



**MINUTES
PLANNING COMMISSION MEETING
CITY HALL – 625 SWIFT BOULEVARD – COUNCIL CHAMBERS
WEDNESDAY, OCTOBER 23, 2019
6:00 PM**

Call to Order and Welcome:

Chair Palmer welcomed the public and called the meeting to order at 6:00 p.m.

Attendance

Present: Chair Palmer, Vice-Chair Boring, Commissioners Eadie, Maier, Townsend and Keuhlen. Commissioner Mealer was excused.

Also present were Council Liaison Alvarez, Development Services Director Jensen, Planning Manager Stevens, Permit Technician Ghbein and Administrative Assistant II Follett.

Approval of Agenda

Chair Palmer presented the agenda for review and approval.

VICE-CHAIR BORING MOVED AND COMMISSIONER MAIER SECONDED THE MOTION TO APPROVE THE OCTOBER 23, 2019 MEETING AGENDA AS WRITTEN. MOTION CARRIED 7-0.

Approval of Minutes

Chair Palmer presented the minutes of the September 25, 2019 meeting for approval.

COMMISSIONER MAIER MOVED AND COMMISSIONER KEUHLEN SECONDED THE MOTION TO APPROVE THE MINUTES OF THE SEPTEMBER 25, 2019 MEETING. MOTION CARRIED 7-0.

Chair Palmer presented the minutes of the October 9, 2019 workshop for approval.

COMMISSIONER MAIER MOVED AND COMMISSIONER KEUHLEN SECONDED THE MOTION TO APPROVE THE MINUTES OF THE OCTOBER 9, 2019 WORKSHOP. MOTION CARRIED 7-0.

Public Comment

Chair Palmer asked the recorder to read the Public Comment Procedures. After the reading of the procedure, Chair Palmer opened the public comment period at 6:03 p.m. Having no one offer comments, Chair Palmer closed the public comment period at 6:03 p.m.

New Business – Public Hearing

Chairman Palmer asked the recorder to read the public hearing statement and opened the public hearing for the first item at 6:06 p.m.

1. Proposed Amendment to RMC Title 23 (Repeal of Chapter 23.34 - Floodplain Combining District) and creation of new RMC Chapter 22.16 - Flood Damage Prevention

Chairman Palmer asked Mr. Stevens if proper notice had been given for this item. Mr. Stevens confirmed notice had been properly given. Mr. Stevens outlined the reason for the proposed repeal of RMC Chapter 23.34. He stated the proposed creation of RMC Chapter 22.16

Mr. Stevens also pointed out that the current Flood Damage Prevention regulations currently used by the city was never approved by FEMA or the Department of Ecology. This resulted in the City operating out of compliance. During the onsite consultation staff and Ecology representatives reviewed current and proposed code requirements. Mr. Stevens also pointed out the difficulty regulating development within flood plains and flood ways. The proposed code is based on the State of Washington model code and simplifies administration of flood regulations.

Lynn Schmidt, 4601 N. Monroe Rd, Spokane, reviewed the Community Assistance visit she conducted with city staff. She voiced support for the model code

Chairman Palmer closed the public hearing at 6:14 p.m. and opened the item for commission discussion and questions.

Commissioners asked questions and clarified the effect of the new code on existing residential development. Commissioners also asked questions relative to the comments submitted by Future Wise. Mr. Stevens noted the need to work with FEMA in the future to be part of the Community Rating System.

VICE-CHAIR BORING MOVED AND COMMISSIONER KEUHLEN SECONDED THE MOTION TO RECOMMEND APPROVAL OF THE PROPOSED AMENDMENTS TO RMC TITLE 23, CHAPTER 23.06, CHAPTER 23.34, RMC TITLE 22, CHAPTER 22.16, RMC TITLE 22, SUBSECTION 22.10.10, RMC TITLE 26, SUBSECTION 26.60.072 WHICH IS ALSO EXHIBIT 2, BASED UPON THE NINE FINDINGS OF FACT AND 2 CONCLUSIONS OF LAW CONTAINED IN THE STAFF REPORT WITH THE REVISION TO 26.60.072, PROTECTION STANDARDS, AND SUBSTITUTE THE WORD UNIFORM FOR INTERNATIONAL. MOTION PASSED 7-0.

2. Proposed Amendment to RMC Section 24.26.030 - Industrial Use Districts Permitted Land Uses.

Chairman Palmer asked if proper notice had been given. Mr. Stevens affirmed that all required public notice has been given. Mr. Stevens outlined the proposed change to RMC Section 24.26.030. He noted changes to the table that details types of development allowed in Industrial and Manufacturing zones.

Chairman Palmer opened the public hearing at 6:29 p.m. Having no one offer further testimony, the public hearing was closed at 6:29 p.m. Commissioners discussed proposed changes and the debated additional changes.

VICE CHAIR BORING MOVED AND COMMISSIONER TOWNSEND SECONDED THE MOTION TO RECOMMEND APPROVAL OF PROPOSED AMENDMENTS TO RMC SECTION 23.26.030, THE LAND USE TABLE WHICH IS EXHIBIT 2 IN THE STAFF REPORT, BASED UPON THE EIGHT FINDINGS OF FACT AND 2 CONCLUSIONS OF LAW WITH THE MODIFICATION OF HOTELS AND MOTELS BEING A SPECIAL USE IN BOTH THE MEDIUM INDUSTRIAL AND HEAVY INDUSTRIAL DISTRICTS. MOTION CARRIED 7-0.

PUBLIC HEARING OPENED AT 6:29 P.M.

3. Proposed Surplus of City Owned Property Located at Wellsian Way and Stevens Drive

Chairman Palmer asked Ms. Wallner for verification of public notice. Economic Development Marketing Specialist Wallner confirmed proper notice and provided information about the proposed land surplus. She noted the city has limited property available for economic development in the downtown area and has had several parties interested in the parcel.

Public hearing opened at 6:47 p.m. Having no public comment the public hearing was closed at 6:47 p.m. and commission discussion ensued.

COMMISSIONER TOWNSEND MOVED AND COMMISSIONER MEALER SECONDED THE MOTION TO RECOMMEND SURPLUS OF THE PROPERTY LOCATED AT WELLSIAN WAY AND STEVENS DRIVE. MOTION PASSED 7-0.

Communications:

Councilman Alvarez thanked Mr. Stevens for his excellent work with the Planning Commission and the transparency with which he and the Commission conduct meetings. He also thanked Commissioners for their commitment.

Vice Chairwoman Boring offered additional thanks and appreciation to Mr. Stevens for his work.

Commissioner Maier expressed appreciation to Mike and Mandy for their presentations and congratulated Chairman Palmer on his recent good news.

Adjournment:

Chairman Palmer adjourned the meeting at 6:52 p.m.

PREPARED BY: Lynne Follett, Executive Assistant

REVIEWED BY: Mike Stevens, Planning Manager