



Meeting Minutes

Date: January 13, 2016 Time: 7:00 to 9:00 p.m.

Location: ESD 101 Meeting Room, 4202 S. Regal

www.southgatespokane.org

PRESENTATION

Regal Commons (former South Regal Lumber Site)

- Developer Cyrus Vaughn, real estate broker Guy Byrd, developer's representative Dwight Hume, and architect Sam Nystrom
- Planning Commission recommended that County Business zoning, moving forward to the city council hearings for land use zoning determination and annexation.
- Presented tentative plans, some flexibility depending on final tenants
- Natural grocer will be anchor tenant who is requiring large amount of parking
- Smaller retail tenants
- Potential office building as place-holder on back of lot
- Two front corners to be developed with drive-through
- Signal light at Regal & 53rd Avenue with crosswalks

Comments:

- Sidewalks up against the street would be blocked with snow in winter
- Increased traffic -- Emergency vehicles access limitation?
 - No traffic study has been completed at this time, will occur before permits
- Are you building the entire project at once?
 - Not doing anything until grocery store is built, then one of the front sites, some pads will be left vacant, infrastructure will be in place at beginning. This will be a
- Where is the rock going from the site?
 - Use about half on site, sell the rest
- MUV Fitness takes up all the parking, how are you going to control parking?
 - There is more than adequate parking; Cyrus: we cannot provide free parking for MUV, we will put a warning note on the cars and then have them towed.
- What are you going to do with storm water?
 - Todd Whipple looking at storm water solutions
- What is the main entrance?
 - Regal with secondary access on 53rd and 55th

- Pedestrian connections, there is no access along the east side where the Fisk alignment is.
 - We will follow the code with sidewalks and walkways all through the site. The retaining wall will be tall and then go down to zero
- Stoplight at 53rd, now 53rd doesn't go very far to the west.
 - Dwight Hume: city is requiring the signal light; no extension of 53rd
- Reality is that 55th Avenue is a major traffic conductor, why isn't the traffic light there?
 - Your comments will be addressed at the traffic scoping meeting
- South edge of your development (55th Avenue) is where your development should work to make it easy for pedestrians to come to your shopping area.
- We need a community bus for people to move between this shopping area and Lincoln Heights, would be a positive feature.
- Are developments like yours going to continue to go forth without any intent to make Regal a four-lane street? It's short-sited of the city to not extend to four lanes.
- What is the process with the city regarding concerns voiced here?
 - Property was purchased while in county with favorable zoning to owner; now having to switch in mid-project. Need Community Business zone to be favorable to owner and attract businesses. Feel that CC2 District Center is a "down" zone. 57th District Center hasn't been completed yet and it's too early and it gets in the way for us and the quality of tenants that we need.
- Will traffic study include apartments as well as project?
 - Yes.
- Studies have shown that building a four-lane road will just fill up and not alleviate the traffic.
- Hearing coming up, we need several neighbors to attend the city council meetings to provide testimony to provide the maximum benefit for the neighbors.
- Email comments to Ted Teske and City Council Member Lori Kinnear.

NEIGHBORHOOD BUSINESS

Meeting Minutes

Minutes of December meeting presented. Motion made to approve. Seconded. Approved.

Treasurer's Report

- \$3000 remains in escrow
- \$981.36

Spokane Police Department Report - Captain Richards

- Crime in our districts and city-wide was down for 2015
- Precincts staying in place

Community Assembly Report - Andy Hoyer

- Collective group of neighborhoods, meet monthly to increase neighborhood involvement.
- Complete minutes are available at www.SpokaneCity.org as well as next month's agenda.
- ACTION ITEM: Use of federal CDGB money to repair sidewalks in all neighborhoods if not in 11 of 28 neighborhoods that require repair for people in low income areas. Traditionally, Spokane has used some CDGB funds for sidewalk repair. Currently, a property owner who is low-income that doesn't fall within a certain block group wouldn't qualify to repair sidewalk. Proposal doesn't take money away from other projects. Individuals would apply for sidewalk funds.
 - Move that we support the broader aspect of CDGB funding sidewalk repair all over the city based on income regardless of which neighborhood residing in for a two-year trial period.
 - Motion passed: 12 for; 1 against
- Criteria development for hiring new PoliceChiefSource@spokanecity.org
- \$500 per neighborhood for improving communication such as mailing, temporary signs, equipment, etc. Neighborhoods submit application.
 - Suggestion to purchase temporary signs for putting outside of ESD 101 on meeting days. Ted will submit application
- Application Due Dates:
 - Traffic Calming Applications due between Jan 7 and Mar 7
 - Mobile Speed Feedback Signs: Jan 7 and Mar 7
 - Clean-up Application: Feb 25 to June 1
 - Forest Spokane Residential Tree Program: March 1 to mid-April
 - CDBG Applications: July 1 to October 31

Waste Management Report – Andy Hoyer

- Board was disbanded 10 weeks ago and will be reformed
- Andy has applied to the board

Community Development Block Grants – Teresa Kafentzis

- No report

501c3 Application Follow Up – Teresa Kafentzis

- Performance measurements briefing next month
- \$20-license tab fees report will be available next month

D&O Insurance Update - Ted Teske

- Waiting for new quote

Pedestrian, Trails, and Transportation – Paul Kropp

- Performance measurements briefing next month
- \$20-license tab fees report will be available next month

Land Use Committee Update – Kerry Brookes/Ted Teske

- Neighborhood Notification Training
 - Can request to be notified whenever an application is submitted in specific area
 - Information is available on ONS under training
- New Planning Director for Spokane City
 - Lisa Keyes
- South Hill Coalition Planning Meeting
 - Determine how coalition will function
- Land Annexation at 53rd & Regal
 - Ted will send notice when hearing dates are set
- Palouse Trails Apartments
 - Grading completed and trees have been cut
- Larry H Miller street vacation on Madison between 3rd and 4th Streets
 - City Council did not approve vacation request.

Community Broad Band project – Laurie Fleming

- Have had two meetings
- Attorney is writing a resolution to present to neighborhoods
- Comcast contract is scheduled to be renewed in fall
- Need contacts from businesses and others in community supporting
- Can post on Next Door

Next Meeting: February 10, 2016

Minutes Submitted by Teresa Kafentzis, Secretary