



Spokane Plan Commission Agenda

Wednesday, April 26, 2023

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 – 2:20	<ol style="list-style-type: none">1. Approve 4/12/2023 meeting minutes2. City Council Report3. Community Assembly Liaison Report4. President Report5. Transportation Sub-Committee Report6. Secretary Report7. Approval of current agenda8. Tentative upcoming agenda items	All CM Zack Zappone Mary Winkes Greg Francis Clifford Winger Spencer Gardner
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Workshops:

2:20 – 3:30	1. Building Opportunity in Housing	Kevin Freibott
3:30 – 4:00	2. Short Term Rental Code Update	Donna DeBit & Amanda Beck

Adjournment: The next PC meeting will be held on Wednesday, May 10, 2023

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

Username: COS Guest

Password: K8vCr44y

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, April 26, 2023

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 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

April 12, 2023

Hybrid Meeting format

Meeting called to order at 2:00 PM by Greg Francis

Attendance:

- Board Members Present: Greg Francis (President), Ryan Patterson (Vice President), Michael Baker, Jesse Bank, Carole Shook, Clifford Winger, Christopher Britt, Kris Neely, Tim Williams, Todd Beyreuther
- Board Members Not Present: NONE
- Non-Voting Members Present: Mary Winkes (Community Assembly Liaison), Council Member Zack Zappone
- *Quorum Present: yes*
- Staff Members Present: Spencer Gardner, Tirrell Black, Jackie Churchill, Kevin Picanco, Della Mutungi, Katie Kosanke, KayCee Downey, Brandon Whitmarsh, Maren Murphy Kevin Freibott, James Richmond

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

NONE

Minutes: Minutes from 3/22/2023 approved unanimously. Motioned by Clifford Winger. Seconded by Michael Baker

Current Agenda: The current agenda was approved unanimously.

Briefing Session:

1. City Council Liaison Report -Zack Zappone

- Council Member Zappone reported that the Spokane Transit Authority is looking for input about the CityLine promotional length. During the promotion time tickets could be free. Ryan Patterson suggested a shorter timeline than 1 year - perhaps through December. Mary Winkes suggested that the operational costs should be considered before making a decision. Kris Neely suggested that surplus monies could be spent on messaging to increase ridership.

2. Community Assembly Liaison Report - Mary Winkes

- Mary Winkes reported that she is now able to send notices directly to Community Assembly and can use the email distribution lists.

3. Commission President Report - Greg Francis

- Greg Francis reported that House Bill 1110 - Middle Missing Housing bill has been passed in State Legislature.
 - Kris Neely arrived at 2:07 PM

4. Transportation Subcommittee (PCTS) Report - Clifford Winger

- Clifford Winger reported that PCTS met on Tuesday, April 11th and Kevin Picanco presented the 2024-2029 Six-Year Comprehensive Street Program draft: new projects and Comprehensive Plan consistency and the PCTS recommended it to the Plan Commission for their consideration.
- Clifford Winger also mentioned the ongoing discussion about snow removal in Spokane. The Municipal Code states that property owners must clear pedestrian walkways, but this hasn't been happening. Possible solutions were discussed.
- Finally, Lime bikes were also discussed, and the accessibility issues caused when they are improperly parked.

5. Secretary Report - Spencer Gardner

- Spencer Gardner reported that Building Opportunities in Housing outreach is currently underway throughout Spokane as well as outreach for the proposed Short Term Rental Code update.
- Additionally, the Centers and Corridors project contract has been approved and the study will start soon. The study will be an evaluation of the policies around Centers and Corridors and an examination of whether they are working. This study will set the direction for changes in the 2026 Comprehensive Plan Update.
- The Northeast Subarea Planning contract is going to Council soon for approval.
 - Carole Shook arrived at 2:15pm
 - CM Zappone arrived at 2:16pm

Suggested Future Agenda Items:

- Tim Williams suggested that the allowed Accessory Dwelling Unit (ADU) size could be readdressed, and that East Sprague could use rezoning to allow for residential use in addition to commercial use.
- Michael Baker would like to discuss North Town Mall and its possible reuse as housing.
- Todd Beyreuther suggested discussing development and design review standards as passed at the State Level.

Workshop(s):

1. 2024-2029 Six-Year Comprehensive Street Program draft: new projects and Comprehensive Plan consistency review

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

2. Building Opportunity in Housing

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

3. Urban Trees and Utility Impacts

- Presentation provided by Katie Kosanke
- Questions asked and answered
- Discussion ensued

Hearing:

4. Bike Parking Code Update - Continued Hearing

- Presentation provided by Tyler Kimbrell
- Questions asked and answered
- Discussion ensued
- Motions
 - Ryan Patterson moved that to adopt the proposed minimal bike parking standards in SMC17C.230.200 Bicycle Parking and the updated definition to Bike Parking SMC 17C.230.200. Seconded by Tim Williams. Main motion carries unanimously (10,0)
 - Greg Francis made a friendly amendment to amend SMC 17C.230.110.B3 to include the sentence that up to 10% of overall substituted vehicle parking can be used for bicycle parking. Seconded by Kris Neely.
 - Kris Neely motioned to amend based on language written by Spencer Gardner as follows:
Bicycle parking may substitute for up to twenty-five (25) percent of required vehicle parking. For every four (4) ~~nonrequired~~ short-term bicycle parking spaces, the motor vehicle parking requirement is reduced by one space. For every one (1) ~~nonrequired~~ long-term bicycle parking space, the motor vehicle parking required is reduced by one space. Vehicle parking associated with residential uses may only be substituted by long-term bicycle parking. Existing parking may be converted to take advantage of this provision. Required bicycle parking spaces may be used to substitute. Seconded by Greg Francis

Greg Francis called the question to vote on the amendment to the motion.

-Amendment to the amended motion carries unanimously (10,0)

- Greg Francis made a friendly amendment to the main motion to 17C.230.200.B3 Change of Use to: when the use of an existing building changes, bicycle parking shall be provided to meet the standards set

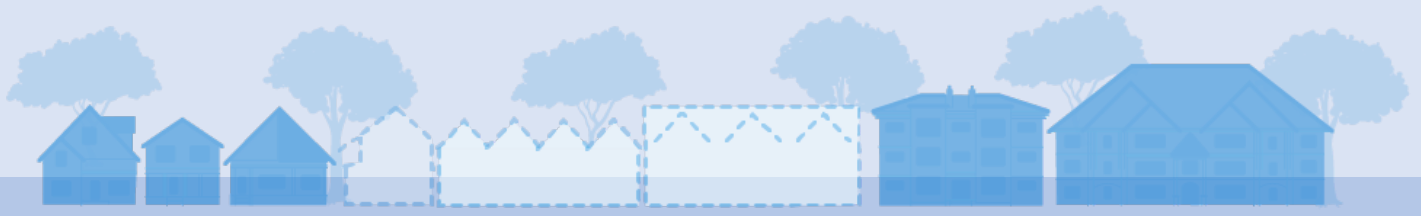
forth in this section, except where the new number of required spaces is within ten percent of the existing number of spaces.

Seconded by Kris Neely.-Motion carries (6,4)

- **Greg Francis made a friendly amendment to the main motion to strike 17C.230.200.D10, which states that residential long term parking does not fulfill the requirement of long term parking. Jesse Bank seconded. Motion failed (5,5)**

Meeting Adjourned at 6:00 PM

Next Plan Commission Meeting scheduled for Wednesday, April 26, 2023



Building Opportunity for Housing

Upcoming April 26 Workshop with Plan Commission

April 19, 2023

Plan Commission President, Commissioners:

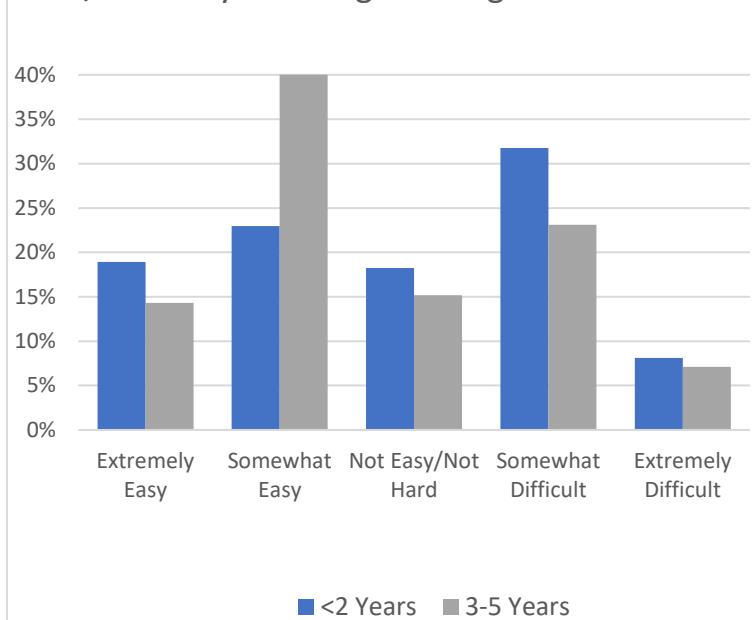
Thank you for taking the time with us last workshop to discuss the preliminary survey results from our Housing Journey survey. Your questions were very helpful and we'll be wrapping up our written survey results soon for your review and consideration. At our next workshop we would like to begin introducing you to some text amendments to Chapter 3 that have been informed by your various discussions as well as the comprehensive public engagement process we've undertaken this last six months. In advance of that, I have attached to this memo select excerpts from the Comprehensive Plan that will directly concern our discussion on April 26. We ask that you take the time to read through the currently adopted language to prepare for our discussion. Of course, if you'd like to dive deeper into Chapter 3 or the other parts of the Comprehensive Plan, the entire document is available at:

<https://my.spokanecity.org/shapingspokane/comprehensive-plan/>

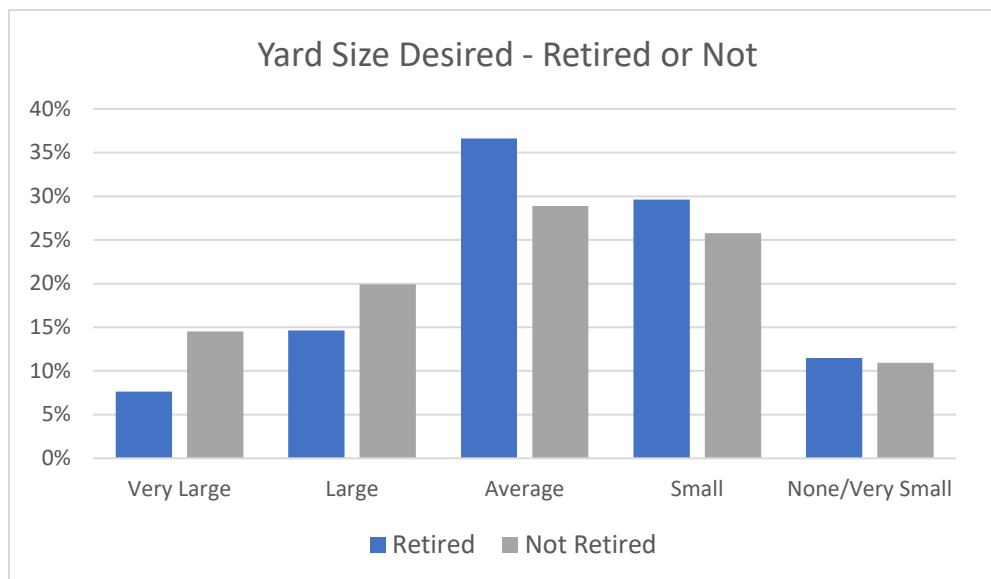
Follow Up on Survey Questions by Plan Commissioners

In our discussion with you last time two excellent questions were raised. You asked if the high number of respondents who reported that finding their home was easy *and* who lived here less than five years might have been influenced by those that moved here from more expensive areas (e.g., Seattle) and thus their financial situation made it much easier. While we did not ask direct financial questions in the survey, we further refined those answers to look only at respondents that moved here 2 years ago or less. As it happens, those that moved here 3-5 years ago have reported it was easier to find housing than those that moved here less than 2 years ago. See the chart at right for the details. While this cannot directly answer the question, it is illuminating that the most recent home seekers are still finding it difficult to find homes.

Ease/Difficulty Securing Housing



Secondly, you asked if the “desired yard size” question might have been influenced by retired persons, who generally are understood to seek yards that are less work to maintain. To see the effect that might have had on the reported overall results, we developed the following chart showing the desired yard sizes for both retired persons and all others. Where there is some variation between retired and not-retired respondents, the two sets of answers show a similar curve. Answers of “Very Large” or “Large” seem less prevalent among retirees, perhaps supporting the assumption that many retirees desire smaller yards. However, retirees also seem to desire average yards more often than non-retired persons.



Sample Input from Our Public Engagement

Sadly, we did not have enough time with you last meeting to give you some input we have garnered from our ongoing Resident Forums. We have been having several deep conversations with attendees around housing, their own housing journeys, and the vision and values in the Comprehensive Plan. To help share some of the voices we have heard with you, the following list provides a few key tidbits from our discussions:

- **Affordability and attainability of housing is foremost in everyone’s mind.** Costs have skyrocketed, and even those currently *in* housing fear losing it in the near future.
- **Every sector of our community is having difficulty finding housing,** not just those with lower incomes or first-time homebuyers. Everyone.
- **The discussion isn’t just about availability of housing or finding a home**—it’s about keeping a home once you’ve got one. Surprise rises in rent have shoved many out of their homes into a market where fewer and fewer options exist.
- **Luck is not a viable housing strategy.** So many found their current home because they happened upon an unusual situation that opened the door to a home—a kind person willing to give them a chance, a friend who just happened to hear about a place opening up, or an unexpected financial windfall. These exceptional circumstances are mentioned time and again by participants as the reason they finally found a home.

- **It is not just about a building, but about community.** Repeatedly the word or concept of community has arisen in our discussions. It is not just the home people seek, but also a connection with the neighborhood in which the home is located.

We hope this information has given you some good food for thought. We look forward to diving into this topic at your next workshop. Thanks again for your time and careful consideration of these issues.

Sincerely,

The Building Opportunity for Housing Team



The following excerpt provides the currently adopted language in Chapter 3, Land Use, of the Spokane Comprehensive Plan. Only sections expected to be amended by Building Opportunity for Housing Phase I are included. For more in-depth review of the existing language and information regarding the whole Comprehensive Plan, see www.shapingspokane.org.

3.2 VISION AND VALUES

Spokane volunteers working to develop the 2001 Comprehensive Plan identified important themes in relation to Spokane's current and future growth. A series of visions and values was crafted for each element of the Comprehensive Plan that describes specific performance objectives. From the Visions and Values document, adopted in 1996 by the City Council, the Comprehensive Plan's goals and policies were generated.

Land use is defined as the general location of various uses of land, population density, and building intensities.

Vision

"Growth will be managed to allow a mix of land uses that fit, support, and enhance Spokane's neighborhoods, protect the environment, and sustain the downtown area and broaden the economic base of the community."

Values

"The things that are important to Spokane's future include:

- Acquiring and preserving the natural areas inside and outside the city;
- Controlling urban sprawl in order to protect outlying rural areas;
- Developing and maintaining convenient access and opportunities for shopping, services, and employment;
- Protecting the character of single-family neighborhoods;
- Guaranteeing a variety of densities that support a mix of land uses; and
- Utilizing current residential lots before developing raw land."

...

3.3 GOALS AND POLICIES

Goals and policies provide direction for planning and decision-making. Overall, they indicate desired directions, accomplishments, or aims in relation to the growth and

development of Spokane. The land use goals and policies establish a framework for future growth and development of the city.

Much of the future growth will occur within concentrated areas in Neighborhood Centers, District Centers, Employment Centers and Corridors designated on the Land Use Plan Map. While this growth occurs in Centers and Corridors, established single-family residential neighborhoods will remain largely unchanged.

The Centers and Corridors contain a mix of uses, including higher density housing centered around or above retail and commercial establishments, office space and public and semi-public activities (parks, government and schools). In addition to these uses, areas designated as Employment Centers emphasize a strong employment component such as major offices or light industrial uses. Street patterns within the Centers and surrounding neighborhoods enable residents to walk or bicycle for their daily service needs and to access each center's transit stop. Higher density housing within and around the Centers supports business in the Center and allows for enhanced transit service between Centers, along Corridors and to the downtown area. Center designations on the Land Use Plan Map may change to reflect neighborhood planning decisions.

Other important directives of the land use goals and policies include:

- limiting commercial and higher density development outside Centers and Corridors to support growth and development of Centers and Corridors;
- directing new higher density housing to Centers and Corridors and restricting this type of development in single-family areas; and
- using design guidelines to ensure that commercial buildings and higher density housing are compatible with existing neighborhood character in and around Centers and Corridors.

...

LU 1 CITYWIDE LAND USE

Goal: Offer a harmonious blend of opportunities for living, working, recreation, education, shopping, and cultural activities by protecting natural amenities, providing coordinated, efficient, and cost effective public facilities and utility services, carefully managing both residential and non-residential development and design, and proactively reinforcing downtown Spokane's role as a vibrant urban center.

...

LU 1.3 Single-Family Residential Areas

Protect the character of single-family residential neighborhoods by focusing higher intensity land uses in designated Centers and Corridors.

Discussion: The city's residential neighborhoods are one of its most valuable assets. They are worthy of protection from the intrusion of incompatible land uses. Centers and Corridors provide opportunities for complementary types of development and a greater diversity of residential densities. Complementary types of development may include places for neighborhood residents to work, shop, eat, and recreate. Development of these uses in a manner that avoids negative impacts to surroundings is essential. Creative mechanisms, including design standards, must be implemented to address these impacts so that potential conflicts are avoided.

LU 1.4 Higher Density Residential Uses

Direct new higher density residential uses to Centers and Corridors designated on the Land Use Plan Map.

Discussion: Higher density housing of various types is the critical component of a center. Without substantially increasing population in a center's immediate vicinity, there is insufficient market demand for goods and services at a level to sustain neighborhood-scale businesses. Higher density residential uses in Centers range from multi-story condominiums and apartments in the middle to small-lot homes at the edge. Other possible housing types include townhouses, garden apartments, and housing over retail space.

To ensure that the market for higher density residential use is directed to Centers, future higher density housing generally is limited in other areas. The infill of Residential 15+ and Residential 15-30 residential designations located outside Centers are confined to the boundaries of existing multi-family residential designations where the existing use of land is predominantly higher density residential.

...

3.4 DESCRIPTION OF LAND USE DESIGNATIONS

Much of the future growth will occur in District Centers, Employment Centers, Neighborhood Centers, and Corridors. A key component of each of these focused growth areas is higher density housing centered around or above service and retail facilities. This enables residents near the Center or Corridor to walk or bicycle for their daily needs. Higher density housing also provides economic support for the businesses and allows for more efficient transit service along the Corridor and between mixed-use Centers and downtown Spokane.

Focusing growth results in a more compact urban form with less land being used at the fringe of the city. It provides city residents with more housing and transportation choices. New policies, regulations, and incentives allow mixed-use in designated Centers and Corridors and assure that these areas are designed to be compatible with surrounding lower density residential areas.

The land use designations and their general characteristics are as follows:

Residential 15+: This designation allows higher density residential use at a density of 15 or more units per acre or more.

Residential 15-30: This designation allows higher density residential use at a density of 15 to 30 units per acre.

Residential 10-20: This designation allows single-family residences or two-family residences on individual lots or attached (zero-lot line) single-family residences. The allowed density is a minimum of 10 and a maximum of 20 units per acre. Allowed structure types are single-family residences or two-family residences on individual lots or attached (zero-lot line) single-family residences. Other residential structure types may be permitted through approval of a Planned Unit Development or other process identified in the development regulations.

Residential 4-10: This designation allows single-family residences, and attached (zero-lot line) single-family residences. The allowed density is a minimum of four units and a maximum of ten units per acre. Allowed structure types are single-family residences, attached (zero-lot line) single-family residences, or two-family residences in appropriate areas. Other residential structure types may be permitted through approval of a Planned Unit Development or other process identified in the development regulations.