

**Minutes**  
**Cheney Planning Commission**  
**Regular Meeting**

**March 12, 2018**

Commissioners Attending: Vincent Barthels , Dan Turbeville, Vara Lyn Conrath, Rick Mount, Daniel Hillman and Kristine Williams.

Commissioners Absent: Brian Mangis.

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

Councilmembers Attending: None.

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

Minutes: Minutes of the February 12, 2018 regular meeting were approved as distributed.

Citizen Participation: None.

Information Item: #2018-05  
Eastern Washington University Facilities Planning

Mr. Ableman introduced Shawn King, EWU Vice President for Facilities & Planning. Mr. King explained that he has been in this job for 15 years, and with the University for 25 years. EWU owns about 329 acres, and currently has an enrollment of 13,500, with about 10,000 of those on the Cheney campus, another 2,500 on the Spokane campus, and others enrolled in satellite campus locations around the state.

Mr. King explained that the budget starts with prioritizing projects on campus, and then when a capital budget is allocated by the state legislature, they receive much less money than was requested, and they re-prioritize. He noted that renovation of the Pence Union Building (PUB) is nearly finished, with about 6 months to go before completion. The PUB renovation is not state-funded, but is being paid for out of student fees.

Mr. King described the proposed Interdisciplinary Science Center (ISC) which will be located between the existing Science Building and the PUB. It will contain no offices, and will be composed almost entirely of teaching labs. They expect to go out for bid on this \$67 million project in April, and hope to give notice to proceed at the end of June. The University also received funding this biennium for pre-design for a new Engineering Building, which will provide needed space for the mechanical, civil & electrical engineering programs, computer science, and the support facilities for these programs. Mr. King explained that several programs will move to Spokane to the Catalyst Building being built by Avista, but growth in the programs remaining on the Cheney campus will

take up this space. Part of the pre-design study will look at siting of the new Engineering Building; one possible location is at the old Reid Lab School site.

Mr. King explained that this year's budget allocated about \$7.5 million for 'minor works,' which include projects valued between \$20,000 and \$2,000,000. These are primarily health, safety & code compliance projects, facilities preservation, and infrastructure preservation projects. He noted that this amount is much lower than it has been in the past.

The University is forecasting about a 2% annual growth in student population. The 2014 Comprehensive Campus Master Plan update shows that they are somewhat over-built for classroom space, but short of offices and student support space. He described other proposed projects, including a renovation of the Science Building in two phases.

Mr. King explained that the University's next biennial request will include about \$20 million for infrastructure renewal. The University is currently working a Recreation Facilities Master Plan Update, looking at recreation facilities comprehensively. He added that the Palouse Prairie Restoration Project, slated for the farmland located at the west edge of campus, has potential for walking and biking trails, and the area would be replanted with original Palouse prairie vegetation. This is intended to be a community area, with academic and research potential. The entire site is about 150 acres in size, and buildout would be phased over time.

Mr. King discussed the age of on-campus housing and housing needs. In the next 2-5 years, they are looking at building a new residence hall, if the funding were made available, and if not, applying funds to keep the existing facilities usable.

Commissioner Hillman asked if the University is promoting its housing, because he is hearing anecdotally that students are leaving the on-campus housing and going out into the open market. This is contributing to the very tight rental situation we have in Cheney.

Mr. King answered that the Residential Life programs are very proactive at building community and trying to keep students in the dorms. But you have to understand that Pearce and Dressler Halls are nearly 50 years old, and they have never had major updates. He thinks that students, especially sophomores and up, are looking for a little nicer environment, and a little more freedom. He believes the condition of the residence halls is a factor.

Commissioner Turbeville raised the issue of parking, and commented that the presentation tonight lacked any mention of expansion of parking facilities, or a parking structure near the center of campus. He asked if there is any thought to building some kind of parking structure, or even turning the old Reid School site into parking. Mr. King explained that the cost is prohibitive. It's not just the cost of asphalt, but also lighting and other infrastructure. He added that Holter House is not in good repair, and has been scheduled for demolition, which will probably be completed by May of this year.

Chairman Barthels asked if the University has looked at a student-funded parking facility, funded in a way similar the PUB renovations. Mr. King said that they increased student activity fees to pay for the PUB, and the board is very concerned about adding more fees to the students. Mr. King added that electrical engineering and mechanical engineering degrees may be attained at EWU for less than just about anyplace else in the state, and graduates of these programs are still highly sought after. Chairman Barthels asked about the cost of campus parking permits for various lots. Mr. King said that he is not familiar with the permit costs, but the Michelle Rasmussen in Parking Services could provide that information.

Commissioner Hillman commented that the proposed paved walking trail in the conservation area could be a problem. He lived adjacent to a public walking trail in the past and had experiences with interesting people jumping over his back fence and into his yard. The University might want to consider limiting access by closing a gate a certain times of day.

Discussion continued, with no action taken.

Discussion Item: #2018-06  
Capital Facilities Plan

Mr. Lucas explained that we are in the preliminary stages of gathering information for an update to the City's Capital Facilities Plan. This is a biennial update that staff hopes to bring to the Planning Commission in May.

Mr. Lucas explained the three-tiered approach to capital facilities planning required by the RCW. He said that the Capital Facilities element of the Comprehensive Plan is the most general in scope. The Capital Facilities Plan narrows the scope, and identifies basic services to be provided over the next 20 years. The most detailed document is the Capital Facilities Program, which looks 6 years ahead, and identifies specific funding sources.

Mr. Lucas defined Capital Facilities as major, non-recurring expenditures that meet all the following requirements:

- Fixed assets
- Cost of \$50,000 or more
- Useful life of more than 10 years

Mr. Lucas reviewed our Level of Service (LOS) guidelines for facilities which are not subject to concurrency. These include libraries, parks & open space, general government facilities (City Hall and the Utility Building); community buildings (the Wren Pierson Community Center), and public safety buildings (Police & Fire Stations). He also reviewed LOS standards for facilities subject to concurrency: light and power, public transit, public schools, sanitary sewer, stormwater, solid waste and recycling, fire and emergency services, law enforcement, transportation, and potable water.

Mr. Lucas explained that the purpose of the Capital Improvement Program is to identify future needs without decreasing current service levels below the locally established minimum standards.

Commissioner Williams asked about other potential sources for impact fees. Mr. Lucas said that the school district could assess impact fees, but they do not at this time. Instead, they have elected to do this through bond issues. Public safety fees could be assessed for construction of a new police or fire station, and traffic impact fees could pay for road improvements and traffic signals. However, assessing impact fees on new construction would increase the cost of new homes, and enactment of fees would be policy decisions for City Council to consider.

Mr. Ableman added that since we are a full-service city, the challenge is in prioritizing funding requests from police, light, parks & recreation, solid waste, and water. We look at priorities for all these facilities, and then come up with recommendations for City Council to consider.

#### Election of Officers:

After discussion, Commissioner Conrath made a motion to nominate Chairman Barthels to remain in his position for the coming year. Seconded by Commissioner Mount, and the motion carried unanimously. Commissioner Turbeville nominated Commissioner Mount to serve as vice-chairman for the coming year. Seconded by Commissioner Hillman, and the motion carried unanimously.

#### Commissioner Reports:

Commissioner Hillman commented that he is hearing that the dorms are old, and showing their age, and the desire for better quality housing is pushing dorm residents out into the community.

Commissioner Mount encouraged everyone to attend the open house on Thursday for the Save Our Station effort. The open house will be at the Cheney Public Library from 6 to 8 p.m.

#### Staff Reports:

Mr. Lucas reported on Cheney School District plans for improvements at the High School and Betz Elementary. He said that Parkside Commons is likely to begin construction this summer. The L Street Apartments on W. 1<sup>st</sup> Street are beginning construction this month. In single family housing, we expect the last phase of Harvest Bluff to be final platted this year. In addition, Steve Emtman is proposing some additional apartments to be constructed along Alki, extending next to the existing townhouses.

Mr. Ableman added that infrastructure is going in at the next phase of View Acres; it was started last fall, and stopped because of the cold weather. The Building Department is staying busy with inspections at the PUB, as well as other projects around town. He expects that we will probably see groundbreaking for Golden Hills Phase 5 & 6 sometime this year. Cheney Clean Sweep will be held on Saturday, April 21, with some changes this year. The drop-off site will be moved to a paved area behind the Utility Building, and will possibly have extended hours this year. There will be opportunities for shredding of personal documents, and disposal of household hazardous waste, as well. Kickoff for Clean Sweep will be at Veterans' Memorial Park at 9 a.m., and participants can return to the park at noon for lunch, as in previous years.

Mr. Ableman reported that we have received the first round of comments on the Water System Plan, and will be publishing those documents on the website for public input. This year's construction schedule for streets will be very busy; the CDBG water main project will be on N 3<sup>rd</sup> Street, between Elm & Oakland.

Commissioner Mount asked if there has been discussion about widening Cedar Street to handle the increased traffic from Parkside Commons. Mr. Ableman said they are beginning to look at that. Commissioner Turbeville pointed out there is a problem at the other end of Cedar, where it connects to Washington. There are no traffic markings, and it is anarchy every morning from 7 to 9 a.m.

There being no further business, the meeting was adjourned at 7:19 p.m.

Respectfully Submitted,

Approved By:

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Susan Beeman, Secretary

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Vincent Barthels, Chairman