



Plan Commission Agenda

Regular Meeting
Wednesday, April 22, 2026
2:00 PM

Hybrid - Council Briefing Center / Microsoft Teams
808 W Spokane Falls Blvd, Spokane, WA 99201
Virtual Meeting Link - See page two for information

TIMES GIVEN BELOW ARE AN ESTIMATE AND ARE SUBJECT TO CHANGE

Briefing Session – 2:00-2:20

1. Roll Call – Staff
2. Public Comment Period – Citizens are invited to address the Plan Commission on any topic not on the agenda.
3. Approve [3/25/2026](#) and [4/14/2026](#) meeting minutes – All
4. City Council Liaison Report – CM Kitty Klitzke
5. Community Assembly Liaison Report – Linda Carroll
6. President Report – Jesse Bank
7. Secretary Report – Spencer Gardner
8. Transportation Commission Liaison Report – Ryan Patterson
9. Approval of current agenda – All

Workshops: (All times below are approximate)

1. 2:20 – 3:20 [Development Code Modernization Update](#) (Tim Thompson)
2. 3:20 – 3:45 Transportation Impact Fees (Inga Note)
3. 3:45 – 4:00 Transition to Chambers

Hearings: (All times below are approximate)

1. 4:00 - TBD [*6-Year Streets Program](#) (Kevin Picanco)

Adjournment: The next regularly scheduled PC meeting will be Wednesday, May 13, 2026.

*Items denoted with an asterisk may include final action taken by the Commission. Written public comments will be accepted at plancommission@spokanecity.org on these items up to two hours 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.

Plan Commission Teams Meeting Information

Wednesday, April 22, 2026

The PC meeting 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 [Need help?](#)

[Join the meeting now](#)

Meeting ID: 224 747 524 410

Passcode: 697m6DR7

Join on a video conferencing device

Tenant key: cityofspokane@m.webex.com

Video ID: 112 253 098 1

[More info](#)

How to participate in virtual public testimony:

[SIGN UP](#)

Sign up to give testimony by clicking on the button above. This will take you to an online form where you can select the hearing item on which you wish to give testimony.

The form will be **open from 8:00am on 4/16/2026, until 1:00 p.m. on 4/22/2026**. The hearing will begin at 4:00 p.m. When it is your turn to testify, the PC president will call your name, and you can begin your testimony. You will have 3 minutes to speak.

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

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

Plan Commission & Committees

Upcoming Agenda Items

(All items are subject to change)

May 13, 2026 – Plan Commission (90 minutes available) Hybrid

Workshop

- Meeting Briefing
- PlanSpokane 2046: Functional Chapters
- PlanSpokane 2046: Land Use Chapter

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.

Spokane Plan Commission - Draft Minutes

Wednesday, March 25, 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:

- Commission Members Present: Jesse Bank, Ryan Patterson, Amber Lenhart, Kyle Madsen, Tyler Tamoush, Tim Williams, Jill Yotz
- Commission Members Not Present: None
- Non-Voting Members Present: Linda Carroll (Community Assembly Liaison), CM Kitty Klitzke (Council Member Liaison)
- Non-Voting Members Not present: None
- *Quorum Present:* Yes
- Staff Members Present: Spencer Gardner, Emily King, Maren Murphy, KayCee Downey, Brandon Whitmarsh, Kevin Picanco, Colin Quinn-Hurst, Kevin Freibott, Sarah Sirott, Tyler Kimbrell, Tirrell Black

Minutes: Minutes from 3/11/2026 approved unanimously.

Briefing Session:

- **City Council Liaison Report - Kitty Klitzke**
 - The joint meeting between City Council and Plan Commission is coming up.
 - There is also a District 3 Townhall coming up tomorrow, March 26th, at the MAC. The topic is sidewalks.
 - CM Klitzke has received more feedback from Community Assembly on parking minimums. There are some concerns, and they are trying to navigate education and anything that needs to change.
 - There is concern about Centers and Corridors where places are zoned for business, but only on the lot line. That is something to keep in mind as the commission looks at the Comp Plan.
- **Community Assembly Liaison Report - Linda Carroll**
 - There has not been a Community Assembly meeting since the last Plan Commission meeting, but Linda has attended other public meetings recently to stay informed.
- **Commission President Report - Jesse Bank**
 - President Bank mentioned that we are continuing to recruit for new Plan Commission members. Applications are accepted on a running basis. If you have anyone in mind, please let them know about this opportunity.
- **Secretary Report - Spencer Gardner**
 - There is a nomination for David Rasanen to join the Plan Commission. He had an interview with City Council this past Monday. Due to Spring Break, he will be voted on by Council on April 20th. Additionally, we received another Plan Commission application. We may set up an interview soon.

- As a reminder, the regular meeting scheduled for April 8th is canceled. We will not be meeting and will send out a cancellation notice. We will be holding a special hearing on the preferred EIS alternative. That is scheduled for Tuesday, April 14th at 2pm in Council Chambers.
- We will continue to hold regular Plan Commission meetings on Wednesdays once Council changes their schedule. When we have hearing items, we can hold some hearings here in the Briefing Center. For significant items, we can schedule a special hearing in Council Chambers.
- Additionally, as a reminder there will be a joint meeting between City Council and the Plan Commission on Thursday, April 16th at 11am.
- **Transportation Commission Liaison Report - Ryan Patterson**
 - The Transportation Commission is planning to move their meetings to the third Thursday of the month beginning at 4pm once Council changes their meeting time.
 - There were four presentations during the meeting. First, a student design team from Gonzaga gave a presentation on Market/Haven conversion options. There was also a summer arterial maintenance update. There was a review of potential traffic calming projects for the upcoming cycle. Finally, there was a presentation on the Six-year Streets Program.

Current Agenda: The current agenda was approved unanimously.

Workshop(s):

- PlanSpokane 2046: Displacement and Racially Disparate Impacts
 - Presentation provided by Maren Murphy and KayCee Downey.
 - Questions asked and answered.
 - Discussion ensued.
- PlanSpokane 2046: Housing Chapter
 - Presentation provided by Brandon Whitmarsh.
 - Questions asked and answered.
 - Discussion ensued.
- Six-Year Streets Plan
 - Presentation provided by Kevin Picanco.
 - Questions asked and answered.
 - Discussion ensued.

Motion: I [Ryan Patterson] move to take the Six-Year Streets Program to hearing on April 22nd.
Seconded by Jill Yotz.
 Motion passes unanimously, 7-0-0.
- PlanSpokane 2046: Transportation
 - Presentation provided by Colin Quinn-Hurst.
 - Questions asked and answered.
 - Discussion ensued.

Workshop Adjourned at 4:04 PM.

The next regularly scheduled Plan Commission meeting scheduled for Wednesday, April 8, 2026 is CANCELED.

Spokane Plan Commission – Draft Minutes

Tuesday, April 14, 2026

Hybrid Meeting in Council Chambers & Microsoft Teams Teleconference

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

Attendance for Plan Commission Hearing:

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

Current Agenda: The current agenda was approved unanimously.

Hearings:

- PlanSpokane 2046: Preferred Alternative Growth Map
 - Presentation provided by Tirrell Black.
 - Public Testimony provided by:
 - Kirsten Angell, Spokane Urban Nature
 - Dana Le Roy, Habitat for Humanity
 - Kevin Campbell, Downtown Spokane Partnership
 - Brian Muegge
 - Erik Lowe, Spokane Reimagined
 - Candy Galvan
 - Jim Frank
 - Darren Watkins, Spokane Realtors
 - Greg Figg, WSDOT
 - Karen Mobley, Spokane Urban Nature
 - Samantha Mace
 - Dwight Hume, Rockwood Retirement South
 - Questions asked and answered.
 - Discussion ensued.
- Motion:** I [Vice-President Patterson] move that the Plan Commission recommend the Preferred Alternative as presented today by City Staff to the City Council for adoption. Seconded by Commissioner Yotz.
- Motion passes 5 to 1 to 0.**

Workshop Adjourned at 4:00 PM.

The next scheduled Plan Commission meeting is a special joint meeting with City Council scheduled for Thursday, April 16, 2026.

April 15, 2026



PLANNING & ECONOMIC DEVELOPMENT
808 W. SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3329
509.625.6500
MY.SPOKANECITY.ORG

MEMORANDUM

To: Spokane Plan Commission

From: Tim Thompson

Date: April 22, 2026

Subject: Code Modernization Project – Policy Discussion Topics

Purpose

The following topics are intended to guide policy-level discussion related to the City's development code modernization effort. Each topic presents a key policy choice and associated tradeoffs. The goal is to provide direction that will inform preparation of the draft development code.

Topics

1. Level of Regulation

Why this matters:

The code includes many requirements that can affect cost and complexity.

Key question:

How much regulation is needed?

Options:

- Keep rules simple and scaled to the project
- Apply similar rules to most projects

Tradeoffs:

- Ease of development vs. consistency
- Lower cost vs. higher expectations

Direction from the Commission:

How much regulation is appropriate?

2. Development Certainty

Why this matters:

Today, the review process often includes multiple steps and changing requirements. This can create uncertainty for applicants.

Key question:

When should someone know what they can build?

Options:

- Early decision through one main review
- Allow changes over time through multiple reviews

Tradeoffs:

- More certainty early vs. more flexibility later
- Faster decisions vs. more refinement

Direction from the Commission:

Should the City move toward earlier, clearer decisions or keep the current approach?

3. Zoning and the Comprehensive Plan

Why this matters:

The comprehensive plan sets long-term direction. Zoning carries it out. In some areas, they do not match today.

Key question:

Who should decide when zoning changes happen?

Options:

- City updates zoning across the city
- Property owners request changes over time

Tradeoffs:

- City control vs. property owner choice
- Faster alignment vs. gradual change
- More nonconformities vs. fewer immediate impacts

Direction from the Commission:

Should the City align zoning citywide or continue with property owner-initiated changes?

4. Flexibility in Rules

Why this matters:

Some standards are strict, others allow flexibility. Each approach has pros and cons.

Key question:

Should the rules be strict or allow flexibility?

Options:

- Clear, fixed rules
- Allow adjustments for site-specific situations

Tradeoffs:

- Consistency vs. flexibility
- Clear expectations vs. case-by-case decisions

Direction from the Commission:

How much flexibility should be built into the code?

5. Nonconforming Uses

Why this matters:

Previous & future code updates may create circumstances where properties no longer meet regulations, which creates nonconformities.

Key question:

How should we handle nonconforming uses, structures, and sites?

Options:

- Allow them to continue and improve
- Limit them over time
- And where?

Tradeoffs:

- Support reinvestment vs. move toward full compliance

Direction from the Commission:

How should the City treat nonconforming properties going forward?

6. Allowed Uses

Why this matters:

The code controls what uses are allowed. Some are allowed outright, others require review.

Key question:

How many uses should be allowed without special approval?

Options:

- Allow more uses by right with clear rules
- Keep more uses subject to review

Tradeoffs:

- Speed and predictability vs. more control
- Less process vs. more input

Direction from the Commission:

How flexible should the code be in allowing uses?

Desired Outcome

Staff is looking to understand where the Commission stands on these topics and any key concerns. This is not a formal decision, the goal is to help guide how the code is drafted.

BRIEFING PAPER
Plan Commission
Integrated Capital Management
April 22, 2026

Subject

2027 - 2032 Six-year Comprehensive Street Program

Background

In support of the State Growth Management Act and the City of Spokane's Comprehensive Plan, the City must maintain 6-year capital financing plans for certain providers of public facilities and services. Accordingly, the City must maintain a 6-year capital financing plan for its capital street program. Pursuant to RCW 35.77.010 the capital street program must be adopted before July 1 of each year, and filed with the Secretary of Transportation not later than 30 days after adoption. To determine the plan's consistency with the Comprehensive Plan, it is scrutinized by the City Plan Commission. The Plan Commission then makes a recommendation to the City Council as to the program's consistency with the Comprehensive Plan. The City Council then accepts or modifies the plan accordingly.

Each new project to the 6-Year Program is assessed for compliance with the Comprehensive Plan by verifying fulfillment of the Transportation goals and policies (TR's). Staff have prepared an assessment, and seek recommendation to the City Council regarding program compliance. This assessment has been reviewed by the Plan Commission Transportation Subcommittee.

Impact

In order to comply with the provisions of the Growth Management Act and RCW 35.77.010, and for the City of Spokane to qualify for grant and low interest loan funds, it is required that the City maintain a 6-Year Capital Improvement plan for its capital street program.

Action

A Consistency Review Workshop was conducted to assure compliance with the Comprehensive Plan for all new projects brought into the 6-Year Street Program this year.

Through this Hearing the workshop effort will be validated and the Plan Commission will make a formal recommendation to the City Council regarding the 6-year Street Program's consistency with the comprehensive plan.

STREET PROGRAM RECONCILIATION SHEET

(Comparing 2027-32 against 2026-31 6yr. Program)

New Projects Added to Six-Year Program (2027-2032)

Section/ Funds CN Year	Project Name	Project Description	Purpose Statement	Project Phase Fully Funded			Cost Estimate
				Planning	Design	Constr.	
<i>Bridge Rehabilitation 2029</i>	Monroe St. Bridge Rehab	Complete deck and joint repair and rehabilitate the south jump span.	Bridge deck maintenance and preservation to protect the bridge structure, extend bridge life and delay need for more costly rehabilitation.	n/a	No	No	\$4.3M
<i>Bridge Rehabilitation 2026/27</i>	Riverside-1st Ave.-Sprague Bridge Decks Rehab	Bridge deck surface rehabilitation and preservation.	Bridge deck maintenance and preservation to protect the bridge structure, extend bridge life and delay need for more costly rehabilitation.	n/a	Yes	Yes	\$1.42M
<i>Capital Improvements 2027/28</i>	Grand Blvd. - 13th to 29th	Pavement rehabilitation and preservation. Asphalt grind and overlay, pavement repair and ADA ramps.	Rehabilitate the asphalt pavement surface and extend the life of the pavement structural section.	n/a	Yes	Yes	\$2.49M
<i>Pedestrian & Bike</i>	Centennial Trail Study	Planning and 30% design to widen trail sections to bring this segment up to a fully separated shared use path.	Improve bike and pedestrian safety. Improve usability and access to transit.	Yes	n/a	n/a	\$400k
<i>Pedestrian & Bikeways 2027</i>	Alberta - Gordon to Longfellow Sidewalk	Pedestrian improvements. Work includes ped crossing improvements, sidewalk infill, and related safety improvements.	Improve bike and pedestrian safety. Address gaps in the active transportation network. Improve access to transit.	n/a	Yes	Yes	\$810k
<i>Steet Capital Maintenance 2028/29</i>	Mission - Napa to Greene G&O	Pavement rehabilitation and preservation. Asphalt grind and overlay, pavement repair and ADA ramps.	Rehabilitate the asphalt pavement surface and extend the life of the pavement structural section.	n/a	Yes	Yes	\$1.52M
<i>Steet Capital Maintenance 2028/29</i>	Crestline St. - Illinois to Francis Chip Seal	Pavement preservation via chip seal surface treatment.	Preserve and extend the life of the pavement surface.	n/a	Yes	Yes	\$1.1M
<i>Steet Capital Maintenance 2028/29</i>	Ash/Maple/Monroe G&O	Pavement rehabilitation and preservation. Asphalt grind and overlay, pavement repair and ADA ramps.	Rehabilitate the asphalt pavement surface and extend the life of the pavement structural section.	n/a	Yes	Yes	\$6.96M
<i>Steet Capital Maintenance 2028/29</i>	29th Ave./Sprague G&O	Pavement rehabilitation and preservation. Asphalt grind and overlay, pavement repair and ADA ramps.	Rehabilitate the asphalt pavement surface and extend the life of the pavement structural section.	n/a	Yes	Yes	\$5.12M
<i>Steet Capital Maintenance 2027</i>	Driscoll - Garland to Rowan Chip Seal	Pavement preservation via chip seal surface treatment. Modify striping and parking layout to upgrade bike lanes to protected lanes.	Extend the life of the pavement structural section. Upgrade bike lanes.	n/a	Yes	Yes	\$500k
<i>Impact Fee 2028/29</i>	Nevada / Magnesium Intersection Improvements	Install left turn protected-permitted phasing, restripe for WBL and EBL turn lanes, add WBR, one through lane east-west. ROW acquisition may be required on NE corner.	Address intersection capacity deficiency.	n/a	Yes	Yes	\$1.1M

**STREET PROGRAM
RECONCILIATION SHEET
New Projects Added to Six-Year
Program (2027-2032)**

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
Comprehensive Plan Chapter 4 Policies TR:	Transportation Network for All Users	Transportation Supporting Land Use	Transportation Level of Service	Transportation Demand Management Strategies	Active Transportation	Commercial Center Access	Neighborhood Access	Moving Freight	Promote Economic Opportunity	Transportation System Efficiency & Innovation	Transit Operational Efficiency	Prioritize and Integrate Investments	Infrastructure Design	Traffic Calming	Activation	Right-Of-Way Maintenance	Paving Existing Unpaved Streets	Parking	Plan Collaboratively	Bicycle/Pedestrian Coordination	Safe & Healthy Community, Education & Promotion	Law Enforcement & Emergency Management	Effective and Enhanced Public Outreach
Monroe St. Bridge Rehab						X	X	X		X						X			X				X
Riverside-1st Ave.-Sprague Bridge Decks Rehab						X	X	X		X						X			X				X
Grand Blvd. - 13th to 29th G&O	X	X			X	X	X	X		X			X	X	X	X			X	X			X
Centennial Trail Study	X			X	X					X			X	X	X				X	X			X
Alberta - Gordon to Longfellow Sidewalk	X			X	X					X				X	X				X	X			X
Mission - Napa to Greene G&O	X	X			X	X	X	X		X						X			X	X			X
Crestline St. - Illinois to Francis Chip Seal	X	X			X	X	X	X		X						X			X	X			X
Ash/Maple/Monroe G&O	X	X			X	X	X	X		X						X			X	X			X
29th Ave./Sprague G&O	X	X			X	X	X	X		X						X			X	X			X
Driscoll - Garland to Wellesley Chip Seal	X	X			X	X	X	X		X						X			X	X			X
Nevada / Magnesium Intersection Improvements	X	X	X				X	X	X	X			X	X	X				X	X			X