



Plan Commission Agenda

Regular Meeting

Wednesday, July 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 [6/10/2026](#) 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 – 2:40 [Design Review Comp Plan Policy Review](#) (KayCee Downey)
2. 2:40 – 3:10 [BUILDSpokane Update](#) (Tim Thompson, KayCee Downey)
3. 3:10 – 3:45 [FLUM Development Update](#) (Kevin Freibott)

Adjournment: The next regularly scheduled PC meeting will be Wednesday, August 12, 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, July 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](#)

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)

August, 12, 2026 - Plan Commission (90 minutes available) Hybrid

- 6-year CIP – Introduction workshop
- PlanSpokane FLUM Discussion
- HOLD: PlanSpokane Chapter Review Themes
- BUILDSpokane Update

August 26, 2026 - Plan Commission (90 minutes available) Hybrid

- Division St. Transit Oriented Development Plan – Consideration of Adoption by Resolution

September 9, 2026 - Plan Commission (90 minutes available) Hybrid

- BUILDSpokane Update
- PlanSpokane FLUM Discussion
- HOLD 5th Avenue Community Plan

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Plan Commission – Meeting Minutes Draft

Wednesday, June 10, 2026

City Council Briefing Center

Meeting called to order at 2:00 PM by President Bank

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

- *None*

Attendance:

- Commission Members Present: Jesse Bank, Ryan Patterson, Amber Lenhart, David Rasanen, Tyler Tamoush, Jill Yotz
- Commission Members Not Present: Kyle Madsen, Tim Williams
- Non-Voting Members Present: Community Assembly Liaison Linda Carroll
- Non-Voting Members Not Present: CM Kitty Klitzke
- *Quorum Present:* Yes
- Staff Members Present: Spencer Gardner, Emily King, Jackie Johnsen, Tim Thompson, Tirrell Black, Ali Brast, Maren Murphy, KayCee Downey, Kiera Randal, Amanda Beck

Minutes: Minutes from 5/27/2026 approved unanimously.

Briefing Session:

- **Community Assembly Liaison Report** – Linda Carroll
 - At the Community Assembly meeting, because of the results achieved by the Planning Department with the ReFive Plan through a process that began with broad and continuous consultation with community institutions, Community Assembly wrote a letter to the Planning Department, Mayor's Office, and City Council urging that a similar process be followed in working on the future land use map.
- **President Report** – Jesse Bank
 - President Bank made note of the large amount of public comment that has been received from members of the public with respect to a proposed data center project and thanked those that submitted comments. It is certainly something we are tracking, but there is not an active proposal on the table in our jurisdiction. There is nothing currently we can act on with respect to that specific proposal, however, now is the time for members of the community to get engaged with the Comprehensive Plan. The Comprehensive Plan does touch on a number of issues that are very relevant to a lot of the concerns that were raised in those comments. This is the time to get those pieces of policy established so that they can guide future decisions when there is a proposal on the table. President Bank encouraged members of the public to get involved in the Comprehensive Plan, as that is the perfect avenue to have concerns voiced and heard. A great amount of time has been given to things like protecting the aquifer, ensuring there are adequate power supplies, a clean environment, and habitat corridors; all those types of things are addressed in that document. It is intended to provide guidance for decisions going forward for the next many years. We look forward to further discussions on the matter.
- **Secretary Report** – Tirrell Black
 - Tirrell is filling in for Spencer today as he has to leave early.
 - Tirrell reminded the Design Review Subcommittee that we are working on scheduling meetings, and members should see a request for that soon.
 - Tirrell also reminded everyone that PlanSpokane chapter updates were posted at the end of May.
- **Transportation Commission Liaison Report** – Ryan Patterson
 - There hasn't been a meeting since the Plan Commission's last meeting. Vice President Patterson did note that there was a car versus cyclist collision this morning on 2nd in the bike lane. It was a hit and run but the cyclist was mobile after. It is a reminder that things we have built in the past are maybe not sufficient to provide safety for people.

Current Agenda: The current agenda was approved.

Informational, Discussion and/or Action Items:

- Design Review Training
 - Presentation provided by: Spencer Gardner and Jackie Johnsen
 - Questions asked and answered.
 - Discussion ensued.

- BuildSpokane – Administration & Procedures Module Review
 - Presentation provided by: Tim Thompson
 - Questions asked and answered.
 - Discussion ensued.

Meeting Adjourned at 4:01 PM.

The next regularly scheduled Plan Commission Meeting on Wednesday, June 24, 2026 is CANCELED.

BRIEFING PAPER
City of Spokane
Plan Commission
Workshop, June 22, 2026



Subject

Design Review within the City of Spokane has gone through recent changes in response to state requirements for clear and objective standards as well as process changes, and it has been recognized that additional changes may be necessary. This workshop is intended to discuss the future role of the Design Review Process, both in the context of policies within the Comprehensive Plan and as a larger discussion to help inform future development code updates associated with BUILDSpokane.

After working with the Plan Commission Subcommittee on Chapter 8, Urban Design and Historic Preservation, a balance was integrated between design standards that support the community's vision for the built environment but that do not create undue barriers to desired development. Two policies that were not substantially updated during the process, however, directly refer to the Design Review Process and, in one policy, the Design Review Board. Planning Staff are seeking feedback on the below policies, along with general direction for what Design Review should look like moving forward.

Policy: DP-1.6, Design Review Process

Apply design guidelines to significant projects through a review process, such as the Design Review Board, that relies on community input and the expertise of design professionals to achieve design performance that meets or exceeds citizens' quality of life expectations.

Policy: DP-1.8, Design Review as Part of the Permit Process

Integrate the design review and permitting process to ensure permit processing is efficient while also enforcing the design standards established to implement the community's vision.

Chapter Review Process

While there are many studies and projects in progress that will inform Comprehensive Plan updates through [PlanSpokane 2046](#), a big part of any periodic update is a review and assessment of the many existing goals and policies. To this end, the City is undertaking a review of the goals and policies in the current Comprehensive Plan, known as the Chapter Review process.

The Comprehensive Plan is made up of 14 Chapters covering a wide range of topics that support the community's growth for the next 20 years. Topics include transportation, community health, the natural environment, neighborhoods, economic prosperity, and the City's growth strategy. Draft of the Comprehensive Plan are now available for public review.

These drafts have been updated based on legislative requirements, community engagement, public comments, and direction from the Spokane Plan Commission.

More information about the Chapter Review process, including draft Chapters, can be found on the project webpage: <https://my.spokanecity.org/planspokane/chapter-review/>

Members of the public can submit comments at any time to PlanSpokane@spokanecity.org. The public is encouraged to include the name and Goal/Policy number(s) as applicable.

Background

The City of Spokane is working through 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. [More information can be found at PlanSpokane.org](https://my.spokanecity.org/planspokane/).

BRIEFING PAPER
City of Spokane
Plan Commission
Workshop, June 22, 2026



Subject

BUILDSpokane is currently working on Module 1: Administration and Procedures, which addresses the processes used to review and approve land use and development applications. The project team is developing an initial draft of Module 1 for presentation to the Spokane Plan Commission later this summer. This workshop will provide an update on the BUILDSpokane code modernization project, including an overview of feedback received from people who regularly use the development code, the work underway on Module 1, and upcoming opportunities for public engagement.

Staff are also seeking Plan Commission input on a preliminary policy framework for community meetings, including when a meeting should be required and the respective roles of applicants, the public, City staff, and decision-makers.

Community meetings are currently held by applicants to provide information to the public about planned projects prior to the submittal of certain applications, while also allowing the public to provide feedback to the applicants. These meetings are informational and do not replace the City's formal application review, public hearing, or decision-making process.

The objective is to provide opportunities for meaningful early public input on projects that warrant additional community discussion, without requiring every development proposal to hold a community meeting. Projects that comply with clear and objective development standards and do not exceed established thresholds generally would not be subject to an additional meeting requirement.

Preliminary Staff Recommendation

Staff recommends that community meetings be required only for projects that exceed clearly defined thresholds or involve significant discretionary review where early public input can meaningfully inform the proposal or the City's evaluation.

Under this approach:

- the applicant would be responsible for conducting and documenting the meeting;

- the City would establish consistent notice, meeting, and documentation requirements;
- City staff could explain the review process and applicable approval standards, as appropriate, but would not conduct the meeting or negotiate project approval;
- the public would have an opportunity to identify site-specific concerns and provide information while aspects of the proposal remain open to consideration;
- the applicant would be responsible for considering the input received and documenting whether the proposal was modified;
- the meeting would not constitute a public hearing, require community approval, or create authority to impose conditions unrelated to adopted approval criteria; and
- projects that comply with clear and objective standards and do not exceed the adopted thresholds generally would not be required to hold a community meeting.

Potential community-meeting triggers could include:

- a traffic impact analysis required under adopted City thresholds;
- a conditional use permit, major variance, planned development, site-specific rezone, or other significant discretionary approval;
- development exceeding objective thresholds based on project size, number of units or lots, floor area, acreage, occupancy, or intensity;
- a major subdivision, phased development, institutional master plan, or significant amendment to an approved master plan; or
- a defined level of environmental review associated with potentially significant project impacts.

The thresholds should be objective, predictable, and directly related to whether early public input can meaningfully inform the proposal or the City's review. A community meeting should not be required solely because a project is controversial, is located near existing residential development, or involves a use or development intensity already allowed by the development code.

Staff recommends further analysis of appropriate numerical thresholds using recent Spokane development applications before final code language is prepared. This analysis should evaluate how potential thresholds would have applied to actual projects and whether the resulting meeting requirement would have provided a meaningful opportunity for public input.

Plan Commission Input Requested

Staff requests Plan Commission input on:

- whether the preliminary policy framework appropriately balances meaningful public input with predictable development review;
- whether the proposed categories of project triggers are appropriate;
- what additional factors, if any, should be considered when establishing objective thresholds;
- whether the proposed roles of the applicant, the public, City staff, and the decision-maker are clear and appropriate;
- what information applicants should be required to present at a community meeting;
- what documentation applicants should submit following the meeting; and

- whether additional analysis should be completed before specific numerical thresholds are recommended.

Background

The City of Spokane is undertaking a comprehensive update of Title 17 of the Spokane Municipal Code (i.e. the Spokane Development Code or "SDC"), which governs zoning, land use, and development review processes. The code modernization project, named BUILDSpokane, will focus on improving the SDC's useability, aligning regulations with adopted plans and policies, and implementing regulatory best practices.

Recent legislation, state mandates, and regional planning initiatives – along with years of piecemeal adjustments to the existing Title 17 - necessitate a holistic examination of the SDC. BUILDSpokane represents the first comprehensive update to the regulations in many years and is intended to:

- Modernize the City's regulatory framework;
- Align the development regulations with current policy objectives outlined in the Comprehensive Plan;
- Reduce or eliminate barriers to development and redevelopment;
- Promote affordability, equity, and sustainability; and
- Improve transparency and efficiency in development reviews.

The project is also intended to establish clear and predictable development review procedures, clarify the roles of participants in the review process, and improve coordination among reviewing departments.

Module 1 will establish the procedural framework for future development review. The draft is expected to address application types, decision-makers, notice and public involvement, review timelines, approval criteria, appeals, vesting, expiration of approvals, and related administrative procedures.

Questions and comments about the BUILDSpokane code modernization project can be sent to DevelopmentCode@spokanecity.org.

The logo for BUILD SPOKANE features a stylized map of Spokane in shades of blue and purple, with the words "BUILD SPOKANE" in white text to its right.

**Learn More About
the City of Spokane's
Code Modernization Project**

my.spokanecity.org/projects/buildspokane-code-modernization-project/

A square QR code located on the right side of the blue banner, which likely links to the project's website.

July 15, 2026

Spokane Plan Commission
City of Spokane

Re: Update on the Future Land Use Map (FLUM)

Dear President Bank and Plan Commissioners,

During your upcoming workshop we would like to provide the Plan Commission with updates and information regarding the ongoing development of the Future Land Use Map (FLUM). I'm pleased to report that after many months of work and great conversations with Plan Commission and many from the Spokane community, we have nearly completed the initial working draft of the FLUM!

In May we introduced a work plan for creating the FLUM via four steps:

Convert—Amend—Engage—Finalize

The team has completed the conversion from the existing Land Use Plan Map (**Convert**) as well as the changes to the map necessary to begin to implement the vision and growth strategy in PlanSpokane 2046 (**Amend**). A little cleanup is still underway to ensure accuracy and data fidelity. We are working hard to prepare the initial draft FLUM for the **Engage** stage.

We aim to publish the draft FLUM online by the first week of August. This publication will initiate what we hope will be many conversations with neighborhoods, residents, visitors, and the Plan Commission as well. This new engagement will add to the significant amount of input already generously provided by the public over the previous months, as well as by yourselves in our past workshops on these topics.

I will be on hand during the Plan Commission's July 22 workshop to discuss the overall status of the FLUM, provide some color and statistics comparing the existing Land Use Plan Map and the FLUM, and to answer any overall questions from the Plan Commission.

Of course, this first draft of the FLUM is *not* the final say on Land Use Designations and growth in the City. Rather, it represents the next logical step in the overall Comprehensive Plan Update process. Further refinement will be necessary, and we look forward to gathering public input and comments on the map as the summer continues. This version of the FLUM is critical, however, as it provides the public and yourselves with a starting point from which the final FLUM will be built.

In addition to the FLUM, please remember the various draft chapters are available online at <http://planspokane.org>. Comments have already been submitted by some of the public and we're considering each one carefully. The next updates to the chapters are expected at the same time the FLUM is published, in early August, so everyone is encouraged to submit their comments in writing anytime at planspokane@spokanecity.org.

I look forward to seeing you all on July 22. If you have any questions before then, feel free to contact our team at planspokane@spokanecity.org and we'll do our best to answer your questions. Thanks.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin Freibott", with a stylized flourish at the end.

Kevin Freibott, Senior Planner
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