

**MILLWOOD PLANNING COMMISSION**  
**REGULAR MEETING**  
**SEPTEMBER 28, 2009**  
**MEETING MINUTES**

The members present selected Bobbie Beese to serve as acting chairperson in John Newman's absence.

1. Call to Order. The Regular Meeting of the Millwood Planning Commission was called to order by acting Chairperson Bobbie Beese at 6:05 p.m. September 28, 2009 at the Millwood City Hall. Members present were: Bobbie Beese, Richard Gardner and Kelly Stravens. John Newman and Tammy McQuaig were excused. Staff present: Tom Richardson, City Planner, and Brian Werst, City Attorney.

2. Approval of Minutes. Mr. Stravens moved to approve the minutes of the August 31 meeting. Motion seconded by Ms. Beese. Motion carried unanimously.

3. Public Hearing: Special Sign Permit Application SSP 09-04 John Korn/7 Eleven

Ms. Beese asked if any member of the committee wanted to identify any conflict of interest on the matter before the commission. There was none. No one in attendance cited a potential conflict of interest.

Mr. Richardson gave the staff report on the proposal by John Korn to install an electronic fuel price sign at the 7 Eleven store at 3409 N. Argonne Rd. He explained that the zoning code requires special sign permit for changeable message signs. Also, the Planning Commission has the authority to approve signs which do not meet the specifications of the sign code by way of a special sign permit. The proposal includes a request for a changeable message fuel price sign, a pole sign in the C-2 zone, a sign which exceeds the maximum height allowed in the code, location of a sign on a different property than the business it advertises, and a reduced setback.

Ms. Beese asked about the measurement of the setback from the front property line; Mr. Richardson said the site plan did not specify the setback and he was estimating it based on the drawing.

Mr. Gardner asked how bright the sign would be. Mr. Goetz, A-1 Illuminated Signs, Inc., said these are the same sign recently put up at all the Zip-Trips in the Spokane area, and noted that they are self-dimming so they will seem less bright at night. He said the traffic safety will be improved if the fuel prices are more visible to traffic coming down Argonne.

Mr. Stravens asked if the electronic message sign is a standard size. Mr. Goetz said yes, they are.

Mr. Gardner said he would prefer to keep the sign height to the maximum 20 ft, and lower the bottom of the sign to 10 feet, since it would not obscure the clear view triangle. Mr. Goetz agreed that his idea would be feasible.

Mr. Sam Singh, manager of the 7 Eleven Store, said the northern driveway was removed during the recent road project, and the sign would not block any driveways.

Ms. Beese said she has not seen anything in the application explaining the need for reducing the 15 ft setback. Mr. Goetz they were not knowingly asking for a reduced setback, and the 15-ft setback would not be a problem. He did note that it would not be as visible due to existing signs and trees. Mr. Singh said he did not have a problem with moving the sign 15 ft away from Bridgeport, but would not like to have it back 15 feet from Argonne. Mr. Goetz said it was difficult to come up with the measurements for an accurate site plan due to the difficulty of getting around the site during the Argonne Rd. project. Ms. Beese said she a better analysis about where the sign needs to be and why. She said in the past the Planning Commission has made only minor reductions in setbacks and then only when good reasons were presented. [0044-9:02] Mr. Goetz said the main reason for the SSP application was to allow the changeable message sign and to get the extra 2 ft of height. Ms. Beese said she thinks the two-pole design fits better in the neighborhood than a single pole.

Chairperson Beese opened the floor for public comments.

Tracey Goetz said his comments have already been made.

Greg Mott, 3301 N. Argonne, said he was concerned about reducing the 15-ft setback. He said the commission has turned down other applications that did not meet the setback, other than the 1.5 setback reduction allowed for Walgreen's. He said he is also concerned about the design of the sign; pole signs are not desirable and the existing signs are gradually being removed. He would like something that looks more like a monument sign. He said the sign would fit in the area better if it had a red-brick pedestal similar to the design of the mill building across the street and other buildings on the street. He also suggested that wider poles would look better. He said the city has required other businesses along Argonne to put in monument signs. He reminded the commission that the mayor is working on installation of period lighting, and that a new modernistic sign should not be set just a few feet away from the new light pole. He said the 15 ft setback would separate the new sign from the new lighting.

Shirene Young, 8903 E. Liberty, agreed that making the fuel prices more visible would be better. She expressed general support for improved signing.

Mr. Goetz said his company has frequently used a mason to wrap poles with decorative brick work and would check with the 7 Eleven company to see what they would accept. He said making this a monument sign would cause more of a visibility problem with the clear view triangle than the two-pole design. Ms. Beese said a three or four foot pedestal would make the appearance of the sign fit in better with the neighborhood.

Mr. Stravens for a clarification of the location of the 15 ft setback on the site plan.

There being no further public comment, Chairperson Beese closed the public hearing at 6:55 p.m.

Ms. Beese noted that the two parcels need to be kept together because some of the required off street parking is located on the north parcel. So practically speaking the two parcels cannot be separated. The commission could require this in the written decision.

Mr. Gardner moved to approve the special sign permit with the following conditions:

1. The sign shall be no taller than 20 ft. The minimum height of the bottom of the sign may be lowered to 10 feet.
2. The sign shall comply with the required setbacks for signs, which is 15 ft from both streets.
3. The changeable message board sign as revised is approved.
4. The two-post construction of the sign, which may be considered a pole sign, is approved.
5. The sign shall be set in a brick base between 3-1/2' and 5' in height, the final design to be approved by the city planner.
6. The sign may be located on the north parcel which is not the same parcel as the business it advertises. However, in the event the north parcel is sold to a different party than the one who owns the store, the City may require that the sign be removed.

Mr. Stravens seconded the motion. Motion carried unanimously.

#### 4. 2009 Development Regulation Amendments

Mr. Richardson reviewed the requirements of the Growth Management Act for reviewing the city's development regulations by December 1 of this year. He reviewed the revisions that were made at the last meeting. Mr. Werst explained his latest draft of the chapter 17.36 on the duties and responsibilities of the staff, commission, hearing examiner and city council. Commissioners discussed the various amendments and gave staff direction for final changes before the hearing. The public hearing for these amendments has been scheduled for October 26.

5. Staff Report. Mr. Richardson discussed the effect of Eva Colomb's death September 25 on the city, and said that her family is planning a celebration of her life in the city park next week. He said the Short Course on Local Planning scheduled for October 26 has been cancelled.

6. Public Comments. None.

7. Adjournment. Mr. Stravens moved to adjourn. Seconded by Mr. Gardner. Motion carried. Chairperson Beese adjourned the meeting at 8:05 p.m.

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Chairperson

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Secretary