



# Spokane Plan Commission Agenda

Wednesday, July 27, 2022

2:00 PM

Hybrid - Council Briefing Center / Webex  
808 W Spokane Falls Blvd, Spokane, WA 99201

## Virtual Meeting Link - 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="#">7/13/2022</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> <li>7. Approval of current agenda</li> <li>8. Tentative upcoming agenda items</li> </ol>	All CM Lori Kinnear Mary Winkes Todd Beyreuther Clifford Winger Spencer Gardner
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### Workshops:

2:30 – 3:00  3:00 – 4:00	<ol style="list-style-type: none"> <li>1. Office of Financial Management Data on growth in Spokane and the Region</li> <li>2. <a href="#">2022 Building Opportunity and Choices for All 1 Year Work Program</a></li> </ol>	Kevin Freibott  Spencer Gardner
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**Adjournment: The next PC meeting will be held on Wednesday, August 10, 2022**

*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 27, 2022

Plan Commission will be held in a hybrid in-person / virtual format. Members of the public are welcome to attend in person at City Hall or online using the following information.

<p><b>Meeting Password:</b> PlanCommission</p> <p>Meeting Number (access code): <b>2490 846 0369</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:24908460369">24908460369@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="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:

[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

May 25, 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), Michael Baker, Jesse Bank, Ryan Patterson, Clifford Winger, Kris Neely, Tim Williams
- Board Members Not Present: Carole Shook
- Non-Voting Members Present: Mary Winkes (Community Assembly Liaison)
- Non-Voting Members Not Present: Council Member Zack Zappone and Council Member Lori Kinnear
- *Quorum Present: yes*
- Staff Members Present: Tirrell Black, Jackie Churchill, James Richman, Kevin Freibott, KayCee Downey, Amanda Beck, Ryan Benzie, Maren Murphy, Kirstin Davis

**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 22, 2022, approved unanimously.

**Current Agenda:** The current agenda was approved unanimously.

**Commission Update:** Commissioners Jesse Bank, Ryan Patterson, and Clifford Winger interviewed 3 Plan Commission applicants and will send their recommendation for the vacant position to the mayor.

**Proposed Items for Future meetings:** Tim Williams would like to discuss the homeless encampment and how that intersects with Plan Commission.

## Briefing Session:

1. **City Council Liaison Report**
  - None
2. **Community Assembly Liaison Report - Mary Winkes**
  - Ms. Winkes reported the mayor's housing task force created a letter of support of the Building Opportunities and Choices for All (BOCA) interim zoning ordinance, however as the Community Assembly (CA) Liaison, Ms. Winkes did not sign the letter because the Community Assembly chose not to support the ordinance.
3. **Commission President Report - Todd Beyreuther**
  - President Beyreuther stated that he was also on the mayor's housing task force.
4. **Transportation Subcommittee Report - Clifford Winger**
  - Clifford Winger reported that the PCTS did not meet in July. He also reported that the Friends of the Centennial Trail have been invited to join the subcommittee and this item will go before the board next time they meet.
5. **Secretary Report - Tirrell Black (filling in for Spencer Gardner)**
  - Tirrell Black reported that the Shaping Spokane Housing items went before council and were approved.
  - Tirrell introduced the new interim zoning ordinance and stated that it would be discussed as a workshop item at today's meeting. The interim zoning ordinance went to first reading before city council and will go before council on Monday.
  - Tirrell introduced Ryan Benzie as the new Clerk III in Planning and Economic Development.

**Workshop(s):**

**1. Z21-284COMP**

- Presentation provided by KayCee Downey
- Questions asked and answered
- Discussion ensued

**2. Comprehensive Plan Amendment Follow Up**

- Presentation provided by Kevin Freibott
- Questions asked and answered
- Discussion ensued
- **Motion by Commissioner Greg Francis directing staff to provide an analysis of a proposed land use of Centers & Corridors Transition (CC-Transition) and a proposed zoning of Centers & Corridors Type 4 (CC-4 DC) in their staff report for consideration by the Plan Commission during their consideration of application Z21-282COMP at the time of the Plan Commission hearing. Seconded by Commissioner Tim Williams. Motion passed unanimously. (8,0)**

**3. 2022 Building Options and Choices for All Interim Zoning Ordinance**

- Presentation provided by Amanda Beck and KayCee Downey
- Questions asked and answered
- Discussion ensued

**Meeting Adjourned at 4:00 PM**

Next Plan Commission Meeting scheduled for Wednesday, July 27, 2022

# Building Opportunity and Choices for All

## Pilot (Interim) Zoning Ordinance to increase housing options and address the housing crisis

These changes adopted by Council are in effect for a one-year period (through July 18, 2023). During the one-year period, the City will work to make permanent changes using the feedback and observed results of this pilot effort. The changes accomplish the following in the single-family (RSF) zone (standards not listed here remain unchanged from current code):

- Allow duplexes, triplexes, and fourplexes city wide
- Allow townhomes (“attached houses”) city wide except in the Residential Agriculture (RA) zone
  - Modify lot dimensions and building standards for townhomes to improve viability

Width (rear vehicle access)	16 ft	Previous standard in RTF
Width (front vehicle access)	36 ft	Previous standard in RTF
Depth	80 ft	No change
Minimum size	1,280 sq ft	16 ft x 80 ft = 1,280 sq ft
Maximum roof height	40 ft	Previous standard was 35 ft
Maximum wall height	30 ft on the edges, 35 ft for interior units	Matches detached house heights on the edges.  Allows for more flat roof configurations with opportunities to increase open space with rooftop patios
Floor-area-ratio (FAR)	N/A	Previous standard was 0.5. Change allows bulk to be governed by height and setbacks
Lot coverage	N/A	Previous standard for small lots in RSF was 50%. Stormwater review will be required when platting occurs

- Allow multiple adjacent townhomes (removed limit that only allows two townhomes side-by-side)
- Modify lot dimensions and building standards for detached structures (single-family, duplex, triplex, fourplex) to improve viability:

Maximum roof height	40 ft	Previous standard was 35 ft
Maximum wall height	30 ft	Previous standard was 25 ft
Floor-area-ratio (FAR)	N/A	Previous standard was 0.5. Change allows bulk to be governed by height, setbacks, and lot coverage
Lot coverage	60%	Previous standard for small lots in RSF was 50%. For larger lots, replaces a complicated formula. Spokane County uses 65% in comparable zones.

- Apply uniform design standards based on existing multifamily standards, with modifications appropriate to smaller scale projects

The ordinance also includes changes to Centers and Corridors zoning as follows:

- Modify development standards in centers and corridors to make development more feasible. The changes are directly taken from our recent City Line TOD study, adopted by Council, that included a list of specific recommended modifications.

Minimum floor-area-ratio (FAR)	1.0 in CC1 and CC2, 0.5 in CC4	No minimums currently. The minimums ensure that new development enhances the street presence and adds vitality
Maximum floor-area-ratio	N/A	Bulk governed by height and setbacks
Building height	55 ft in neighborhood centers  70 ft in district centers	Raised from 40 ft in nbhd centers and from 55 ft in district centers
Height transition requirement	Allow heights to transition from lower-density zones at a faster rate	Previous standard was a 1:2 ratio (1 foot rise for every 2 feet of distance)  New standard is 1:1 ratio
Vehicle parking	Less than 30 residential units: developer is not forced to build more parking than they want to provide.  Scaled requirements applied beyond 30 units.	MFTE projects already don't have parking requirements.  For non-MFTE, previous standard forced developers to build 1 stall per unit plus one per bedroom after 3 bedrooms
Bike parking	Apply same requirements as are used downtown, with a slight increase in the required amount	Increase from 5% of vehicle parking to 10% of vehicle parking.

Finally, the ordinance adjusts the way density is calculated for multi-family projects as follows:

- Cause the number of allowed units in density calculations to be rounded up (e.g. if the math works out to 14.2 units on a site, you can build 15 units)