



# Spokane Plan Commission Agenda

Wednesday, December 11, 2024

2:00 PM

Hybrid - Council Briefing Center / Microsoft 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"> <li>1. Approve <a href="#">11/13/2024</a> meeting minutes</li> <li>2. City Council Liaison Report</li> <li>3. Community Assembly Liaison Report</li> <li>4. President Report</li> <li>5. Secretary Report</li> <li>6. Approval of current agenda</li> </ol>	<p>All CM Kitty Klitzke Mary Winkes Greg Francis Spencer Gardner</p>
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### Workshops:

2:20 – 3:20	1. <a href="#">Periodic Update to the Comprehensive Plan, Discussion of Scoping for Environmental Impact Statement (EIS)</a>	Tirrell Black
3:20 - 4:00	2. Report on State Building Code Council Items	Todd Beyreuther

**Adjournment: The next regularly scheduled PC meeting for Wednesday, December 25, 2024, is CANCELLED.**

\*Items denoted with an asterisk may include final action taken by the Commission. Written public comments will be accepted on these items up to one hour prior to the start of the meeting. Verbal testimony may also be accepted during the meeting.

**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](mailto: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.

# Second Wednesday - Plan Commission Meeting Information

Wednesday, December 11, 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](#)

Meeting ID:  
213 698 980 677

Passcode:  
BgoP4d

Join with a video conferencing device

[cityofspokane@m.webex.com](mailto: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:+13236182152) United States, Los Angeles

Phone Conference ID: 215 215 222#

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

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). Written public comments will be accepted on these items up to one hour prior to the start of the meeting.

**The audio proceedings of the Plan Commission meetings will be recorded and are available online.**

# Plan Commission & Committees

## Upcoming Agenda Items (All items are subject to change)

**December 25, Plan Commission** (90 minutes available) Hybrid **(Cancelled for Christmas)**

**January 8, Plan Commission** (90 minutes available) Hybrid

### Workshop

Time	Item	Presenter
2:00 – 2:20	Meeting Briefing	Plan Commission

**January 22, Plan Commission** (90 minutes available) Hybrid

### Workshop

Time	Item	Presenter
2:00 – 2:20	Meeting Briefing	Plan Commission
2:20 – 3:20	Comprehensive Plan Periodic Update: Climate Planning	Maren Murphy

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# Spokane Plan Commission - Draft Minutes

Wednesday, November 13, 2024

Hybrid Meeting in Council Briefing Center & Microsoft Teams Teleconference

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

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

- None

## **Attendance for Plan Commission Workshop:**

- Board Members Present: Greg Francis (President), Ryan Patterson (Vice President), Jesse Bank, David Edwards, Amber Lenhart, Sandra Neperud, Carole Shook, Tim Williams, Jill Yotz
- Board Members Not Present: None
- Non-Voting Members Present: Mary Winkes (Community Assembly Liaison)
- Non-Voting Members Not present: Kitty Klitzke (Council Member Liaison)
- *Quorum Present:* Yes
- Staff Members Present: Spencer Gardner, Angie McCall, Emily King, Teri Stripes, Tyler Kimbrell, KayCee Downey, Ryan Shea, Tim Thompson, Jackie Churchill, Colin Quinn-Hurst, Brandon Whitmarsh, Maren Murphy, Della Mutungi, Ryan Benzie, Tim Fischer, Kevin Freibott, Tirrell Black, Steve MacDonald, Amanda Beck, Jesten Ray, Luis Garcia

**Minutes:** Minutes from 10/23/2024 approved unanimously.

## **Briefing Session:**

- **Community Assembly Liaison Report - Mary Winkes**
  - Mary had nothing to report.
- **Commission President Report - Greg Francis**
  - **President Greg Francis stated that he had nothing to report.**
  - There will be no meetings on November 27<sup>th</sup> or December 25<sup>th</sup>.
- **Secretary Report - Spencer Gardner**
  - Spencer discussed notifications that went to members' City emails regarding receiving notification to personal emails. If members wish to receive notifications, people must opt in. The downside is that personal email addresses would be public record.
  - Something will be added to the Plan Commission website for people to sign up for email notifications
  - Spencer also introduced Emily King as additional clerk who will be back up to Angie.
  - Transportation Commission will meet for the first time next week.
  - Climate Resilience and Sustainability Board has been created, but dates have not yet been set.

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

## **Workshop(s):**

- Selection of Transportation Commission Liaison
  - Presentation provided by staff member Spencer Gardner.
  - Questions asked and answered.

- Discussion ensued.
  - i. The selected liaison will be added to the briefing portion of the meeting and will be responsible to report back to the Plan Commission. The term will last two years, subject to renewal. Ryan Patterson was appointed as liaison to the Transportation Commission.
- Consideration of Resolution in Support of 27 by 2027 Urban Mobility Network Proposal
  - Presentation provided by staff member Spencer Gardner.
  - Questions asked and answered.
  - Discussion ensued.
  - I [Ryan Patterson] move that we pass a resolution in support of the 27 by 2027 Urban Mobility Network Proposal. I second [Amber Lenhart]. Motion passes 8 to 0 to 1.
- Presentation from Co-Author of *Escaping the Housing Trap*
  - Presentation provided by Daniel Herriges.
  - Questions asked and answered.
  - Discussion ensued.

Workshop Adjourned at 3:46 PM.

Next regularly scheduled Plan Commission meeting will be held on Wednesday, December 11, 2024.

**Hearing Minutes:** Plan Commission Hearing called to order at 4:00pm by President Greg Francis.

**Attendance for Plan Commission Workshop:**

- Board Members Present: Greg Francis (President), Ryan Patterson (Vice President), Jesse Bank, David Edwards, Amber Lenhart, Saundra Neperud, Carole Shook, Tim Williams, Jill Yotz
- Board Members Not Present: None
- Non-Voting Members Present: Mary Winkes (Community Assembly Liaison)
- Non-Voting Members Not present: Kitty Klitzke (Council Member Liaison)
- *Quorum Present:* Yes

**Hearing(s):**

- BOH follow up (amending the following SMC sections:  
 17A.020.060  
 17C.111.205, 210, 220, 235, 310, 315, 320, 325, 335, 420, 450  
 17C.230.020, 100, 110, 120, 130, 140  
 17G.080.040, 065)
  - Presentation provided by staff member Ryan Shea
  - Questions asked and answered
  - Discussion ensued
  - No public testimony

**Motion**

- *I [VP Ryan Patterson] move that we [Plan Commission] recommend the BOH follow up amendments to the SMC sections as presented by staff. Seconded by Commissioner Bank. Deliberation ensued.*
- **Motion as amended passes unanimously 9-0-0.**

Voted for by name: President Greg Francis, Vice President Ryan Patterson, Jesse Bank, David Edwards, Amber Lenhart, Sandra Neperud, Carole Shook, Tim Williams, Jill Yotz.

- **Amendment A:** *I [VP Ryan Patterson] move that we [Plan Commission] recommend a change to section 17C.111.205 the development standards table to remove the minimum lot width with driveway approach line and update the minimum lot width line to also remove the no driveway approach. Also include the footnote which talks about driveways. Secoded by Commissioner Bank.*  
Deliberation ensued.
  - o **Motion passes unanimously, 9-0-0.**
  
- **Amendment B:** *I [Ryan Patterson] would also like to move that we recommend the change to section 17C.111.315 that deals with entrances; specifically, that a recessed entryway can have a door that does not face the street, including an updated visual example. Secoded by Commissioner Yotz.*  
Deliberation ensued.
  - o **Motion passes unanimously, 9-0-0.**
  
- **Amendment C:** *I [ Ryan Patterson] move that we recommend the updates to section 17C.111.310 to correct the mention of outdoor area to open space to be consistent with the rest of the code. Secoded by Commissioner Yotz.*  
Deliberation ensued.
  - o **Motion passes unanimously, 9-0-0.**
  
- **Amendment D:** *I [Ryan Patterson] recommend that we recommend the changes to 17C.111.325 dealing with the articulation to correct the included visual example to a 40-foot max to match the written text. Secoded by Commissioner Bank.*  
Deliberation ensued.
  - o **Motion passes unanimously, 9-0-0.**

Hearing Adjourned at 4:49PM.

Next regularly scheduled Plan Commission Meeting is on Wednesday, December 11<sup>th</sup>, 2024.

**BRIEFING PAPER**  
**City of Spokane**  
Plan Commission  
Workshop, December 11, 2024

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# PLAN **SPOKANE**

**Resilient | Connected | Livable | 2046**

## Subject

The City of Spokane’s periodic update to the Comprehensive Plan is required by June 30, 2026. Planning staff provided an introductory workshop on September 25, 2025. This workshop will focus on the Environmental Review planned to occur along side the

## Background

The City of Spokane is commencing a periodic update to the City’s Comprehensive Plan as required by the Growth Management Act (GMA). A “periodic update” is the state’s term for a full review of a Comprehensive Plan to make sure it’s in conformance with any legislative changes to state law. The last periodic update was completed in 2017. Since the last periodic update, state law has added additional considerations especially around Climate Planning and Planning for Housing for all income levels that need to be added to the City’s plan.

Due in 2026, the periodic update will identify policies and future regulations to guide the next 20 years of our city. [The current Comprehensive Plan can be found here.](#)

The periodic update will include robust community outreach and engagement around resiliency, housing, economic development, land use, and much more to show and ensure Better Starts Here now and into the future.

## At this workshop:

This workshop will be discussion of the SEPA Review process being undertaken along with updates to the Comprehensive Plan. Staff are currently developing alternatives to be explored during the SEPA Environmental Impact Analysis (EIS).

This first step in the SEPA process is a visioning process, in EIS terminology this is “Scoping”. Staff and the Plan Commission will discuss SEPA basics, the study area, and EIS metrics.

[PlanSpokane](#) webpage