



Spokane Plan Commission Agenda

Wednesday, October 26, 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.

Commission Briefing Session:

2:00 – 2:30

1. Approve [10/12/2022](#) meeting minutes
2. City Council Report
3. Community Assembly Liaison Report
4. President Report
5. Transportation Sub-Committee Report
6. Secretary Report
7. Approval of current agenda
8. Tentative upcoming agenda items

All
CM Lori Kinnear
Mary Winkes
Todd Beyreuther
Clifford Winger
Spencer Gardner

Workshops:

2:30 – 3:00

1. [Housing Action Plan Update](#)

Maren Murphy

3:00 – 4:00

2. [Building Opportunities in Housing Public Engagement](#)

Kevin Freibott

Adjournment: The next PC meeting will be held on Wednesday, November 09, 2022

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

Username: COS Guest

Password: W62R5mKr

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. 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, October 26, 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 | Join Webex Meeting Online: JOIN MEETING |
| Meeting Number (access code): 2490 846 0369 | 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=m514c2d4fc1d4af78645594_43420dee7b 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:

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 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), Ryan Patterson, Carole Shook, Clifford Winger, Kris Neely, Tim Williams
- Board Members Not Present: Jesse Bank, Michael Baker, Christopher Britt
- Non-Voting Members Present: Mary Winkes (Community Assembly Liaison), Council Member Lori Kinnear
- *Quorum Present: yes*
- Staff Members Present: Maren Murphy, Jackie Churchill, James Richman, Kevin Freibott, Ryan Benzie, 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 9/28/2022 approved unanimously.

Current Agenda: The current agenda was approved unanimously.

Briefing Session:

1. City Council Liaison Report -Lori Kinnear

- Council Member Kinnear reported that the City has seen a 23.5% increase in permits over the prior 4 year average. Multifamily permitting is driving that number. A notable example is the Millennium on Monroe project which has broken ground and is a mixed use project that will receive a Multifamily Tax Exemption Incentive.
- Additionally, Council Member Zack Zappone is working on surface parking lot ordinance that would create incentives to develop parking lots in downtown Spokane.

2. Community Assembly Liaison Report - Mary Winkes

- Mary Winkes reported that she attended a Community Assembly retreat. There was also a request for a more detailed report on each code amendment.

3. Commission President Report - Todd Beyreuther

- President Beyreuther reported the state Building Code Council is holding hearings about the residential energy code and the final hearing opportunity is Friday and is online as well as in person.

4. Transportation Subcommittee Report - Clifford Winger

- Clifford Winger reported that the PCTS did not meet in October.

5. Secretary Report - Maren Murphy

- Maren Murphy, filling in for Spencer Gardner, reported that two amendments were made to the Interim Zoning Ordinance and Council will take action on Oct. 24.
- Urban Experience briefed The 22-23 Plan Commission work program was briefed at the Urban Experience Committee and will continue to on to Council. Council will likely make minor updates to remove completed programs and add additional an priority about tiny lot development, which is sponsored by Michael Cathcart. This will be adopted by resolution on October 24.
- The Building Opportunity in Housing and DivisionConnects projects will also be heard on Oct. 24.

- The Community Housing and Human Services (CHHS) department is hosting a community stakeholder meeting to discuss funding for priorities for affordable housing for households up to 80% of the Area Median Income (AMI).
- Additionally, the Housing Action Plan progress update is underway and will be coming before Plan Commission, City Council, and the Mayor.
- Finally, the City is creating a committee to study impact fees and wants to have some Plan Commission members to be on the committee.
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Current Agenda Item:

- James Richman stated that committee being formed will examine multiple service areas including the 195 corridor and the committee. The stakeholder group will just look at impact fees
- **Todd Beyreuther added a nomination of PC member to the impact fee committee. Motion passed unanimously.**
 - **Greg Francis and Mary Winkes volunteered. And the motion passed.**

Additional Future Agenda Items: none

Workshop(s):

- 1. Building Opportunity in Housing**
 - Presentation provided by Kevin Freibott
 - Questions asked and answered
 - Discussion ensued
- 2. South Logan Transportation Oriented Development**
 - Presentation provided by Maren Murphy
 - Questions asked and answered
 - Discussion ensued

Hearing(S):

- 1. 2023-2028 Citywide CIP Hearing**
 - Presentation provided by Jessica Stratton
 - Questions asked and answered
 - Discussion ensued
 - Motions:
 - **Greg Francis moved to recommend adoption of the 2023-2028 Citywide CIP as written and presented. Seconded by Kris Neely. Motion carried unanimously (7,0)**

Meeting Adjourned at 4:13 PM

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

BRIEFING PAPER
Plan Commission Workshop
Housing Action Plan
October 26, 2022

Subject

The City of Spokane prepared a Housing Action Plan to establish policy to increase housing options for residents at all income levels. It provides guidance for City staff, elected officials, and decision-makers to better meet Spokane's current and future housing needs. It outlines four priorities and 17 strategies in a coordinated vision that helps focus attention and accountability for enacting change. The plan was adopted by City Council in July 2021 after recommendation from the Plan Commission.

Since adoption, the City has been working to implement the plan and make progress on enhancing housing options. This workshop will share a progress report on some key initiatives, with a focus on Planning. Examples of progress includes:

- The interim zoning ordinance and upcoming amendments to the Comprehensive Plan
- Changes to accessory dwelling unit standards
- Transit-oriented development projects

A progress report will also be produced in the coming weeks as a summary.

The final [Housing Action Plan](#) can be viewed online. More details on housing initiatives can be found on the [Shaping Spokane Housing](#) webpage.

Impact

The Housing Action Plan informs the City's goals and policies in the [Shaping Spokane Comprehensive Plan](#) related to housing, land use, and capital facilities. It also guides implementation of these policies and by identifying strategies and actions to further meet the goals and achieve our community's housing needs.

Background

In 2019, the WA Legislature passed RCW 36.70A.600 (formerly E2SHB 1923) to incentivize cities to increase urban residential capacity and density by completing recommended actions or a housing action plan. The legislation emphasizes the need to increase housing supply for all income levels, and encourages cities to prioritize the creation of affordable, inclusive neighborhoods. Certain non-project actions are not subject to SEPA appeal if completed prior to April 1, 2023 (see [RCW 36.70A.600](#)).

Plan Commission Consideration:

This is a workshop and does not have immediate action. The Plan Commission is encouraged to continue to engage in ongoing policy discussions around the Housing Action Plan and associated direction.



Building Opportunity for Housing Community Engagement Strategy

October 19, 2022

At our next workshop with the Plan Commission, staff will present an overview of the Community Engagement Strategy we intend to employ during the Building Opportunity for Housing (BOH) project development. This strategy represents a comprehensive and multi-layered approach to engagement that provides a range of opportunities for interaction with the Plan Commission, the public, and local stakeholders. While we will discuss this in more detail during the workshop, we felt you would appreciate a preview of what we will discuss.

Guiding Principals

The BOH project will explore fundamental but necessary changes to both the Comprehensive Plan and Municipal Code for the City. As such, it is important that a wider range of inputs and engagement be sought to foster greater community ownership of this updated vision for housing in the city. Accordingly, the Community Engagement Strategy for BOH is based upon five guiding principles, as follows:

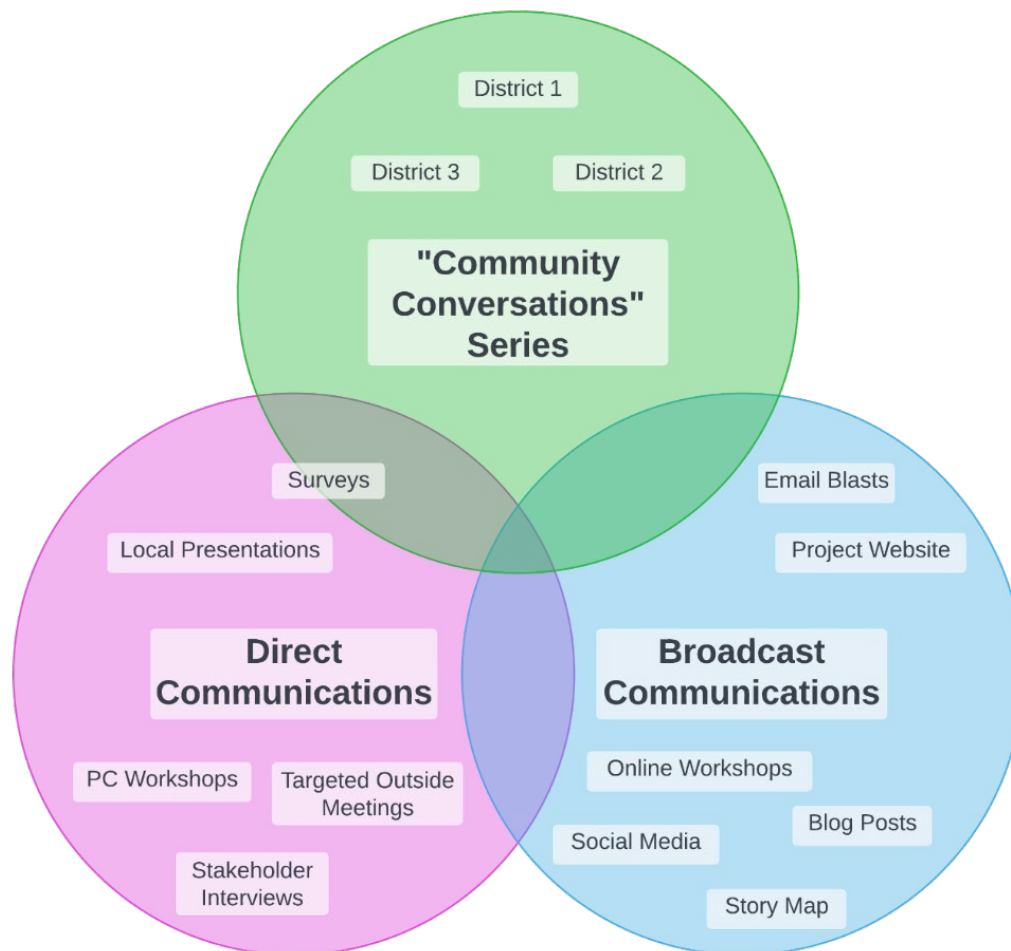
- 1. Make it Convenient**
- 2. Foster Peer to Peer Conversations**
- 3. Create Clear Expectations**
- 4. Implement Accessibility Standards**
- 5. Review and Evaluate Engagement Throughout the Process**

These principles will be explored more in our workshop with you on October 26, but for now please note that the overall intent of these principals is to provide for the best interaction between the public, stakeholders, and decision-makers like yourselves that we can foster, while still maintaining timelines and budget.

Major Efforts towards Engagement

Following consideration of the guiding principles, we intend to base the Community Engagement strategy for this project on three main components:

1. **A series of Community Conversations.** These will explore the vision and values of the community as it relates to housing diversity and access, helping to augment and refine the vision and values already instilled in the Comprehensive Plan.
2. **Direct Communications.** These are two-way communications designed to seek out and interact directly with certain stakeholders. This component is already underway, as staff has begun presentations to local groups like neighborhood councils, realtors, etc. as well as pop-up tables at local events.
3. **Broadcast Communications.** These represent more typical one-way communication methods like email blasts and public notices. While these are typically considered outreach rather than engagement opportunities, the intent is to use these methods to build interest in the project, directing people to other engagement strategies.



We hope this preview provides a helpful introduction to the topics that we will explore further with you at your next workshop. In the meantime, please feel free to contact our team at developmentcode@spokanecity.org or by calling us at 509-625-6500.

How to Get Involved

Sign up for updates and news:

developmentcode@spokanecity.org

Visit the web for more information:

shapingspokanehousing.com

