



# Spokane Plan Commission Agenda

Wednesday, September 28, 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="#">9/14/2022</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	1. Building Opportunity and Housing Comprehensive Plan Updates	Kevin Freibott
3:00 – 3:30	2. <a href="#">Traffic Impact Fees 17D.075</a>	Inga Note
3:30 – 4:00	3. Transition to Chambers for hearing	

### Hearing:

4:00 – 5:00	1. <a href="#">2021-2022 Comprehensive Plan Amendments Continued</a>	Kevin Freibott & KayCee Downey
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**Adjournment:** The next PC meeting will be held on Wednesday, October 12, 2022

The password for City of Spokane Guest Wireless access has been changed:

**Username:** COS Guest

**Password:** n5h2IUWZ

**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, September 28, 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.

**Meeting Password:**  
PlanCommission

**Meeting Number**  
(access code):  
**2490 846 0369**

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

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

[+1-408-418-9388](tel:+14084189388),[24908460369](tel:+14084189388)## 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 [24908460369@spokanecity.webex.com](tel:+14084189388)

You can also dial 173.243.2.68 and enter your meeting number

Please note that public comments will not 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

September 14, 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, Carole Shook, Clifford Winger, Kris Neely, Tim Williams
- Board Members Not Present: Jesse Bank
- Non-Voting Members Present: Mary Winkes (Community Assembly Liaison), Council Member Zack Zappone, Council Member Lori Kinnear
- *Quorum Present: yes*
- Staff Members Present: Spencer Gardner, Tirrell Black, Jackie Churchill, KayCee Downey, Kevin Freibott, Jessica Stratton,

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

**Minutes:** Minutes from August 10, 2022, approved unanimously

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

## Briefing Session:

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

- Council Member Kinnear reported that she and Council President Beggs are moving forward with creating an illegal camping ordinance that would prohibit no camping regardless of availability of shelters, near railroads and along the banks of river, and in other areas.
- City Council passed a moratorium on building permits in the Latah/Grandview areas for 6 months. In the meantime, transportation impact fees will be updated to reflect the infrastructure improvements that have been mandated by Washington State Department of Transportation.
- Additionally, the Trent shelter already has occupants and will be able to house 150 people soon.

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

- Ms. Winkes reported that there were no questions about her monthly report at Community Assembly.

### **3. Commission President Report - Todd Beyreuther**

- President Beyreuther reported that design standards related to Building Opportunities and Choices for All were discussed during the Housing Work Group meeting.
- In Yakima, public hearings are being held about housing code updates. At the state level, the residential energy code is being discussed and updated as well.

#### **Transportation Subcommittee Report (PTCS)- Clifford Winger**

- Mr. Winger reported that the PCTS did not meet in September. He also reported that The Friends of the Centennial Trail decided that they will be involved with the PCTA but will not be a regular member.

### **4. Secretary Report - Tirrell Black for Spencer Gardner**

- Ms. Black reported that Building Opportunity and Choices for All had its second hearing at council.

*Note: Minutes are summarized by staff. A recording of the meeting is on file with Planning Services.*

- The South Logan Transit Oriented Development project is holding a 3 day studio from Sept 20-22 in the Sierr Building. Planning staff have already been out in the community doing outreach at Safeway and the South Logan Block party as well.
- Christopher Britt is the new Plan Commissioner to the Plan Commission.
- The Plan Commission recognized Sandy Williams who passed away recently but was a neighborhood activist who was involved with the 5th Ave. Initiative
  - Christopher Britt introduced himself to the Plan Commission. He is from Memphis Tennessee and is anew transplant to Spokane. He works as a Real Estate Attorney. He is looking forward to meeting everyone and getting to know the area.

**Tentative upcoming agenda items:** Clifford Winger would like a brief report about the Urban3 presentation and a copy of the recording.

**Workshop(s):**

1. **2023-2028 Citywide CIP**
  - Presentation provided by Jessica Stratton
  - Questions asked and answered
  - Discussion ensued
2. **Traffic Impact Fees 17D.075 - Postponed until September 28th Plan Commission meeting**
  - Presentation provided by Inga Note
  - Questions asked and answered
  - Discussion ensued

**Hearings(s):**

3. **2021/2022 Comprehensive Plan Amendments**

**Z21-280COMP**

- Presentation provided by Kevin Freibott
- Questions asked and answered
- Discussion ensued
- Public Testimony
  - Applicant: James Greenup
  - Applicant Representative: Liam Taylor
  - Mary Robinson spoke in opposition of the proposed Z21-280COMP amendment.
  - Barbara Rafter spoke in opposition of the proposed Z21-280COMP amendment.
  - Kristie Jesmore spoke in opposition of the proposed Z21-280COMP amendment.
  - Melissa Dunn, 211 W Dalton, spoke in opposition of the proposed Z21-280COMP amendment.
  - Molly Severns, Glass Avenue, spoke in opposition of Z21-280COMP amendment.
  - Roni Jo Funk also voiced opposition of the proposed Z21-280COMP amendment.

**\*Full details of the public comment can be found on the Plan Commission hearing recording on the [City of Spokane Vimeo page](#)**

*Note: Minutes are summarized by staff. A recording of the meeting is on file with Planning Services.*

#### **Z21-281COMP**

- Presentation provided by Kevin Freibott
- Questions asked and answered
- Discussion ensued
- Public Testimony
  - Applicant Representative: Liam Taylor
  - **No public testimony**

#### **Z21-282COMP**

- Presentation provided by KayCee Downey
- Questions asked and answered
- Discussion ensued
- Public Testimony
  - Applicant Rep: Liam Taylor
  - Carol Tomsic spoke in opposition of the proposed Z21-282COMP amendment.
  - Dwyane Swinton spoke in opposition to the proposed Z21-282COMP amendment.
  - Richard Van Orden spoke in opposition to the proposed Z21-282COMP amendment.

**\*Full details of the public comment can be found on the Plan Commission hearing recording on the [City of Spokane Vimeo page](#)**

- Commissioner Carole Shook left the meeting at 5:34pm.

#### **Z21-283COMP**

- Presentation provided by Kevin Freibott
- Questions asked and answered
- Discussion ensued
- Public Testimony
  - Applicant Rep: Liam Taylor
  - Carol Tomsic commented that pedestrian sidewalks should be put in concurrently with development.

#### **Z21-284COMP**

- Presentation provided by Kevin Freibott
- Questions asked and answered
- Discussion ensued
- Public Testimony
  - Applicant representative: Dwight Hume
  - Jeff Ring spoke in opposition to the proposed Z21-284COMP amendment.

**\*Full details of the public comment can be found on the Plan Commission hearing recording on the [City of Spokane Vimeo page](#)**

#### **Z22-097COMP**

- Presentation provided by Colin Quinn-Hurst

*Note: Minutes are summarized by staff. A recording of the meeting is on file with Planning Services.*

- Questions asked and answered
- Discussion ensued
- Public Testimony
  - None

**Z22-098COMP**

- Presentation provided by Kevin Freibott
- Questions asked and answered
- Discussion ensued
- Public Testimony
  - None

**2021/2022 Comprehensive Plan Amendments hearing has been continued to the next Plan Commission meeting scheduled on September 28, 2022. Oral testimony has been closed, but written testimony will be accepted through September 28.**

**Meeting Adjourned at 6:15 PM**

Next Plan Commission Meeting scheduled for Wednesday, September 28, 2022

*Note: Minutes are summarized by staff. A recording of the meeting is on file with Planning Services.*



# Impact Fee Updates Latah, West Plains, South Districts

*Plan Commission Workshop*  
*9/14/22*



# Impact Fee History

- ***Adopted in 2011***
- ***Updated in 2017-2019 with advisory committee***
- ***Pays for capacity improvements***
- ***Paid at building permit for new development***
- ***Provides source for grant match***



# Impact Fee Rate Calculation

$$\text{Base Fee} = \frac{\text{Project Costs}}{\text{Trip Ends}} * \text{Developer \%}$$

*Project Costs* – cost of all projects in district.

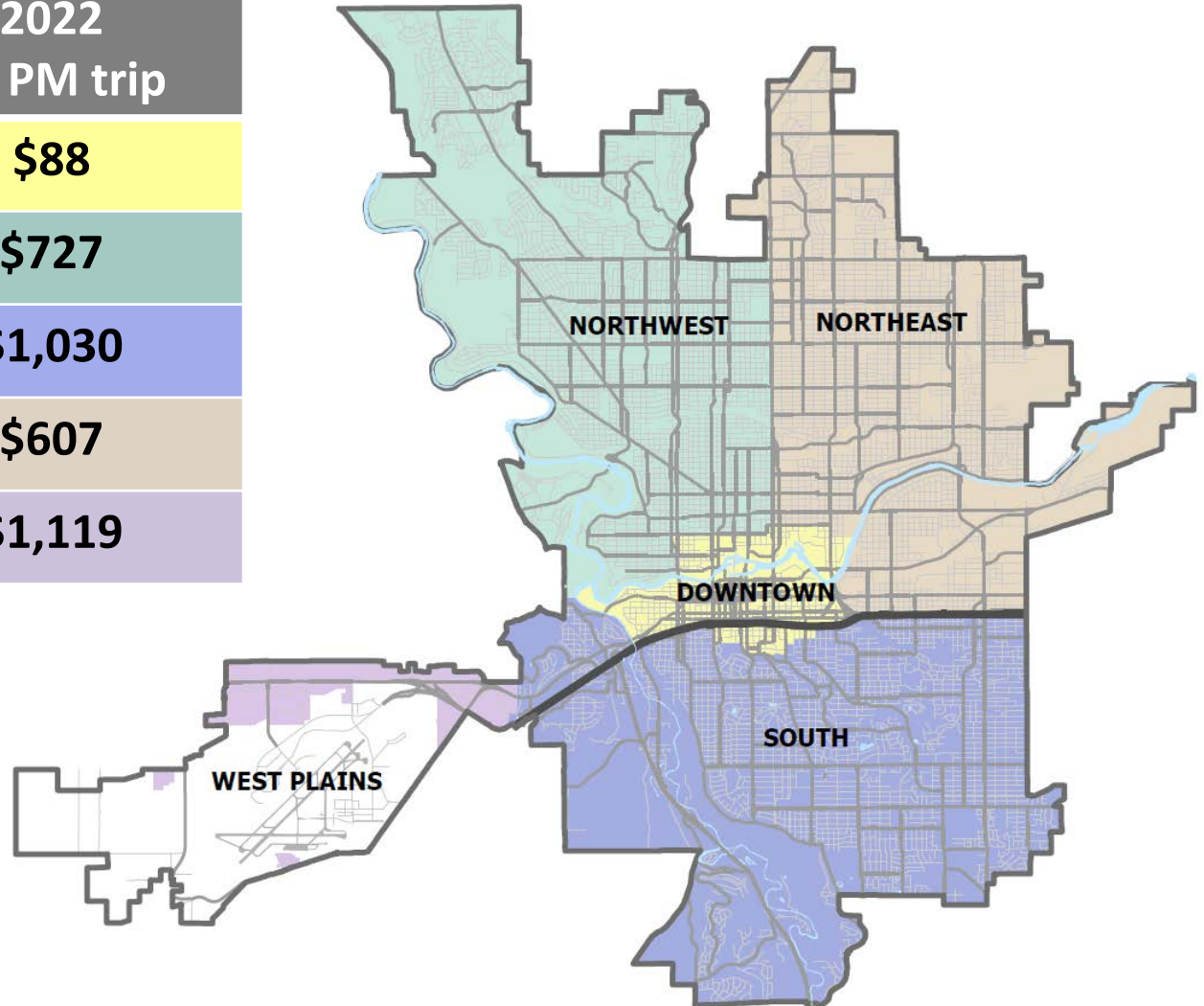
*Trip Ends* – growth in PM peak trips over 20 years from SRTC model.

*Developer %* = Share of costs assigned to developers vs. city or grant funds. (currently 50%, can't be 100% per state law)

# Existing Districts & Rates

Service Area	2022 \$ / PM trip
Downtown	\$88
Northwest	\$727
South	\$1,030
Northeast	\$607
West Plains	\$1,119

*Increases annually  
with inflation.*

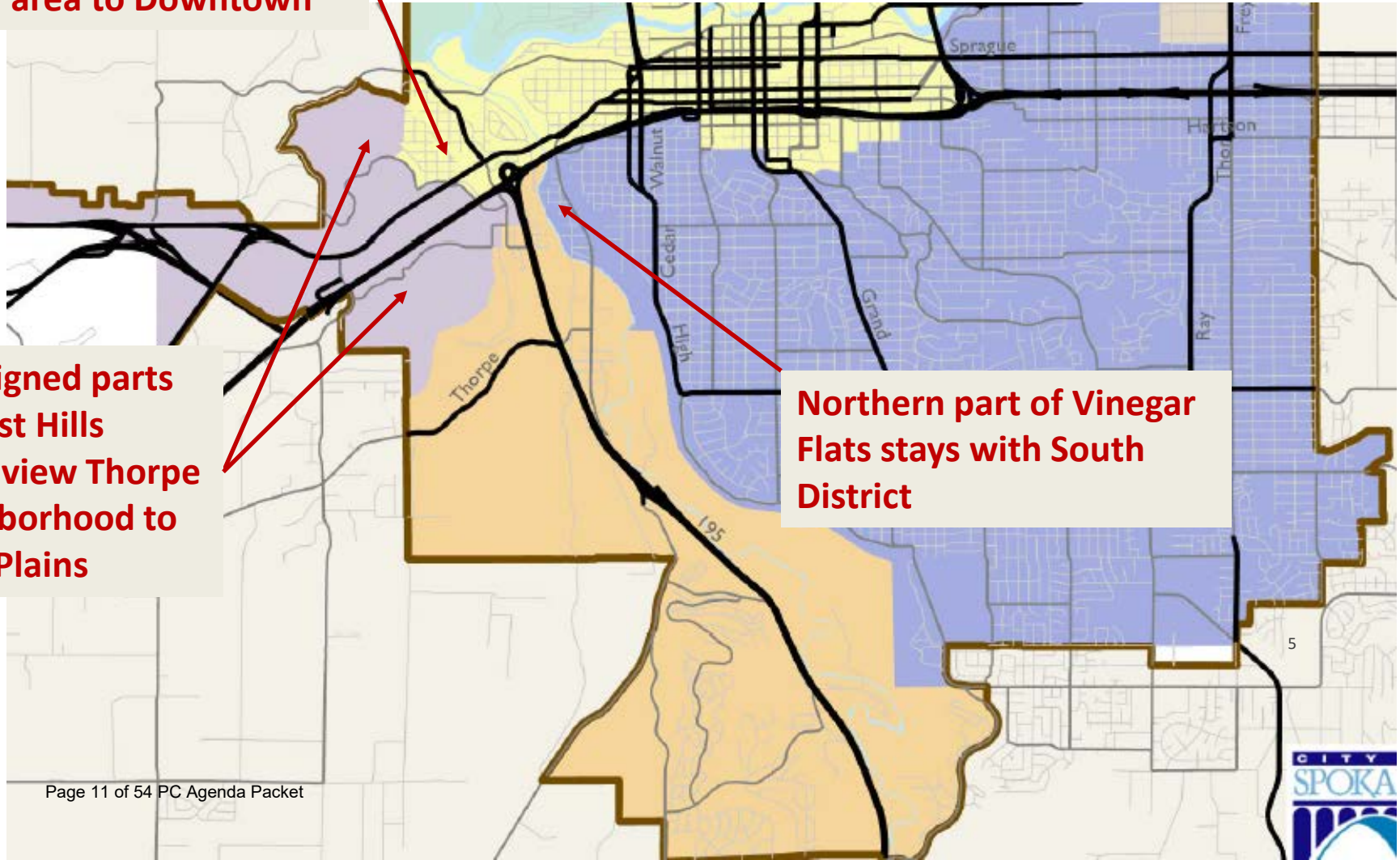


# Boundary Option #1

**Reassigned Government  
Way area to Downtown**

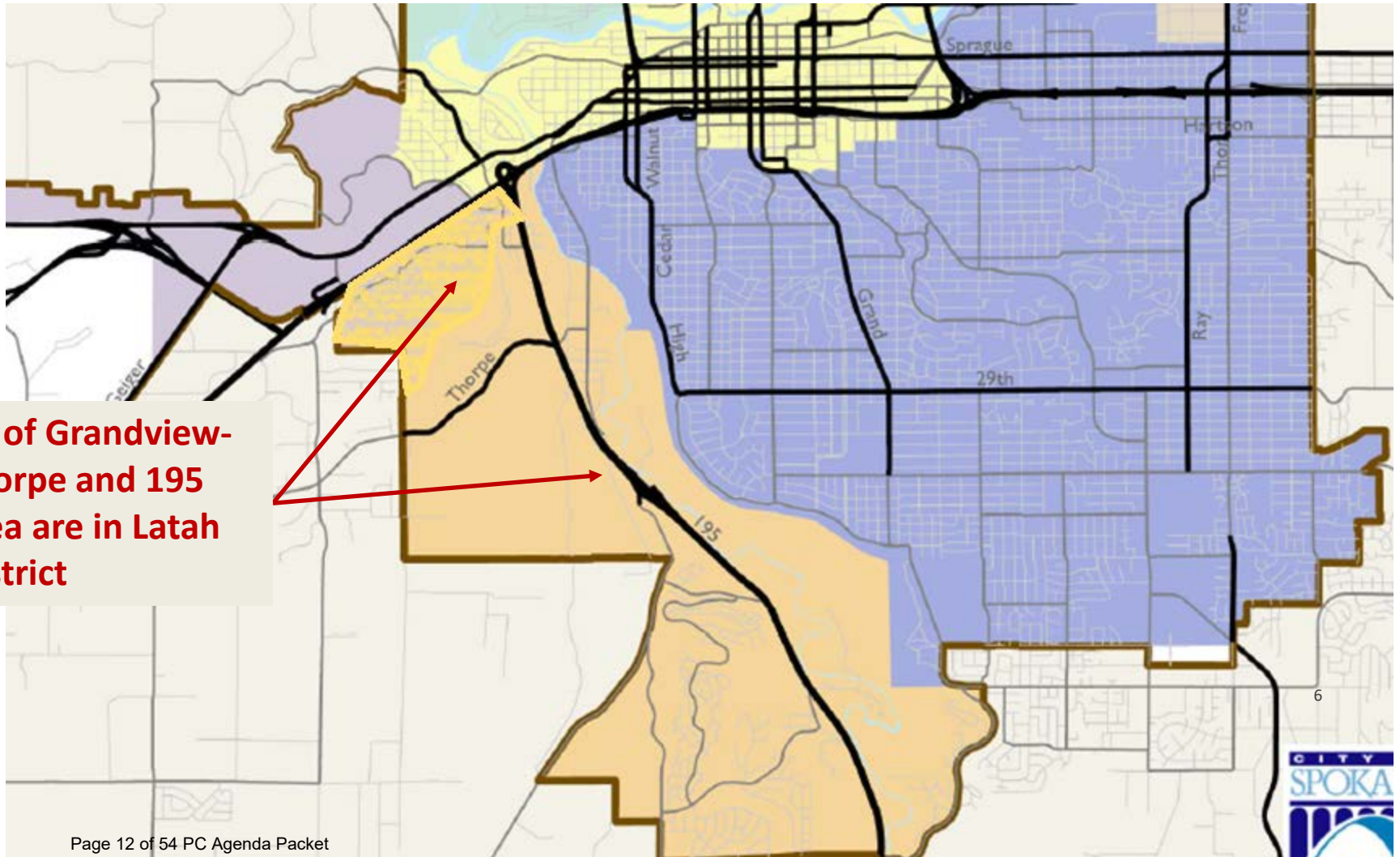
**Reassigned parts  
of West Hills  
Grandview Thorpe  
Neighborhood to  
West Plains**

**Northern part of Vinegar  
Flats stays with South  
District**





# Boundary Option #2

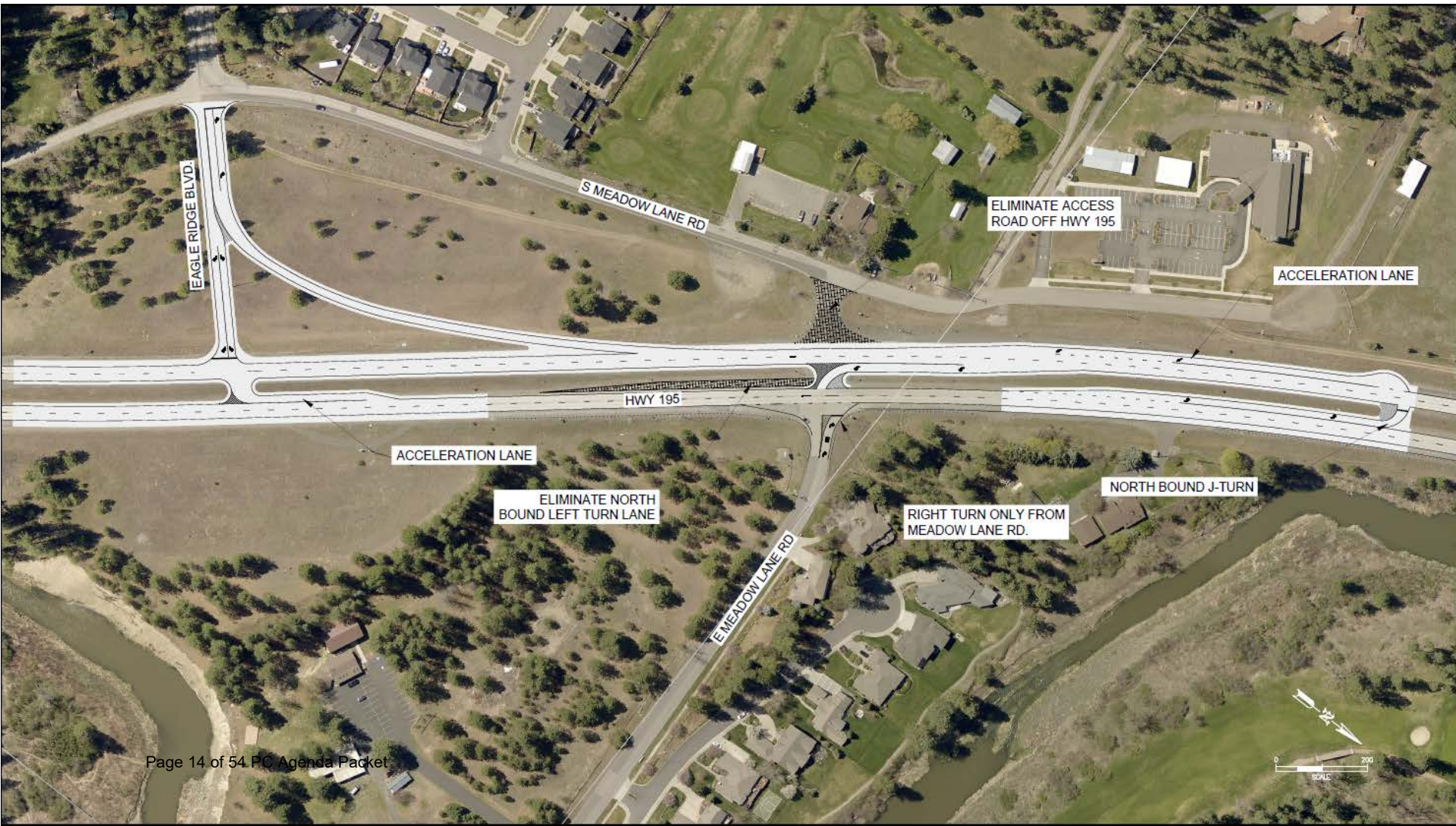


# Latah District Impact Fee Projects



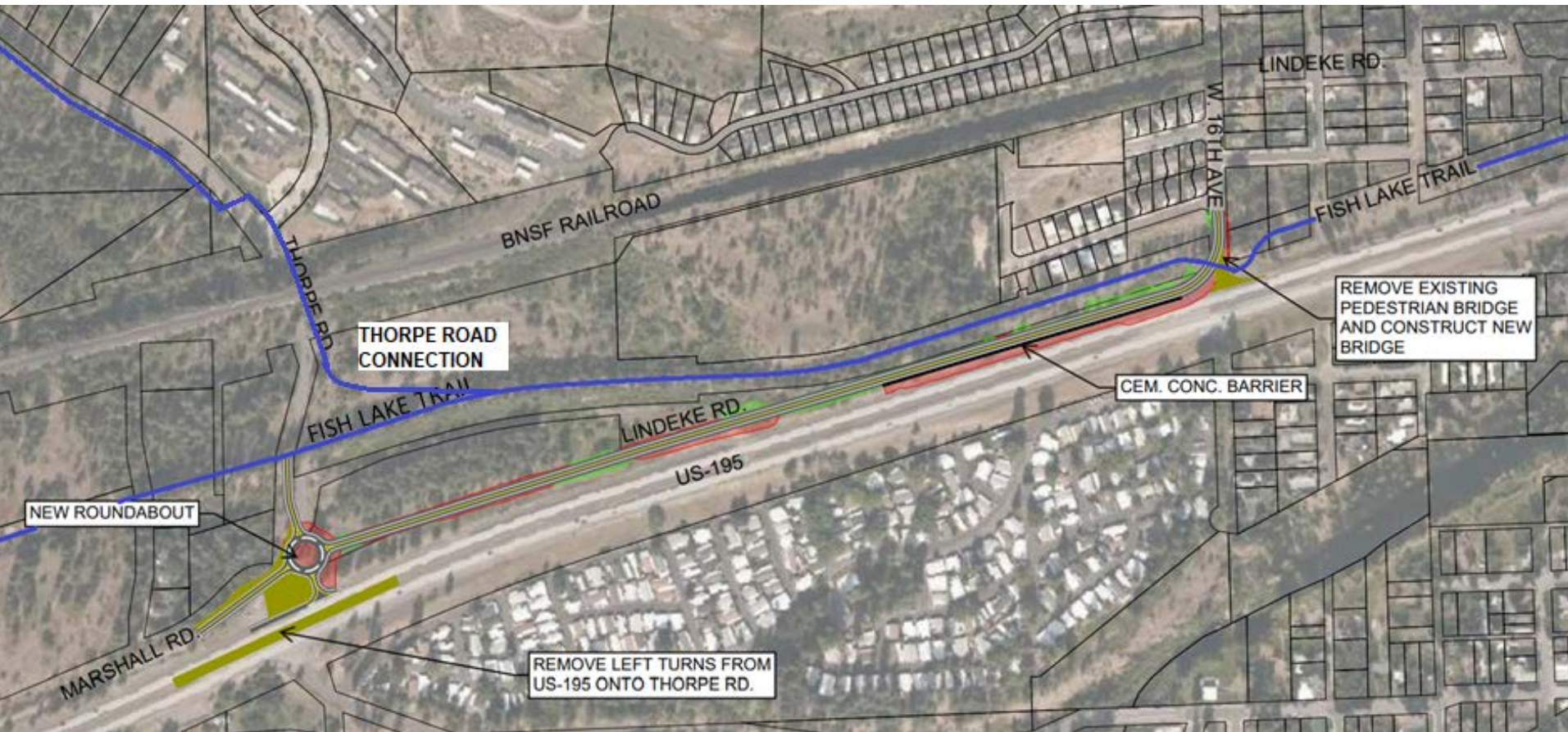


# Meadowlane J-turns





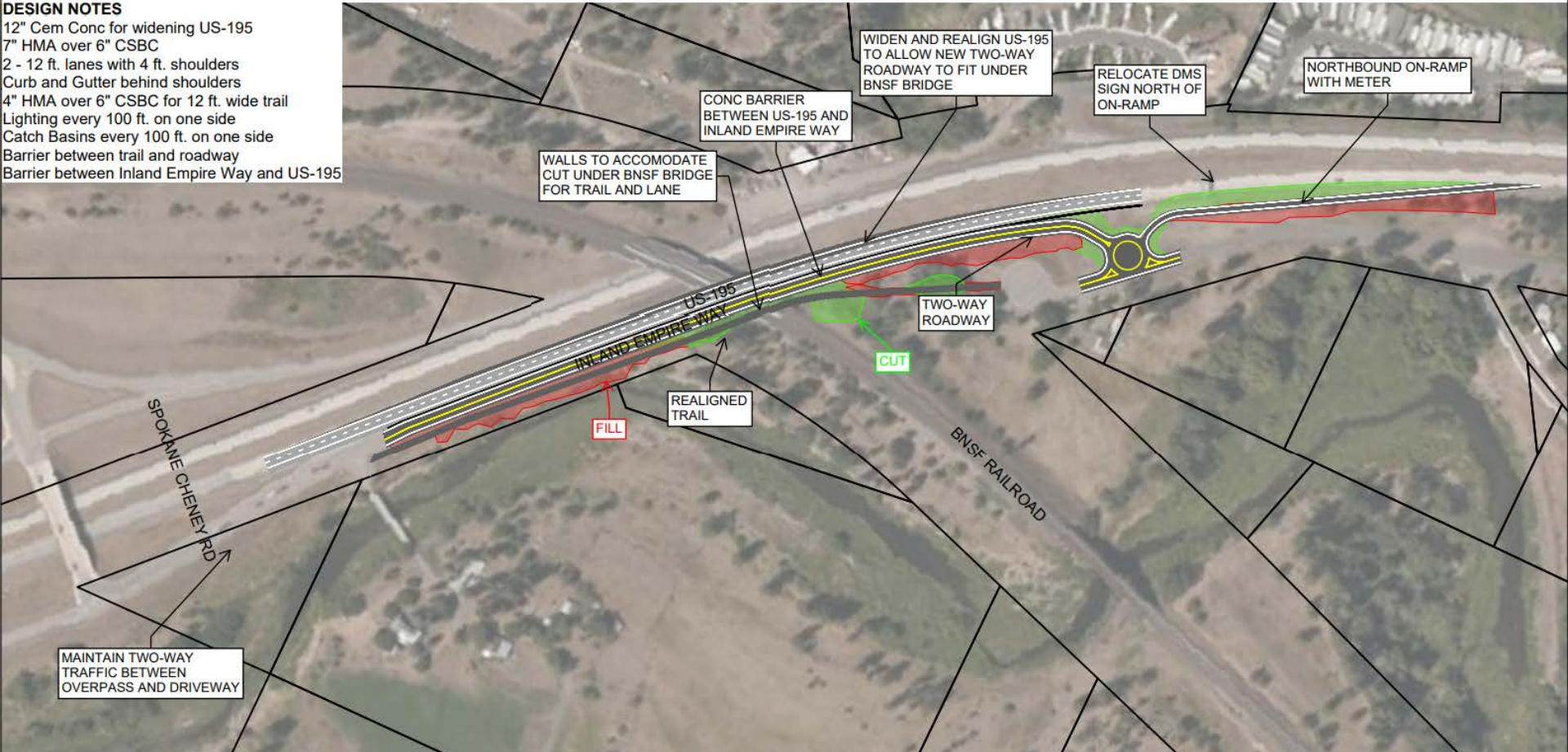
# Lindeke frontage road





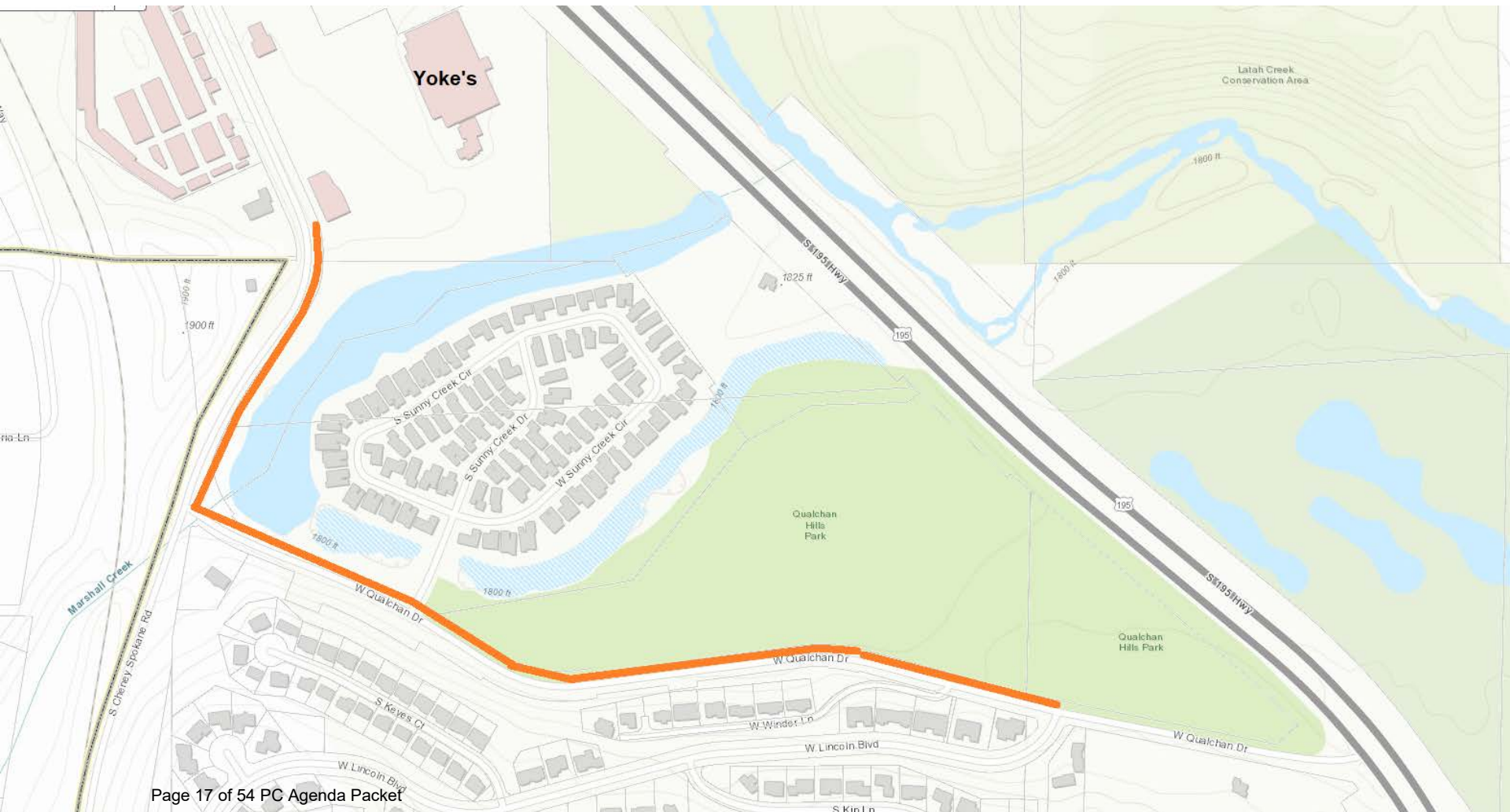
# Reconnect Inland Empire Way

**DESIGN NOTES**  
12" Cem Conc for widening US-195  
7" HMA over 6" CSBC  
2 - 12 ft. lanes with 4 ft. shoulders  
Curb and Gutter behind shoulders  
4" HMA over 6" CSBC for 12 ft. wide trail  
Lighting every 100 ft. on one side  
Catch Basins every 100 ft. on one side  
Barrier between trail and roadway  
Barrier between Inland Empire Way and US-195



Two-way road from Cheney-Spokane to Inland Empire Way

# Qualchan & Cheney- Spokane Bike/Ped Path





# Cheney-Spokane Right Sizing

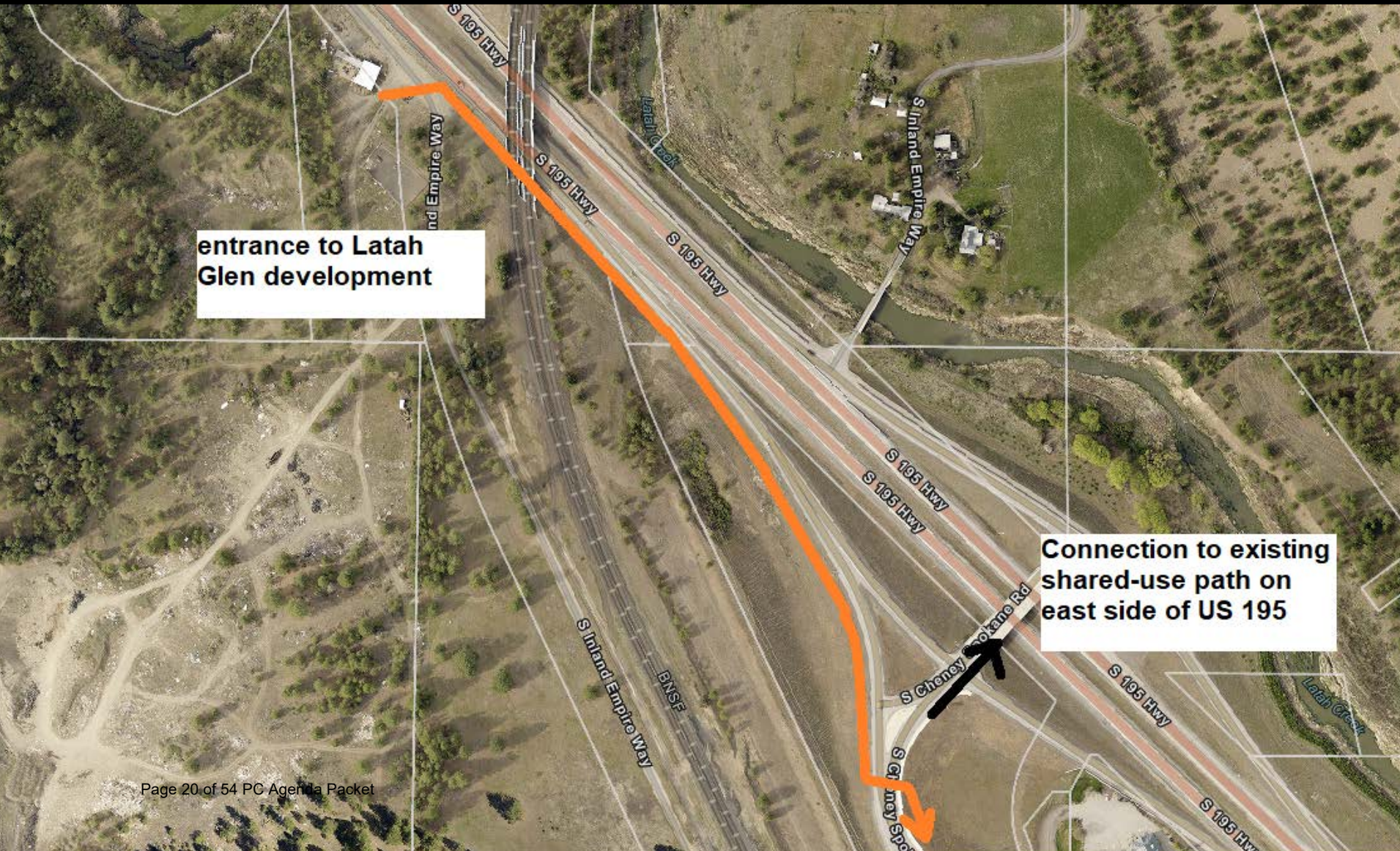


# Cheney-Spokane Right Sizing





# Shared-use pathway west of US 195





# Thorpe Tunnels



Trucks, vehicles with trailers, school buses, large SUVs treat this as a one-lane road.

# Thorpe Tunnels



A normal two-lane road has a capacity of approximately 2400 veh/hour.  
The Thorpe Tunnels have a capacity of 700-1,000 veh/hour depending on truck percentages.

# Latah Impact Fee Projects

Project Description	Total Project Cost
J-turns at Meadow Lane Road	\$809,663*
Lindeke Frontage Road	\$9,300,000
Inland Empire Way two-way connection	\$9,200,000
Thorpe BNSF Tunnel Replacement	\$14,000,000
Thorpe Fish Lake Trail Tunnel Replacement or Bridge	\$6,000,000
Sunset Blvd Bridge Study	\$200,000
Qualchan and Cheney-Spokane pathway – Lincoln Road to Yokes	\$1,093,917
Pathway from Cheney-Spokane to Latah Glen	\$544,521
Cheney-Spokane Restripe and pathway	\$1,860,627
<b>Total</b>	<b>\$43,008,728</b>

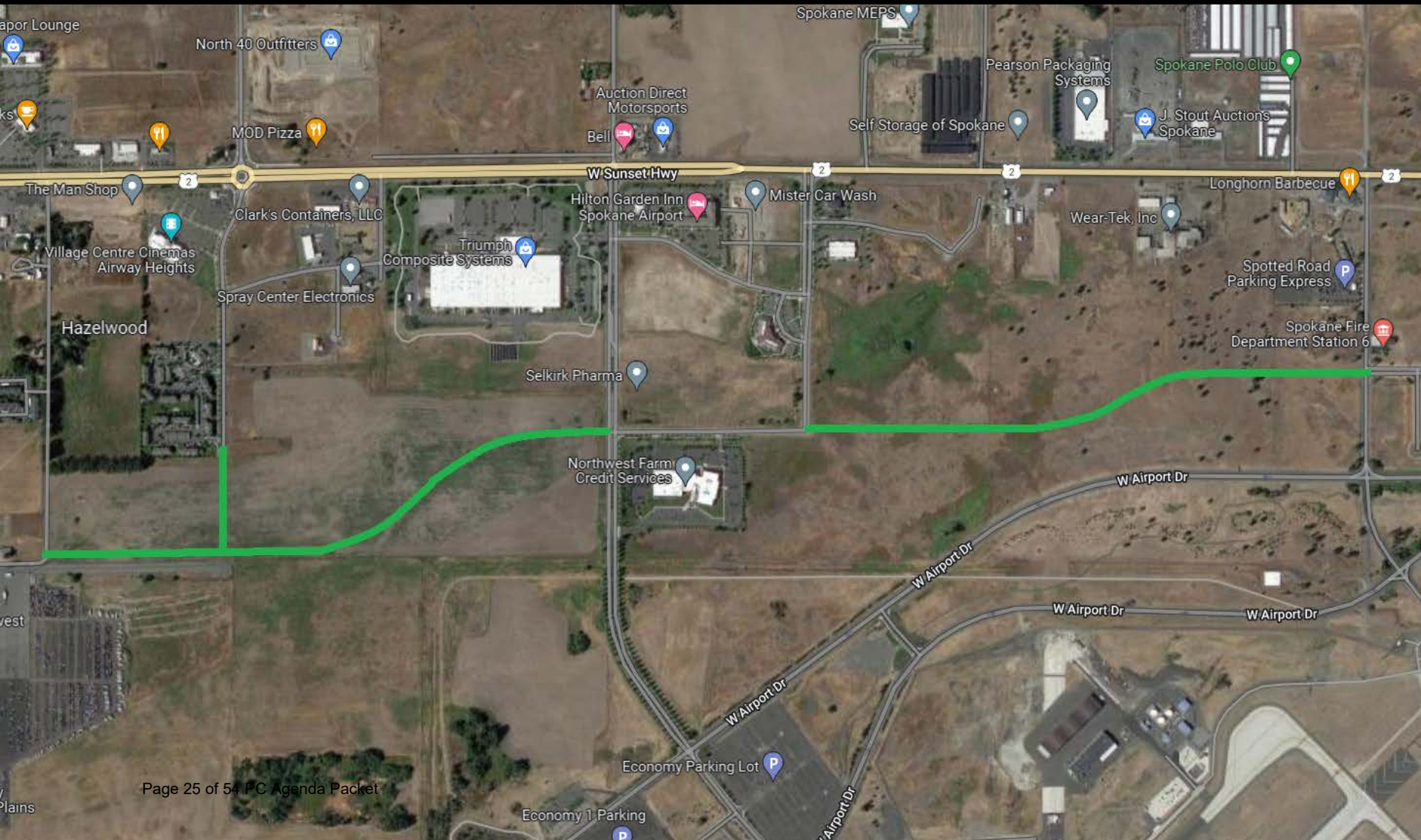
\*Developer match only shown in the table since remainder is funded through federal grant.

# West Plains Impact Fee Projects

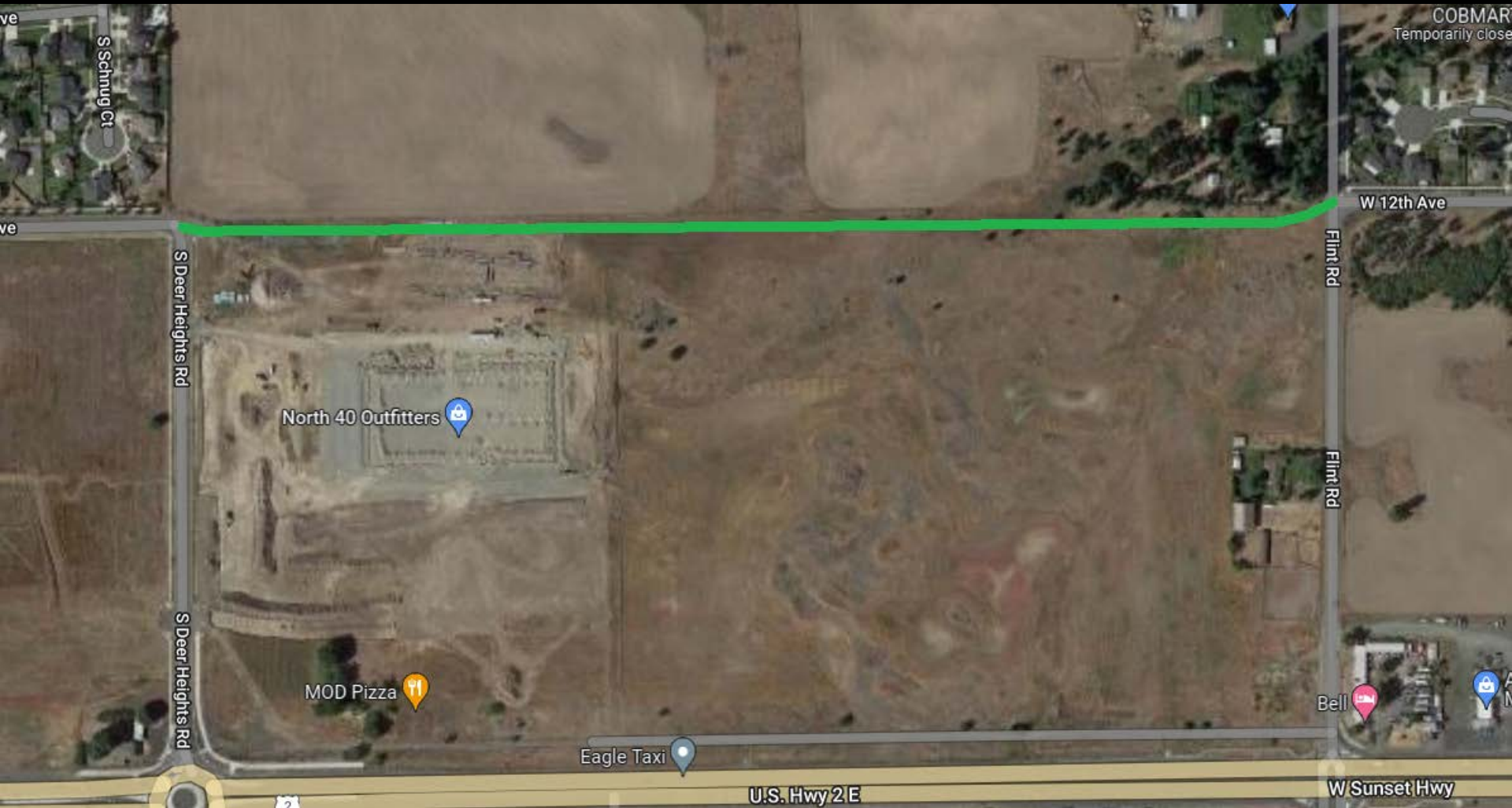




# 21<sup>st</sup> Avenue: Hazelwood to Spotted



# 12<sup>th</sup> Avenue: Deer Heights to Flint





# 12th-14<sup>th</sup> and Spotted



# West Plains Impact Fee Projects

Project Description	Total Project Cost
21 <sup>st</sup> Avenue: Hazelwood to Spotted	\$13,564,000
12 <sup>th</sup> Avenue: Deer Heights to Flint	\$3,733,396
12 <sup>th</sup> -14 <sup>th</sup> Avenues: Campus to Russell, and Spotted to US 2	\$7,506,982
Sunset Highway/Assembly signal	\$750,000
Sunset Blvd Bridge Study	\$200,000
Bicycle Projects	\$50,000
Pedestrian Projects	\$50,000
<b>Total</b>	<b>\$26,254,378</b>

# South Impact Fee Projects

Project Description	Total Project Cost
29th Ave / Freya St	\$167,707
29th/ Regal	\$750,000
Ray-Freya Alternative	\$6,000,000
57th/Hatch	\$421,927
44th Ave from Crestline to Altamont	\$1,007,000
44th/Regal	\$598,679
Freya / Palouse Hwy	\$4,987,000
S Bicycle Improvements	\$100,000
S Pedestrian Improvements	\$100,000
<b>Total</b>	<b>\$14,132,313</b>

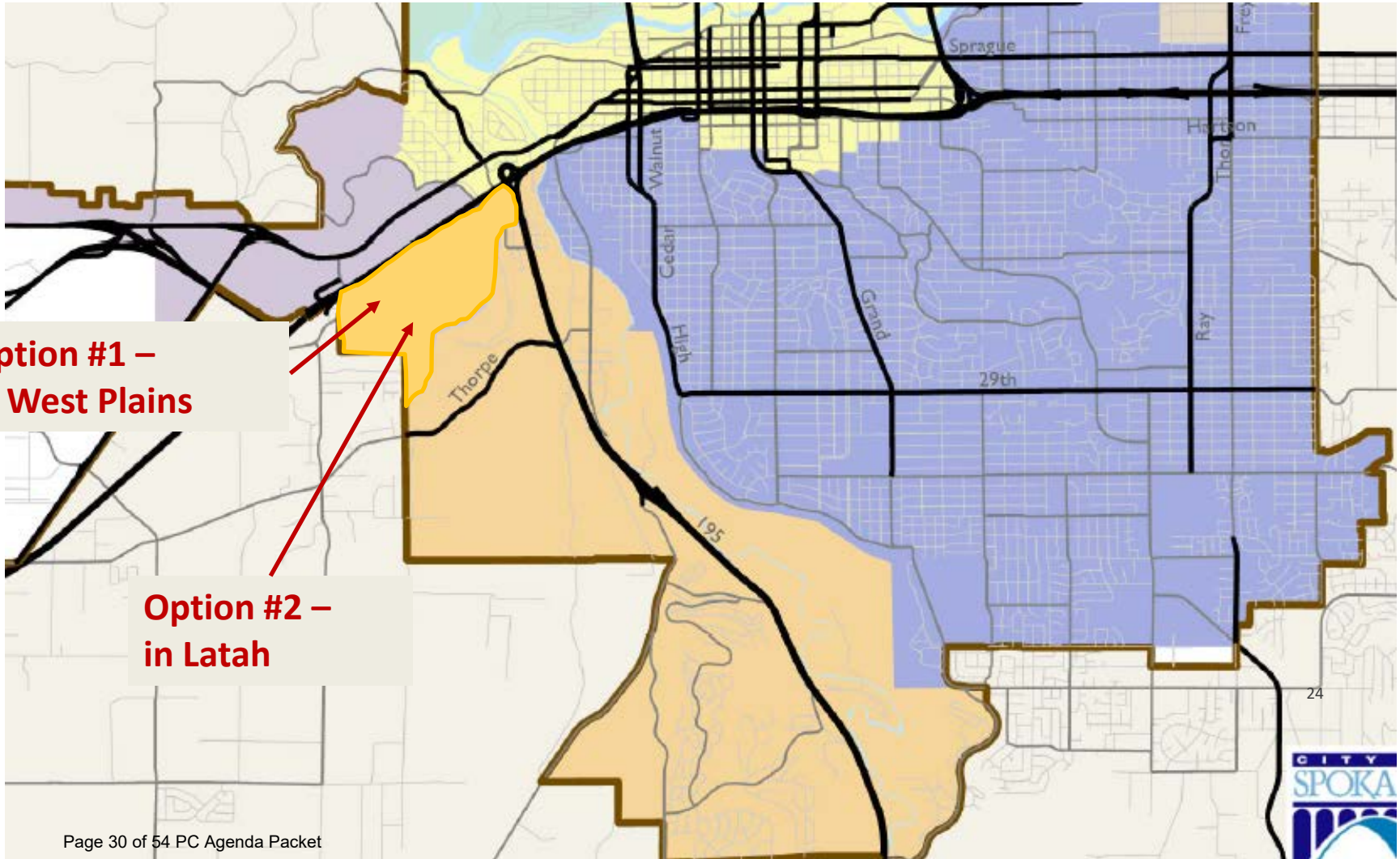
\*No changes to project list, this are cost adjustments based on recent changes in construction pricing.



# Boundary Options

**Option #1 –  
in West Plains**

**Option #2 –  
in Latah**



# Option #1 - Rate Summary

## (split Grandview-Thorpe between districts)

Service Area	2022 \$ / PM trip	Proposed at 50%	Proposed at 60%	Proposed at 70%
Downtown	\$88	No change		
Northwest	\$727	No change		
South	\$1,030	<b>\$1,629</b>	<b>\$1,954</b>	<b>\$2,280</b>
Latah Valley	south rate \$1,030	<b>\$10,617</b>	<b>\$12,662</b>	<b>\$14,707</b>
Northeast	\$607	No change		
West Plains	\$1,119	<b>\$3,512</b>	<b>\$4,214</b>	<b>\$4,916</b>

# Option #2 - Rate Summary

## (all Grandview-Thorpe in Latah)

Service Area	2022 \$ / PM trip	Proposed at 50%	Proposed at 60%	Proposed at 70%
Downtown	\$88	No change		
Northwest	\$727	No change		
South	\$1,030	<b>\$1,629</b>	<b>\$1,954</b>	<b>\$2,280</b>
Latah Valley	south rate \$1,030	<b>\$10,126</b>	<b>\$12,077</b>	<b>\$14,027</b>
Northeast	\$607	No change		
West Plains	\$1,119	<b>\$3,608</b>	<b>\$4,330</b>	<b>\$5,052</b>



# Rate Comparison

City	\$ / PM trip*	Notes
Sammamish, WA	\$14,064	
North Bend, WA	\$11,630	
Ellensburg, WA	\$2,324	
Richland, WA	\$854 - \$2,229	4 districts
Kennewick, WA	\$373 - \$1,452	4 districts
Spokane Valley, WA	\$698 - \$2,195	3 districts
Airway Heights, WA	\$1,754	
Post Falls, ID	\$1,510	
Hayden, ID	\$1,813	

27

\* percentage of capital projects paid by developers was not available

# Next Steps

Plan Commission Workshop – Sept 14<sup>th</sup>

Continued ..... - Sept 28<sup>th</sup>

Plan Commission Hearing – Oct 12<sup>th</sup>

Draft emergency amendment to capital facilities plan

Back to Council for approval in late fall

September 21, 2022

President Beyreuther &  
Members of the Spokane Plan Commission  
City of Spokane

**Re: September 28, 2022 Continued Comprehensive Plan Amendments Public Hearing**

Dear President Beyreuther and Plan Commissioners,

Thank you for your time and careful consideration during the various presentations and public testimony on September 14 regarding the seven comprehensive plan amendments under consideration this year. While the verbal testimony was closed by Plan Commission on the 14<sup>th</sup>, we have continued to receive written comments on a few of the proposals. I have enclosed any new comments with this letter, up until 5:00 PM on September 20. Please review these prior to the continuation of your hearing. If any additional written comments are received prior to the continued hearing we will email them to you.

If you would like to review any of the other materials regarding the various proposals, they can be found at the following links:

**File Z21-280COMP** – 440 & 516 W Cora Ave – [CLICK HERE FOR THE PROJECT WEBSITE](#)

**File Z21-281COMP** – 514 S Freya St – [PROJECT WEBSITE](#)

**File Z21-282COMP** – 2402 E 31<sup>st</sup> Ave – [PROJECT WEBSITE](#)

**File Z21-283COMP** – 2621 & 2623 E 27<sup>th</sup> Ave – [PROJECT WEBSITE](#)

**File Z21-284COMP** – 801 W Francis Ave – [PROJECT WEBSITE](#)

**File Z22-097COMP** – Map TR-5 (Bike Map) Amendments – [PROJECT WEBSITE](#)

**File Z22-098COMP** – Map TR-12 (Arterial Network Map) Amendments – [PROJECT WEBSITE](#)

Staff will also be present at the continuation of the hearing to provide information on any of the applications you might need. Applicants have been invited as well; in case you have questions for them during your deliberations. However, per your action last time, formal presentations and testimony will not be provided.

Thank you all for your time and consideration of these proposals.

Sincerely,



Kevin Freibott, Associate Planner  
(509) 625-6184  
[kfreibott@spokanecity.org](mailto:kfreibott@spokanecity.org)

Enclosure





**Additional Written Comments**

Received Between September 14 and September 21, 2022

**Regarding File Z21-280COMP (Cora Ave) Comprehensive Plan Amendment Proposal**

**Cora Avenue Comprehensive Plan Amendment.**

This letter was submitted to staff at the September 14, 2022 Plan Commission Hearing.

Thank you for allowing me to speak to the impacts of rezoning with the Cora Avenue Comprehensive Plan Amendment.

I live directly north of the proposed rezoning in a 1914 craftsman on Glass Avenue overlooking the bluff. This rezoning has a great potential to impact my living environment.

Foremost of those impacts include:

1. Obstruction to what has been an unobstructed view for over 100 years.
  - a. Under the current zoning this view will remain permanently un-obstructed.
  - b. The proposed zoning height is higher than the actual height of the bluff which according to GIS topography is approximately 70 feet
  - c. Based on the physic of line of site, a building maximizing the 75-foot height limitation may entirely block the line of sight riverfront park with its shorter structures due to the height of the bluff, projection of building in front of the bluff and the fact that the downtown core is approximately 55 feet lower in elevation than the proposed development.
  - d. The view is the primary factor for purchasing my 100-year-old house on the bluff. Honestly, my house didn't have a whole lot else going for it.
2. No other residential zones in the City and very few zones period allow for 75-foot construction height outside of the downtown core and limited areas along the Division corridor.
3. The adjacent residential multifamily zones have a maximum building height of 35' with a 15' sloped roof and underground parking allowances.
4. Except for two very small RMF-35 zones, this area is zoned exclusively residential single-family with a maximum height to roof peak of 35 feet.
  - a. 75-foot structures would be grossly out of place in this location, even compared to the other multifamily or commercial developments in this neighborhood.
5. The 75-foot height allowance proposed in this amendment does not align with the residential height allowances under the existing residential height limitations codified in SMC 17C110.215 section C1.
  - a. SMC defines residential height limitations at 35', 55', 70' and 150 feet.
6. Long-range planning recently published an article on the shortage of middle housing in Spokane.
  - a. Middle housing being defined as duplex, triplex and fourplex construction. This proposed zoning change will do nothing to alleviate the need for middle housing which has been identified as the most pressing and underserved housing need in the city at this time.
  - b. The need for middle housing can be best served by development within the existing zoning and BOCA provisions currently in effect City Wide which allow construction up to 4 units on a single-family residential lot.

I respectfully request reducing the allowable building height limit of this proposal to match the maximum height of the existing adjacent lots which is 35 feet. I further request consideration that the most advantageous zoning for addressing the cities housing shortage, particularly their middle housing shortage, is to maintain residential single family zoning designation with a permanent BOCA allowance for the zone or a residential multifamily medium density zoning with a maximum height allowance of 35 feet.

I feel the City and underlying neighborhoods would be far better served with a more moderate form of high density housing that provides a more natural intermingling of housing types and the people who live within those areas

I believe the Garland District extending south towards the Corbin Park district provides an optimal location in conjunction with the existing commercial business district in this area to foster the development of a mixed use and moderate high density housing community that mimics what has proven to be a successful housing community at Kendell Yards.

Development of this nature has a proven track record of improving economic prosperity and property values. Allowances to build a high-rise in an exclusively single-family zone do not have a similar track record of success.

Thank you for your consideration,



Molly Severns

Home owner

516 W Glass Ave

Spokane, WA 99205



**HEARING ITEM INDIVIDUAL SIGN-IN**

Date: 9-14-22

Project Name: 280 CORA

Are you in favor of or in opposition to this agenda item? Favor ☒ Oppose ☒

Comments: I have concerns about the proposal  
esp hight + amount of people increased in  
the neighborhood. Traffic issues, and proper accommo-  
dations for childrens on their side of the street.

**(Please PRINT legibly)**

NAME: Barbara J Rafter

STREET ADDRESS: 3227 N. Washington St.

CITY: Spokane

STATE: WA

ZIP: 99205

Phone Number: 509-209-4908

E-mail Address: whrafter@gmail.com

**HEARING ITEM INDIVIDUAL SIGN-IN**

Date: 9-14-22

Project Name: Cora

Are you in favor of or in opposition to this agenda item? Favor ✓ Oppose ✓

Comments: I have concerns about the height proposed (75 ft.)  
Number of units ; Character of historic  
neighborhood.  
Sustainability of this development.  
Natural environment; TRAFFIC

**(Please PRINT legibly)**

NAME: MARY ROBINSON

STREET ADDRESS: 4216 W ALICE

CITY: SPOKANE STATE: WA ZIP: 99205

Phone Number: 509-953-7347 E-mail Address: gustof7@yahoo.com

## Freibott, Kevin

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**From:** Cindy Ecklund <cecklund3@q.com>  
**Sent:** Friday, September 16, 2022 3:44 PM  
**To:** Freibott, Kevin  
**Cc:** Downey, KayCee  
**Subject:** Re: Plan Commission Hearing Agenda - 2022 Comprehensive Plan Amendments

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Hello Kevin,

We attended the Plan Commission hearing on Wed. 9/14 and although my husband and I didn't speak during the meeting, we have both submitted comments previously regarding the project on W. Cora. The south edge of our property on W. Glass directly borders the property in question. With any high density development, there are always concerns of noise, traffic, safety of pedestrians, increased criminal activity, school capacities, etc. We are definitely concerned about those elements, but I would like to specifically address the height limit issue.

These thoughts are based on the applicants comments during the meeting on 9/14.

1. Based on the reasons presented by the Faith Bible representative, the 75 foot (modified to 70) height requirement they are requesting is more or less an arbitrary number.

a. He claimed the ridge is probably around that height, so it seemed like a reasonable height. During his rebuttal he admitted that any structures built to that height would probably block views of some of the ridge line neighbors. Shouldn't the elevations of the ridge and the parcels below be hard numbers that they provide factual information on? There is a good amount of variation in the height of the ridge and possible building sites below. Giving a blanket height of 70' for all structures seems like it could substantially block views in some locations depending on the locations and elevation of the building sites.

b. He also stated they want to build high enough to take advantage of the city views. Those city views are exactly why we, and all of our neighbors on the ridge, bought our properties! The Faith Bible property is located at an elevation that does not come with that view. Theoretically ANY lot in ANY neighborhood in Spokane would have a great view if they were the only ones in the area allowed to build 70'h buildings! We purchased our property knowing that the area below us could be developed at some point, but given the existing zoning regulations, we were not concerned about any development coming close to blocking our views. Not in our worst nightmares, or even in the history of Spokane, has a 70'h limit been approved in a residential neighborhood like this. Especially in a neighborhood of established, single family homes.

c. He claimed that if you were standing IN a house on the ridge, you would be standing above the height where a 70'h building directly in front of you would block your view. What if you're sitting in your yard or on your patio, etc.? Many of the lots have sloping back yards. Our property has a daylight basement apartment with beautiful views of the city. If a 70'h building is allowed to be built right in front of us, all of the apartments in those new buildings are going to be looking straight into our windows.

d. He claimed they decided to build 'up' to make a smaller footprint to allow for more parking. I argue that if they don't build 'up' so high, they wouldn't NEED more space for parking.

e. He mentioned that they don't have plans for the development yet, but later he said they planned to put the buildings closer to Cora with parking between the buildings and the ridge. He also stated that on other projects he has developed there were concerns of shadowing, where the shadow of a building blocks the light of the neighboring structures. He claims they don't have to worry about the shadowing problem at this site. I disagree. Imagine you live in one of the homes on the south side of Cora and a 70'h building is directly across the street from you. For a good part of the year here in Spokane, the sun rises in the NE and sets in the NW. Those houses will be living in the shadow of those high rises for a good part of every day in the late fall, winter and early spring.



2. A mixed development of smaller apartment buildings, townhomes, duplexes, etc. seems like a much better fit for the neighborhood and the type of housing our community needs. The more the Faith Bible representative spoke, the more I got the feeling they are solely doing this to get the most money they can from this land, not to improve the neighborhood or help the broader community. The higher they build, the more they can charge for the upper units. We need the support of our city planning commission and the city council to stop developments like these that will negatively impact the whole community.

Thank you for your time,  
Cindy Ecklund

On 9/8/2022 2:55 PM, Freibott, Kevin wrote:

Good afternoon. You are receiving this email because you provided written comment on our proposed amendments to the Comprehensive Plan this year or you asked to be kept in the loop as to updates and announcements about this year's Comprehensive Plan Amendment program.

The **Plan Commission** will hold their hearing on the seven Comprehensive Plan Amendment proposals on **Wednesday, September 14, at 4:00 PM**. The [Plan Commission Agenda](#) is now available online at:

<https://static.spokanecity.org/documents/bcc/commissions/plan-commission/agendas/2022/09/plan-agenda-2022-09-14.pdf>

The agenda is a 4 MB file, so it might take a little time to download. The meeting will be held here at City Hall at 808 W Spokane Falls Boulevard. You have the option to attend in person or online as well. If you wish to watch the hearing online, connection information is provided on the second page of the agenda. You can also watch the proceedings on [City Cable Channel 5](#).

Your written comments on the proposals have been given to the Plan Commission. **You do not need to resubmit any comments you provided before.** You are welcome to provide any **new** written comment you would like Plan Commission to consider, as long as we receive it by September 13, the day before the hearing. Please submit any additional written comments via email to [compplan@spokanecity.org](mailto:compplan@spokanecity.org).

You also have the option to provide verbal testimony to the Plan Commission during the hearing. If you wish to give testimony, either online or in person, please sign up by clicking the large red button on page 2 of [the agenda](#).

Thanks for your interest in our [Comprehensive Plan Amendment program](#). If you have any questions please don't hesitate to ask me or KayCee Downey, who is cc'd on this email. Thanks and have a great day!

Kevin

## Freibott, Kevin

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**From:** Molly Severns <mollyseverns@gmail.com>  
**Sent:** Friday, September 16, 2022 1:11 PM  
**To:** Scotwebbnhnc@outlook.com; gillflah@comcast.net; Zappone, Zack; chair@emersongarfield.org; vice-chair@emersongarfield.org; Planning & Development Services Comp Plan  
**Subject:** Cora Avenue Comprehensive Plan Amendment Z21-280OMP  
**Attachments:** Cora Avenue Comprehensive Plan Amendment Z21-280COMP Public Comment - MSeverns.pdf

[CAUTION - EXTERNAL EMAIL - Verify Sender]

To City of Spokane Planning Commission and Spokane City Council,

It is my understanding that the Cora Avenue Comprehensive Plan Amendment, application Number: Z21-280COMP which proposes to rezone an area currently zoned residential single family to residential multifamily – 75' directly conflicts with the intent and specific code provisions of height limitations adjacent to single family zones as set forth in Spokane Municipal Code through the following code sections:

### HEIGHT LIMITATIONS SMC 17C.120.220 and 17C.110.215

**SMC 17C.110.215 (A)** states the purpose of height standards is to promote a reasonable building scale and relationship of one residence to another and to promote privacy for neighboring properties.

**SMC 17C.120.220 (A)** states the purpose of height limits is to control the overall scale of buildings. Specific zones (O, NR, and NMU) are set up to discourage buildings that visually dominate adjacent residential areas where zones OR, CB and GC allow for greater building height at a scale generally reflective of commercial areas.

The Code states that light, air, and privacy are intended to be preserved in single-family residential zones.

### CONCLUSION:

1. The purpose and intent of the SMC is that height limitations are in place to protect the integrity and privacy of adjacent single-family zones/homes.
2. A 75-foot height allowance compromises the integrity and privacy of the adjacent single-family zone with average homes of 10–25-foot wall heights.
3. A 75-foot-tall building would visually dominate the adjacent single family residential construction.
4. The difference between the 25-foot wall heights in the adjacent SFR zone (sharing 84% of the proposed lot perimeter), the 35-foot wall heights in the two existing RMF zones (sharing only

24% of the proposal zone perimeter) and the proposed 75-foot allowable building height of the proposed zone is not “reasonable” per the SMC intent and transition requirements outlined below.

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**SMC 17C.120.220 (C) and SMC 17C.110.215 (C)(5)** further regulates building height by specifically stating that to provide a gradual transition and enhance the compatibility between the more intensive commercial zones and adjacent single-family zones, all development within 150 feet of a single-family residential zone shall be allotted a maximum building height as follows:

Starting at a height of thirty feet (30') at the residential zone boundary, additional building height may be added at a ratio of 1:2, one foot of additional building height per two feet of additional horizontal distance from the closest single-family zone. The building height transition requirement ends one hundred and fifty feet from the single-family zone and then the full building height of the zone is allowed.

Applying these rules, the 75' height allowance requested by this zoning amendment would only be achievable at distances past 150 feet from the nearest single-family zone which borders this lot on 84% percent of the lot perimeter. This reduces the effective building area to approximately 30% of the total lot coverage. Subtracting out the existing church building on the lot (and only allowed under a conditional use permit), only 23% of the lot would be buildable to the full height limits of the proposed zone. It seems counterintuitive to allow a zoning change to a lot that would only allow construction to the full extent of that zone's height limits on less than 23% of the available lot coverage.

#### **CONCLUSION:**

1. The transition between the 25-foot wall heights in the adjacent SFR zone, the 35-foot wall heights in the two existing RMF zones (sharing only 24% of the proposal zone perimeter) and the proposed 75-foot allowable building height of the proposed zone is not “reasonable” as per the transition height requirements.
2. Existing SMC transition height limitations restrict utilization of the proposed zoning height allowance to less than 24% of the property lot coverage. It is counterintuitive to allow a zone height that is not achievable and only entices entities developers to find loopholes in the SMC codes to work around the existing height limit restrictions.

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**SMC 17C.110.215 (C)(6)** restricts the maximum wall height to thirty feet in an RMF zone that is within forty feet of a common boundary with a RSF zone. Since the parcel in question borders single-family zones on 84% of its borders to the north and south, this SMC would restrict wall height across the entire parcel to 30 feet. It is the direct intent of this SMC to restrict building height in Residential-multifamily zones so as not to dominate their adjacent single-family neighborhoods.

#### **CONCLUSION:**



1. This SMC would explicitly prohibit building heights over 30 feet in height under the current configuration where the entire parcel in the proposed rezoning area is adjacent to and within 40 feet of an SFR zone.
2. It is egregious to allow a building height on a parcel where an existing SMC explicitly prohibits the requested building height.
3. This code provision restricts building height of any building constructed within 40 feet of a common boundary with an SFR zone. However, if this re-zoning proposal is approved, a BLA could be filed to reconfigure the underlying lots in this area to provide a RMF zoned buffer lot that is 40 feet wide which would provide a loophole from complying with this SMC requirement and from the intent of the SMC to protect the integrity of the SFR neighborhood.
4. Because this rezoning proposal is to change a parcel that is currently zoned as residential single family to an alternate zoning designation which will still share 84% of its boundary with a single-family zone, it seems prudent that existing SMC regulations which are designed to preserve the integrity of single-family zones against excessive building heights be utilized to determine an appropriate height limitation for the new zone. SMC 17C.110.215 (C)(6) would set that appropriate height limitation at 30 feet.

#### **COMMERCIAL ZONING FAR STANDARDS SMC 17C.120.210 and Table 17C.120-2 and**

**SMC 17C.120.210 and Table 17C.120-2** If this area were being rezoned commercial, one of the specific zones (O, NR, or NMU) intended to discourage buildings that visually dominate adjacent residential areas by acting as a buffer between residential zones and full commercial zones would be chosen over a full commercial zone (OR, CB or GC) due to its proximity to bordering residential single-family zones.

Table 17C.120-2 would be utilized to determine the maximum height of that “buffer” zone. Per this table, not even one of the buffer zone designations would allow building height over 35 feet. Office, Office Retail, and Neighborhood Retail all have maximum height limits of 35 feet.

Further, 75 feet is never allowed without a special height provision and the only zone that comes close to reaching this height designation without a special height provision is GC, General Commercial with a maximum height per the table of 70 feet.

#### **CONCLUSION:**

1. Because this rezoning proposal is to change a parcel that is currently zoned as single family to an alternate zoning designation, it seems prudent that existing SMC protocols that are designed to preserve the integrity of single-family zones against excessive building heights be utilized to determine an appropriate height limitation for the new zone. Considering that commercial zoning would be restricted in this location to a maximum height of 35 feet without special height provisions, it is unreasonable to exceed those height limitations for a residential development. It would be contrary to the intent and provisions of the SMC to allow a residential building height that exceeds what would be allowed for commercial zoning in this area.
2. A building height of 75-feet is not currently allowed without special height provisions anywhere in the City of Spokane except within general commercial zones which are generally restricted to the downtown area and the division corridor. Allowing a building height which is

only allowed within a general commercial zone would be inappropriate in a proposed zone that will share 84% of it's boundary with residential single family zoned properties and is itself currently zoned single family residential.

### **SPECIAL HEIGHT DISTRICTS SMC 17C.170.100**

SMC 17C.170.100 establishes special height districts to control structure heights under circumstances such as preservation of public view. While North bluff is not named in the special height overlay district, Cliff Drive district, which is identical regarding the intended preservation of city views within a residential single-family zone on a bluff face, is within the Special Height overlay district which gives precedent to preservation of residential single family city views such as found on the North Bluff.

### **CONCLUSION:**

1. It is the intent of the SMC to preserve existing public views.
2. The property owners along the North Bluff as well as the citizens of the City of Spokane and the general public (via visiting the 1030 foot portion of City Right of Way directly to the north of this proposed zoning change) have enjoyed 180-degree unimpeded views of the City of Spokane, all land within the east and west borders of the City from the toe of the North Hill Bluff to the top of Cliff Drive Bluff, and the surrounding region since the incorporation of the city in 1881 and well before.

My own home, built on the North Bluff in 1914 has enjoyed these views for over 100 years. The protections afforded by special height districts should be honored in this location and should be protected from future rezoning, development and re-development based on the intent of SMC 17C.170.100 until an official SMC update can be implemented to formally provide that protection.

I respectfully request that the Planning Commission consider a recommendation to City Council to refuse the special height allowance requested for this rezoning application and allow the residential multifamily designation to move forward under the regularly allowable building height of 35 feet for RMF zones within the City of Spokane.

Respectfully,

Molly Severns

Homeowner

516 W Glass Ave

Spokane, WA 99205

## Freibott, Kevin

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**From:** Molly Severns <mollyseverns@gmail.com>  
**Sent:** Friday, September 16, 2022 1:43 PM  
**To:** Scotwebbnhnc@outlook.com; gillflah@comcast.net; Zappone, Zack; chair@emersongarfield.org; vice-chair@emersongarfield.org; Planning & Development Services Comp Plan  
**Subject:** Re: Cora Avenue Comprehensive Plan Amendment Z21-280OMP  
**Attachments:** Cora Avenue Comprehensive Plan Amendment Z21-280COMP Public Comment - MSeverns.pdf

[CAUTION - EXTERNAL EMAIL - Verify Sender]

To all:

My apologies, I forgot to add one item at the end of my written comment that I submitted at 1:10 pm on 9/16/2022.

"Barring this, I would request that the applicant provide a view study prior to a rezoning recommendation and decision being made."

I have attached an updated written statement with this above sentence included.

Thank you,

Molly Severns  
Home Owner  
516 W Glass Ave.  
Spokane, WA 99205





**Additional Written Comments**

Received Between September 14 and September 21, 2022

**Regarding File Z21-284COMP (Francis Ave) Comprehensive Plan Amendment Proposal**

## Freibott, Kevin

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**From:** Churchill, Jackie  
**Sent:** Wednesday, September 14, 2022 6:09 PM  
**To:** Freibott, Kevin  
**Subject:** FW: September 14, 2022 Plan Commission Hearing Log-in information

This letter was submitted to staff at the September 14, 2022 Plan Commission Hearing.

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**From:** Jeff Ring <[jefferyring@yahoo.com](mailto:jefferyring@yahoo.com)>  
**Sent:** Wednesday, September 14, 2022 5:46 PM  
**To:** Churchill, Jackie <[jchurchill@spokanecity.org](mailto:jchurchill@spokanecity.org)>  
**Subject:** Re: September 14, 2022 Plan Commission Hearing Log-in information

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Jackie, here is the final draft of our testimony:

Hello, We are Jeff and Laura Ring and we reside at 6216 N Lincoln St. We just want to say that we oppose the rezoning of our home. It seems as if we have been clumped together with the new development next door and we did not ask for that or a rezoning. We have asked questions that have gone unanswered from the planning department. Our biggest concern is taxes and if they will go up if we are re zoned to office retail and supposedly that question was "too complex" to answer, which worries us. We do not think this change is necessary as other homes have not been changed in the surrounding area. Once again, we did not ask to be rezoned nor do we want the property on N Post directly behind us rezoned. Our home here at 6216 N Lincoln St. has changed so much with the demolition of the two homes on N Post and the two homes on N Lincoln. The noise level has increased quite a bit as well as the traffic and parking has become worse on our little, narrow street. We do not wish to change it anymore as the home we purchased here in 2009 is just not the same with all the changes.

Thank You for your time.

On Wednesday, September 14, 2022, 05:16:54 PM PDT, Churchill, Jackie <[jchurchill@spokanecity.org](mailto:jchurchill@spokanecity.org)> wrote:

Okay thank you. If you are able to hear when the opportunity to testify comes up, please still feel free to speak. I'll put it in the chat and read it if you can't.

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**From:** Jeff Ring <[jefferyring@yahoo.com](mailto:jefferyring@yahoo.com)>  
**Sent:** Wednesday, September 14, 2022 5:14 PM  
**To:** Churchill, Jackie <[jchurchill@spokanecity.org](mailto:jchurchill@spokanecity.org)>  
**Subject:** Re: September 14, 2022 Plan Commission Hearing Log-in information

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Revamped testimony is as follows:

Hello, We are Jeff and Laura Ring and we reside at 6216 N Lincoln St. We just want to say that we oppose the rezoning of our home. It seems as if we have been clumped together with the new development next door and we did not ask for that or a rezoning. We have asked questions that have gone unanswered from the planning department. Our biggest concern is taxes and if they will go up if we are rezoned to office retail and supposedly that question was "too complex" to answer, which worries us.

On Wednesday, September 14, 2022, 05:09:17 PM PDT, Churchill, Jackie <[jchurchill@spokanecity.org](mailto:jchurchill@spokanecity.org)> wrote:

thanks

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**From:** Jeff Ring <[jefferyring@yahoo.com](mailto:jefferyring@yahoo.com)>  
**Sent:** Wednesday, September 14, 2022 5:02 PM  
**To:** Churchill, Jackie <[jchurchill@spokanecity.org](mailto:jchurchill@spokanecity.org)>  
**Subject:** Re: September 14, 2022 Plan Commission Hearing Log-in information

[CAUTION - EXTERNAL EMAIL - Verify Sender]

I checked that, there was no volume up or down. Thanks for the help.

The comment that you wanted me to send to you to enter as testimony is as follows:

We just want to say that we oppose the re zoning of our home, we have been clumped together with the new development next door and we did not ask for that. We have asked many questions that have gone unanswered from the planning department. Our biggest concern is taxes and if they will go up if we are re zoned to office retail and supposedly that question was "too complex" to answer, which worries us.



On Wednesday, September 14, 2022, 04:47:42 PM PDT, Churchill, Jackie <[jchurchill@spokanecity.org](mailto:jchurchill@spokanecity.org)> wrote:

You can look under audio on your Webex and there might be a setting you can change. Sorry, I'm not sure how to help. I've checked with others online and their volume increased after we increased the volume of the mics.

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**From:** Jeff Ring <[jefferyring@yahoo.com](mailto:jefferyring@yahoo.com)>  
**Sent:** Wednesday, September 14, 2022 4:40 PM  
**To:** Churchill, Jackie <[jchurchill@spokanecity.org](mailto:jchurchill@spokanecity.org)>  
**Subject:** Re: September 14, 2022 Plan Commission Hearing Log-in information

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

Has not helped, is there a volume control on the webex app that I just do not see? I am computer savvy but have never used webex

On Wednesday, September 14, 2022, 04:27:54 PM PDT, Churchill, Jackie <[jchurchill@spokanecity.org](mailto:jchurchill@spokanecity.org)> wrote:

We have turned the volume up on the mics hopefully that helps.

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**From:** Jeff Ring <[jefferyring@yahoo.com](mailto:jefferyring@yahoo.com)>  
**Sent:** Wednesday, September 14, 2022 4:23 PM  
**To:** Churchill, Jackie <[jchurchill@spokanecity.org](mailto:jchurchill@spokanecity.org)>  
**Subject:** Re: September 14, 2022 Plan Commission Hearing Log-in information

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

Ok but I am watching the meeting and have the volume all the way up on my iPad but can barely hear when someone is talking, please help

On Wednesday, September 14, 2022, 04:20:12 PM PDT, Churchill, Jackie <[jchurchill@spokanecity.org](mailto:jchurchill@spokanecity.org)> wrote:

Yes, you can still give testimony. The Plan Commission President will open testimony and will ask for people who would like to testify. At that point you can unmute yourself and say you want to testify.

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**From:** Jeff Ring <[jefferyring@yahoo.com](mailto:jefferyring@yahoo.com)>  
**Sent:** Wednesday, September 14, 2022 4:16 PM  
**To:** Churchill, Jackie <[jchurchill@spokanecity.org](mailto:jchurchill@spokanecity.org)>  
**Subject:** Re: September 14, 2022 Plan Commission Hearing Log-in information

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

Jackie, I was told I would be able to give testimony online, is that still possible?

On Wednesday, September 14, 2022, 04:15:07 PM PDT, Churchill, Jackie <[jchurchill@spokanecity.org](mailto:jchurchill@spokanecity.org)> wrote:

Hello,

Below is today's PC Hearing meeting link and below is the call-in number if you would like to do that.

<https://spokanecity.webex.com/spokanecity-en/j.php?MTID=m6e201ef4ceb2aed1eb41f29c19939d60>

Location: spokanecity.webex.com

Meeting number: 146 205 9622

United States Toll: +1-408-418-9388

> Global call-in numbers

Access code: 146 205 9622

Thank you,



**Additional Written Comments**

Received Between September 14 and September 21, 2022

**Regarding File Z22-098COMP (TR-12 Amendments) Comprehensive Plan Amendment Proposal**

**Freibott, Kevin**

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**From:** Trevor Cartee <carteetrev@icloud.com>  
**Sent:** Wednesday, September 14, 2022 1:13 PM  
**To:** Freibott, Kevin  
**Subject:** Leave G street alone

[CAUTION - EXTERNAL EMAIL - Verify Sender]

LEAVE G STREET ALONE YOU FUCKS

Sent from my iPhone