



CITY OF SPOKANE PLAN COMMISSION

City of Spokane | 808 W. Spokane Falls Blvd. | Spokane, WA 99201

Special Mobile Meeting Notice

Wednesday, March 27, 2024, 2:00 – 4:00 PM

NE Community Center Lower-Level Assembly Room

4001 N. Cook St. Spokane, WA 99207

The City of Spokane Plan Commission will be holding a special meeting Wednesday, March 27th from 2:00 PM to 4:00 PM in the NE Community Center, Lower-Level Assembly Room, followed by an offsite driving and walking tour of Hillyard Subarea Plan Areas. The meeting is open to the public; however, discussion will be limited to appropriate officials, presenters, and staff.

At no time while in transit will a quorum of Plan Commission members be discussing agency business. Members of the public are welcome to join Plan Commission members at the below locations during the discussion portions of the driving and walking tour.

Agenda Items

2:00 PM Meet in person at NE Community Center Lower-Level Assembly Room - 4001 N Cook St, Spokane, WA 99207

2:00 – 2:10 Plan Commission Briefing Session

2:10 – 2:35 Hillyard Subarea Plan Presentation

2:35 – 4:00 PM Offsite Tour of Hillyard Subarea Plan Areas:

1. Haven and Wellesley Opportunity Site – 4 min. drive, 10 min. discussion
2. Wellesley roundabout to Havana St. – 3 min. drive.
3. Stop at Tim Sweet opportunity site and talk about potential of area. – 3 min drive, 10 min discussion
4. Drive up Havana to Queen St. and turn north on Myrtle St. to Francis Ave. - 5 min. drive.
5. Drive south on Market St. to Queen St. – 4 min. drive.
6. Walking Tour of Market St. Corridor- 20 min walk and discussion.
7. Return to NE Community Center by 4:00pm.

(All times are approximate and subject to change)

(Route Maps are attached)

The next regular meeting will be at 2:00 P.M. on April 10, 2024, in City Hall's City Council Briefing Center.

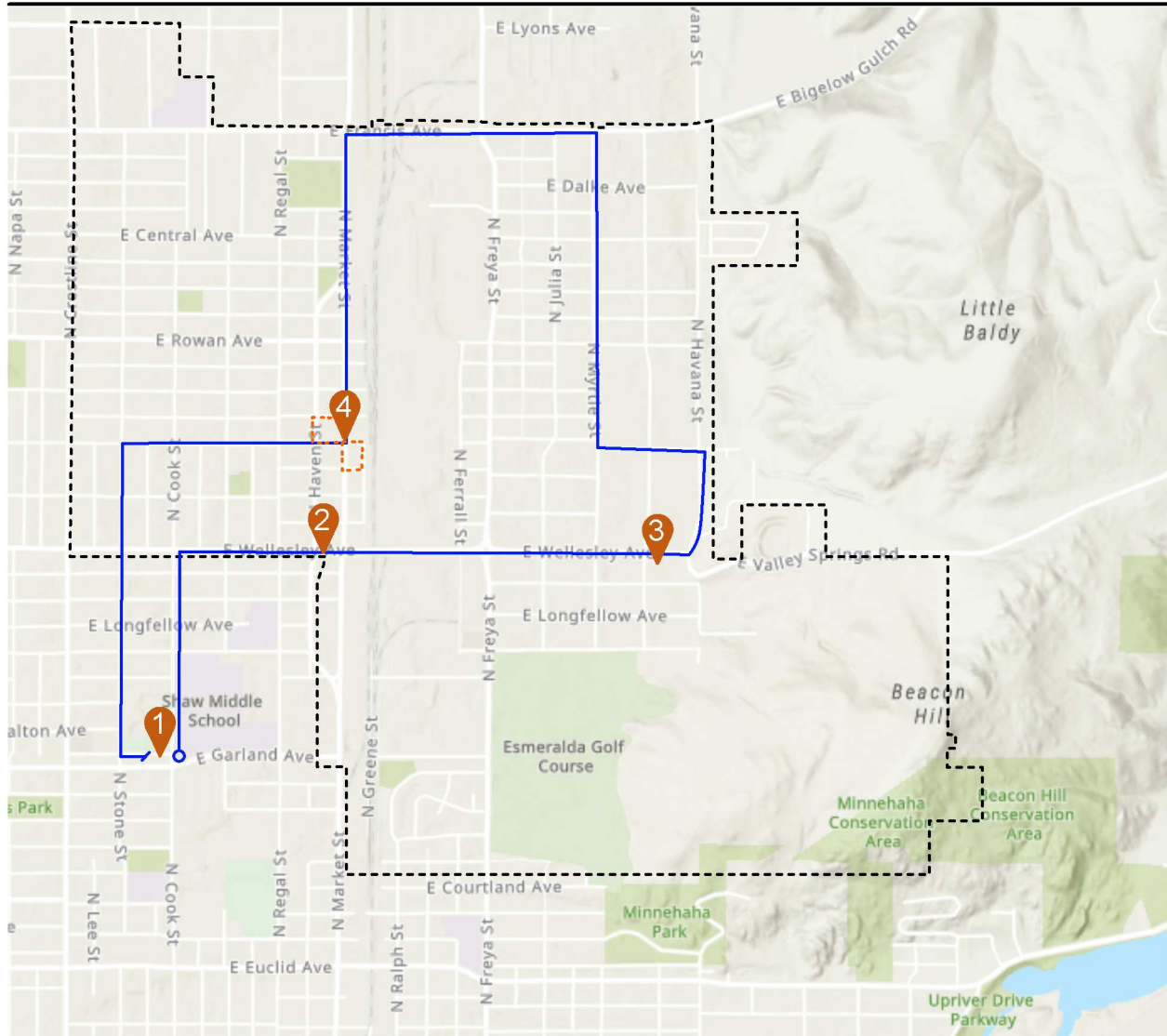
AMERICANS WITH DISABILITIES ACT (ADA) INFORMATION: The City of Spokane is committed to providing equal access to its facilities, programs and services for persons with disabilities. Individuals requesting reasonable accommodations or further information may call, write, or email Risk Management at 509.625.6221, 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or mhowmaster@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 Special Meeting

Hillyard Subarea Plan Tour Itinerary

March 27, 2024



Special Meeting of the Plan Commission March 27, 2024, Itinerary

1. Starting Location: 2:00 PM Meet at NE Community Center Lower Assembly Room
- 4001 N Cook St, Spokane, WA 99207
2. Haven and Wellesley Opportunity Site, 3011 East Wellesley
3. Wellesley District Center Opportunity Site, Wellesley and Florida St.
4. Walking Tour of Market St. Corridor (detailed map on next page) Start: Queen Ave. & Market St.
5. Return to NE Community Center by 4:00 pm. Adjourn meeting.

Map Key:

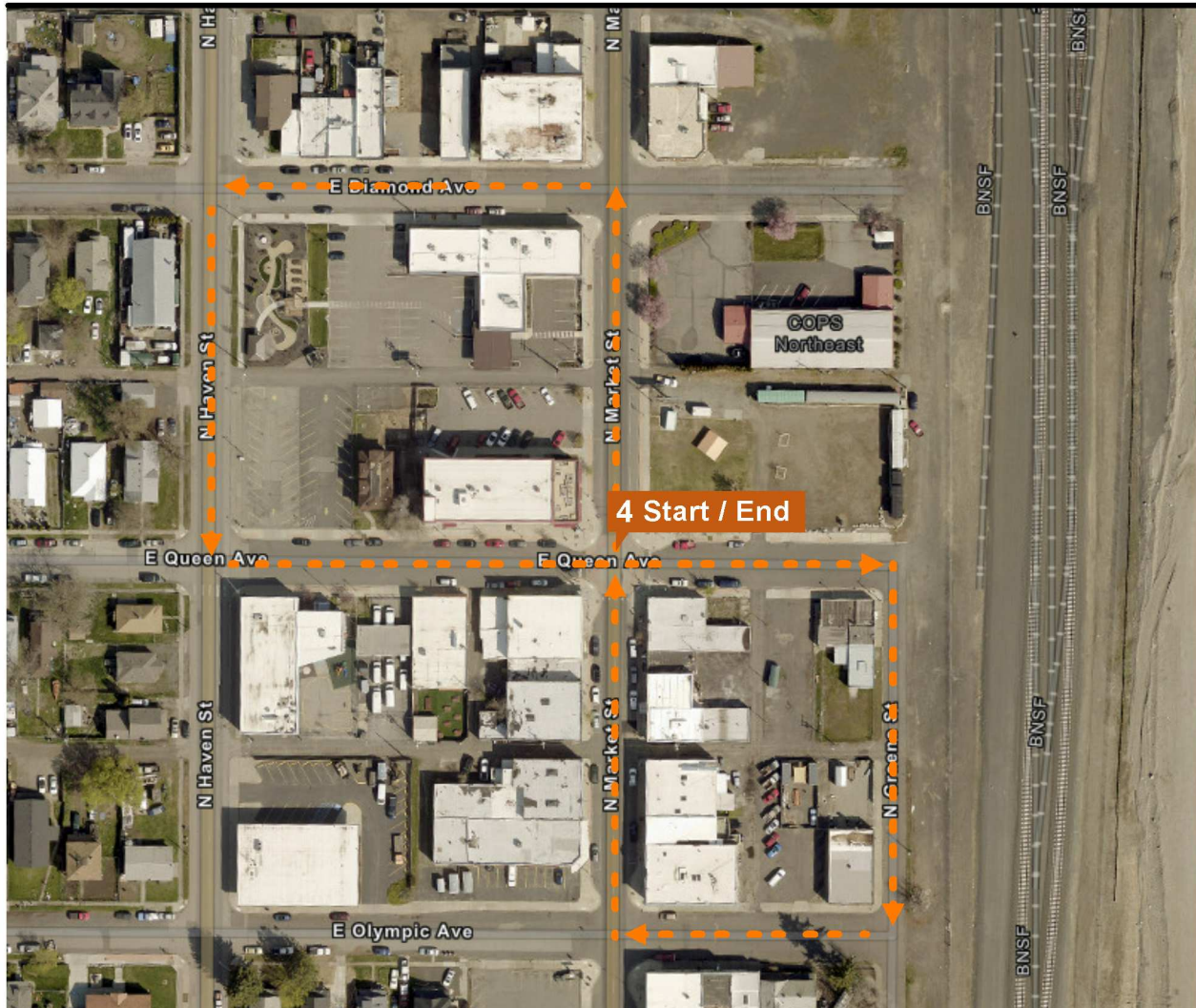
- Hillyard Subarea Plan Area Boundary Walking Tour Route
—— Van Route



Plan Commission Special Meeting

Walking Tour Map

March 27, 2024



Special Meeting of the Plan Commission March 27, 2024, Walking Tour Itinerary

1. Starting/Ending Location: Queen Ave. and Market St

Map Key: Walking Tour Route

Spokane Plan Commission - Minutes

Wednesday, March 13, 2024

Webex Teleconference

Meeting Minutes: Plan Commission Workshop called to order at 2:00 pm by Ryan Patterson, VP.

Attendance for Plan Commission Workshop:

- Board Members Present: Greg Francis (President), Ryan Patterson (Vice President), Clifford Winger, Tim Williams, Sandra Neperud, Jesse Bank
- Board Members Not Present: Kris Neely & Carole Shook
- Non-Voting Members Present: Mary Winkes (Community Assembly Liaison), Council Member Kitty Klitzke
- Non-Voting Members Not present: *None*
- *Quorum Present: Yes*
- Staff Members Present: Spencer Gardner, Angie McCall, Ryan Benzie, Kevin Freibott, James Richman, Tim Thompson, Jackie Churchill, Della Mutungi, KayCee Downey, Maren Murphy, Brandon Whitmarsh, Tyler Kimbrell, Tirrell Black

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

- Citizen, Derek Azzaro, requested that anything having to do with Centers and Corridors be presented at a regularly scheduled City Council meeting instead of the Plan Commission Workshops.

Minutes: Minutes from 2/28/2024 approved unanimously.

Briefing Session:

1. **City Council Liaison Report - CM Kitty Klitzke**
 - Council Member Klitzke stated that they had a Land Use Town Hall meeting in February that was well-attended with some creative suggestions as to input from the community for the Comprehensive Plan Update. Other items discussed were water use, downtown housing and parking, resolutions from neighborhood councils, and transit.
2. **Community Assembly Liaison Report - Mary Winkes**
 - Mary Winkes reported that there are some unclear procedures when it comes to resolutions with the Community Assembly. Council President Wilkerson is aware of this and will be addressing this with Council and the Community Assembly.
3. **Commission President Report - Greg Francis**
 - President Greg Francis reported that he will be back in person in a couple of weeks. He also spoke with Commissioner Michael Baker and Michael has chosen to resign from the Plan Commission at this time.
4. **Transportation Subcommittee Report - Clifford Winger**
 - Cliff Winger reported that PCTS met, and the information presented at that meeting is included in the Plan Commission agenda packet. The first item is from Integrated Capital Management and the six-year program that will come before the Plan Commission. Secondly, Clint Harris from the Streets department gave his presentation that is also included in the PC agenda.
5. **Secretary Report - Spencer Gardner**

- Spencer Gardner reported that we have a new Plan Commissioner in Saundra Neperud. Saundra has taken Todd Beyreuther's seat on the Commission. The Mayor and City Council have taken a phased approach when it comes to these appointments. Commissioners Jesse Bank and Tim Williams have been reappointed. There are two reappointments still pending as well as two vacancies (from Christopher Britt and Michael Baker).
- Spencer also shared that the next regularly scheduled meeting will be the Plan Commission retreat in which they will be meeting and doing a tour of the Northeast (Hillyard area). If you would like transportation to the Northeast Community Center, we will be meeting here at City Hall at 1:30pm in the lobby. We will then travel to the Community Center to begin at 2:00pm with a brief introduction and then a traveling tour of the area will ensue.
- Spencer mentioned that Commissioner Jesse Bank is the director of the Northeast PDA and will be participating next week as a member of the project team and not as a Plan Commissioner.
- Saundra Neperud took a few minutes to introduce herself to the Commission.

Current Agenda: The current agenda was approved unanimously.

Workshop(s):

- **Plan Commission Rules of Procedure**
 - Presentation provided by Spencer Gardner.
 - Questions asked and answered.
 - Discussion ensued.

***Quick recess to move from the Briefing Center to the Council Chambers due to technical difficulties. Motion was proposed by VP Ryan Patterson and seconded by Cliff Winger. Motion passed unanimously. Recessed at 2:55pm and reconvened in Council Chambers at 3:01pm.**

- **South Logan TOD Implementation Review**
 - Presentation provided by staff member KayCee Downey.
 - No questions were asked and no discussion ensued.
- **DivisionConnects/STA 2035 Plan**
 - Presentation provided by Dan Wells and Brian Jennings with Spokane Transit Authority.
 - Questions asked and answered.
 - Discussion ensued.

Workshop Adjourned at 3:51 PM.

Next regularly scheduled Plan Commission Meeting is on Wednesday, March 27, 2024.

Plan Commission Hearing:

Hearing called to order at 4:00pm by Vice President Ryan Patterson

Attendance:

- Board Members Present: Greg Francis (President), Ryan Patterson (Vice President), Jesse Bank, Clifford Winger, Tim Williams, Saundra Neperud
- Board Members Not Present: Kris Neely & Carole Shook
- Non-Voting Members Present: Mary Winkes
- *Quorum Present: Yes*

- Staff Members Present: Spencer Gardner, Angie McCall, Ryan Benzie, Kevin Freibott, James Richman, Tim Thompson, Jackie Churchill, Della Mutungi, KayCee Downey, Maren Murphy, Brandon Whitmarsh, Tyler Kimbrell, Tirrell Black

Hearing Topic:

Paper Cuts Q1 2024

Proposed amendments to:

Paper Cuts Q1 2024

Proposed amendments to:

SMC 17A.020.020, SMC 17A.020.030, SMC 17A.020.080, SMC 17C.120.110, SMC 17C.190.450, SMC 17C.200.050, SMC 17D.010.020, SMC 17G.020.040, SMC 17G.061.320, SMC 17G.070.030, SMC 17H.010.130, SMC 17C.122.070, SMC 17C.122T.001, SMC 17G.061.010

- Presentation by staff member Jackie Churchill
- Questions asked and answered.
- Discussion ensued.

Public Testimony

No public testimony.

***Motion:** *Vice President Patterson I [Jesse Bank] move to approve the proposed paper cuts amendments as written in today's Plan Commission agenda packet. Clifford Winger seconded.*

Deliberation:

- Discussion ensued.
- Questions asked and answered.

Motion: *Vice President Patterson I [Jesse Bank] move to include in the findings of fact that the Plan Commission's desire to revisit SMC 17A.020.020 AB#1 relating to the definition of building coverage in the forthcoming round of paper cuts amendments. Clifford Winger seconded.*

Motion passes unanimously.

Vote on original motion (signified by *) passed unanimously.

Hearing Adjourned at 4:18 PM.

Next Plan Commission Meeting is scheduled for Wednesday, March 27, 2024