

MILLWOOD PLANNING COMMISSION

REGULAR MEETING OCTOBER 24, 2011 MEETING MINUTES

1. Call to Order. Mr. Stravens called the meeting to order at 6:05 PM. Commission members present were: Bobbie Beese, Dan Hansen, Kelly Stravens, Josey Booth and Laura Burrill. Staff present: Tom Richardson, City Planner, and Ray Oligher, Assistant Planner.

2. Approval of Minutes. The September minutes were accepted without change. Mr. Hansen moved to approve, Ms. Beese seconded, passed unanimously.

3. Public Hearing:

CPA 1102: C-2 Zone Updates

The public hearing on CPA 1102 was reopened.

This was the first reading of the entire C-2 zoning regulation after a major rewrite during the past few meetings. Minor verbiage changes were made in many sections to provide clarity and present a consistent message throughout the document. After one final reading at the November meeting, it is the intent of the Commission to send a recommendation to pass the updated code to the City Council.

Two changes were made to the C-2 Zoning Regulations based upon comments from the Millwood Better for Business group. The B4B group met on October 11 to discuss the ramifications of the new regulations. Two items were identified that the group wanted the Planning Commission to consider revising: the addition of a definition for the term warehouse and how the requirement for street trees could cause business signage to be hidden from the public driving on Argonne Road. A definition for warehouse was added to the regulation and the mandatory inclusion of street trees was changed to a recommendation.

CPA 1103: Maximum Lot Coverage Updates

Mr. Richardson presented aerial views of four ~~recently built~~ properties in the C-1 and C-2 zones, along with their representative percentages of pervious and impervious surface area. Three out of four examples exhibited impervious areas that covered larger percentages of the parcel than allowed by regulation. ~~He said that, To~~ make Millwood's percentages match both what is on the ground, and in regulations from neighboring jurisdictions, current percentages of impervious surface should be increased.

Ms. Beese was concerned that making changes to the pervious and impervious surface percentages should be directed from language in the Comprehensive Plan and any changes to zoning codes should start from there. Our current Comprehensive Plan discusses a goal of 65% Impervious /35% Pervious, while the individual zones today regulate a 60%/40%. It was noted

that the stormwater removal system that has been engineered for the Spokane area allows for more impervious surface area than the percentages that currently exist in our zoning codes, due to swale design and stormwater collection practices.

Staff was asked to provide more information into aquifer recharge needs before any decisions are made. Also, due to year end approaching, the commission decided to spend time on the proper percentages for commercial and industrial zones and leave residential zones for another time. If necessary, the commission might want separate goals entered into the Comprehensive Plan, depending on type of zone, to provide internal consistency. There was a desire to model different percentages at the November meeting to gauge their effect.

4. Staff Report.

Mr. Oligher presented the current status of the Shoreline Master Plan Update. The first meeting of the Citizens Advisory Committee is scheduled for Wednesday evening, October 26, and the Visioning meeting is scheduled for the evening of November 8. Agendas for each of the meetings were distributed and discussed. The output of the Visioning meeting will be used to generate Millwood's shoreline goals, which then will drive policy and regulation.

5. Public Comments. No comments.

The next regular Planning Commission meeting will be held on Monday, November 28. We are looking for a time to have a joint meeting with the City Council before the end of the year.

6. Adjournment. Mr. Stravens moved for adjournment. Motion seconded by Ms. Burrill. Motion passed unanimously. The meeting was adjourned at 8:20 p.m.

Chairperson

Secretary