

**Minutes
Cheney Planning Commission
Regular Meeting**

January 14, 2019

Commissioners Attending: Vincent Barthels, Brian Mangis, Dan Turbeville, Rick Mount and Daniel Hillman.

Commissioners Absent: Vara Lyn Conrath (one position vacant).

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

Councilmembers Attending: Teresa Overhauser.

Call to Order: Chairman Barthels called the meeting to order at 6:00 p.m.

Minutes: Minutes of the December 10, 2018 regular meeting were approved as distributed.

Citizen Participation: None.

Information Item: #2019-01

Ordinance X-58 – Development Moratorium South of Alki ST

Mr. Ableman explained that on December 11, 2018, City Council passed a moratorium on development south of the railroad tracks to ‘call a time out’ to allow time to consider impacts of additional development in that area. The purpose of the moratorium is to give the City time to evaluate the potential land use and zoning implications for additional multi-family and general residential development. A public hearing will be held before the City Council next Tuesday, January 22, to determine exactly what the timeline will be. We have developed a fairly aggressive work plan to address this, and expect to be back before the Planning Commission by March or April to work through some of these issues.

Mr. Ableman explained that impact fees are charges on new development to pay for capital improvements such as parks, schools, roads, etc., that are needed to serve the new development. He added that the scope of work for this will include looking at the 2016 Circulation Plan and the traffic Level of Service to see how the additional units would impact safety and transportation.

He said that we will also be looking at pedestrian safety, looking at lighting and/or sidewalk improvements. We will also look at emergency access issues with train conflicts, and determine if current response times for areas south of the railroad tracks are sufficient, or if there will be any kind of Level of Service change resulting from the additional development. We will be looking at data on average daily trips (ADTs), police

and fire calls, and the quantity of trains, time of day, and frequency, according to Utilities & Transportation Commission data. We would also look at design costs for any roads needing improvement. Upon completion of a baseline study, we can look at impact fee rate schedules, and the funding mechanism.

Commissioner Mount asked what is meant by ‘baseline study.’ Mr. Ableman explained that we cannot charge developers for measures taken to address existing conditions; we can only assess fees meant to alleviate the impact of new development.

Commissioner Turbeville asked how far along Cheney-Plaza and Cheney-Spangle Roads we are looking at. Mr. Ableman explained that we are only looking at impacts within the city limits.

Mr. Ableman reviewed the work plan schedule, explaining that we would like to accomplish this within the 6 months of the moratorium.

Commissioner Mount asked about ownership of the property affected by the moratorium. Mr. Ableman said that the majority of the land is owned by Steve Emtman, except a small corner which is under a different ownership. Commissioner Mount asked if there are projects impacted by this Council action.

Mr. Emtman asked if anyone here had seen the predevelopment meeting notes. He said that he met with the Fire Department about this. Mr. Ableman responded that this was not the time for the public hearing.

Commissioner Mount asked for clarification that the Planning Commission considered a zone change on this property recently. Mr. Ableman said that a zoning change application was heard by the Planning Commission. Commissioner Mount asked if City Council took action to adopt the moratorium without any additional input from the Planning Commission. Mr. Ableman said that was the case; it was a City Council action.

Mr. Emtman said that he was not informed of the moratorium before City Council adopted it.

Commissioner Reports: None.

Staff Reports:

Mr. Ableman reported that the redrill of Well 3 proved very productive, running at 1500 gallons for 24 hours with no change in static water level. We are going to stop the drilling at 750’ and have started to work on the well house design. We anticipate having Well 3 up and running by irrigation season.

Mr. Ableman said that Harvest Bluff has 5 houses permitted in Phase 4, and 2 more sets of house plans in for review.

Citizen Participation:

Steve Emtman, 30 F Street, Suite 3, asked why we are doing a well test in the middle of winter. He said that all wells look good in winter. Why don't we do a well test in July or August?

There being no further business, the meeting was adjourned at 6:16 p.m.

Respectfully Submitted,

Approved By:

Susan Beeman, Secretary

Vincent Barthels, Chairman