



# Spokane Plan Commission Agenda

Wednesday, January 24, 2024

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**

## Housing Work Group:

1:00 – 2:00 Legislative Update Todd Beyreuther

## 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 – 2:20	<ol style="list-style-type: none"><li>1. Approve <a href="#">1/10/2024</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></ol>	All CM Unfilled Position Mary Winkes Greg Francis Clifford Winger Spencer Gardner
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## Workshops:

2:20 – 2:30	1. <a href="#">Plan Commission Year in Review</a>	Angie McCall
2:30 – 3:10	2. <a href="#">Centers and Corridors Study Update – Policy Recommendations</a>	Colin Quinn-Hurst
3:10 – 4:00	3. <a href="#">Land Capacity Analysis Update</a>	Kevin Freibott

**Adjournment: The next PC meeting will be held on Wednesday, February 14, 2024**

**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 Briefing Center in the lower level of Spokane City Hall, 808 W. Spokane Falls Blvd., is wheelchair accessible and also is equipped with an infrared assistive listening system for persons with hearing loss. Headsets may be checked out (upon presentation of picture I.D.) through the meeting organizer. Individuals requesting reasonable accommodations or further information may call, write, or email Risk Management at 509.625.6221, 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or [mlowmaster@spokanecity.org](mailto:mlowmaster@spokanecity.org). Persons who are deaf or hard of hearing may contact Risk Management through the Washington Relay Service at 7-1-1. Please contact us forty-eight (48) hours before the meeting date.

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,,24908460369##](tel:+1-408-418-9388,24908460369##) United States Toll

**Join by phone**

+1-408-418-9388 United States Toll

**Global call-in numbers:**

<https://spokanecity.webex.com/spokanecity/j.php?MTID=m0d61b61a1b44d6436aaea6c8cb57d4c1>

**Join from a video system or application:**

Dial [24908460369@spokanecity.webex.com](tel:24908460369@spokanecity.webex.com)

You can also dial 173.243.2.68 and enter your meeting number.

#### How to participate in virtual public testimony:

**Sign up to give testimony by clicking on the button below. This will take you to an online google form where you can select the hearing item on which you wish to give testimony.**

[SIGN UP](#)

The form will be **open until 1:00 p.m.** on February 14, 2024. Hearings begin at 4:00 p.m. When it is your turn to testify, Plan Commission President will call your name and you can begin your testimony. You will have 3 minutes to speak.

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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# Plan Commission & Committees

## Upcoming Agenda Items

February 6 – PCTS (Hybrid)		
Time	Item	Presenter
9:00 am – 9:30 am	Meeting Briefing	PCTS

February 14, Plan Commission (90 minutes available) Hybrid		
Housing Work Group		
1:00 – 1:30	Canceled	
Workshop		
Time	Item	Presenter
2:00 – 2:20	Meeting Briefing	Plan Commission
	Six Year Street Plan Kickoff	Kevin Picanco
3:45 – 4:00	Transition to Chambers	

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# Spokane Plan Commission - Draft Minutes

January 10, 2024

Webex Teleconference

Meeting Minutes: Meeting called to order at 2:00pm by Greg Francis

## Attendance:

- Board Members Present: Greg Francis (President), Ryan Patterson (Vice President), Jesse Bank, Clifford Winger, Tim Williams, Todd Beyreuther, Carole Shook, Kris Neely
- Board Members Not Present: Michael Baker
- Non-Voting Members Present: Council Member Kitty Klitzke, and Council Member Paul Dillon
- Non-Voting Members Not present: Mary Winkes (Community Assembly Liaison)
- *Quorum Present: Yes*
- Staff Members Present: Spencer Gardner, Ryan Benzie, Angie McCall, Tirrell Black, Tim Thompson, Brandon Whitmarsh, James Richman, Jackie Churchill, Maren Murphy, Della Mutungi, Marcia Davis, Kirstin Davis

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

- None

**Minutes:** Minutes from 12/13/2023 approved unanimously.

**\*Kris Neely joined at 2:15pm**

## Briefing Session:

1. **City Council Liaison Report** - CM Kitty Klitzke, CM Paul Dillon also present.
  - Kitty Klitzke gave a brief introduction of herself.
2. **Community Assembly Liaison Report** - Mary Winkes
  - Absent
3. **Commission President Report** - Greg Francis
  - President Greg Francis reported that Plan Commissioner Michael Baker is still in recovery.
4. **Transportation Subcommittee Report** - Clifford Winger
  - Cliff Winger reported that the PCTS met on 01.02.24 and the bicycle advisory network is working with a consultant to survey current bicycle use and pathways. Spokane Reimagined also presented to the subcommittee regarding walkability, environmental, and bicycle orientation in the city. Ryan Patterson added that Eric Lowe's (Spokane Reimagined) proposal is a private proposal to have a bond that would fund this. She also mentioned that the WSDOT representative, Char Kay, shared regarding the land bridge project, and is one step closer to planning as they received some matching grants.
5. **Secretary Report** - Spencer Gardner
  - Spencer Gardner reported that some of the Plan Commissioners are terming out and he has reached out to the Mayor's office about how they would like to proceed in regard to filling those vacancies and interviews will be proceeding in the near future. There will be a need for a few current Plan Commissioners to volunteer their time for the aforementioned interviews.
  - He stated as a reminder that on Thursday, February 22, 2024, there is a scheduled joint Plan Commission and City Council meeting (during the Study Session) at 11:00am. Dave Anderson from the Washington State Department of Commerce will be present.



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

**Workshop(s):**

- **Water System Plan**
  - Presentation provided by staff member Marcia Davis
  - Questions asked and answered.
  - Discussion ensued.
- **Comp Plan Amendment Docketing Overview**
  - Presentation provided by Kevin Freibott
  - Questions asked and answered.
  - Discussion ensued.
  - Volunteers to be a part of the Docketing Committee for the Comp Plan include: Tim Williams, Carole Shook, Cliff Winger, Alternate VP Ryan Patterson.

Workshop Adjourned at 3:27 PM.

**Plan Commission Hearing:**

Meeting called to order at 4:00pm by Greg Francis

**Attendance:**

- Board Members Present: Greg Francis (President), Ryan Patterson (Vice President), Jesse Bank, Clifford Winger, Tim Williams, Todd Beyreuther, Carole Shook, Kris Neely
- Board Members Not Present: Michael Baker
- Non-Voting Members Present: None
- *Quorum Present: Yes*
- Staff Members Present: Spencer Gardner, Ryan Benzie, Angie McCall, Tirrell Black, James Richman, Brandon Whitmarsh
- **Centers & Corridors Pedestrian Street Designation (SMC 17C.120.030) for a portion of 29<sup>th</sup> Avenue, Martin St to Fiske St (Lincoln Heights)**
  - Presentation by Tirrell Black
  - Questions asked and answered.
  - Discussion ensued.

**Public Testimony**

- Chris Cheeley
- Dwight Hume
- Jeff Johnson
- Shawn Terjeson
- Carol Tomsic
- Chris Bell
- John Beckius
- Deanna Malcom
- Robert Queen

Public Testimony closed by President Greg Francis at 4:53pm.

**Motion:** *I [VP Ryan Patterson] move that we [Plan Commission] support the designation of 29<sup>th</sup> as a pedestrian corridor from Fiske Street to Martin as well as the updates to SMC 17C.122 that are related to the pedestrian street designation as outlined in the staff report. Cliff Winger seconded.*

**Deliberation:**

- Discussion ensued.
- Questions asked and answered.

**Amendment:** *I [VP Ryan Patterson] would like to move to make an amendment to the existing motion to amend SMC 17C.122.030, the map in question, to read East 29<sup>th</sup> between South Martin Street and 100 feet east of South Fiske Street right of way. Jesse Bank seconded.*

- Questions asked.
- Discussion ensued.

**Amendment fails 3-5-0.**

- Questions asked and answered.
- Discussion ensued.

**Commissioner Kris Neely made a motion to call to question. Call to question passes unanimously.**

**Final Motion passes 5-3-0.**

Hearing Adjourned at 5:41 PM.

Next Plan Commission Meeting is scheduled for Wednesday, January 24, 2024



# 2023

## Year in Review Plan Commission

### City of Spokane



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# Contents

Purpose of the Plan Commission

Commission Members

Subcommittees, Workshops, and Hearing Descriptions

Workshop and Hearing Overviews

1st Quarter Workshops and Hearings

2nd Quarter Workshops and Hearings

3rd Quarter Workshops and Hearings

4th Quarter Workshops and Hearings



# Purpose

The Plan Commission provides advice and makes recommendations on broad planning goals, policies, and other matters as requested by the City Council.

The Plan Commission provides opportunities for public participation in City planning by providing, through its own membership, an informed opinion to complement the work of the City's elected officials and administrative departments. They also solicit public comment on planning issues of City-wide importance or of a substantial community concern, evaluating those comments received. Assistance of experts and others with knowledge or ideas to contribute to City planning are secured as well.

In addition to and in specification of the general charge in Charter Section 128, the commission has authority over and responsibility for the following functions:

## Comprehensive Planning:

To propose the adoption, coordination, amendment and implementation, from time to time, of the elements of the Comprehensive Plan.

## Zoning:

To interpret and recommend amendments to the Spokane Municipal Code to determine specified zoning issues not entrusted to the Hearing Examiner, such as area-wide re-zones.

## Annexation:

To make recommendations to City Council on petitions for annexation of land to the City.

Meeting date, time and location: The Plan Commission meets the 2nd and 4th Wednesday of each month at 2 p.m.

Authorized through Charter Section 128

In 1910 and SMC 04.12





# Plan Commission Members



**Greg Francis**

**President**



**Ryan Patterson**

**Vice President**



**Jesse Bank**

**Commissioner**



**Todd Beyreuther**

**Commissioner**



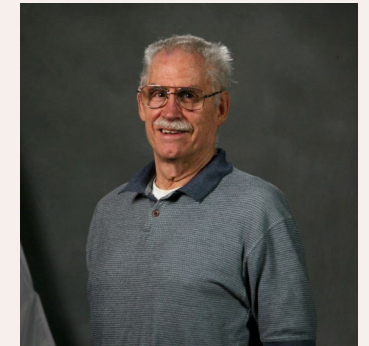
**Michael Baker**

**Commissioner**



**Carole Shook**

**Commissioner**



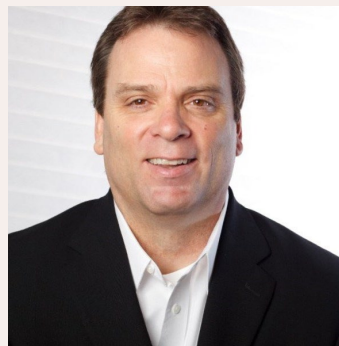
**Cliff Winger**

**Commissioner**



**Tim Williams**

**Commissioner**



**Kris Neely**

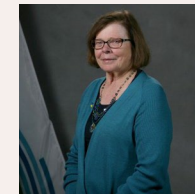
**Commissioner**

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Pictured**

**Christopher Britt**

**Commissioner**

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**Mary**

**Winkes**

**Community  
Assembly**



**Zack**

**Zappone**



**Ryan**

**Oelrich**

**City Council**





## Subcommittees

The Plan Commission has two subcommittees the Planning Commission Transportation Subcommittee and the Housing Work Group.

Established in 2014, the Plan Commission Transportation Subcommittee (PCTS) was formed to help the Plan Commission review and prioritize street improvements that are a part of the Six-Year Comprehensive Street Program as well as other transportation related projects. PCTS membership is made up of representation from various groups and agencies that are involved in transportation planning. The PCTS meets every first Tuesday of the month at 9:00 am in the Council Briefing Center in City Hall.

The Housing Work Group was formed in 2022 as a temporary subcommittee of the Plan Commission as a response to the ongoing housing crisis in Spokane. The Housing Work Group focuses on the creation and rehabilitation of housing in the City of Spokane. The Housing Work Group meets every second and fourth Wednesdays of each month at 1:00 pm in City Hall.

## Workshops & Hearings

Workshops are working sessions of the Plan Commission held to discuss items in preparation for public hearings. City staff facilitates the dialogue, provides information, composes working drafts and answers questions. No public testimony is taken during workshops, however persons may be invited to speak by the President when appropriate, as long as all known parties have been notified and included.

Plan Commission holds public hearings and makes recommendations to the City Council regarding the following matters:

Amendments to the City's Comprehensive Plan and the development regulations implementing the Comprehensive Plan.

Changes in the corporate limits of the City, including the land use designations and zoning to become effective upon the annexation of any area proposed for annexation or which might reasonably be expected to be annexed by the City at any future time.

All information may be found on the Plan Commission webpage located at:

<https://my.spokanecity.org/bcc/commissions/plan->



# Workshop & Hearing

## 2023 Overview

### Building Opportunity for Housing

Cannon Streetcar Suburb Historic District Adoption Procedures

Bike Parking Code Update

Transportation Impact Fee Updates (changes to SMC 17D.075) and related Comprehensive Plan Amendment (File #Z23-039COMP amending Appendix D of the Comprehensive Plan)

2024-2029 Comprehensive Streets Program

Building Permit Expiration Timelines

Short Term Rental Data Review and Code Update

Cityline Spokane Transit Authority Bus Tour

South Logan Transit Oriented Development (TOD) Project Subarea Plan/Draft Environmental Impact Statement (EIS)

Discussion on Collaboration between Plan Commission & City Council

2022 Plan Commission Year in Review

2024-2029 Six-Year Comprehensive Street Program Draft: New Projects and Comp Plan Consistency Overview

### Urban Trees and Utility Impacts

Short-Term Rental Code Update

South Logan TOD Project—Public Comment Kick-off

South Logan TOD—Preferred Alternative

2024-2029 Citywide CIP Intro/Overview

Six Year Comprehensive Program

Street Renaming—Section of W. Dean Ave. to Joe Albi Way adjacent to the new stadium (Z23-215STNC)

Comprehensive Plan Amendments

Tentative Upcoming Agenda Items

BOH, Phase 2 Code Updates

Hillyard Subarea Plan Introduction

Shoreline Master Program Text Update for Fish Rearing

Shoreline Master Plan Code Update—Fish Rearing

Paper Cuts Code Clean Up

Building Opportunity and Choices for All (BOCA) Update

### Center & Corridor Update Study Introduction

2024-2029 Citywide CIP Consistency Review

Building Opportunity for Housing (BOH) - Code Chapters 17A.020, 17A.040, 17C.110, 17C.120, 17C.122, 17C.200, 17C.230, 17C.300, 17D.060, 17G.020, 17G.025, 17G.060, 17G.061, and 17G.080)

General Facility Charges (GFC's)

South Logan TOD Subarea Plan & FEIS (Final Environmental Impact Statement)

Bike Network Prioritization Planning

2024 Work Plan

Center & Corridor Update Study: Regulatory Recommendations Progress Check-In

BOH Debrief

Potential Centers & Corridors Pedestrian Street Designation (SMC 17C.120.030) for a portion of 29th Avenue, Martin St to Fiske St (Lincoln Heights)

Spokane Transit Authority (STA) *Connect 2035*



# Workshops

Q1 January—March

January 11

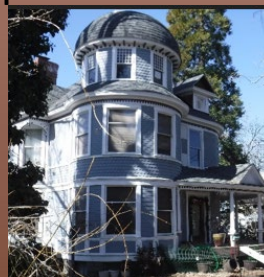
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## ***Building Opportunity for Housing (BOH)***

Building Opportunity for Housing developed lasting Comprehensive Plan and Municipal Code amendments that increased housing choice and diversity in the city by supporting middle housing development. The proposal included regulating housing by scale and size, objective design standards, updated parking regulations, and making it easier to create homeownership opportunities.

## ***Cannon Streetcar Suburb Historic District Adoption Procedures***

Preparing to adopt the efforts of the Cliff-Cannon neighbors to create a Cannon Streetcar Suburb Local Historic District. Council's adoption of the Ordinance that officially creates the Cannon Streetcar Suburb Historic District Overlay Zone affirmed the neighborhood's effort to create the sixth, and largest, local historic district in Spokane.



# Workshops

Q1 January—March

January 25

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## ***Building Opportunity for Housing (BOH)***

Building Opportunity for Housing developed lasting Comprehensive Plan and Municipal Code amendments that increased housing choice and diversity in the city by supporting middle housing development. The proposal included regulating housing by scale and size, objective design standards, updated parking regulations, and making it easier to create homeownership opportunities.

## ***Bike Parking Code Update***

To progress towards achieving the vision and goals of the [Comprehensive Plan](#) and [Bicycle Master Plan](#), the City of Spokane is proposing bicycle parking code updates to make riding your bike more accessible. This project will update the bicycle parking code language ([SMC 17C.230.200](#)) to be consistent with current and anticipated demands for cycling and ensure that cycling is a viable transportation option. Recognizing that cycling contributes to achieving multiple city goals, this project will enhance the provision of accessible and user-friendly bicycle parking.



# Hearings

Q1 January—March

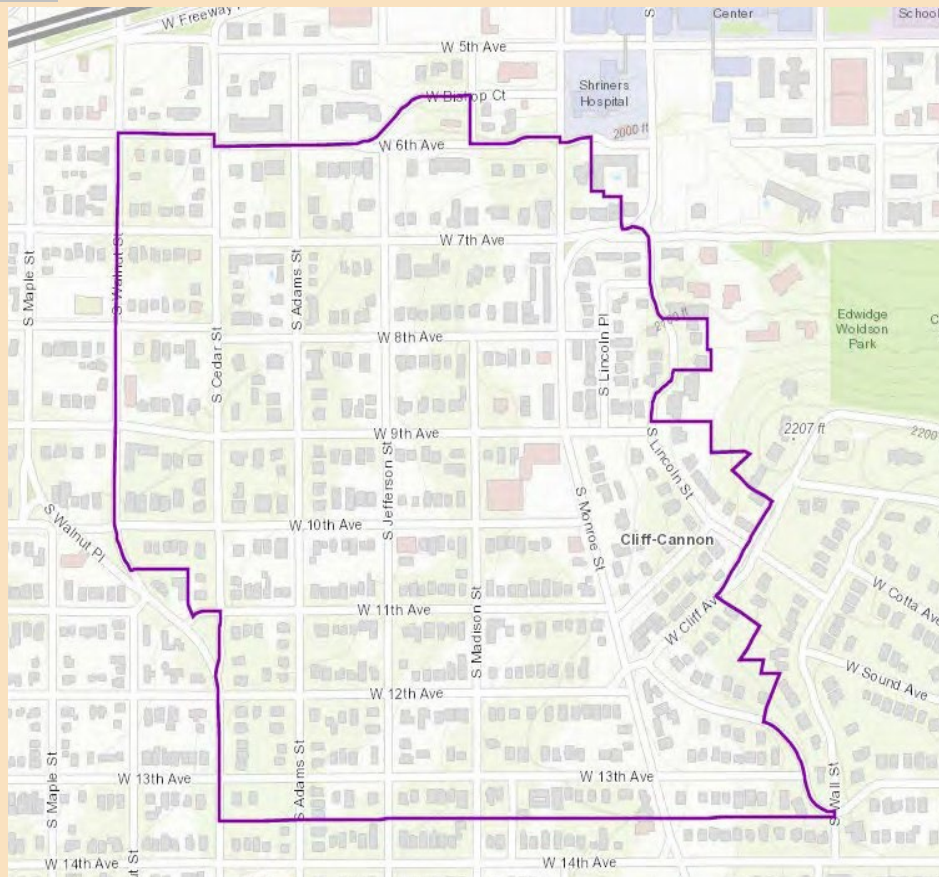
January 25

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## *Cannon Streetcar Suburb Historic District*

Adoption of the Cannon Streetcar Suburb Historic District Overlay Zone (includes Cannon Streetcar Suburb Design Standards and Guidelines), [SMC 17D.100.290](#).

***Motion carries 9-1-0*** to approve the adoption of [SMC 17D.100.290](#).



# Workshops

Q1 January—March

February 08

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## ***Transportation Impact Fee Update***

A review of projects included in the program and of the fee areas.

## ***2024—2029 Comprehensive Streets Program***

In order to comply with the provisions of the Growth Management Act and [RCW 35.77.010](#), and for the City of Spokane to qualify for grants and low interest loans, it is required that the City maintain a 6-Year Capital Improvement plan for its capital street program.



# Workshops

Q1 January—March

February 22

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## ***Building Permit Expiration Timelines***



An ordinance relating to the building code; amending [SMC section 17G.010.030](#),

Expiration of Building Permits.

## ***Bike Parking Code Update***



General updates in the code including but not limited to: increase in percent of required bicycle parking, short-term & long-term parking standards, and long-term bike storage details.

## ***Short Term Rental Data Review and Code Update***

Continuing the series of City initiated development code amendments to the Unified Development Code (UDC) under the [Shaping Spokane Housing](#) program, city staff have prepared a new draft code amendment that updates Chapter 17C.316, Short-term Rentals.





# Hearings

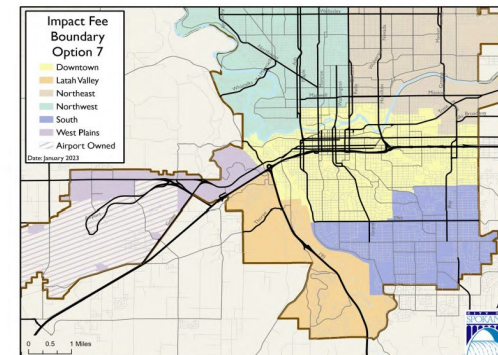
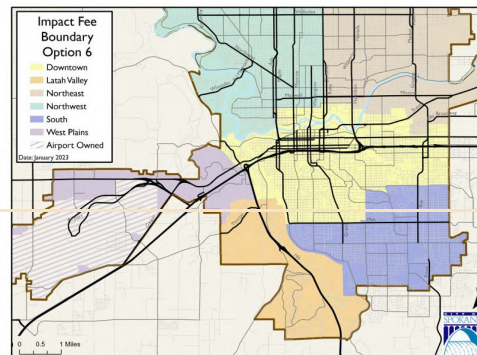
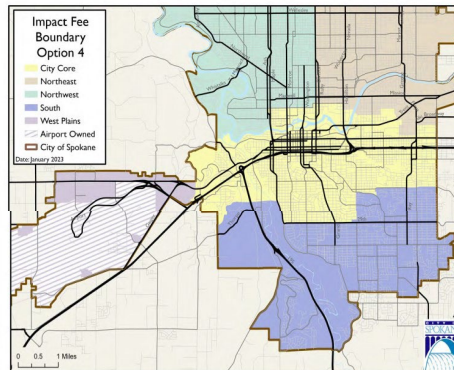
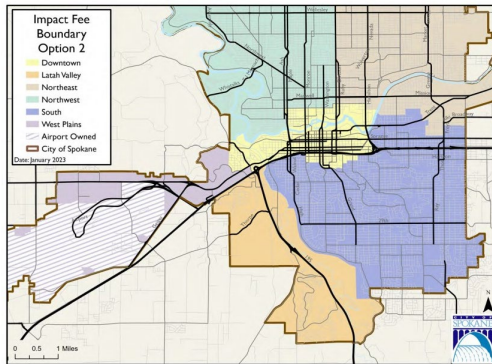
Q1 January—March

February 22

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## Transportation Impact Fee Updates

Changes to [SMC 17D.075](#) and related Comprehensive Plan amendment (File #Z23-039COMP amending [Appendix D](#) of the Comprehensive Plan). The main motion to adopt changes to [SMC 17D.075.040](#) Section 1 and [17D.075.070](#) Section 2, with the addition of [SMC 17D.075.190](#) Appendix B ***carries 9-0-0 as amended.***

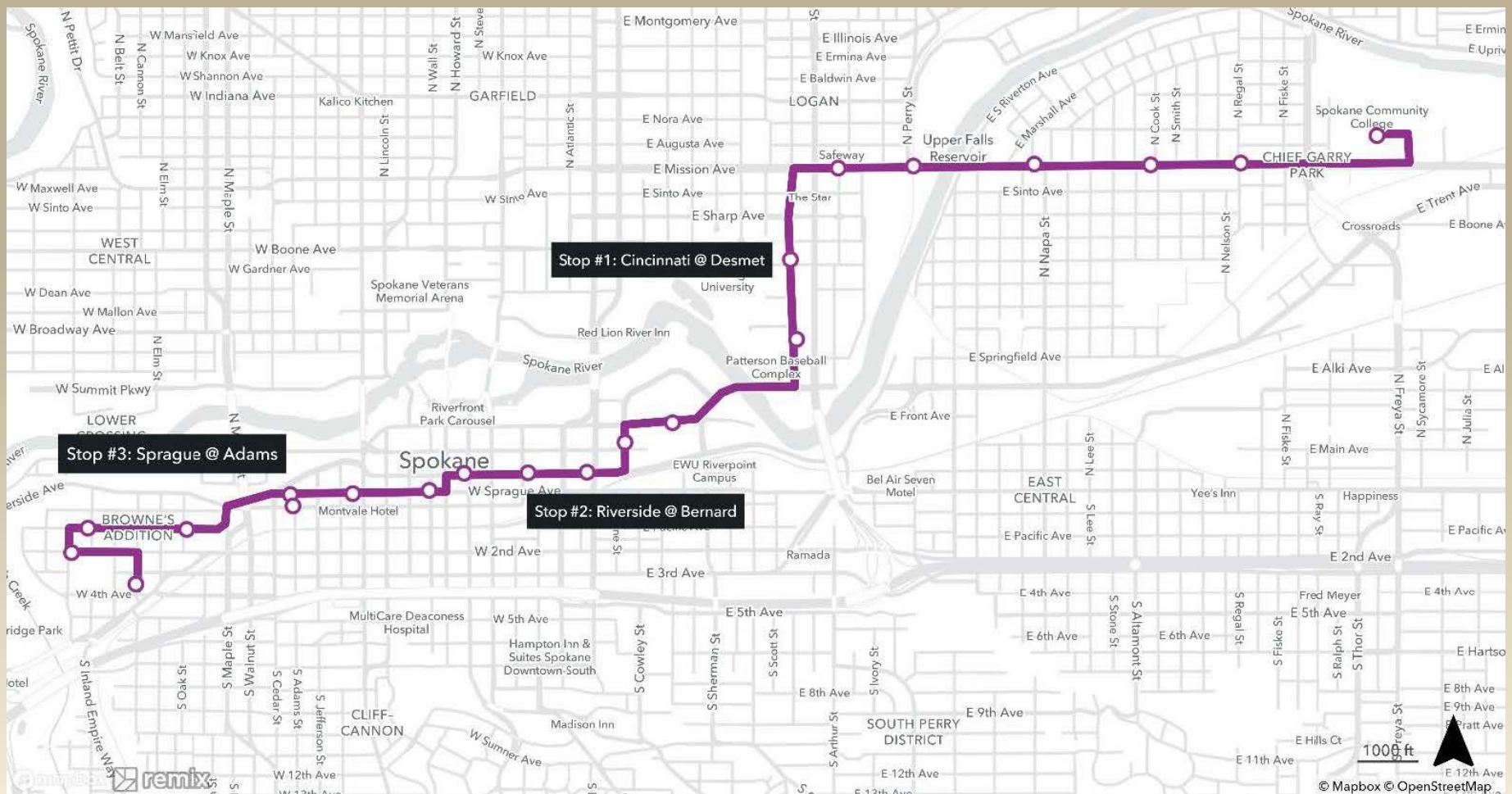


# Workshops

Q1 January—March

March 08

## Cityline STA Bus Tour



# Workshops

Q1 January—March

March 22 - Special Meeting

## ***South Logan TOD Project Draft Subarea Plan/Draft EIS***

The South Logan Transit-Oriented Development (TOD) Project will support more connectivity and livability in the South Logan area for the community, businesses, and organizations in the Logan Neighborhood. The recently built STA City Line bus rapid transit route through this area presents an opportunity to create a focused community vision and policies that encourage mixed-use, walkable places close to transit.

## ***Discussion on Collaboration between Plan Commission & City Council***

Plan Commissioners and City Council members worked together to discuss current projects and programs.

## ***2022 Plan Commission Year in Review***





# Hearings

March 22

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Q1 January—March



## ***Building Permit Expiration Timelines***

An ordinance relating to the building code; amending SMC section [17G.010.030](#), Expiration of Building Permits. Motion to recommend adopting the extending of the building permit length from one year to two years as presented ***carried unanimously*** ***9-0-0.***



## ***Bike Parking Code Update***

This proposal will amend Spokane Municipal Code (SMC): Sections [17C.230.110](#) and [17C.230.200](#). The proposed text amendments to section [17C.230.110](#) revise the vehicle substitution provisions. The proposed text amendments to section [17C.230.200](#) revise the bicycle parking code to require short-term and long-term bicycle parking throughout the city and add spacing standards to ensure accessibility and usability. President Greg Francis recommended to defer to deliberation, keeping the public record open until April 12<sup>th</sup> to allow the Plan Commission to consider the provided information and materials.

# Workshops

Q2 April—June

April 12

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## ***2024—2029 Six-Year Comprehensive Street Program Draft***

New projects and Comprehensive Plan Consistency Review. In support of the State Growth Management Act and the City of Spokane's Comprehensive Plan, the City must maintain 6-year capital financing plans for certain providers of public facilities and services.

## ***Building Opportunity for Housing***

Since the last presentation in January, they continued the expansive Public Engagement efforts for this project and both exploring the implementation and effectiveness of the interim zoning ordinance as well as preparing to craft proposed Comprehensive Plan Amendments in the coming weeks.

## ***Urban Trees and Utility Impacts***

Preparing to adopt the efforts of the Cliff-Cannon neighbors to create a Cannon Streetcar Suburb Local Historic District. Council's adoption of the Ordinance that officially creates the Cannon Streetcar Suburb Historic District Overlay Zone affirmed the neighborhood's effort to create the sixth, and largest, local historic district in Spokane.



# Hearings

Q2 April—June

April 12

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## ***Bike Parking Code Updates Continued***

This proposal will amend Spokane Municipal Code (SMC): Sections [17C.230.110](#) and [17C.230.200](#). The proposed text amendments to section [17C.230.110](#) revise the vehicle substitution provisions. The proposed text amendments to section [17C.230.200](#) revise the bicycle parking code to require short-term and long-term bicycle parking throughout the city and add spacing standards to ensure accessibility and usability. ***Main motion as amended carried unanimously 10-0-0.***



# Workshops

Q2 April—June

April 26

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## ***Building Opportunity for Housing***

Follow up survey was sent out regarding the ease/difficulty of securing housing. Also, the following are a few key tidbits from ongoing discussions: a) affordability and attainability of housing is foremost in everyone's mind, b) every sector of our community is having difficulty finding housing, c) the discussion isn't just about availability of housing or finding a home, and d) luck is not a viable housing strategy.

## ***Short-Term Rental Code Update***

Donna DeBit and Amanda Beck gave a succinct update regarding the short-term rental code. This is outlined in [SMC 17C.316.040](#).



# Workshops

Q2 April—June

May 10

## ***South Logan Transit-Oriented Development Project—Public Comment Period Kickoff***

Follow up survey was sent out regarding the ease/difficulty of securing housing. Also, the following are a few key tidbits from ongoing discussions: a) affordability and attainability of housing is foremost in everyone's mind, b) every sector of our community is having difficulty finding housing, c) the discussion isn't just about availability of housing or finding a home, and d) luck is not a viable housing strategy.

## ***Building Opportunity for Housing***

Adjusted the vision and values language by a little bit. Also, there has been the completion of the full draft of proposed text amendments to Chapter 3 for the Plan Commission consideration.





# Hearings

Q2 April—June

May 10

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## ***Short Term Rental Code Update***

These City-initiated text amendments are proposed to update the Spokane Municipal Code according to strategies outlined in the adopted Spokane Housing Action Plan and the City Council Implementation Plan. Proposed draft code would revise [Chapter 17C.316](#), Short Term Rentals; amend Sections 08.02.034, Fire Code; 08.02.066, Zoning; and 08.08.010, Tax Levied; and adopt a new section 08.02.090, Short-term Rental License Fee. The proposed draft code has been developed to update permitting requirements for short-term rentals within the City, following vacation rental monitoring data to inform updates that reflect the current utilization of this accessory land use. ***Main motion as amended carried unanimously 7-0-0.***



# Workshops

Q2 April—June

May 24

## ***2022 Year in Review***

Staff member Jackie Churchill presented a review of the Plan Commission's last calendar year's workshops and hearings.

## ***Building Opportunity for Housing***

Some minor amendments to the text have been made for the Plan Commission's consideration. The full report analyzing the results of the Housing Journey survey was made available online.

### Building Opportunity for Housing



# Hearings

Q2 April—June

May 24

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## *Six Year Comprehensive Plan*

In support of the State Growth Management Act and the City of Spokane's Comprehensive Plan, the City must maintain 6-year capital financing plans for certain providers of public facilities and services. Accordingly, the City must maintain a 6-year capital financing plan for its capital street program. Pursuant to RCW 35.77.010 the capital street program must be adopted before July 1 of each year, and filed with the Secretary of Transportation not later than 30 days after adoption. To determine the plan's consistency with the Comprehensive Plan, it is scrutinized by the City Plan Commission. The Plan Commission then makes a recommendation to the City Council as to the program's consistency with the Comprehensive Plan. The City Council then accepts or modifies the plan accordingly. Staff has prepared an assessment, and seeks recommendation from the Plan Commission to the City Council regarding program compliance. This assessment has already been reviewed by the Plan Commission Transportation Subcommittee. The motion to adopt the changes of the 2024-2029 Six-Year Comprehensive Street Program **carried unanimously 9-0-0.**





# Workshops

Q2 April—June

June 14

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## ***South Logan TOD—Preferred Alternative***

Following the public comment period, the next step will be to identify a preferred alternative. The preferred alternative will shape the Final Plan and Final EIS as the preferred direction for future growth and development.

## ***2024-2029 Citywide CIP Intro/Overview***



## ***Street Renaming—Section of W. Dean Ave. to Joe Albi Way Adjacent to the New Stadium***

Plan Commission will review and send a recommendation to City Council. City Council may approve of the renaming of a portion of W. Dean Avenue, between Howard and Washington Streets, to Joe Albi Way.

## ***Building Opportunity for Housing***

Staff made some optional changes to the BOH Phase I proposal for PC review.

# Workshops

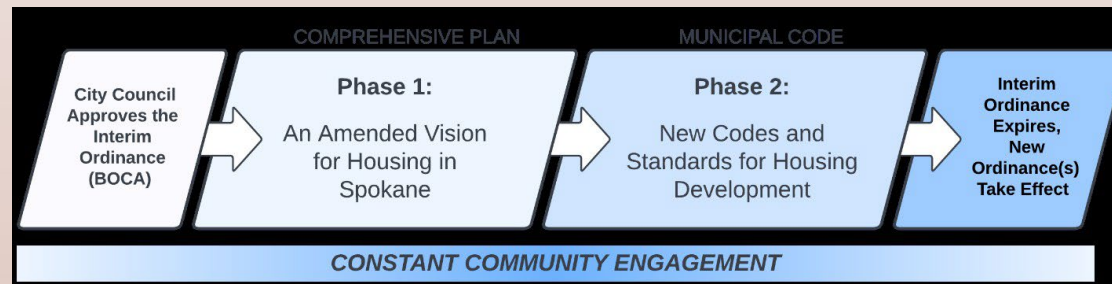
Q2 April—June

June 28

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## ***Building Opportunity for Housing, Phase 2 Code Updates***

Introducing Phase 2 of Building Opportunity for Housing, which involves updating the Spokane Municipal Code. The residential development code updates, focusing on [17C Land Use Standards](#), are intended to implement the Phase 1 Comprehensive Plan Amendments.



## ***Hillyard Subarea Plan Introduction***

This Subarea Plan will propose a series of revitalization and funding strategies to address the prolonged housing needs, infrastructure deficiencies, improve the quality of life, increase economic opportunity, and place brownfields and other underutilized properties back into productive use. This project will also address and seek to prevent the displacement of the existing residents and businesses as this area improves over time.

# Hearings

Q2 April—June

June 28

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## ***Renaming Section of W. Dean Ave. to Joe Albi Way Z23-215STNC***

Staff recommends the approval to street name change from a section of renaming a section of W. Dean Avenue, between Howard Street and Washington Street, to be renamed “Joe Albi Way”. ***Motion carried 8-0-1*** to recommend the renaming of a section of W. Dean Ave to Joe Albi Way.



## ***Building Opportunity for Housing***

Since the Staff Report was published earlier this month, City staff have received one additional comment letter on the proposal. The motion to recommend Z23-112COMP Building Opportunity for Housing Phase 1 Comprehensive Plan Amendment ***carried unanimously 9-0-0.***

# Workshops

Q3 July—Sept.

July 12

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## ***Building Opportunity for Housing***

Having learned lessons from the Building Opportunity and Choices for All, planning staff presented for discussion: a) garage location and size, b) setbacks, and c) building height.



## ***Shoreline Master Program Text Update for Fish Rearing***

This proposal will amend the Shoreline Master Program (SMP) of the Spokane Municipal Code (SMC) [17E.060.470](#) and [17E.060.690](#) to allow aquaculture uses. The proposal will also amend the Use Category Description for Agriculture under [SMC 17C.190.500](#) to align with the changes to the SMP.

## ***South Logan Transit-Oriented Development—Preferred Alternative***

The preferred alternative will shape the Final Plan and Final EIS as the preferred direction for future growth and development, which may be composed of some combination of the three different alternatives.

July 26

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## *Paper Cuts Clean Up*

The department of Planning and Economic Development has begun an initiative named “Paper Cuts”. The purpose is to identify sections of code with ambiguities, omissions, or inconsistencies that can be fixed with simple adjustments. Paper Cuts are expected to occur on a regular basis. The adjustments will provide clarity based on current practice.

## *Building Opportunity for Housing*

The project team will bring back the topics of building height and setbacks, which were pre-viewed at the last workshop.

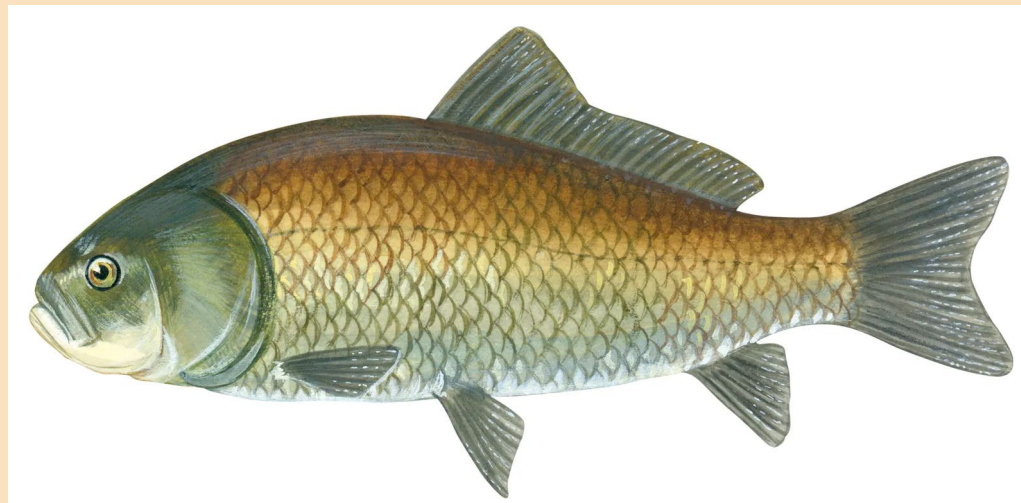
Standard Regulations	BOCA Regulations	For Consideration	
Building Height	35’	40’	40’ or 45’
Wall Height	25’	30’	N/A

July 26

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## ***Shoreline Master Plan Code Update—Fish Rearing***

Section [17E.060.470](#) Aquaculture currently states that there is no anticipated aquaculture activity with the City of Spokane. Based on requests from the Coeur D'Alene Tribe and other potential native salmonid restoration projects, aquaculture uses are anticipated and therefore the aquaculture section of the SMP and other applicable development regulations require updating. The request to amend the Shoreline Master Program to allow aquaculture uses is made with Council support. Recommend approval of the proposed text amendments to [SMC 17E.060.470](#), [17E.060.690](#), and [17C.190.500](#). ***Motion carried unanimously 7-0-0.***





# Workshops

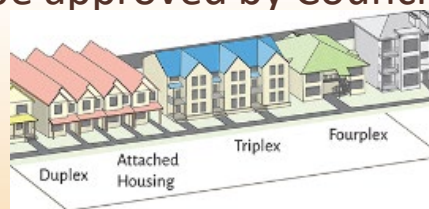
Q3 July—Sept.

August 23

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## ***Building Opportunity and Choices for All (BOCA) Update***

The interim ordinance (Ord. C36232) was passed unanimously by City Council on July 18, 2022, and became effect in August 2022. Per [RCW 36.70A.390](#), the ordinance was approved as a yearlong pilot program. City Council held a public hearing on June 12, 2023, and extended the regulations to end on December 18, 2023 (Ord. C36388). The extension allows city staff to complete the work plan that is creating permanent changes, as proposed through the Building Opportunity for Housing project, and for those changes to be approved by Council and in place before the end of 2023.



## ***Building Opportunity for Housing***

Staff presents on and discussed general concepts and proposed dimensional standards.

## ***Center & Corridor Update Study Introduction***

The result of this study will be a series of regulatory recommendations and focus area concepts to assist in preparing updates to the Comprehensive Plan as part of the 2026 Periodic Update.



# Workshops

Q3 July—Sept.

September 13

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## ***2024-2029 Citywide CIP Consistency Review***

This year's proposed CIP includes capital projects for nineteen functional departments in the City, including streets, water, wastewater, stormwater, information technology, neighborhoods, facilities, police, fire and others. The focus of the Plan Commission's responsibility is to consider any projects that expand or directly affect the growth of the city, as described in the Comprehensive Plan.

## ***Building Opportunity for Housing***

This workshop is to present and discuss proposed objective design standards including code chapters: [17A.020](#), [17A.040](#), [17C.110](#), [17C.120](#), [17C.122](#), [17C.200](#), [17C.230](#), [17C.300](#), [17D.060](#), [17G.020](#), [17G.025](#), [17G.060](#), [17G.061](#), and [17G.080](#).





# Hearings

Q3 July—Sept.

September 13

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## ***Paper Cuts Code Cleanup***

The department of Planning and Economic Development has begun an initiative named “Paper Cuts”. Its purpose is to identify sections of code with ambiguities, omissions, or inconsistencies that can be fixed with simple adjustments. These code updates are expected to have little impact because they rely on existing practice within the department or implement pre-existing requirements under state law.

Paper Cuts Code amendments for SMC 17C.110.225 Accessory Structures; [SMC 17C.120.580](#) Plazas and Other Open Spaces; [SMC 17C.230.145](#) Development Standards for Residential Uses; [SMC 17C.240.250](#) Off-premises Signs; [SMC 17C.325.020](#) Dimensional Standards; and SMC [17G.080.040](#) Short Subdivisions. Motion to recommend approval of the Paper Cuts code amendment changes as presented by staff and detailed in the staff report ***carried unanimously 8-0-0.***



# Workshops

Q3 July—Sept.

September 27

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## ***General Facility Charges (GFC's)***

A General Facilities Charge is a connection fee paid by the property owner seeking to connect to the utility system. Presentation was provided by Public Works staff members Katherine Miller, Loren Searl, Raylene Gennett, and Marlene Feist. Public comments (including the Spokane Low Income Housing Consortium, Northeast Public Development Authority, Spokane Realtor Association, Greenstone Homes) were also provided to the Plan Commission.



## ***Building Opportunity for Housing (BOH)***

Planning staff members KayCee Downey and Tim Thompson presented and discussed received public comments, topics requested to be brought back, and any staff revisions to the draft text amendments regarding SMC chapters [17A.020](#), [17A.040](#), [17C.110](#), [17C.120](#), [17C.122](#), [17C.200](#), [17C.230](#), [17C.300](#), [17D.060](#), [17G.020](#), [17G.025](#), [17G.060](#), [17G.061](#), and [17G.080](#).



# Workshops

Q4 Oct.—Dec.

October 11

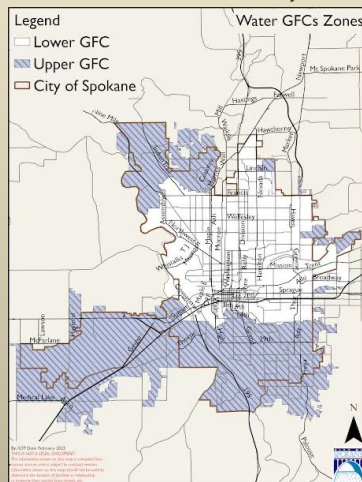
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## ***Tentative Upcoming Agenda Items***

Planning Department Director and Plan Commission Secretary, Spencer Gardner, presented the tentative upcoming agenda items for future Plan Commission workshops and hearings.

## ***General Facility Charges (GFC's)***

Presentation provided by staff members Katherine Miller, Loren Searl, Raylene Gennett, and Marlene Feist with continued discussions and public comments regarding the General Facility Charges. Some of the topics discussed were: two zones versus one zone (upper and lower zones), phase-in of the GFC's, incentives, waivers, interest charges, and use of an ERU versus the MCE method.



# Hearings

Q4 Oct.—Dec.

October 11

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## ***2024-2029 Citywide CIP***

In accordance with the Growth Management Act (GMA), the City of Spokane adopts and updates its CIP each year for the following six years. An internal technical team is formed each year to review the previous CIP and to update it according to new projects and information obtained since the last CIP update was completed. The CIP includes specific capital improvements that are necessary to serve and accommodate the development outlined in the Comprehensive Plan, consistent with the vision, values, and policies provided by the Comprehensive October 4, 2023, Staff Report: 2024-2029 CIP Page 2 of 8 Plan. ***Motion carried with amendments 9-0-0.***

## ***Building Opportunity for Housing, Phase 2 Code Amendments***

These City-initiated text amendments are proposed to update the Spokane Municipal Code (SMC) Unified Development Code according to the Building Opportunities and Choices for All workplan, known as Building Opportunity for Housing, to increase housing capacity within the Spokane city limits and meet strategies outlined in the adopted Comprehensive Plan. ***Motion carried with amendments 9-0-0.***

# Workshops

Q4 Oct.—Dec.

October 25

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## ***South Logan TOD Subarea Plan & FEIS***

Project staff will provide an update on the process and an overview of the Final Plan and Final Environmental Impact Statement. A public hearing for the final plan and FEIS is scheduled for November 8, 2023.

## ***Bike Network Prioritization Planning***

The priority bicycle network project is primarily a data and GIS analysis exercise. The consultant will produce a map based on criteria set by staff and stakeholders that identifies key bicycle routes across the city. These routes will then be checked and calibrated by incorporating feedback from the project team and stakeholders with on-the-ground cycling experience. Additionally, the consultant will be providing a memo that documents the network development principles to guide future network development.



# Hearings

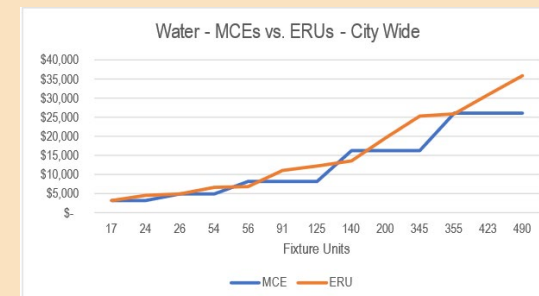
October 25

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Q4 Oct.—Dec.

## *General Facilities Charges (GFC's)*

General Facility Charges (GFC's) are a one-time charge imposed as a condition for a new utility connection. GFCs represent a proportionate share of the capital investment made to provide system capacity. GFC's can only be used to fund growth-related capital projects or associated debt service; they may not be used to fund operation and maintenance costs. The law governing GFCs is in [RCW 35.92.025](#), which provides that each connection shall bear their equitable share of the cost of the system capacity required to serve it. GFCs ensure future customers pay for the capacity that existing customers have already provided for them. The City of Spokane established GFCs over 20 years ago and they had not been updated or had any index applied to keep up with current costs. Spokane City Council approved Ordinance [C-36372](#) in March 2023 which updated GFC charges for both sewer and water. The amendments are consistent with state law. Also in March, Council requested that staff complete additional education and outreach to gather feedback on the changes that were approved to determine if additional changes were needed. A review by Plan Commission was requested. ***Original Motion as amended carried 6-2-0.***





# Workshops

Q4 Oct.—Dec.

November 08

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## ***2024 Work Plan***

Spencer Gardner presented a draft proposal for the 2024-2025 Work Plan for Plan Commission. City Council adopts the Work Plan so there will not be a hearing item relating to this topic. The purpose of the workshop session is to gather input from Plan Commission about topics that should be considered for inclusion by City Council in the Work Plan. As drafted, the Work Plan includes items that are expected to extend into 2025. Updates to the Work Plan by City Council action can occur during the year.

## ***Centers & Corridors Update Study: Regulatory Recommendations Progress Check-In***

Planning Department worked with a consultant team made up of MAKERS Architecture & Urban Design, SCJ Alliance, and Leland Consulting Group to present the results of an initial assessment of the Centers & Corridors growth strategy, discussed draft regulatory concepts, and requested feedback from the Plan Commissioners.



# Workshops

Q4 Oct.—Dec.

December 13

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## ***Potential Centers & Corridors Pedestrian Street Designation ([SMC 17C.120.030](#)) for a Portion of 29th Ave, Martin St to Fiske St.***

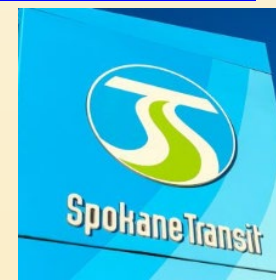
Discussion about the area of consideration to zone as a pedestrian street includes .66 miles of E 29th Ave. between S Martin St. and S Fiske St. This proposal does not change the function of E. 29th Ave or change the arterial street designation of E. 29th Ave.

## ***Building Opportunity for Housing Debrief***

The BOH project team provided a debrief of the approved code changes and discussed ongoing efforts to support the success of housing development in Spokane such as the [Middle Housing Support Team](#).

## ***Spokane Transit Authority Connect 2035***

Brian Jennings from the Spokane Transit Authority presented [Connect 2035](#), the strategic roadmap for bus, Paratransit, and Rideshare service through 2035.



# Hearings

Q4 Oct.—Dec.

December 13

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## *South Logan TOD Plan & FEIS*

Presentation was made by city staff member Maren Murphy, Ian Crozier & Bob Bengford (MAKERS), and Sharese Graham (SCJ Alliance). Recommendations were given based upon the Subarea Plan Goals: a) Land Use, b) Housing & Anti-Displacement, c) Community Design, d) Connectivity, and e) Sustainability. Staff recommended the approval of the Final Draft South Logan TOD Plan, FEIS, and Draft Resolution for further consideration by the City Council for recognition by resolution, with additional implementation work on ordinances in the next phase. Public Testimony was given and the *final motion as amended passes 6-2-0.*



**BRIEFING PAPER**  
**Spokane Plan Commission**  
**Centers & Corridors Update Study Workshop**  
**January 24, 2024**

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**Subject:** Planning Services staff is working with a consultant team to assess the City of Spokane's Centers and Corridors growth strategy. The consultant team consists of MAKERS Architecture & Urban Design, SCJ Alliance, and Leland Consulting Group. This study assesses the Centers and Corridors growth strategy as established in the 2001 Comprehensive Plan and expanded since adoption.

This study will produce regulatory recommendations to assist in updating the Comprehensive Plan as part of the 2026 Periodic Update. This study will also develop options for addressing the interim Center and Corridor code updates established through the Building Opportunity and Choices for All interim zoning ordinance.

At the January 24 meeting of the Plan Commission, Planning Services staff will discuss draft regulatory concepts and focus area selection, and request feedback from Plan Commission members. The project team will present work developed since the last Plan Commission presentation on November 8, 2023.

**Background:** This presentation and discussion will include:

- An overview of the role of Centers and Corridors in the Land Use Map and the need for considering updates,
- An overview of draft concepts for regulatory recommendations, and
- A brief overview of the sites selected for Focus Area development to test the potential impacts of the recommended regulatory updates.

**Next Steps:** Following this discussion at Plan Commission, the study will test regulatory recommendations on selected Focus Areas, and finalize regulatory recommendations.

The full study team will return to the Plan Commission with updated information and considerations at critical junctures throughout the remainder of the study.

More information is available on the project website at:

<https://my.spokanecity.org/projects/centers-and-corridors-study/>



# Centers & Corridors Update Study

*City of Spokane Plan Commission  
January 17, 2024*





# Centers & Corridors Update Study

<https://my.spokanecity.org/projects/centers-and-corridors-study/>



# AGENDA

- 1. Project Overview & Outreach Summary**
- 2. Draft Regulatory Recommendations**
- 3. Focus Area Selection**

# STUDY TEAM

**MAKERS** Architecture & Urban Design is the prime consultant, focusing on development code.

**SCJ Alliance** is focusing on policy analysis.

**Leland Consulting Group** is conducting a local market analysis and development feasibility.



# TIMELINE

			2023												2024				
Project	Task	Description	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May		
Center & Corridor Update Study	Task 3 - Initial Review																		
	3	Initial Review and Analysis																	
		Task 3 Final Deliverables					X												
	Task 4 - Concept Development																		
	4	Regulatory Recommendations																	
		Task 4 Final Deliverables									X								
	Task 5 - Focus Areas																		
	5	Developing Focus Area Concepts																	
		Focus Area Concept Refinement																	
		Task 5 Final Deliverables												X					
	Task 6 - Final Report																		
	6	Final Public Review Process																	
		Task 6 Final Deliverables															X		



# PURPOSE

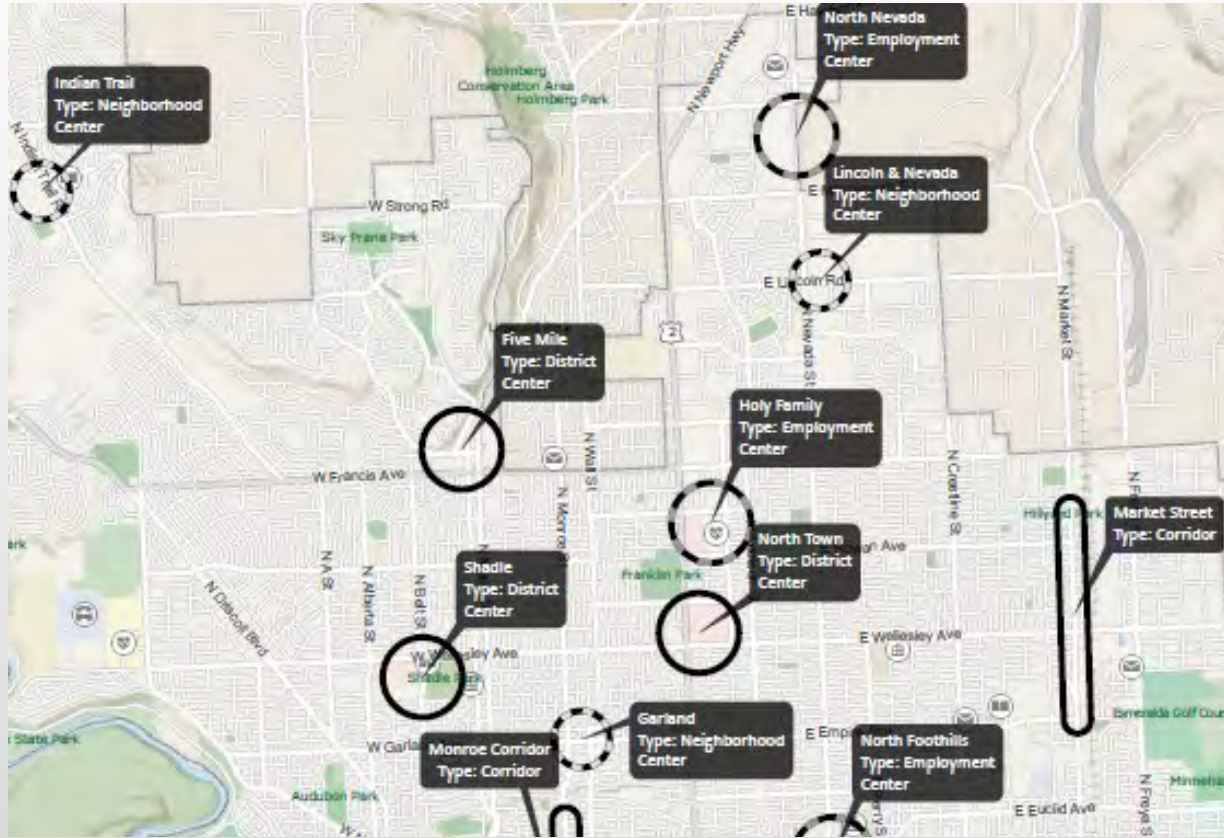
**Centers and Corridors (C&C)** is the guiding principle of the Comprehensive Plan.

**C&C** steers growth toward **walkable, accessible, mixed-use** locations.

**C&C** has been in place since **2001**.

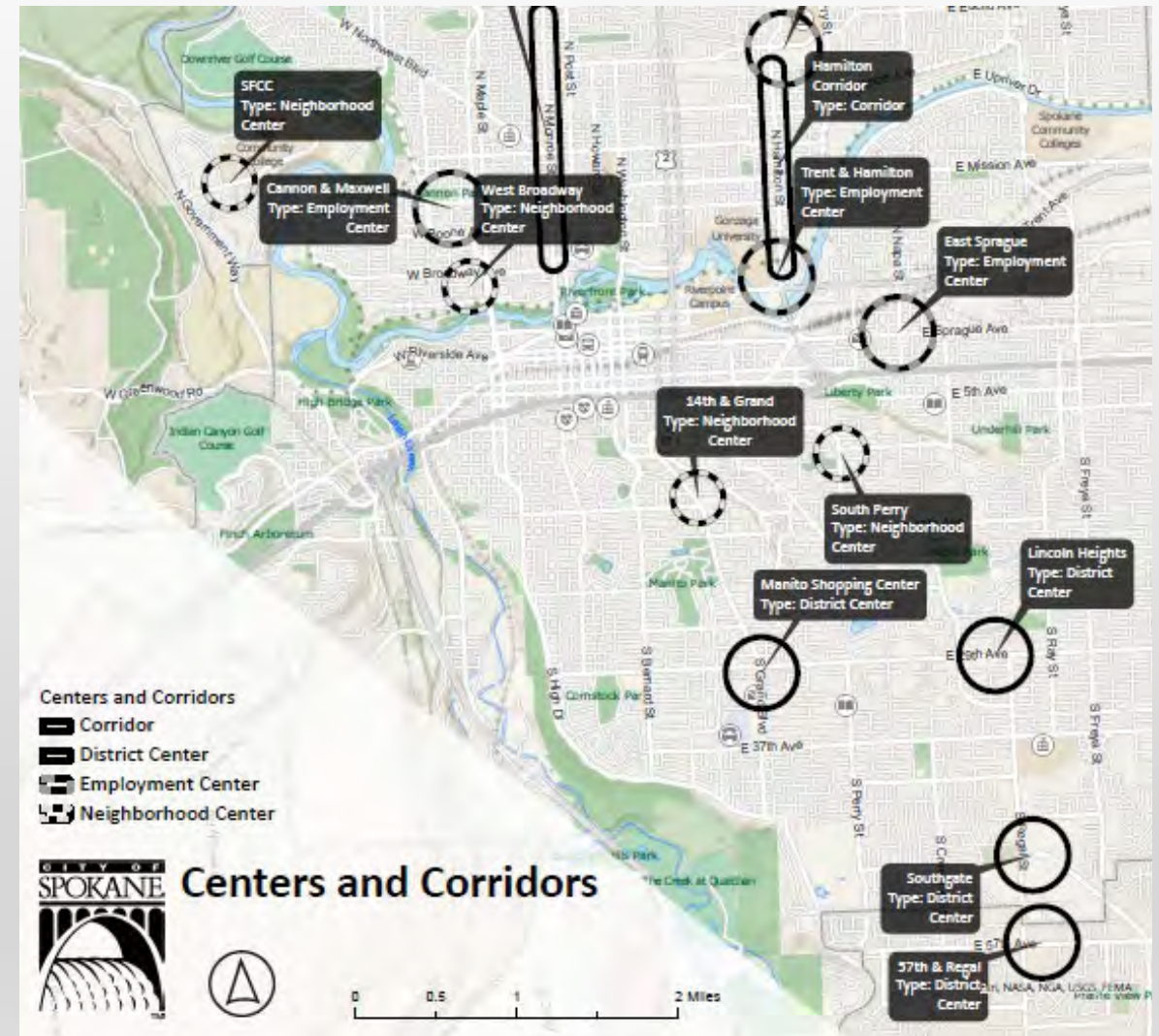






North of Euclid Ave.

South of Euclid Ave.



## LU 3.2 Centers and Corridors

*Designate Centers and Corridors (neighborhood scale, community or district scale, and regional scale) on the Land Use Plan Map that encourage a mix of uses and activities around which growth is focused.*

- Neighborhood Center
- District Center
- Employment Center
- Corridors



# Other “non-CC” land use designations under discussion

## LU 1.6 Neighborhood Retail Use

*Direct new neighborhood retail use to Neighborhood Centers designated on the Land Use Plan Map.*

- Small neighborhood servicing outside of center
- Often along arterial or intersection corner

## LU 1.7 Neighborhood Mini-Centers

*Create a Neighborhood Mini-Center wherever an existing Neighborhood Retail area is larger than two acres.*

- Small neighborhood servicing outside of center
  - determined to be limited in development potential
  - Between 2 and 5 acres

# QUESTIONS TO BE ANSWERED

- Have Centers fulfilled the intent of the Comprehensive Plan?
- Given market realities, are the current designated Centers likely to develop as planned?
- Are changes needed to the Comprehensive Plan policies, development regulations or design guidelines?

# OUTREACH

## Coffee & Conversation





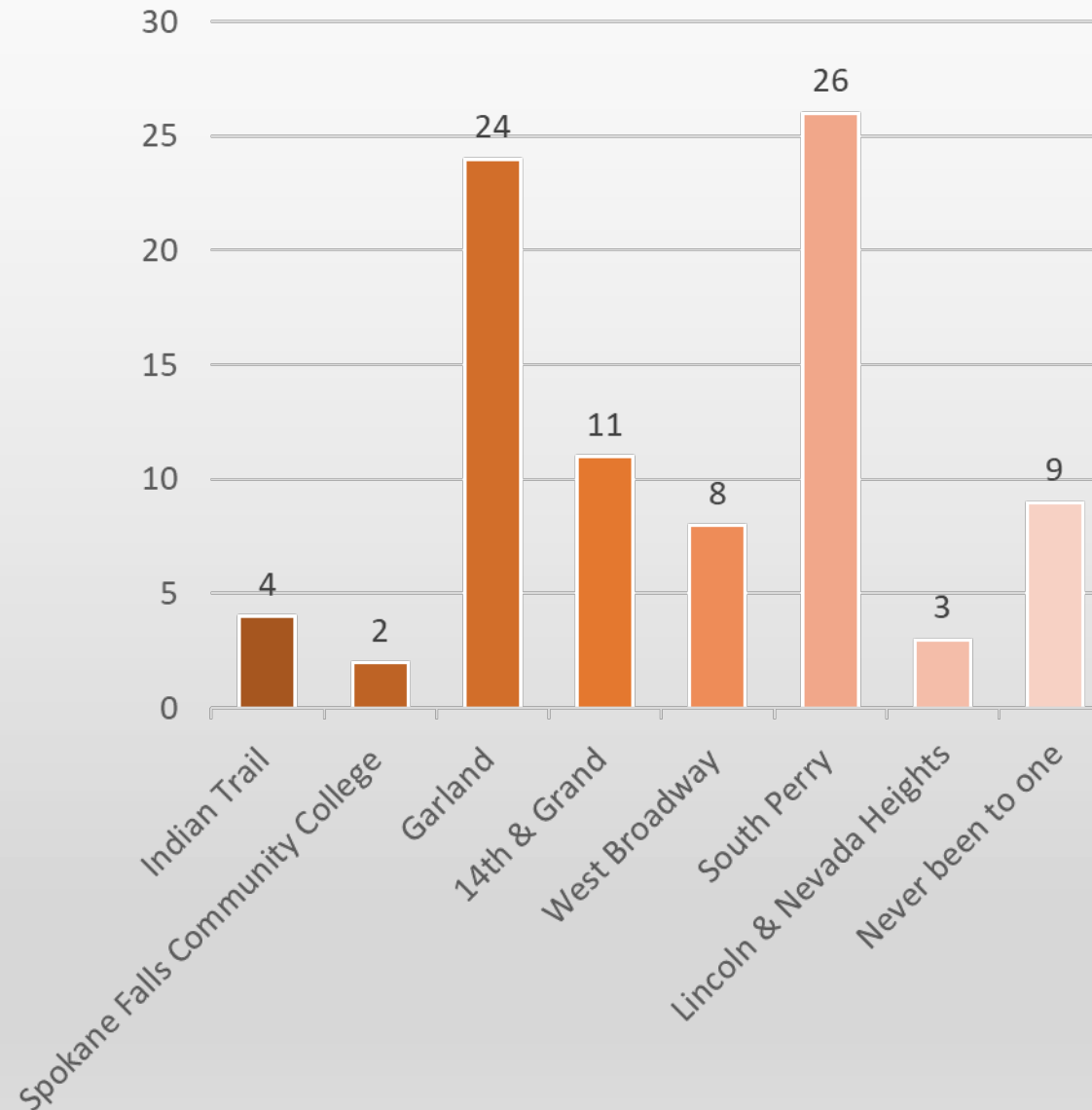
# Coffee & Conversation

**Centers and Corridors**

- Corridor
- District Center
- Employment Center
- Neighborhood Center

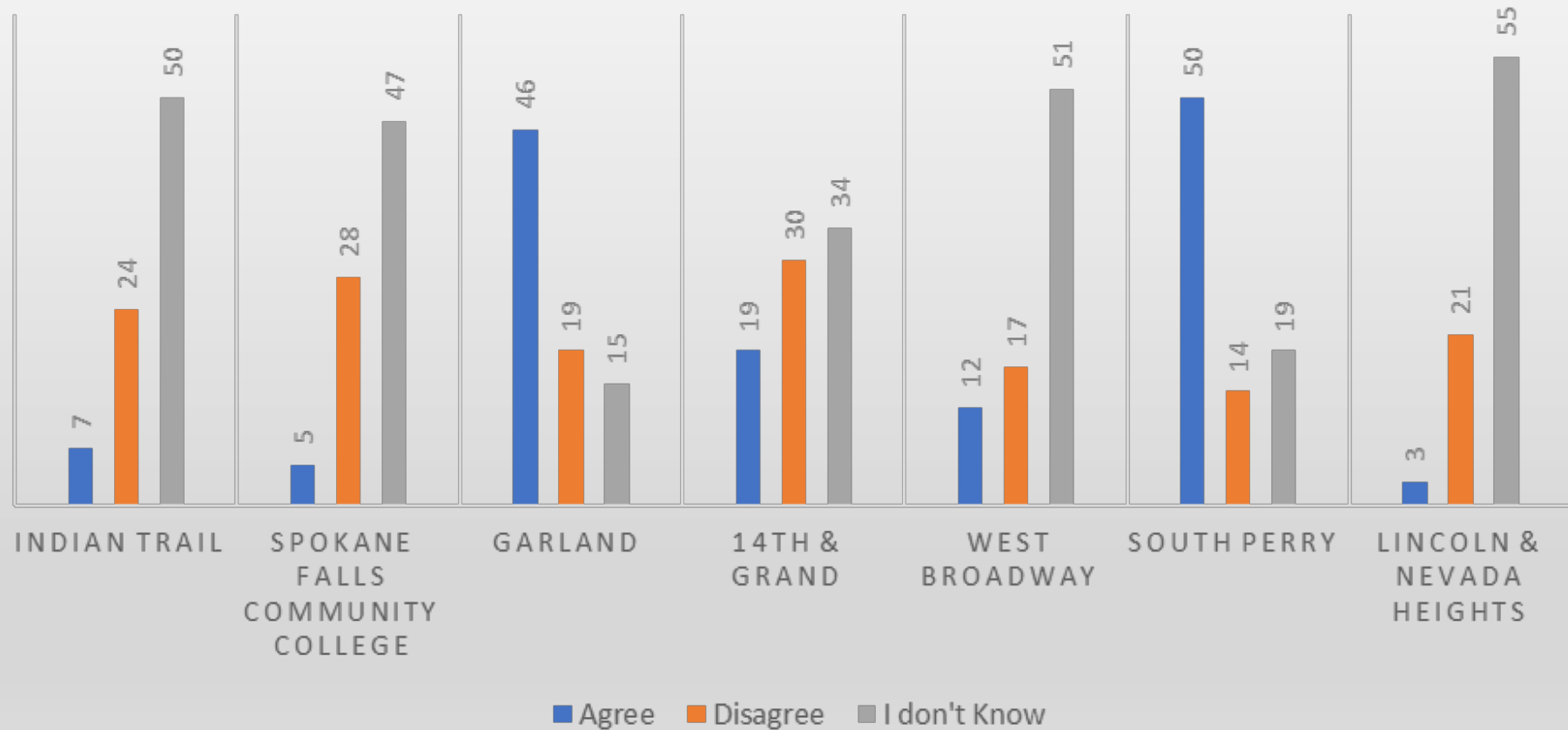
# OUTREACH

Which Neighborhood Center  
do you visit most often?



# INITIAL FEEDBACK

Do the Neighborhood Centers meet the goals of the Comprehensive Plan?

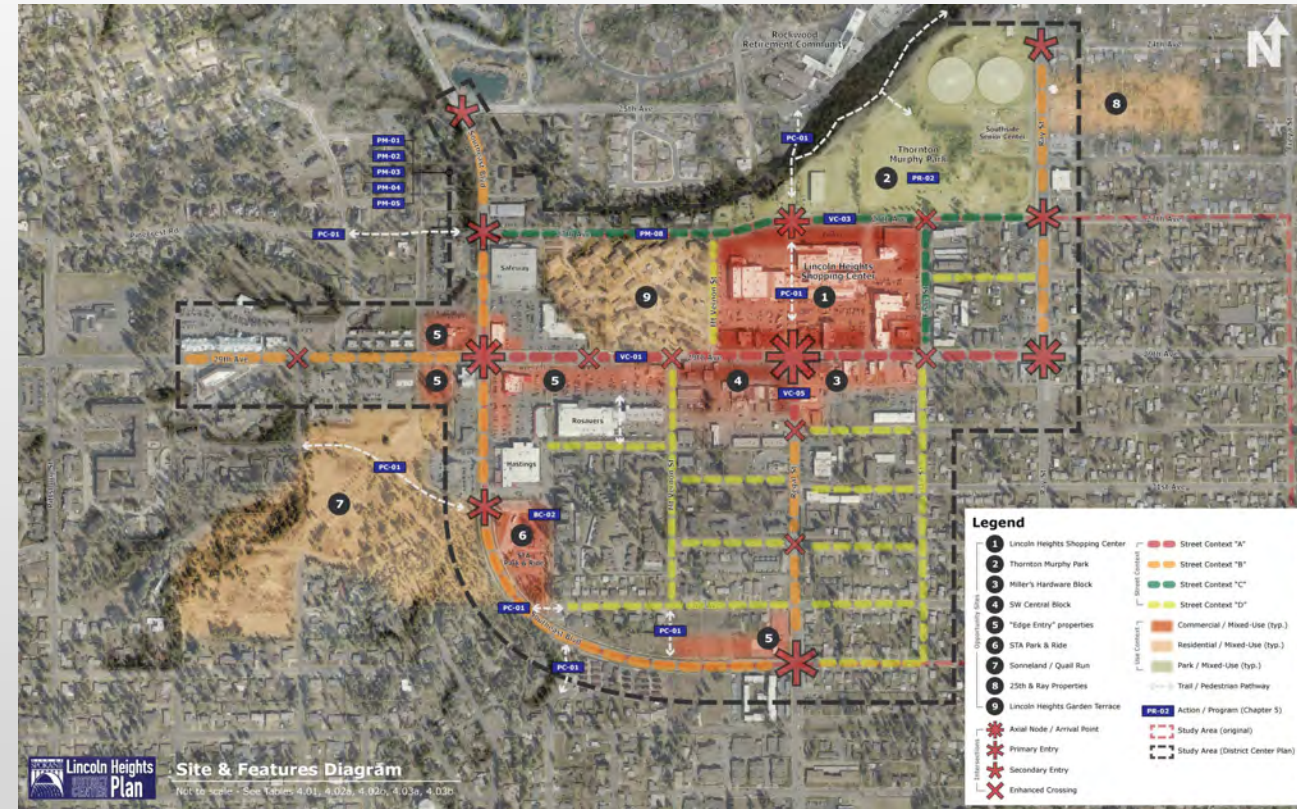




# POLICY CONTEXT

## Shared recommendations

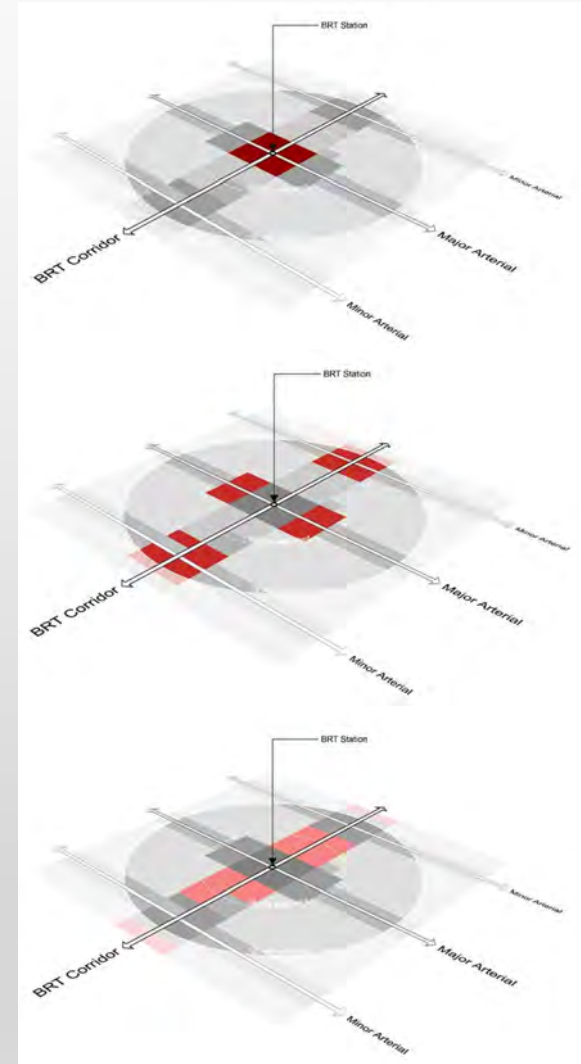
- **Connectivity**, facilitating non-motorized travel and reduced VMT
- **Residential infill**, of a variety of types
- **Public realm** improvements, focusing on quality of experience
- **Speed reduction**, balancing priority across multiple modes
- **Pedestrian safety**
- **Edge permeability**, facilitating access to the center or corridor
- **Transit** access, encouraging ridership



# POLICY RECOMMENDATIONS

## TYOLOGY

- **District and Neighborhood Centers**, consisting of a range of uses sensitive to their larger scale and reliance on access to a larger market area via arterial roadways or transit
- **Corridors**, with development types sensitive to their linear form, emphasis on an arterial streetscape, and relatively shallow depth
- **Employment Centers**, with an emphasis on regional access, all-day activity, freight traffic, noise, and aggregated or institutional land ownership
- **Mini Centers** and **Neighborhood Retail**, not now included in Centers and Corridors classification but generally consistent with mixing uses and facilitating neighborhood access to services

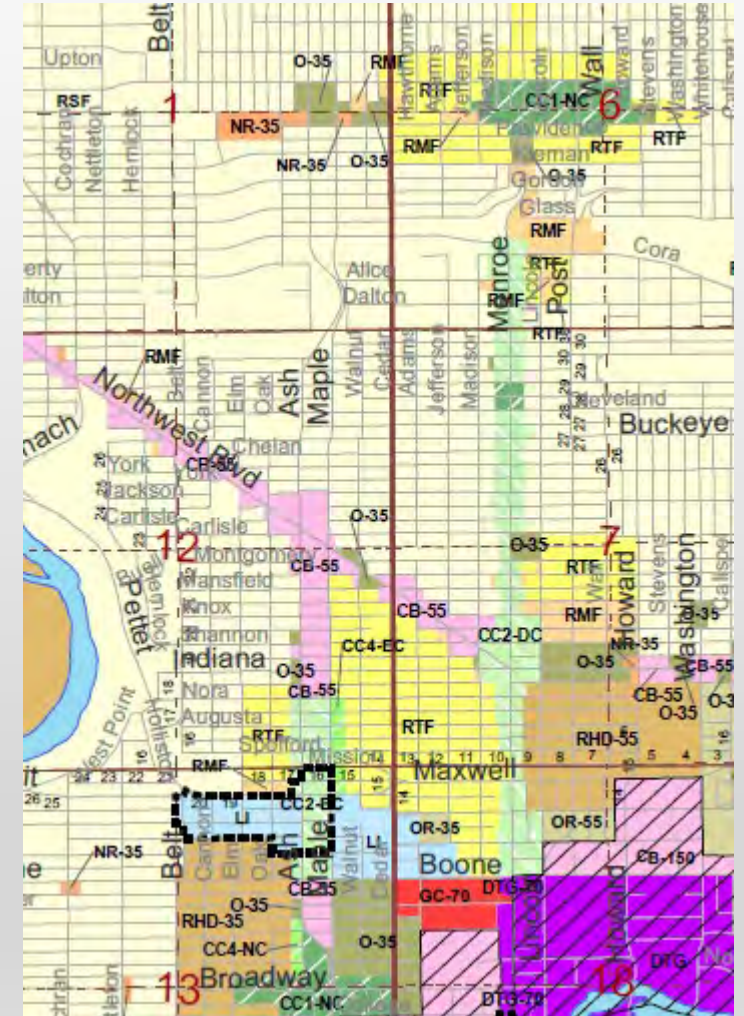


DivisionConnects study of District, Activity, and Corridor typologies

# POLICY - REGULATIONS

Implement the updated Centers & Corridor policy framework with a new family of mixed-use zones

- New zones tailored to fit the context and goals for the Centers' updated typologies.
- Replace current system of CC zones.
- Craft the MU zones so that NR, NMU, and possibly O/OR can be integrated





# Internal Connectivity

Integrate standards that enhance internal connectivity:

- Adopt maximum block size standards
- Develop through-block connection standards and options
- Update design standards to enhance development's frontage on through-block connections





# Block Frontages

Refine current zoning and design provisions to help create pedestrian-oriented streets

Provide strategic refinements to current Pedestrian Street standards

- Provide standards that ensure that larger scale redevelopment integrates pedestrian-oriented streets
- Integrate minor adjustments to the block frontage standards for all other streets that balances design flexibility with provisions that enhance the visual character and pedestrian safety.



# Design Standards

Update the Centers & Corridor Design Standards to:

- Be more objective and predictable (while continuing to offer opportunities for strategic flexibility)
- Integrate the standards directly into the Municipal Code
- Integrate proposed block frontage and internal connectivity policies
- Integrate minimum useable open space for residential uses
- Integrate façade articulation standards



# REGULATORY CONCEPT

## **Proposed Mixed-Use Zones:**

- MU-1      The “base” mixed-use zone
- MU-2      The small neighborhood-scaled mixed-use zone
- MU-3      The residential mixed-use zone
- MU-TOD    The mixed-use zone that emphasizes TOD



# Mixed-Use Zones – Permitted Uses

Commonality: Residential permitted by right in all zones, except for properties adjacent to Pedestrian Streets

- |        |   |
|--------|---|
| MU-1   | The “base” mixed-use zone <ul style="list-style-type: none"><li>• The most permissive zone</li></ul>  |
| MU-2   | The small neighborhood-scaled mixed-use zone <ul style="list-style-type: none"><li>• Grocery stores 60,000sf max, other uses 20,000sf max</li></ul> |
| MU-3   | The residential mixed-use zone <ul style="list-style-type: none"><li>• Commercial must be integrated into a mixed-use building</li></ul>            |
| MU-TOD | The mixed-use zone that emphasizes TOD <ul style="list-style-type: none"><li>• Auto-oriented uses prohibited</li></ul>                              |

# Mixed-Use Zones – Height

Allow for variable height “tiers” within most zones (prefix)

## 150’ MU-1 & MU-TOD

- Mostly those designated Employment Centers already @ 150’

## 90-100’ MU-1 & MU-TOD

- Accommodates 7-story mixed-use buildings

## 70-75’ MU-1, MU-2 & MU-TOD

- Accommodates 5-story mixed-use buildings

## 40’ MU-3

- Accommodates 3-story buildings, consistent with proposed R1

# Mixed-Use Zones – Height

Allow for variable height “tiers” within most zones (prefix)

## 150’ MU-1 & MU-TOD

- Mostly those designated Employment Centers already @ 150’

## 90-100’ MU-1 & MU-TOD

- Accommodates 7-story mixed-use buildings

## 70-75’ MU-1, MU-2 & MU-TOD

- Accommodates 5-story mixed-use buildings

## 40’ MU-3

- Accommodates 3-story buildings, consistent with proposed R1



# Focus Area Sites

Areas for testing impacts of proposed regulatory adjustments

- Monroe
- 14<sup>th</sup> & Grand
- Holy family
- Southgate

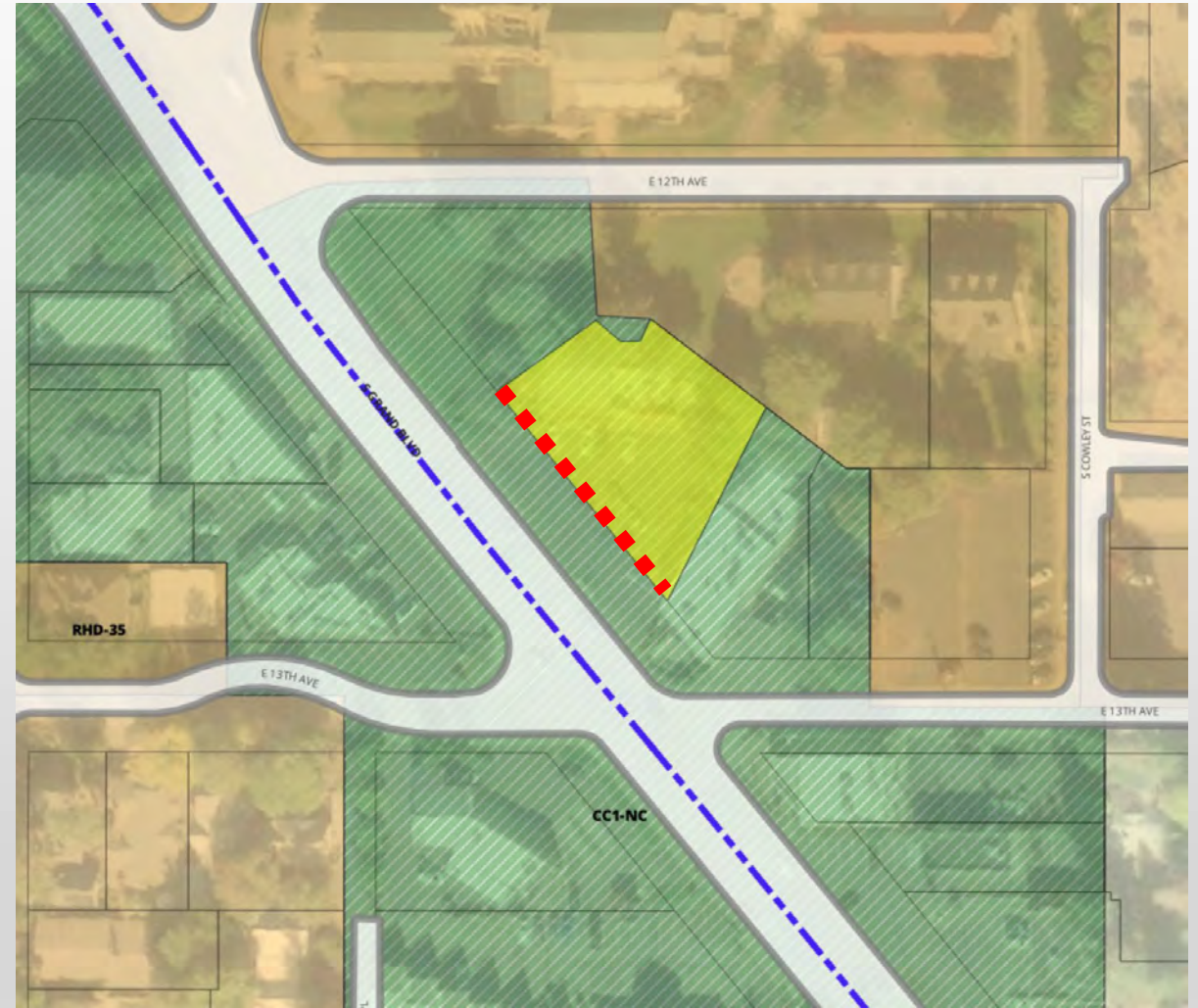
# 14<sup>th</sup> & Grand Site

## Rationale

- Moderate sized lot infill
- Illustrates pedestrian oriented street frontage

## Features

- Wider ROW at location – creates potential high amenity/wider sidewalks
- Four-lane arterial with potential for rechannelization (ADT 16k)
- No alley access
- Nearby crosswalk



Storefront street	■ ■ ■ ■
Through block connection	■ ■
New street	□



# 14<sup>th</sup> & Grand Site





# Monroe Site

## Rationale

- Corridor infill site
- Transition strategy to low-density

## Features

- Historic context
- Single-family adjacency
- Alley-access
- Located at transition from four-lanes to three-lanes



Storefront street	■ ■ ■ ■ ■
Through block connection	■ ■ ■ ■ ■
New street	■ ■ ■ ■ ■





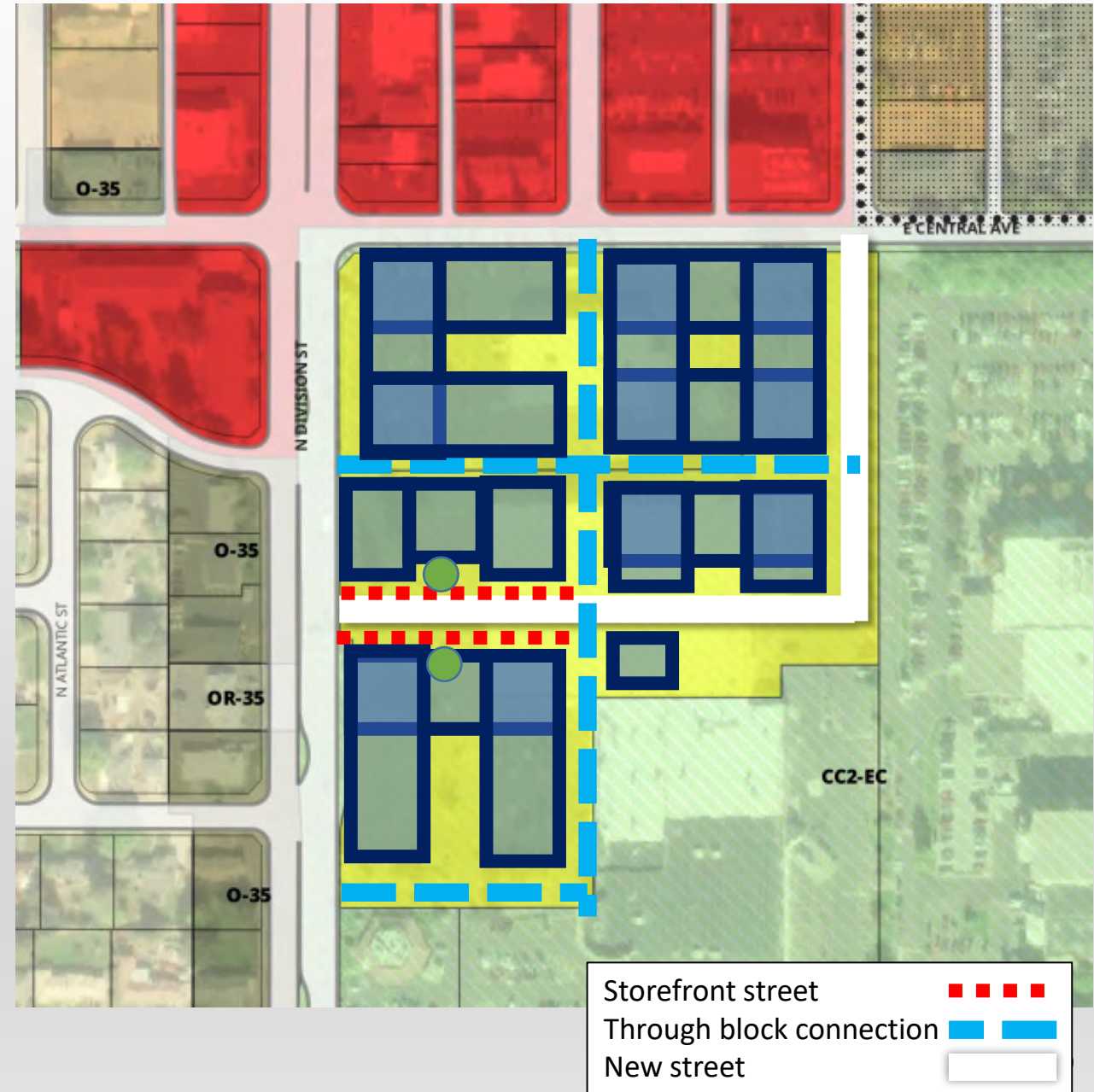
# Holy Family Site

## Rationale

- Large site redevelopment
- Integrating mid-block connections
- Arterial frontage standards

## Features

- Division is very heavy traffic arterial (ADT 40k)
- Potential for TBC and new street connection





# Holy Family Site





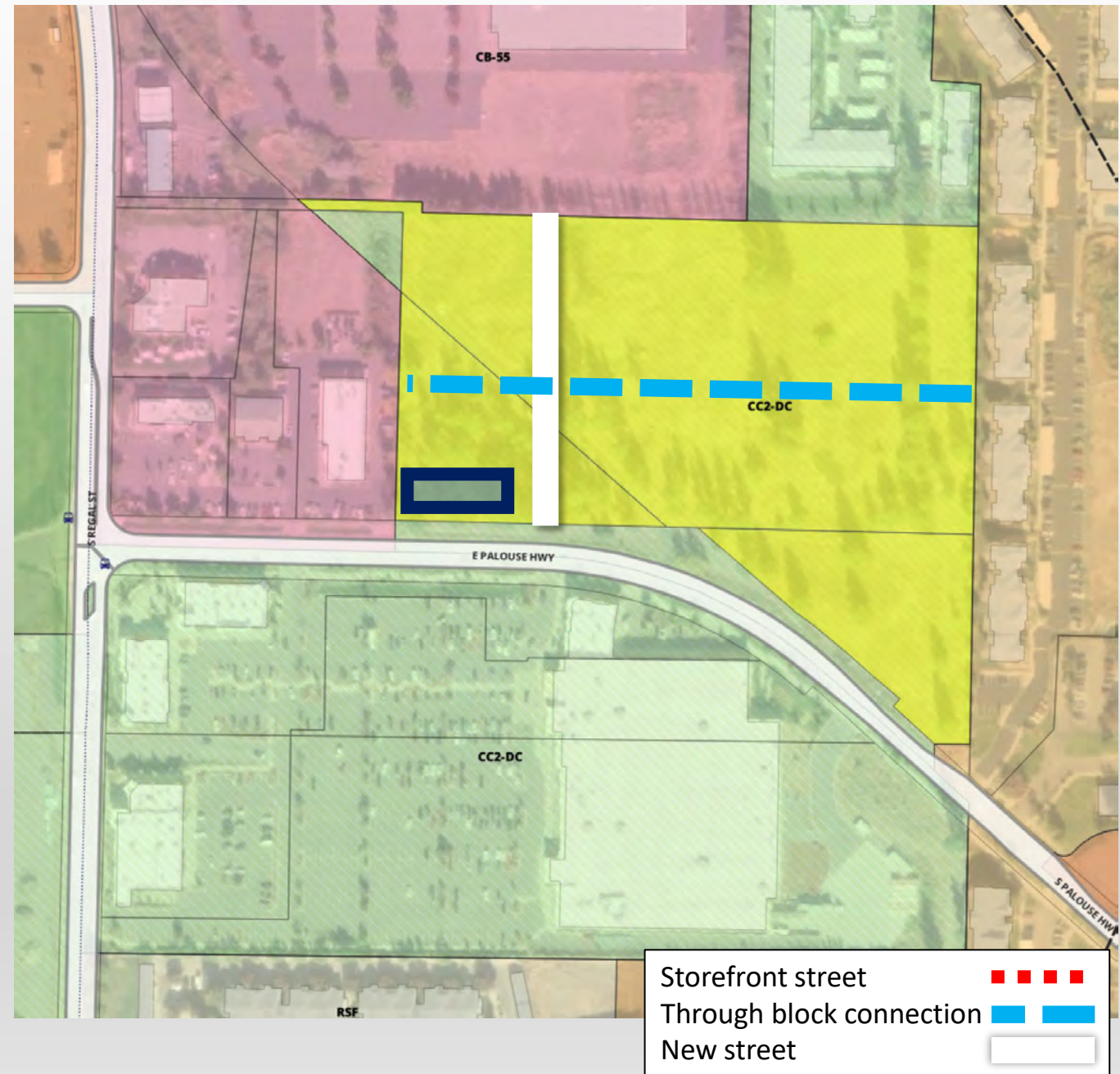
# Southgate Site

## Rationale

- Greenfield site
- Active development area
- Integrating mid-block connections

## Features

- Lots of internally-oriented multifamily development
- Potential to integrate with retail site to north



# Southgate Site





## QUESTIONS and DISCUSSION



*Market Street*



# Centers & Corridors Update Study

<https://my.spokanecity.org/projects/centers-and-corridors-study/>

# Thank You

[centersandcorridors@spokanecity.org](mailto:centersandcorridors@spokanecity.org)

Tirrell Black, Assistant Planning Director

Colin Quinn-Hurst, Associate Planner

Tyler Kimbrell, Planner II



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January 17, 2024

Plan Commission President and Plan Commissioners  
City of Spokane Plan Commission

**Re: Workshop on Land Capacity Analysis, January 24, 2024**

Dear Plan Commission President, Commissioners:

This coming workshop I will be presenting to you background information and the method by which we will calculate the population capacity in the City of Spokane. This is a key early step in the lengthy process of updating our Comprehensive Plan, due to be adopted by Spring 2026. In advance of our workshop, I thought you might appreciate some background information as a preview to our discussion.

Of course, the overall framework for Comprehensive Planning by the City or any jurisdiction in Spokane County begins with the Growth Management Act (GMA), found in the [Revised Code of Washington \(RCW\) 36.70a](#). GMA provides the legislative environment within which the City must conduct its planning activities.

As we begin to consider the next major update to the Comprehensive Plan, one of the essential requirements in GMA is that we consider and plan for any growth anticipated in the next 20 years in the City. [RCW 36.70a.115](#) requires that all jurisdictions (the City of Spokane included) analyze their capacity to accommodate growth and compare it to the growth expected within the planning horizon (20 years). This process is known generally as the Land Capacity Analysis (LCA).

The LCA is a mandated process required of all Cities and the County each time a major update is anticipated, guided by the Countywide Planning Policies adopted by the County and agreed to by all the jurisdictions. This process follows the same steps for each jurisdiction but is heavily influenced and informed by local factors and information. Planning staff is currently working on the next Land Capacity Analysis, expected to be completed this year.

At our workshop on the 24<sup>th</sup>, I will outline this process for you and provide some useful background information. Also, up for discussion is the soon-to-be adopted growth projection for Spokane County and the share of that growth we anticipate the City of Spokane might be asked to accommodate. By 2046, the planning horizon for our 2026 Comprehensive Plan Update, the County is expected to grow by



more than 100,000 people. Nearly 1 in 4 of those new residents are expected to move to the City of Spokane. Naturally, these new residents will need housing, employment, and the provision of public services. This topic, among many others, will be an important component of our discussions around the Comprehensive Plan Update, as will be the discussion of the 233,000 people who live here now.

I will provide plenty of time for questions and discussion in the workshop. Please understand that this is an ongoing process so we may not have answers to everything. We will endeavor to answer all we can.

In the next few meetings this year I hope to bring other related topics to you as well, including discussion of the housing allocation we're required to consider after passage of House Bill 1220 last year by the State Legislature. I look forward to exploring these topics with you over the next months. Thank you for your careful attention and consideration—see you all at the workshop.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin Freibott", with a stylized flourish at the end.

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