

**Minutes
Cheney Planning Commission
Regular Meeting**

July 8, 2019

Commissioners Attending: Richard Mount, Dan Turbeville, Jake Vibbert, Vara Lyn Conrath and David Early.

Commissioners Absent: Brian Mangis.

Staff Attending: Brett Lucas, Todd Ableman, Mark Schuller and Susan Beeman.

Councilmembers Attending: None.

Call to Order: Chairman Mount called the meeting to order at 6:01 p.m. .

Minutes: Minutes of the May 13, 2019 regular meeting approved as distributed.

Citizen Participation: None.

Public Hearing: #2019-02
Cheney Care Center Rezone

Chairman Mount opened the public hearing at 6:05 p.m. and read the Rules of Procedure for public hearings. He asked the secretary if any objections had been filed with the city clerk pursuant to Cheney Municipal Code 2.71.010, Appearance of Fairness. Ms. Beeman said that no objections had been filed.

Mr. Lucas explained the public notice requirements for a rezone, and noted that notices were mailed to owners of properties within 300' of the subject property, and the property was posted. He reviewed the project timeline, noting that the application was determined to be complete on June 24, 2019. The deadline for a decision is September 24, or 120 days from the application date.

Mr. Lucas described the proposal to rezone 5 acres of land from R-1, Single Family Residential, to R-2, Two-Family Residential, to allow for construction for 12 more senior housing duplexes associated with the Cheney Care Center. He noted that no plat map has been prepared yet; tonight's discussion is simply to determine whether a change of zoning will be allowed.

Mr. Lucas showed a map of the site and surrounding area, and photos of the existing duplexes and the subject property. Chairman Mount asked if there will be more than one access point to this area. Mr. Lucas explained that an engineer will be tasked with figuring out how to extend roads and utilities to serve the additional units. He reviewed

Comprehensive Plan goals and policies, and noted that this proposal meets the goal of providing infill housing, and provides a wide range of housing options, particularly for senior citizens.

Mr. Lucas explained the zoning history of this area. It was brought into the city in 1982 with zoning as Single Family Residential. He noted that the R-2 zone provides for both single family residences and duplexes. The density of this piece if developed as single family would be 5 dwelling units/acre, and if developed as duplexes, 9 units/acre. The proposal by the Cheney Care Center is for 12 duplexes, or 24 residential units.

Mr. Lucas reviewed development standards for R-1 and R-1 zoning, and explained that traffic generation is expected to amount to 10 trips per unit, per day. The existing street system is adequate to handle the anticipated traffic volume at buildout.

Mr. Lucas reviewed criteria for approval of a zone change, and noted that since 2012, the Cheney Care Foundation has built 12 duplex units for active seniors located off N 6th Street. The project has been well received, with continued demand for additional senior housing options. He stated that the zone change would continue to allow for affordable options for seniors, and with this application, there is no need to amend the Comprehensive Plan. The site will have appropriate landscaping to blend into the nearby neighborhoods, including street lighting and privacy fencing.

Commissioner Early asked who would handle snow removal. Mr. Lucas explained that snow removal on the public streets would be handled by the City, or by the Care Center in the parking areas and private streets.

Commissioner Turbeville said that he is interested in the access and the site layout. He understands that is not available at this time, but will the Planning Commission have a chance to review those items in the future? Mr. Lucas said that when the plat comes in, that will come to the Planning Commission for review.

Keith Fauerso, 2219 N 6th Street, explained that there was a plat filed in 2002 to develop the entire site, but that was never finalized. He explained that at this time, there are 5 couples who are interested in the Care Center's duplex housing, but there are no more units available. These are all local families who do not want to move away from Cheney. Mr. Fauerso explained that Gordon Finch is the contractor who has been building the Care Center duplexes, and that he will be bringing in a plat application that includes the single family lots for Parkside 2nd Addition, as well as the Cheney Center duplexes.

Commissioner Turbeville asked if the duplexes will be the same size as the existing buildings. Mr. Fauerso answered that they will be the same size, but the layout will not be as tight as the first phase. He added that they will be 1,540 sq.ft., 2 bedroom, 2 bath units, all one level, so meant for seniors to access. They are very nicely appointed with skylights and sun tunnels, granite countertops. The Care Center handles maintenance inside and outside the units, including snow removal. He added that they are probably going to phase the units, but the infrastructure will be added up front. Walking trails and sidewalks will be included.

Commissioner Hillman asked if the lot on the northwest corner belongs to the Care Center, too. Mr. Fauerso said that it is owned by a church in Spokane.

Chairman Mount called for public comment.

Dave Dougherty, Blackstone Estates Unit 4, said that in one week, there were 2 families who moved in to the senior housing, and they beat the other folks by 4 days. He explained that he would rather stay in Cheney than retire to another community, and this type of duplex housing makes it possible. There are some real advantages to the city in having this type of housing available.

Discussion followed. Commissioner Hillman commented that he does not have any concerns, and this looks like a good project. Commissioner Conrath said she is interested in the road, and where it connects. Chairman Mount added that he likes what the Care Center has done with their existing duplex units; they are very attractive, and are well maintained. As a Cheney resident with aging parents, he sees this as an opportunity for us to help provide for long-term residents who have helped to build the city. He thinks it is an opportunity for us to add aesthetically to the community.

Commissioner Hillman made a motion to recommend approval of the zone change from R-1, Single Family, to R-2, Two-Family Residential, to City Council. Seconded by Commissioner Early; the motion carried unanimously.

Chairman Mount closed the public hearing at 6:38 p.m.

Commissioner Reports:

Commissioner Mount reported that the Cheney Depot project is moving forward.

Commissioner Conrath reported that she participated in the water planning committee over the last 2 months, and a lot of progress is being made in getting the word out about water conservation.

Staff Reports:

Mr. Lucas reported that there is a lot of construction activity going on, including a new Grocery Outlet store located next to the Verizon store on 1st ST. The Taco Bell is seeing a major remodel. On the other end of town, the L Street Apartments and the Fellowship Baptist Church are both under construction.

Mr. Ableman added that the Cheney High School Addition & Remodel is underway, and Parkside Commons Apartments and the Well 3 Rehab are all happening now. The Cheney School District recently received \$600,000 in school safety money that will contribute to improvements in walking trails and sidewalks.

Mr. Ableman reported that the Technical Advisory Committee for water planning will present a final report to City Council on July 23. A group known as 'Cheneyscapes' will be more visible in the coming months.

There being no further business, the meeting was adjourned at 6:46 p.m.

Respectfully Submitted,

Approved By:

Susan Beeman, Secretary

Richard Mount, Chairman