



Spokane Plan Commission Agenda

Regular Meeting

Wednesday, November 12, 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 10/22/2025 and 10/29/2025 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 – 2:50	1. SRTC Horizon 2050 Overview	Jason Lien, SRTC
2:50 – 3:05	2. 2026/27 Plan Commission Work Plan	Spencer Gardner
3:05 – 3:15	3. Plan Spokane 2046: Report Back on Public Engagement and Draft EIS Timeline	Tirrell Black
3:15 – 3:45	4. Introduction to the Critical Areas Ordinance Update	Ryan Shea

Adjournment: The next regularly scheduled PC meeting for Wednesday, November 26, 2025, 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 Human Resources at 509.625.6373, 808 W. Spokane Falls Blvd., Spokane, WA, 99201; or ddecorde@spokanecity.org. Persons who are deaf or hard of hearing may contact Human Resources 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, November 12, 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

[Join the meeting now](#)

Meeting ID: 220 747 363 981

Passcode: Sk3sc6L3

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

Meeting ID:
220 747 363 981

Passcode:
Sk3sc6L3

Join with a video conferencing device

cityofspokane@m.webex.com

Video Conference ID: 119 411 774 7

[Alternate VTC instructions](#)

Or call in (audio only)

[+1 323-618-1887,,215215222#](tel:+13236181887215215222) 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. Written public comments will be accepted 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)

November 26, 2025 - Plan Commission (90 minutes available) Hybrid **(Cancelled for Holiday)**

December 10, 2025 - Plan Commission (90 minutes available) Hybrid

Workshop

Time	Item	Presenter
	Meeting Briefing	Plan Commission
	Draft EIS Review (tentative will be verified closer to meeting date)	Tirrell & BERK
	Public Engagement Report Out	KayCee Downey
	Draft Transportation Chapter review?	Colin Quinn-Hurst
	Off-Premises Signs [tentative]	Adam McDaniel
	Transition to Chambers	

Hearing Items

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December 24, 2025 - Plan Commission (90 minutes available) Hybrid **(Cancelled for Holiday)**

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Spokane Plan Commission - Draft Minutes

Wednesday, October 22, 2025

Hybrid Meeting in Council Briefing Center & Microsoft Teams Teleconference

Meeting Minutes: Plan Commission Workshop called to order at 2:01 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.

- None

Attendance for Plan Commission Workshop:

- Board Members Present: Jesse Bank, Ryan Patterson, Greg Francis, Amber Lenhart, Kyle Madsen, Tim Williams, Jill Yotz
- Board Members Not Present: David Edwards, Carole Shook, Tyler Tamoush
- Non-Voting Members Present: Mary Winkes (Community Assembly Liaison), CM Kitty Klitzke (Council Member Liaison)
- Non-Voting Members Not present: None
- *Quorum Present:* Yes
- Staff Members Present: Spencer Gardner, Angie McCall, Kevin Freibott, KayCee Downey, Emily King, Sarah Sirott, Tirrell Black, Tim Thompson, Emily King, Megan Kapaun, Maren Murphy, Inga Note

Minutes: Minutes from 10/8/2025 approved unanimously.

Briefing Session:

- **Community Assembly Liaison Report - Mary Winkes (Absent)**
 - Mary had nothing to report.
- **Transportation Commission Liaison Report - Ryan Patterson**
 - Ryan mentioned the following items:
 - a. SRTC's new plan is now available and is up for public comment through the first week of November.
 - b. Spokane Transit Authority (STA) did a presentation on 26 service revisions. One of the highlights was that they analyzed over the last couple of years people taking the bus (including Peaceful Valley with low ridership) so they are changing part of that route. They are also increasing routes in Hillyard. They are also building some new shelters and light optimization. They will officially be publishing their 2035 initiative on November 5th.
 - c. There was a presentation on some upcoming street projects that are in the contemplation not yet designed phase.
 - d. The TBD (Transportation Benefit District which is the \$20 fee that you pay when you register your car, of which has been the same fee for 20 years), has an exemption that was written into the bill for vehicles that are over 6,000 pounds. The council will have to send this off to the state level if they want this changed.
 - e. There was another paring down of the Traffic Calming project list. Currently the list has 8 million dollars' worth of projects and only 5 million dollars' worth of funding.
 - f. There was a hearing about the Shared Street Ordinance that was deferred until next month.
- **Commission President Report - Jesse Bank**

- President Bank mentioned the open house for the Parking to People incentive/possible expansion with Senator Riccelli is tomorrow at the Central Library (all of this information was sent out via email). This could be a very powerful incentive to open up housing construction/activate vacant parcels citywide. He encouraged anyone that is interested to attend.
- **Secretary Report - Spencer Gardner**
 - Spencer mentioned that Commissioner Edwards has resigned from the Plan Commission. They are hoping to get the position filled soon and are working with the Mayor's office on getting applications for not only this position but to also replace those whose terms are ending soon.
 - Spencer introduced the new Plan Commissioner Kyle Madsen.
 - Those commissioners who expressed interest in the Transportation and/or Capital Facilities group(s) for the subcommittee should have received an email asking for you to provide input on the dates and times that you could meet. Please respond asap so that we can get these scheduled. Spencer mentioned that Commissioner Madsen, himself and President Bank could catch up afterwards regarding this.
 - They wanted to highlight the [Climate Explorer Tool](#) and encourage everyone to take a quick look at that. It is basically a collection of guiding policies that should be considered by cities to meet climate goals. A lot of these policies will be discussed as we are working through the climate element of the comp plan.
 - There is a joint special meeting scheduled next week with the Climate Resilience and Sustainability Board on Wednesday, October 29, 2025, at 2:00pm in the Briefing Center.
 - The Cannon Hill Historic District came forward to City Council at the Urban Experience committee meeting on Monday. It is working its way through the council process. CM Cathcart brought forward a resolution that is related to the consideration of historic districts. He was interested in the discussion that was had at your hearing on the topic and the dissenting voter that submitted their opinion. His resolution has to do with future designations of historic districts. The language around that resolution is somewhat still in flux but the goal is that there would be a higher level of scrutiny in the early stages of a historic district being considered. CM Klitzke added that the goal of this body is to think of it more comprehensively and how it impacts the entire city, future growth, and coordination with the comp plan. If you have feedback feel free to email CM Klitzke or CM Cathcart. Spencer also mentioned that the resolution talks about a desire for a Historic Preservation plan to help guide the decision making.
- **Council Liaison Report - Kitty Klitzke**
 - No report at this time. CM Klitzke instead gave comments in the other reports as noted.

Current Agenda: The current agenda was approved unanimously.

Workshop(s):

- PlanSpokane 2046: Review of Alternatives, Status Report on Draft EIS which is expected in December 2025.
 - Presentation provided by staff member Tirrell Black and consultant BERK
 - Questions asked and answered.
 - Discussion ensued.
- PlanSpokane 2046: Discussion of Potential Land Use Category Changes
 - Presentation provided by Kevin Freibott.
 - Questions asked and answered.
 - Discussion ensued.

Workshop Adjourned at 3:49 PM.

Hybrid Meeting in City Hall Council Chambers & Microsoft Teams Teleconference for Plan Commission Hearing

Plan Commission Hearing called to order at 4:00 pm by President Jesse Bank.

Attendance for Plan Commission Hearing(s):

- Commission Members Present: Jesse Bank, Ryan Patterson, Greg Francis, Amber Lenhart, Kyle Madsen, Tim Williams, Jill Yotz
- Commission Members Not Present: David Edwards (resigned), Carole Shook, Tyler Tamoush
- *Quorum Present: Yes*
- Non-Voting Members Present: Mary Winkes (Community Assembly Liaison)
- Non-Voting Members Not Present: None
- Staff Members Present: Angie McCall, Spencer Gardner, Kevin Freibott, Brandon Whitmarsh, Jessica Stratton, Megan Kapaun, Inga Note

Hearing:

- Z25-499COMP – Capital Improvement Program
 - Presentation provided by staff members Kevin Freibott.
 - No questions were asked.
 - There was no public testimony therefore President Bank moved past it.
 - Motion stated below and seconded.
 - No deliberation.

Motion

- *I [Ryan Patterson] move that we recommend Z25-499COMP to the City Council. Seconded by Greg Francis.*
 - No deliberation.
 - Motion passes unanimously 7-0-0.
 - Co-Living SMC Update
 - Presentation provided by staff member Brandon Whitmarsh.
 - Questions asked and answered.
 - There was no public testimony therefore President Bank moved past it.
 - Motion stated below and seconded.
- Motion**
- *I [Ryan Patterson] move that we update the SMC to adopt the Co-Living as presented by staff to City Council. Seconded by Jill Yotz.*
 - Deliberation ensued.
 - Motion passes 7-0-0.

Plan Commission Hearing called to order at 4:24 pm by President Jesse Bank.

The next special Plan Commission meeting with the Climate Resilience and Sustainability Board is scheduled for Wednesday, October 29, 2025.

Spokane Plan Commission Special Meeting - Draft Minutes

Wednesday, October 29, 2025

Hybrid Meeting in Council Briefing Center & Microsoft Teams Teleconference

Meeting Minutes: Plan Commission Workshop called to order at 2:02 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.

- Chris Hansen

Attendance for Plan Commission Workshop:

- Plan Commission Members Present: Jesse Bank, Ryan Patterson, Amber Lenhart, Kyle Madsen, Tim Williams, Jill Yotz
- Plan Commission Members Not Present: Greg Francis, Carole Shook, Tyler Tamoush
- Plan Commission Non-Voting Members Present: Mary Winkes (Community Assembly Liaison),
- Plan Commission Non-Voting Members Not present: CM Kitty Klitzke (Council Member Liaison)
- Plan Commission Quorum Present: Yes
- Climate Resilience and Sustainability Board Members Present: Brian Henning, Amanda Parrish, Kathryn Alexander, Bob Lutz, Larry Luton, Happy Avery, Elyse Hochstadt, Kerry Brooks, Kevin Fagan, Hala Zahalqa, Claire Cooney
- Climate Resilience and Sustainability Board Members Not Present: Ryan Arnold, Lea Molina, Kit Parker
- *Climate Resilience and Sustainability Board Quorum Present: Yes*
- Staff Members Present: Spencer Gardner, Jon Snyder, Angie McCall, Emily King, Tirrell Black, Maren Murphy, KayCee Downey, Colin Quinn-Hurst, Elizabeth Schoedel, Logan Callen, Tyler Kimbrell, Nicole White, Sarah Sirott, Kevin Picanco

Current Agenda: The current agenda was approved unanimously.

Workshop(s):

- PlanSpokane 2046: Climate Policy Integration/Discussion
 - Presentation provided by staff member Maren Murphy/BERK Consulting/Cascadia
 - Questions asked and answered.
 - Discussion ensued.

Workshop Adjourned at 3:56 PM.

The next regularly scheduled Plan Commission meeting is scheduled for Wednesday, November 12, 2025.

BRIEFING PAPER
Spokane Plan Commission
Horizon 2050 – Metropolitan Transportation
Plan
11/12/2025

Subject: Horizon 2050 is the latest iteration of the Metropolitan Transportation Plan (MTP). The MTP is the Spokane region’s long-range transportation plan looking 20+ years into the future. The lead author is Spokane Regional Transportation Council (SRTC), and staff are generating the final draft following a 30-day public comment period that ends on November 10. Development of the final plan is based on the past several months of public engagement, analysis, and coordination with stakeholders, including the SRTC Board and advisory committees.

The plan identifies transportation needs and recommends projects, programs, and strategies that support regional goals as embodied in SRTC’s Guiding Principles. Regular updates to the MTP make the region eligible for federal funding and provide guideposts for transportation investments across the planning area of Spokane County.

Background: This presentation and discussion will include:

- Purpose of the MTP (Horizon 2050)
- Key elements of the Horizon 2050 Draft

Next Steps: Horizon 2050 is scheduled for adoption by the SRTC Board of Directors in December 2025.

Horizon 2050 is available on the SRTC website, including contact options to provide feedback:
[SRTC Metropolitan Transportation Plan](#)

BRIEFING PAPER
City of Spokane
Plan Commission Workshop
Planning and Economic Development
November 12, 2025

Annual Plan Commission Work Plan

Subject

The City Council regularly reviews and adopts an approved work plan for the Plan Commission. The work plan identifies priority work items for the Plan Commission to consider during the year. While the work plan is a City Council item, feedback from the Plan Commission is helpful in shaping the list.

Action

No formal action is required at this time. Items can be suggested to Council based on the discussion during the workshop.

Attachment A 2026-27 Plan Commission Work Program Priorities		
Project Name	Start/Status	Plan Commission Review
Comprehensive Plan periodic update		
Development Code modernization	Periodic update	2026
Expand legacy business rules to allow for expansion	Periodic update	2026
Critical Areas Ordinance (mandated update)	Periodic update	2026
Home-based occupation update	Periodic update	2026
Neighborhood mixed use	Periodic update	2026
Latah special area review; infrastructure funding emphasis	Periodic update	2026
General work items		
5th Avenue subarea plan	In Progress	2026
Division Corridor T.O.D. Study (incl. North Town)	In Progress	2026
Transportation Impact Fee update	Q2-2026	Q2-2026
Fire impact fees	Q1-2026	2026
Park land dedication and/or impact fees	Q1-2026	TBD
Tree canopy (street trees and tree protection)	TBD	TBD
Off-Premises Signs	Q4-2025	TBD
20 Year - Water Capital Facilities Element Update	TBD	TBD
20 Year - Sewer Capital Facilities Element Update	TBD	TBD
Water conservation - irrigation and landscape design standards	2027	TBD
Downtown plan update	2027	TBD
Agricultural lands review	2027	TBD
Active interim zoning ordinances		
Downtown height limits (exp March 24, 2026)	Periodic update	2026
Commercial uses in PUDs (exp June 23, 2026)	Periodic update	2026
Off-Premises Alcohol Outlets (exp April 28, 2026)	Periodic update	2026
Density calculation (exp August 25, 2026)	Periodic update	2026
Childcare centers (exp Sept 22, 2026)	Periodic update	2026
Historic Preservation		
Garland Historic District	TBD	TBD
Historic Preservation Plan	TBD	TBD
Annual/Regular items		
Paper Cuts	Ongoing	Ongoing
6-Year Transportation Program Update - Consistency Review	Ongoing	Ongoing
6-Year City-Wide Capital Program Update - Consistency Review	Ongoing	Ongoing
2026 Annual Comp Plan Amendments	Suspended	Suspended
2027 Annual Comp Plan Amendments	2027	2027
Notes:		
WA State Periodic Comprehensive Plan Update - mandatory due date 2026		
Next WA State Shoreline Program Update - mandatory due date 2031		

BRIEFING PAPER
City of Spokane
Plan Commission
Workshop, November 12, 2025



Subject

This workshop will focus on status reports on several of the Plan Spokane work items. Current work items include:

- ✓ Report Out and Reminder - Community Workshop Series so:
 - · **District 2 Workshop – Wednesday, Nov. 5**, 5 - 6:30 p.m. at Ferris High School (3020 E 37th Ave) cafeteria. Near STA Routes 4, 43, and 247.
 - · **District 1 Workshop – Wednesday, Nov. 12**, 5 - 6:30 p.m. at Yasuhara Middle School (2701 N Perry St) cafeteria. Near STA Routes 27 and 36.
 - · **District 3 Workshop – Tuesday, Nov. 18**, 5 - 6:30 p.m. at Salk Middle School (6411 N Alberta St) cafeteria. Near STA Routes 23 and 35.
 - · **Citywide Workshop – Wednesday, Nov. 19**, 12 - 1:30 p.m. at Central Library (906 W Main Ave), Events Room A on the first floor. Near the STA Plaza.

- ✓ Continued discussion from 10/22/2025 PC Workshop if there are additional questions on EIS draft alternative development
 - Included in this packet is Memo dated 10/22/2025 from BERK titled “Preliminary Environmental “Report Card” on Draft EIS Alternatives”
 - Anticipated Draft EIS to be available mid-December 2025

The most recent information on the work is available at [PlanSpokane](https://www.planspokane.org). The City of Spokane’s statutory deadline for the periodic update to the Comprehensive Plan is December 31, 2026.

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.](#)

Memo

Date: October 22, 2025

To: Tirrell Black, Assistant Planning Director, City of Spokane

cc: Spencer Gardner, Planning Director, City of Spokane; KayCee Downey, Planner II, City of Spokane

From: Lisa Grueter, AICP, Principal, BERK

RE: Preliminary Environmental "Report Card" on Draft EIS Alternatives

Background

As part of the City of Spokane's Comprehensive Plan periodic update, the City is preparing an environmental impact statement (EIS) under the State Environmental Policy Act (SEPA). The City identified EIS topics and alternatives following a scoping comment period extending from February 5, 2025 to April 7, 2025.

The Plan Commission discussed proposed Draft EIS Topics and Recommended Alternatives for Study at its May 28, 2025 meeting.¹ Subsequently the City revised alternatives based on Planning Commission input. The Planning Commission received a memo as part of its packet for June 11, 2025² on the thresholds of significance useful when identifying potential adverse impacts or mitigation measures.

The purpose of this memo is to share **preliminary** environmental impact evaluation results on the natural and built environment. The Draft EIS preparation is ongoing with staff review and consultant revisions. **Note:** Due to a delay in transportation modeling the results for transportation and air quality topics are pending.

¹ <https://static.spokanecity.org/documents/bcc/commissions/plan-commission/agendas/2025/05/plan-agenda-2025-05-28.pdf>.

² <https://static.spokanecity.org/documents/bcc/commissions/plan-commission/agendas/2025/06/plan-agenda-2025-06-11.pdf>

Growth Alternatives

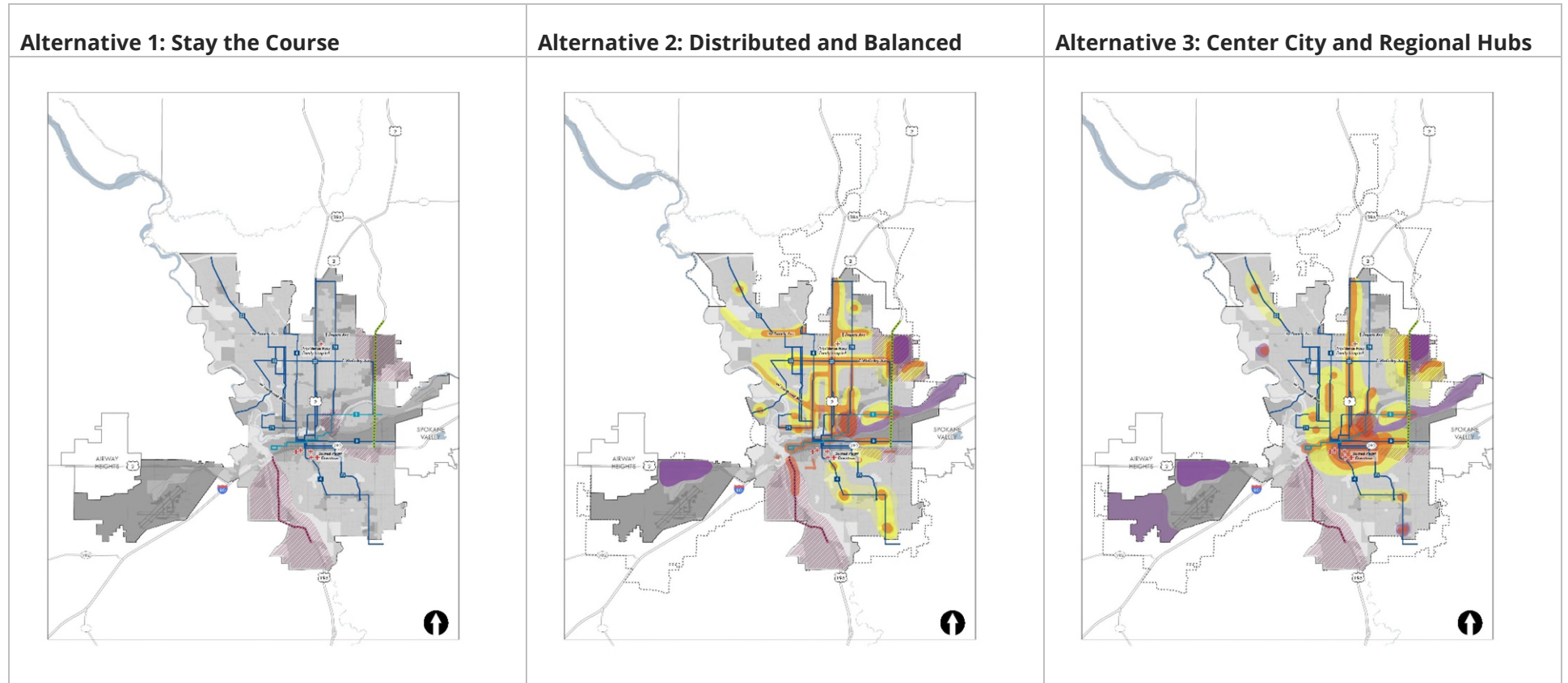
The Draft EIS will study three alternatives, the SEPA-required Alternative 1 Stay the Course (no action), and Alternatives 2 and 3 that alter patterns of growth. See [Exhibit 1 through Exhibit 5](#).

Exhibit 1: Growth Alternatives – Comparison of Features






	Alternative 1: Stay the Course	Alternative 2: Distributed and Balanced	Alternative 3: Center City and Regional Hubs
Plan & Code Update	Current	Periodic Update	Periodic Update
Areas of Focus for Growth	Focuses growth in Downtown and Centers and Corridors.	Mixed-use Transit-Oriented Development along frequent transit corridors. Allow more neighborhood-serving commercial uses. Simplified Land Use Plan.	Growth in downtown, regional hubs, and areas with greatest investment in transit and transportation. Allow more neighborhood-serving commercial uses. Simplified Land Use Plan.
Housing Growth Target: 2022-2046	21,738 units New units would add about 21% new housing stock to existing dwelling units.		
Housing Mix	63% single unit / 37% multi-unit	59% single-unit / 41% multi-unit (25% of new units expected to be single-unit, 75% expected to be multi-unit)	
Housing Affordability Targets: 2022-2046	0-80% Area Median Income (AMI): Insufficient 80-120% AMI: Sufficient 120+% AMI: Sufficient	Meets all income levels. Denser housing in proximity to transit. Inclusion of new mixed-use zones. Meets state requirements (HB 1491) for transit-oriented development near bus rapid transit.	Like Alternative 2. Provides housing at all income levels with priority for denser housing along bus rapid transit per state requirements (HB 1491), and other focused areas.
Population Growth Ranges: 2022-2046	25,157 City's share of OFM medium population forecast		
Job Projections 2022-2046 <i>*Different job projection models allow for the evaluation of infrastructure phasing based on different job numbers</i>	Regional (SRTC) Projection 34,850 net jobs. This is about 15,000 jobs above historic trend per Census.	State (ESD) Projection 24,939 net jobs This is about 5,000 jobs above historic trend.	Moderate-High Projection 38,848 net jobs This is about 19,000 jobs above historic trend. Directed to Center City, West Plains, and Hillyard/Northeast public development authorities.

Source: City of Spokane, BERK, 2025.

Exhibit 2: Alternative Concepts



Key Features

-  Subarea Planning
-  Transit Routes, Selected
-  North Spokane Corridor/US 395
-  Inland Empire Way + connections
-  Hospitals

Growth Intensity

- | | |
|---|---|
|  Low |  High Density Housing |
|  Moderate |  Moderate Density Housing |
|  Moderate-High |  Mixed-use/Commercial |
|  High |  Employment/Industrial Light |
| |  Employment/Industrial Heavy |

Source: City of Spokane, BERK, 2025.

Note: Full size maps are attached.

Exhibit 3: Example Land Uses

Moderate and High-Density Housing Examples



Lowrise Apt (605 S Grand)

Moderate Density Housing



Box Car, Univ. District

High Density Housing

Employment/ Industrial Examples



Surrey, BC

Industrial Light



Trent Avenue

Industrial Heavy

Sources: City of Spokane, BERK, 2025.

Mixed Use/ Commercial Examples



Nonna Mixed Use

Mixed Use



River Park Square

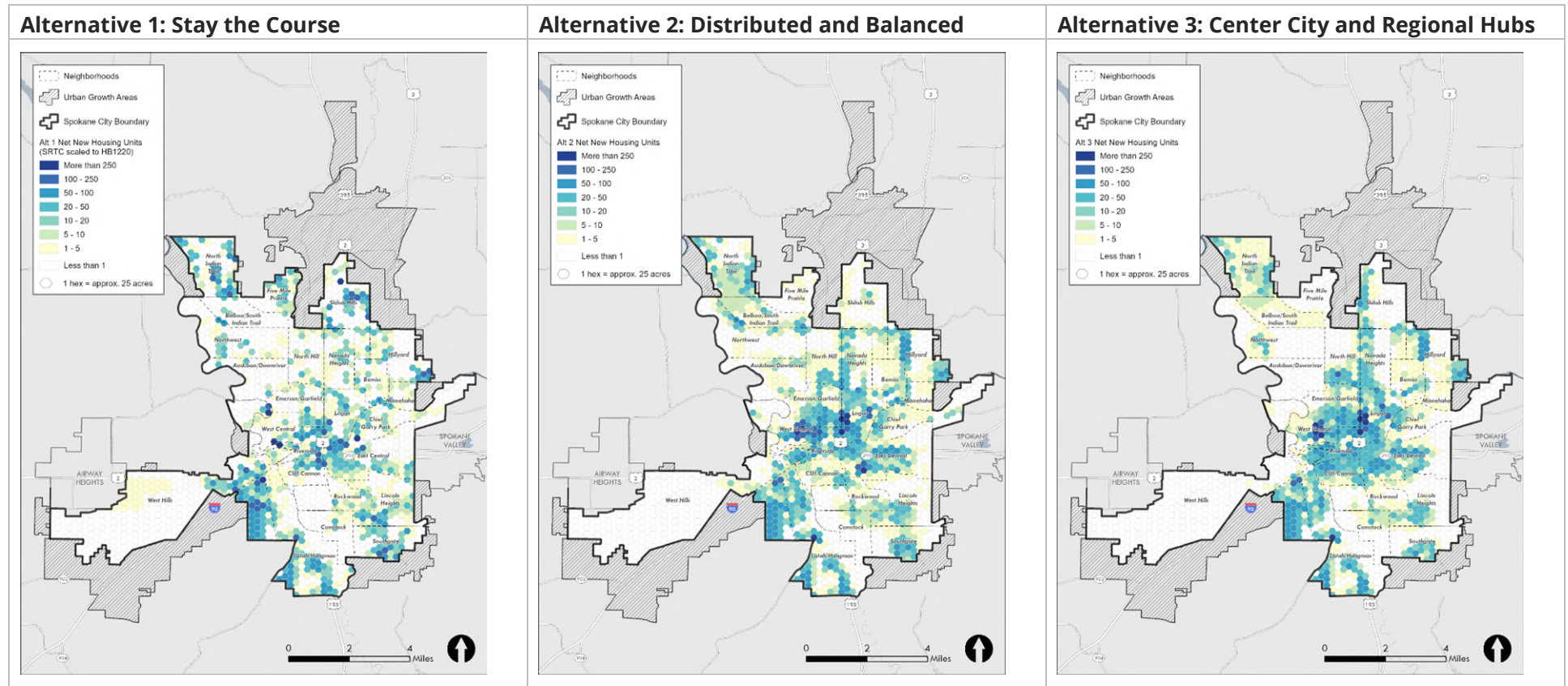
Commercial



860 E Spokane Falls

Employment Heavy: Biomedical
R&D, Office

Exhibit 4: Growth Distribution Maps – Housing

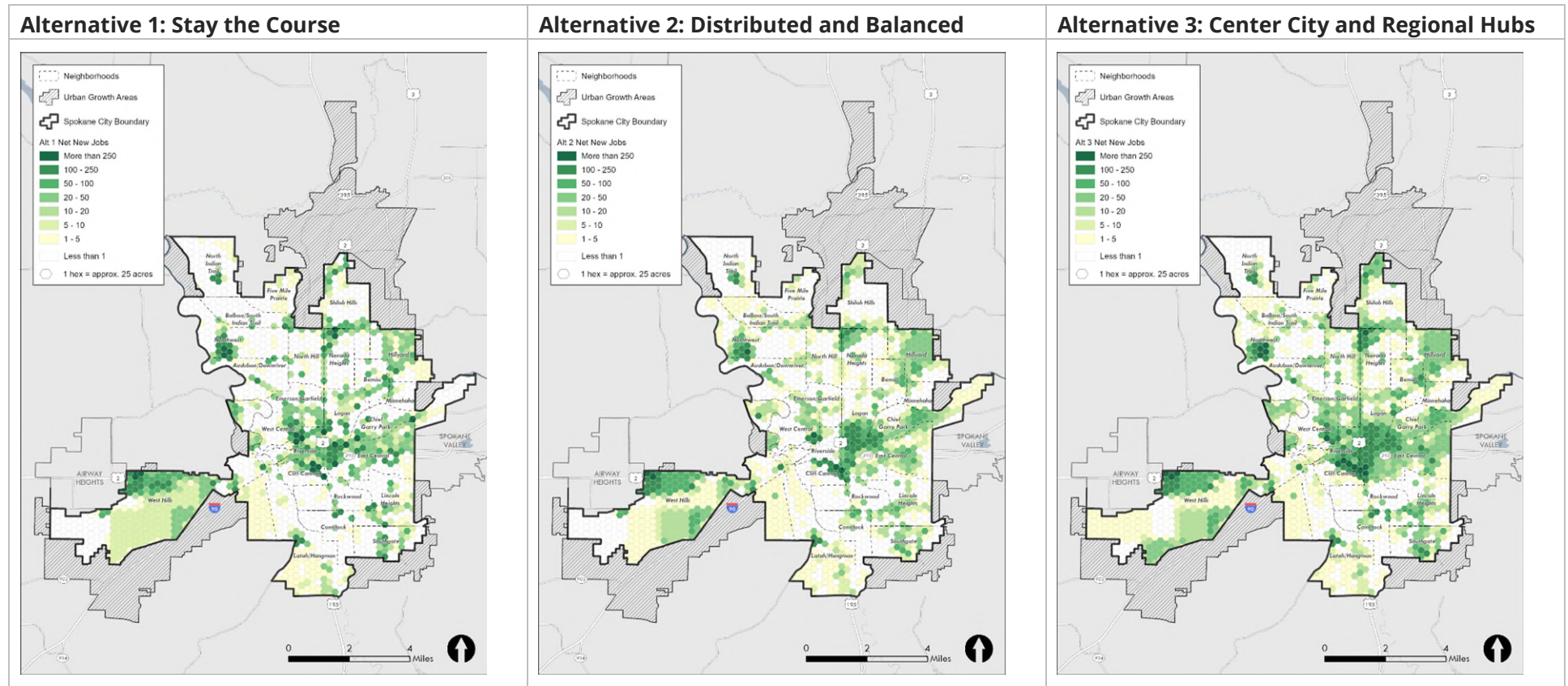


Source: City of Spokane, BERK, 2025.

Legend – Net New Housing Units Note: Full size maps are attached.

- More than 250
- 100 - 250
- 50 - 100
- 20 - 50
- 10 - 20
- 5 - 10
- 1 - 5
- Less than 1
- 1 hex = approx. 25 acres

Exhibit 5: Growth Distribution Maps – Jobs



Source: City of Spokane, BERK, 2025.

Legend – Net New Jobs

Note: Full size maps are attached.

- More than 250
- 100 - 250
- 50 - 100
- 20 - 50
- 10 - 20
- 5 - 10
- 1 - 5
- Less than 1
- 1 hex = approx. 25 acres

Objectives

Objectives are required by SEPA to identify the purpose and need of the proposals and to compare alternatives according to WAC 197-11-440 and -442. Objectives are particularly important when comparing long-range plans like the City of Spokane Comprehensive Plan Periodic Update. Proposed objectives include:

- ▶ **Meet Periodic Update Requirements:** Comply with Comprehensive Plan periodic review requirements to meet state laws including recent changes to the Growth Management Act (GMA) regarding housing, resiliency to climate impacts, tree canopy, active transportation, reduction of vehicle miles traveled and greenhouse gas emissions, addressing needs of overburdened communities, green infrastructure, planning for jobs and economic development, and more.
- ▶ **Accommodate Growth:** Demonstrate population, transportation, and housing capacity to accommodate growth targets through 2046 based on State projections and County allocations in consultation with the City and ensure City utilities and services are expected to have sufficient capacity to serve that growth.
- ▶ **Clarify the Plan:** Update policies that are inconsistent, outdated, duplicative, or unclear.
- ▶ **Simplify the Plan and Codes:** Update and simplify future land use map categories and zoning districts and reflect any new designations such as within centers and corridors.
- ▶ **Protect Critical Areas:** Update critical area regulation updates that respond to best available science.
- ▶ **Fast-Track Desired Growth:** Facilitate desired growth in priority locations through permit streamlining, such as through SEPA infill exemptions or raising SEPA thresholds.

A vision statement, goals, or values in a plan can serve as objectives. The City's proposed draft vision statement for the periodic update is also considered an objective of the Draft EIS alternatives:

Spokane fosters a vibrant, resilient, and inclusive community by balancing economic growth, environmental stewardship, and the diverse needs of all residents to ensure access to attainable housing, safe streets, and thriving neighborhoods that promote innovation, cultural vitality, and community connection for all its residents.

Exhibit 6 compares alternatives for their ability to meet these objectives. Alternatives 2 and 3 are designed to meet the meet state periodic update requirements (e.g., new housing, climate, and other requirements), create the opportunity for housing at all income levels, accommodate jobs, and update policies and codes to streamline them and facilitate growth. Alternatives 2 and 3 would align with the new vision statement. Alternative 1 was developed in prior years with different growth targets and different state expectations and would partially meet the objectives.

Exhibit 6: Ability to Meet SEPA Objectives

Objectives	Alternative 1: Stay the Course	Alternative 2: Distributed and Balanced	Alternative 3: Center City and Regional Hubs
Meet Periodic Update Requirements	Less	Most	Most
Accommodate Growth: Housing at All Affordability Levels	More	Most	Most
Accommodate Growth: Jobs	More	More	Most
Clarify the Plan	Less	Most	Most
Simplify the Plan and Codes	Less	Most	Most
Protect Critical Areas	More	Most	Most
Fast-Track Desired Growth	Less	Most	Most
Alignment with Vision Statement	Less	Most	Most

Source: City of Spokane, BERK, 2025.

Preliminary Environmental Review

The Draft EIS will evaluate the following topics:

- ▶ Earth, water quality, and water resources
- ▶ Air quality and greenhouse gas emissions
- ▶ Plants and animals, including critical areas and habitat
- ▶ Land use patterns and urban form, including historic and cultural resources
- ▶ Relationship to plans, policies, and regulations
- ▶ Population, employment, and housing
- ▶ Transportation, including multiple modes and city and state facilities
- ▶ Public services: police, fire and emergency medical services, parks, schools, libraries, solid waste
- ▶ Utilities: power, water, wastewater, and stormwater

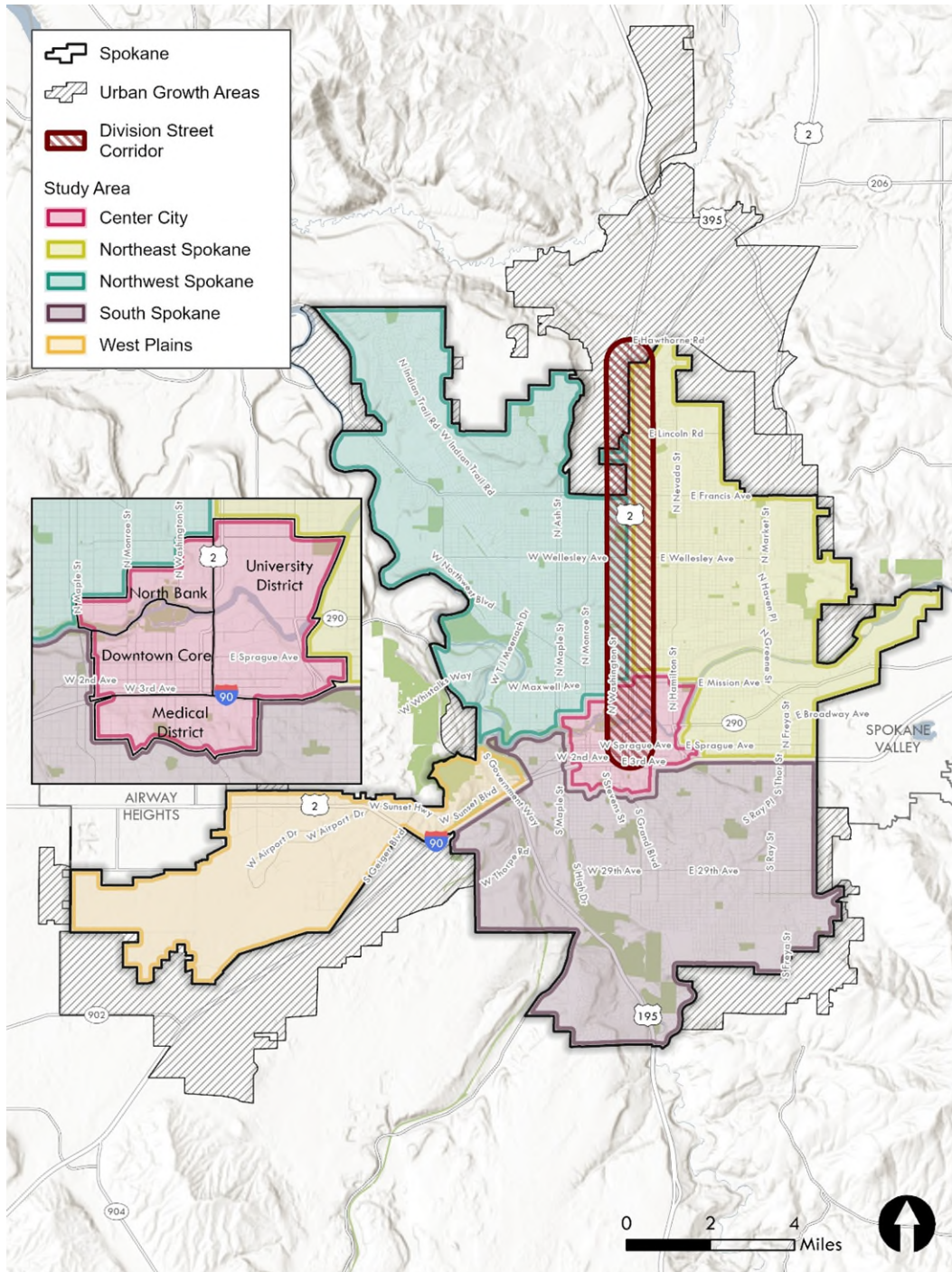
The following pages provide a **high-level summary** of impacts to natural and built environmental impacts excluding air quality/greenhouse gas and transportation that are ongoing. Each section has a table or “report card” with comparison symbols. Significant³ impacts may be greater or lesser: Most impacts (▼▼), More impacts (▼), Less impacts. (▽). Or, There

³ "Significant" as used in SEPA means a reasonable likelihood of more than a moderate adverse impact on environmental quality. <https://app.leg.wa.gov/WAC/default.aspx?cite=197-11-794>

can be potential beneficial impacts/mitigation: Neutral Impacts or Continued Plan/Code (—), Moderately positive (△), or Positive (▲). Below each table is text that explains the preliminary environmental evaluation.

The text may refer to regions in the City of Spokane. See [Exhibit 7](#).

Exhibit 7: Spokane Study Areas



Sources: City of Spokane, BERK, 2025. **Note:** Full size maps are attached.

Preliminary Natural Environment Review

Exhibit 8 selects some key topics for comparison of potential natural environment impacts to earth and water resources and plants and animals.

Exhibit 8: Natural Environment – Preliminary Environmental Review

Topic: Potential Impacts and Mitigation	Alt. 1	Alt. 2	Alt. 3
Earth, water quality, and water resources: Potential for increased pollution and potential for increased rainfall runoff flows based on housing density distribution.	▼▼	▼	▽
Plants and animals: Potential for habitat conversion, or loss of habitat connectivity			
Center City	△	△	▲
Northwest	▼▼	▼	▼
Northeast	▼	▽	▽
South	▼▼	▼▼	▼▼
West Plains	▼	▼	▼
Strength of Mitigation – Plan and Code Updates.	—	▲	▲

Adverse Impacts: Most impacts (▼▼), More impacts (▼), Less impacts. (▽).

Potential Beneficial Impacts/Mitigation: Neutral Impacts or Continued Plan/Code (—), Moderately positive (△), or Positive (▲). For example: New Climate Adaptation and Mitigation Policies, Critical Area Policy Amendments and Code Updates, and Effects of Increased Housing Affordability/Reduction of Disparate Impacts Policies.

Earth, Water Quality, and Water Resources. Alternative 1 has the highest increased density focused on currently undeveloped areas with the highest relative impacts (e.g., vacant lands in outskirts of city). Alternative 2 has a greater range of housing along frequent transit routes with some increased density focused on currently undeveloped areas, resulting in medium impacts. Alternative 3 prioritizes housing along bus rapid transit lines and in targeted centers. Alternative 3 has the highest increased density focused on already developed areas, resulting in the lowest relative impacts. Applying existing local, state, and federal regulations and best management practices is anticipated to reduce impacts under all alternatives.

Plants and Animals. Development would continue to be largely focused in developed areas that are already characterized by large areas of impervious surfaces and relatively low vegetation cover. Continued residential development at existing densities outside of Center City could result in additional loss of vegetative cover in these areas under Alternative 1. Alternative 1 has the greatest projected increase of housing units in pockets of priority habitat, critical areas, and shoreline areas. Alternative 1 would result in the greatest projected increase of housing units in the far northwest Spokane neighborhoods of North Indian Trail and Balboa/South Indian Trail. These neighborhoods contain substantial pockets of priority habitat, including shrubsteppe

and biodiversity areas and corridors, along with wetlands, floodplains, and shoreline areas associated with the Spokane River. Alternative 1 would result in a slightly greater increase in the number of housing units in the eastern portion of the Hillyard neighborhood than Alternatives 2 and 3 would. Regulations (local, state, federal) would be expected to moderate potential adverse effects under Alternative 1. Additionally, existing riparian habitat and tree planting programs would continue to improve watershed and tree canopy coverage conditions throughout urban Spokane.

Alternatives 1, 2, and 3 would concentrate additional housing and population in the Grandview/Thorpe and Latah/Hangman neighborhoods of South Spokane. These neighborhoods are currently characterized by relatively larger areas of undeveloped or less-densely developed land and large pockets of priority habitat.

However, in most areas of the city, Alternatives 2 and 3 concentrate growth within denser, more centrally situated, and accessible areas which could defuse some of the development pressures in less developed areas at the city's periphery. Due to their focus on increasing existing urban density, the existing framework of regulations, and ongoing local habitat restoration initiatives, Alternatives 2 and 3 would not compromise overall regional ecosystem function.

Mitigation of Natural Environment Impacts. Existing stormwater quality and quantity regulations, critical areas regulations, and shoreline master program regulations reduce impacts to water resources and plants and animals.

Alternatives 2 and 3 include a new Climate Element per HB 1181, including policies addressing water resources and ecosystems. Alternatives 2 and 3 also include a review and update of critical area regulations consistent with periodic update requirements under GMA, e.g., aquifer protection area requirements, riparian areas, etc. These could further reduce impacts and increase voluntary opportunities for enhancement and restoration.

Preliminary Built Environment Review

Exhibit 9 compares potential impacts of the alternatives on most built environment topics.

Exhibit 9: Built Environment – Preliminary Environmental Review

Potential Impact and Indicators	Alt. 1	Alt. 2	Alt. 3
Land Use Patterns and Urban Form			
Land use and Urban Form compatibility: Changes in use type between adjacent areas and potential incompatibility.	▽	▼	▼
Environmental Justice: Increased exposure of overburdened populations to light or noise pollution, environmental hazards, or urban heat island effects	▼	▽	▽
Population, Employment, and Housing			
Capacity for Housing and Population Targets	▲	▲	▲
Housing Variety and Affordability	▼	▲	▲
Implementation of Housing Action Plan	△	▲	▲
Growth in Housing Displacement Risk Areas / Increased Housing Supply that Reduces Economic Displacement Pressure	▽ / ▼	▼ / △	▼ / △
Job types and quantity and ability to advance City and regional economic development strategies	▲	△	▲
Commercial business economic displacement	▼	▽	▼
Relationship to Plans, Policies, and Regulations			
Public Services	▼▼	▼	▼▼
Citywide demand for police, fire/emergency medical services, schools, parks, libraries, and solid waste	▼	▼	▼
Schools – Spokane School District	▽	▼	▼
Schools – Mead School District	▼	▽	▽
Environmental Justice – Growth in Areas with Health and Social Disparities and Greater Service Demand	▽	▼	▼▼
Utilities			
Power, Water, Wastewater Demand	▼	▽	▽
Power, Water, Wastewater Infrastructure Upgrades	▽	▼	▼
Stormwater Generation	▼	▽	▽
Strength of Mitigation Potential – Plan and Code Updates	—	▲	▲

Impacts: Most impacts (▼▼), More impacts (▼), Less impacts. (▽), Moderately positive (△), or Positive (▲).

Potential Beneficial Impacts/Mitigation: Neutral Impacts or Continued Plan/Code (—), Moderately positive (△), or Positive (▲). For example: New Climate Adaptation and Mitigation Policies, Critical Area Policy Amendments and Code Updates, and Effects of Increased Housing Affordability/Reduction of Disparate Impacts Policies.

Land Use Patterns and Urban Form. Alternative 1 continues current land use designations and zoning, which focus growth under existing centers and corridors and low and moderate density housing (including middle housing) in much of the city. Under Alternatives 2 and 3, new mixed-use development could replace areas originally zoned for a single use.

Under Alternative 2, gradual densification along transit-rich corridors may introduce changes in building height or scale that contrast with existing low-density neighborhoods. Under Alternative 3, concentration of high-intensity residential, commercial, and industrial uses in the Center City and regional hubs may create sharp transitions between dense hubs and adjacent lower-density neighborhoods. Along prioritized corridors, new designations would encourage mixed-use development and higher-density housing.

Greater mixing of uses can increase localized spillover effects, such as noise, particularly in downtown and other urban hubs and frequent transit corridors. While not unusual in these areas, such impacts remain a potential adverse effect of future growth. They can be mitigated through land use policies that provide transitions in intensity, apply use restrictions, and separate incompatible zones, as well as through continued enforcement of noise, nuisance, and public safety codes. At the same time, the mix of uses could create opportunities for new jobs, improved amenities, and more housing choices within walking distance of employment centers.

Population, Employment, and Housing. A summary of potential impacts to population, employment, and housing is shared below.

Capacity for Housing and Population Targets: All alternatives provide capacity for more than the total housing target of 21,738 between 2022 and 2046 based on the City of Spokane's [2025 Land Capacity Analysis](#) of Alternative 1 Stay the Course. Alternative 1 provides total capacity for 30,165 dwelling units. Alternatives 2 and 3 propose to increase opportunities for low- and mid-rise housing, as well as continue Alternative 1's approach to middle housing, increasing land capacity. Once a preferred alternative is developed, new zoning would be identified and the increased land capacity determined. Since the population target is similar to the housing target, and all alternatives have housing capacity exceeding the housing target, each alternative would more than meet population targets.

Housing Variety and Affordability: Housing types accommodated by all alternatives include single unit, middle housing, and higher intensity multi units. Alternative 1 would not provide sufficient capacity for units at 0-80% affordability level with a negative balance of -4,365 in the 2025-2046 period. See the City of Spokane's July 2025 report on Accommodating Affordable Housing.⁴ Alternatives 2 and 3 provide greater areas of moderate and high-density housing and commercial/mixed use to achieve all affordability levels.

Implementation of Housing Action Plan: The City has implemented many recommendations of the Housing Action Plan (HAP) under Alternative 1 Stay the Course, such as allowing for middle

⁴ <https://my.spokanecity.org/planspokane/housing-needs/accommodating-affordable-housing/>

housing, creating a Target Investment Area and incentives, addressing short-term rentals, and more. Alternatives 2 and 3 would advance more HAP strategies to streamline permitting under the SEPA infill exemption and SEPA exemption thresholds, improve infrastructure in already dense areas, target higher intensity development to where there is ready access to transit, and address other strategies to reduce racially disparate impacts consistent with new Housing Element requirements.

Growth in Housing Displacement Risk Areas / Increased Housing Supply that Reduces Economic Displacement Pressure: Growth under Alternative 1 is focused in existing centers and corridors, with less low- and mid-rise development and more lower density development in the periphery; thus, it assumes fewer housing units in areas with displacement risk. With more growth focused in already developed areas along corridors and centers such as Division, Center City, and others, there are more units distributed to tracts with high displacement risk under Alternatives 2 and 3. Where redevelopment occurs there could be risk of physical displacement. Recent studies suggest that gentrification is not happening near transit; however, rents are increasing faster than incomes in the cities that, like Spokane, have less transit use and are lower cost cities (Urban Institute, 2025). Alternatives 2 and 3 provide more capacity in unit types that are more affordable to those with incomes of 0-80% AMI. Changing the Comprehensive Plan and associated zoning for more housing production/supply would be expected to add housing supply that could reduce economic displacement pressure compared to Alternative 1.

Job types and quantity and ability to advance City and regional economic development strategies: All alternatives increase jobs above 2022 levels, with Alternative 2 the least and Alternative 3 the most. Most jobs today and in the future are anticipated in the Center City (e.g., Downtown/University District Public Development Authority (PDA) area). All alternatives would at minimum double the jobs in the West Plains (Airport) area. Modest job increases are planned in the Northeast (Hillyard PDA) with the most estimated under Alternative 3.

Commercial business economic displacement: If the alternatives apply land use designations and implementing zoning with limitations on employment uses there could be physical displacement of existing commercial businesses over time. If the alternatives allow for commercial uses as well as mixed-uses or housing, there could be economic displacement of existing commercial buildings or businesses due to rising costs. In areas where the land use designations and implementing zoning remain similar, these sites may be good candidates for further investments in commercial uses. Zoning in the Division Corridor is largely multi-unit and commercial under Alternative 1. The number of parcels that could be redeveloped is high and more intense residential density could lead to displacement under Alternatives 2 and 3. Alternatives 1 and 3 assume greater job growth than Alternative 2. However, Alternatives 2 and 3 would add capacity for employment along frequent transit corridors, and in neighborhood commercial locations. Alternative 3 would increase job capacity in the Center City and Regional Hubs. These increases in job opportunities could reduce economic displacement pressures.

Relationship to Plans, Policies, and Regulations. Alternatives 1, 2, and 3 each accommodate the 2046 growth targets and examine different ways the City could distribute its 2046 forecast

growth with varying degrees of concentration. Alternative 1 does not have sufficient land capacity to accommodate housing at all income levels, particularly 0-80% AMI. Alternative 1 would continue current plans and regulations that provide for urban growth served by transportation and urban services. Alternative 1 does not meet HB 1181 requirements to include new climate resilience and greenhouse gas reduction goals and policies.

Alternatives 2 and 3 would each adopt a new growth strategy, and each element of the Comprehensive Plan would be updated. The plan would continue to focus growth in an urban area with a range of public services and multimodal transportation options, provide for public services like parks and schools, and protect critical areas and environments consistent with the GMA. Alternatives 2 and 3 include climate planning, with goals and policies that are consistent with HB 1181; these alternatives would also update the critical areas regulations. Alternatives 2 and 3 concentrate housing and job growth in the Logan neighborhood which supports the goals and objectives in the adopted South Logan TOD Project and Plan. Alternative 3 has the highest jobs allocation, with focused investment in key employment centers, which supports locally adopted projects and subarea plans, including the South Logan TOD Plan, the Spokane Downtown Plan, and the South University District Subarea Plan, as well as the proposed Hillyard Subarea Plan.

Public Services. All Services: There is a similar citywide range of population expected, and there will be a greater demand for police, fire/emergency medical services, schools, parks, libraries, and solid waste under all alternatives. Alternative 1 would increase demand in the Center City and in existing centers and corridors and particularly in less developed areas of the city (e.g., Northwest and South). Alternatives 2 and 3 would reinforce growth in already developed areas with Alternative 2 mostly focused on frequent transit corridors and Alternative 3 in the Center City and Regional Hubs and selected transit corridors though more growth is planned in the South as well.

Schools: Under Alternatives 2 and 3, Spokane School District is expected to add over 500 more new students than under Alternative 1. In contrast, Alternative 1 would place more growth in the Mead School District, resulting in about 600 more students than Alternatives 2 and 3.

Environmental Justice – Health and Social Disparities: All alternatives plan for growth in areas with existing health and social disparities. This may have impacts on public services by creating more demand for emergency services and parks in certain areas of Spokane. All three alternatives place between 31 and 34% of growth in areas with a high percentage of self-reported poor physical health, which may increase demand for emergency services where there is already higher demand – Alternative 1 places 31% of growth in places where people report poorer physical health and Alternative 3 the most at 34%. All alternatives also place between 23 and 27% of growth in areas with high social vulnerability, with Alternative 1 at 23% and Alternative 3 at 27%.

Utilities. Each alternative will see growth throughout the study area which will require planning and adjustment of capital improvement projects to address changes in utility demands.

Power: Alternative 1 is consistent with Avista’s forecasting as the utility has a plan to address growth along the current trajectory. Alternative 2 would concentrate much of the growth around transit routes and increase mixed-use and multi-unit growth throughout the city. From a power distribution standpoint, if there are more concentrated users, this should increase the efficiency of the power network and reduce total usage. This may result in the need to upgrade existing infrastructure to address growth in the areas surrounding the transit routes. Similarly, concentrated growth under Alternative 3 in the downtown area and greater mixed-use and multi-unit growth throughout the city would increase the efficiency of the power network and reduce total usage. This higher concentration in these central areas may require additional generation or transmission capacity.

Water: Alternative 1 has the largest growth in single-unit housing, which typically creates larger water usage peaks for irrigation in the irrigable months (April through October). Even so, the City’s water system would be able to serve that projected growth. Concentrating growth along corridors under Alternative 2 would be a net benefit to a water system, but along some corridors (e.g., Wellesley Ave, Francis Ave) the City may need to upgrade existing infrastructure or construct new infrastructure. Alternative 2 increases the mixed-use and housing density along Northwest Blvd, Francis Ave, and Wellesley Ave, which could increase the need for production and storage in the Low and North Hill pressure zone. Alternative 3 concentrates growth in central areas of the city, which is a net benefit to a water system, but concentrated growth may require expansion of transmission, production, and storage in the Low, North Hill, Intermediate, High, and Top Pressure zones.

Sewer: The difference in sewer usage between single unit and multi-unit connection depends on the density of the development; more dense clusters of single unit and multi-unit developments will see larger flows. While there will be an increase in sewer demand, the City has a plan to address needs as the system expands in Alternative 1 since it lines up with their existing plan. With growth in Alternative 2 increasing along the Northwest Blvd, Francis Ave, and Wellesley Ave corridors, as well as in the West Plains, this could result in the need to expand capacity at the Francis, Cannon, and Clarke Ave pump stations as well as the Latah Creek Siphon. With growth in Alternative 3 increasing downtown, as well as in the West Plains, this could require improvements to the Post Street Bridge Trunk Line and Clarke Ave pump station, as well as the Latah Creek Siphon.

Stormwater: There will be an increase in stormwater flows, but the City has a plan to address needs as the system expands in Alternative 1 since it lines up with their existing plan. Alternative 2 converts much of the growth into mixed-use and multi-unit developments which could reduce the stormwater generated overall. Alternative 3 concentrates most of the growth in the downtown area where there is already a lot of development. Since redevelopment is unlikely to increase stormwater runoff, other than maintaining the existing stormwater mitigation standards, no further action is likely needed.

Mitigation of Built Environment Impacts.

Land Use and Urban Form: Current zoning and urban design standards address height, including transitions between more intense and less intense zones, building coverage, blank walls, roof forms, landscaping, screening, and more. The City could further expand or refine these concepts through expanded development regulations and place-specific strategies such as targeted approaches for specific neighborhoods, corridors, or centers which could address unique conditions, such as industrial-to-residential transitions, mixed-use redevelopment, or preservation of scenic views and open spaces.

Where there are new residential uses near noise sources such as highways, the City could require noise reduction standards in residential buildings. The City should coordinate with WSDOT on sound wall construction where major highways pass through residential areas.

The Climate Risk and Vulnerability Assessment identified adaptation and mitigation measures to improve resilience to extreme heat. Some measures recognize the balance of adding trees for shade while also managing wildfire risk.

Relationship to Plans and Policies / Population, Employment, and Housing: The City's Housing Action Plan (City of Spokane, 2021) identifies potential displacement risk and evaluates potential strategies. The City is developing updated housing element policies to address housing needs including racially disparate impacts and providing anti-displacement measures. The City could also consider commercial anti-displacement policy, program, and code development strategies. (Small Business Anti-Displacement Network, 2024)

Public Services/Utilities: Alternatives 2 and 3 include a new Spokane Capital Facilities Plan, which updates the adopted plan to address city services (e.g., police, fire, parks, solid waste) align with other providers' plans (e.g., schools) and current population numbers. Impact fees for schools, parks, or fire could support increased staffing and capacity to address ongoing growth, if other funding streams are unable to match needs.

The City will update utility plans following the periodic update. City codes regulating construction and future utility investments will continue to ensure new development addresses any service or capacity constraints. City programs and policies reduce water use through grants for low water use landscaping, requirements for onsite stormwater treatment, disposal for new developments, and targeting infrastructure improvements in historically underserved areas.

The City and Avista regularly plan and adapt to changing growth patterns and are currently engaged in efforts to improve the water system and address long-term demand and climate change effects on water supplies and the aquifer, address wastewater and drainage system capacity, meet electrical demand, and increase the resiliency of their utility systems to growth and impacts of climate change.

Preferred Alternative

It is expected that the City will create a preferred alternative based on public input and the Draft EIS evaluation of the range of studied alternatives. The Draft EIS comment period must be a minimum of 30 days, and the City of Spokane anticipates a comment period of at least 45 days.

The preferred alternative may be one of the action alternatives or be a combination of one or more features of any of the studied alternatives. The Final EIS is anticipated to be completed by summer 2026 and will evaluate the preferred alternative and respond to comments received on the Draft EIS.

The SEPA objectives can help the City create a preferred alternative to strengthen features to meet the vision statement and GMA requirements.

A key component of the alternatives is their ability to meet assigned growth targets, and Alternative 1 does not meet the full requirements for housing at the lowest incomes of 0-80% AMI. The City's study on Accommodating Affordable Housing in July 2025⁵ identified an unmet need for 4,365 units at 0-80% AMI (2025-2046 period), which would commonly be in low-rise (multi-units up to 3 stories) or mid-rise (multi-units up to 5-6 stories) building formats. Alternatives 2 and 3 provide different ways to adjust growth patterns to increase low rise and midrise housing along frequent transit corridors and major centers and hubs in the city.

To give a sense of potential acreage needed to accommodate the housing target, the housing gap can be divided by a common low-rise multi-unit density:

- ▶ A common density for low-rise units is 30 dwelling units per acre. This is also an assumed density in the City's land capacity analysis.⁶
- ▶ The needed 4,365 units divided by 30 units per acre would equal a minimum of 146 acres of "upzoned" land to allow for low-rise densities. Considering market factors (30%)⁷ and challenges of redeveloping existing land a likely area of "upzoned" land would equal at least 190 acres.

The Draft EIS evaluation can provide information on appropriate locations to avoid impacts such as:

- ▶ Water resources: Focus growth away from sensitive watershed sub-basins and into more developed areas.
- ▶ Plants and animals: Avoid relatively intact habitats, e.g., focus growth in already developed areas.

⁵ <https://my.spokanecity.org/planspokane/housing-needs/accommodating-affordable-housing/>.

⁶ <https://deptofcommerce.app.box.com/s/1d9d5l7g509r389f0mjpowh8isjpirlh>

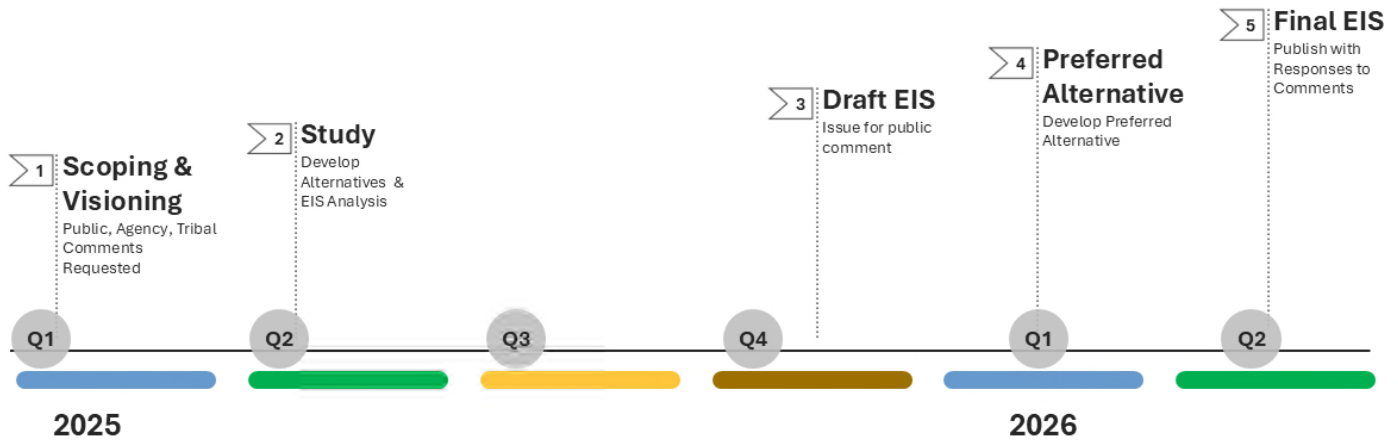
⁷ <https://my.spokanecity.org/planspokane/housing-needs/land-capacity-analysis/>

- ▶ Housing: Provide adequate capacity for all incomes and implement anti-displacement measures.
- ▶ Utilities: Add growth in areas with less need for utility upgrades, e.g., downtown vicinity and stormwater.

Draft EIS Schedule

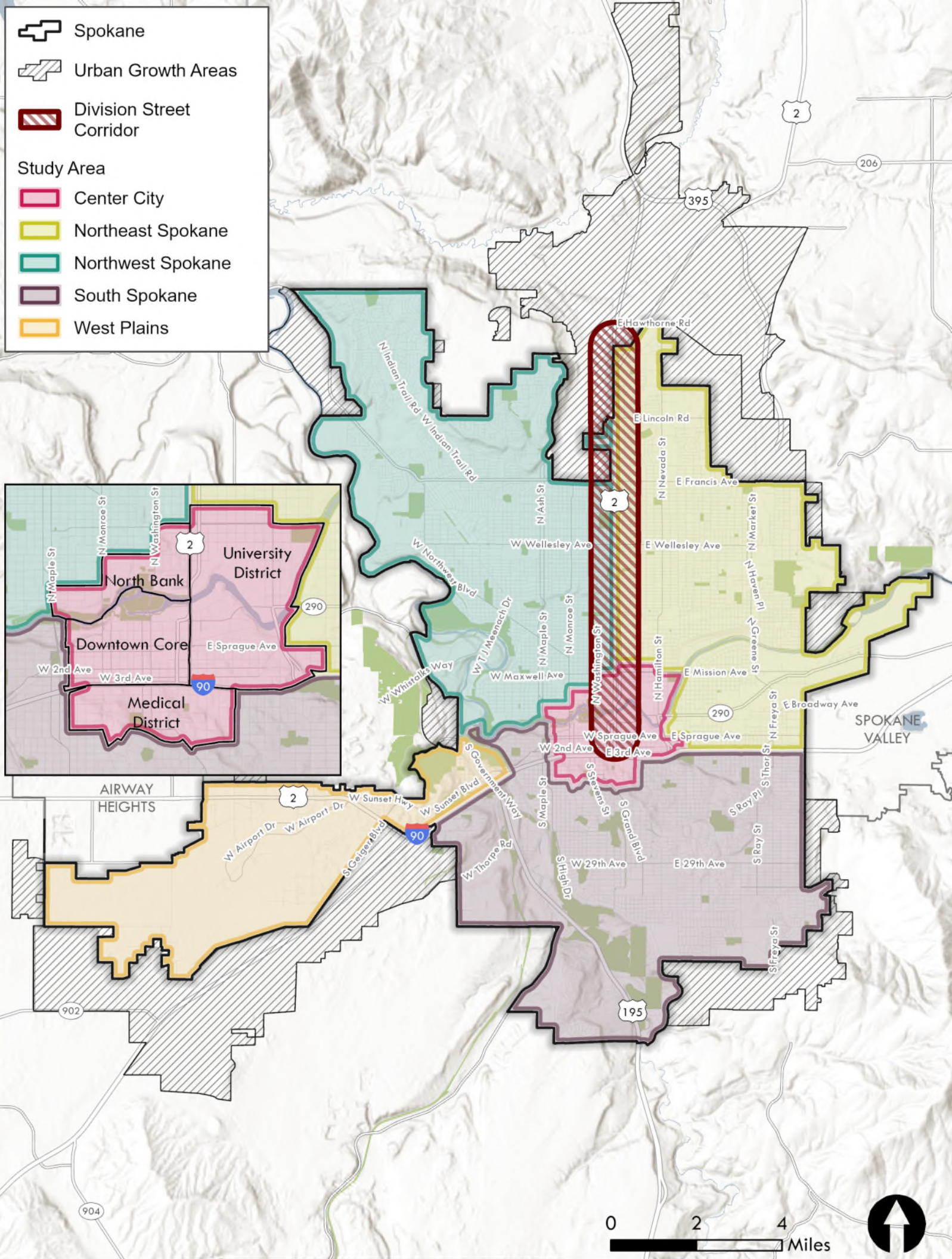
The Draft EIS is anticipated to be published by mid-December 2025. Once published there will be a comment period on the Draft EIS. Subsequently, there will be a Final EIS that responds to comments. The Final EIS would be published in mid-2026. See [Exhibit 10](#).


Exhibit 10: SEPA EIS Steps – Updated



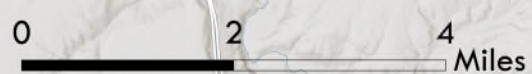
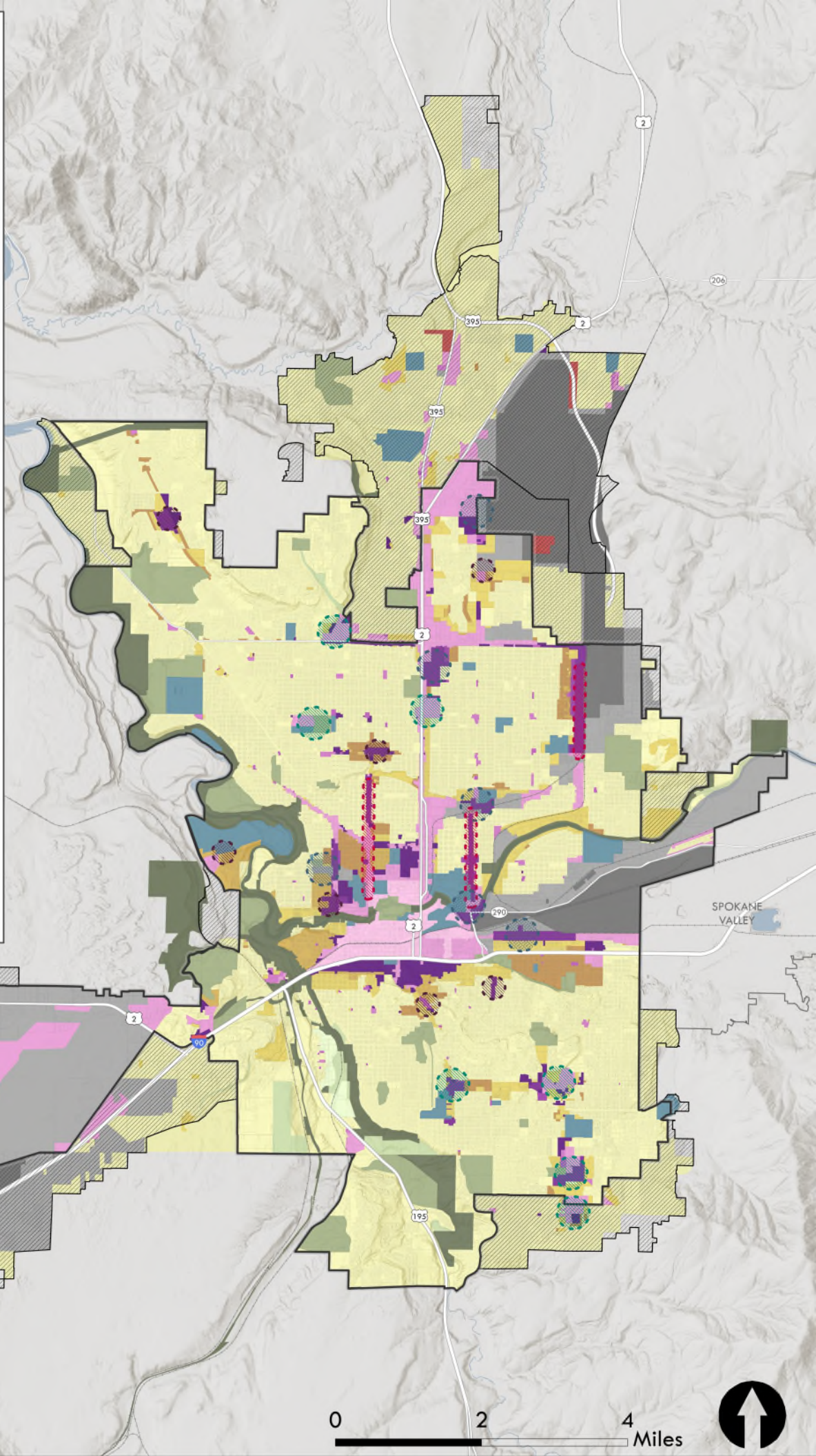
Attachment: Draft Study Area and Alternatives Maps


- Spokane
- Urban Growth Areas
- Division Street Corridor
- Study Area
 - Center City
 - Northeast Spokane
 - Northwest Spokane
 - South Spokane
 - West Plains



-  Spokane
-  Urban Growth Areas
-  Adjacent Cities
- Centers and Corridors**
-  Corridor
-  District Center
-  Employment Center
-  Neighborhood Center





- Land Use**
-  Conservation Open Space
-  Open Space
-  Potential Open Space
-  Agriculture
-  Residential Plus
-  Residential High
-  Residential Moderate
-  Residential Low
-  Office
-  Center and Corridor Core Area
-  Center and Corridor Transition Area
-  Neighborhood Retail
-  Mini Center
-  Commercial
-  Downtown
-  Heavy Industrial
-  Light Industrial
-  Institutional
-  Mining

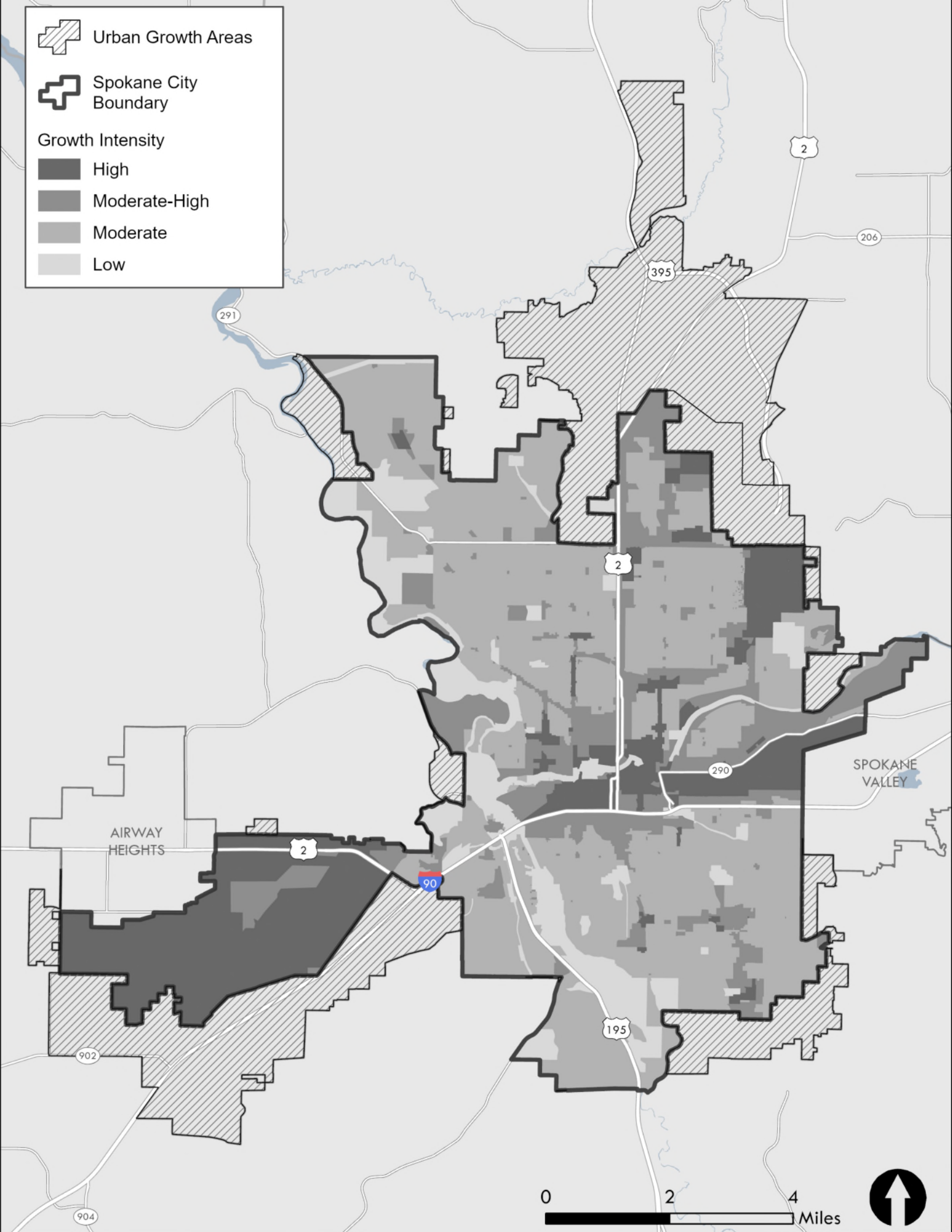


 Urban Growth Areas

 Spokane City Boundary

Growth Intensity

-  High
-  Moderate-High
-  Moderate
-  Low



Neighborhoods

Urban Growth Areas

Spokane City Boundary

Alt 1 Net New Housing Units
(SRTC scaled to HB1220)

More than 250

100 - 250

50 - 100

20 - 50

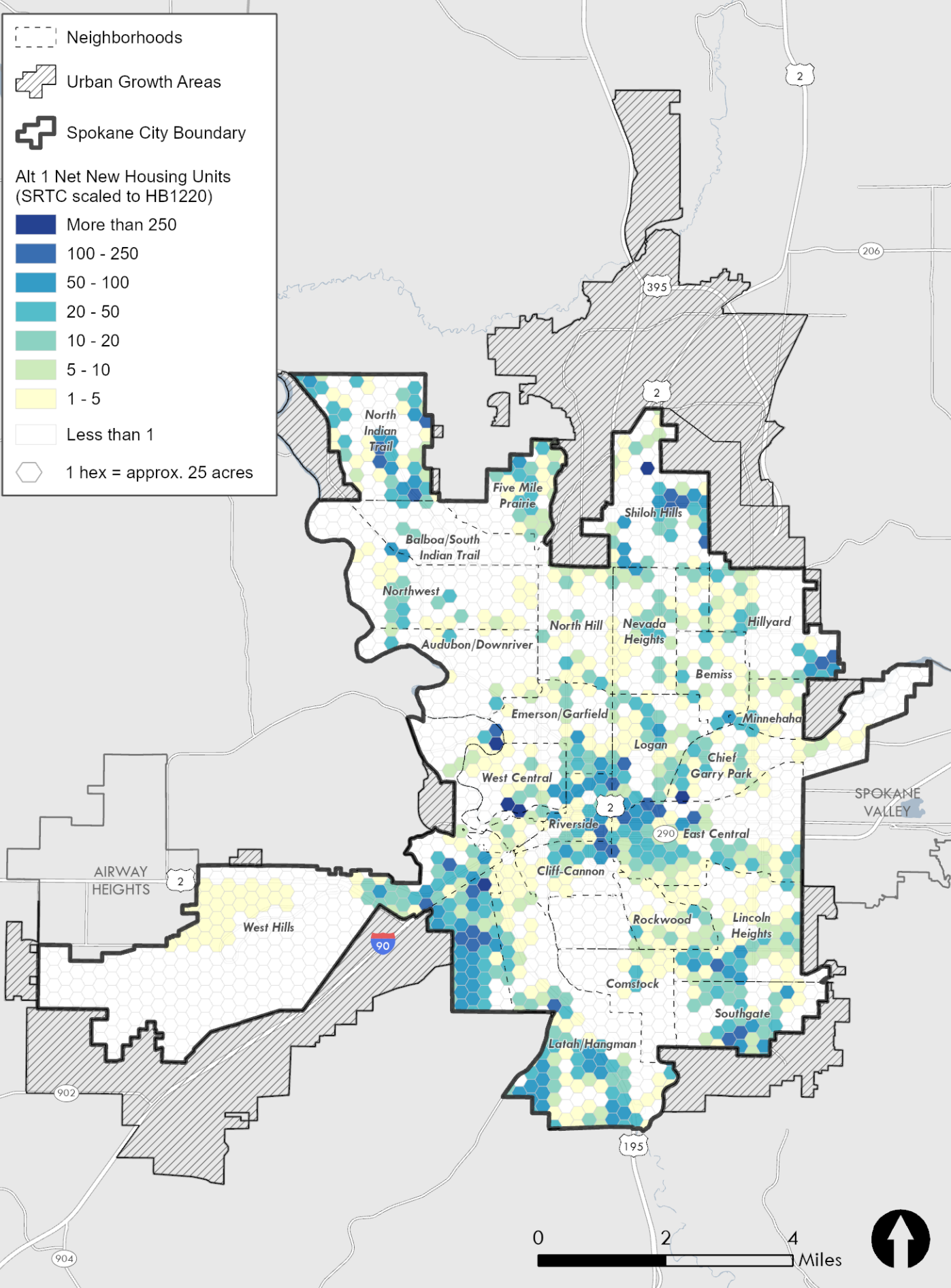
10 - 20




5 - 10










1 - 5

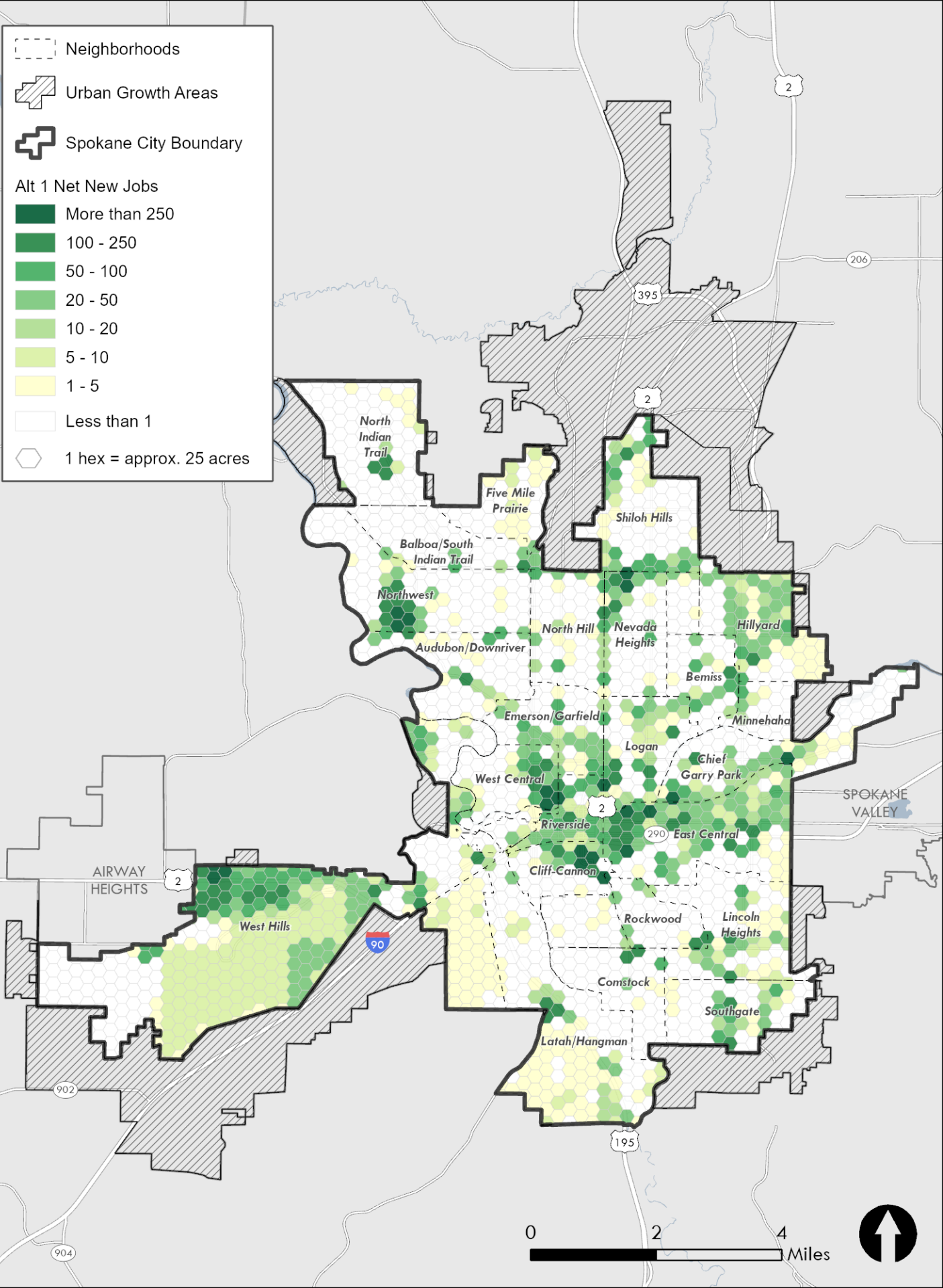
Less than 1

1 hex = approx. 25 acres

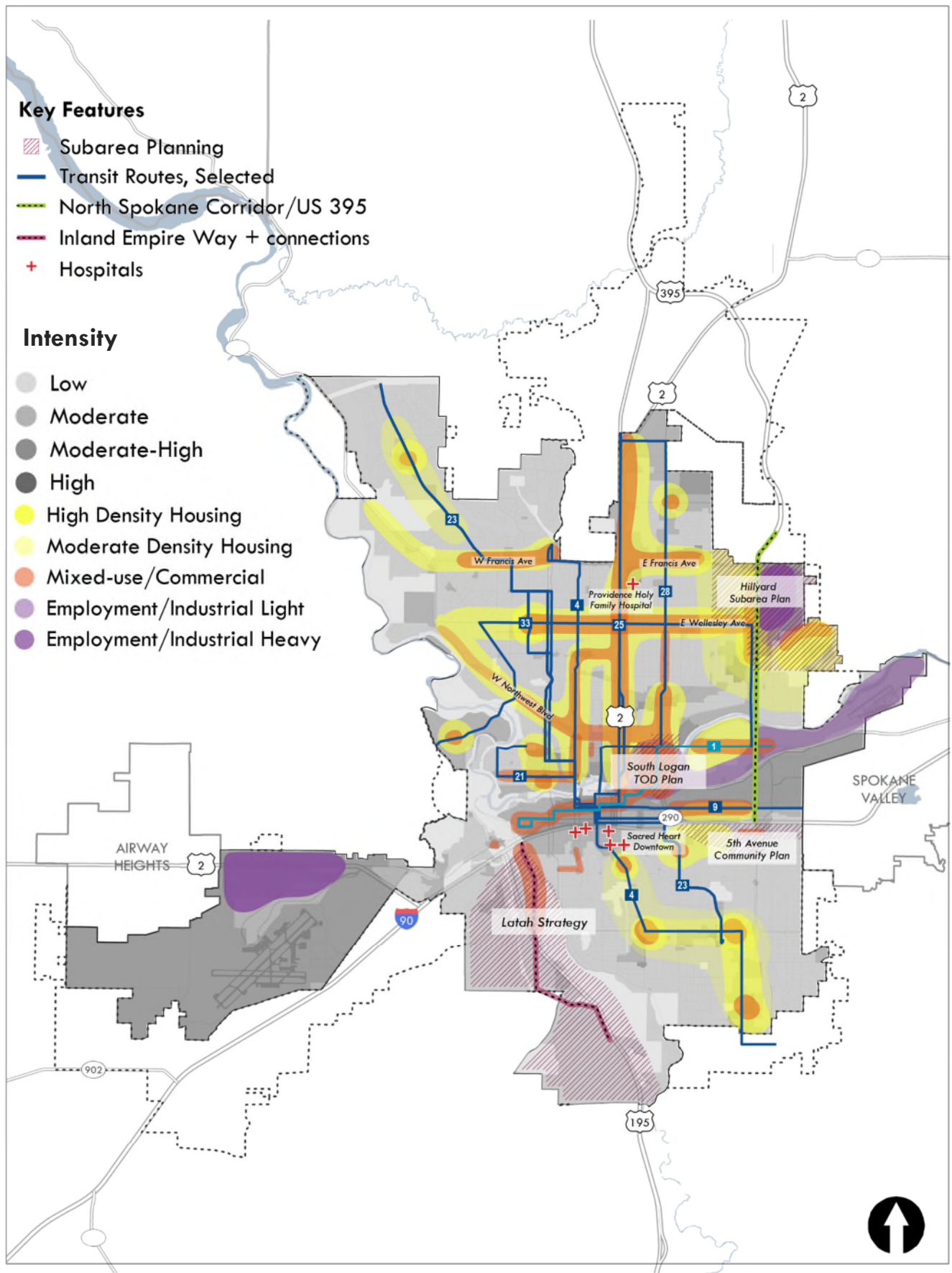














 Neighborhoods
 Urban Growth Areas
 Spokane City Boundary

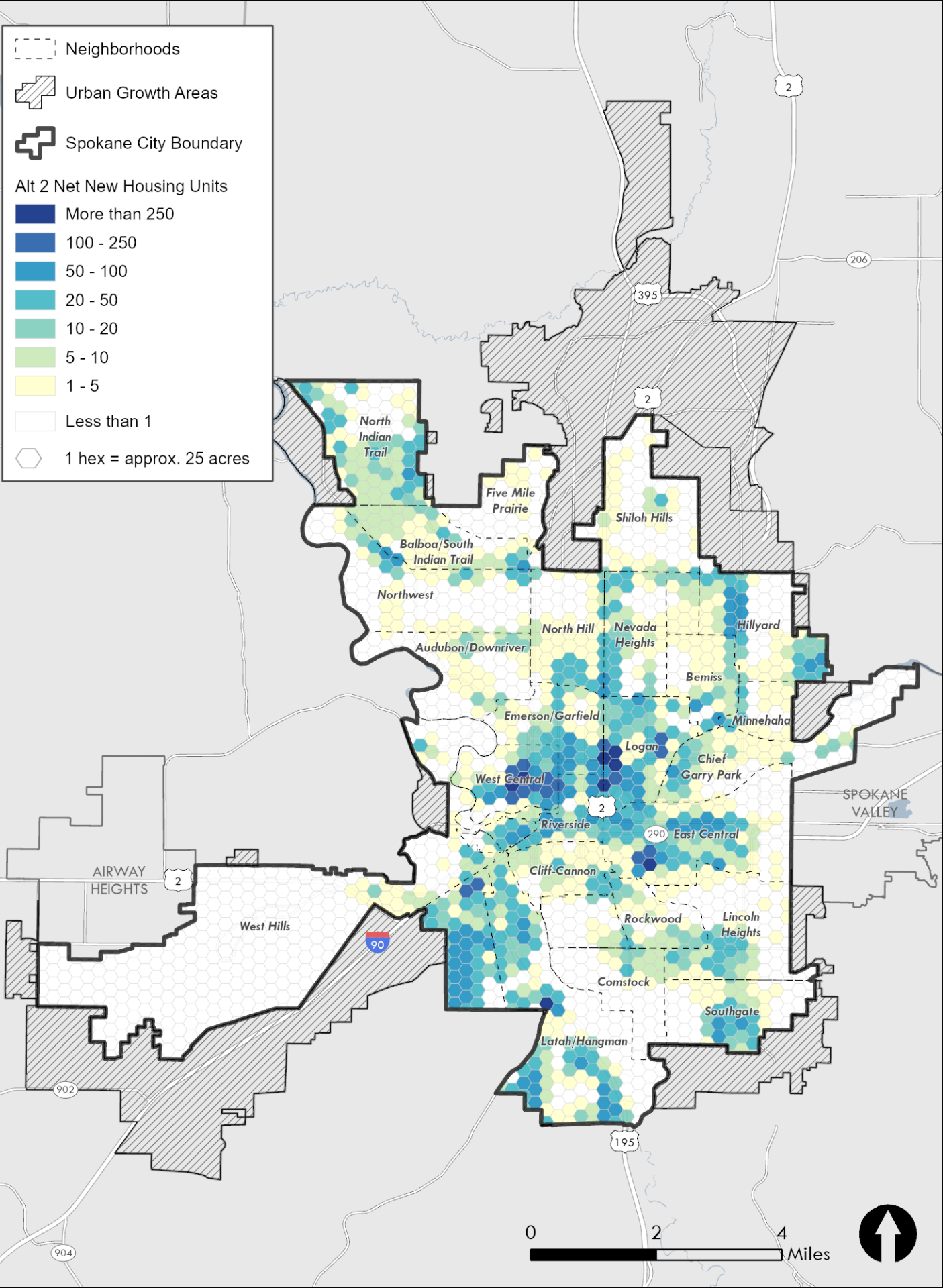
Alt 1 Net New Jobs
 More than 250
 100 - 250
 50 - 100
 20 - 50
 10 - 20
 5 - 10
 1 - 5
 Less than 1
 1 hex = approx. 25 acres















Alternative 2: Distributed and Balanced

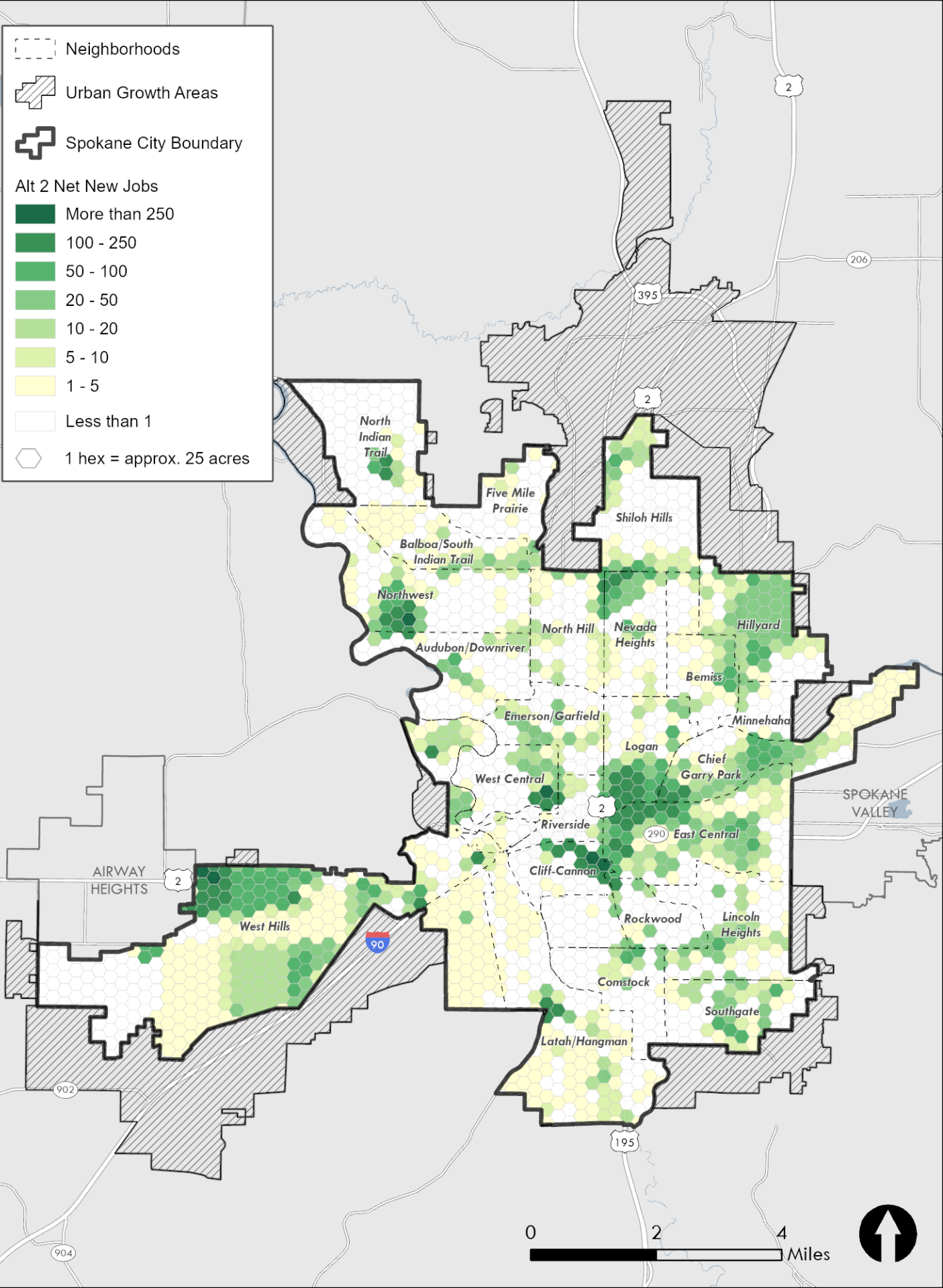


 Neighborhoods
 Urban Growth Areas
 Spokane City Boundary
Alt 2 Net New Housing Units
 More than 250
 100 - 250
 50 - 100
 20 - 50
 10 - 20
 5 - 10
 1 - 5
 Less than 1
 1 hex = approx. 25 acres

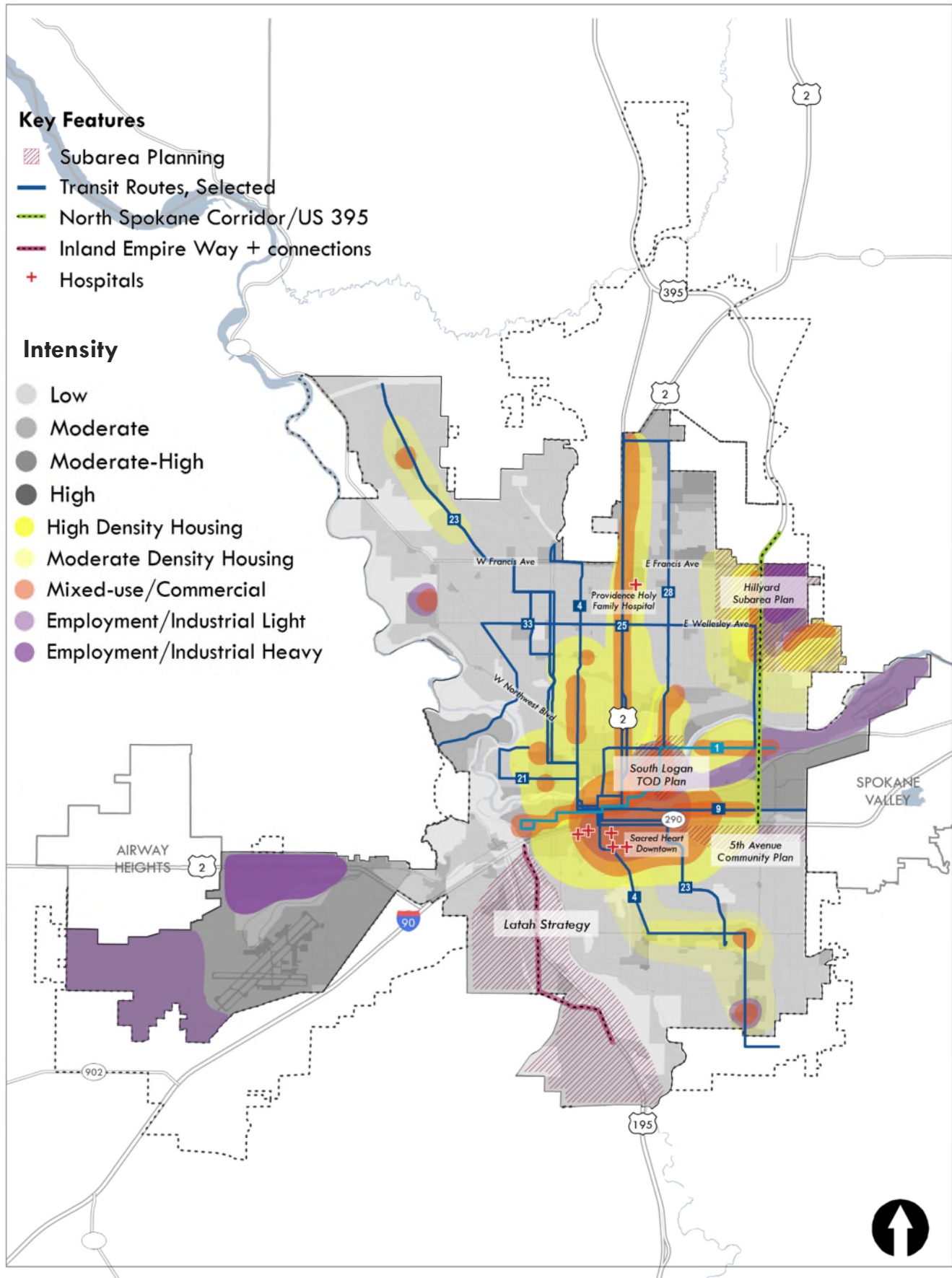














 Neighborhoods
 Urban Growth Areas
 Spokane City Boundary

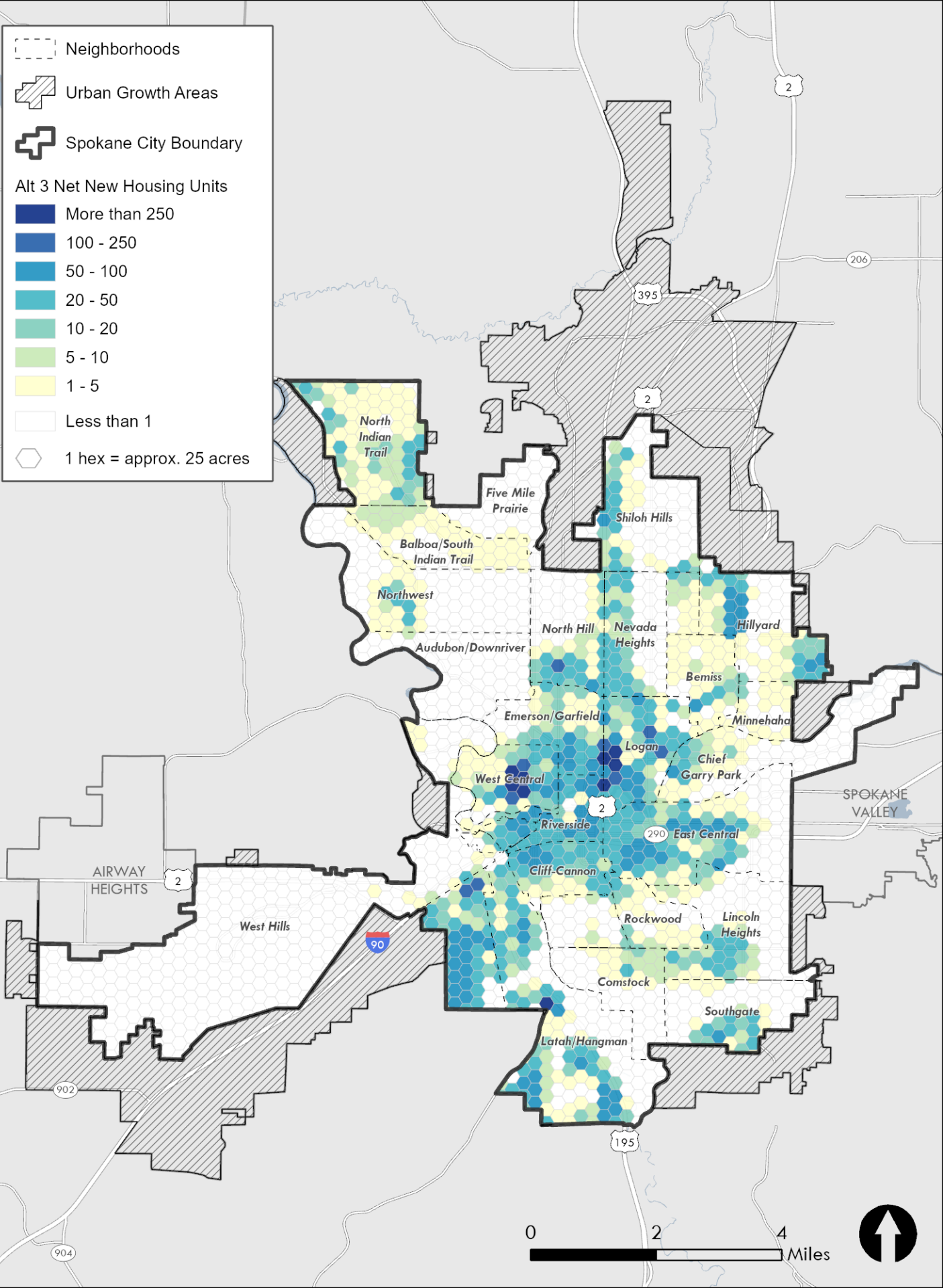
Alt 2 Net New Jobs
 More than 250
 100 - 250
 50 - 100
 20 - 50
 10 - 20
 5 - 10
 1 - 5
 Less than 1
 1 hex = approx. 25 acres















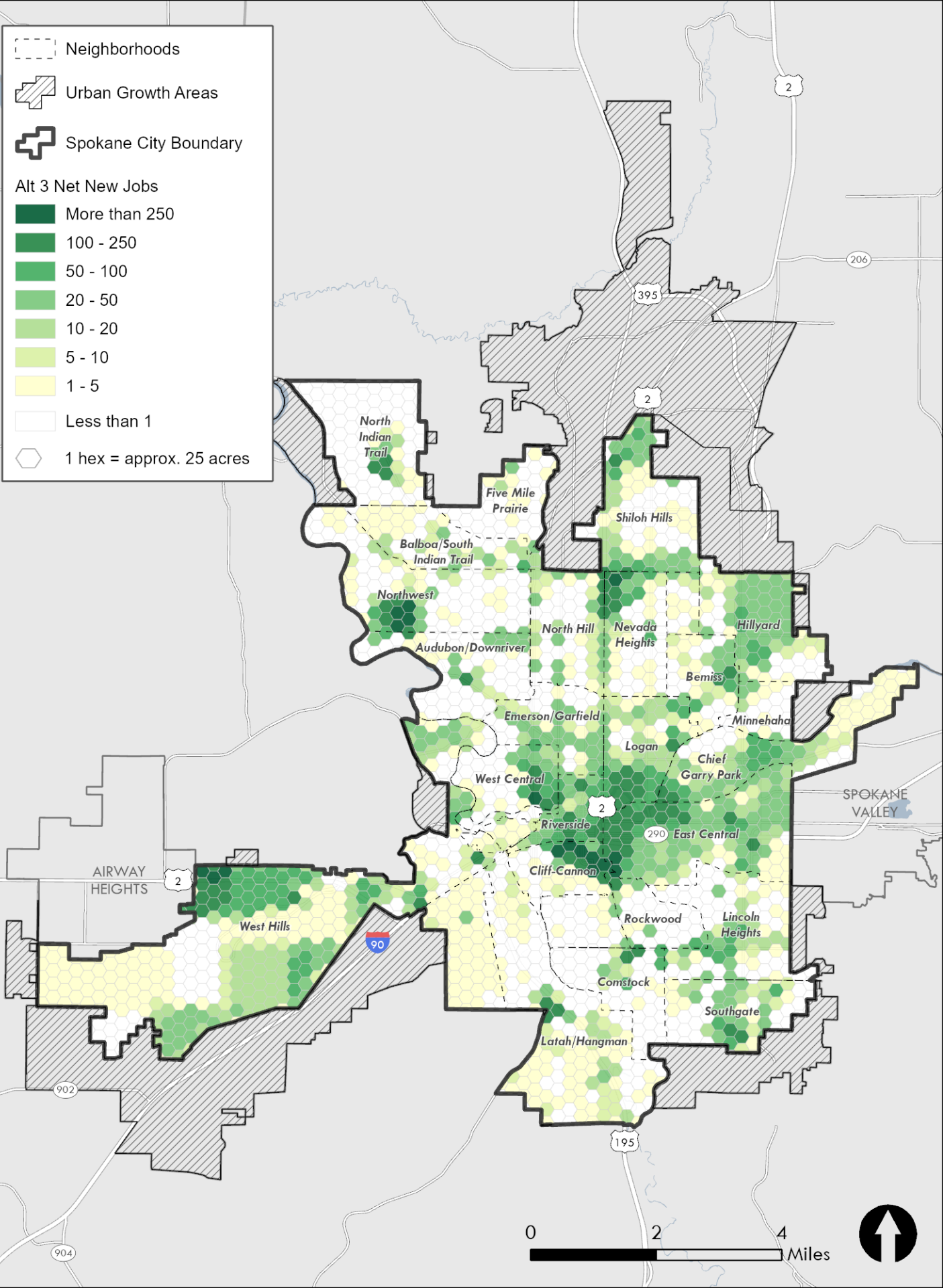
Alternative 3: Center City and Regional Hubs



 Neighborhoods
 Urban Growth Areas
 Spokane City Boundary
Alt 3 Net New Housing Units
 More than 250
 100 - 250
 50 - 100
 20 - 50
 10 - 20
 5 - 10
 1 - 5
 Less than 1
 1 hex = approx. 25 acres



 Neighborhoods
 Urban Growth Areas
 Spokane City Boundary
Alt 3 Net New Jobs
 More than 250
 100 - 250
 50 - 100
 20 - 50
 10 - 20
 5 - 10
 1 - 5
 Less than 1
 1 hex = approx. 25 acres



-  Spokane
-  Urban Growth Areas
-  Division Street Corridor
- Study Area**
-  Center City
-  Northeast Spokane
-  Northwest Spokane
-  South Spokane
-  West Plains

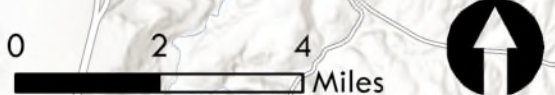
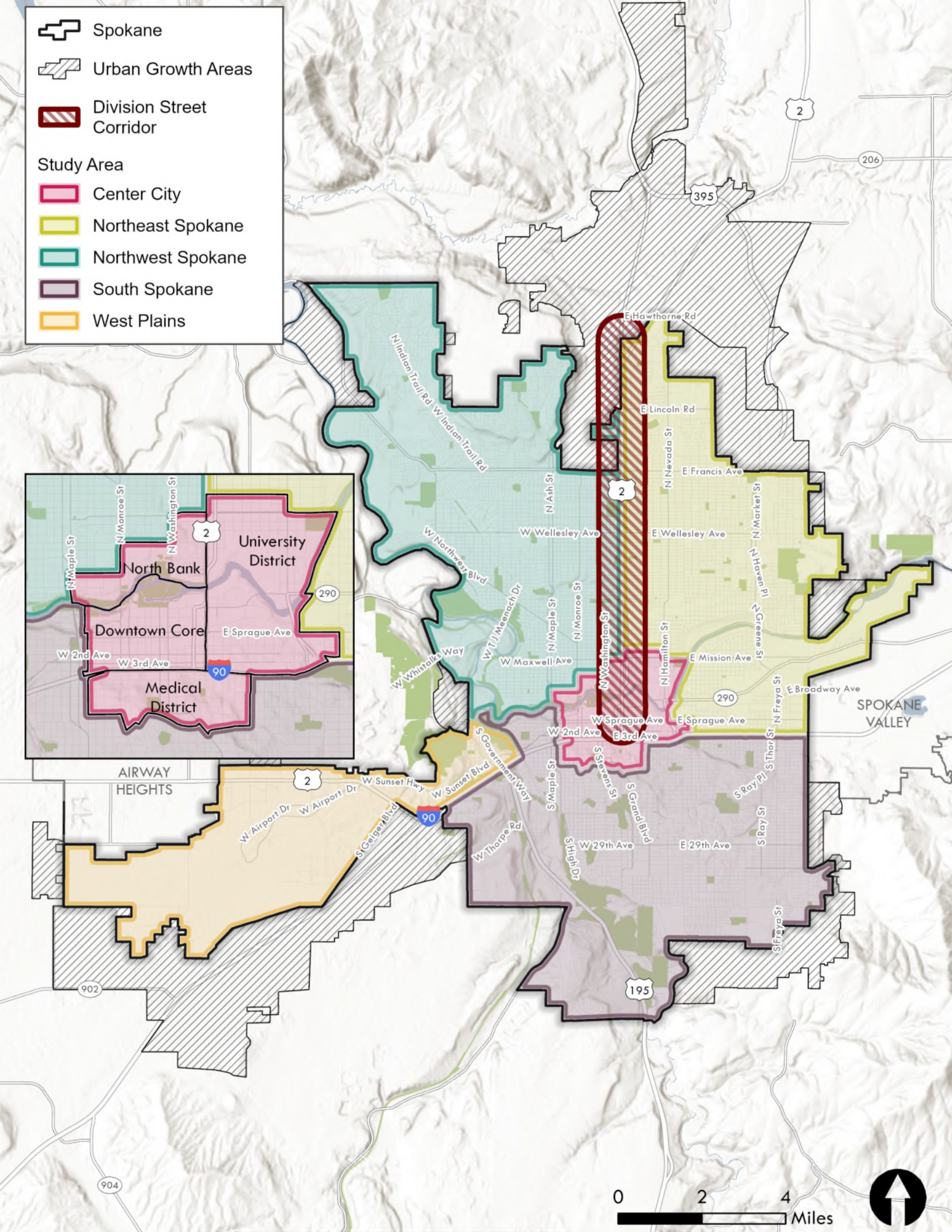
University District


North Bank

Downtown Core

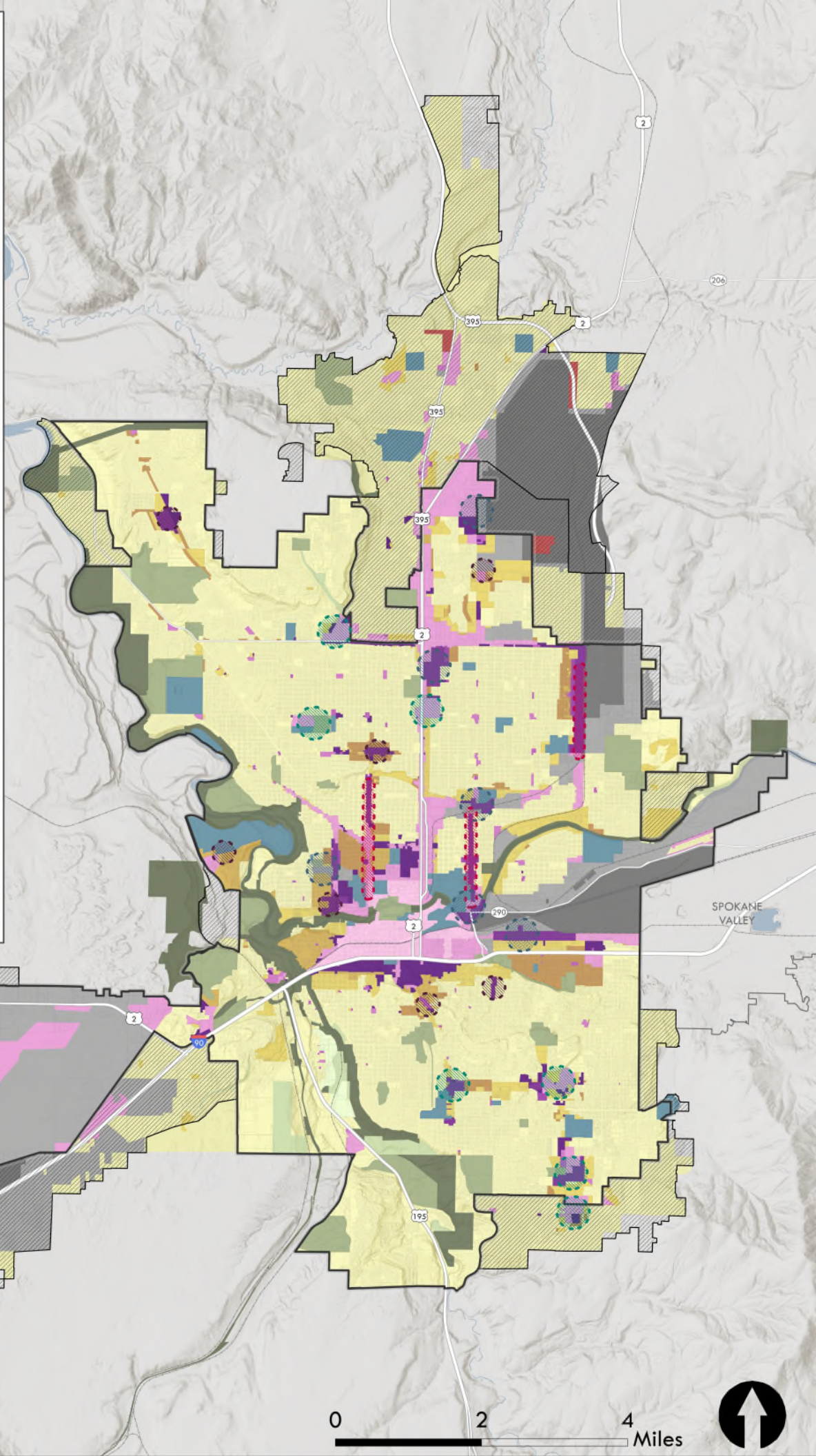
Medical District

Streets shown: N Maple St, N Monroe St, N Washington St, W 2nd Ave, W 3rd Ave, E Sprague Ave, W Northwest Blvd, W Whistlers Way, W T J Meeneck Dr, W Maxwell Ave, W Sprague Ave, W 2nd Ave, W 3rd Ave, W Airport Dr, W Sunset Hwy, W Sunset Blvd, W Thorpe Rd, S Government Way, S Maple St, S Stevens St, S Grand Blvd, S High Dr, S Freya St.




-  Spokane
-  Urban Growth Areas
-  Adjacent Cities
- Centers and Corridors**
-  Corridor
-  District Center
-  Employment Center
-  Neighborhood Center

- Land Use**
-  Conservation Open Space
-  Open Space
-  Potential Open Space
-  Agriculture
-  Residential Plus
-  Residential High
-  Residential Moderate
-  Residential Low
-  Office
-  Center and Corridor Core Area
-  Center and Corridor Transition Area
-  Neighborhood Retail
-  Mini Center
-  Commercial
-  Downtown
-  Heavy Industrial
-  Light Industrial
-  Institutional
-  Mining







0 2 4 Miles

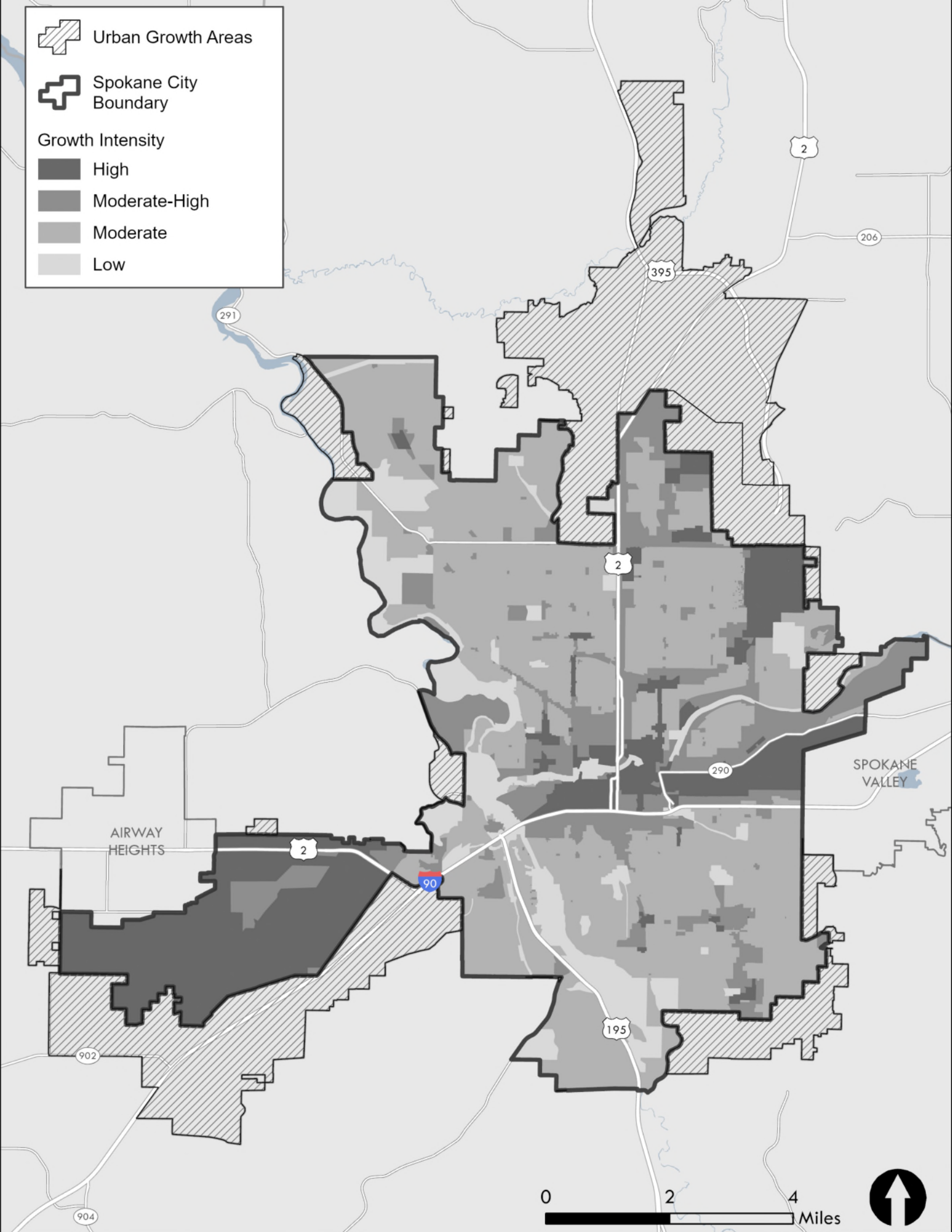


 Urban Growth Areas

 Spokane City Boundary

Growth Intensity

-  High
-  Moderate-High
-  Moderate
-  Low



Neighborhoods

Urban Growth Areas

Spokane City Boundary

Alt 1 Net New Housing Units
(SRTC scaled to HB1220)

More than 250

100 - 250

50 - 100

20 - 50

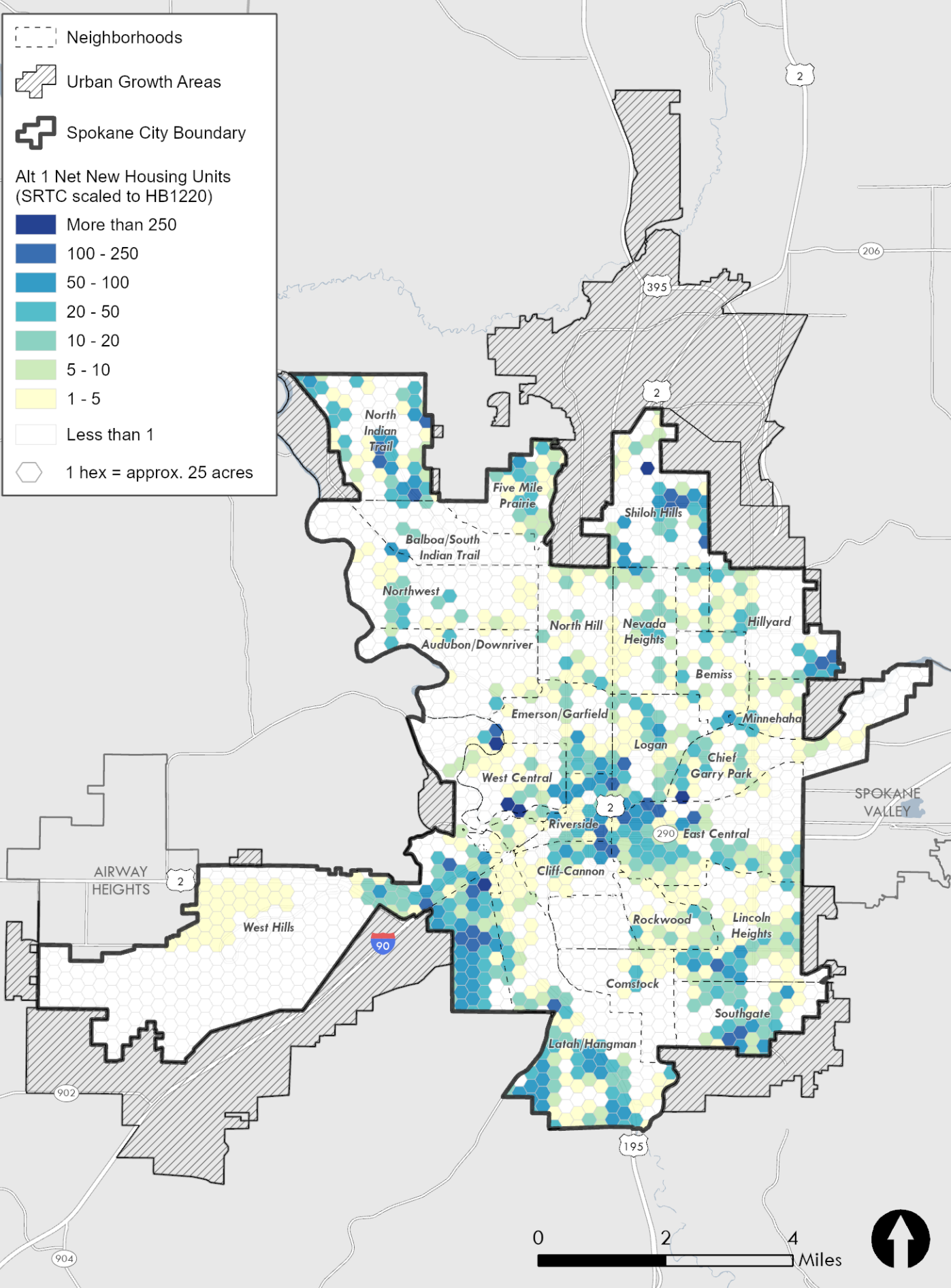
10 - 20




5 - 10










1 - 5

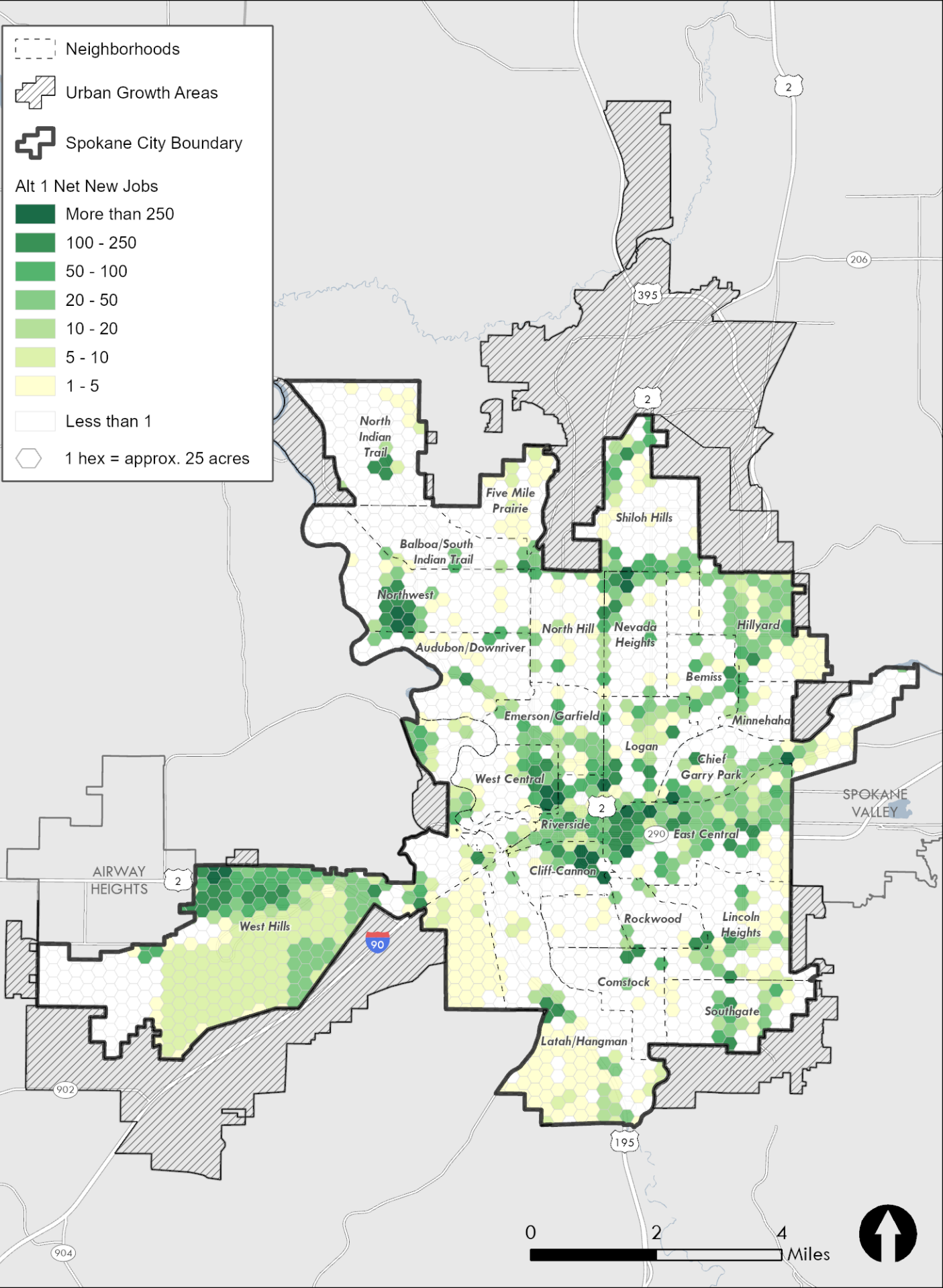
Less than 1

1 hex = approx. 25 acres

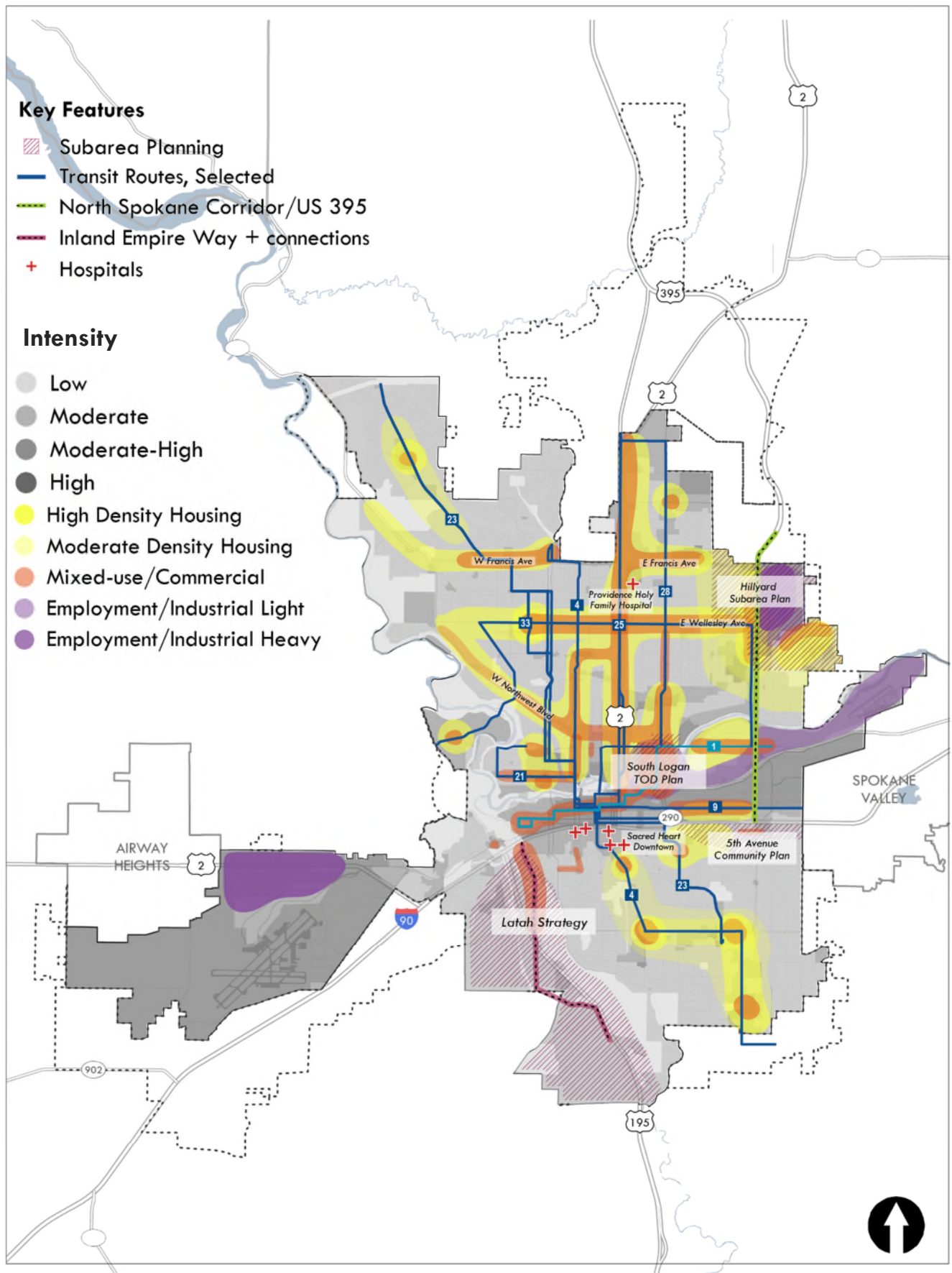














 Neighborhoods
 Urban Growth Areas
 Spokane City Boundary

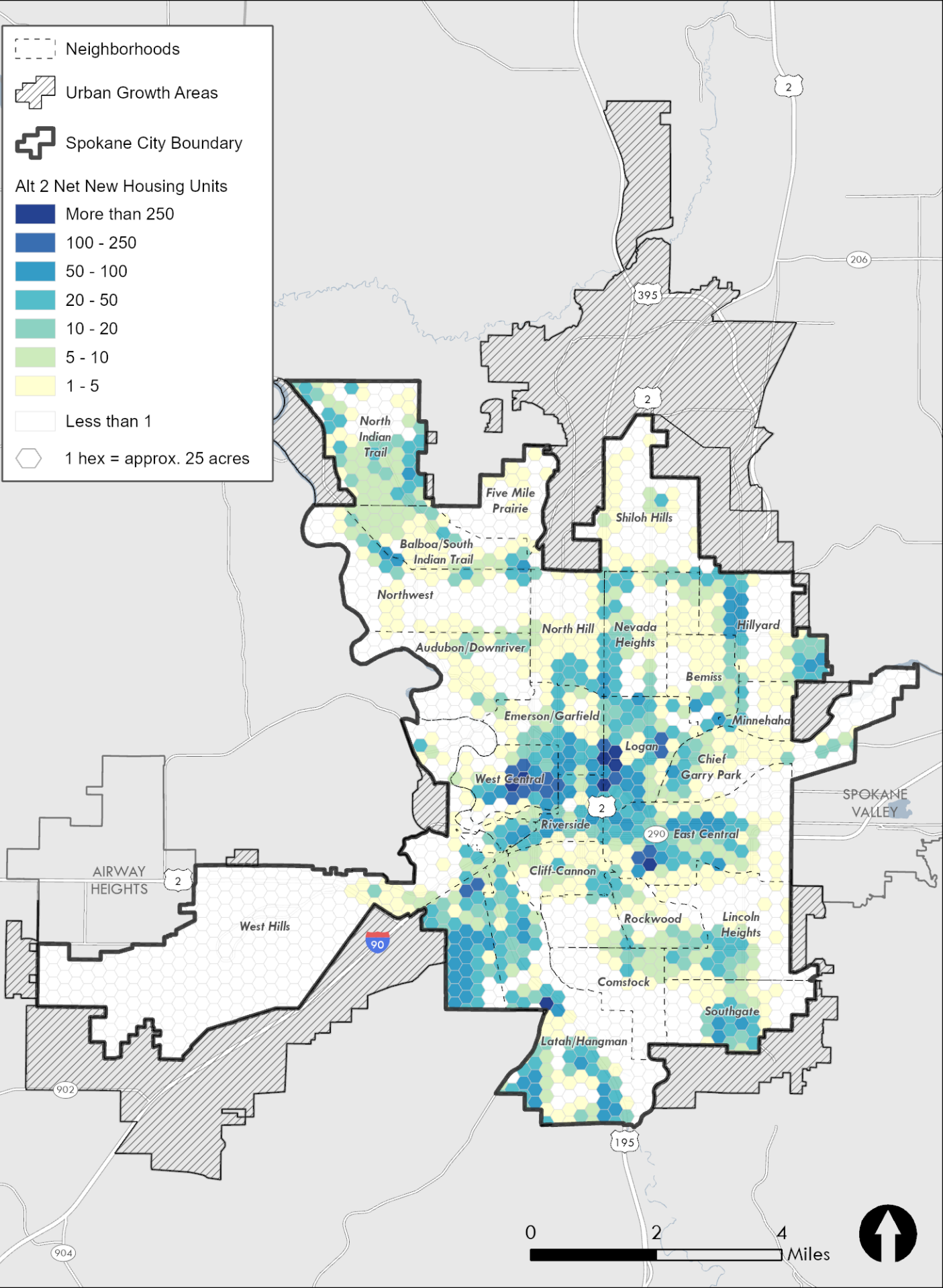
Alt 1 Net New Jobs
 More than 250
 100 - 250
 50 - 100
 20 - 50
 10 - 20
 5 - 10
 1 - 5
 Less than 1
 1 hex = approx. 25 acres















Alternative 2: Distributed and Balanced

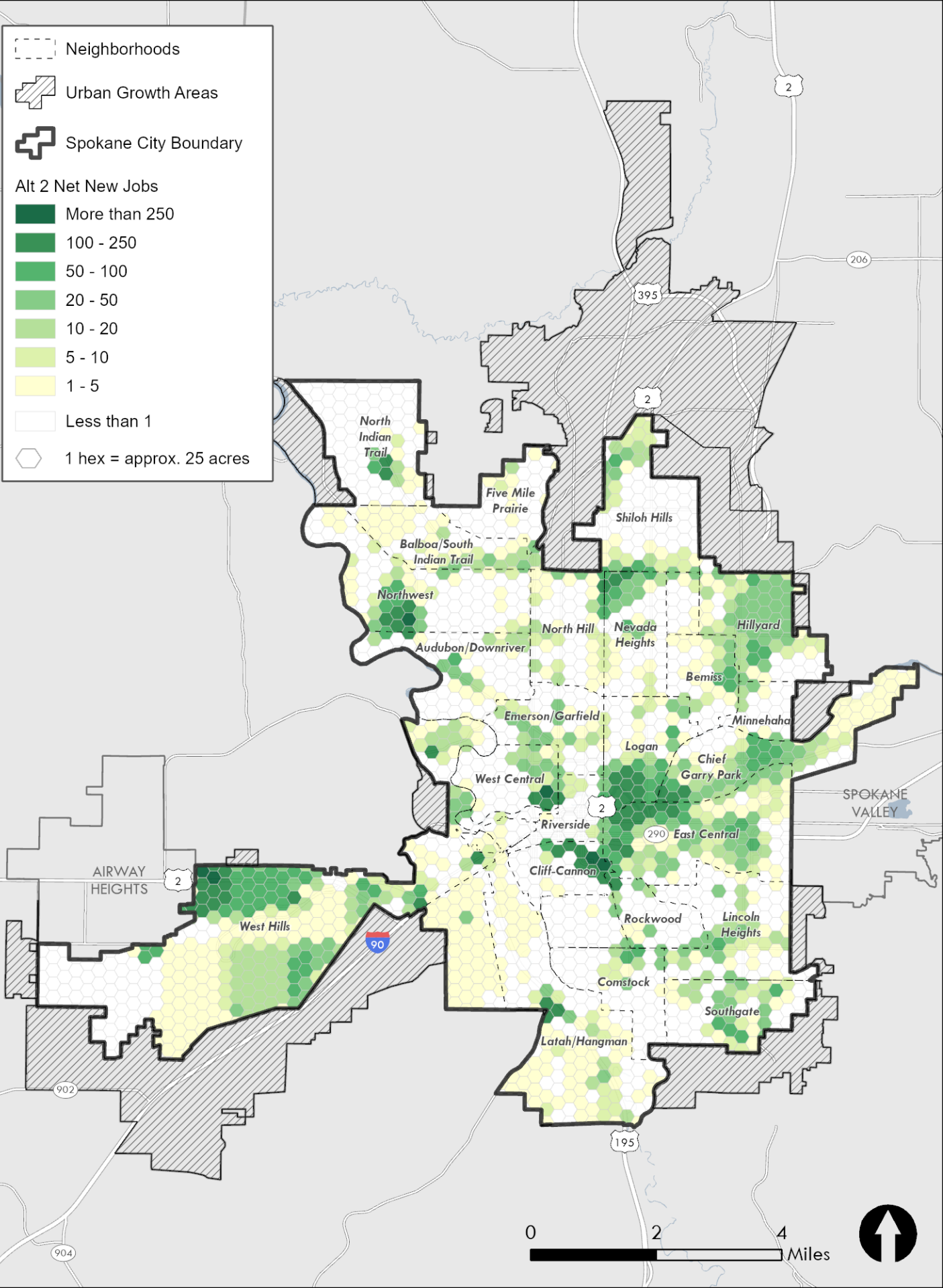


 Neighborhoods
 Urban Growth Areas
 Spokane City Boundary
Alt 2 Net New Housing Units
 More than 250
 100 - 250
 50 - 100
 20 - 50
 10 - 20
 5 - 10
 1 - 5
 Less than 1
 1 hex = approx. 25 acres

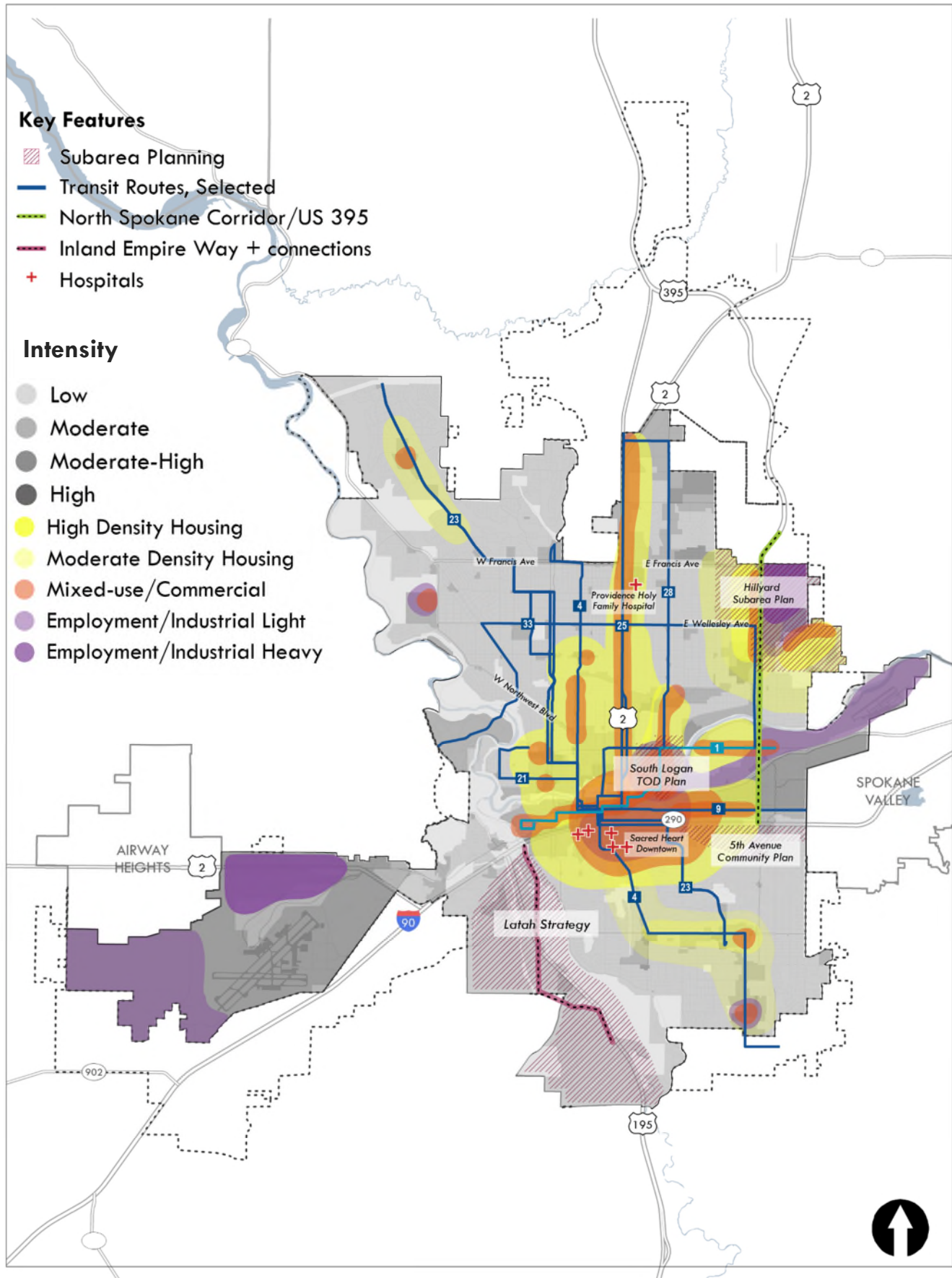














 Neighborhoods
 Urban Growth Areas
 Spokane City Boundary

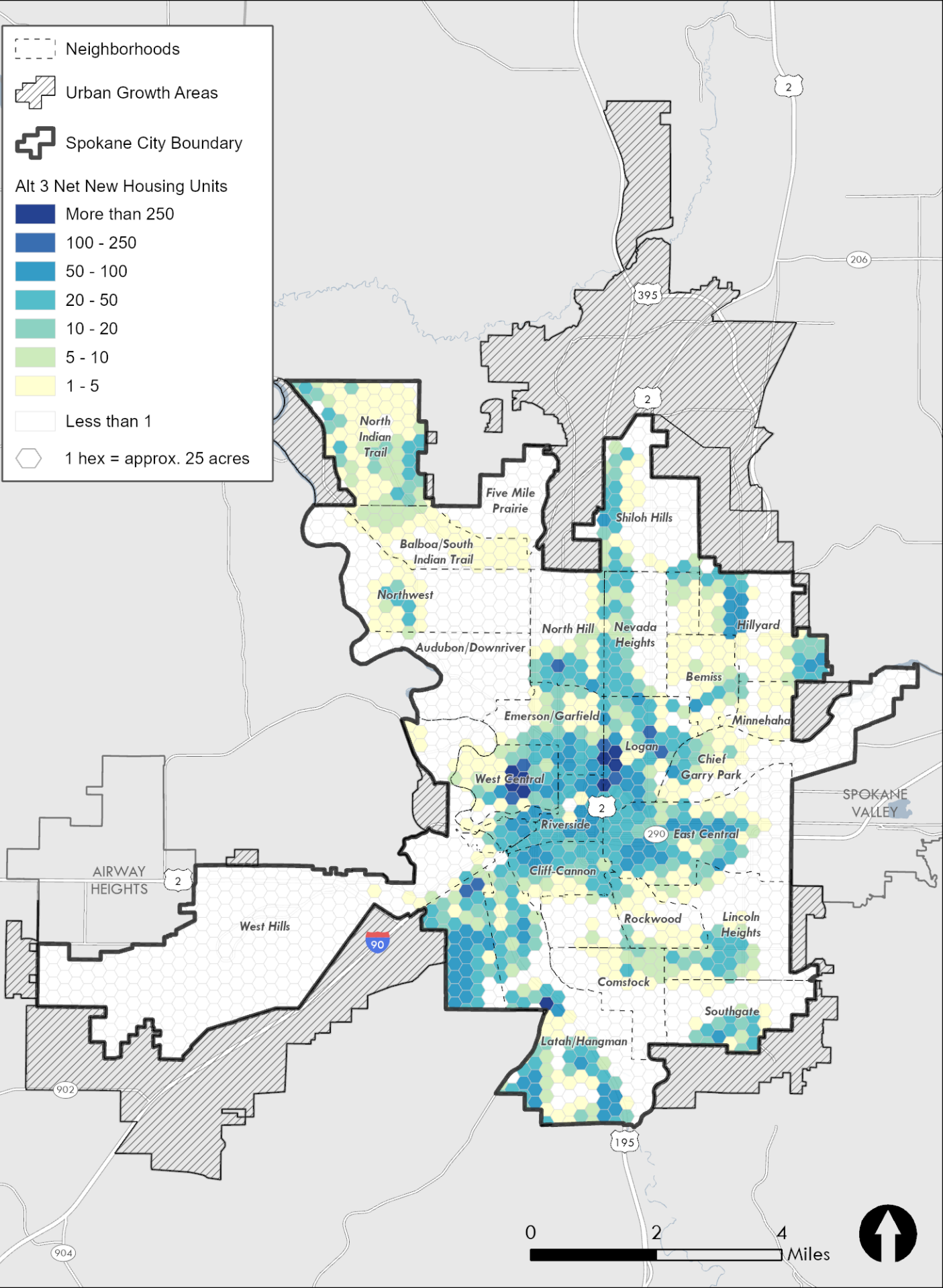
Alt 2 Net New Jobs
 More than 250
 100 - 250
 50 - 100
 20 - 50
 10 - 20
 5 - 10
 1 - 5
 Less than 1
 1 hex = approx. 25 acres















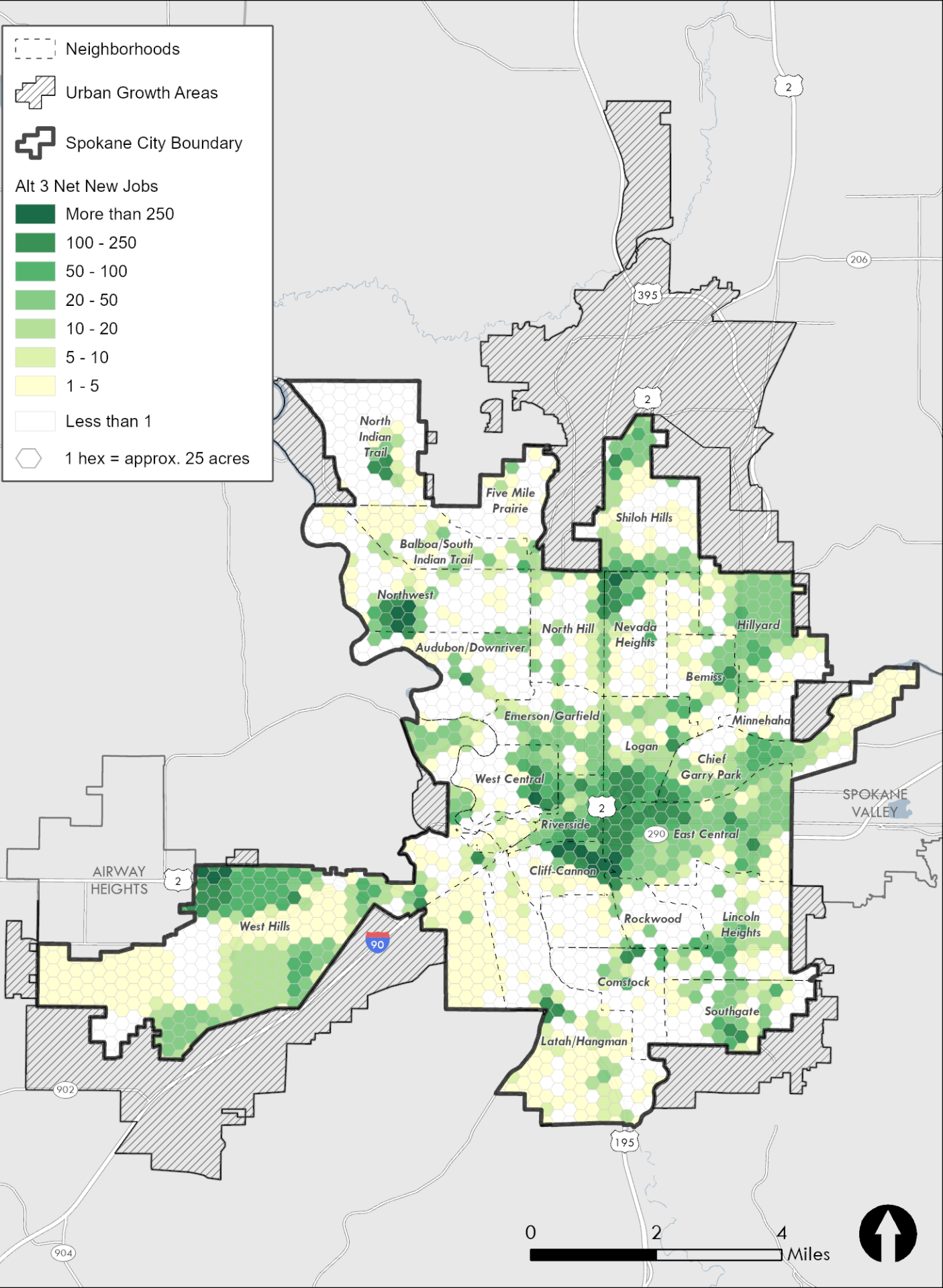
Alternative 3: Center City and Regional Hubs



 Neighborhoods
 Urban Growth Areas
 Spokane City Boundary
Alt 3 Net New Housing Units
 More than 250
 100 - 250
 50 - 100
 20 - 50
 10 - 20
 5 - 10
 1 - 5
 Less than 1
 1 hex = approx. 25 acres



 Neighborhoods
 Urban Growth Areas
 Spokane City Boundary
Alt 3 Net New Jobs
 More than 250
 100 - 250
 50 - 100
 20 - 50
 10 - 20
 5 - 10
 1 - 5
 Less than 1
 1 hex = approx. 25 acres



BRIEFING PAPER: Introduction to the Critical Areas Ordinance Update
City of Spokane
Plan Commission
11/12/2025

Subject:

Critical Area Ordinances (CAOs) are required to be updated every ten years by the WA State Growth Management Act; the city of Spokane's deadline is the end of 2026.

The city's CAO is a set of development regulations that encompass five types of our natural environment: wetlands, critical aquifer recharge areas, frequently flooded areas, geologically hazardous areas, and fish and wildlife habitat conservation areas. These regulations are designed to preserve the natural environment, maintain fish and wildlife habitat, and protect drinking water.

A variety of state and federal agencies have purview over critical areas and will be important stakeholders, including but not limited to WA State Department of Ecology, WA State Department of Fish and Wildlife, WA State Department of Health, WA State Department of Natural Resources, and the Federal Emergency Management Agency (FEMA).

Background:

The City of Spokane's Critical Area Ordinances, located entirely within SMC 17E Environmental Regulations, serve as an important step within the City's development review processes. If a critical area is identified as being near a proposed development, then certain requirements within the CAO may come into effect depending on type of critical area. For instance, new development must be sited a certain distance away from wetlands. Wetlands that are more valuable trigger larger distances. Another example would be an applicant wanting to site their home within the floodplain. If so, then the finished floor elevation must meet the critical area's standard and would need to be verified prior to completion.

For the scope, the primary goal for updating our CAO is to ensure that new state requirements are reflected in the regulations. Meeting this goal will not require a significant amount of change to the regulations. The secondary goal is to reorganize and create clarity and efficiency in the code so that it is clearer and more usable by our Development Services Center staff and applicants.

Relationship to Plans/Actions:

The Critical Areas Ordinances of Spokane are required per the Growth Management Act. RCW 36.70A states that every city and county planning under the GMA must, in addition to adopting a comprehensive plan, also adopt critical areas ordinances that implement and are consistent with those plans. In short, the CAO is part of the implementation of our Comprehensive Plan with the most relevant chapter being Chapter 9: Natural Environment. This chapter specifically calls out the importance of each of the aforementioned critical areas, namely:

- NE 1 Water Quality: Goal: Protect the Spokane Valley - Rathdrum Prairie Aquifer and other water sources so they provide clean, pure water.

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- NE 2 Sustainable Water Quantity: Goal: Ensure all aquifers and water sources are not diminished below sustainable recharge or flow levels.
- NE 6.4 Fish and Wildlife Protection: Continue to identify and protect those fish and wildlife and their habitats which are identified as a priority by citizens and scientific experts.
- NE 7.6 Geologically Hazardous Areas: Continue to classify, designate, and protect Geologically Hazardous Areas as identified in the Critical Areas Ordinance.
- NE 7.7 Wetlands: Enforce regulations that achieve no overall net loss in acreage and functions of the remaining wetland base and, over the long term, increase the quantity and quality of wetlands in the city.
- NE 19 Flood Hazards Management Goal: Protect life and property from flooding and erosion by directing development away from flood hazard areas.

Timeline/ Further Action:

The proposed timeline is as follows:

- Quarter 4, 2025: Internal draft and agency review
- Quarter 1-3, 2026: Stakeholder outreach and code refinement
- Quarter 2-4, 2026: Plan Commission updates/workshops leading to final recommendation to City Council
- Q3-4, 2026: City Council adoption