

**Minutes**  
**Cheney Planning Commission**  
**Regular Meeting – By Phone/Video Conference**

**February 14, 2022**

Commissioners Attending: Vara Lyn Conrath, Dan Turbeville, David Early, Jake Vibbert and Jacquelyn Belock.

Commissioners Absent: Richard Mount & Natasha Jostad.

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

Councilmembers Attending: Vince Barthels.

Call to Order: Vice-Chairman Conrath called the meeting to order at 6:00 p.m. and welcomed Commissioner Belock, who was recently appointed to the Planning Commission.

Approval of Minutes: Commissioner Turbeville asked that corrections be made in the second paragraph following the subheading on page 2. Commissioner Turbeville made a motion to approve the minutes of the January 10, 2022 regular meeting as corrected. Seconded by Commissioner Vibbert, and the motion carried unanimously.

Citizen Participation: None.

Public Hearing: #2022-03  
Amending Title 21 – Zoning Code, and Title 11 - Parking

Chairman Conrath opened the public hearing at 6:08 p.m.

Mr. Lucas explained that changes to the parking code have been recommended by the city attorney to allow more effective enforcement of parking restrictions on lawn areas of front and side yards in all residential zones.

Mr. Lucas reviewed other proposed changes to the zoning code. In chapter 21.08, staff proposes removing the definitions of net density and gross density, and specifying that the land area on record with the Spokane County Assessor will be used to calculate density.

The section on measurements is being amended to reflect that rounding to whole numbers will be as used commonly in mathematics: for a decimal ending in four or less, the number will be rounded down, and for a decimal ending in 5 or greater, the number will

be rounded to the next higher whole number. The section on calculating density has been simplified.

Mr. Lucas explained that a clarification on the use table for residential zones will allow medical centers as a conditional use. We currently have a medical clinic located in an R-3 zone, and it was constructed in 1968, before a zoning ordinance was adopted. This change would allow the existing clinic to be rebuilt or expanded under a conditional use permit.

Mr. Lucas described revisions to the section on calculating density which simplify maximum density. The commercial districts use table has been amended to show that transitional housing is a limited use in the C-2 and MX zones, in response to a state law that requires homeless services to be allowed in all zones which allow hotels. These changes bring us into compliance with state law.

The same table also has been amended to allow mixed use in a ratio of 70% residential and 30% commercial in a carefully defined area in the C-1 zone. Along portions of 2<sup>nd</sup> and 3<sup>rd</sup> Streets, residential development would be permitted outright. Mr. Lucas showed a map to illustrate which areas would be impacted by the amendment, and explained that this would be a ‘quick fix’ to allow a couple of projects to move forward without the time and expense of a zoning map amendment.

Mr. Lucas explained that the off-street parking section would be updated to agree with the amendments in Title 11. Parking in landscaped areas would be prohibited, except for very brief periods for loading or unloading, or for construction or maintenance activities.

An amendment to the section on shipping containers is being proposed to help businesses in the C-2 and I-1 zones who are struggling with supply chain issues. The changes would allow shipping containers less than 40’ in length, in good condition, to be located at the rear of the property, not visible from the public right-of-way, for up to one year or as authorized by the Planning Department.

An amendment would allow portable shipping pods to be placed for up to 21 days on a driveway in residential zones to facilitate a move.

A further amendment in section 21.50 would allow small cell 5G wireless communication facilities to be placed on City-owned poles and electric meters by companies that are operating under an agreement or franchise with the City.

Discussion followed. Commissioner Early asked about the definition of ‘impervious surface areas’ in the parking sections. Mr. Lucas said that asphalt, concrete, or hard-packed gravel would be considered impervious surfaces. Commissioner Early asked for clarification about parking being allowed in the side yard setback area, and Mr. Lucas said that he would look again at the language to be sure it is stated clearly.

Commissioner Conrath asked about a den being considered a bedroom; doesn’t a bedroom have to have a closet? Mr. Lucas that this is specified because we had instances

of someone identifying a den on building plans in order to avoid meeting parking requirements, but the den was used as a bedroom.

Commissioner Early made a motion to recommend adoption of the draft ordinance Y-9 to City Council. Seconded by Commissioner Turbeville, and the motion carried unanimously.

Election of Officers:

After brief discussion, Commissioner Early made a motion to table this item until the March meeting, when more members of the Commission are present. Seconded by Commissioner Turbeville, and the motion carried unanimously.

Commission Reports:

Commissioner Early asked about the holiday decorations that have been placed on the kiosks downtown, and holiday banners on the utility poles. Mr. Schuller explained that we will be putting up some new EWU banners soon. Mr. Ableman added that the garlands were put up by downtown businesses, but he will check with them about their plans to take them down.

Staff Reports:

Mr. Lucas stated that there will be a public hearing on the agenda to hear a proposal on a new subdivision known as Blackhawk Ridge, and staff is hoping for a full complement of Commission members for that meeting.

Mr. Ableman stated that the Cheney Clean Sweep has been set for Saturday, April 23. He added that there are lots of transportation projects about to kick off.

Commissioner Conrath asked if there was a water main leak on Clay Street recently. Mr. Ableman said that there was.

There being no further business, the meeting was adjourned at 6:42 p.m.

Respectfully Submitted,

Approved By:

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Susan Beeman, Secretary

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Richard Mount, Chairman