



Plan Commission Agenda

Regular Meeting

Wednesday, September 23, 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 [9/9/2026](#) 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 – 2:45 [6 Year CIP Workshop](#) (Della Mutungi, Jacob Miller, Mark Papich)
2. 2:45 – 3:20 [PlanSpokane Future Land Use Map \(FLUM\)](#) (Kevin Freibott)
3. 3:20 – 3:50 WUI/Fire Policy Discussion Continued (Spencer Gardner)
4. 3:50 – 4:00 BUILDSpokane Update (Tim Thompson)

Adjournment: The next regularly scheduled PC meeting will be Wednesday, October 14, 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, September 23, 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 – Meeting Minutes Draft

Wednesday, September 9, 2026

Hybrid Meeting in City Council Briefing Center & Microsoft Teams

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. Three minutes each.

- *None*

Attendance:

- Commission Members Present: Jesse Bank, Ryan Patterson, Amber Lenhart, Kyle Madsen, David Rasanen, Tyler Tamoush, Jill Yotz
- Commission Members Not Present: Tim Williams
- Non-Voting Members Present: City Council Liaison Kitty Klitzke, Community Assembly Liaison Linda Carroll
- Non-Voting Members Not Present: None
- *Quorum Present:* Yes
- Staff Members Present: Spencer Gardner, Emily King, Tim Thompson, Brandon Whitmarsh, Kevin Freibott, Maren Murphy, Ryan Roller, Sarah Sirott, Logan Camporeale, Megan Duvall, Amanda Beck

Minutes: Minutes from 8/26/2026 approved unanimously.

Briefing Session:

- **Community Assembly Liaison Report** – Linda Carroll
 - During the September 3rd Community Assembly meeting, Linda encouraged members to work with Neighborhood Councils to work on their response to the Future Land Use Map and reminded them that the public comment period will end on October 2nd.
 - Linda also noted that President Bank's characterization of certain public comments made at our last meeting and recorded into the minutes is thereby made available to the public, who are not able to assess the characterization until the comments are made public.
- **President Report** – Jesse Bank
 - President Bank also noted that the comment period on the Future Land Use Map is open. They have received a lot of good comments.
- **Secretary Report** – Spencer Gardner
 - Spencer first introduced Ryan Roller, a new legal intern in the City Attorney's office. He will be sitting in on Plan Commission meetings.
 - Lauren Pangborn has been nominated as a new Plan Commission member to City Council. They are expected to act on her nomination tonight, so she will be joining as a commissioner at the next meeting.
- **Transportation Commission Liaison Report** – Ryan Patterson
 - There has not been a Transportation Commission meeting since the last Plan Commission meeting.

Current Agenda: The current agenda was approved.

Informational, Discussion and/or Action Items:

- BUILDSpokane Update
 - Presentation provided by: Tim Thompson
 - Questions asked and answered.
 - Discussion ensued.
- PlanSpokane FLUM Discussion

- Presentation provided by: Brandon Whitmarsh
 - Questions asked and answered.
 - Discussion ensued.
- PlanSpokane Draft Policies Related to Wildfires/Emergency Management
 - Presentation provided by: Maren Murphy
 - Questions asked and answered.
 - Discussion ensued.
- Fire Response: Regulatory Relief for Impacted Properties
 - Presentation provided by: Spencer Gardner
 - Questions asked and answered.
 - Discussion ensued.

Motion: *I [Commissioner Tamoush] move to recommend the letter as written.* Seconded by Vice-President Patterson.

Motion passes unanimously.

Meeting Adjourned at 4:04 PM.

The next regularly scheduled Plan Commission Meeting is on Wednesday, September 23, 2026.

**BRIEFING PAPER
City of Spokane
Plan Commission
Workshop
September 23, 2026**

Subject

As part of the overall budget discussion, the City must adopt a new 6-year Capital Improvement Program (CIP), which is then adopted as an appendix to the Comprehensive Plan. Following last month's introduction of the 2027-2032 CIP at Plan Commission, the Plan Commission workshop on September 23 will provide an overview of the new capacity affecting projects in the 2027-2032 CIP.

Background

The CIP is an annual document outlining all expected and funded capital improvement projects for the next six years. Capital projects are typically those resulting in some kind of physical infrastructure or facility, but also include certain intangibles like software.

The Draft 2027-2032 Capital Improvement Program can be found at the link below:

https://spokanecity.openbook.questica.com/#/budget-book/2027-2032_CIP_DRAFT/ef2f53d0-a77b-4d52-91ee-1cdc2e98a6ce

Most of these projects have been on the CIP before and are simply being carried forward into this new CIP. You have seen those before and approved their inclusion. Every year, Plan Commission's review is centered on the consistency the new and expanded capital projects have with the Comprehensive Plan.

New Plan Commission Projects for Review

The focus of the Plan Commission's responsibility is to consider any new projects which expand or directly affect the growth of the city, as described in the Comprehensive Plan. To help you review those aspects, our presentation at the workshop will directly highlight those new projects.

To look specifically at the 9 projects we will discuss with you at the workshop, please refer to the table on the following page. As your review is centered on the consistency these projects have with the Comprehensive Plan, please see the individual project pages linked to in the table to find which Comprehensive Plan policies each project relates to. Each project description in the CIP includes a section labeled "Comprehensive Plan Goals Met," where you will see a list of the policies involved. The full text of those policies can be found by reviewing the Comprehensive Plan itself at www.shapingspokane.org.

The following table lists all new projects in the 2027-2032 CIP that have been identified as projects that need to be reviewed by Plan Commission. Click the link to view project details in the DRAFT 2027-2032 CIP budget book.

BRIEFING PAPER
City of Spokane
Plan Commission
Workshop
September 23, 2026

Project Number	Project Title	Project link
WAT-2026-1869	Austin Rd Trans Main - Five Mile Booster to Strong Storage	Link
WAT-2026-1871	Water Resource Plan	Link
WAT-2026-1872	Woodridge Reservoir	Link
WAT-2026-1904	Maple Street Main Distribution - Dean Ave to Broadway Ave	Link
WAT-2026-1906	Sprague Ave Main Distribution - Lacey Street to Freya Street	Link
WWM-2026-1914	CSO Facility Upsizing	Link
WWM-2026-1916	Northeast Sewer Trunks	Link
WWM-2026-1930	Septic Hauler Off-Site Facility	Link
WWM-2026-1940	CSO 6 & 7 Basin Separation	Link

2027-2032

Capital Improvement Program

Plan Commission Workshop

File 26-019COMP, Comprehensive Plan Amendment

September 23, 2026

Della Mutungi
Planning & Econ. Development

Jacob Miller
Management & Budget



Agenda

1. What is the CIP?
2. General Overview: 2027-2032
3. New Capacity Projects
4. Next Steps



What is the CIP?

- Capital Improvement Program
 - Describes capital projects (physical improvements) . . .
 - Provides information on funding source and year(s) . . .
- Updated Annually
- Adopted as Part of the Budget development process

What is the CIP?



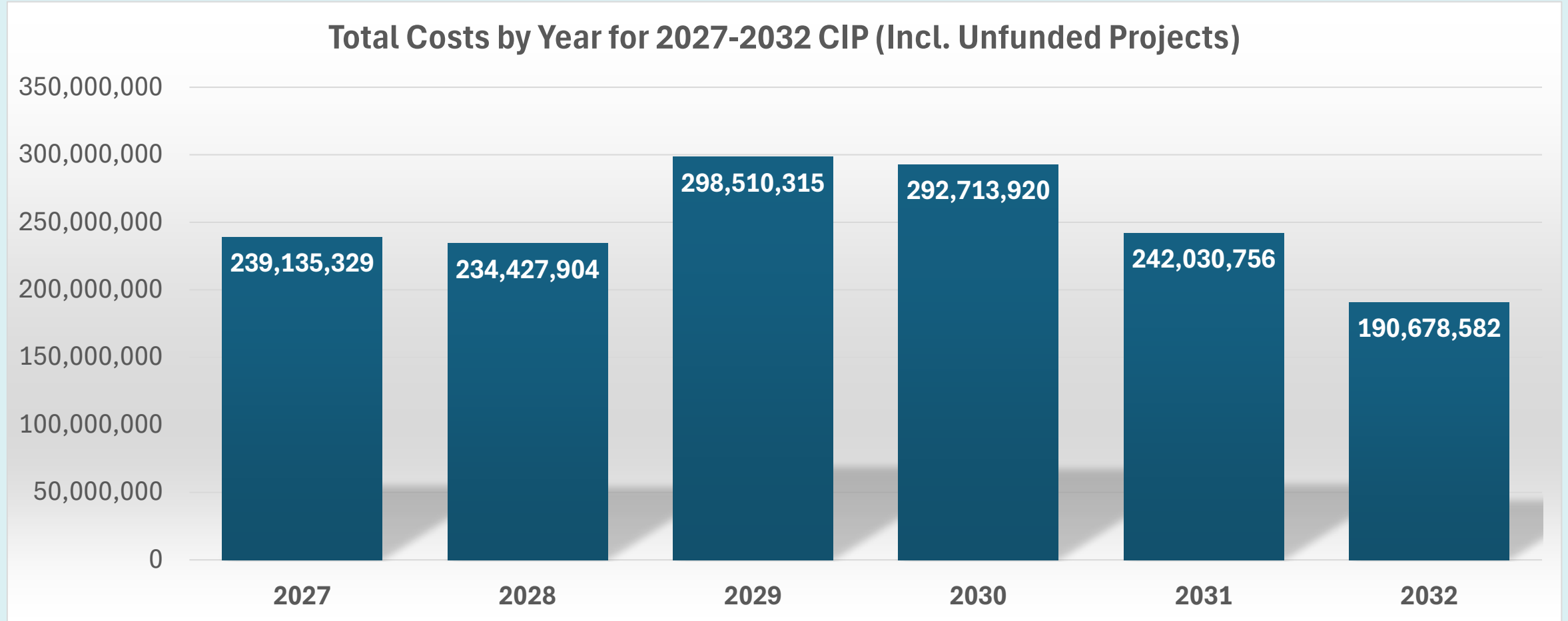
Projects in the CIP

- A tangible asset.
- A useful life of 5+ years.
- A value of \$60,000 or more (single item).
- Project is listed in Chapter 4 or 5 of the Comprehensive Plan.
- Project meets/addresses state or federal requirements.

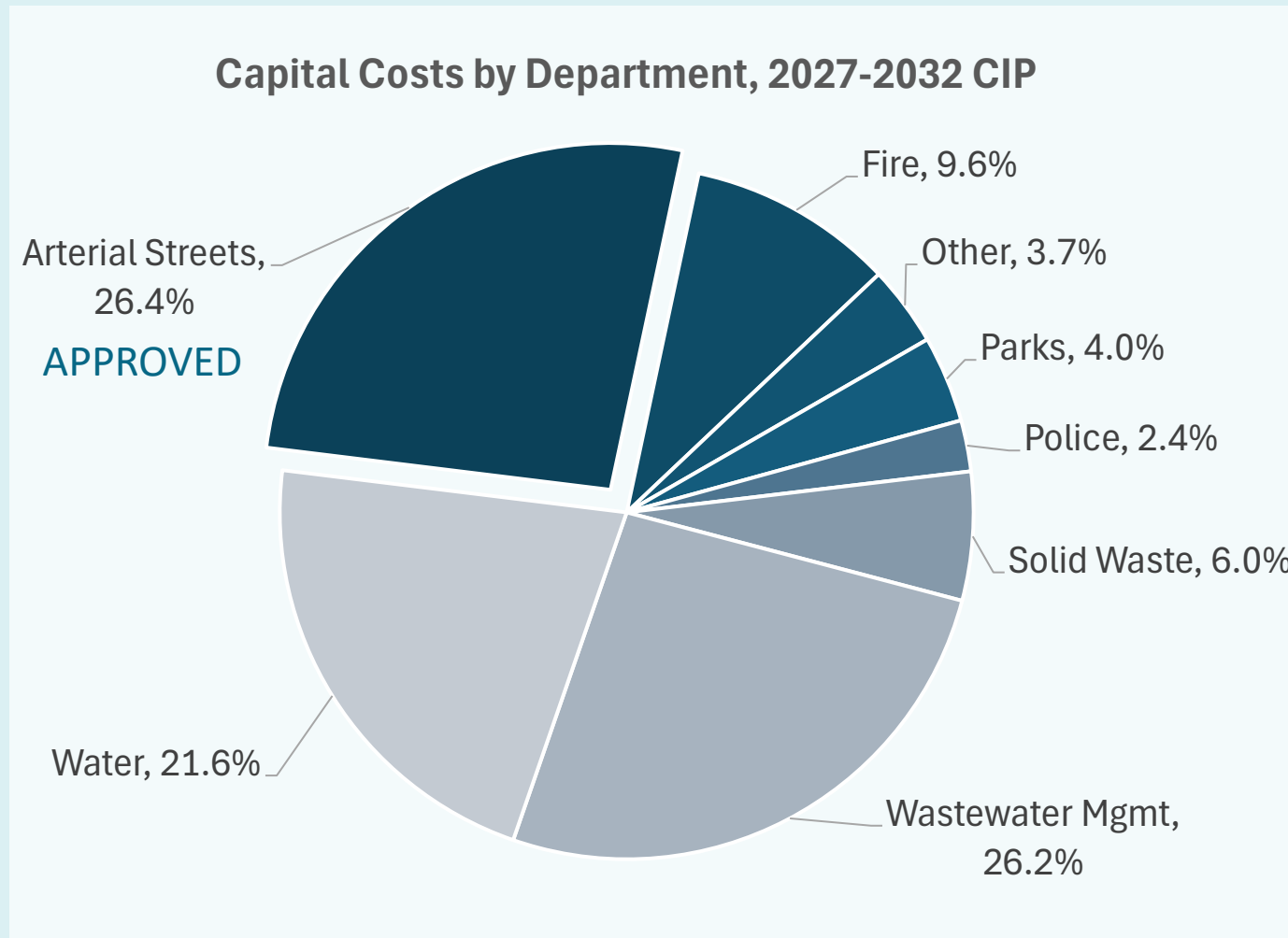
A Note on Funding

- The CIP is generally financially constrained.
- Spokane includes unfunded projects to increase visibility & transparency and to assist in financial planning.
- Unfunded projects are NOT included in the 2027-2028 biennium budget/work program.

CIP 2027-2032 Overview



CIP 2027-2032 Overview



“Other” Departments:

*Facilities
Fleet (Vehicle Pool)
Information Technology
Parking
Street Maintenance*

CIP 2027-2032 Overview

- Various Funding Sources, including . . .
 - Previous Funds (64.8%)
 - Grants (18.6%)
 - Debt (3.7%)
 - General Fund (4.0%)
 - Park Levy (3.0%)
 - REET2 (1.0%)
 - REET1 (1.3%)
 - Contributions (0.8%)
 - Revenues (1.7%)
 - CSST (1.0%)
 - Transfers (0.2%)

Capacity Projects for Review

A note on project review:

Comp Plan Policies and Goals Supported & Implemented by the Project {

5200-500 - Water and Hydroelectric Services Austin Rd Trans Main - Five Mile Booster to Strong Storage

Project Number: WAT-2026-1869 Budget Year: 2027
Project Type: Water Mains Budget Stage: City Council/Public Hearing
Year Identified: 2026 Region: District 3
Funding Status: Partially Funded

Description

This project will support the existing transmission main capacity from the new Five Mile Booster Station to the Strong Road Tank with approximate transmission main. The project should be constructed in phases from the south to the north. The estimated total project capital cost is \$12 Million.

Justification

High velocities in the existing Five Mile Rd transmission mains have existed for over 10 years. After the construction of the new Five Mile Booster S required in the pressure zone's transmission capacity.

Comprehensive Plan Goals Met

CFU 1.2 Operational Efficiency
CFU 2.2 Concurrency Management System

	2027	2028	2029	2030	2031
Expenses	0	200,000	4,000,000	4,000,000	4,000,000
Integrated Capital Management	0	200,000	4,000,000	4,000,000	4,000,000
Construction	0	0	4,000,000	4,000,000	4,000,000
Design	0	200,000	0	0	0
Revenues	0	200,000	4,000,000	4,000,000	4,000,000
Integrated Capital Management	0	200,000	4,000,000	4,000,000	4,000,000
Reserves	0	200,000	4,000,000	4,000,000	4,000,000

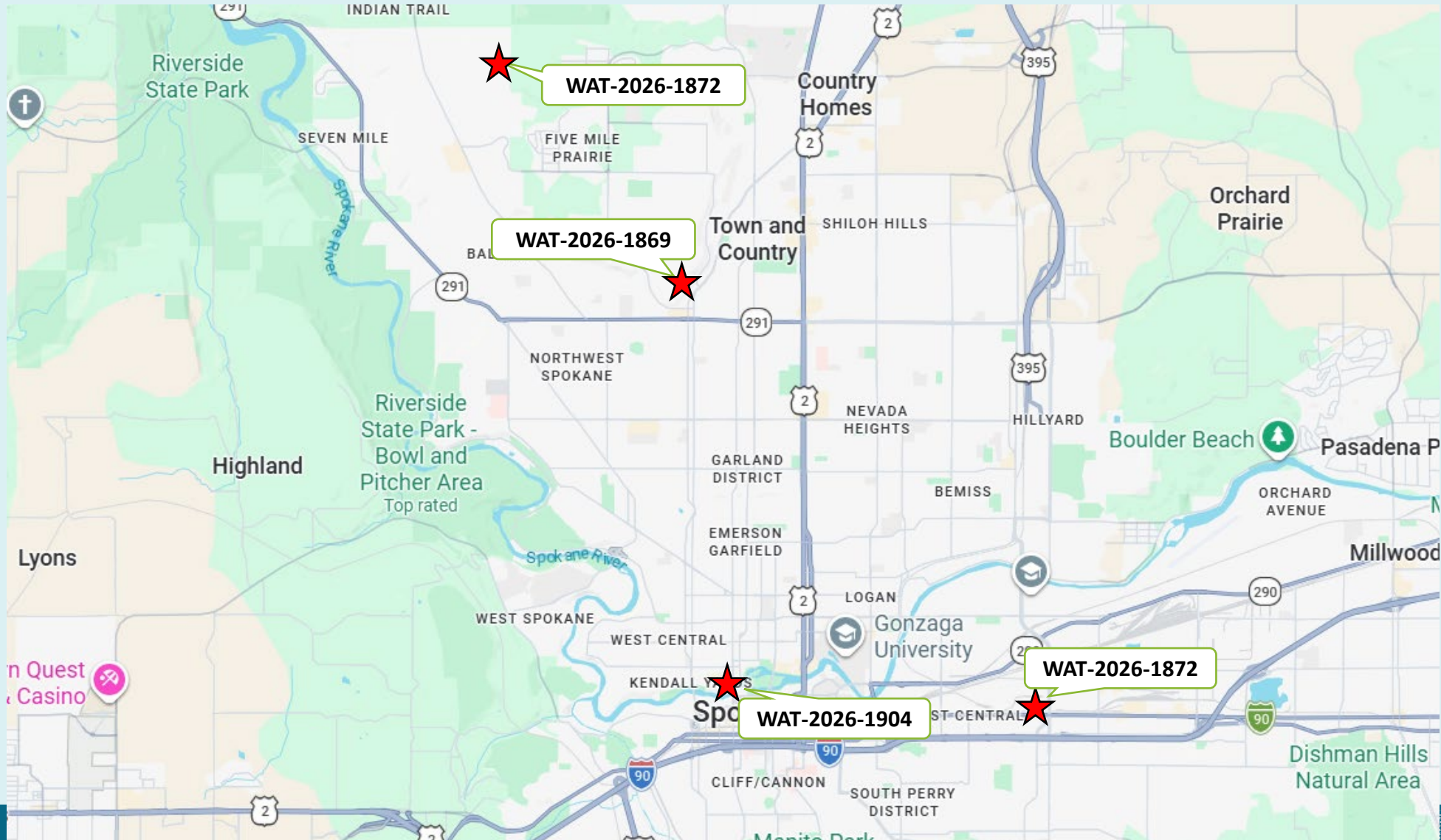
Water Capacity Projects for Review

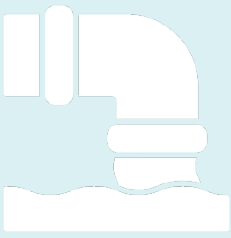


Project Number	Project Title	2027	2028	2029	2030	2031	2032	6-year Total
WAT-2026-1869	Austin Rd Trans Main - Five-Mile Booster to Strong Storage	-	200,000	4,000,000	4,000,000	4,000,000	-	12,200,000
WAT-2026-1871	Water Resource Plan	100,000	200,000	200,000	-	-	-	500,000
WAT-2026-1872	Woodridge Reservoir	-	-	-	-	-	150,000	150,000
WAT-2026-1904	Maple Street Main Distribution - Dean Ave to Broadway Ave	200,000	-	-	-	-	-	200,000
WAT-2026-1906	Sprague Ave Main Distribution - Lacey Street to Freya Street	1,500,000	-	-	-	-	-	1,500,000



Water Capacity Projects for Review



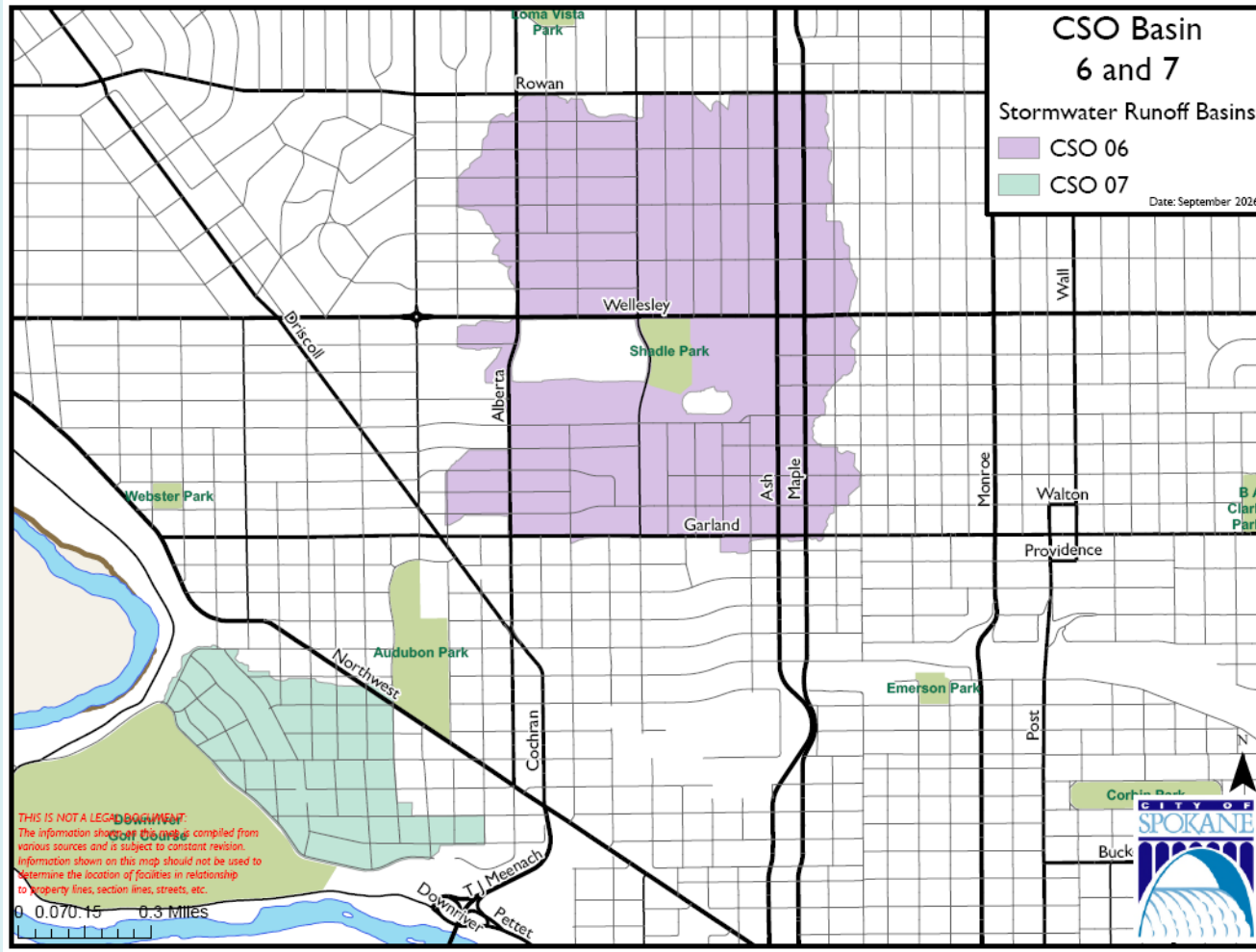
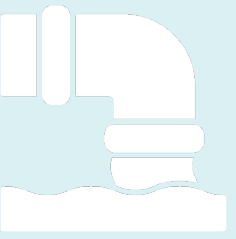


Sewer Capacity Projects for Review

Project Number	Project Title	2027	2028	2029	2030	2031	2032	6-year Total
WWM-2026-1914	CSO Facility Upsizing	-	-	-	-	-	1,000,000	1,000,000
WWM-2026-1916	Northeast Sewer Trunks	-	-	-	-	-	500,000	500,000
WWM-2026-1930	Septic Hauler Off-Site Facility	-	-	-	-	100,000	1,000,000	1,100,000
WWM-2026-1940	CSO 6 & 7 Basin Separation	-	-	-	-	2,500,000	2,500,000	5,000,000



Sewer Capacity Projects for Review



Locations are approximate and may represent multiple projects or locations.

Projects Not Pictured:

- The **Northeast Sewer Trunks** project covers the northeast quadrant of the City
- **CSO Facility Upsizing** project is a citywide project [not pictured].
- The **Septic Hauler Off-Site Facility** location is TBD [not pictured].

Next Steps

- Agency/Public Comment Ends (September 30)
- Staff Request for Permission to Hold Hearing (September 23)
- Plan Commission Hearing (October 14)
- City Council Hearing (November 17)

COMMENTS AND QUESTIONS:
Della Mutungi, Planner II
dmutungi@spokanecity.org
509-625-6895



September 16, 2026

Spokane Plan Commission
City of Spokane

Re: Continuing Workshop on the Future Land Use Map (FLUM)

Dear President Bank and Plan Commissioners,

During this coming workshop the PlanSpokane team would like to continue discussing the draft Future Land Use Map (FLUM). The best source for information regarding the current Draft FLUM can be found on the story map located here:

<https://storymaps.arcgis.com/collections/35f3c11c88084960bfa02e8f6af606a8>

We'd first like to bring back to you a few changes you requested during your September 9 workshop, including the following:

1. Inland Empire Way—Optional Reconfiguration
2. Hamilton Blvd in South Logan—Additional Residential High
3. East of Corbin Park—Adjusted Residential High
4. South Perry Street—Additional Residential High
5. East of Manito Park—Reduced Residential High

Below you'll find some maps showing changes in these areas for your consideration. Regarding the first item, we would like to have a conversation about this property owner request, as staff has continued to explore the requested changes. The remaining items (2 through 5) follow your direct requests. We'd like to confirm we've captured them correctly.

Additionally, as the **ENGAGE** stage of our FLUM development continues, we have received some additional requests and proposals that fit within the realm of the preferred alternative. We'd like to discuss these with you at your workshop, including:

6. Minor correction south of Francis, requested by property owner;
7. Confirmation of Sunset & Government Way as Commercial, not Mixed Use;
8. Minor correction to Mission & Lidgerwood, requested by property owner;
9. Minor adjustment to Mixed Use around Maple & Wellesley, requested by property owner;
10. Minor adjustment to Mixed Use around Mission & Napa, requested by nearby property owner;

Maps will be provided at the workshop showing the changes requested. Additionally, if any additional requests come in that conform to the preferred alternative, we may have more to discuss if time allows.

As a reminder, draft chapters of the comprehensive plan are available online here:

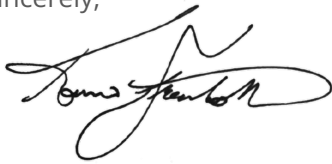
<https://my.spokanecity.org/planspokane/chapter-review/>

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.

I look forward to seeing you all on September 23rd. We recommend you take a little time before our workshop to review the public comments sent to you on PlanSpokane 2046, including the numerous comments shown on the [online story map](#).

As always, if you have any questions feel free to contact our team at planspokane@spokanecity.org and we'll do our best to answer them. Thanks!

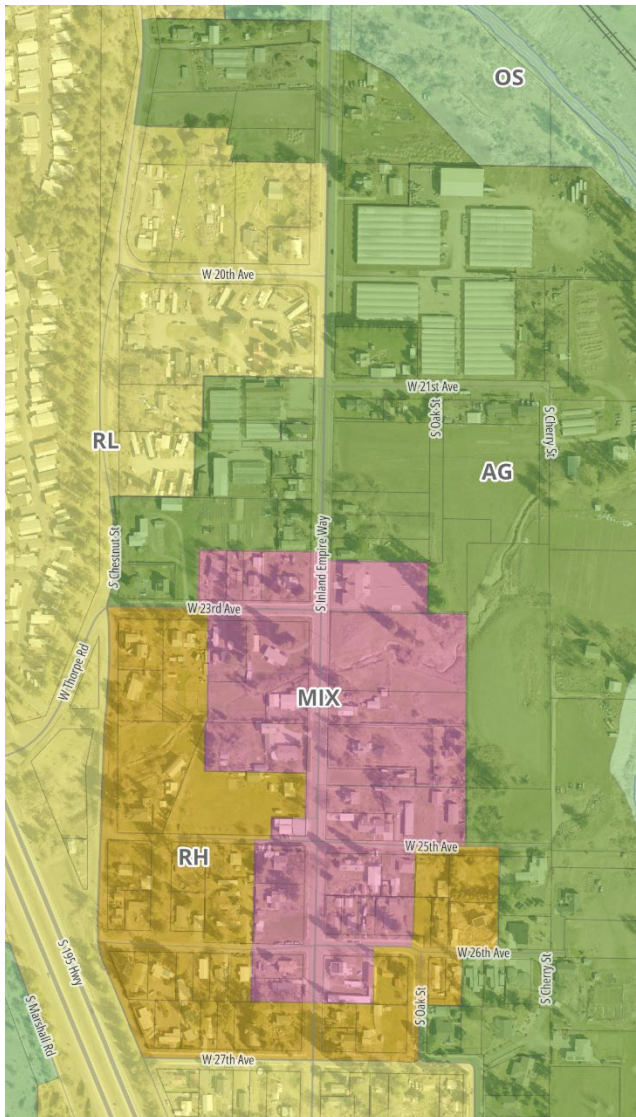
Sincerely,

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

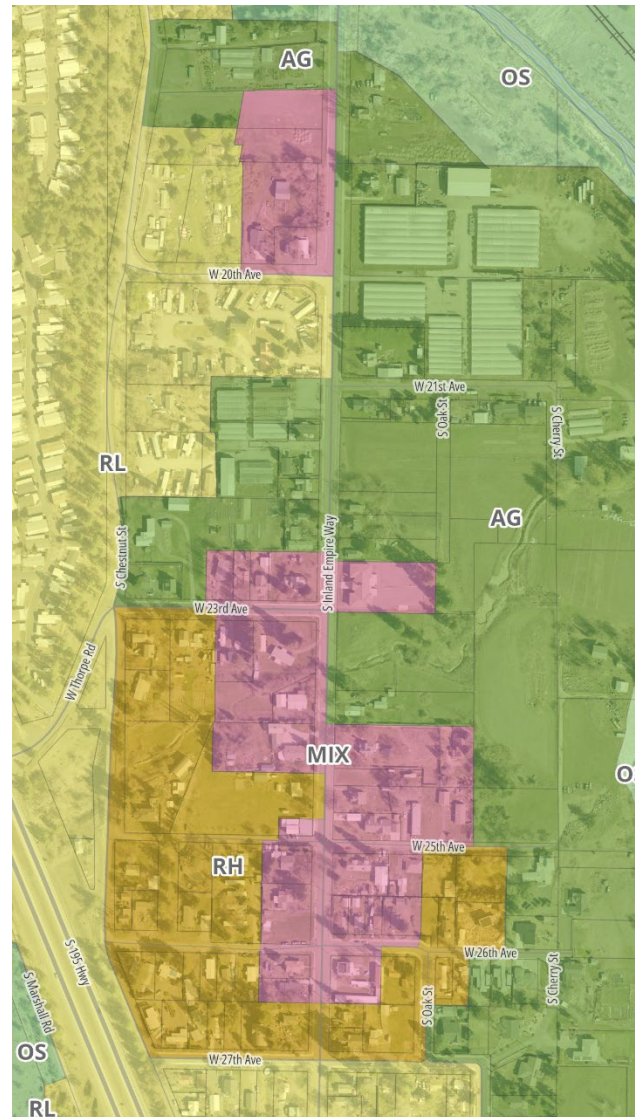
Kevin Freibott, Senior Planner
Planning & Economic Development
kfreibott@spokanecity.org

Item 1: Inland Empire Way Optional Reconfiguration

BEFORE (Aug 1 FLUM)



AFTER (Possible Option)



Summary Area Statistics

BEFORE

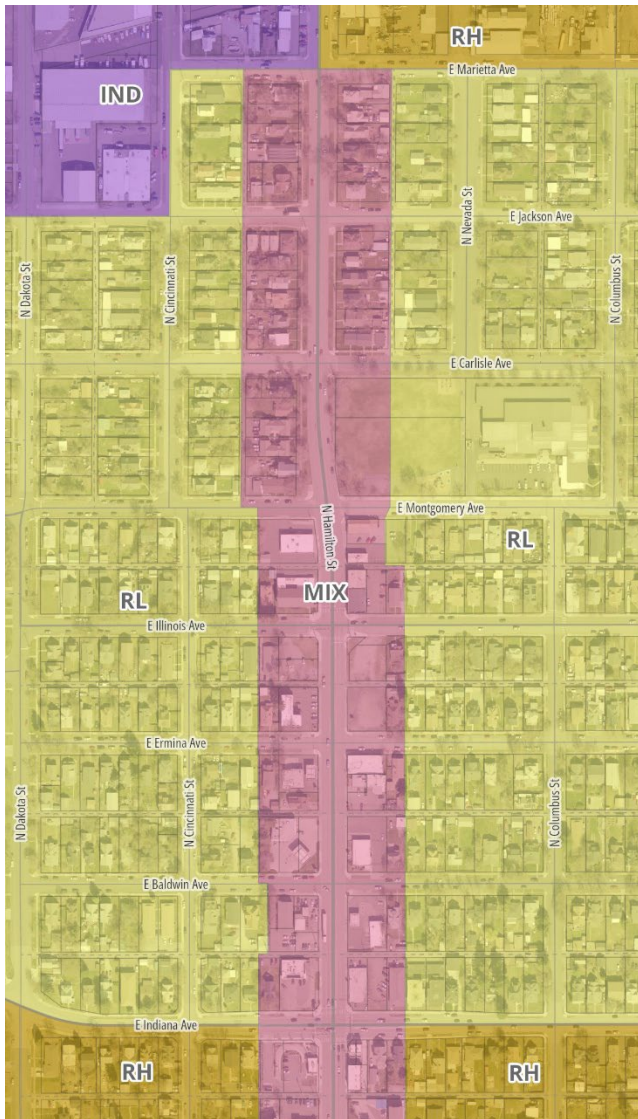
Acres of AG (citywide): 339.3
 Acres of MIX (in view): 35.3
 Acres of RH (in view): 37.3

AFTER

Acres of AG (citywide): 343.0
 Acres of MIX (in view): 39.7
 Acres of RH (in view): 37.3

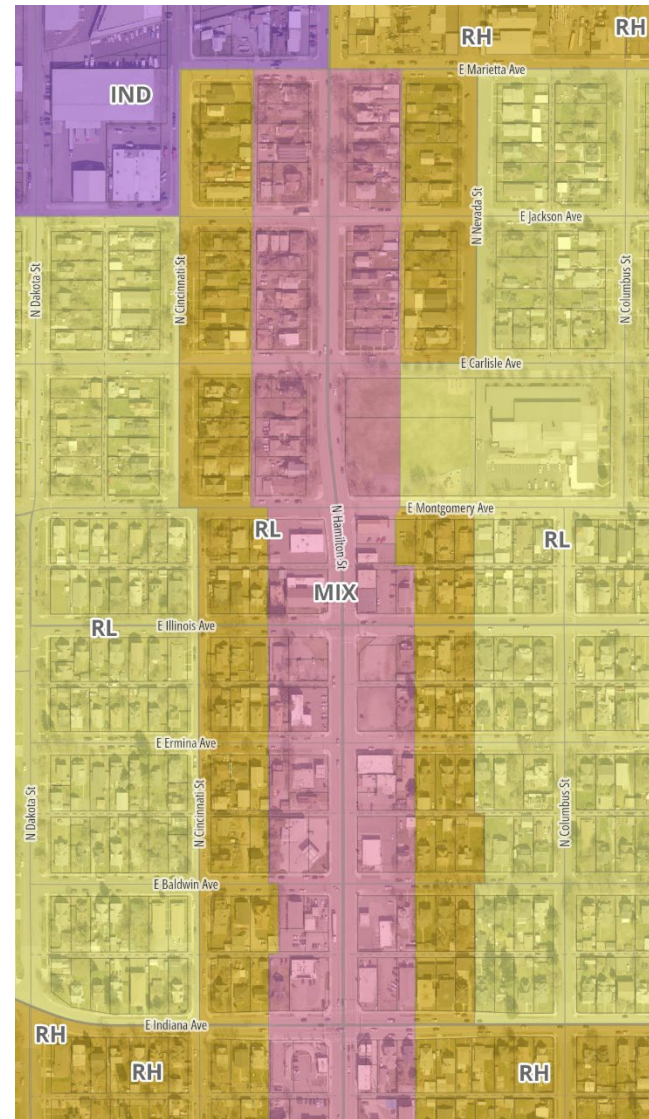
Item 2: Hamilton Blvd in South Logan

BEFORE (Aug 1 FLUM)



Area of Change:
40.8 acres

AFTER (Proposed PC Change)



Item 3: East of Corbin Park

BEFORE (Aug 1 FLUM)



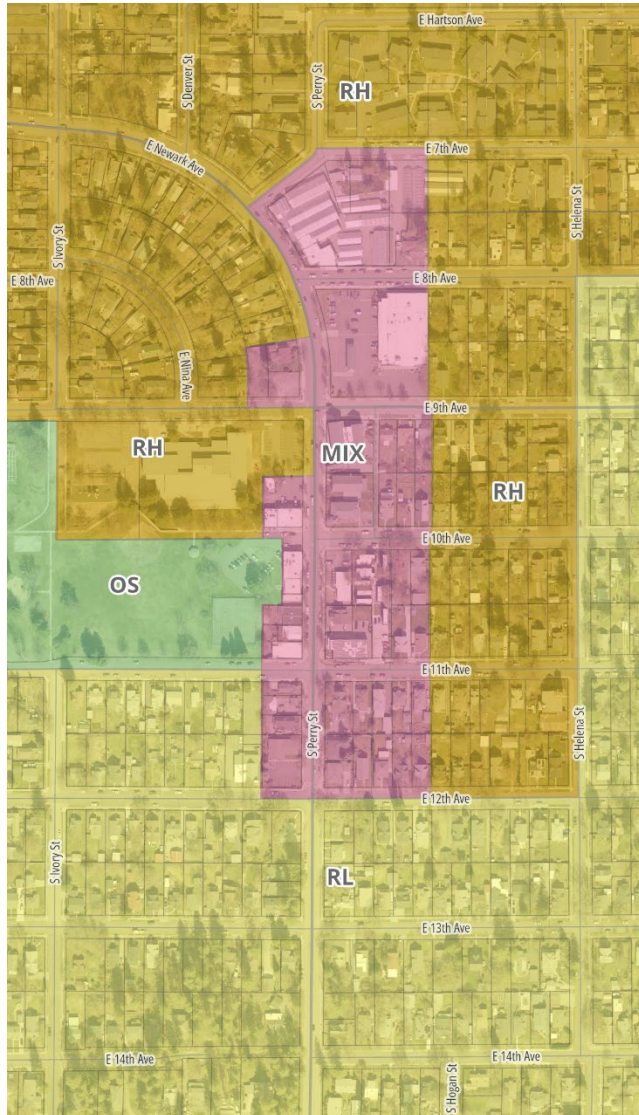
AFTER (Proposed PC Change)

Area of Change:
10.5 acres



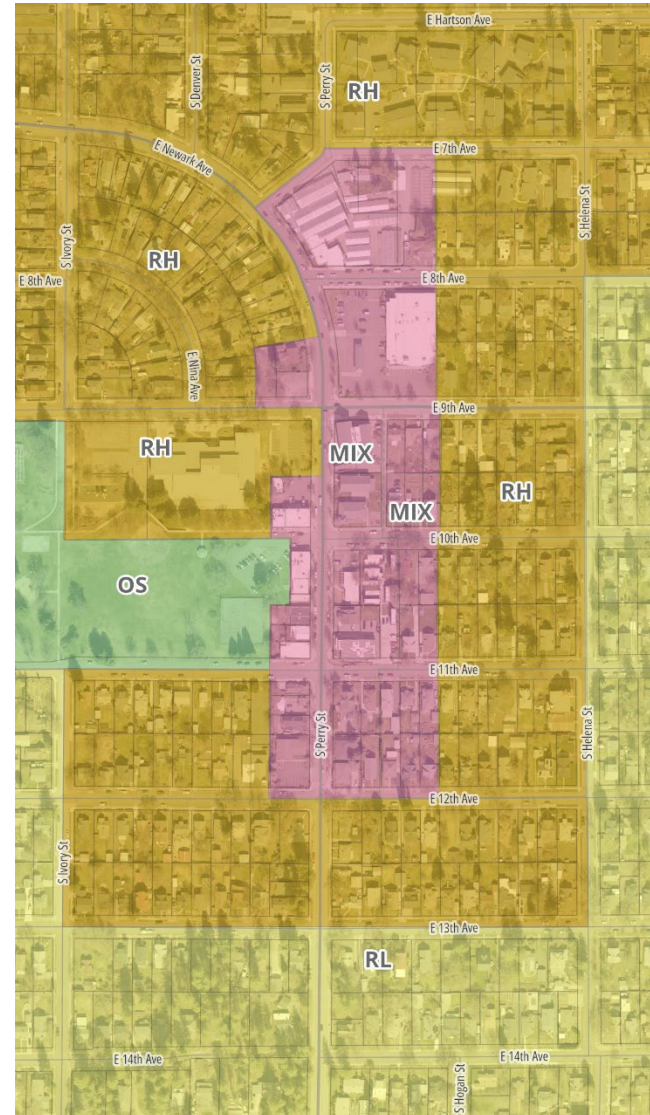
Item 4: South Perry

BEFORE (Aug 1 FLUM)



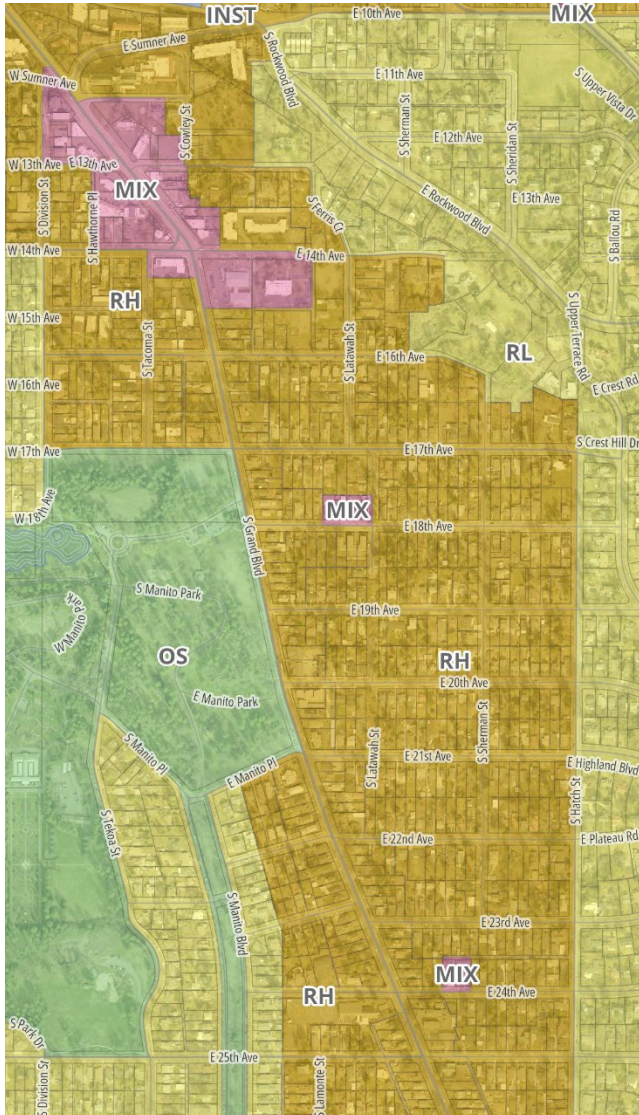
Area of Change:
31.2 acres

AFTER (Proposed PC Change)



Item 5: East of Manito Park

BEFORE (Aug 1 FLUM)



Area of Change:
50.1 acres

AFTER (Proposed PC Change)

