



Spokane Plan Commission Agenda

September 11, 2019

1:00 PM

Council Briefing Center (Sessions & Workshops)

City Council Chambers (Hearings)

808 W. Spokane Falls Blvd., Spokane WA 99201

TIMES GIVEN ARE AN ESTIMATE AND ARE SUBJECT TO CHANGE

Public Comment Period:

3 minutes each Citizens are invited to address the Plan Commission on any topic not on the agenda.

Commission Briefing Session:

1:00 – 1:30	1) Approve August 14, 2019 meeting minutes	All
	2) City Council Report	Kate Burke
	3) Community Assembly Liaison Report	Vacant
	4) President Report	Todd Beyreuther
	5) Transportation Sub-Committee Report	John Dietzman
	6) Secretary Report	Louis Meuler

Workshops:

1:30 – 2:15	1) Citywide CIP Consistency Review COS links to 2020-2025 CIP draft https://my.spokanecity.org/projects/capital-programs/ https://my.spokanecity.org/business/resources/	Paul Ingiosi
2:15 – 3:15	2) Continued North Bank Project (Revised) Link: CAI.Spokane North Bank Subarea Plan DRAFT 2019 0905	Melissa Wittstruck
3:15 – 3:42	3) Downtown Plan: Emergency Amendment removing Cataldo Ave from Howard St & Washington St from Map 5.1 “Streetscape Improvements” to support the Sports Complex	Louis Meuler & Shea Suski

Hearings:

4:00 – 5:30	1) Proposed Comprehensive Plan Amendments 2018/2019 – Z18-958, Z19-002, Z18-882, Z18-883, Z18-884	Kevin Freibott Nathan Gwinn
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Adjournment:

Next Plan Commission meeting will be on September 25, 2019 at 1:00 pm

The password for City of Spokane Guest Wireless access has been changed: Username: COS Guest Password: CXn9K84j

AMERICANS WITH DISABILITIES ACT (ADA) INFORMATION: The City of Spokane is committed to providing equal access to its facilities, programs and services for persons with disabilities. The Spokane City Council Chamber and the City Council Briefing Center in the lower level of Spokane City Hall, 808 W. Spokane Falls Blvd., is wheelchair accessible and also is equipped with an infrared assistive listening system for persons with hearing loss. Headsets may be checked out (upon presentation of picture I.D.) at the City Cable 5 Production Booth located on the First Floor of the Municipal Building, directly above the Chase Gallery or through the meeting organizer. Individuals requesting reasonable accommodations or further information may call, write, or email Human Resources at 509.625.6363, 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or msteinolfson@spokanecity.org. Persons who are deaf or hard of hearing may contact Human Resources through the Washington Relay Service at 7-1-1. Please contact us forty-eight (48) hours before the meeting date.

Spokane Plan Commission Meeting Minutes Draft

August 14, 2019

City Council Briefing Center

Meeting Minutes: Meeting called to order at 2:00 PM

Attendance:

- Board Members Present: John Dietzman, Sylvia St. Clair, Greg Francis, Carol Shook, Diana Painter, Todd Beyreuther, Christopher Batten, Kate Burke (City Council Liaison)
- Board Members Not Present: Michael Baker
- Staff Present: Heather Trautman, Renee Trapp, Stephanie Bishop, Dean Gunderson, Keith Friebott, Tirrell Black, Nathan Gwinn, Christopher Green, Danielle Olson, Melissa Wittstruck, Alicia Strieby, James Richman, Melissa Owen, Angel Spell, Giacobbe Byrd

Public Comment:

None

Briefing Session:

Quorum - Yes

Approval of the July 24th 2019 meeting minutes approved unanimously, with John Dietzman announcing one correction for the attendance roster, stating he was present.

1. **Community Assembly Liaison Report - Paul Kropp** (Community Assembly Committee Chair)
 - Update regarding assembly vacancy.
2. **Commission President Report - Todd Beyreuther**
 - Update regarding NSF sponsored 2-day workshop on global community and urban sustainability.
3. **Transportation Subcommittee Report - John Dietzman**
 - None
4. **Secretary Report - Heather Trautman** (Director, Neighborhood & Planning Services)
 - Reminder that the Joint City Council/Plan Commission quarterly study session will be held on Thursday, August 15th at 3:30PM, in the City Council Briefing Center, to discuss House Bill 1923.
 - Announcement of the Plan Commission annual retreat, scheduled for October 9th.
 - Reminder there is only one meeting Plan Commission meeting in August.
 - Questions and discussion ensued.
5. **City Council Liaison Report - Kate Burke**
 - Update regarding 2nd meeting between landlords and tenants pertaining to the draft policy on rental regulation.
 - Update on upcoming housing conferences.
 - Update on Walkability Conference attended in Georgia, and announcement of a future Council presentation to discuss the findings of a multi-modal transit analysis and a Health Impact Analysis, which will focus on communication between the City and public schools district and libraries, and accessibility.
 - Questions and discussion ensued.

Workshops:

1. **Street Trees / Landscape 17C.200 Amendments**
 - Introduction to proposed amendments by Lori Kinnear, City Council
 - Presentation and overview provided by Melissa Owen of Development Services Center, Angel Spell of Urban Forestry, and Giacobbe Byrd of City Council
 - Questions asked and answered
 - Discussion ensued

2. Downtown Plan Update

- Presentation provided by Heather Trautman
- Questions asked and answered
- Discussion ensued

3. North Bank

- Presentation and overview provided by Melissa Wittstruck
- Continuance of Workshop and discussion scheduled for September 11th.
- Questions asked and answered
- Discussion ensued

President Beyreuther called for break at 3:53 PM while meeting was moved to City Council Chambers for Hearings.

Hearings

City Council Chambers

Hearing called to order at 3:58 PM

President Beyreuther read the Plan Commission Hearing Procedures

1. Impact Fees

- Presentation and overview provided by Inga Note
- Questions asked and answered
- Public Comments:
 - a. Darin Watkins, of the Spokane Association of Realtors, spoke against implementation of Impact Fees, citing the increased cost and availability of the housing market in the Spokane area and stating that he believes the Impact Fees would dramatically increase the cost of housing development. He went on to suggest this is not the right time to implement fees during what he sees as a period of crisis for affordable housing.
 - b. Tom Hormel, a Spokane real estate broker, spoke in opposition to the Impact Fees, citing the need to focus on building more housing.
 - c. Kieran Sprague, of the Spokane Home Builders Association, spoke in opposition to the implantation of Impact Fees citing the increase of Spokane's population creating a decrease in available housing and the need to address housing for the Military base population(s), and the need to make areas such as West Plains, Airway Heights, and Fairchild Air Force Base more inviting and hospitable for prospective builders to provide housing for families in these areas.
 - d. Dick Edwards, a Citizen, spoke in opposition to the Impact Fees, citing the negative impact of these fees for residents in the West Plains region.
 - e. Todd Coleman, Executive Director of the West Plains/Airport Public Development Authority spoke in favor of implementing the Impact Fees with the caveat that the City provide detailed reporting on the calculation, utilization, and distribution of the fees, that the Impact Fees not exceed the cost of the building projects, and requests the implementation of an annual accountability review to disclose, in detail, the utilization of funds collected.
 - f. Public comment closed at 4:26 PM
 - g. Greg Francis Motioned to recommend to City Council the modification of SMC Chapter 17D-075 Title Transportation Impact Fees as proposed
 - h. Motion Seconded by John Dietzman
 - i. Questions asked and answered
 - j. Discussion ensued
 - k. Motion passed (6/1)
 - l. Hearing closed

2. Renaming of East Central Community Center

- Presentation and overview provided by Karin Janssen
- Questions asked and answered
- Public Comments: NONE
- Greg Francis makes a motion to recommend the renaming of East Central Community to the Martin Luther King Center
- Motion received no second and failed to pass
- Secretary Trautman inquired if there were any other Commission members who wished to present motion(s) for consideration
- John Dietzman made a motion to recommend to city council that the name of the East Central Community Center remain the same, motion seconded by Sylvia St. Clair
- Discussion ensued
- Motion to retain East Central Community Center name passed unanimously (6/0)
- Secretary Trautman announced that both recommendations will move ahead to the City Council, that the role of the Plan Commission is advisory, and the purpose of this hearing was to collect public testimony, and that citizens will again have the opportunity to present their recommendations and opinions on the renaming of ECCC before the City Council at a later date, as part of the public process.

Meeting Adjourned at 5:07 PM

Next Plan Commission Meeting is scheduled for September 11, 2019



Briefing Paper
Spokane Plan Commission, Public Hearing
Annual Comprehensive Plan Amendment Work Program
September 11, 2019

This Plan Commission Public Hearing will conclude the Plan Commission’s review of the City of Spokane Annual Comprehensive Plan Amendment Work Program for 2019. Under consideration is the Plan Commission’s recommendations to the City Council for each of the five proposals under consideration this year.

The following five proposals represent the work program for 2019.

File #	General Location	Neighborhood	Applicant
Z18-882COMP	15 E Walton Ave	Nevada Heights	HA Tombari LLC
Z18-883COMP	701 and 707 S Sherman	East Central	Acceleration Physical Therapy
Z18-884COMP	Princeton and Madison	North Hill	Department of Ecology
Z18-958COMP	Text Amendment – City Wide	All	City of Spokane
Z19-002COMP	Text Amendment – City Wide	All	City of Spokane

Staff reports for all five proposals are available via the links in the table above or by accessing the [project website](#).

Neighborhoods with proposed land use map changes have been notified at key times during this process and have received direct notice of this hearing. Likewise, all neighborhoods have received notice of the two text amendments and this hearing.

Several Plan Commission workshops were held on these applications during the public comment period, as follows:

- 15 E Walton Ave (HA Tombari) and Princeton & Madison (Ecology), June 12
- Princeton & Madison (Ecology) and LU 4.6 Transit-Supported Development, June 26
- 701-707 S Sherman St (Acceleration PT) and LU 1.8 General Commercial Uses, July 10
- LU 4.6 Transit-Supported Development, July 24

The Plan Commission Hearing scheduled for September 11, 2019 may be continued in the case that the Plan Commission chooses to continue deliberations or hearing proceedings to a second date.

Notice of the Plan Commission Hearing was mailed to all property owners within 400 feet of the land use plan map amendments by the applicant’s agent. Signs were posted on the various properties and notice was published in the Spokesman Review on August 28 and September 4. Likewise, notice of the hearing for both text amendments was published on the same dates as well as in the City’s Official Gazette.

General Background

The City of Spokane accepts applications to amend the text or maps in the Comprehensive Plan between September 1 and October 31 of each year, per SMC 17G.020. All complete applications received will be reviewed by a city council subcommittee and those placed on the Annual Comprehensive Plan Amendment Work Program for the City of Spokane will begin full review early in the calendar year. Anyone may make a proposal to amend the City's Comprehensive Plan.

The City of Spokane's Comprehensive Plan addresses many facets of city life, including land use, transportation, capital facilities, housing, economic development, natural environment and parks, neighborhoods, social health, urban design, historic preservation, and leadership. The City of Spokane is committed to conducting an annual process to consider amendments to the comprehensive plan. The GMA specifies that amendments to a comprehensive plan cannot be made more frequently than once per year. The purpose for this is two-fold: it gives the plan stability over time, avoiding spontaneous changes in response to development pressures, and it groups all proposed amendments in a common process for consideration, providing the opportunity to examine their collective effects on the plan.

Following review by a City Council subcommittee, who sets the Annual Comprehensive Plan Amendment Work Program, Plan Commission consideration of each amendment proposal on the Work Program will be conducted at public workshops held during the public comment period, typically in the summer. Plan Commission will hold a public hearing and forward recommendations to the City Council. The City Council considers the amendment proposals, staff report, and Plan Commission's amendment recommendations within the context of its budget discussions, and acts on the amendment proposals prior to or at the same time as it adopts the City budget, usually late fall.

Plan Commission Consideration of the Proposed Amendments:

The decision criteria for each proposal is reviewed in the staff reports (see links on page 1) before the Plan Commission Hearing. The staff report was made available to the applicant, the applicant's agent, the Plan Commission, and the public prior to the hearing. Decision Criteria discussed in the staff reports and considered by the Plan Commission are established by SMC 17G.020.030.

The two proposed text amendments concern possible amendments to Chapter 3, Land Use, of the Comprehensive Plan. The current text of the Comprehensive Plan is available online at <https://my.spokanecity.org/shapingspokane/comprehensive-plan/>.

General Procedural Steps:

<i>Applications Due:</i>	October 31, 2018
<i>Review Subcommittee Meeting:</i>	January 15, 2019
<i>City Council set the "Annual Amendment Work Program":</i>	February 25, 2019
<i>Agency and City Department Review:</i>	April 5, 2019 – April 30, 2019
<i>Public Comment Period:</i>	May 28, 2019 – July 29, 2019
<i>Plan Commission Workshops:</i>	(see previous page)
<i>Plan Commission Public Hearing (may be continued):</i>	September 11, 2019
<i>City Council Public Hearing and Action:</i>	November, 2019 (tentative)