



Spokane Plan Commission Agenda

Regular Meeting
Wednesday, February 26, 2025
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"> 1. Roll Call 2. Approve 2/12/2025 meeting minutes 3. City Council Liaison Report 4. Community Assembly Liaison Report 5. President Report 6. Secretary Report 7. Transportation Commission Liaison Report 8. Approval of current agenda 	Planning Staff All CM Kitty Klitzke Mary Winkes Jesse Bank Spencer Gardner Ryan Patterson
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Workshops:

2:20 – 2:40 2:40 - 3:45	<ol style="list-style-type: none"> 1. Six-Year Streets Capital Improvement Plan Update 2. Land Capacity Analysis 	Kevin Picanco Kevin Freibott
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Adjournment: The next regularly scheduled PC meeting will be Wednesday, March 12, 2025.

*Items denoted with an asterisk may include final action taken by the Commission. Written public comments will be accepted at plancommission@spokanecity.org 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. 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.

Fourth Wednesday - Plan Commission Meeting Information

Wednesday, February 26, 2025

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 4th Wednesday meeting](#)

Meeting ID: 292 403 242 162

Passcode: qN5WrW

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

Meeting ID:
292 403 242 162

Passcode:
qN5WrW

Join with a video conferencing device

cityofspokane@m.webex.com

Video Conference ID: 116 367 811 8

[Alternate VTC instructions](#)

Or call in (audio only)

[+1 323-618-1887,,595874912#](tel:+13236181887,595874912) United States, Los Angeles

[Find a local number](#)

Phone Conference ID: 595 874 912#

[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. 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)

March 12, Plan Commission (90 minutes available) Hybrid		
Workshop		
Time	Item	Presenter
2:00 – 2:20	Meeting Briefing	Plan Commission
2:20 – 3:20	Division TOD Study – Existing Conditions and Public Outreach	Alex Dupey, MIG Inc. Rishi Dhody, MIG Inc.
3:20 – 3:35	Introduction to Comp Plan Chapter Review	Kevin Freibott
3:35 – 3:45	Potential Cannon Hill Park Addition Historic District	Megan Duvall

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Spokane Plan Commission - Draft Minutes

Wednesday, February 12, 2025

Hybrid Meeting in Council Briefing Center & Microsoft Teams Teleconference

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

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

- Todd Beyreuther

Attendance for Plan Commission Workshop:

- Board Members Present: Ryan Patterson, David Edwards, Greg Francis, Amber Lenhart, Carole Shook, Tyler Tamoush, Tim Williams
- Board Members Not Present: Jesse Bank, Sandra Neperud, Jill Yotz
- Non-Voting Members Present: Mary Winkes (Community Assembly Liaison), Kitty Klitzke (Council Member Liaison)
- Non-Voting Members Not present:
- *Quorum Present:* Yes
- Staff Members Present: Spencer Gardner, Angie McCall, Tim Fischer, Sarah Sirott, Emily King, Tim Thompson, Maren Murphy, Jackie Churchill, Della Mutungi

Minutes: Minutes from 1/22/2025 approved unanimously.

Briefing Session:

- **Community Assembly Liaison Report - Mary Winkes**
 - Mary reported that Tirrell Black came and gave an abbreviated presentation about the Comprehensive Plan. There were a few requests to have her back to further discuss the neighborhood chapters.
- **Transportation Commission Liaison Report - Ryan Patterson**
 - The Transportation Commission won't be meeting until later this month, so there was nothing to report.
- **Commission President Report - Vice President Patterson**
 - Vice President Patterson wanted to note that her neighborhood was one of the business communities chosen for an ARPA grant along with a few other neighborhoods. They are in the community input section of planning how to use the money. Some people were concerned because this is a federal grant, but the city did confirm that the federal government has already released the funds to the City. This will be happening over the next eighteen months, as the money needs to be spent by September 2026. Each neighborhood will receive \$450,000.
- **Secretary Report - Spencer Gardner**
 - Spencer had a few items to discuss:
 - During the Urban Experience Committee on Monday, Spencer gave a presentation on a proposal related to the interim zoning ordinance to remove height limits in downtown zones for development. We anticipate there will be a lot of discussion about downtown during the Comprehensive Plan updates.
 - All Plan Commission members are now up to date on their OPMA training.
 - The Six Year Streets Plan Update is coming up. With the new Transportation Commission, he thought it might make sense to have a joint meeting with them to discuss this topic. His proposal is to schedule that for April 9th. That is already a Plan

Commission meeting day, and the meeting would take place during the regular meeting time of Plan Commission.

- With the Comp Plan work that is taking place, Planning staff will be out in the community doing Visioning Workshops with the community. There are four dates scheduled; an email went out with the dates. We would love for Plan Commission members to be present during these meetings.
- With our chapter reviews, there is lots of information to digest and process as a commission. Some chapters may have more substantial changes. We thought it may be helpful as a commission to divide and conquer. The commission could form subcommittees focused on specific chapters or groups of chapters.
- **Council Liaison Report - Kitty Klitzke**
 - CM Klitzke discussed a few items:
 - Council received a presentation on land capacity analysis during Monday's Urban Experience meeting.
 - To follow up on the parking discussion, CM Klitzke met with STA, Luis, and some other department heads. They are going to draft up some educational materials for addressing the issue. The other part would be trying to figure out pilot projects for solutions or potentially emphasis patrols. The issue we're running into with Garland is that they don't want metered parking, but the City can't afford to enforce parking times if there is no income stream there. They are going to prepare a menu of options to help mitigate their concerns.

Current Agenda: The current agenda was approved unanimously.

Workshop(s):

- Hillyard Subarea Plan Update
 - Presentation provided by staff member Tim Thompson.
 - Questions asked and answered.
 - Discussion ensued.

- Honorary Naming of Post Street Bridge
 - Presentation provided by staff member Tim Thompson.
 - Questions asked and answered.
 - Discussion ensued.

- 5th Avenue Community Plan Overview
 - Presentation provided by staff member Maren Murphy.
 - Questions asked and answered.
 - Discussion ensued.

Workshop Adjourned at 3:53 PM.

The next regularly scheduled Plan Commission meeting is scheduled for Wednesday, February 26, 2025.

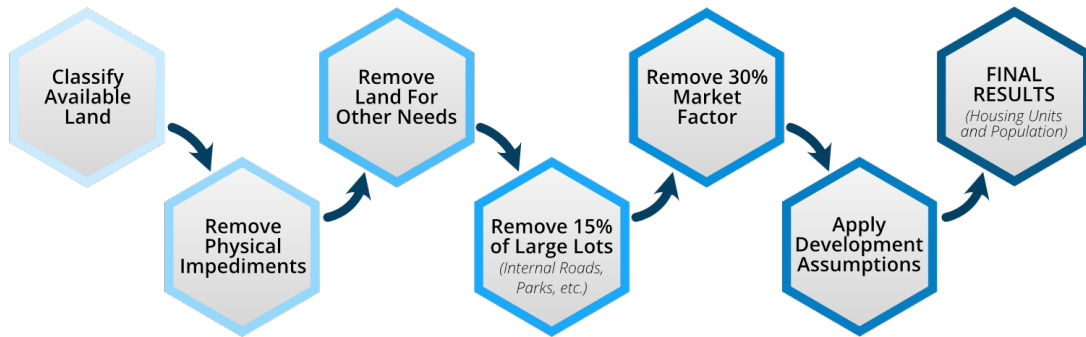


Land Capacity Analysis 2025

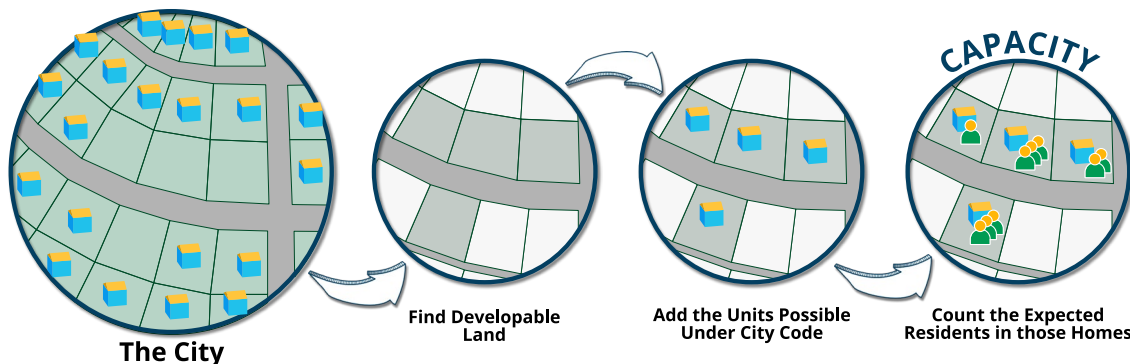
It is our pleasure to present the findings of the [2025 Land Capacity Analysis \(LCA\)](#) at your next Plan Commission meeting on February 26, 2025. The LCA is an early step in the Comprehensive Plan update process, through which the City seeks to determine if enough land is available within the City to accommodate expected growth in both population and housing units. Every municipal jurisdiction in Spokane County must complete an LCA as part of their periodic update and, as such, we all follow the same overall process. After completing the analysis, each jurisdiction uses the findings to help inform their overall comprehensive planning process.

Process

The regionally adopted process for conducting an LCA follows a few general steps:



In essence, the City finds what land is available, removes physical boundaries, removes areas needed for other uses (parks, streets, etc.), removes an additional 30 percent to account for any unknown financial or feasibility limitations, and then applies development assumptions based on current code to get the number of units and the population the remaining lands might hold. The following graphic is oversimplified, but gives a good idea of the overall idea:



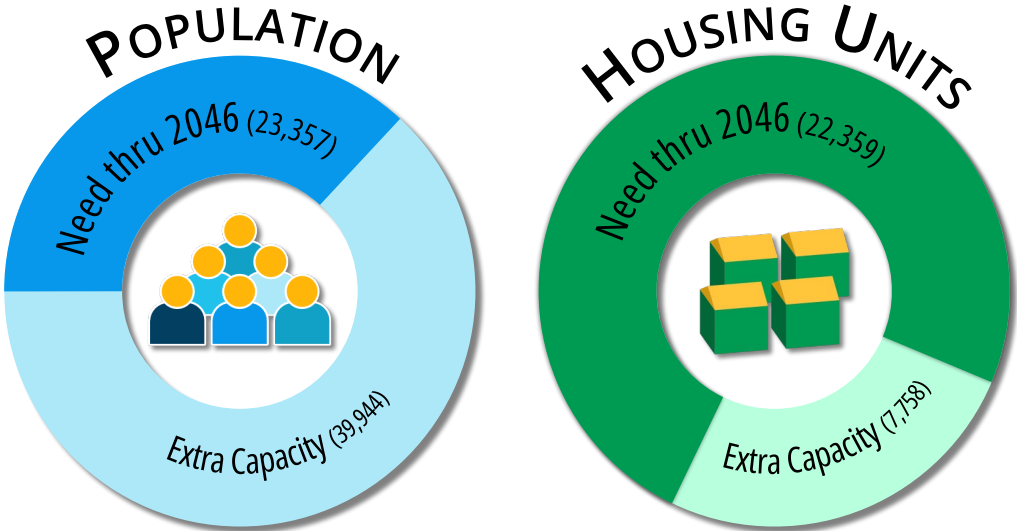
Growth Allocation

In the case of the City of Spokane, we are expected to accommodate at least 23,357 additional residents between 2023 and 2046, as well as 22,359 additional housing units in that same time. Its important to note that not all those 22,359 housing units are needed for new population growth. Rather, about 60 percent (13,415 housing units) would accommodate new growth. The remainder (8,944 housing units) would be to help meet the needs of the unhoused population and to account for recent underproduction in the housing market.

These population and housing unit targets have been set during a regional process, according to the requirements of the Growth Management Act (GMA) and the Countywide Planning Policies, which the City is required to follow during the update process.

Results and Findings

Per the LCA, the City of Spokane can likely accommodate sufficient housing units and residents to meet our growth allocation for 2046 (see below). The City has more than enough population capacity. There is likewise enough capacity for housing units, though our available capacity is much closer to our allocated growth. The following graphic summarizes the overall findings of the LCA:



Plan Commission Considerations

The data in the LCA resulted from many months of work and a multi-level, detailed analysis of all 81,000 parcels in the City of Spokane. Accordingly, there is much more to know about this analysis than can be conveyed in a three-page introduction like this.

We have asked for sufficient time at your next meeting to go over some of those details and to allow the Plan Commission time to ask questions. It is useful information for the Plan Commission as you gear up to consider the wide range of topics and amendments to be

considered during the overall periodic update to our Comprehensive Plan. However, please note that Plan Commission does not approve the LCA, nor are we asking for a hearing on this topic. We are happy to discuss your questions and comments at your meeting and convey any input you have to City Council when they consider final approval on March 3.

To that effect, there are a few things to keep in mind:

- The LCA is not about what we expect to develop, merely what is possible. In other words, while the City has sufficient capacity for more than 30,000 dwelling units, we don't expect that all 30,000 would develop in the next twenty years. Rather, GMA asks that we consider what is physically possible given the land and the current zoning/municipal code, not what is likely or financially feasible¹.
- The LCA looks at our regulations and density standards today. The periodic update process is likely to change the City's regulations in many ways—those changes are not reflected in this LCA.
- BOCA/BOH did not directly result in higher capacity in this report. We did not have enough data on BOCA/BOH² to definitively measure how density has/will change as a result of those important ordinances. Accordingly, we did not increase the expected density when analyzing what is available--pointing to possible additional future capacity above what is listed in the LCA.

Full Report

If you would like to review the full report before our presentation and Q&A, please download it via the following link:

<https://static.spokanecity.org/documents/planspokane/2025-land-capacity-analysis.pdf>

If you have any questions or comments on the report, the public and the Plan Commission is encouraged to write us at PlanSpokane@spokanecity.org. Thank you for your time and consideration of this important effort.

Sincerely,



Kevin Freibott, Senior Planner

¹ Per Washington Administrative Code (WAC) 365-196-325

² Building Opportunity and Choices for All (BOCA), Ord C36232, July 18, 2022 -and- Building Opportunity for Housing (BOH), Ord C36459, November 20, 2023.