



# Spokane Plan Commission Agenda

Wednesday, September 09, 2020

2:00 PM

Virtual Teleconference

808 W Spokane Falls Blvd, Spokane, WA 99201

## Virtual Meeting - See Below For Information

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.
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### Commission Briefing Session:

2:00 – 2:30	<ol style="list-style-type: none"><li>1. Approve <a href="#">8/26/2020</a> meeting minutes</li><li>2. City Council Report</li><li>3. Community Assembly Liaison Report</li><li>4. President Report</li><li>5. Transportation Sub-Committee Report</li><li>6. Secretary Report</li></ol>	All CM Candace Mumm Mary Winkes Todd Beyreuther John Dietzman Louis Meuler
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### Workshops:

2:30 – 3:15	1. <a href="#">6 Year City Wide Capital Program – Consistency Review Workshop</a>	Paul Ingiosi
3:15 – 3:35	2. <a href="#">Housing Action Plan Update</a>	Maren Murphy

### Comprehensive Plan Amendment Hearing:

4:00 – 6:00	1. <a href="#">Applications:</a> Z19-499COMP, Z19-501COMP, Z19-502COMP, Z19-503COMP, Z19-504COMP, Z19-505COMP, Z20-019COMP, Z20-042COMP, Z20-045COMP	Kevin Freibott
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### Board Business

### Adjournment:

The next PC meeting will be held on Wednesday, September 23, 2020

**In order to comply with public health measures and Governor Inslee's *Stay Home, Stay Safe* order, the Plan Commission meeting will be held on-line.**

Members of the general public are encouraged to join the on-line meeting using the following information:

**Meeting number (access code):** 146 536 8807

**Meeting password:** PlanCommission

**TAP TO JOIN FROM A MOBILE DEVICE (ATTENDEES ONLY)**

+1-408-418-9388,,1465368807##

+tel:%2B1-408-418-9388,,\*01\*1465368807%23%23\*01\* United States Toll

**JOIN BY PHONE:** +1-408-418-9388 United States Toll

**Global call-in numbers**

<https://spokanecity.webex.com/spokanecity/globalcallin.php?MTID=me80c0bd15eb30dbc68f2a278df873fb6>

**JOIN FROM A VIDEO SYSTEM OR APPLICATION**

Dial sip:1465368807@spokanecity.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

**Join using Microsoft Lync or Microsoft Skype for Business Dial**

sip:1465368807.spokanecity@lync.webex.com

**To participate in virtual public comment:**

**Sign up to give testimony at <https://forms.gle/GBAFSbXQuV24z7HQA>.**

The form will be **open until 2:00 p.m.** on September 9, 2020. At 4:00 p.m., you will join the meeting using the information above. When it is your turn to testify, Plan Commission President will call your name and you can begin your testimony. If you called-in to the meeting, the Plan Commission President will call your name and direct you to hit \*3 on your phone to ask to be unmuted. The system will alert you when you have been unmuted and you can begin giving your testimony. When you are done, you will need to hit \*3 again.

**Please note that public comments will be taken during the meeting, but the public is encouraged to continue to submit their comments or questions in writing to:**

**Louis Meuler at**

[plancommission@spokanecity.org](mailto:plancommission@spokanecity.org)

The audio proceedings of the Plan Commission meeting will be recorded, with digital copies made available upon request.

# Spokane Plan Commission - Draft Minutes

**August 26, 2020**

Webex Teleconference

Meeting Minutes: Meeting called to order at 2:00 PM by Todd Beyreuther

## **Attendance:**

- Board Members Present: Michael Baker, Todd Beyreuther(President), John Dietzman, Greg Francis(Vice President), Thomas Sanderson, Carole Shook, Sylvia St. Clair, Diana Painter, Jo Anne Wright, Mary Winkes ( Community Assembly Liaison)
- Board Members Not Present: Clifford Winger, Candace Mumm (City Council Liaison)
- *Quorum Present: yes*
- Staff Members Present: Louis Meuler, Jackie Churchill, Tirrell Black, James Richman

## **Public Comment:**

None in Briefing Session.

## **Briefing Session:**

Minutes from the August 12, 2020 meeting approved unanimously.

## **Workshop(s):**

1. Plan Commission Work Program 2020-2022
  - Presentation provided by Louis Meuler
  - Questions asked and answered
  - Discussion ensued
2. Plan Commission Transportation Subcommittee Review
  - Presentation provided by Louis Meuler
  - Questions asked and answered
  - Discussion ensued

***Greg Francis motioned to nominate Thomas Sanderson, Clifford Winger, and Mary Winkes to be Plan Commission representatives to the Plan Commission Transportation Subcommittee. Seconded by Jo Anne Wright. Motion Passed Unanimously (9,0)***

Meeting Adjourned at 4:17 PM

Next Plan Commission Meeting scheduled for Wednesday, September 9, 2020

**BRIEFING PAPER**  
**Plan Commission Workshop**  
**Housing Action Plan**  
**September 9, 2020**

**Subject**

The City of Spokane is preparing a Housing Action Plan to address current and future housing needs of the Spokane community. The Housing Action Plan will provide a strategic approach for the City to increase housing options that meet the needs of residents at all income levels. The planning process will follow a data-driven, community-informed approach with a focus on equity built on inclusive outreach and engagement with residents, partners, and City leaders. The outcome will be a coordinated vision that focuses attention, builds community support, and promotes accountability for enacting change.

**Project Update and Upcoming Public Engagement**

The City has formed a Housing Action Plan Working Group of community stakeholders to engage in deeper discussions and guide the development of key priorities. The Working Group members and stakeholders will participate in a series of roundtable discussions in September to explore topics around development regulations, land use and housing policy, equity, and affordable housing and rental housing. The City is also working with the Communications staff to develop a broad community conversation around the plan. Staff are also reviewing initial data for the housing needs assessment that will help inform gaps and housing needs.

Housing Action Plan Roundtables:

- Development Regulations: September 10, 3:00 pm – 4:30 pm
- Land Use and Housing Policy: September 15, 3:00 pm – 4:30 pm
- Equity and Housing: September 17, 3:00 pm – 4:30 pm
- Affordable Housing and Rental Housing: September 23, 10:30 am – 12:00 pm

Please review the project page for the Housing Action Plan here for updated materials:  
<https://my.spokanecity.org/housing/spokane-housing-action-plan/>

**Background**

In 2019, the WA Legislature passed RCW 36.70A.600 (formerly E2SHB 1923) to incentivize cities to increase urban residential capacity and density by completing recommended actions or a housing action plan. The legislation emphasizes the need to increase housing supply for all income levels, and encourages cities to prioritize the creation of affordable, inclusive neighborhoods. Certain non-project actions are not subject to SEPA appeal if completed prior to April 1, 2021 (see [RCW 36.70A.600](#)).

**Plan Commission Consideration:**

Commissioners are invited to engage in the public process and will receive regular briefings from staff. The Housing Action Plan will be reviewed by the Plan Commission and then forwarded to the City Council for consideration of adoption by resolution in spring 2021.

September 2, 2020

President Beyreuther and Plan Commissioners  
City of Spokane

**Re: September 9, 2020 Comprehensive Plan Amendments Public Hearing**

Dear President Beyreuther and Plan Commissioners,

As you know, our public hearing for this year's Comprehensive Plan Amendments begins on September 9, 2020. Last week I asked Jackie to forward to you the links to the staff reports for all of the applications. No changes have been made to any of those documents, however some comments have been submitted by the public since the staff reports were published. These additional comments are enclosed with this letter.

The available information for each of the applications can be found at the project sites, as follows:

**Z19-499COMP** – Liberty Ave – [CLICK HERE FOR THE PROJECT SITE](#)

**Z19-501COMP** – Nevada/Decatur – [CLICK HERE FOR THE PROJECT SITE](#)

**Z19-502COMP** – 29<sup>th</sup> and Ray – [CLICK HERE FOR THE PROJECT SITE](#)

**Z19-503COMP** – E 53<sup>rd</sup> Avenue – [CLICK HERE FOR THE PROJECT SITE](#)

**Z19-504COMP** – W 8<sup>th</sup> Avenue – [CLICK HERE FOR THE PROJECT SITE](#)

**Z19-505COMP** – W 10<sup>th</sup> Avenue – [CLICK HERE FOR THE PROJECT SITE](#)

**Z20-019COMP** – Bike Map Amendments – [CLICK HERE FOR THE PROJECT SITE](#)

**Z20-042COMP** – Arterial Network Map – [CLICK HERE FOR THE PROJECT SITE](#)

**Z20-045COMP** – Railroad Crossing Safety Text Amendment – [CLICK HERE FOR THE PROJECT SITE](#)

As we discussed in our workshop in early August, the typical hearing procedures are as follows for each proposal in turn:

1. Staff will present the particulars of the proposal, summarizing the proposed changes and the analysis presented in the staff report.
2. The applicant is given up to 10 minutes to provide any information regarding the proposal they deem necessary.
3. Public testimony is taken from those in attendance.
4. The applicant is given a short time to rebut any comments made, if they wish.

Once these steps are completed for each of the nine applications, the Plan Commission typically closes the public record and proceeds to deliberate the various applications, with an eye toward an eventual recommendation vote.

I look forward to seeing everyone next week during the hearing. Thanks again for all your time during this year's work program.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin Freibott", with a stylized, cursive script.

Kevin Freibott, Assistant Planner II  
Department of Neighborhood and Planning Services  
509-625-6184  
[kfreibott@spokanecity.org](mailto:kfreibott@spokanecity.org)

*Enclosures:*

Comment letter on Z19-503COMP

Comment letter on Z19-505COMP

**From:** [Heather Dakota](#)  
**To:** [Freibott, Kevin](#)  
**Subject:** Southgate Land Use Amendment - File No. Z19-503COMP  
**Date:** Wednesday, September 2, 2020 3:56:02 PM

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**[CAUTION - EXTERNAL EMAIL - Verify Sender]**

Currently, I reside at the apartment complex directly adjacent to the proposed land use amendment. My apartment actually faces the property in question.

I understand that it is a difficult choice for city planners to add needed residences or keep green space.

However, the land in question is home to a large covey of California Quail, as well as countless other species of animals, birds, plants, and trees. Putting up apartment complexes will damage this ecosystem, which would be a shame. It's one of the reasons I moved to this particular area.

I would like to voice my concern and disapproval of the proposed land use designation change. Please keep it zoned single family RSF (4-10). Protect this green space for the environment and the beauty of Spokane.

Thank you for your consideration and taking the time to read this email.

Sincerely,  
Heather Jansen

5015 S. Regal St.  
Apt O2119  
Spokane 99223

**From:** [John Schram](#)  
**To:** [Freibott, Kevin](#)  
**Cc:** [Kinnear, Lori](#); [Wilkerson, Betsy](#)  
**Subject:** File No. Z19-505COMP, 10th Avenue  
**Date:** Monday, August 31, 2020 12:58:20 PM

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**[CAUTION - EXTERNAL EMAIL - Verify Sender]**

Planning Services Department,

In reference to the recent mailed notice of land use amendment proposal for the property located at 1117 W 10th Avenue (parcel# 35193.1405). I own and work out of my business property several blocks away from the parcel.

I will voice my wholehearted approval and encourage your approval of the project for several reasons.

- 1) Cliff/Cannon is a vibrant multi use neighborhood with essential services such as grocery and personal needs shopping, dining, medical care, financial and insurance services as well as home based businesses. Further integration of essential services such as this should be encouraged. This property is only one block away from a neighborhood hub of essential shopping and other business services. Less than one block away is a bus stop which connects to downtown and our local hospital/medical center zone.
- 2) This project fits generally within the City of Spokane's own infill housing strategies parameters by allowing full utilization of a given property that are within centers and corridors impact areas. The current use and restrictions on this property do not allow for full utilization.
- 3) Elder Care Facilities located in neighborhoods are a preferred and cost effective solution to caring for our elderly population especially those with more limited resources.
- 4) In my personal experience, having an elder care facility across the street from my personal residence, parking availability was never an issue and in this case the property is located on a large corner lot which allows for ample on street parking. I have never witnessed any parking congestion on that section of 10th avenue as I have on many other nearby streets. Unlike multi unit single family house conversions or apartment complexes, elder care facilities by their nature do not lend themselves to many, if any, vehicles owned and parked outside by residents. Visitors are typically far and few between (unfortunately) and staff can typically be accommodated by on site parking.
- 5) I have known the owner, Seth Knudson, personally for many years through our mutual involvement in the Cliff/Cannon Neighborhood Council and can attest to his deep love and concern for the betterment of the entire neighborhood. He has voiced his commitment to the improvement of the property and within the precepts of the proposed historic district standards.



In your service,  
John A. Schram, CFP®  
917 S. Monroe St.  
Spokane, WA 99204  
509.328.5627  
509.328.4634 (f)