



Meeting Minutes

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

Location: ESD 101 Meeting Room, 4202 S. Regal

www.southgatespokane.org

South East Sports Complex – KXLY Property

Follow up from visioning exercises done about a year ago and incorporating KXLY's plans to develop a road across the existing Southeast Sports Complex parking lot.

Key items: parking, trails, plaza, soccer, playground upgraded, shelters, greenscapes.

How will parks pay for this? KXLY property owners, parks dept and neighborhood work together to obtain matching grants.

KXLY needed a safe 4-way intersection at Regal and Palouse Hwy. Negotiating an easement on park property and how it would impact and how KXLY would "make us [Parks] whole." Impacts parking, loss of one field and one building on current park site. Plans include shared parking, replacing bathrooms, property easement or lease to exchange for to replace soccer field. Parks will maintain replacement soccer field and KXLY will maintain shared parking area (in perpetuity).

Trail from SE Complex: \$300,000 from sale of city easement will go to SNC for trail development. Opportunity for grants to match for trails and park development from state of Washington. 10-foot asphalt trail on south and west sides of the park. Estimate of \$163,000 to \$186,000 for completion. SNC would put up half of the money for grant matching. Contingent on completion of sale of easement in fall 2016. Need to determine process for neighborhood to access funds. Deadline for 2016 RCO grant application is May 4, 2016.

SNC LUC agrees that this would be a good addition to our neighborhood connectivity plan.

Draft Resolution: Passed 14 to 0

Discussion: RCO grants are up to \$200,000 for project. Suggestion of contingency language if grant not received. Money would be used to build trail no matter of matching funds.

Amendment: Up to \$150,000. Remove section pertaining to not receiving grant.

Future discussions: Rename park to identify it with Southgate Neighborhood.

There is a naming policy for the park department. Will work with the neighborhood.

Brean Beggs – City Council Member

Already looking at the annexation issue before being on the council. If there is a change being made and especially if it going to change the neighborhood from when you bought your houses, then your voices should be heard. If there is any agreement made with the neighborhood, it should be enforceable.

Annexation at Regal

Issues to be resolved include zoning of property. LUC and SNC officers met with city planner, attorney and ONS staff. City is pressuring to agree to a developer's agreement to allow developer to place drive through on Regal. This is directly opposed to our neighborhood plan to make Regal more walkable and more like Perry Street.

Comments: We should take a stand, each time CC guidelines are not followed; it chips away from community oriented and pedestrian friendly. It seems like a workable solution would be to move the drive through so on 55th and 53rd Avenues. Intent of the county zoning is pedestrian oriented. We don't want to be the neighborhood that goes against the city but we have a neighborhood plan and city comprehensive plan.

At the meeting with city staff last week, SNC representatives just listened. Strategically speaking, should the neighborhood play ball. Many questions not answered. City concern is mostly to avoid litigation from the developer and or the neighborhood. Neighborhood has definitely not said anything about litigation.

Comments from SNC Meeting Attendees

- I'm a walker, I want Regal to be attractive, I want the developments to be attractive and not surrounded by parking lots and I would be in favor of getting a nice development and let people drive their cars there. I used to bike Regal a lot but it's too dangerous now, maybe it's time for a DA.
- My concern is that the DA will not be enforced even if the city council is sincere and SNC will be steamrolled because the administration has to enforce the DA.
- Remember that the site plan is just a suggestion and doesn't have to be built as shown if General Commercial zoning, they could build anything. If CC zoned, certain zoning requirements must be met.
- Consider connectivity through the DA to connect across Regal with pedestrian crossings.
- Suggestion, move forward with CC and let the developer come to us for conditions. I like the idea of SNC being proactive and putting something on the table.

LUC wants permission to meet with the city to present draft agreement. If the city or developer won't agree, then SNC pushes for CC designation.

Preliminary authorization for LUC to negotiate with city staff, no final decision to be made until it is brought back to the SNC neighbors for voting.

12 for 0 against.

Ray Tansy has resigned as Treasurer. Teresa will step in as treasurer until a replacement is chosen.

Motion to defer neighborhood business until April meeting.

Submitted by

TERESA KAFENTZIS
Secretary