



# Spokane Plan Commission Agenda

Regular Meeting

Wednesday, February 11, 2026

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	1. Roll Call	Planning Staff
	2. Approve <a href="#">1/28/2026</a> meeting minutes	All
	3. City Council Liaison Report	CM Kitty Klitzke
	4. President Report	Jesse Bank
	5. Secretary Report	Spencer Gardner
	6. Transportation Commission Liaison Report	Ryan Patterson
	7. Approval of current agenda	

## Workshops:

2:20 – 3:45	1. <a href="#">PlanSpokane 2046: Land Use Strategy</a>	Kevin Freibott and KayCee Downey
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**Adjournment: The next regularly scheduled PC meeting will be Wednesday, February 25, 2026.**

\*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](mailto: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, February 11, 2026

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 2<sup>nd</sup> Wednesday meeting](#)

Meeting ID:  
220 747 363 981

Meeting ID: 220 747 363 981  
Passcode: Sk3sc6L3

Passcode:  
Sk3sc6L3

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

**Join with a video conferencing device**

[cityofspokane@m.webex.com](mailto:cityofspokane@m.webex.com)

Video Conference ID: 119 411 774 7

[Alternate VTC instructions](#)

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 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)

February 25, 2026 - Plan Commission (90 minutes available) Hybrid		
Workshop		
Time	Item	Presenter
2:00 – 2:20	Meeting Briefing	Plan Commission
2:20 – 2:40	Off-Premises Signs	Adam McDaniel
2:40 – 3:45	PlanSpokane 2046: Preferred Alternative	Tirrell Black
3:45 – 4:00	Transition to Chambers	

March 11, 2026 - Plan Commission (90 minutes available) Hybrid		
Workshop		
Time	Item	Presenter
2:00 – 2:20	Meeting Briefing	Plan Commission
2:20 – 2:40	PlanSpokane 2046: Capital Facilities/Utilities	Tyler Kimbrell
2:40 – 3:45	PlanSpokane 2046: Preferred Alternative	Tirrell Black
3:45 – 4:00	Transition to Chambers	

March 25, 2026 - Plan Commission (90 minutes available) Hybrid		
Workshop		
Time	Item	Presenter
2:00 – 2:20	Meeting Briefing	Plan Commission
2:20 – 3:20	PlanSpokane 2046: Housing	Brandon Whitmarsh, Kevin Freibott, KayCee Downey
3:20 – 3:45	PlanSpokane 2046: Land Use Chapter	Kevin Freibott, KayCee Downey
3:45 – 4:00	Transition to Chambers	
Hearing Items		
	Preferred Alternative Selection (Draft EIS) (potentially long hearing)	Tirrell Black

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# Spokane Plan Commission Joint Meeting with Climate Resilience and Sustainability Board - Draft Minutes

Wednesday, January 28, 2026

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.

- None

## **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: Tyler Tamoush
- Non-Voting Members Present:
- Non-Voting Members Not present: CM Kitty Klitzke
- *Quorum Present:* Yes
- Climate Resilience and Sustainability Board Members Present: Brian Henning, Amanda Parrish, Bob Lutz, Larry Luton, Happy Avery, Kerry Brooks, Kevin Fagan, Lea Molina, Kit Parker, Claire Cooney, Elyse Hochstadt, Kathryn Alexander
- Climate Resilience and Sustainability Board Members Not Present: Hala Zahalqa, Ryan Arnold
- Non-Voting Members Present: Santiago Rodriguez-Anderson
- Non-Voting Members Not Present:
- *Quorum Present:* Yes
- Staff Members Present: Spencer Gardner, Jon Snyder, Emily King, Tirrell Black, Maren Murphy, KayCee Downey, Marlene Feist, Logan Callen, Tyler Kimbrell, Sarah Sirott, Kevin Freibott, Brandon Whitmarsh, Tim Thompson, Nicole White

**Minutes:** Minutes from 1/14/2026 approved unanimously.

## **Briefing Session:**

- **President Report - Jesse Bank**
  - President Bank did not have a report.
- **Secretary Report - Spencer Gardner**
  - Spencer let the commission know that we will be scheduling subcommittee meetings for Land Use and Housing Chapters. Please look for invites for those who are involved in that.
  - We have scheduled an interview for the Plan Commission candidate. If you volunteered to be a part of that process, there is a calendar invite in your inbox.
  - April 8<sup>th</sup> is supposed to be our first meeting in April, but it is also the week of spring break. There is a lot of content to go through, but if we anticipate having a lot of absences, we can look at rescheduling with a special meeting on a different date.
  - Spencer recognized that City Council is looking at changing their meeting day. They are looking at Tuesdays or Wednesdays. That is something we're keeping an eye on and will keep the Commissioners updated.

- **Transportation Commission Liaison Report - Ryan Patterson**
  - The Transportation Commission received a presentation on snow removal standards. There was also a discussion on the Shared Streets Ordinance. There is a proposal for new traffic cameras in 2026. They also discussed picking new traffic calming projects. The Commission had a hearing on an exception to the Complete Streets policy, specifically dealing with the intersections of Maple and Ash on Rowan.

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

**Workshop(s):**

- CRSB/PC Policy Discussion
  - Presentation provided by staff.
  - Questions asked and answered.
  - Discussion ensued.

Workshop Adjourned at 3:57 PM.

The next regularly scheduled Plan Commission meeting is scheduled for Wednesday, February 11, 2026.

**February 4, 2026**

Spokane Plan Commission  
City of Spokane

**Re: Land Use Designations and Urban Hubs**

Dear President Bank and Plan Commissioners,

We sincerely look forward to diving deeper into the Land Use chapter of PlanSpokane at your upcoming workshop, an important step along the road to a complete draft of the Comprehensive Plan. The last time we discussed this topic we gave you a general overview of the strategy for land use we are developing for PlanSpokane. We will provide more details about this part of the plan and hope to converse about the updated ways PlanSpokane will help guide growth and development towards the community's long term vision for Spokane.

As an overview of the land use strategy under development, we have attached a handy information sheet outlining the nine land use designations the plan will utilize to achieve the community's vision. Included are handy details about how land use designations will function (hand in hand with the Zoning Code update underway), general descriptions of the nine land use designations, and an overview of the ways the Centers & Corridors strategy is being updated. This includes a new name for these important land use tools—**urban hubs**.

Please take the time to read and consider the attached information prior to the Plan Commission meeting. A general understanding of these concepts will greatly facilitate our discussion and might stimulate some good ideas prior to our discussion. We look forward to hearing from you and answering any questions you may have at the workshop.

You might also find the public engagement summaries for PlanSpokane useful, outlining what we've heard from the community on these topics. You can find the summaries at planspokane.org under the "about" page, or by following this link and scrolling down to "Engagement Summaries":

<https://my.spokanecity.org/planspokane/about/>

Sincerely,



Kevin Freibott, Senior Planner  
Planning & Economic Development  
[kfreibott@spokanecity.org](mailto:kfreibott@spokanecity.org)



An important and prominent tool in any Comprehensive Plan is the land use plan, where various types of uses are described and mapped, showing in what general locations the Comprehensive Plan hopes to see those uses. They are general categories (e.g. residential, commercial) and include narrative and/or policy informing what uses and development is to be found there. These designations and the language in the chapter establish the policy framework around which future development and design standards are developed (by the Zoning Code and other efforts).

PlanSpokane's land use strategy is being drafted with nine land use designations. These will eventually be applied to the entire city on a "land use map" after the process of selecting the Preferred Alternative has been completed. Each of the nine designations represents a general concept of use, growth, and development for various parts of the city. When reviewing these concepts, it helps to keep the following in mind:

They are general, applied to large areas.

They provide the vision and goals for an area.

Each might represent a range of densities/intensities.

Development standards will be created later (zoning code).

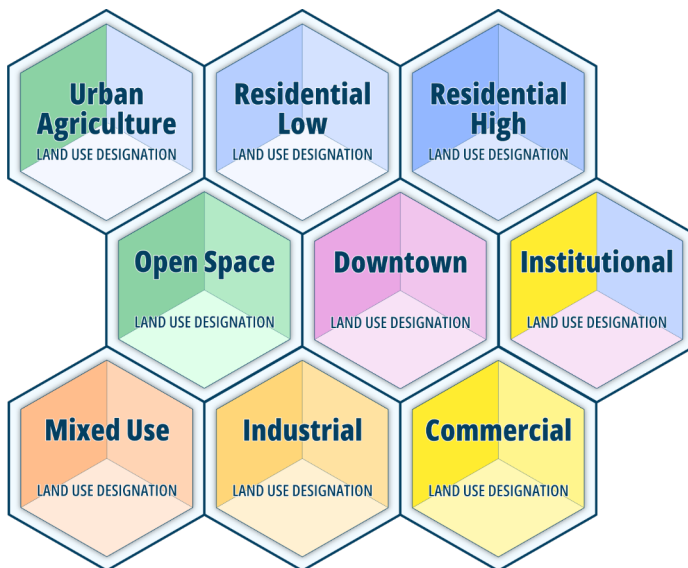
They are future looking—they might not match what exists today.

Other uses might be allowed, not only the base use.

More than one zoning district will be allowed in each.

They provide certain assumptions for analysis and planning (e.g. density).

### PlanSpokane's Land Use Designations:



**Urban Agriculture:** These areas would include some legacy agricultural operations as well as more urban-scale operations (i.e. hydroponic farms). Also included would be low intensity residential uses. Note, this land use has a Climate Resiliency nexus.

**Residential Low:** Representing low-intensity residential neighborhoods, these neighborhood residential areas are similar to those found in most of the city today. They will generally contain single-unit and middle housing but will also allow corner stores and other neighborhood-scale retail and services, as well as special uses like churches, schools, & parks. Limitations on non-residential uses will ensure appropriate scale and intensities.

**Residential High:** These areas represent the more intense residential areas, with more intensity and density than is found in the other residential designation. A similar range of uses is expected, including some shops and restaurants, but to a larger/more intense degree than in Residential Low.

**Open Space:** The primary context of these areas is two-fold. Certainly this includes parks and recreation facilities but it also includes protected natural areas, trails, and other green spaces needing protection from encroachment. Both provide essential community resources for wellness and enjoyment. Residential (low intensity) might be allowed here too, as these areas transition to more open spaces.

**Mixed Use:** This designation represents parts of the city where urban hubs should be found. Urban hubs represent nodes of activity, with a heavy mix of uses and some of the highest design standards. Hubs also prioritize opportunities and amenities for those that walk, bike, roll, and ride transit.  
*More on urban hubs on page 2.*

**Downtown:** Downtown represents the largest, most intense, most developed part of the city under PlanSpokane. Along with that intensity comes a higher degree of public services and amenities and of course the continued presence and success of Riverfront Park.

**Commercial:** This designation calls for medium and high intensity non-residential uses, with opportunities for high-intensity residential and perhaps some mixed use. Both office and commercial uses are expected here, as well as appropriate amounts of public space and amenities for the people who work and live in and around these areas.

**Institutional:** This designation supports both major public institutions (i.e. Universities, public facilities) and the myriad uses and intensities supporting and benefiting from those institutions (i.e. diverse uses around universities, greater residential intensity).

**Industrial:** Greater support for the creative economy and maker spaces is expected here, and allowing less impactful industrial uses near other land use categories. Large employment-creating services are highlighted. More impactful heavy industries are still needed, and will be allowed where appropriate.



## Urban Hubs and Land Use

Spokane has long maintained a strategy for nodes of intense mixed use throughout the city, where development standards should guide the growth of active centers in key locations. Formerly known as “Centers & Corridors,” the overall concept of mixed use nodes containing higher levels of activity, increased public amenities, focused on a mix of uses rather than one primary use will continue under a new name, **urban hubs**. These urban hubs will continue to be an integral part of the City's land use strategy in PlanSpokane. Consistent with recent study and analysis adopted by the City (e.g. the Centers & Corridors Update Study), the urban hub strategy is being brought into the 21<sup>st</sup> Century with targeted updates and improvements. This includes a new way of designating and mapping these important features and an updated vision and policy framework to achieve important goals.

### Some important facts about Urban Hubs:

- Hubs represent areas with highly mixed uses, higher design standards, and more public amenities.
- They are not all the same scale or size, respecting the vicinity in which they are located and the overall need.
- They will be shown as Mixed Use designations on the land use map as well as a range of key intersections (described later on this page).
- Rather than having different types of hub, they are all simply described as ‘hubs.’ Standards will be developed indicating how they should relate to development around them.
- Hubs are generally less oriented toward those that drive, focusing instead on design and amenities for those that walk, bike, roll, ride transit, etc.
- Each hub may contain streets with elevated standards, with an emphasis on a mix of residential units and retail that address local needs.
- New hubs and changes to existing hubs will likely need a Comprehensive Plan Amendment or SubArea Plan.
- Not all hubs will contain the same mix of zoning districts. They assume choice/adjustment will be possible for individual properties.

### Implementing Urban Hubs

Urban hubs will be implemented most directly by applying a choice of Mixed Use or MU zones\*. These will be developed by the Code Modernization Project in accordance with the guidance offered by PlanSpokane, generally allowing different mixes of uses and amenities depending on factors related to the location of the hub, the degree to which an emphasis on walking, biking, and transit use is warranted, the types of facilities already available, and a host of other factors.

Choices still to be made include which MU zones should be allowed where, what standards for design and development should be applied to hubs, and other similar topics. In addition to zoning, hubs are also implemented through various City actions and programs like potential incentive programs aimed towards hubs, specific street and streetscape standards for use inside hubs, and even accommodating and supporting financial programs at the local, state, and federal level.

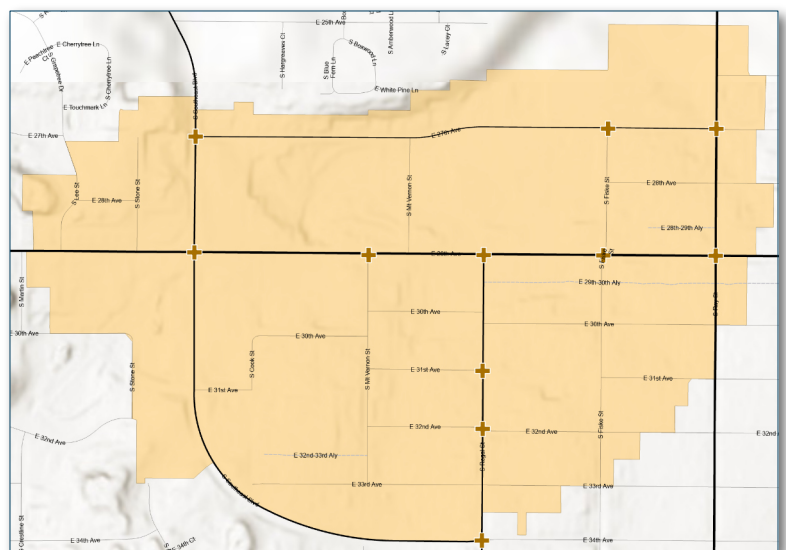
### Mapping Urban Hubs and Key Intersections

Hubs will be mapped like any other land use designation on the land use map. Anywhere Mixed Use designations are shown, a hub is indicated. A sample sketch is shown at right (this is *not* the final proposed outline, only a sample).

Each Mixed Use designation shows the extent of the hub as well as another feature, the “key intersections.” Key intersections are those where the activity and use in the center is highest, or where significant gateways or other features exist. They are useful for determining the shape of the overall designation and help inform if the hub is wide-area based, like this scratch version, or linear and arranged along a street or corridor (e.g. South Perry).

Subsequent work on the zoning code and the Zoning Map may identify streets in some hubs that are emphasized for a high level of design coupled with retail activity.

Note: Other land use designations aren't shown in the sample at right.



*\*These concepts and other topics related to urban hubs were outlined in the Centers & Corridors Update study, adopted by the City in 2025. These concepts will be further explored and expanded by the Code Modernization project prior to proposal and adoption.*