



# Spokane Plan Commission Agenda

Wednesday, November 10, 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 [10/27/2021](#) 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. Summary of 1<sup>st</sup> Round Residential Development Code Changes

Nate Gwinn

3:00 – 3:30

2. [2022 Plan Commission Work Program](#)

Louis Meuler

### Commission Business:

3:30 – 4:00

Comprehensive Plan Amendment Ideas

Beyreuther, Winger, Bank

**Adjournment: The next PC meeting will be held on Wednesday, November 24, 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, November 10, 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:**

**Meeting Password:**  
PlanCommission

Meeting Number  
(access code):  
**146 205 9622**

**Join Webex Meeting Online:** [JOIN MEETING](#)

**Tap to join from a mobile device (attendees only):**

+1-408-418-9388,,1462059622##

+tel:%2B1-408-418-9388,,\*01\*1462059622%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=m514c2d4fc1d4af7864559443420dee7b>

**Join from a video system or application:** Dial <sip:1462059622@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:1462059622.spokanecity@lync.webex.com>

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

October 27, 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, Carole Shook, Tim Williams, Clifford Winger, Jo Anne Wright
- Board Members Not Present:
- Non-Voting Members Present: Mary Winkes (Community Assembly Liaison), Council Member Lori Kinnear
- *Quorum Present: yes*
- Staff Members Present: Louis Meuler, Tirrell Black, Jackie Churchill, Giacobbe Byrd, Kevin Freibott, James Richman, Taylor Berberich, Dean Gunderson, Amanda Beck

**Public Comment:** Citizens are invited to address the Plan Commission on any topic not on the agenda. 3 Minutes each. **NONE**

**Minutes:** October 13 minutes approved unanimously.

## Briefing Session:

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

- Council member Kinnear reported that Council approved (6,1) the Sustainability Action Plan. Council Member Kinnear stated that she received a multitude of emails expressing support for the plan. Kara Odegard led the effort to create the Sustainability Action Plan. CM Kinnear is now selecting topics to pass as ordinances. Some topics under consideration are Accessory Dwelling Units (ADUs), water conservation, and density.
- The proposed ADU ordinance will waive fees, amounting to \$5000, if the ADU is being built within a half mile from a center or corridor.
- CM Kinnear also reported that the final proposed budget will go forward to a vote on December 16, 2021. There will be opportunities for the public to weigh in prior to final decisions.
- She also stated that public workshops are being held so that the public can weigh in on how ARPA funds should be spent. The City will receive 80 million dollars in ARPA funds over the next two years.

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

- Ms. Winkes reported that Community Assembly hasn't held a meeting since the last Plan Commission meeting.

### 3. Commission President Report - Todd Beyreuther

- President Beyreuther reported that the State legislature is considering commercial energy codes regarding energy efficiency and is currently accepting public comment.

### 4. Transportation Subcommittee Report - Clifford Winger

- Mr. Winger reported that the PCTS still needs a member from the CTAB to be represented on the subcommittee.

### 5. Secretary Report - Louis Meuler

- Mr. Meuler stated that they are setting up Plan Commission applicant interviews to be held during the next Plan Commission meeting.
- Mr. Meuler introduced Steven MacDonald who is the new Community and Economic Division Director.

- Steven MacDonald stated that he moved to Spokane from Los Angeles, CA and has spent 30 years in economic and community development roles. He worked with the SDS Capital group for 13 years which created private equity real estate funds that focused on low income areas and homeless housing. He worked on the new market tax credit program and stated that about 80% of Spokane is eligible for those tax credits.
- Mr. MacDonald was also President of Film LA which was a non-profit organization to help producers to get filming permits.
- Prior to that, Mr. MacDonald was in a variety of roles involving economic development.
- Mr. MacDonald stated that he wants to work on housing in Spokane and will be coming forward to identify items that he wants to move forward on.

#### **Workshop(s):**

##### **1. 2022 Plan Commission Work Program**

- Presentation provided by Louis Meuler
- Questions asked and answered
- Discussion ensued

##### **2. Full Draft Design Guidelines for City Wide, Skywalks, Public Projects**

- Presentation provided by Dean Gunderson and Taylor Berberich
- Questions asked and answered
- Discussion ensued

##### **3. Comprehensive Plan Ideas**

- Presentation provided by Todd Beyreuther, Clifford Winger, Jesse Bank
- Questions asked and answered
- Discussion ensued

#### **Continued Hearing:**

##### **1. Comprehensive Plan Amendments Continued Hearing**

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

##### **Z20-194COMP:**

Greg Francis motioned to recommend to City Council application Z20-194COMP for approval as submitted by the applicant. Seconded by Michael Baker.  
Motion carried unanimously (8,0)

##### **Z20-206COMP:**

Greg Francis motioned that Plan Commission finds that application Z20-206COMP conforms to the location requirements in the Comprehensive Plan and recommends approval including the expanded area of land use designation Residential 15+ and zoning of Residential High Density (RHD). Seconded by Michael Baker.

Greg Francis made a friendly amendment to reduce the land use designation to Residential 15-30 and zoning to Residential Multifamily and apply to the original parcel and the expanded area. Seconded by Michael Baker

Motion Carried (6,2)

**Z20-207COMP:**

Greg Francis motioned to recommend that City Council approves application Z20-207COMP as submitted by the applicant. Seconded by Michael Baker.  
Motion carried unanimously (8,0).

**Z20-208COMP:**

Greg Francis motion to recommend that City Council approves application Z20-208COMP and that it is in conformance with the Comprehensive Plan as submitted by the applicant and including the additional parcels added during the threshold review process listed in the staff report. Seconded by Michael Baker.  
Motion carries unanimously (8,0).

**Z20-209COMP:**

Greg Francis motioned to recommend that City Council approves application Z20-209COMP as submitted by the applicant but change the zoning to CC1-DC. Seconded by Michael Baker.  
Motion carried unanimously (8,0).

**Z21-022COMP**

Greg Francis motioned to recommend that City Council approves Z21-022COMP as submitted by the applicant. Seconded by Michael Baker.  
Motion carried unanimously (8,0).

**Meeting Adjourned at 5:11 PM**

Next Plan Commission Meeting scheduled for Wednesday, November 10, 2021

### 2022 Plan Commission Work Program Priorities

Project Name	Start/Status	Plan Commission Review	Project Completion
Housing Action Plan Implementation Grant - WA Commerce Grant	Q4-2021	Q1-2022	Q2-2023
Phase 1 - Housing Code Amendments; ADU, Attached, Duplex, Short Plat, SEPA exemptions, etc.	In Progress	Q1-2022	Q1-2022
Phase 2 - Housing Code Amendments	Q1-2022	TBD	TBD
Short Term Rental Housing Ordinance Update	TBD	TBD	TBD
Transit Oriented Development Implementation Grant. U-District - WA Commerce Grant	Q4-2021	TBD	Q2-2023
Regional Planning / County Wide Planning Policies Update	Q1-2022	TBD	TBD
Division Corridor T.O.D. Study - Federal Grant if Awarded	In Progress	TBD	TBD
"City Line" TOD Overlay Framework Study	In Progress	Q4-2021	Q1-2022
Transit Oriented Development Centers and Corridors Code Update - Monroe Street Focus	Q1-2022	Q4-2022	Q1-2023
North Town Center Plan	TBD	TBD	TBD
Design Guidelines – Shoreline, Public Projects, PUD, Skywalk, etc.	In Progress	Q4-2021	Q1-2022
20 Year - Water Capital Facilities Element Update	In Progress	TBD	TBD
20 Year - Sewer Capital Facilities Element Update	TBD	TBD	TBD
Highway 2 - West Plains Transportation Study - WSDOT Lead	In Progress	Q4-2021	Q1-2022
U.S. 195 / I-90 Transportation Study - SRTC Lead <a href="https://us195transportationstudy.com/">https://us195transportationstudy.com/</a>	In Progress	Q4-2021	Q1-2022
Division Connects Study - SRTC Lead <a href="https://www.srtc.org/division-street-corridor-study/">https://www.srtc.org/division-street-corridor-study/</a>	In Progress	Q4-2021	Q1-2022
North Bank - Stadium District Plan	Q3-2022	TBD	TBD
Unified Development Code Clean-up: Depending on Resources	TBD	TBD	TBD

### 2022 Mandated / Annual Projects

6-Year Transportation Program Update - Consistence Review	Q1-2022	Q2-2022	Q2-2022
6-Year City-Wide Capital Program Update - Consistency Review	Q2-2022	Q3-2022	Q4-2022
2022 Annual Comp Plan Amendments	Q4-2021	Q2/Q3 - 2022	Q4-2022

#### Notes:

Remaining Neighborhood Plans - Minnehaha, Shiloh Hills, Balboa / S. Indian Trail, Latah/Hangman

Remaining Centers & Corridors specific plans (11 Remaining)

Neighborhood (2): Lincoln and Nevada, Grand Boulevard / 12th to 14th

District (6): Five Mile, North Town, Shadle - (Neighborhood Plan), 57th & Regal

Employment (2): North Nevada, Maxwell and Elm

Corridor (1): Monroe - south 1/2

Spokane County Urban Growth Area Mandatory Review - 2025

WA State Periodic Comprehensive Plan Update - June, 2026

Next WA State Shoreline Program Update - June, 2030