



# Spokane Plan Commission Agenda

Regular Meeting  
 Wednesday, February 25, 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	<ol style="list-style-type: none"> <li>1. Roll Call</li> <li>2. Approve <a href="#">2/11/2026</a> meeting minutes</li> <li>3. City Council Liaison Report</li> <li>4. Community Assembly Liaison Report</li> <li>5. President Report</li> <li>6. Secretary Report</li> <li>7. Transportation Commission Liaison Report</li> <li>8. Approval of current agenda</li> </ol>	Planning Staff All CM Kitty Klitzke Linda Carroll Jesse Bank Spencer Gardner Ryan Patterson
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## Workshops:

2:20 – 2:25	<ol style="list-style-type: none"> <li>1. <a href="#">Conveyance of Climate Resilience and Sustainability Board policy package to meet Climate Element requirements</a></li> </ol>	Tirrell Black & Maren Murphy
2:25 – 3:45	<ol style="list-style-type: none"> <li>2. <a href="#">PlanSpokane 2046: Preferred Alternative</a></li> </ol>	Tirrell Black

**Adjournment: The next regularly scheduled PC meeting will be Wednesday, March 11, 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.

# Fourth Wednesday - Plan Commission Meeting Information

Wednesday, February 25, 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 4<sup>th</sup> Wednesday meeting](#)

Meeting ID:  
224 747 524 410

Meeting ID: 224 747 524 410  
Passcode: 697m6DR7

Passcode:  
697m6DR7

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

Join with a video conferencing device

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

Video Conference ID: 112 253 098 1

[More info](#)

Please note that public comments will be taken during the meeting, but the public is encouraged to continue to submit their comments or questions in writing to: [plancommission@spokanecity.org](mailto:plancommission@spokanecity.org). Written public comments will be accepted on these items up to one hour prior to the start of the meeting.

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

# Plan Commission & Committees

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

March 11, 2026 - Plan Commission (90 minutes available) Hybrid		
Workshop		
Time	Item	Presenter
2:00 – 2:20	Meeting Briefing	Plan Commission
2:20 – 3:00	Code Modernization Existing Conditions Assessment	Tim Thompson
3:00 – 3:20	PlanSpokane 2046: Capital Facilities/Utilities	Tyler Kimbrell
3:20 – 4:15	PlanSpokane 2046: Preferred Alternative	Tirrell Black

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

April 8, 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 & Land Use Wrap Up	Kevin Freibott, Brandon Whitmarsh, KayCee Downey
3:20 – 3:45		
3:45 – 4:00	Transition to Chambers	
Hearing Items		
	Preferred Alternative Selection (Draft EIS) (potentially long hearing) (TENTATIVE)	Tirrell Black

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# Spokane Plan Commission - Draft Minutes

Wednesday, February 11, 2026

Hybrid Meeting in Council Briefing Center & Microsoft Teams Teleconference

Meeting Minutes: Plan Commission Workshop called to order at 2:05 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:**

- Commission Members Present: Jesse Bank, Ryan Patterson, Amber Lenhart, Kyle Madsen, Jill Yotz
- Commission Members Not Present: Tim Williams, Tyler Tamoush
- Non-Voting Members Present: Community Assembly Liaison Linda Carroll
- Non-Voting Members Not present: CM Kitty Klitzke (Council Member Liaison)
- *Quorum Present:* Yes
- Staff Members Present: Spencer Gardner, Emily King, Kevin Freibott, KayCee Downey, Tirrell Black, Della Mutungi, Brandon Whitmarsh, Sarah Sirott, Tim Thompson, Tyler Kimbrell

**Minutes:** Minutes from 1/28/2026 approved unanimously.

## **Briefing Session:**

- **Commission President Report - Jesse Bank**
  - President Bank is continuing to monitor land use related items in legislature. He encouraged everyone to follow along as legislature moves into the final stretch.
- **Secretary Report - Spencer Gardner**
  - Spencer first welcomed Linda Carroll, the new Community Assembly Liaison for Plan Commission. Linda introduced herself to the Plan Commission. She grew up in Spokane, has degrees from Princeton and Harvard, and taught at Gonzaga and Tulane. She moved back to Spokane and now lives near Corbin Park.
  - City Council passed an ordinance on Monday to dissolve the Design Review Board and send those powers to Plan Commission. As adopted, the Plan Commission would convene a Design Review subcommittee on an ad hoc basis in response to applications. The subcommittee would be composed of three Plan Commission members and a Design professional from around the city who would like to serve. The ordinance also excludes some projects from design review altogether. Specifically childcare centers and conversions of commercial buildings to residential buildings would be excluded. Depending on the scope and size of a project, it may also be determined that only an administrative review is necessary.
  - Spencer is planning to bring the Plan Commission workplan forward to City Council.
  - City Council voted on Monday to change the regular meeting dates of their legislative meetings. They voted to move the meetings to Wednesday evenings. This may impact Plan Commission hearings that run long, one option would be to hold hearings here in the Briefing Center rather than moving to Chambers.
- **Transportation Commission Liaison Report - Ryan Patterson**
  - Vice-President Patterson had nothing to report.

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

**Workshop(s):**

- PlanSpokane 2046: Land Use Strategy
  - Presentation provided by Kevin Freibott and KayCee Downey.
  - Questions asked and answered.
  - Discussion ensued.

Workshop Adjourned at 4:02 PM.

The next regularly scheduled Plan Commission meeting is scheduled for Wednesday, February 25, 2026.

DRAFT

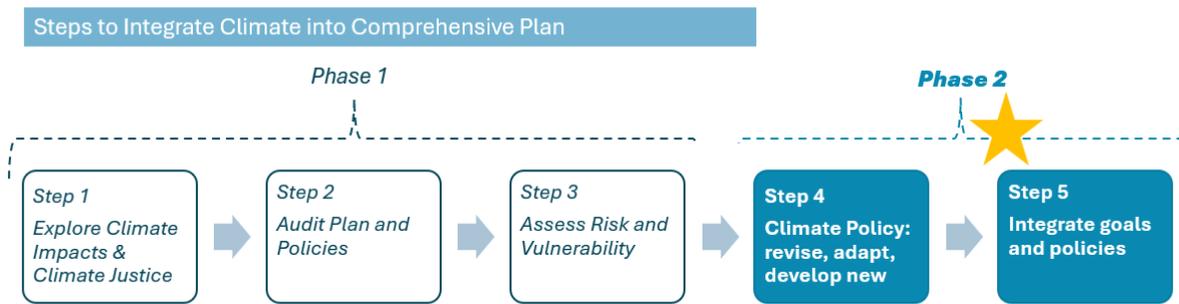
**BRIEFING PAPER**  
**City of Spokane**  
**Plan Commission**  
**Workshop**  
**February 25, 2026**

**Subject**

The Climate Resilience and Sustainability Board (CRSB) has recommended climate policies to the Plan Commission for integration into the comprehensive plan as part of the PlanSpokane 2046 Periodic Update. The policy development process has benefited from robust engagement including community surveys, workshops, and focus groups from August 2025 to January 2026, as well as many discussions with the Climate Technical Advisory Committee of city staff, the Tribal Engagement Workgroup, and advisory bodies including the CRSB, Transportation Commission, and Plan Commission. On January 28, 2026, a Joint Meeting of the CRSB and the Plan Commission brought forth discussions and revisions to draft final policies for consideration. At the February 12, 2026 CRSB meeting, the CRSB held a public hearing and made a motion to recommend integration of the final climate policy list to be included in the City’s Comprehensive Plan, distributed throughout the chapters.

**The final conveyance of the recommendation and materials is attached:**

- **CRSB Resolution**
- **CRSB Findings of Fact**
  - **Public Comment**
- **Final Climate Policy List**



Updated: February 19, 2026

**Impact**

The City of Spokane has developed climate planning under HB 1181 to enhance community resilience, reduce greenhouse gas emissions, and prioritize environmental justice to avoid worsening environmental health disparities. Climate planning is part of the City’s general periodic update requirement for the Comprehensive Plan, which is due in 2026.

**Funding**

The City of Spokane climate planning is supported by the WA Dept. of Commerce climate planning grant, which is funded from Washington’s Climate Commitment Act.

**Action:**

The Plan Commission will consider the CRSB recommendation and integration of climate policies throughout the Comprehensive Plan elements such as housing, transportation, land use, utilities, and natural environment.

CITY OF SPOKANE CLIMATE RESILIENCE & SUSTANABILITY BOARD  
RESOLUTION RECOMMENDING SUPPORT OF THE CLIMATE POLICY INTEGRATION  
DOCUMENT IN THE 2026 PERIODIC UPDATE

Resolution to the City of Spokane Plan Commission to include Climate Policy Integration in the 2026 periodic update of the City of Spokane Comprehensive Plan.

WHEREAS, the Climate Resilience and Sustainability Board (CRSB) spent 2025 working with staff and consultants to evaluate and develop goals and policies to integrate climate planning into the Comprehensive Plan as part of the PlanSpokane 2046 Periodic Update, and;

WHEREAS, the City of Spokane has developed climate planning under HB 1181 to enhance community resilience, reduce greenhouse gas emissions, and prioritize environmental justice to avoid worsening environmental health disparities, which has been supported by a Washington Department of Commerce climate planning grant which is funded from Washington’s Climate Commitment Act, and;

WHEREAS the CRSB serves as the Climate Policy Advisory Team for the climate planning element within the City of Spokane’s Comprehensive Plan and its members have evaluated and reviewed the draft climate policy integration document; and

WHEREAS, the CRSB held a hearing on whether to recommend approval of the Climate Policy Integration document to the City of Spokane Plan Commission on February 12, 2026; and

WHEREAS, during the public hearing the CRSB received comment from Kirsten Angell and deliberated over including an additional recommendation for consideration by the Plan Commission to amend NE 11.4 Forest Inventory Database as follows:

“Create and maintain an inventory of existing and potential natural lands and fish and wildlife habitat, evaluated for their ecological and climate resilience values, using Best Available Science. A Natural Area and Habitat Connectivity Network database in the city’s geographic Information System would disseminate the information for decision makers and the public in a usable, interactive format.”

WHEREAS, the CRSB, by a vote of 12 Ayes 0 Nays recommends the following:

NOW, THEREFORE --- it is hereby resolved by the Spokane Climate Resilience & Sustainability Board to

1. Recommend to the City of Spokane Plan Commission inclusion of the final climate policies listed in the February 12, 2026 memorandum titled “CRSB Draft Final Climate Policies” in the 2026 periodic update of the City of Spokane Comprehensive Plan.
2. Further recommend to the City of Spokane Plan Commission consideration of amended language of NE 11.4 Forest Inventory Database, as outlined above.
3. Authorize the Chair prepare and sign on the Board’s behalf a written decision consistent with CRSB Rule 6.5 and attached as Attachment A.

ADOPTED by the Spokane Climate Resilience & Sustainability Board by a vote of 12 Ayes & 0 Nays on this 12<sup>th</sup> day of February, 2026.

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Brian G. Henning, CRSB Chair

Approved as to form:

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City Attorney

**CITY OF SPOKANE CLIMATE RESILIENCE AND SUSTAINABILITY BOARD  
FINDINGS OF FACT, CONCLUSIONS, AND RECOMMENDATIONS  
ON CLIMATE POLICIES RECOMMENDATIONS FOR THE PLAN SPOKANE 2046  
COMPREHENSIVE PLAN PERIODIC UPDATE**

A recommendation of the City of Spokane Climate Resilience and Sustainability Board to the Spokane Plan Commission for integration of climate policies within the PlanSpokane 2046 periodic update consistent with state laws.

**FINDINGS OF FACT:**

- A. The City of Spokane (City) is required to amend and adopt a Comprehensive Plan that complies with the requirements of the Growth Management Act (GMA) under RCW 36.70A.040.
- B. The City is undertaking a periodic update to the Comprehensive Plan, which is the guiding document for future growth and includes actions by the City, due at the end of 2026. PlanSpokane 2046 will identify policies and future regulations to direct the next 20 years of growth for the City.
- C. In 2023, the Washington State Legislature passed HB1181 which added a climate goal to the GMA under RCW 36.70.70A and requires local comprehensive plans to have a climate change and resiliency element that is designed to result in reductions in overall greenhouse gas emissions and enhance resiliency to and avoid the adverse impacts of climate change, to include efforts to reduce localized greenhouse gas emissions and avoid creating or worsening localized climate impacts to vulnerable populations and overburdened communities.
- D. The Washington State Department of Commerce (WA Commerce) published the Climate Element Planning Guidance to help counties and cities planning under the state's GMA develop the comprehensive plan climate element with goals and policies that align with the requirements outlined in RCW 36.070.70A.
- E. City Council adopted Resolution 2024-0038 to initiate climate planning consistent with the requirements of HB 1181 under the comprehensive plan periodic update.
- F. During the 2023-2025 state biennium, WA Commerce made available through the Washington Climate Commitment Act (CCA) approximately \$30 million in statewide grants to help counties and cities prepare for the impacts of climate change through 2029. The City was allocated \$700,000.
- G. For the 2023-2025 biennium, City Council accepted \$420,000 of the allocation (OPR 2024-0142) for Phase 1 of climate planning, which focused on early community engagement, climate impacts analysis, policy gap analysis, and the development of a climate risk and vulnerability assessment with a focus on equity and climate justice.
- H. For the 2025-2027 biennium, City Council accepted the remainder \$280,000 of the allocation (OPR 2025-0500) for Phase 2 of climate planning, which focused on ongoing community engagement, policy development and prioritization, environmental justice review, and integration into the PlanSpokane 2046 periodic update.

## Findings of Fact, Conclusion, and Recommendation

- I. In 2024, the Spokane City Council created the Climate Resilience and Sustainability Board (CRSB) by Ordinance C36557 to provide advice and recommendations to the Mayor, City Council, and community on the actions necessary to achieve the community's sustainability and climate goals consistent with the City's Comprehensive Plan, Sustainability Action Plan, environmental stewardship policies of the City as adopted by the City Council, and within the requirements and parameters set forth in state law.
- J. The CRSB serves as the Climate Policy Advisory Team in alignment with Commerce's guidance to assess climate-related hazards and local emissions, consider public input, and provide goal and policy recommendations.
- K. Outreach and public communication began in 2024 and continued throughout 2025 and into 2026 with online and in-person methods, a project website, community surveys, in-person and virtual workshops, in-person and virtual focus groups, email updates, and online information sharing through story maps, blog posts, social media, and regular project updates. Key engagement activities reached over 3,300 Spokane residents.
- L. The Tribal Engagement Workgroup (TEW) was launched to ensure that Indigenous voices and knowledge systems were included climate planning and to inform the City's 2026 Comprehensive Plan.
- M. The Climate Technical Advisory Committee (CTAC) was formed as an interdisciplinary committee of City divisions and departments to gather input and feedback throughout the process on priorities, related work, and ideas to inform and shape the climate policies.
- N. The draft final climate policies were developed, amended, and refined by the CRSB, CTAC, TEW, and community engagement between August 2025 and January 2026.
- O. The CRSB and Spokane Plan Commission hosted two joint special meetings to discuss climate planning and integration into the Comprehensive Plan in October 2025 and January 2026.
- P. The Draft Final Climate Policy Memo (Memo) provided on February 12, 2026 includes revisions to and documentation of the draft final policies discussed at the joint meeting on January 28, 2026. The Memo provides the draft policies for consideration by the CRSB at the scheduled hearing on February 12, 2026.
- Q. The draft final climate policies outlined in the February 12, 2026 Memo and corresponding policy list include 97 policies aligned with the 11 climate sectors outlined by the WA Commerce: Agriculture & Food Systems; Built Environment & Energy; Cultural Resources & Practices; Economic Development; Emergency Management; Health & Well-being; Ecosystems; Transportation; Waste Management; Water Resources; Zoning.
- R. On February 12, 2026, the CRSB held a public hearing on the Draft Final Climate Policies Memo, including taking of verbal testimony, and closed the public record on that date.
- S. Public comment, as well as agency and department comments, received prior to the February 12, 2026 CRSB public hearing were included for consideration. On February 12, 2026, the CRSB conducted its deliberations on this Memo and voted 12-0 to recommend to the Spokane Plan Commission the following:

## Findings of Fact, Conclusion, and Recommendation

1. Recommend to the Spokane Plan Commission inclusion of the final climate policies listed in the February 12, 2026 memorandum titled “CRSB Draft Final Climate Policies” in the 2026 periodic update of the City of Spokane Comprehensive Plan.
- T. During deliberations by the CRSB, recommendations were further made by vote on the following additional request.
1. Adopt the Draft Final Climate Policy List with an additional amendment to add point three to the draft Resolution in the packet to further recommend to the Plan Commission to modify or supplement NE 11.4 to include the considerations in the public comment received from Spokane Urban Nature (SUN) as attached (attached as page 3 in the minutes).
- U. Except as otherwise indicated herein, the CRSB recommends the final climate policies to the Plan Commission with above referenced amendment to NE 11.4.

### **CONCLUSIONS:**

Based upon review of the Packet materials, staff analysis and CRSB Draft Final Climate Policies, which is incorporated into these findings, conclusions and recommendation, agency and public comments received, and public testimony provided, the CRSB makes the following conclusions for Climate Policy Integration in the 2026 periodic update of the City of Spokane Comprehensive Plan.

1. The Draft Final Climate Policies, as contained in the CRSB Draft Final Climate Policies Memo are consistent with state law requirements, are designed to enhance community resilience, reduce greenhouse gas emissions, and prioritize environmental justice to avoid worsening environmental health disparities.
2. The CRSB, as the Climate Policy Advisory Team for the climate planning element within the City of Spokane’s Comprehensive Plan, evaluated and reviewed the draft climate policies and recommends to the Spokane Plan Commission integration of the Final Climate Policies in the 2026 Periodic update.

### **RECOMMENDATION:**

The CRSB recommends the Spokane Plan Commission include the final climate policies listed in the February 12, 2026 memorandum titled “CRSB Draft Final Climate Policies” in the 2026 periodic update of the City of Spokane Comprehensive Plan on a vote of 12-0.

The CRSB further recommends the Spokane Plan Commission consider the written comment received from Kirsten Angell and attached to these findings and the hearing minutes. Specifically the recommendation for consideration of amended language to NE 11.4 which calls for a “Forest Inventory Database” in the Ecosystem section of the Climate Resilience Policy:

“Create and maintain an inventory of existing and potential natural lands and fish and wildlife habitat, evaluated for their ecological and climate resilience values, using Best Available Science. A Natural Area and Habitat Connectivity Network database in the city’s geographic Information System would disseminate the information for decision makers and the public in a usable, interactive format.”

Findings of Fact, Conclusion, and Recommendation

These Findings and Conclusions are prepared and signed pursuant to CRSB Rule 6.5 and approved by a vote of 12 to 0 by the CRSB on the 12th day of February, 2026.

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**Brian G. Henning, Chair**  
**Climate Resilience and Sustainability Board**

Date:

Kirsten Angell, here to represent myself, as well as Spokane Urban Nature (SUN). My goal today is to be helpful. I am deeply grateful for the work of this Board.

Language for identifying and protecting interconnected natural areas and systems is in this document, thankfully. But, if our city doesn't have data about these areas and systems, collected and accessible, or a rubric for the assessment of ecological values, which goes above and beyond habitat connectivity to include human health and flood mitigation, waste water filtration, etc., it will be much more difficult to protect the ecological services and cultural riches we currently enjoy or could potentially establish.

If we have suggested language that creates a database for identifying our urban canopy, as the language states in NE 11.4, which calls for a "Forest Inventory Database," why wouldn't we also prioritize the gathering of data highlighting our city's existing and potential habitat connectivity? We need to be careful with places that are undervalued simply because we have no rubric, yet, to define and highlight their value (ecological + cultural value = resilience). This additional database and evaluation criteria would get us one step closer to our city's capacity to "identify" these areas of significant ecological and cultural value.

So, suggested new language in the Ecosystem section of Climate Resilience Policy could read:

"Create and maintain an inventory of existing and potential natural lands and fish and wildlife habitat, evaluated for their ecological and climate resilience values, using Best Available Science. A Natural Area and Habitat Connectivity Network database in the city's Geographic Information System would disseminate the information for decision makers and the public in a usable, interactive format."

This suggestion is highly compatible with other language used in the updated climate resilience policies. For example, in the Land Use section updates, Policy 2-4 specifically states, "Protect, restore, acquire and maintain urban forests, critical areas, shorelines and open spaces as interconnected natural systems that provide flood protection, heat reduction and carbon sequestration benefits." You will also find compatibility in the suggested policy updates for Health and Wellness and in existing chapters, NE 13 and NE 7, Connectivity and Natural Land Form.

To conclude, we encourage you to go a step further and create language that supports a clear pathway for collecting and evaluating important habitat and connectivity data so that the other goals and policies towards building climate resilience in our community will be more likely to be implemented. Without data, and a solid evaluation rubric, changes to policy are much more difficult to support. As a guiding document, this language addresses climate resilience and would be an important addition to our CP.

Policies that meet the Climate GMA requirements  
Supportive policies

Unique ID	Policy	Sector
MCPA_0055	Establish and maintain publicly accessible community gardens on city property, as appropriate, in partnership with local organizations to support traditional Indigenous food gardens and culturally specific growing practices as well as to increase access to local and culturally diverse food for all residents.	Agriculture & Food Systems
MCPA_0054	Incentivize rooftop and ground-level gardens, community composting, and food forest projects within new and existing development to strengthen local food security and access to nature, prioritizing access for renters, residents without private yards, and overburdened communities.	Agriculture & Food Systems
MCPA_0021	Support farmers' or public markets, fruit and vegetable stands, food production services, small-scale farms, and other avenues for local food production and access such as with simpler permitting processes or financial incentives, as a means of local food security and diversity in business opportunities.	Agriculture & Food Systems
MCPA_0058	Support culturally relevant programs and partnerships that offer educational resources for healthy cooking, community gardening, mental and physical health, and other skills related to community health and resiliency.	Agriculture & Food Systems
MCPA_0019	Incentivize and enable uses that provide healthy, affordable, and locally produced food in parts of the city with limited food access, including by amending land use and zoning designations, as well as updating code requirements.	Agriculture & Food Systems
MCPA_0057	Identify and designate areas that are suited for ongoing agricultural production, while also permitting smaller-scale urban agricultural uses such as community gardens, home gardens, and small livestock throughout the city, recognizing urban agriculture as a community and economic asset that supports food security, local resiliency, and public health.	Agriculture & Food Systems
MCPA_0059	Partner with food banks, farmers' markets, and other organizations to provide resources, services, and information to improve food access.	Agriculture & Food Systems
MCPA_0053	Encourage the use of alternative and emerging agricultural tools and practices that support regional resiliency to climate change, such as hydroponics and regenerative farming.	Agriculture & Food Systems

Unique ID	Policy	Sector
MCPA_0066	Partner with energy providers, other regional partners, and state regulators to offer incentives or rebates for property owners who make energy-efficient improvements, such as heating, ventilating, air conditioning and refrigerating installations, operations, and maintenance, on the condition that cost savings are shared with tenants.	Buildings & Energy
MCPA_0065	Implement and support building and energy codes and policies amendments that reduce energy and fossil fuel use, and air quality impacts for existing and new residential, commercial, industrial, and other buildings in a manner that equitably considers energy transition cost and benefits for overburdened communities.	Buildings & Energy
MCPA_0069	Encourage the development of heat mitigating roofs and other passive cooling site and building features by exploring code updates and incentives in Downtown and other high intensity areas of the city to reduce energy use and improve resilience.	Buildings & Energy
MCPA_0070	Expand renewable energy production and storage opportunities through code updates and incentives.	Buildings & Energy
MCPA_0068	Regularly monitor progress and update interim targets for the City's net zero greenhouse gas emissions goal as set in municipal code.	Buildings & Energy
MCPA_0067	Preserve and expand renewable energy sources and reduce energy use, air quality impacts, refrigerant emissions, and potable water consumption in City buildings and operations.	Buildings & Energy
MCPA_0062	Protect, enhance, and restore ecosystems in order to support Tribal rights and conserve culturally important consumptive and non-consumptive resources including foods, medicinal plants, and materials that could be adversely impacted by climate change.	Cultural Resources & Practices
MCPA_0061	Protect and enhance sacred areas and cultural sites within the growing urban setting through collaboration with local Tribes, historians, organizations, and residents to identify features to be protected.	Cultural Resources & Practices
MCPA_0063	Protect significant historic and cultural sites prone to floods or other hazards worsened by climate change.	Cultural Resources & Practices
MCPA_0009	Provide a range of financial and regulatory incentives to encourage the reuse, renovation, and preservation of historic structures while disincentivizing demolition.	Cultural Resources & Practices

Unique ID	Policy	Sector
MCPA_0073	Collaborate with colleges, schools, technical programs, labor organizations, and other agencies to encourage the development of an environmentally focused jobs pipeline that benefits overburdened communities and supports a circular economy.	Economic Development
MCPA_0075	Incentivize brownfield redevelopment projects that incorporate resilient and sustainable features through City investments and technical assistance, particularly in overburdened communities.	Economic Development
MCPA_0076	Support the long-term usability of commercial buildings in economically disadvantaged areas through targeted investments and incentives such as technical assistance, grants, or loans for revitalization of facades and storefronts, security and accessibility improvements, and other renovations.	Economic Development
MCPA_0074	Support, incentivize, and encourage purchasing from businesses that primarily employ local people, use local materials, and produce and sell their products and/or services locally to preserve existing businesses and reduce Vehicle Miles Travelled and Greenhouse Gases.	Economic Development
MCPA_0080	Collaborate with Tribal partners to leverage traditional ecological management strategies for natural areas.	Ecosystems
MCPA_0156	Identify, purchase, preserve, restore, and maintain existing and potential links between wildlife habitats, seeking to form a network of wildlife habitats while partnering with regional, community, and state agencies and programs.	Ecosystems
MCPA_0146	Establish and support programs, codes, and standards that support the long-term health and maintenance of the urban canopy on public and private lands, including public awareness campaigns, incentives, and funding opportunities, prioritizing areas with high heat risk and overburdened communities.	Ecosystems
MCPA_0083	Implement programs, codes, and standards that increase aquatic and upland habitat resilience by protecting water quality, increasing water residence time in streams, implementing natural landscaping to slow, filter, and store stormwater, conserving water, protecting groundwater, and keeping waters cool.	Ecosystems
MCPA_0149	Provide educational resources and volunteer opportunities for environmental stewardship on City-owned property, including with clean-up events for trails, parks, and swales, and the planting of street and park trees.	Ecosystems

Unique ID	Policy	Sector
MCPA_0093	Develop resilience hubs — community-serving facilities that are designed to support residents, coordinate communication, distribute resources, and reduce carbon pollution while enhancing quality of life — throughout the city, prioritizing investments in areas with vulnerable and overburdened communities.	Emergency Management
MCPA_0095	Collaborate with Tribes and Native organizations to facilitate and identify places where Tribal members and Indigenous people can interact before, during, and after emergencies that serve as clean air and cooling centers, charging stations, and evacuation centers.	Emergency Management
MCPA_0086	Work with Tribes and Native organizations to identify evacuation routes and tailored emergency management strategies addressing wildfire, flooding, and other extreme events.	Emergency Management
MCPA_0091	Develop a comprehensive, communitywide wildfire resilience strategy that improves emergency response capabilities, promotes a fire-adapted community, and fosters short- and long-term wildfire recovery, while building community awareness of the strategy.	Emergency Management
MCPA_0092	Provide residents living in Wildland-Urban Interface (WUI) areas information about fire prevention and Firewise best practices while applying WUI best practices to new development through building code, ventilation, and landscaping provisions.	Emergency Management
MCPA_0148	Work with community-based organizations to identify, update, and maintain emergency evacuation routes, locations, and strategies, focusing on neighborhood and block-level plans tailored to the meet the needs of the most vulnerable residents.	Emergency Management
MCPA_0088	Engage with community members and organizations to provide resources that help residents plan and practice actions that make evacuation quicker and safer.	Emergency Management
MCPA_0150	Ensure timely emergency notifications for wildfire, smoke, flooding, and other extreme events that provide both digital and non-digital outreach materials in multiple languages.	Emergency Management
MCPA_0089	Ensure redundancy in emergency routes accessible by multiple transportation modes including vehicular, non-motorized routes, and transit services to reduce transportation barriers to effective evacuation under different climate hazard scenarios.	Emergency Management

Unique ID	Policy	Sector
MCPA_0101	Support Tribes and Native organizations in strengthening community connectedness and social and economic vitality to help communities improve their economic prosperity and resilience to climate impacts, such as by prioritizing funding for Native-led centers that host multi-generational knowledge sharing, recreation, and health and wellness services.	Health & Well-being
MCPA_0100	Foster stronger community connectedness and economic vitality that helps improve economic prosperity and community resilience to climate impacts, such as through equitable investments in libraries, parks, recreation programs, urban green space and ventilation corridors, multimodal connections and other such areas, prioritizing overburdened and vulnerable communities.	Health & Well-being
MCPA_0096	Allocate resources to help all community members, including low-income residents, in remaining in their homes during extreme climate events, including extreme heat and wildfire smoke, through infrastructure and services such as the installation of cooling devices or high-quality portable air cleaners, utility bill assistance, or community and Tribal partner collaborations and educational opportunities.	Health & Well-being
MCPA_0139	Equitably expand the City's programming and park maintenance and preservation activities to increase amenities that address comfort and protection from extreme weather such as shade and drinking fountains and improve safety, education, and community resources at parks, prioritizing investments in the most vulnerable parts of Spokane.	Health & Well-being
MCPA_0103	Provide all residents with an equitable opportunity to learn about climate impacts, influence policy decisions, and take actions to enhance community resilience to promote environmental justice and support physical and mental health and well-being.	Health & Well-being
MCPA_0098	Develop and implement an urban heat resilience strategy that includes land use, urban design, urban greening, and waste heat reduction actions that benefit overburdened communities.	Health & Well-being
MCPA_0102	Allocate resources at a consistent and meaningful level for programs and events focused on Spokane's youth (18 and under) and their specific needs for social and emotional health, and cultural belonging.	Health & Well-being
MCPA_0111	Apply resilience-focused development standards in high-risk zones, including the wildland-urban interface (WUI) and flood-prone areas.	Zoning & Development

Unique ID	Policy	Sector
MCPA_0113	Protect, restore, acquire, and maintain urban agricultural lands, urban forests, critical areas, shorelines, habitats, and open spaces as interconnected natural systems that provide flood protection, heat reduction, and carbon sequestration benefits, including through codes, capital investments, and regional partnerships.	Zoning & Development
MCPA_0110	Incorporate climate hazard risk and environmental justice criteria and mitigation into land use and infrastructure planning before major land use plan or policy changes, or when siting, replacing, or relocating community assets, such as transportation, civic facilities, and parks.	Zoning & Development
MCPA_0157	Reduce impervious surfaces in the city, in areas of drainage concern mapped by the City, to address urban heat island mitigation, and promote groundwater recharge and infiltration.	Zoning & Development
MCPA_0107	Foster transit-oriented development and accessible neighborhoods by increasing intensity around multimodal transportation options in order to reduce VMT and GHG emissions and promote community resiliency.	Zoning & Development
MCPA_0106	Prioritize infill development, while expanding, protecting, and maintaining the City's tree canopy, through zoning regulations and permitting processes.	Zoning & Development
MCPA_0105	Plan for and accommodate diverse, affordable, and attainable housing types to meet demand while avoiding sprawl in order to decrease emissions and infrastructure costs and preserve open space.	Zoning & Development
MCPA_0147	Designate neighborhood- and regional-scale mixed-use areas on the Land Use Plan Map and provide a compatible mix of housing, commercial uses, and activities to focus growth, and support complete, walkable places.	Zoning & Development
MCPA_0151	Apply parking maximums and consider using parking pricing to discourage solo driving and encourage shifts to off-peak travel or other transportation modes.	Zoning & Development
MCPA_0152	Develop and administer parking policies that encourage shared parking, reduce excess parking, and reflect the high value of curb and street right-of-way.	Zoning & Development
MCPA_0125	Promote natural tree cover, built shade, and cooling infrastructure along new and existing sidewalks, streets, transit stops, and public spaces to enhance resilience to extreme heat, prioritizing urban heat islands and locations where populations susceptible to health impacts gather.	Transportation

Unique ID	Policy	Sector
MCPA_0116	Prioritize public transit expansion, frequency, capacity, reliability, and coordinated land use and transportation planning that improves service especially for transit-dependent populations and lower-income and overburdened neighborhoods.	Transportation
MCPA_0140	Alter traffic patterns and enhance neighborhood streets to provide a complete transportation network for all users in line with the Complete Streets Ordinance, ensuring equitable distribution of innovation, access, choice, and options, and freight and emergency access throughout the four seasons for people walking, biking, and rolling, transit riders, and people driving motor vehicles.	Transportation
MCPA_0117	Develop zero-emission vehicle infrastructure and incentives including E-bikes, prioritizing workplaces, lower-income residents, and renters.	Transportation
MCPA_0123	Design and site new and expanded roads, rail infrastructure, and water-crossing structures to minimize environmental impacts, protect public access, and incorporate climate-resilient features such as fish-friendly passage.	Transportation
MCPA_0124	Improve street connectivity and walkability, including sidewalks and street crossings, to support everyday mobility and access to potential evacuation routes.	Transportation
MCPA_0141	Enhance and maintain sidewalks, trails, and low traffic stress bicycle facilities to prioritize the safety of the most vulnerable road users traveling by foot, bicycle and other adaptive or assistive devices.	Transportation
MCPA_0122	Install updated stormwater controls on roadways when capital improvements are implemented and where surrounding development is less likely to contribute stormwater improvements.	Transportation
MCPA_0118	Maintain bicycle and pedestrian connectivity during construction of development or projects that block the right of way.	Transportation
MCPA_0119	Improve active transportation and other multimodal types of transportation options in concurrency programs – both in assessment and mitigation.	Transportation
MCPA_0126	Support federal, state, and regional actions, and implement City actions that align with, direct, and model zero waste principles and state goals in partnership with the regional solid waste management system.	Waste Management

Unique ID	Policy	Sector
MCPA_0072	Support a circular economy that increases demand for reused and recycled materials, reduces demand for new raw materials and their embodied carbon emissions, and fosters community education and participation through regulations, incentives, and collaboration.	Waste Management
MCPA_0129	Encourage and expand home and commercial composting to increase waste reduction and diversion, reduce the generation and disposal of organic waste, and increase soil health.	Waste Management
MCPA_0127	Collaborate with regional and community partners to provide equitable outreach and engagement and clear and consistent messaging around waste reduction (including reuse and repair), recycling, and composting among homes and businesses.	Waste Management
MCPA_0128	Strengthen and expand programs that enable and incentivize reuse and recycling of construction, deconstruction, and demolition materials and waste and the incorporation of such materials into building and construction designs.	Waste Management
MCPA_0138	Encourage and support residents and businesses to optimally manage rainwater, water use, and stormwater on their properties such as through modeling practices on public properties, adopting codes and standards that enable and encourage rain gardens, drought tolerant plants, or permeable pavements.	Water Resources
MCPA_0134	Strengthen and implement a water conservation strategy that leads to decreases in household, commercial, industrial, and agricultural water use citywide, commensurate with the true available capacity of the City's water supply and effects of a changing climate, including expanded incentives for drought-tolerant, native plantings and the use of innovative incentive, communication, and education programs.	Water Resources
MCPA_0136	Develop, implement, and regularly review a comprehensive drought resilience strategy that factors in projected climate impacts and sets action levels for different drought stages in municipal code.	Water Resources
MCPA_0132	Manage water resources for all users sustainably through a "One Water" concept that manages all forms of water, including through retaining rainwater strategies, smart irrigation, stormwater management, preventative maintenance, water conservation, infiltration and groundwater recharge, plant selection, landscape management, utility rate structures, and other methods that respect water rights regulations while supporting a resilient and effective urban water system.	Water Resources

Unique ID	Policy	Sector
MCPA_0135	Set and regularly monitor progress for short- and long-term targets for water conservation goals set in municipal code.	Water Resources
MCPA_0133	Develop a program to allow municipal reclaimed water systems, where feasible considering water rights, and allow onsite non-potable water systems to reduce water demand in private-sector commercial and residential buildings.	Water Resources

**BRIEFING PAPER**  
**City of Spokane**  
Plan Commission  
Workshop, February 25, 2026

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Subject

This workshop will focus on discussion of the “Preferred Alternative” concept map. Attached to this memo is a PowerPoint presentation with a first draft of the preferred alternative concept. It incorporates public comment and several subarea planning efforts currently underway or recently concluded. These include the Hillyard Plan, Division TOD Planning, and East Central/5<sup>th</sup> Avenue planning.

The Draft Environmental Impact Statement (DEIS) is continuing to be open for comments. The original comment period ran from December 18, 2025, to February 18, 2026. A request was made to extend the comment period. The extension extends the public comment period to March 5, 2026, at 5pm. Comments go to [PlanSpokane@spokanecity.org](mailto:PlanSpokane@spokanecity.org).

Plan Commission will receive a copy of the comments as a packet when the comment period closes. Formal responses to comments will be made in the Final EIS.

The most recent information on the periodic update to the Comprehensive Plan is available at [PlanSpokane.org](http://PlanSpokane.org). This includes information on climate planning and a summary of community engagement in 2025. 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.](#)

# City of Spokane Periodic Update

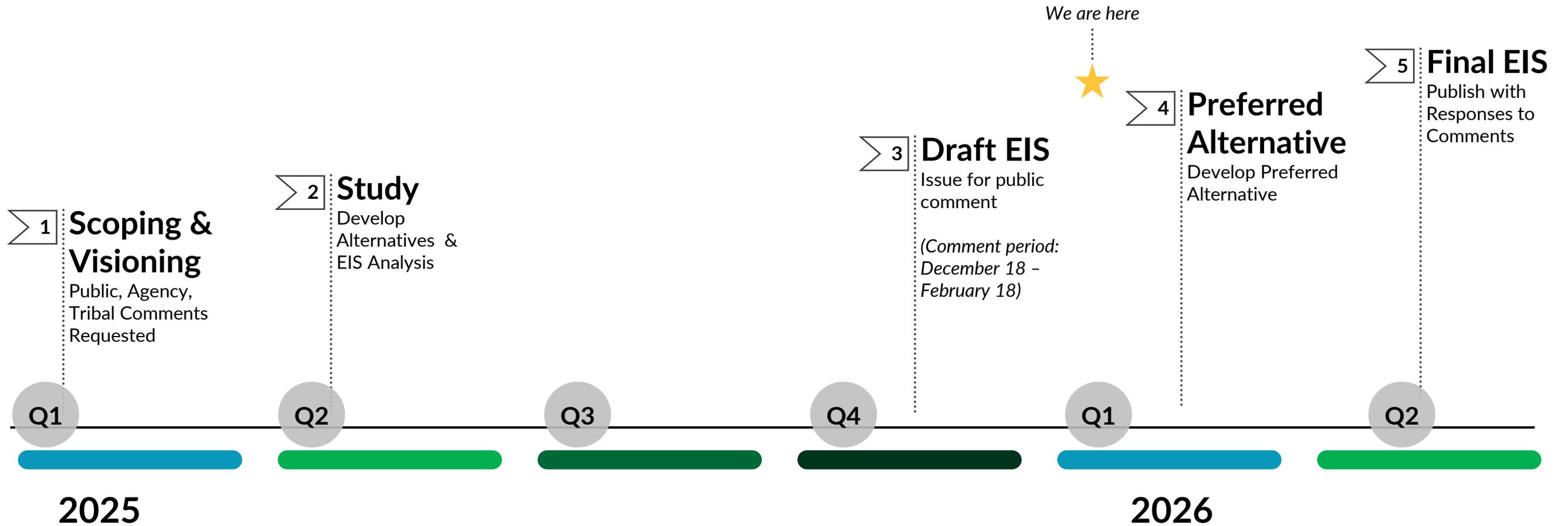
# Preferred Alternative

## Plan Commission

February 25, 2026



# Timeline



# 2025 was a busy year for community engagement...



Over 3,400 total  
community  
responses



Over 50 City Boards  
and Commissions  
workshops



Over 20 community  
tabling events and  
meetings



# Periodic Update Work

- Respond to State laws – GMA
- Comprehensive Plan Update
  - All Chapters (*except Shorelines*)
  - Land Use Plan Map
- Development Regulations Update
  - Zoning
  - Critical Areas
  - Infill Exemption/ SEPA Thresholds

## SEPA Objectives

Meet Periodic Update Requirements

Accommodate Growth Targets

Population + Housing at All Affordability Levels

Accommodate Employment Growth

Clarify the Plan

Simplify the Plan and Codes

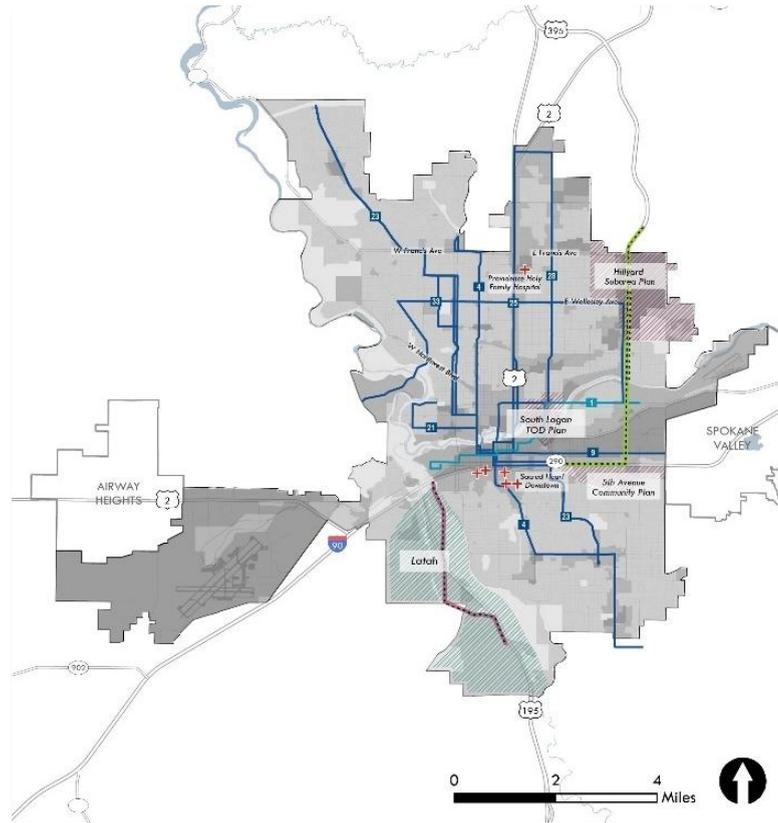
Protect Critical Areas

Fast-Track Desired Growth

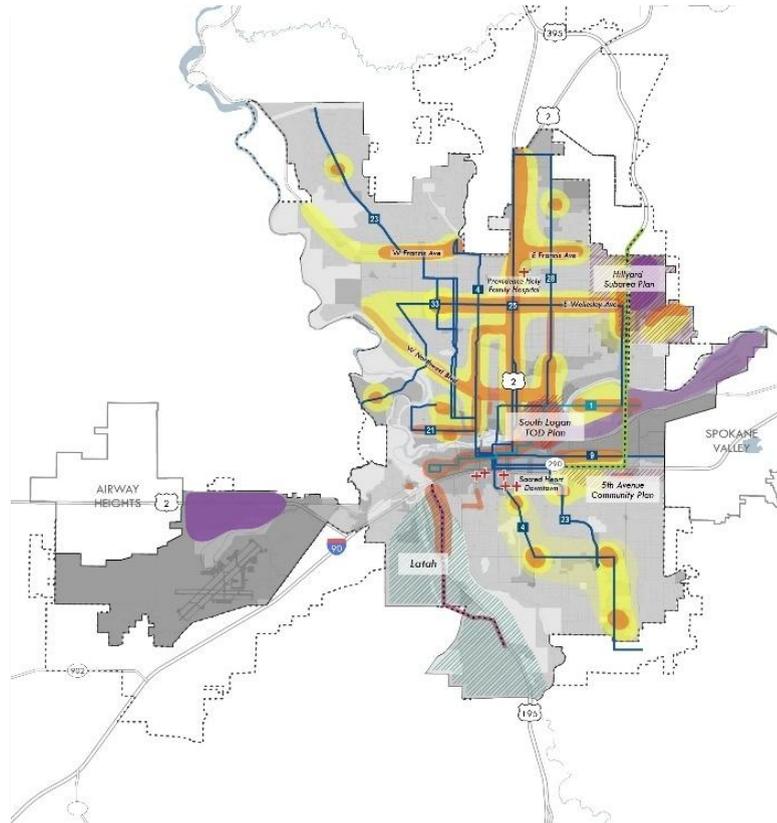
Align with Vision Statement

# Alternatives

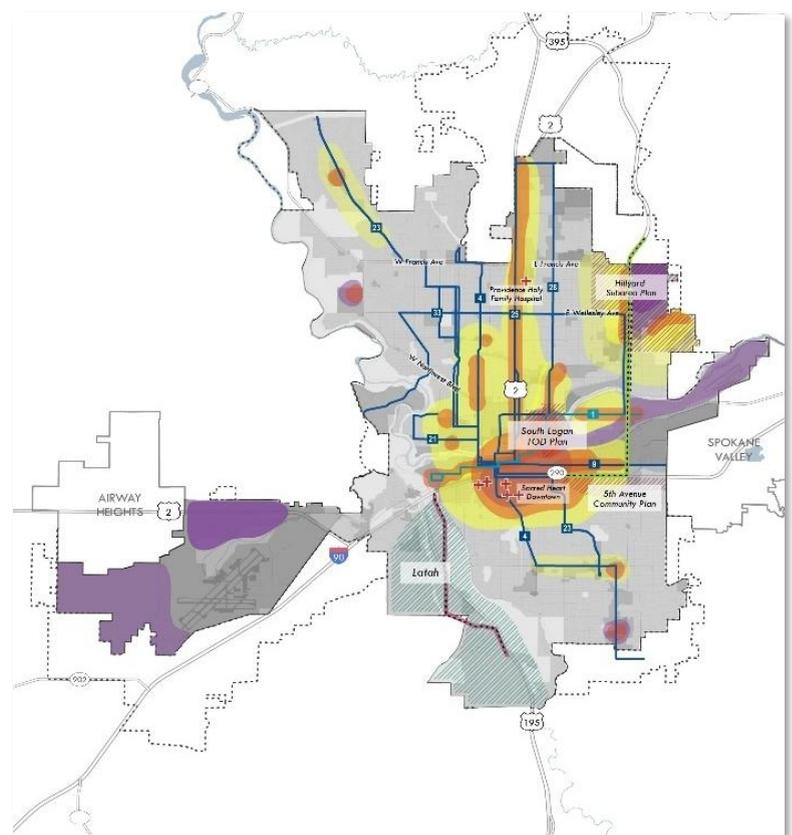
## Alternative 1: Stay the Course



## Alt 2: Distributed & Balanced



## Alt 3: Center City & Regional Hub



### Key Features

- Subarea Planning
- Additional Infrastructure Study
- Transit Routes, Selected
- North Spokane Corridor/ US 395
- Children of the Sun Trail
- Inland Empire Way + connections
- Hospitals

### Growth Intensity

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

	Alternative 1 Stay the Course	Alternative 2 Distributed & Balanced	Alternative 3 Center City & Regional Hubs
Housing / population growth*	<ul style="list-style-type: none"> <li>▶ 21,739 new housing units from 2022-2046 (about 21% more housing units than present)*               <ul style="list-style-type: none"> <li>▶ 25,157 new residents from 2022-2046</li> </ul> </li> </ul>		
Housing mix	<ul style="list-style-type: none"> <li>▶ 63% of the City's total housing as single unit housing</li> </ul>	<ul style="list-style-type: none"> <li>▶ 59% of the City's total housing as single unit housing</li> </ul>	<ul style="list-style-type: none"> <li>▶ Same as Alternative 2</li> </ul>
Housing Targets	<ul style="list-style-type: none"> <li>▶ Meets total target</li> <li>▶ <b>Does not meet 0-80% Affordability</b></li> </ul>	<ul style="list-style-type: none"> <li>▶ Meets total housing target and all affordability levels</li> <li>▶ Provides more capacity in low rise and mid-rise</li> </ul>	<ul style="list-style-type: none"> <li>▶ Same as Alternative 2</li> </ul>
Job projections**	<ul style="list-style-type: none"> <li>▶ 34,850 new jobs</li> </ul>	<ul style="list-style-type: none"> <li>▶ 24,939 new jobs</li> </ul>	<ul style="list-style-type: none"> <li>▶ 38,848 new jobs</li> </ul>

*\*This is the 2020-2046 housing growth target minus the units already added from 2020 to 2022. Population is adjusted to 2022-46 instead of 2023-46 using state data for a consistent 2022 base year.*

*\*\*Each alternative studies a job projection from a different data source. The different numbers are not based on an alternative's likelihood to produce more or fewer jobs.*

# Housing Types Needed for Targets



Low Density



Low Density



Moderate Density



High Density

City's Building Opportunity for Housing Addressed Middle Housing

City's Evaluation of Accommodating Affordable Housing showed a need for low-rise and mid-rise housing

# SEPA Objectives Comparison

## Comparison

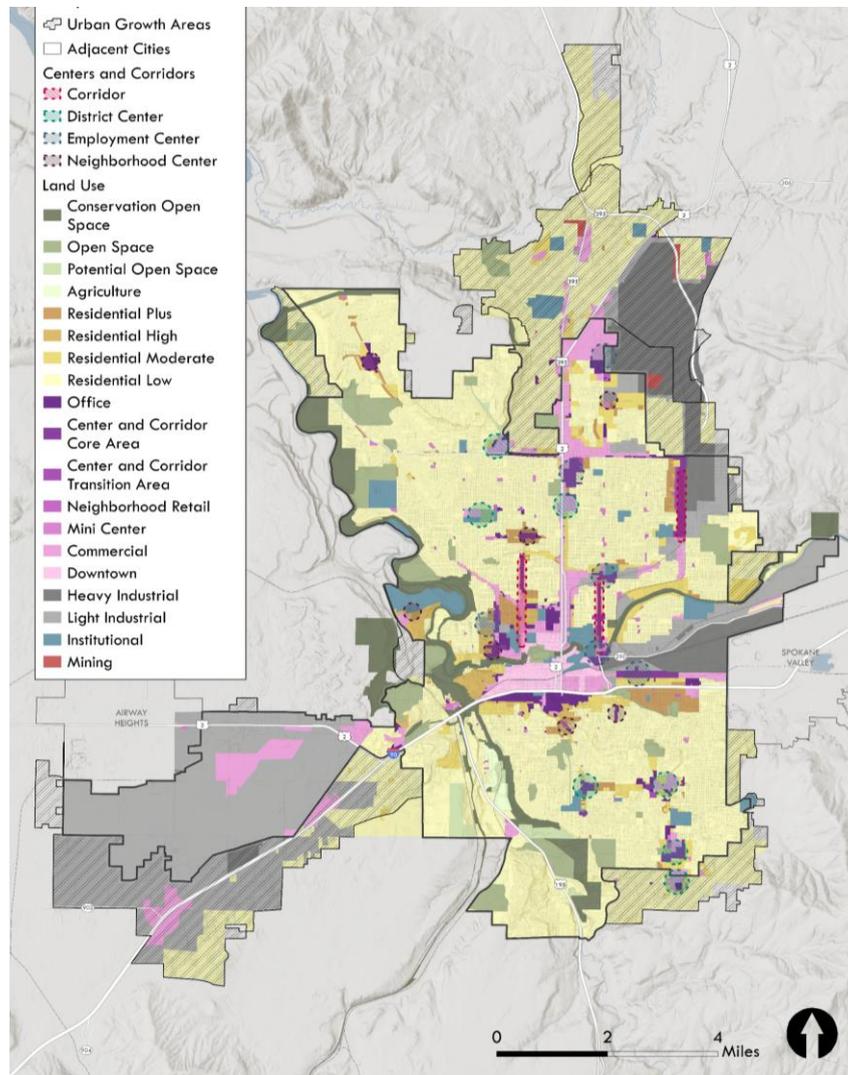
Objectives	Alternative 1: Stay the Course	Alternative 2: Distributed and Balanced	Alternative 3: Center City and Regional Hubs
Meet Periodic Update Requirements	Less	Most	Most
Accommodate Growth: Housing at All Affordability Levels	More	Most	Most
Accommodate Growth: Jobs	More	More	Most
Clarify the Plan	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

# What is a Preferred Alternative?

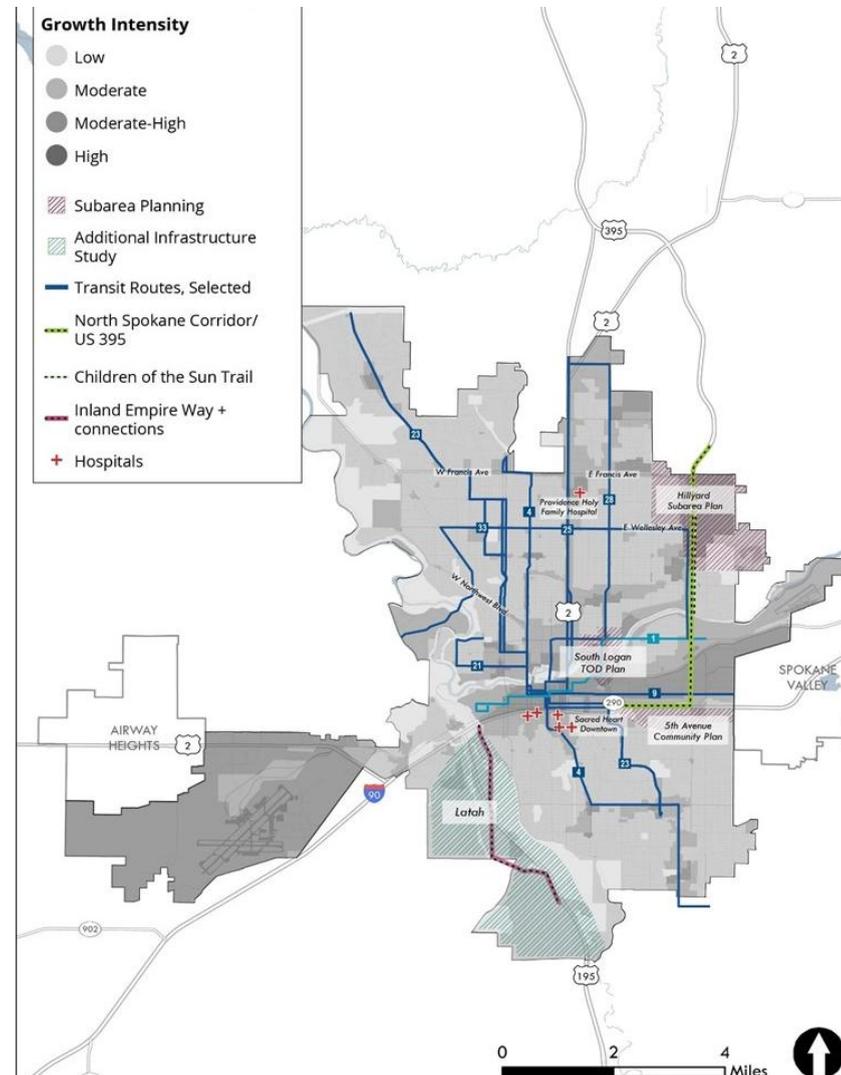
- Commonly developed to facilitate the development of a plan and to respond to public and agency input.
- A preferred alternative:
  - Would be in the range of Draft EIS Alternatives
  - Often mixes and matches features of other alternatives
  - More optimally meets proposal SEPA objectives
  - Would be evaluated in the Final EIS
  - Would be a basis for specific changes to the Land Use Plan and Zoning Map

# Alternative 1: Stay the Course (no action)

## Land Use Plan



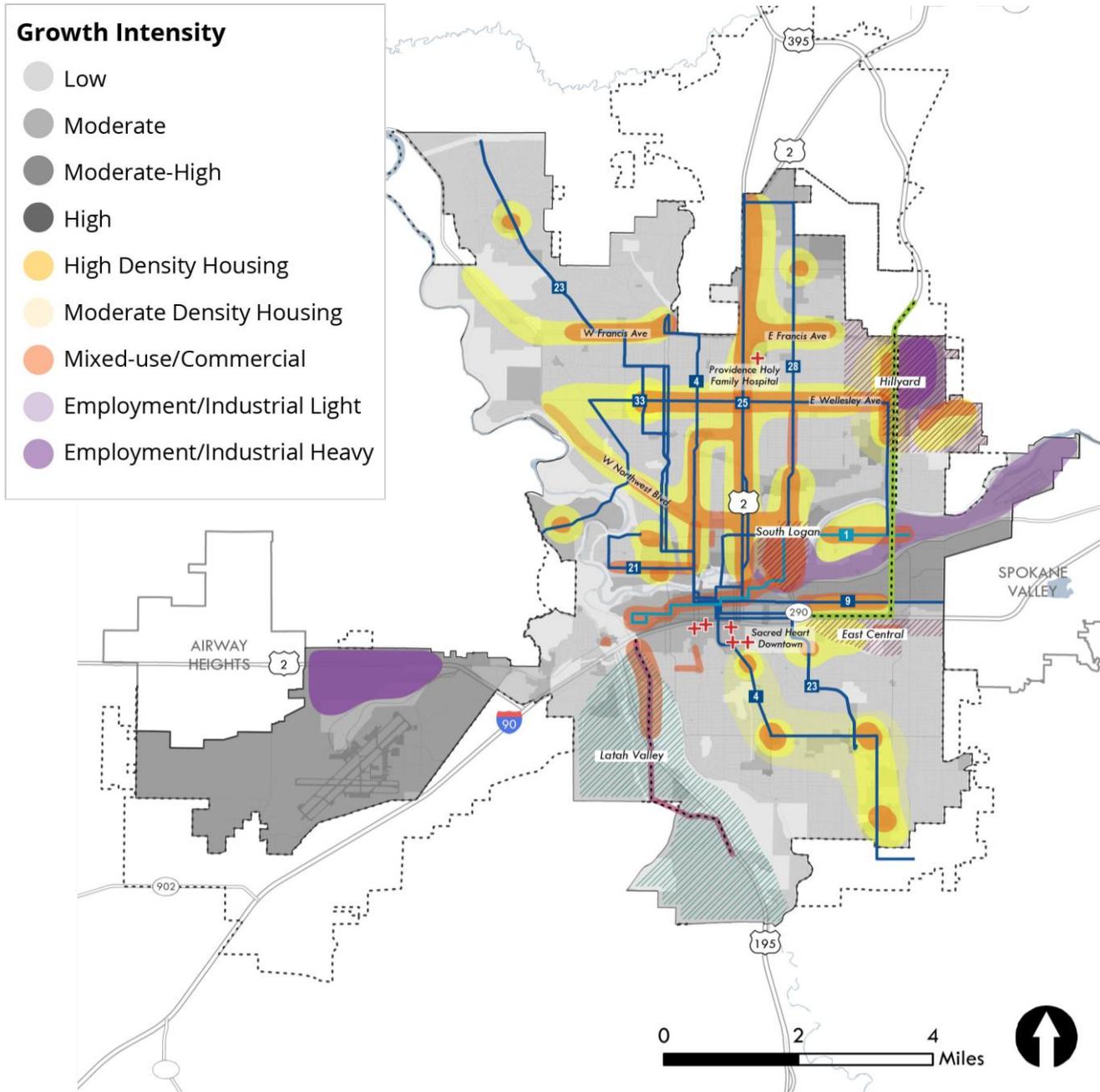
## Intensity



## Growth Targets/Strategies

- Does not update Plan/Code
- Meets population target +25,157
- Provides capacity to meet total housing target +21,738 units
  - Results in 63% single unit / 37% multi-unit share
- Does NOT meet affordable housing targets
  - 0-80% Area AMI: **Insufficient -4,365 units**
  - Additional low-rise and mid-rise housing needed
- Adds 34,850 jobs (SRTC)

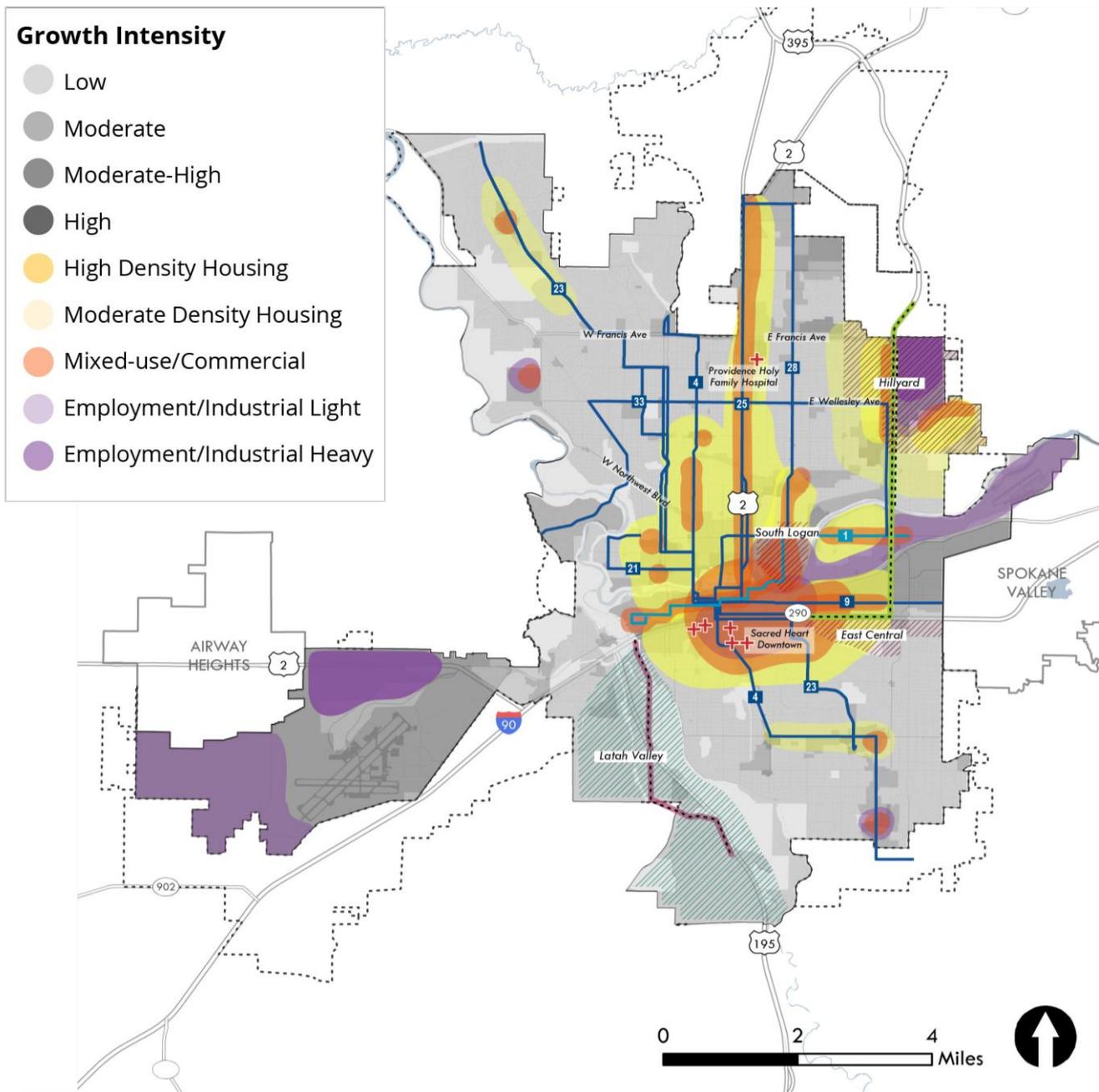
# Growth Alternative 2



## Distributed and Balanced

- Mixed-use Transit-Oriented Development along frequent transit corridors.
- Meets all income levels.
- Denser housing in proximity to transit. Inclusion of new mixed-use zones.
- Share of housing types
  - Results in 59% single-unit / 41% multi-unit share overall
  - 25% of new units expected to be single-unit, 75% expected to be multi-unit
- Adds 24,939 jobs (State ESD Projection)

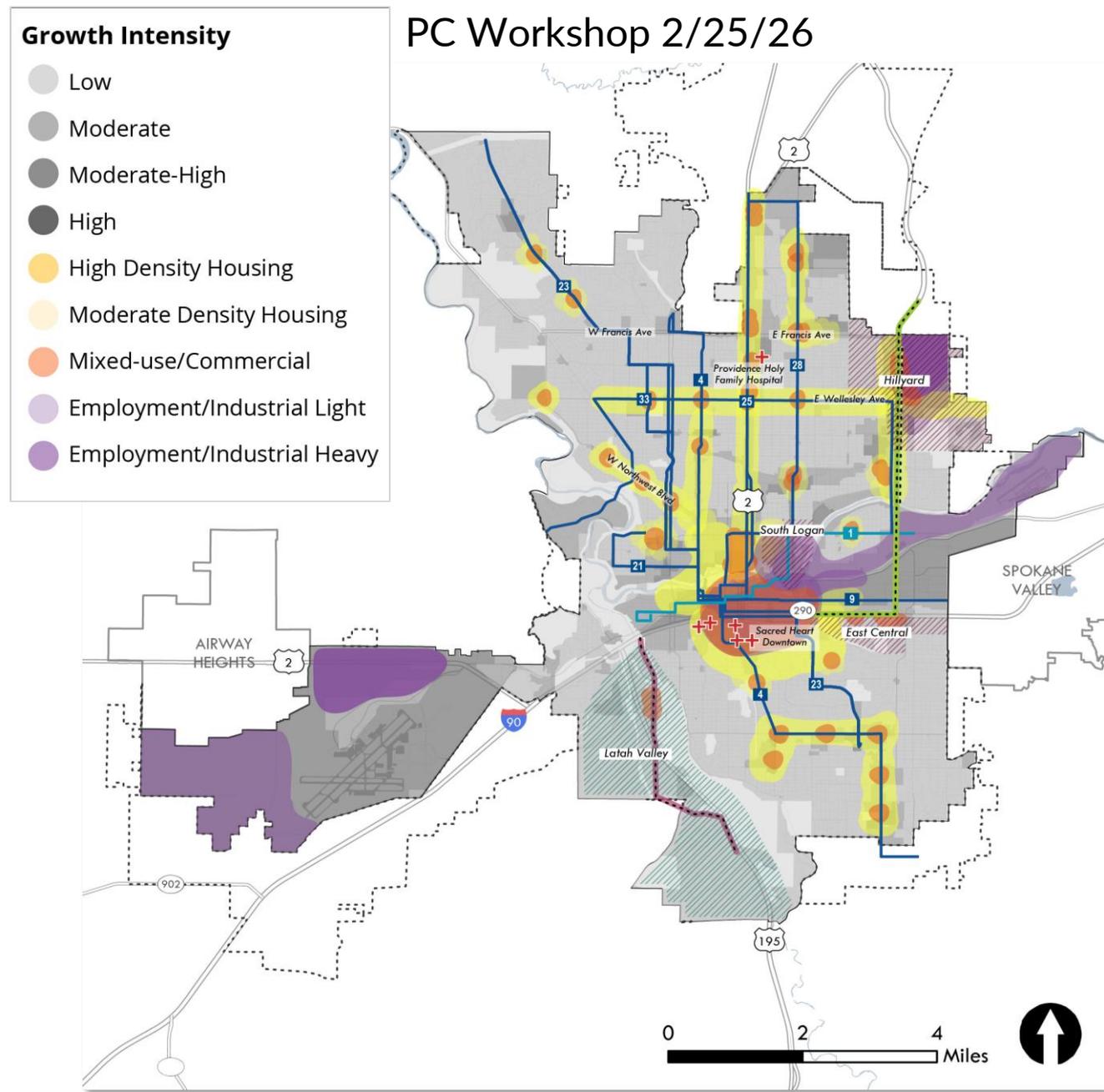
# Growth Alternative 3



## Center City and Regional Hubs

- Focuses growth in downtown, regional hubs, and areas with greatest investment in transit and transportation.
- Provides housing at all income levels with priority for denser housing along bus rapid transit.
- Share of housing types:
  - Citywide 59% single-unit / 41% multi-unit
  - 25% of new units expected to be single-unit, 75% expected to be multi-unit
- Adds 38,848 jobs (moderate-high projection)

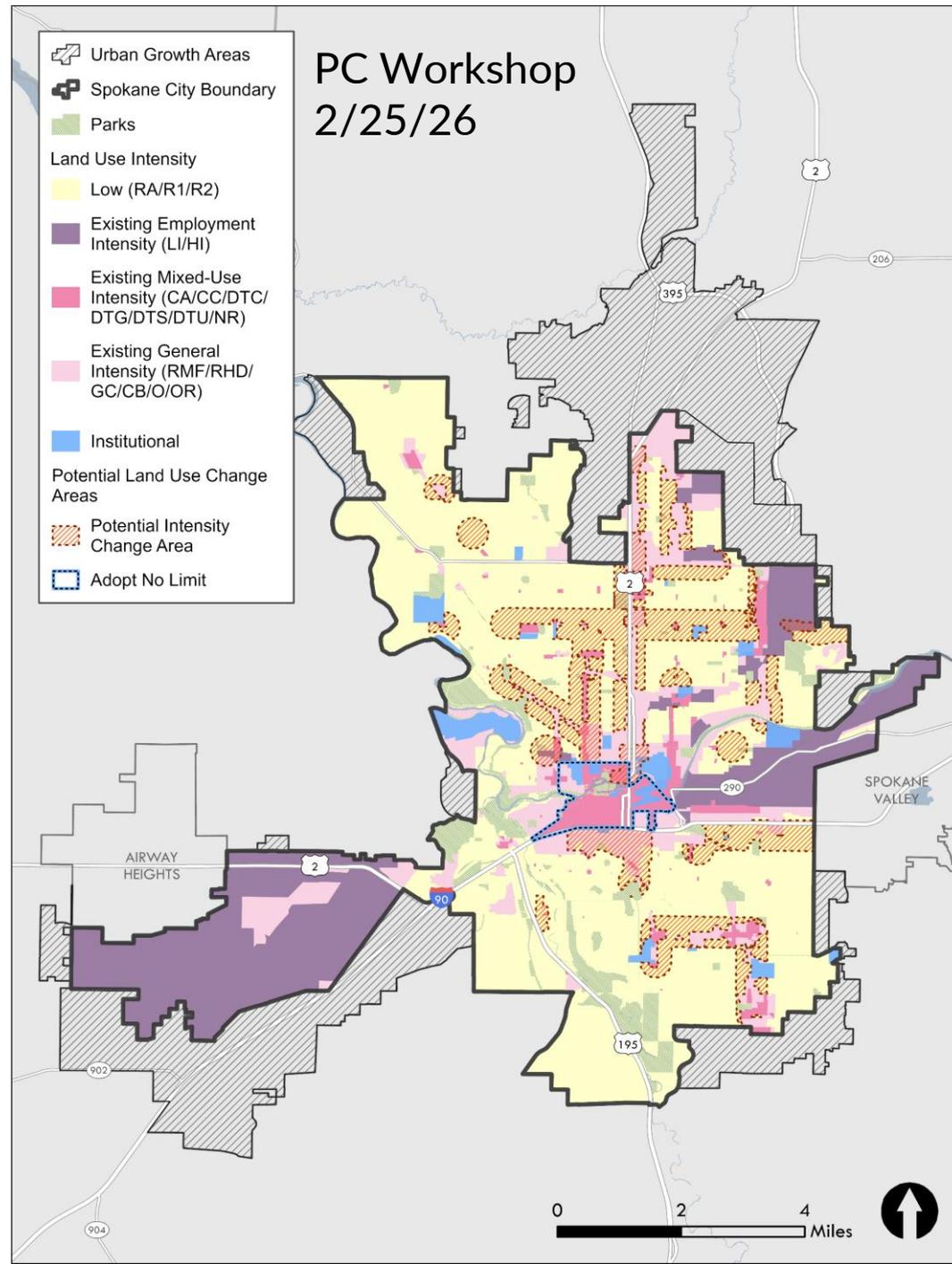
# DRAFT Preferred Alternative



## Features

- Blends growth intensity/distribution of Alts 2 and 3.
  - Mixed-use TOD along key transit corridors, downtown, regional hubs.
- Meets all housing target income levels.
- Share of housing types: Like Alts 2 and 3:
  - Citywide 59% single-unit / 41% multi-unit
  - 25% of new units expected to be single-unit, 75% expected to be multi-unit
- Adds 34,850 jobs (SRTC)
  - Matches regional model and Alt 1, greater than Alt 2, less than Alt 3

# DRAFT Potential Intensity Change Areas



## Potential Intensity Change Area

- Identifies areas where the City would take a closer look at land use and zoning
  - Aligns with Vision and Periodic Update goals
  - Recognizes investments in transit and transportation
  - Provides for walkable areas with access to services for residents
  - Responds to engagement in PlanSpokane 2046 and subarea planning processes
  - Provides housing capacity at all affordability levels *(need roughly 200-400 acres of developable area at 30 units per acre)*

# Discussion

## Questions

- ❖ What areas resonate for a closer look at zoning intensity?
- ❖ What areas prompt questions or concerns?
- ❖ What areas are not shown for a closer look that you think should be reviewed? *(Should be areas that were studied in Alternatives 2 or 3)*