



# Spokane Plan Commission Agenda

Wednesday, November 09, 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 [10/26/2022](#) 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 – 3:15

1. Building Opportunities in Housing update

Kevin Freibott

3:15 – 4:00

2. [South Logan Transit Oriented Development update](#)

Maren Murphy & Heartland

Adjournment: The next PC meeting will be held on Wednesday, November 23, 2022 will be **CANCELLED** for Thanksgiving.

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

**Username: COS Guest**

**Password: tZ4mYqUG**

**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 09, 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.

|  |  |
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| <b>Meeting Password:</b><br>PlanCommission                     | <b>Join Webex Meeting Online:</b> <a href="#">JOIN MEETING</a>   |
| <b>Meeting Number</b><br>(access code):<br><b>146 205 9622</b> | <b>Tap to join from a mobile device (attendees only):</b><br><br>+1-408-418-9388,,1462059622##<br><br>+tel:%2B1-408-418-9388,,*01*1462059622%23%23*01* United States Toll<br><br><b>Join by phone:</b> +1-408-418-9388 United States Toll<br><br><b>Global call-in numbers:</b><br><br><a href="https://spokanecity.webex.com/spokanecity/globalcallin.php?MTID=m514c2d4fc1d4af7864559443420dee7b">https://spokanecity.webex.com/spokanecity/globalcallin.php?MTID=m514c2d4fc1d4af7864559443420dee7b</a><br><br><b>Join from a video system or application:</b> Dial <a href="sip:1462059622@spokanecity.webex.com">sip:1462059622@spokanecity.webex.com</a><br><br>You can also dial 173.243.2.68 and enter your meeting number.<br><br><b>Join using Microsoft Lync or Microsoft Skype for Business Dial:</b><br><br><a href="sip:1462059622.spokanecity@lync.webex.com">sip:1462059622.spokanecity@lync.webex.com</a> |

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

October 26, 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, Ryan Patterson, Carole Shook, Clifford Winger, Christopher Britt, Tim Williams
- Board Members Not Present: Kris Neely, Michael Baker
- Non-Voting Members Present: Mary Winkes (Community Assembly Liaison), Council Member Lori Kinnear
- *Quorum Present: yes*
- Staff Members Present: Spencer Gardner, Maren Murphy, Jackie Churchill, Kevin Freibott, Ryan Shea, KayCee Downey, Brandon Whitmarsh, James Richman, Amanda Beck, Tim Thompson

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

NONE.

**Minutes:** Minutes from 10/12/2022 approved unanimously with edits.

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

## Briefing Session:

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

- Council Member Kinnear reported that on Monday, the City Council held a hearing regarding the proposed redistricting map. There are 2 weeks left before the final map will be decided.
- CM Kinnear is meeting with State Senator Andrew Billig next month to discuss the state law that incentivizes parking lot redevelopment which requires 50% of a development's units to be affordable. This incentive is not being used because the 50% and Kinnear wants to ask that the percentage be modified.
- Additionally, Council is looking into capping Doordash and Grubhub fees to 15% because these are prohibitive to small restaurants.
  - Tim Williams arrived at 2:06 PM.

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

- Mary Winkes stated that she testified at the City Council meeting that the districts should keep neighborhood councils together.

### 3. Commission President Report - Todd Beyreuther

- President Beyreuther stated that the Wild and Urban Interface code needs design standards.

### 4. Transportation Subcommittee Report - Clifford Winger

- Clifford Winger stated that the PCTS will meet in November. Phase 2 of the DivisionConnects project and equity considerations in SRTC's regional call for projects will be presented during the meeting.

### 5. Secretary Report - Spencer Gardner

- Spencer Gardner introduced new hires to the Planning Department: Assistant Planner II Ryan Shea and Assistant Planner I Brandon Whitmarsh.
- Additionally, the Plan Commission work plan 2022-2023 was adopted by Council. There were some tweaks to the code regarding Airport overlay to prevent an increase in density in the

airport overlay area. Code was also changed for design standards relating to parking areas. The change clarified that parking should be behind the house not in front of the house.

- Comprehensive Plan amendments will be heard at Council on Nov. 21<sup>st</sup>.
- Mr. Gardner thanked the Plan Commission for taking time to participate in Plan Commission and committing to that process. He stated that Nov. 23 and Dec. 28 will be cancelled for Thanksgiving and Christmas.
- Todd Beyreuther and Spencer Gardner mentioned that the Housing Work Group subcommittee was cancelled for today, but Todd will present something in at a future meeting.

**Workshop(s):**

**1. Housing Action Plan**

- Presentation provided by Maren Murphy
- Questions asked and answered
- Discussion ensued

**2. Building Opportunities in Housing Public Engagement**

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

**Meeting Adjourned at 3:45 PM**

Next Plan Commission Meeting scheduled for Wednesday, November 9, 2022

**BRIEFING PAPER  
City of Spokane  
Plan Commission  
Workshop  
November 9, 2022**

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**Subject**

The City of Spokane is planning for mixed-use, walkable development along STA's City Line, Spokane's first bus rapid transit route. The South Logan Transit-Oriented Development (TOD) Project will create a subarea plan to enhance walkable, mixed-use places close to transit in the Logan Neighborhood.

**Project Updates:**

- **Community Survey Summary:** Staff recently completed a community survey to gather feedback and ideas about the South Logan study area. A summary of those results is now available on the project page.
- **StoryMap:** The online StoryMap launched and helps readers learn more about the project through a variety of mediums on your own time.
- **Existing Conditions Report:** Project consultants recently prepared the Existing Conditions Report to assess existing conditions of the South Logan study area and to conduct market analysis of development potential. The document is available for download on the project page.

The workshop on November 9 will include project consultants Heartland and a discussion about the market analysis on the development potential in the study area. The market research is included in the Existing Conditions Report, beginning on page 59, among other analyses. The consultants will also share possible anti-displacement and affordability strategies.

Please visit the project page to access materials: <https://my.spokanecity.org/southlogantod>

**Impact**

The South Logan TOD Project will support more connectivity for the community, businesses, and organizations in the South Logan area of the Logan Neighborhood. The recently built STA City Line bus rapid transit route presents an opportunity to create a focused vision and policies that encourage mixed-use, walkable places close to transit. The project will review development regulations zoning, and design standards to encourage a mix of uses in a pedestrian-friendly environment close to transit; study environmental impacts and mitigation measures of planned development to streamline permitting; and create a plan and policies, based on community vision, that provide a coordinated framework and approach in the project area.

**Funding**

This project is funded by the Transit-Oriented Development Implementation (TODI) grant program through the WA Department of Commerce. The grant deliverables are due to Commerce by June 2023.

**Plan Commission Consideration:**

Commissioners are invited to engage in the public process and will receive regular briefings from staff. The subarea plan, EIS, and planned action ordinance will ultimately be forwarded to the City Council for consideration of adoption by ordinance.