

1. Call to Order. Chairperson Kelly Stravens called the Planning Commission meeting to order at 6:02 p.m. Other commission members present were Bobbie Beese, Dan Hansen and Andy Van Hees. Staff present: Tom Richardson, City Planner.
2. Approval of Minutes. Approval of the minutes of the December 30 was deferred to allow for revisions.
3. Public Hearing: CPA 12-03 Jessica Holdings Rezone PR-1 to C-2. Mr. Stravens opened the hearing and asked commissioners if there were any appearances of fairness issues to disclose. Ms. Beese said she owns property and lives near the site. Mr. Stravens asked if anyone present had any objections to any commissioner participating in the hearing. There was none.

Mr. Richardson said this application was originally heard in 2012. At that time the commission said the two parcels should be merged before the rezone was approved. The PR-1 zone is intended for public uses; the property has been in private ownership since the City sold it to McVay Brothers in 1990. The property should have been rezoned to something other than PR-1 at that time. The applicant's proposal to rezone the parcels to C-1 was heard at the hearing on December 30; that hearing was closed at that time and the commission indicated during its subsequent deliberations that rezoning to C-1 would not be appropriate. No action has been taken yet on that application.

Jim Breidenbach of Jessica Holdings said he filed the merger application on December 31, 2013. Mr. Richardson said he received confirmation from the county auditor's office that the merger was approved.

Mr. Stravens asked for public testimony. There was none. The hearing was closed at 7:14 p.m.

Ms. Beese moved to approve the rezone. Motion seconded by Mr. Stravens. Motion carried unanimously.

4. Public Hearing: RZ 14-01 Conditional Uses in the C-2 Zone. Mr. Stravens opened the hearing to add conditional uses to the C-2 zone, and asked commissioners if there were any appearance-of-fairness issues to disclose. Ms. Beese said she owns property in the C-2 zone district. Mr. Stravens asked if anyone present had any objections to any commissioner participating in the hearing. There was none.

Mr. Richardson said the change would add a provision to the C-2 zone which is already included in the C-1 zone, providing for conditional use permits for uses which are not permitted outright but which are not specifically excluded.

Ms. Beese said prohibiting uses that are prohibited in the C-1 zone would prohibit mixed commercial/residential use. It was agreed to list all the prohibited uses in the C-2 zone rather than refer back to the C-1 zone.

Mr. Stravens asked for public comment. Bryan Anderson, NAI Black, said he supported deleting automobile service and repair from the list of prohibited uses so that they could be approved as conditional uses.

Greg Mott, 3009 N Argonne, said the proposed amendment was a good idea by providing flexibility in the zoning which will help to keep the area economically viable while still maintaining the goals of the C-2 zone.

There being no further public comments, Mr. Stravens closed the hearing at 7:25 p.m.

Mr. Stravens reviewed the two decision criteria listed in the zoning code for approval of conditional use permits.

Ms. Beese said she would like to add language dealing with uses that create high traffic volume in the C-2 zone, a reminder that the zone is for uses that are pedestrian-friendly. Commissioners discussed the list of prohibited uses; they said they would like to review the whole section. It was also agreed to add "vehicular traffic" after "gas" in subsection 17.18.050(B).

It was agreed to remove "Manufacturing or" from subsection F. The commission asked that a change in the C-2 zone be added to the docket, to move subsection H. Drive up windows from the prohibited uses section to 17.18.030 Design standards.

It was agreed to amend subsection J to read "Automobile leasing and sales lots."

It was agreed to delete subsection Q and to include specific uses prohibited in the C-1 zone that are not already listed as prohibited uses in the C-2 zone.

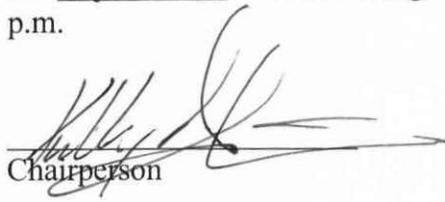
In the Purpose section, the commission agreed to add "and should be designed to accommodate pedestrians" after "transit route."

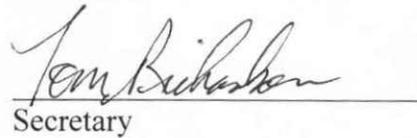
Mr. Stravens moved to recommend approval of the proposal with the amendments made. Motion seconded by Mr. Hansen. Motion carried unanimously.

5. Staff Report. Mr. Richardson said a special meeting may be scheduled for February 10 to consider a conditional use permit application. He described a proposal by City of Spokane Valley to add a third southbound lane on Argonne Rd. across the freeway. Mr. Stravens said the city should begin the discussion with the other jurisdictions on the future of Argonne Rd, that it cannot handle the excessive traffic and should be designed to be more pedestrian friendly. Mr.

Richardson said he could bring the Argonne Road Corridor Study to the commission for review. Commissioners also said they would like to discuss annexation. Mr. Richardson reviewed the steps that would have to be taken before annexation could occur. Mr. Stravens asked the mayor to consider replacing the "Welcome to Millwood" signs. He also said he would like the city to contact the Multiple Listing Service about the problem of marketing homes as "Millwood" when they are not in the city.

6. Adjournment. There being no further business, Mr. Stravens adjourned the meeting at 7:51 p.m.


Chairperson


Secretary