



Spokane Plan Commission Agenda

Wednesday, July 10, 2024

2:00 PM

Hybrid - Council Briefing Center / Teams
808 W Spokane Falls Blvd, Spokane, WA 99201

Virtual Meeting Link - See Below For Information

TIMES GIVEN ARE AN ESTIMATE AND ARE SUBJECT TO CHANGE

Public Comment Period:

3 minutes each | Citizens are invited to address the Plan Commission on any topic not on the agenda.

Commission Briefing Session:

2:00 – 2:20	<ol style="list-style-type: none"> 1. Approve 6/26/2024 meeting minutes 2. City Council Liaison Report 3. Community Assembly Liaison Report 4. President Report 5. Transportation Sub-Committee Report 6. Secretary Report 7. Approval of current agenda 	<p>All CM Kitty Klitzke Mary Winkes Greg Francis Mary Winkes Spencer Gardner</p>
-------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------

Workshops:

2:20 – 2:50	1. CPA Z23-477COMP (Rustle & Bemis) Workshop	Kevin Freibott
2:50 – 3:20	2. CPA Z23-478COMP (Assembly & Bemis) Workshop	Kevin Freibott

No Hearings

Adjournment: The next PC meeting will be held on Wednesday, July 24, 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 mlovmaster@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 Meeting Information

Wednesday, July 10, 2024

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.

Microsoft Teams

Join on your computer, mobile app or room device

[Click here to join the meeting](#)

Meeting ID: 213 698 980 677

Passcode: BgoP4d

[Download Teams](#) | [Join on the web](#)

Join with a video conferencing device

cityofspokane@m.webex.com

Video Conference ID: 116 540 092 1

[Alternate VTC instructions](#)

Or call in (audio only)

[+1 323-618-1887](tel:+13236181887), [215215222#](tel:+1215215222) United States, Los Angeles

Phone Conference ID: 215 215 222#

[Find a local number](#) | [Reset PIN](#)

Meeting ID:
213 698 980 677

Passcode:
BgoP4d

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 and are available online.

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 mlovmaster@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 & Committees

Upcoming Agenda Items

July 24, Plan Commission (90 minutes available) Hybrid		
Workshop		
Time	Item	Presenter
2:00 – 2:20	Meeting Briefing	Plan Commission
2:20 – 2:50	CPA Z23-479COMP (N Indian Trail) Workshop	Kevin Freibott
2:50 – 3:20	Comp Plan Amendment Workshop Wrap-Up	Kevin Freibott
3:45 – 4:00	Transition to Chambers	

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

August 14, Plan Commission (90 minutes available) Hybrid Cancelled for GMHB Appeal Hearing		
Workshop		
Time	Item	Presenter
	Cancelled	
Hearing Items		
	Cancelled	

August 28, Plan Commission (90 minutes available)		
Workshop		
Time	Item	Presenter
2:00 – 2:20	Meeting Briefing	Plan Commission
2:20 – 3:15	Climate Planning Update	Maren Murphy
3:15 – 3:45	Protection of Historic Buildings in Downtown and Center and Corridor Areas (SMC 17D.100.230)	Megan Duvall

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. 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.

Spokane Plan Commission - Draft Minutes

Wednesday, June 26, 2024

Hybrid Meeting Teams Teleconference

Meeting Minutes: Plan Commission Workshop called to order at 2:00 pm by President Greg Francis.

Attendance for Plan Commission Workshop:

- Board Members Present: Greg Francis (President), Ryan Patterson (Vice President), Tim Williams, Carole Shook, Jesse Bank, Amber Lenhart, David Edwards
- Board Members Not Present: Saundra Neperud
- Non-Voting Liaisons Present: Kitty Klitzke (Council Member), Mary Winkes (Community Assembly)
- Non-Voting Members Not present: *None*
- *Quorum Present: Yes*
- Staff Members Present: Spencer Gardner, KayCee Downey, Ryan Benzie, Tyler Kimbrell, Kevin Freibott, Tim Thompson, Jessica Stratton

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

None

Minutes: Minutes from 6/12/2024 approved unanimously with one minor error correction in the Presidents report.

Briefing Session:

- **City Council Liaison Report - CM Kitty Klitzke**
 - CM Klitzke would like to come up with a process to formalize receiving Plan Commission recommendations.
 - She would also like to gain input from the Plan Commission as to what they would like reported to the City Council.
 - Commissioner Williams started a discussion around the Wildlife Urban Interface and how the Plan Commission may take a role in this.
- **Community Assembly Liaison Report - Mary Winkes**
 - Mary reported that the Community Assembly has not met since the last Plan Commission meeting so there is no report at this time.
- **Commission President Report - Greg Francis**
 - President Greg Francis introduced two new Plan Commissioners, David Edwards and Amber Lenhart. Both commissioners took some time to introduce themselves.
 - Greg dissolved the Housing Work Group. The commissioners agreed that if any topics come up that they would like time to speak to the Plan Commission about they will work with Secretary Gardner and President Francis to get put on future agendas.
- **Transportation Subcommittee Report - Mary Winkes**
 - Mary reported that have not met since the last Plan Commission meeting and they will not meet on July 2, 2024, due to the holiday.
- **Secretary Report - Spencer Gardner**
 - Spencer Gardner reported that the Transportation Commission was successfully adopted by council on Monday, June 24, 2024. They are actively seeking applicants. The Transportation Commission will eventually phase out a number of other boards and committees including the Plan Commission Transportation Subcommittee.

Current Agenda: The current agenda was approved unanimously.

Workshop(s):

- Comp Plan Amendment Z23-474COMP (Mission & Sinto)
 - Presentation provided by staff members Brandon Whitmarsh.
 - Questions asked and answered.
 - Discussion ensued.
- Comp Plan Amendment Z23-476COMP (8th Avenue)
 - Presentation provided by staff members Brandon Whitmarsh.
 - Questions asked and answered.
 - Discussion ensued.
- Introduction to Citywide Capital Improvement Program
 - Presentation provided by staff member Jessica Stratton and Kevin Freibott.
 - Questions asked and answered.
 - Discussion ensued.

Workshop Adjourned at 3:07 PM.

Hearing Commenced at 4:00 PM.

Attendance for Plan Commission Hearing:

- Board Members Present: Greg Francis (President), Ryan Patterson (Vice President), Jesse Bank, David Edwards, Amber Lenhart, Carole Shook, Tim Williams
- Board Members Not Present: Sandra Neperud
- **Quorum Present: Yes**
- Staff Members Present: Spencer Gardner, Ryan Benzie, KayCee Downey, Logan Camporeale, Kevin Freibott, Tim Thompson, Megan Kapaun
- Non-Voting Liaison Present: Mary Winkes (Community Assembly)
- South Logan TOD Implementation Drafts (SMC 17A.020.160, 17C.111.205, 17C.111.230, 17C.111.420, 17C.120.220, 17C.122, 17C.122T, 17C.123, 17C.230, 17C.300, 17C.415)
 - Presentation provided by staff member KayCee Downey.
 - Questions asked and answered.
 - Discussion ensued.
- Public Testimony
 - Karl Otterstrom and Lukas Gianni, Spokane Transit Authority
 - John and Cindy Bryant, No-Li Brewhouse
 - Colleen Fuchs, Joya Child and Family Development
- Motion
 - ***I [VP Ryan Patterson] would like to make a motion that we recommend for approval the South Logan TOD Implementation codes as presented in the city staff report. Seconded by Commissioner Tim Williams.***
 - Deliberation ensued.
 - Plan Commission agreed to include a statement regarding the public safety concerns in the Findings of Fact.
Motion passes unanimously, 7-0.
Voted for by name: President Greg Francis, Vice President Ryan Patterson, Jesse Bank, David Edwards, Amber Lenhart, Carole Shook, Tim Williams.

Hearing Adjourned at 5:16 PM

Next regularly scheduled Plan Commission Meeting is on Wednesday, July 10, 2024.



Workshop for Z23-477COMP

SHAPING SPOKANE – THE CITY OF SPOKANE COMPREHENSIVE PLAN

Document Date: July 3, 2024

On July 10 the Plan Commission is scheduled to discuss the fourth of six workshops on the [2023/2024 Comprehensive Plan Amendments](#). The 60-day public comment period for these applications began on June 10 and runs through August 9, 2024, during which time each of the proposals will be presented to you for your consideration. For detailed information on the Comprehensive Plan Amendment procedures, please see [Spokane Municipal Code \(SMC\) 17G.020](#).

This proposal, known as the Bemis & Rustle proposal, concerns an application by Storhaug Engineering on behalf of a property owner to amend the Land Use Plan Map designation and zoning of two parcels in the West Hills Neighborhood. More information about the proposal can be found on the proposal webpage below.

<https://my.spokanecity.org/projects/2023-2024-proposed-comprehensive-plan-amendments/rustle-and-bemis/>

The attachments below are intended to give you an overview of the particulars in this proposal, as well as to depict how the actual Land Use Plan Map and Zoning Map would change were this proposal approved by City Council this year.

While each individual application for a Comprehensive Plan Amendment stands on its own merits when considered by Plan Commission and City Council, the docket of applications is also considered cumulatively as a group, per state regulations. As such, it is important to note that File Z23-477COMP is located immediately adjacent to another proposal, Z23-478COMP.

These two proposals are from separate applicants and concern lands owned by separate entities. As such, they should not be considered as one and same, though the interaction between these two applications should be considered as well as their individual merits. Accordingly, the attached maps will show the changes to both the Land Use Plan Map and Zoning Map proposed by the separate applications.

Attachments:

- Aerial Imagery
- Existing and Proposed Land Use Plan Map Designations
- Existing and Proposed Zoning Designations

As always, you are encouraged to reach out to our team if you have any questions prior to the workshop. The easiest way to do this it at our program email address:

compplan@spokanecity.org



Exhibit A: Aerial Photos



THIS IS NOT A LEGAL DOCUMENT
The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.



- Z23-477COMP
- Other Application*



Agent: Storhaug Engineering
Parcels: 25262.0108
 25262.0505
Size: 0.84 acres
 (Size is Approximate)

Note: This application is located adjacent to another proposal by another applicant. See **File Z23-478COMP** for details as to the adjacent application.

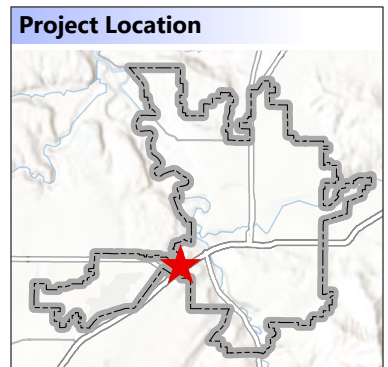


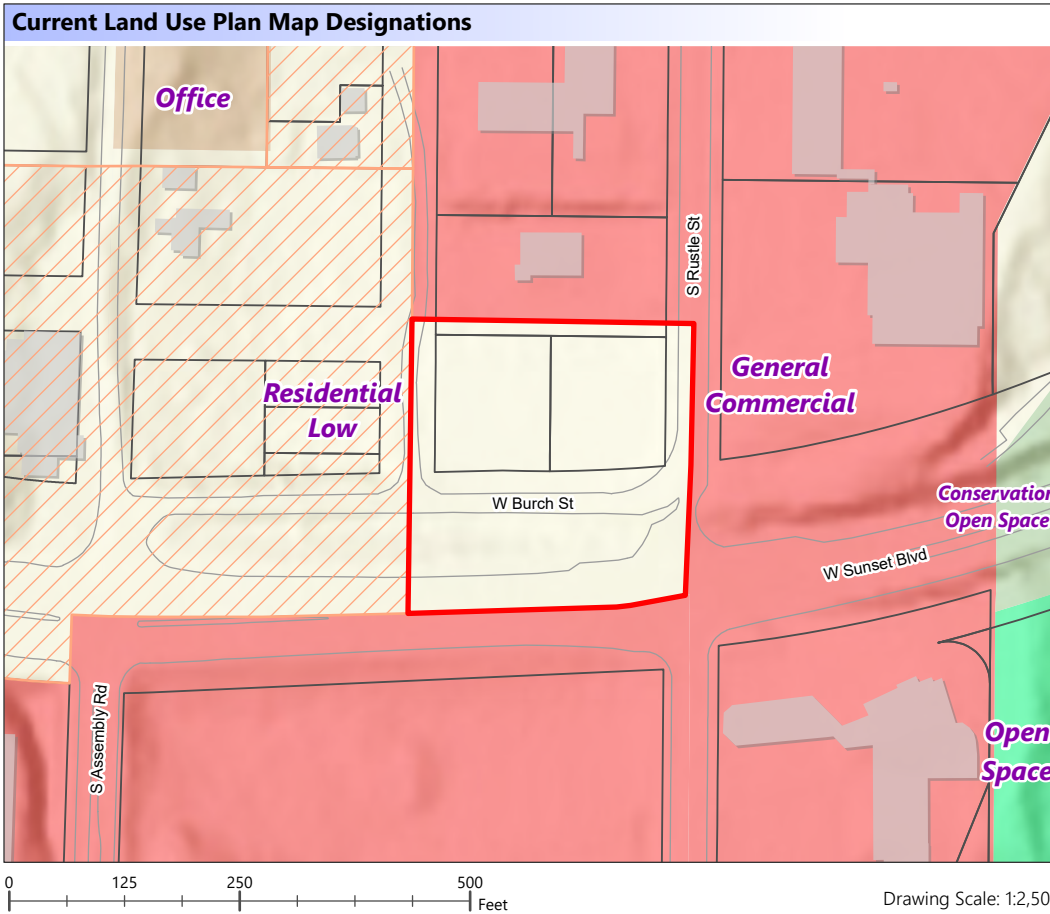


Exhibit B: Land Use Plan Map Changes

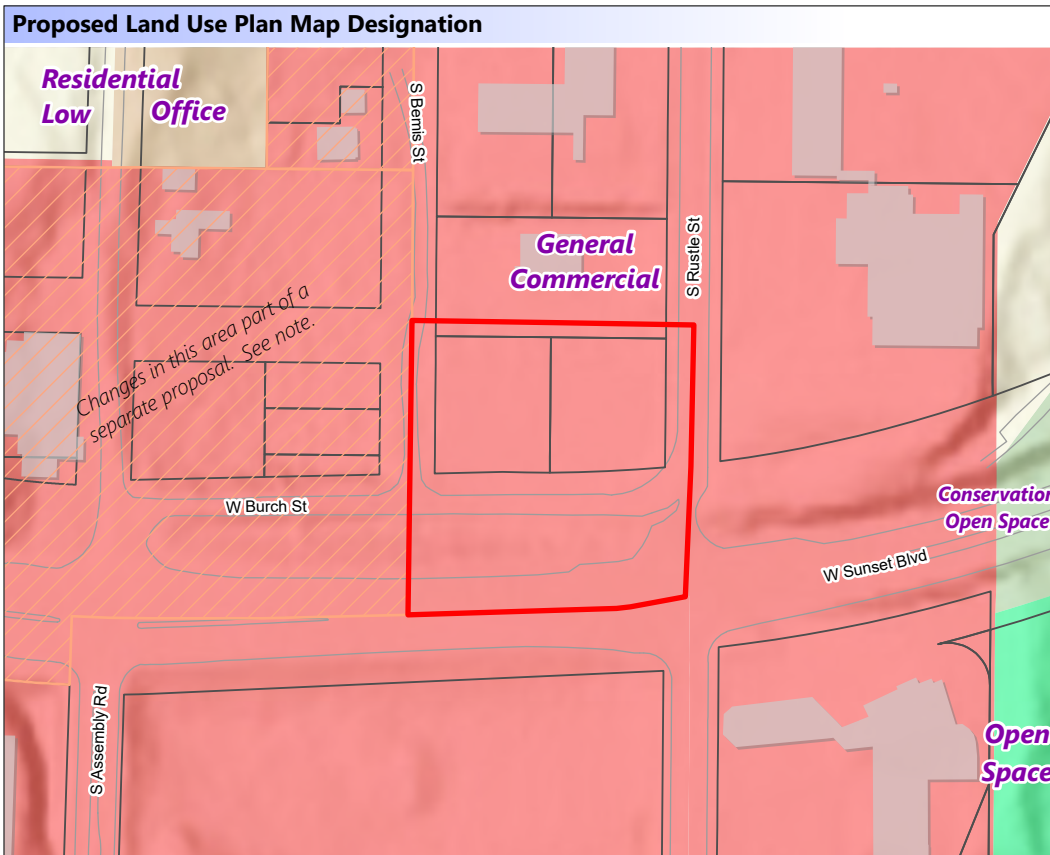
Department of Planning & Economic Development



THIS IS NOT A LEGAL DOCUMENT
The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.



- Z23-477COMP
 - Other Application
 - Parcel
 - Buildings
 - Curb Line
- Land Use Plan Designation**
- Conservation Open Space
 - Open Space
 - Residential Low
 - Office
 - General Commercial



Agent: Storhaug Engineering
Parcels: 25262.0108
 25262.0505
Size: 0.84 acres
 (Size is Approximate)

Note: This application is located adjacent to another proposal by a another applicant. See **File Z23-478COMP** for details as to the adjacent application.

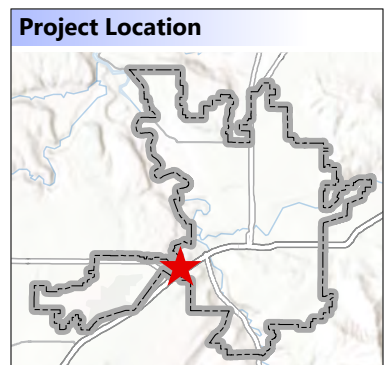


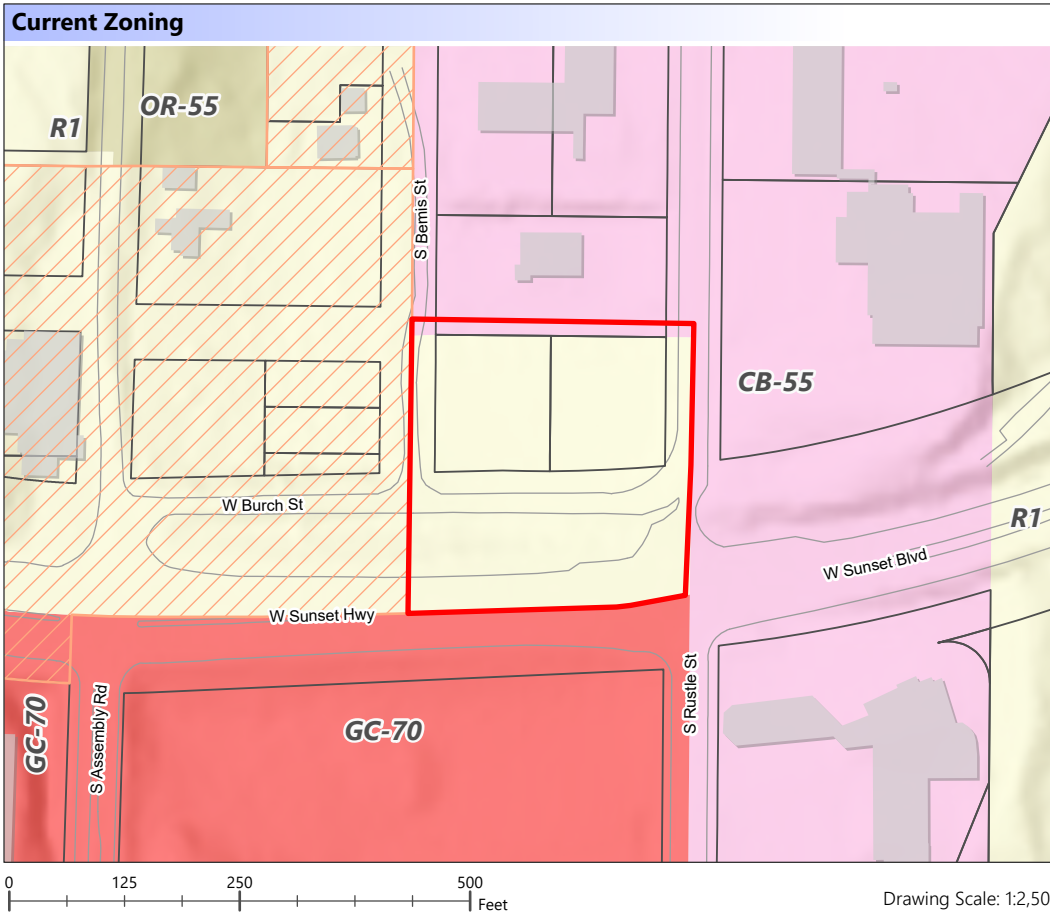


Exhibit C: Zoning Changes

Department of Planning & Economic Development



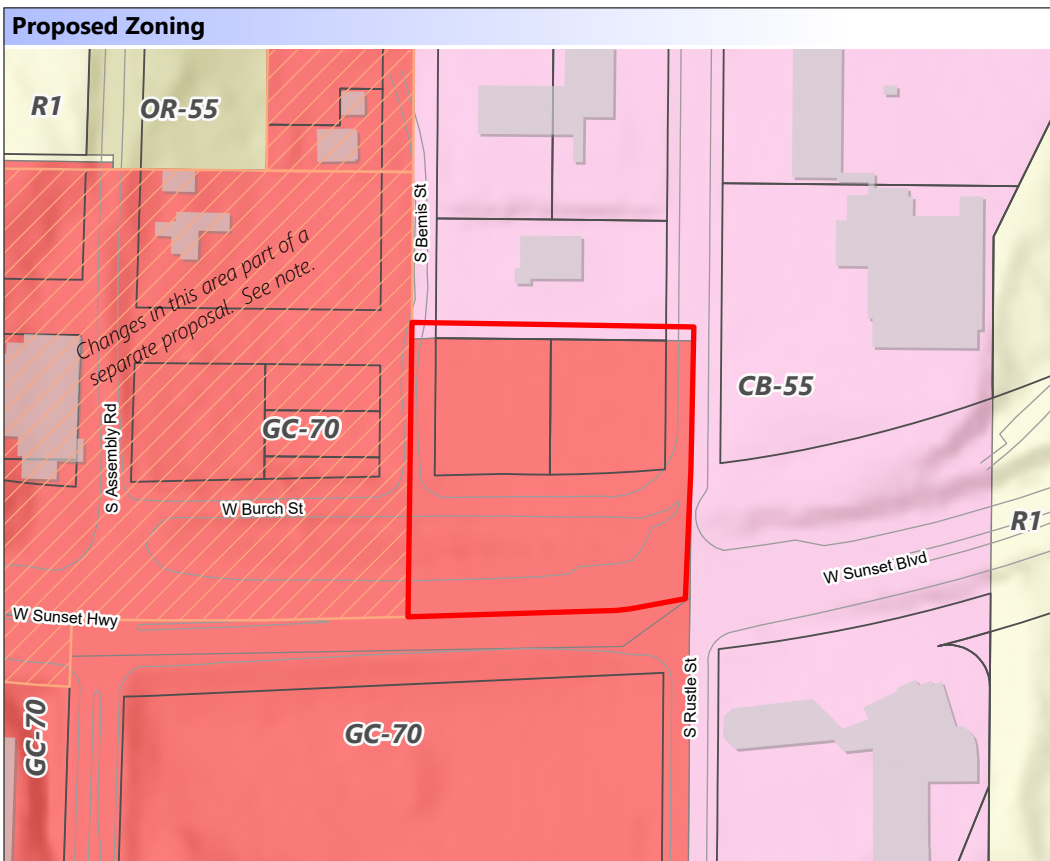
THIS IS NOT A LEGAL DOCUMENT
The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.



- Application Area
- Other Application
- Buildings
- Parcel
- Curb Line

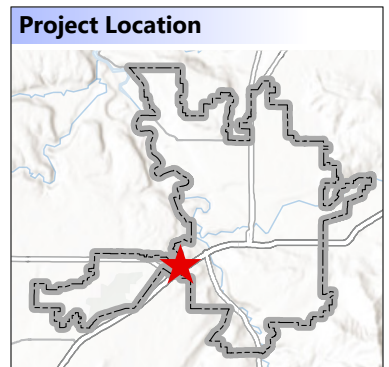
Zoning

- Community Business
- General Commercial
- Office Retail
- Residential 1



Agent: Storhaug Engineering
Parcels: 25262.0108
 25262.0505
Size: 0.84 acres
 (Size is Approximate)

Note: This application is located adjacent to another proposal by a another applicant. See **File Z23-478COMP** for details as to the adjacent application.





Workshop for Z23-478COMP

SHAPING SPOKANE – THE CITY OF SPOKANE COMPREHENSIVE PLAN

Document Date: July 3, 2024

On July 10 the Plan Commission is scheduled to discuss the fifth of six workshops on the [2023/2024 Comprehensive Plan Amendments](#). The 60-day public comment period for these applications began on June 10 and runs through August 9, 2024, during which time each of the proposals will be presented to you for your consideration. For detailed information on the Comprehensive Plan Amendment procedures, please see [Spokane Municipal Code \(SMC\) 17G.020](#).

This proposal, known as the Assembly & Bemis proposal, concerns an application by Land Use Solutions & Entitlement on behalf of a property owner to amend the Land Use Plan Map designation and zoning of seventeen parcels in the West Hills Neighborhood. More information about the proposal can be found on the proposal webpage below.

<https://my.spokanecity.org/projects/2023-2024-proposed-comprehensive-plan-amendments/assembly-and-bemis/>

The attachments below are intended to give you an overview of the particulars in this proposal, as well as to depict how the actual Land Use Plan Map and Zoning Map would change were this proposal approved by City Council this year.

While each individual application for a Comprehensive Plan Amendment stands on its own merits when considered by Plan Commission and City Council, the docket of applications is also considered cumulatively as a group, per state regulations. As such, it is important to note that File Z23-478COMP is located immediately adjacent to another proposal, Z23-477COMP.

These two proposals are from separate applicants and concern lands owned by separate entities. As such, they should not be considered as one and same, though the interaction between these two applications should be considered as well as their individual merits. Accordingly, the attached maps will show the changes to both the Land Use Plan Map and Zoning Map proposed by the separate applications.

Of additional note, this application is currently comprised of three parts. First, the original application concerned nine parcels totaling 3.33 acres. Second, during the docketing process the City Council voted to include two more entire parcels and parts of a third, for an additional area of 0.7 acres. Thirdly, following docketing the applicant notified the City that it would like the City to consider also amending the land use and zoning of an additional 5 parcels totaling 1.26 acres—as the applicant is actively seeking to purchase those parcels. City staff will make the location of the three parts clear during the workshop.

While the original application parcels and the additional area added by City Council are officially part of this proposal, Plan Commission should expect to weigh in on whether the third groups of parcels should be included. Staff is currently attempting to contact the existing owners of those parcels to ascertain if they have any objection to their parcels being rezoned.

Attachments:

- Aerial Imagery
- Existing and Proposed Land Use Plan Map Designations
- Existing and Proposed Zoning Designations

As always, you are encouraged to reach out to our team if you have any questions prior to the workshop. The easiest way to do this is at our program email address:

compplan@spokanecity.org



Exhibit A: Aerial Photos



THIS IS NOT A LEGAL DOCUMENT
The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.

Detailed Aerial Photo (2022)



-  Application Area
-  Other Application*
-  Expansion Areas

+ This expansion area was requested by the applicant after docketing was complete--its inclusion is subject to Plan Commission/City Council approval.

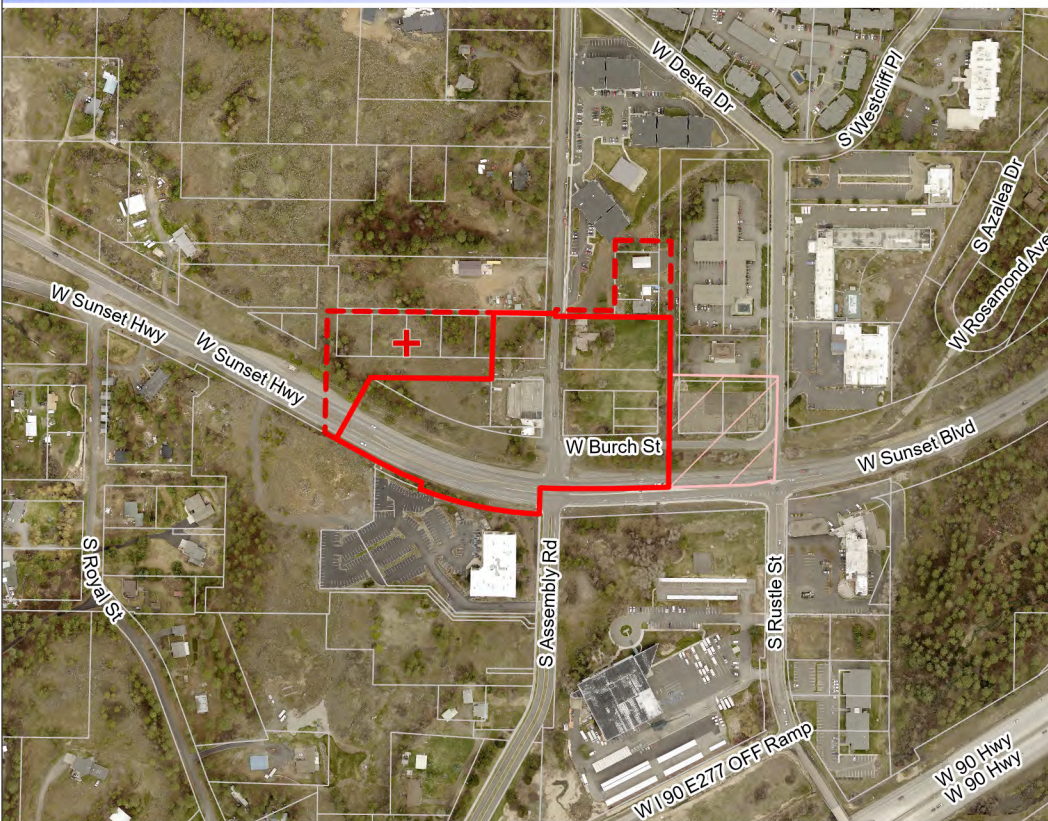
Agent: Land Use Solutions & Entitlement

- Parcels:** 25236.0057 25271.0404
 25236.0305 25271.0405
 25236.0311 25271.0406
 25236.0312 25271.0407
 25236.0401 25271.0408
 25236.0402 25271.0501
 25236.0403 25271.0502
 25236.0405 25271.0504
 25271.0403

Size: 5.22 acres
(Size is Approximate)

Note: This application is located adjacent to another proposal by a another applicant. See **File Z23-477COMP** for details as to the adjacent application.

Wide Area Aerial Photo (2022)



Project Location





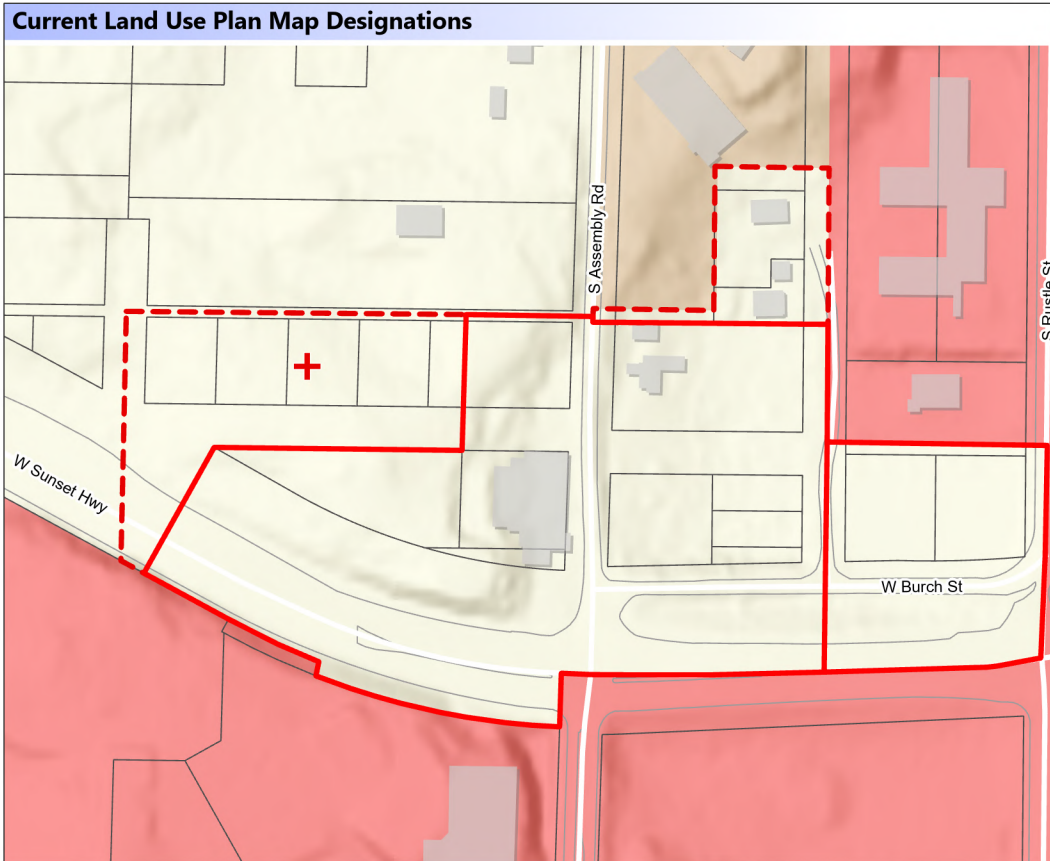
Exhibit B: Land Use Plan Map Changes

Department of Planning & Economic Development



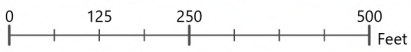
Draw Date: 4/8/2024

THIS IS NOT A LEGAL DOCUMENT
The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.



- Project Area
 - Expanded Area
 - Parcel
 - Buildings
 - Curb Line
- Land Use Plan Designation**
- Residential Low
 - Office
 - General Commercial

+ This expansion area was requested by the applicant after docketing was complete--its inclusion is subject to Plan Commission/City Council approval.



Drawing Scale: 1:3,200

Agent: Land Use Solutions & Entitlement

- Parcels:** 25236.0057 25271.0404
 25236.0305 25271.0405
 25236.0311 25271.0406
 25236.0312 25271.0407
 25236.0401 25271.0408
 25236.0402 25271.0501
 25236.0403 25271.0502
 25236.0405 25271.0504
 25271.0403

Size: 5.22 acres
(Size is Approximate)

Note: This application is located adjacent to another proposal by a another applicant. See **File Z23-477COMP** for details as to the adjacent application.

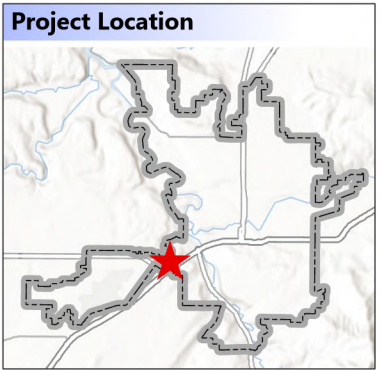
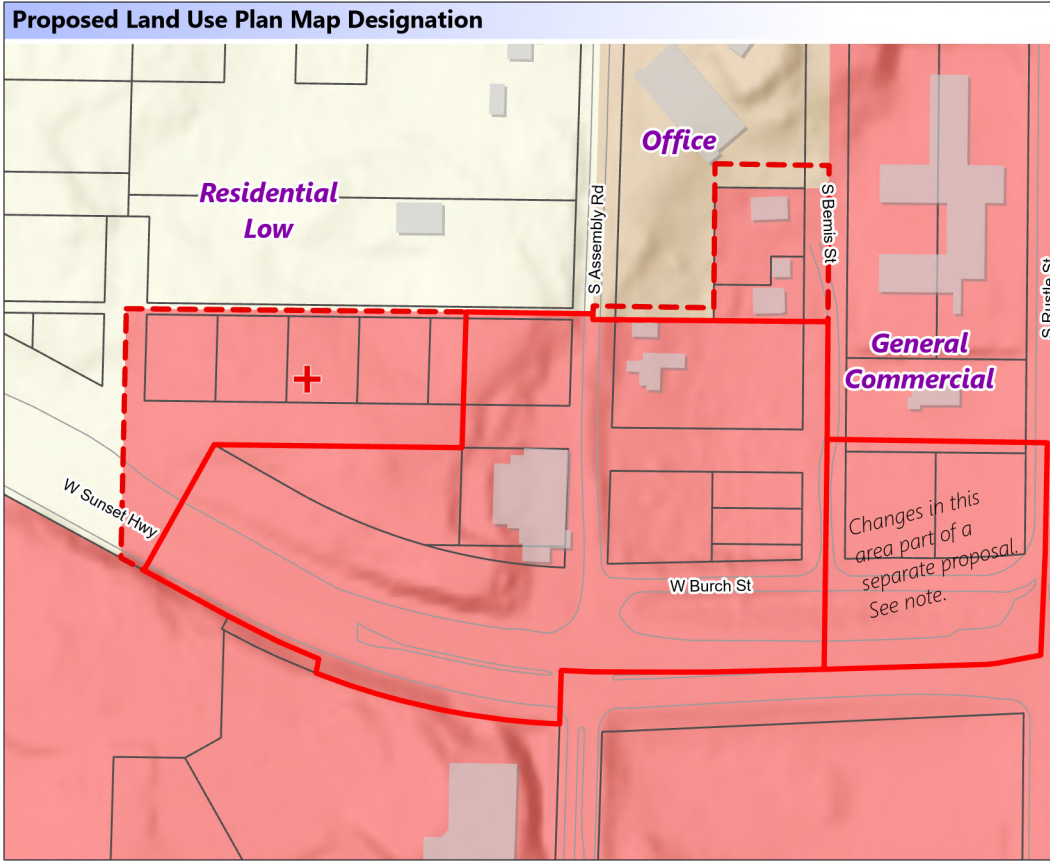




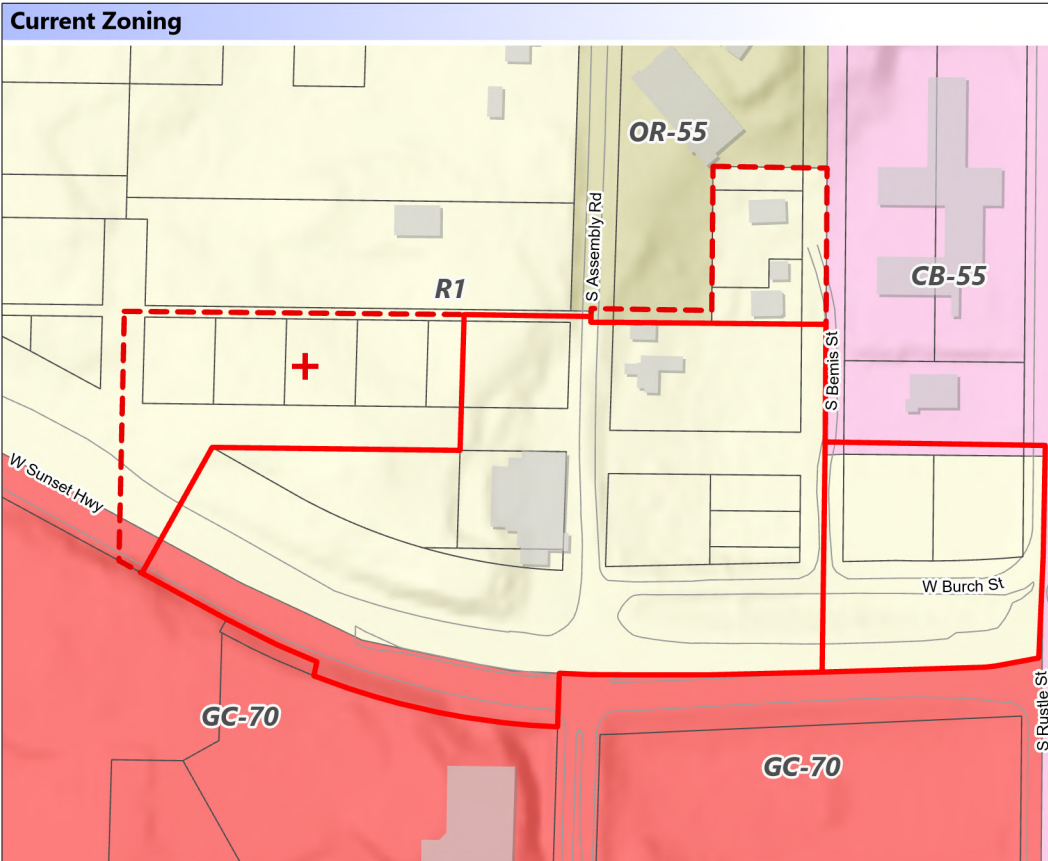
Exhibit C: Zoning Changes

Department of Planning & Economic Development



Draw Date: 4/8/2024

THIS IS NOT A LEGAL DOCUMENT
The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.

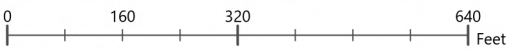


- Project Area
- Expansion Area
- Buildings
- Parcel
- Curb Line

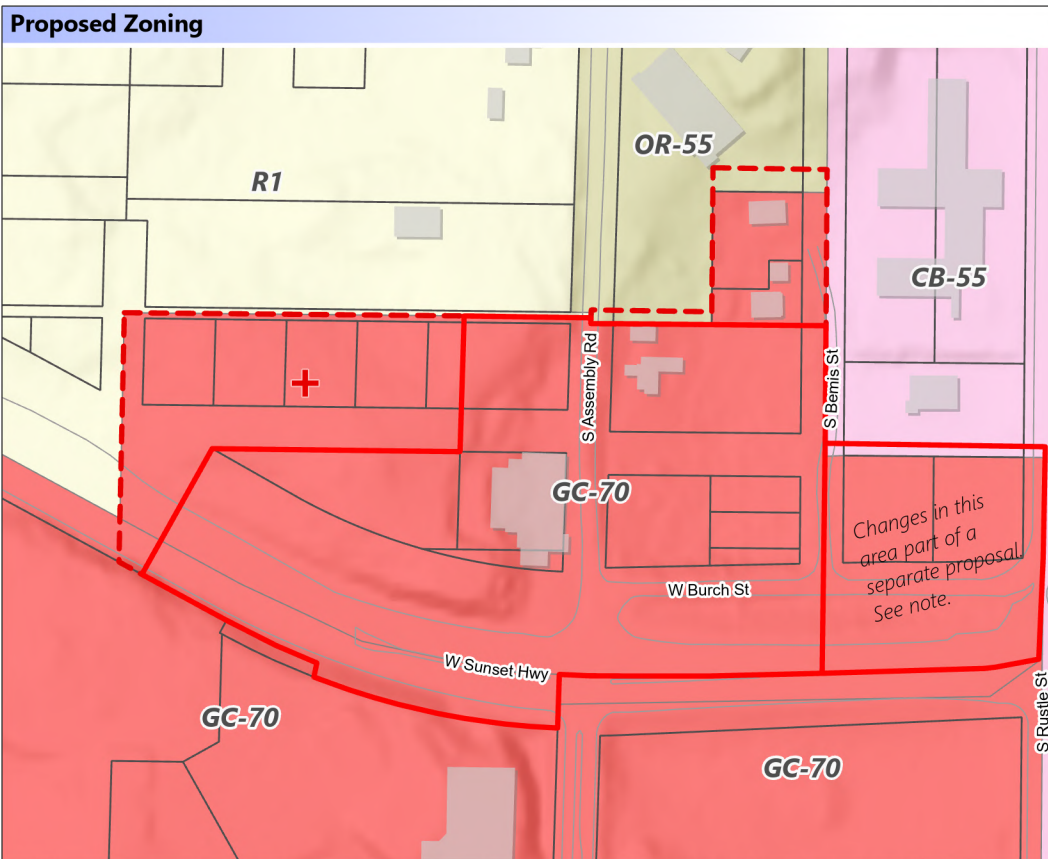
Zoning

- Community Business
- General Commercial
- Office Retail
- Residential 1

+ This expansion area was requested by the applicant after docketing was complete--its inclusion is subject to Plan Commission/City Council approval.



Drawing Scale: 1:3,200



Agent: Land Use Solutions & Entitlement

- Parcels:** 25236.0057 25271.0404
 25236.0305 25271.0405
 25236.0311 25271.0406
 25236.0312 25271.0407
 25236.0401 25271.0408
 25236.0402 25271.0501
 25236.0403 25271.0502
 25236.0405 25271.0504
 25271.0403

Size: 5.22 acres
(Size is Approximate)

Note: This application is located adjacent to another proposal by a another applicant. See **File Z23-477COMP** for details as to the adjacent application.

