

Advance Plans Committee

Summary of Meeting

7:35 a.m., January 29, 2015

Attendance

AP Committee Members: David Dennis, Don Klausmeyer, John McKay, Debra Miller Stevens

MAPD staff: Dave Barber, Scott Knebel, John Schlegel, Scott Wadle

Others: Eric King

Discussion Summary

1. The Advance Plans Committee approved the summary of the January 15, 2015 Committee meeting.
2. Scott Knebel, Principal Planner provided an overview and summary of the proposed amendments to the “U” University Zoning District that would allow for the buildings and land uses proposed as part of WSU’s Innovation Campus Master Plan. Knebel explained that the current WSU campus is zoned “SF-5” Single Family Residential (not “U” University Based District as one might expect – the reasons for this are not known). Neither the “U” University Base District nor the “U” University Overlay District currently permit the proposed Innovation Campus uses. The proposed amendments to the “U” University Overlay District would split the overlay district into two applications ... one that applies to campus property, and one that applies to properties adjacent to the campus. The campus application would permit uses normally allowed in the “U” University Base District as well as those uses associated with the Innovation Campus Master Plan. Eric King representing WSU briefed the Committee on the nature of proposed uses, lease arrangements, and explained the private-public partnership approach being used to implement WSU’s Innovation Campus Master Plan.

The following is a summary of major comments/feedback provided by the Committee members:

- Some Committee members were concerned that public tax dollars were being used to fund the construction of the Innovation Campus buildings. Eric King confirmed that private sector developers will pay for and own the initial building improvements on long-term lease sites issued by WSU. These buildings would pay local municipal taxes.
- Staff confirmed that City infrastructure improvements (road, water and sewer mains) will be necessary to support the development associated with the Innovation Campus Master Plan. Costs of these improvements are being programmed into the City’s new CIP.

The Committee unanimously passed a motion to direct the Metropolitan Area Planning Commission to initiate the proposed unified zoning code amendments to the “U” University zoning district and set a public hearing date.

3. Meeting adjourned at 8:17 a.m.