

SPECIAL MEETING  
APRIL 9, 2012  
MINUTES

1. Call to Order. Chairperson Kelly Stravens called the Planning Commission meeting to order at 6:00 p.m. Other commission members present were: Bobbie Beese and Josey Booth. Staff present: Tom Richardson, City Planner, and Brian Werst, City Attorney.

2. Approval of Minutes. Mr. Stravens said the time shown for the opening of the hearing should read 6:02 p.m. Ms. Beese suggested that the reference to the Millwood Historic Society's comments on page four should read "They do not have comments on the design concepts 'at this time.'" Mr. Werst noted that the phrase in the last paragraph on page one should read "functionally obsolete." Mr. Stravens moved to approve the minutes of the March 26, 2012 meeting as corrected. The motion was seconded by Mr. Booth. The motion carried unanimously.

3. Public Hearing (continued): CUP 12-01 Millwood Presbyterian Church. Mr. Stravens asked if any members had any conflict of interest or *ex parte* communications that needed to be disclosed. Ms. Beese said she had a conversation with a member of the public at a social gathering; she suggested that people with opinions on the matter should come to the public hearing to express them. Mr. Stravens asked if anyone in the audience had an objection to any member of the commission participating in the hearing. There was none.

Mr. Stravens opened the hearing at 6:06 p.m.

Mr. Richardson recapped the hearing held two weeks ago, and went through a draft list of six conditions for the written recommendation. He said that since the last meeting he had tried to get Washington State Department of Archaeology and Historic Preservation to comment on the proposal but had not received any as of the time of this evening's meeting. He referred to a sheet of DAHP's mitigation on documentation which he had received earlier today from Greg Mott, and suggested that they be referenced in item 4 of the draft list of conditions.

Craig Goodwin, pastor of the Millwood Community Presbyterian Church, said he is concerned about the language referring to horizontal and vertical design elements, that it is a subjective judgment, and asked who would have the authority to decide? Mr. Werst cited MMC 17.36.130 which provides that the planning director has the authority to enforce the terms of the conditional use permit. He also reminded the commissioners of section 17.36.120 which lists the kinds of conditions that the commission may impose. He emphasized that the conditions must be enforceable.

Vikkie Naccarato, 3318 N. Marguerite Rd, said she just wants to make sure the design fits in.

Mr. Goodwin said he understands that this hearing is a review of the use not a design review panel. He said he would prefer not to specify design elements in the conditions of approval, but instead require continued community outreach. He said he is willing to continue their past

efforts to include the community's input on the design of the building, along with their efforts with their 500 member congregation.

Debbie Lehinger, 3306 N Dale Rd, said an event at the church last weekend had a lot of on-street parking even though the parking lot was one-quarter full; street parking is already a problem when there are church events. Also, she spoke with Kristen Griffin, City of Spokane's historic preservation officer. Ms. Griffin emphasized that it is not good to try to copy a historic building too closely. You never want to duplicate what you are taking down; once it is down it is gone. You cannot build a new building to look old. An example she gave was the renovated Rogers High School, which has a very intact old part of the school, along with a modern-looking new section.

John McLean, the church's architect, showed changes in the floor plan which incorporate comments heard at the first meeting. He said they have been very open to comments from the community and will continue to do so. The changes include moving the main entry to face Marguerite at the south end of the east wall, the west doors are gone and replaced with painted steel service doors on the north end of the west side. He said he appreciates the comment about not copying the old church building; he said they are complementing that building with material selection, scale and detailing but not copying it.

Greg Mott, 3301 N. Argonne, said he sees the need for the multipurpose building. He referred to the church's previous proposal a few years ago; he thought the community at that time would have been okay with a building that would remain on the parcel, keep the setbacks from the street, and keep the height and the building mass within reason. He has several concerns about the drawings that don't fit with the neighborhood; it should be something that does not stick out in the neighborhood, not be obtrusive; he is also concerned with traffic. He has not seen enough of the design although we have seen a lot of options. He hoped that the community will be able to have continued input at several steps along the way.

Melissa Spivey, 3312 N Dale Rd, appreciated being invited to the church's neighborhood meeting. The entrance should face the way it is now to help with parking issues, the building should be like the existing building which is tucked into the neighborhood. She said she moved to this neighborhood because of its historic character, it has a special character, and she said the people in the neighborhood are really committed to making sure that it complements and adds to the historic feel.

Jean Gerrells, 8903 E Dalton, said people using the church have blocked her driveway, and she would like to know who to call when this happens again. She would like to have this addressed, and asked if they were adding parking spaces. Mr. Goodwin said he would like to hear when these issues arise and will try to resolve them, and he would follow up with her.

Ms. Beese said the residents know the neighborhood and can make important comments on the proposal; she mentioned as an example the handicap ramp that goes from the church entrance north to Dalton; it feeds people to Dalton Avenue where the street is not wide enough for on

street parking. It is something the residents of the neighborhood would probably have picked up on if they had an opportunity to look at it.

Mr. Stravens closed the public hearing at 7:59 p.m.

Mr. Stravens said that there are essentially three issues: parking, the impact of operating hours and new uses, and the building design in the historic district.

Beginning with operating hours and new uses, Mr. Stravens said that the proposal will bring together existing uses that are currently happening in other places in the church campus. Ms. Beese said the new building will be able to handle uses that the church cannot have now such as basketball, which will increase traffic and parking. Ms. Beese said we want to preserve local customs and patterns in the community, and the activities at the church are part of preserving that. Mr. Stravens said that the new uses appear to be compatible.

With respect to parking, Ms. Beese said we should make it inconvenient for users who want to use the church front door to use Dale Rd and we want them to use the Marguerite lot. Mr. Booth said he is concerned about the safety of people walking across Marguerite from the parking lot, and would like to require a marked crosswalk as a condition.

Ms. Beese referred to the DAHP's information on mitigation of historic preservation sites which shows that DAHP is the one to decide which level of documentation is appropriate.

Mr. Stravens made the motion to approve the conditional use permit, with the following conditions:

1. The applicant shall continue its community outreach efforts and hold public meetings to keep the community informed of design and construction developments;
2. The west entrance to the new building shall be designed as a service entrance. Access to the building from Dale Rd shall be discouraged;
3. The east entrance shall be moved closer to the southeast corner of the building so that it is more visible and accessible from the parking lot on Marguerite Rd, with a clear pathway to the parking lot on Marguerite Rd;
4. The applicant shall coordinate with the city to install a marked crosswalk across Marguerite Rd at the expense of the applicant;
5. The applicant will cooperate with city staff to inventory the existing building using the DAHP's Historic Preservation Inventory on-line system;
6. The use of the church complex shall be managed so that the occupancy of all church facilities normally does not exceed the amount of off-street parking available in the church's two lots on Dale Rd. and on Marguerite Rd. (96 spaces – approximately 576 persons);
7. Approval of the proposed site plan is contingent upon the vacation of the alley;

and the commission finds that the project is in harmony with the purpose and intent of the general plan for the vicinity, and will not adversely the health and safety of residents or workers in the area and will not be detrimental to the use or development of adjacent properties.

Motion seconded by Ms. Beese. Motion carried unanimously.

4. Adjournment. There was discussion with regard to the agenda for the next regular Planning Commission meeting on April 30. Ms. Beese said she thought we were planning to begin work on the historic district overlay zone. There being no further business, Mr. Stravens adjourned the meeting at 8:35 p.m.

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Chairperson

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Secretary