

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

April 10, 2023

Commissioners Attending: Richard Mount, Dan Turbeville, David Early, Ron Valencia and William Schillinger were present in person. Natasha Jostad attended via Zoom.

Commissioners Absent: Jacquelyn Belock.

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

Councilmembers Attending: Vince Barthels

Call to Order: Chairman Mount called the meeting to order at 6:00 p.m. and welcomed Commissioner Valencia and Commissioner Schillinger.

Citizen Participation: None.

Approval of Minutes: Commissioner Turbeville made a motion to approve the minutes of the February 13, 2023 regular meeting as distributed. Seconded by Commissioner Early, and the motion carried unanimously.

Information Item: #2023-04
Land Quantity Needs Analysis

Mr. Lucas reported that this study is a precursor to the regular update of the Comprehensive Plan which is scheduled for next year. We have proposed a land swap of 10 acres of our UGA and that proposal is working its way through the system now. Before the comp plan process begins, we need some empirical data. We have a kickoff meeting with the selected consultant, SCJ Alliance, on Wednesday.

Mr. Ableman explained that the consultant will be a baseline assessment, taking a look at our comprehensive plan. They will also be undertaking a review of EWU's master plan, and looking at our GIS data. They will also be handling community engagement, and presenting their findings to Planning Commission and City Council. He added that this process is being fast-tracked, and we hope to have some initial findings by September. This will include a buildable lands inventory, critical lands inventory, redevelopment potential, infill potential, and an assessment of pedestrian connectivity. It will also include a housing needs analysis and population projections, housing code policy and middle housing strategies.

Mr. Lucas added that we will also be looking at our Urban Growth Area, which should be in concert with our population growth projections.

Information Item: #2023-05
50-Acre Park

Mr. Lucas reviewed the history of the 50-acre park, which was acquired by the City about 20 years ago through an Resource Conservation Office (RCO) grant, which means there are some stipulations attached to use of the land. He explained that we are currently working with a consultant to identify opportunities for further development of the land.

The City has also received an inquiry from someone who is interested in a public-private partnership to develop some playfields on the south 25 acres of the space.

Mr. Ableman added that we have wondered if we could convert some portion of that land for another use by expanding outdoor recreation opportunities in another part of the city. When we purchased the park, we were not aware of the School District's expansion of their high school playfields by approximately 20 acres, what has become Crunk's Fields. We now have an abundance of playfields in the community.

Mr. Ableman explained that the terms of the RCO grant would not allow any structures on the site, such as a pool house. We would have to get permission from RCO for development of any recreational facilities other than playfields or some form of outdoor recreation.

Information Item #2023-06:
Report on Inland Northwest Partners Conference

Brett reported on a workshop session he attended on the Housing Availability & Affordability Study for Kootenai County that was presented last month by an economist at the University of Idaho. The study co-authors were Steven Peterson and Tim Nadreau. Discussion followed, with no action taken.

Commissioner Reports: None.

Staff Reports: Mr. Ableman reported on the water main replacement project on Clay Street; the crew will be moving to N 5th Street later this week. By May 1, we will be paving Clay Street, from N 4th to N 6th, and on 6th Street.

The residential street preservation project will be on 2nd Street this year, from B Street to Elm, and patching some pavement failures on Mike McKeehan Way.

Mr. Ableman reported that we had two structural engineers look at Reservoir 1, and they are recommending that we not fill the reservoir until a lid is replaced. We will be doing an x-ray analysis of the rebar configuration. We know that we need to remove the concrete lid which has separated. So we will be going into summer with a 1 million gallon water storage shortfall.

The City is going out to bid for a treatment building for Waste Water, and this coming Saturday is the Cheney Clean Sweep community cleanup day.

Commissioner Early asked if we will be repairing any of the soft spots on 1st Street. Mr. Ableman explained that we have made WSDOT aware of the problem areas, and we're not sure yet when they will be making repairs.

Mr. Ableman added that we are starting to work with WSDOT and the railroad to plan for replacing the all of the crossings on Betz and across SR-904. This is expected to take about 5 days, with crews working at night to minimize disruptions to traffic. But they will be shutting down SR-904 during that process, and detouring traffic onto Betz. They are very aware of EWU athletics activities such as home games, and are working on the construction schedule with those events in mind.

There being no further business, the meeting was adjourned at 7:08 p.m.

Respectfully Submitted,

Approved By:

Susan Beeman, Secretary

Richard Mount, Chairman