



Spokane Plan Commission Agenda

Wednesday, January 26, 2022

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 [1/12/2022](#) 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 – 4:00

1. [Phase 1 – Residential Development Code Changes](#)

Nate Gwinn, Amanda Beck,
MAKERS

Adjournment: The next PC meeting will be held on Wednesday, January 26, 2022

Plan Commission Meeting Information

Wednesday, January 26, 2022

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>Meeting Password: PlanCommission</p> <p>Meeting Number (access code): 2490 846 0369</p>	<p>Join Webex Meeting Online: JOIN MEETING</p> <p>Tap to join from a mobile device (attendees only):</p> <p>+1-408-418-9388, 24908460369## United States Toll</p> <p>Join by phone: +1-408-418-9388 United States Toll</p> <p>Global call-in numbers:</p> <p>https://spokanecity.webex.com/spokanecity/globalcallin.php?MTID=m514c2d4fc1d4af7864559443420dee7b</p> <p>Join from a video system or application: Dial 24908460369@spokanecity.webex.com You can also dial 173.243.2.68 and enter your meeting number.</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

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

Spokane Plan Commission - Draft Minutes

January 12, 2022

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), Jesse Bank, Carole Shook, Tim Williams
- Board Members Not Present: Michael Baker, Clifford Winger
- 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, Kevin Freibott, Nathan Gwinn, Amanda Beck, Maren Murphy, Melissa Morrison, Brian McClatchey

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

Brian McClatchey spoke about legislative House Bill 1782 and Senate Bill 5670. These bills are currently under consideration at the State level. The Association of Washington Cities is concerned about the bills' potential impact on local control. There is likely going to be amendments added to the bills before they are able to pass, including considerations for housing affordability.

Minutes: Minutes from the December 8, 2021 meeting approved unanimously.

Briefing Session:

1. City Council Liaison Report - Lori Kinnear

- Council Member Kinnear reported that the American Rescue Plan (ARPA) Funds spending categories were approved by City Council. The categories are affordable housing, the arts, and childcare. They have approved spending 14 million dollars on development incentives in these categories and the next step is to approve Request for Proposals (RFPs) from individual businesses, and non-profits.
- City Council also passed (5,2) an ordinance that prohibits landlords from evicting tenants who are waiting on rental assistance dollars.
- CM Kinnear also reported that she is working on transition zones around Center Core (CC) areas and is crafting development incentives, including Projects of Citywide Significance, for those areas.
- The Plan Commission recommendation regarding LU 1.3 and 1.4 will be considered during the Comprehensive Plan docketing subcommittee that will meet in February.

2. Community Assembly Liaison Report - Mary Winkes

- None

3. Commission President Report - Todd Beyreuther

- President Beyreuther stated that the Plan Commission welcomes updates on the state legislative bills that are going through legislature. He would like to examine what role the Plan Commission could play in stating the Commission's position on those bills.

4. Transportation Subcommittee Report - Clifford Winger

- Mary Winkes, PCTS Vice President, reported for Clifford Winger that the PCTS did not meet in January, but will meet in February.

- Updating the Plan Commission Transportation Subcommittee's Rules of Procedures was discussed in order that they might accurately reflect how the Council Liaison is assigned to the subcommittee.

5. Secretary Report - Louis Meuler

- Mr. Meuler reported that Jo Anne Wright resigned from the Plan Commission due to a conflict with a new job. However, Greg Francis and Carole Shook have been reappointed to the Plan Commission.
- Mr. Meuler reported that Planning staff are working on updating the Multifamily Tax Exemption (MFTE) boundary map. After the minor map update, there will be a lengthier process to review the MFTE program and Plan Commission members will be able to sit on a subcommittee for that review.
- The Comprehensive Plan Docketing Subcommittee will hold their first meeting on February first.
- The Planning Department has hired two new Assistant Planners II.
- Mr. Meuler reported that the Planning Director hiring process is moving forward as well.

Workshop(s):

1. DivisionConnects

- Presentation provided by Jason Lien, project lead and staff member from Spokane Regional Transportation Council
- Questions asked and answered
- Discussion ensued

2. Phase 1 Residential Development Code Changes Continued

- Presentation provided by Nate Gwinn and Amanda Beck
- Questions asked and answered
- Discussion ensued

Meeting Adjourned at 4:50 PM

Next Plan Commission Meeting scheduled for Wednesday, January 26, 2022

BRIEFING PAPER
Plan Commission Workshop
Shaping Spokane Housing, Development Code Changes
January 26, 2022

Subject

The City is initiating a [series of code amendments](#) to the Unified Development Code (UDC) to encourage the development of more housing. This Plan Commission workshop focuses on design and dimensional standards in the code affecting subjects for new residential development:

- [Accessory Dwelling Units – Chapter 17C.300 SMC](#): Models presented will cover potential changes to the maximum size for ADUs and ADUs located on smaller lots.
- [Single-Family Residential Development](#): Discussion of potential new design standards that would address topics that currently affect development on narrow lots (less than 40 feet) and other housing types, to address the pedestrian environment and neighborhood character. Such topics include front finish details, street front entrance, and minimum front window coverage.
- [Duplexes and Attached Housing – SMC 17C.110.310](#): Models presented will show examples of a possible density bonus for small duplex units as allowed housing types in additional locations, proposed front yard setback exceptions for porch projections, and a minimum required outdoor area based on lot area.
- [Lot Size Transition – SMC 17C.110.200](#): Potential changes to eliminate the transition requirement, or provide flexibility across a right-of-way or other conditions.

Background

The City's Comprehensive Plan provides a vision of affordable housing that is safe, clean, healthy, and attainable for all residents. Approved in July 2021, the City adopted its [Housing Action Plan \(HAP\)](#) to guide implementation of Comprehensive Plan policies by identifying strategies to achieve our community's housing needs and objectives. The HAP identifies actions that the city can enact to encourage more housing options that create more homes for more people. To implement the work of the HAP, the city is pursuing several residential development code amendments. These proposed changes are also guided by Mayor Woodward's [July 26, 2021 Housing Emergency Proclamation](#) and the City Council's HAP [Implementation Plan](#).

Impact

Given the housing shortage locally, the proposed code amendments correspond with action items from the Housing Action Plan that are flagged for short- or mid-term timelines and focus on increasing housing units and the diversity of housing types. These code amendments focus on the following HAP strategies:

- A1, "Explore and expand allowed housing types to encourage missing middle housing throughout Spokane's neighborhoods."
- A3, "Continue to streamline and simplify changes to the City's permit process, as necessary."
- A5, "Revise Accessory Dwelling Unit standards to allow for additional flexibility."

Phase 1 amendments will explore attached houses (townhouses), accessory dwellings, duplexes, and streamlining permit processes that could further encourage construction of housing. Future Phase 2 code amendments may require Comprehensive Plan changes, exploring opportunities for increasing the number of homes allowed per acre of land, and permitting for a wider variety of housing types generally. Find more information on the project webpage: <https://my.spokanecity.org/projects/shaping-spokane-housing/>