commission members to submit ideas for the next retreat.

**Rod Butler made the motion to approve the March 23, 2011 minutes as amended by Bob Mansfield. M/S by Kerry Brooks. Passed unanimously.**

Council Member Waldref gave the Council report. The discussion included:

- Council passed the Plan Commission work program on April 11.
- There was an item on the Unified Development Code Maintenance project that did not appear to come through the Plan Commission. Some citizens approached City Council with a concern regarding the addition of a change in the Type II application. The current language incorrectly states that the Type II decision is a quasi-legal decision, when in fact, it never has been. It has always been an administrative decision of the Planning Director. The Plan Commission agreed to have this item removed from the April 11 City Council Unified Development Code proposals and brought back to the Plan Commission for review.

## **COMMISSION WORKSHOPS**

### *Annexation of the West Plains area, by John Mercer and Rick Romero*

John Mercer presented for workshop, the West Plains Annexation. The discussion included:

- Work on the annexation began in November 2008 when Airway Heights began an annexation process east of Hayford Road along the US2 corridor.
- In January 2009, a Memorandum of Understanding was adopted by the City of Spokane and the City of Airway Heights.
- On December 3, 2009, an Interlocal Agreement was adopted by Airway Heights, Spokane and Spokane County regarding annexations on the West Plains by the Cities of Spokane and Airway Heights.
- The annexation is proceeding under the "Interlocal agreement process" versus the "direct petition method."
- The effective date of the City of Spokane annexation is expected to be January 1, 2012.

Rick Romero presented the financial overview of the annexation. The discussion included:

- Staff gave a Powerpoint presentation explaining the revenues and expenses associated with annexation of this area. The Powerpoint presentation will be forwarded to the Plan Commission members.
- Projected estimated net income associated with the West Plains annexation declined from 2012 at \$1,274,335 to \$189,232 ending 2017. The majority of the

decline reflects increasing salary expenses associated with fire staffing over the initial five year period. Projections of income and expenses beyond the initial five years was not prepared due to inability to accurately assume what changes will occur in revenues and expenses beyond the initial five year projection.

- The negotiated annual \$566,264 Fire District 10 Service/Mitigation expense will continue in perpetuity until 60% of the current Fire District 10 service area is annexed to the City of Spokane. At this point, the remaining portion of the Fire District 10 service area does not support the 60% threshold.
- Regarding Comp Plan LU 9.6, Rick was asked if there is ensurance that the annexation would not result in a negative fiscal impact on the City. Rick responded that based on the assumptions used to generate the financial projections, he felt that the annexation would not result in a negative fiscal impact on the City.

Mr. Mercer continued the discussion.

- The City building inspectors and planners are talking with the County inspectors and planners to help facilitate the transition.
- The Boundary Review Board cannot make any changes once the Interlocal Agreement has been signed by all the parties.
- Several major tasks which still need to be completed as part of the annexation process include:
  - a) Plan Commission hearing and recommendation on the annexation.
  - b) Negotiation of an Annexation Interlocal Agreement between the City of Spokane, Spokane County and the Fire Districts.
  - c) Filing a Notice of Intent to Annex with the Boundary Review Board.
  - d) Adoption of an Annexation Ordinance by the City Council identifying the effective date of annexation.
  - e) Notification of the annexation to State and local agencies and service providers.
  - f) Conducting a Special Census of the newly annexed area within 30 days after the effective date.
- Staff is asking to go to public hearing and for the Plan Commission to make a recommendation to the City Council.

**Dennis Dellwo made the motion to take the Annexation of West Plains to public hearing on May 11, 2011. M/S Stan Stirling. Passed unanimously.**

1:44 p.m. break

1:53 p.m. reconvene

*Infill Housing Taskforce, by Ken Pelton and Kathy Miotke*

Ken Pelton presented for workshop an update on the Infill Housing taskforce. The discussion included:

- The taskforce has been working for over a year on Infill Housing recommendation.
- Mr. Pelton outlined the areas where infill housing would take place.
- Recommendations
  - a) Part 1 – draft ideas for modifications of residential zone standards for uses allowed by right or a subdivision that complies with all zoning standards.

- b) Part 2 – draft pocket residential standards.
- c) Part 3 – Draft modification of PUD standards.
- A new zone category has been proposed called Residential Single-family Compact (RSF-C). It would not exceed the density limitations of Residential 4-10.
- Kerry Brooks asked if the taskforce could identify candidate areas. Mr. Pelton stated it would take more evaluation before that could happen.
- Kaye Straight wondered what would happen to alley access because alleys are not maintained. Mr. Pelton stated that there are provisions included in the draft regarding alleys.
- Kerry Brooks asked if the taskforce could include an explanation to the draft so the overall intention would be clear.
- Kathy Miotke stated that one of the main concerns of the taskforce is where infill housing should be located. Should infill housing be in every neighborhood? Some areas have serious geographical conditions. Property rights of existing property owners must be taken into consideration. The neighborhoods need to be involved in all of this.
- The taskforce wants to get the draft documents through the Plan Commission before taking it to the neighborhoods for the public process.
- Gail Prosser asked how this process coincides with transportation options. Mr. Pelton stated the taskforce did not get into identification of changes related to transportation because of time constraints.

2:47 p.m. break

2:52 p.m. reconvene

Ms. Wright asked Tami Palmquist and Ken Pelton about the earlier discussion of the UDC ordinance.

- Staff will ask City Council to remove the item regarding quasi-legal language from the ordinance and then staff will bring it back through the Plan Commission as a separate ordinance at a later date.

#### *2011 Comp Plan Amendments, by Current Planners*

Tami Palmquist, Dave Compton and Marla French presented for workshop, five of the current Comprehensive Plan amendments. The discussion included:

- Dave Compton presented Z1000056COMP and Z1000057COMP.
  - a) The applicants are Harlan and Maxine Douglass.
  - b) The applicant asked for an extension in order to provide additional information requested by staff. SEPA has not been provided at this time.
  - c) Both applications pose potential traffic impacts throughout the city.
  - d) Mr. Pelton stated that in the past, Z1000057COMP was denied by City Council.
  - e) There was discussion whether to wait until the next workshop to see if the applicant is able to provide the rest of the requirements, or to remove them from this cycle. The next cycle for inconsistent comp plan amendments is two years from now.

- Marla French presented Z1000058COMP. The discussion included:
  - a) The applicants are Michael D. Hume and James Ivers.
  - b) Access to Southeast Boulevard is still under discussion with the lawyers but, as a site development aspect of the project should not be part of the Plan Commission's discussion regarding the land use proposal.
  - c) Similar land use change applications for three parcels to the west were denied a change from RMF and are now constructing cottage housing. This was indicated as a negative development by some public comments that were submitted.
  
- Marla French presented Z1100059COMP. The discussion included:
  - a) The applicants are Nick and Michele Folger.
  - b) Expanding the Land Use Designation to include a parcel across 31<sup>st</sup> Avenue and a parcel to the east of the proposal to change from R 4-10 to Office is similar to the applicant proposal. The zoning for the expanded area would not need to change.
  
- Marla French presented Z1000060COMP. The discussion included:
  - a) The applicant is Allen Schmelzer, Community Development.
  - b) Staff has received a large number of public comments. None of the comments are in favor of the application.
  - c) The height limit for multi-family would be the same as single-family, 35 feet.
  - d) Public comment suggested instead of the change to RMF, that it be changed to CC zone. This could be a consideration.
  - e) At this point, recommendation for the application could go in either direction.
  
- Tami Palmquist asked the Plan Commission to hold any motions until the next workshop so staff can finalize the application process.

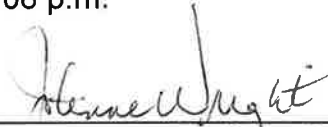
**PUBLIC COMMENT**

President Byrd welcomed the public and asked for public comment. The following person commented:

- Jim Bakke, North Indian Trail Neighborhood Council. The neighborhood voted unanimously against Z10000556COMP at their last meeting.

**Stan Stirling made the motion to adjourn the meeting. M/S Dennis Dellwo. Passed unanimously.**

The meeting adjourned at 4:08 p.m.


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 Jo Anne Wright, Secretary