



# Spokane Plan Commission Agenda

Wednesday, July 14, 2021

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.

### Commission Briefing Session:

2:00 – 2:30

1. Approve [6/23/2021](#) meeting minutes
2. City Council Report
3. Community Assembly Liaison Report
4. President Report
5. Transportation Sub-Committee Report
6. Secretary Report

All  
CM Lori Kinnear  
Mary Winkes  
Todd Beyreuther  
Clifford Winger  
Louis Meuler

### Workshops:

2:30 – 3:00

1. [Comprehensive Plan Amendment – Z20-206COMP \(155 E. Cleveland\)](#)

Kevin Freibott

3:00 – 3:30

2. [Comprehensive Plan Amendment – Z20-209COMP \(1025 W. Spofford\)](#)

Kevin Freibott

3:30 – 3:50

3. [Floodplain Development Code Update – State Mandated](#)

Amanda Beck

### Commission Business:

**Adjournment: The next PC meeting will be held on Wednesday, July 28, 2021**

**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 Council Chambers and the Council Briefing Center in the lower level of Spokane City Hall, 808 W. Spokane Falls Blvd., are both wheelchair accessible. The Council Briefing Center is equipped with an audio loop system for persons with hearing loss. The Council Chambers currently has an infrared system and headsets may be checked out by contacting 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](mailto: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.

# Plan Commission Meeting Information

Wednesday, July 14, 2021

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:**

<p><b>Meeting Password:</b> PlanCommission</p> <p>Meeting Number (access code): <b>146 205 9622</b></p>	<p><b>Join Webex Meeting Online:</b> <a href="#">JOIN MEETING</a></p> <p><b>Tap to join from a mobile device (attendees only):</b> +1-408-418-9388,,1462059622##</p> <p><b>Join by phone:</b> +1-408-418-9388 United States Toll</p> <p><b>Global call-in numbers:</b> <a href="https://spokanecity.webex.com/spokanecity/globalcallin.php?MTID=m514c2d4fc1d4af7864559443420dee7b">https://spokanecity.webex.com/spokanecity/globalcallin.php?MTID=m514c2d4fc1d4af7864559443420dee7b</a></p> <p><b>Join from a video system or application:</b> Dial <a href="tel:sip:1462059622@spokanecity.webex.com">sip:1462059622@spokanecity.webex.com</a> You can also dial 173.243.2.68 and enter your meeting number.</p> <p><b>Join using Microsoft Lync or Microsoft Skype for Business Dial:</b> <a href="tel:sip:1462059622.spokanecity@lync.webex.com">sip:1462059622.spokanecity@lync.webex.com</a></p>
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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 meetings will be recorded, with digital copies made available upon request.

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# Spokane Plan Commission - Draft Minutes

June 23, 2021

Webex Teleconference

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

## Attendance:

- Board Members Present: Todd Beyreuther (President), Greg Francis (Vice President), Michael Baker, Jesse Bank, Sylvia St. Clair, Tim Williams, Clifford Winger, Jo Anne Wright, Thomas Sanderson
- Board Members Not Present: Carole Shook
- Non-Voting Members Present: Mary Winkes (Community Assembly Liaison), Council Member Lori Kinnear
- *Quorum Present: yes*
- Staff Members Present: Louis Meuler, Jackie Churchill, Tirrell Black, Melissa Morrison, Giacobbe Byrd, James Richman, Tate Andrie, Kevin Freibott, Paul Ingiosi, Jessica Stratton

**Public Comment:** Citizens are invited to address the Plan Commission on any topic not on the agenda. 3 Minutes each.

None.

**Minutes:** Minutes from June 9 Plan Commission meeting were approved unanimously.

## Briefing Session:

### 1. City Council Liaison Report - Lori Kinnear

- Council Member Kinnear reported that City Council has been working on a resolution for a comprehensive strategy that addresses housing and homelessness. The resolution would provide the Mayor and administration with a clear list of priority actions which City Council would approve. The resolution will be considered during the upcoming City Council meeting.
- Council Member Kinnear reported that a new water tower is proposed to be built at the south end of city above 14th Avenue. The two million gallon tank would assure water availability during fire emergencies and the summer. The public is invited to weigh-in on the three proposed locations for the new water tower through an online survey. The survey will open on July 2nd.
- Council Member Kinnear reported that the Downtown Plan will be considered this upcoming Monday during the City Council meeting.

### 2. Community Assembly Liaison Report - Mary Winkes

- Ms. Winkes reported that she was appointed by Mayor to the Mayor's Housing Advisory Council.

### 3. Commission President Report - Todd Beyreuther

- President Beyreuther discussed the Plan Commission findings and recommendations policy and brought up the Housing Action Plan findings and recommendations for review. He amended the agenda to include time to review them.
- President Beyreuther proposed that the Plan Commission should research/study the Comprehensive Plan ahead of the City's periodic update. He proposed "Coffee with the Comp Plan" which would be short morning meetings during which Plan Commission members could discuss the comprehensive plan and meet with experts.

### 4. Transportation Subcommittee Report - Clifford Winger

- Mr. Winger reported that Integrated Capital Management is working on Ray-Freya Diagonal by Ferris Highschool. There is an online survey as well and this item should come before PCTS on July 6.

**5. Secretary Report - Tirrell Black filling-in for Louis Meuler**

- Ms. Black reported that the Downtown Plan will go before City Council next Monday and the Housing Action Plan is going before Council in a study session on July 1st.
- Ms. Black reported that the Comprehensive Plan Amendments have started their public comment period and will be coming before the Plan Commission.
- Ms. Black also mentioned two new projects that will be coming before Plan Commission: Transit Oriented Development, and a state mandated item which is updating the City's Floodplain Ordinance.

**Workshop(s):**

**1. 2022-27 City Wide 6 Year Capital Improvement Program Introduction**

- Presentation provided by Paul Ingiosi
- Questions asked and answered
- Discussion ensued

**2. Z20-194COMP (120 Magnolia St.)**

- Presentation provided by Kevin Freibott, Dwight Hume, and Steve DeWalt (applicant)
- Questions asked and answered
- Discussion ensued

**3. Z20-207COMP (1015 W Montgomery)**

- Presentation provided by Kevin Freibott
- Questions asked and answered
- Discussion ensued

**1. Transit Oriented Development - Center Line Update**

- Presentation provided by Colin Quinn-Hurst
- Questions asked and answered
- Discussion ensued

**Board Business:**

**Plan Commission Findings and Recommendations regarding the Housing Action Plan**

**Meeting Adjourned at 4:21 PM**

Next Plan Commission Meeting scheduled for Wednesday, July 14, 2021

June 28, 2021

President Beyreuther and Plan Commissioners  
City of Spokane

**Re: July 14, 2021 Comprehensive Plan Amendments Workshop #2**

Dear President Beyreuther and Plan Commissioners,

Thank you again for your time and thoughtful questions during our first workshop on this year's Comprehensive Plan Amendment. As mentioned previously, the public comment period is underway for all six applications, scheduled to conclude August 20, 2021. For detailed information on the Comprehensive Plan Amendment procedures, please see [Spokane Municipal Code \(SMC\) 17G.020](#).

Please remember, all the application materials are available at the following web address:

<https://my.spokanecity.org/projects/2020-2021-proposed-comprehensive-plan-amendments/>

On that site you will find details on all six proposals, including maps and aerial photographs that will help familiarize you with the materials we will be covering at the workshop. The two applications we will be presenting to you on July 11 are as follows:

**Z20-206COMP** – 155 E Cleveland Ave – [CLICK HERE FOR THE PROJECT SITE](#)

**Z20-209COMP** – 1025 W Spofford Ave – [CLICK HERE FOR THE PROJECT SITE](#)

If you have time before the meeting, I suggest you drive by the locations, as seeing the sites for yourself can help familiarize you with the projects.

As always, please do not hesitate to contact me if you have questions. Thanks again for all your hard work on behalf of the City of Spokane. I look forward to seeing you all online during the meeting.

Sincerely,



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

**BRIEFING PAPER**  
**Plan Commission**  
SMC 17A.020 and 17E.030 Amendment  
July 14, 2021

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**Subject**

The Planning Department is beginning work on a state mandated review and update to the City's floodplain regulations. Proposed amendments would affect sections of SMC Chapter 17A.020, Definitions, and various sections of Chapter 17E.030, Floodplain Management. These changes are mandated due to revisions from the Federal Emergency Management Agency (FEMA), and updates to the Washington State *FEMA Model Ordinance*.

The City is required to update floodplain regulations by December 31, 2021. As the state lead for floodplain management, the WA Department of Ecology is working with staff to complete this review and amendment. Staff anticipates that public outreach will occur in late summer and Plan Commission hearing in early fall. This item will then proceed to City Council for action in fall 2021.

The proposed changes to SMC Chapter 17A.020 and Chapter 17E.030 are classified as minor and clarification because they do not alter the intent of the City's floodplain regulations. No map amendments are proposed. This text amendment is meant to ensure the City's requirements meet the minimum federal and state regulations, including updating cross references to federal and state requirements, incorporating updated language preferred by FEMA, and amending development standards to meet new state requirements.

A project webpage has been created to provide a summary of the process, proposed changes, and the draft ordinance when it is available, online at <https://my.spokanecity.org/projects/2021-floodplain-management-update/>.

**Background**

Local governments are responsible for managing development in floodplains under the [National Flood Insurance Program](#) (NFIP), which is overseen by the Federal Emergency Management Agency (FEMA). The Washington Department of Ecology is the state lead for floodplain management and FEMA's partner in enforcing floodplain management for the state. FEMA's National Flood Insurance Program nationally maps floodplains, outlines federal regulations for management, and provides insurance for buildings within floodplains. FEMA offers insurance to residents in participating communities that agree to enforce minimum NFIP standards. Due to the Spokane River and Latah Creek, the City of Spokane enrolled in the NFIP Emergency Program in 1973, and then NFIP in 1980 and has been a participating community since then.

The Department of Ecology updated the Flood Damage Prevention Ordinance Washington Model (commonly referred to as the *FEMA Model Ordinance*) in December 9, 2019. Additionally, in 2020 FEMA announced two significant policy changes. First, FEMA Policy #104-008-03 released February 2020 puts forward updated design and performance standards for agricultural and accessory structures located within the Special Flood Hazard Areas (SFHAs). Second, in August 2020 FEMA rescinded Region X's fish enhancement structures in the floodway policy, which had been to ensure that FEMA was not a hindrance to the completion of habitat restoration or fish habitat enhancement projects for salmonids by allowing communities a rise in the floodway for fish habitat restoration/enhancement projects. This policy was applicable for FEMA Region X covering Washington, Oregon, Idaho, and Alaska.

All of these necessitate a review of the Spokane Municipal Code to ensure that adopted regulations meet both federal and state changes. As such, City staff have been working with Ecology to review SMC Chapters 17A.020 and 17E.030 to ensure the City is compliant with federal and state regulation requirements to continue participation in NFIP.

### **Impact**

Participation in the National Flood Insurance Program affords City residents with access to flood insurance which might not otherwise be available on the private market, thereby helping them recover faster if there is damage due to a flooding event. Failure to meet both federal and state requirements for floodplain management would mean that the City could eventually be removed as a participating community in NFIP, though the City could still enforce its floodplain regulations residents would not have access to publicly backed flood insurance. According to Ecology's NFIP profile of the City of Spokane, currently there are 84 policies for properties across the City totaling \$20.5 million dollars in insurance.

### **Action**

The Department of Ecology requires that municipalities and counties participating in the National Flood Insurance Program adopt the changes outlined in the *FEMA Model Ordinance* by December 31, 2021. Following review and revisions completed with Ecology, staff will take the proposed amendment to Plan Commission for a recommendation to the City Council.