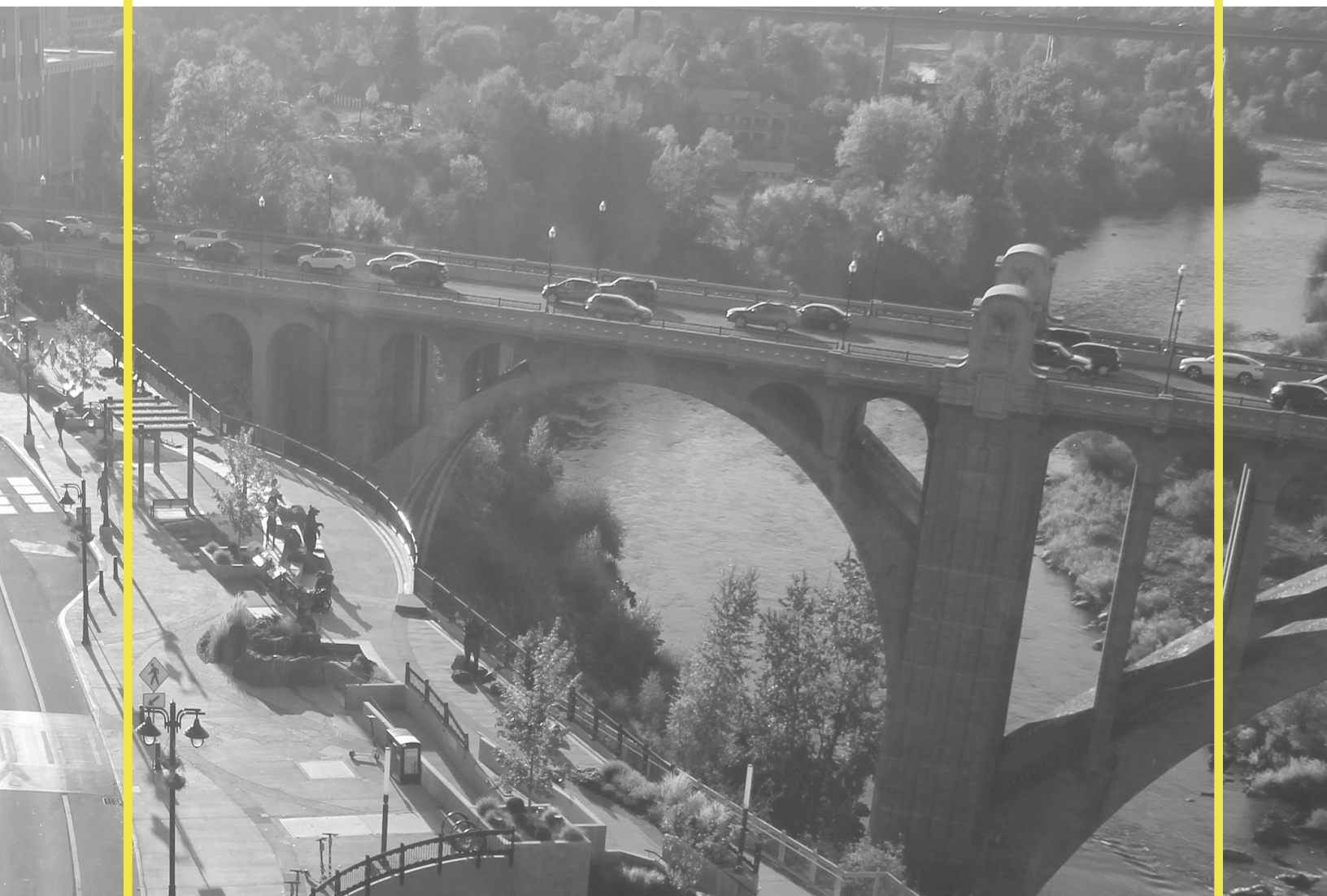


# Plan CITY OF SPOKANE Commmission



2021 A YEAR IN REVIEW



# Purpose of the Plan Commission

The Plan Commission provides advice and makes recommendations on broad planning goals, policies, and other matters as requested by the City Council.

The Plan Commission provides opportunities for public participation in City planning by providing, through its own membership, an informed opinion to complement the work of the City's elected officials and administrative departments. They also solicit public comment on planning issues of City-wide importance or of a substantial community concern, evaluating those comments received. Assistance of experts and others with knowledge or ideas to contribute to City planning are secured as well.

In addition to and in specification of the general charge in Charter Section 128, the commission has authority over and responsibility for the following functions:

**Comprehensive Planning:**

To propose the adoption, coordination, amendment and implementation, from time to time, of the elements of the Comprehensive Plan.

**Zoning:**

To interpret and recommend amendments to the Spokane Municipal Code to determine specified zoning issues not entrusted to the Hearing Examiner, such as area-wide re-zones.

**Annexation:**

To make recommendations to City Council on petitions for annexation of land to the City.

**Meeting date, time and location:** The Plan Commission meets the 2nd and 4th Wednesday of each month at 2 p.m.

**Authorized through Charter  
Section 128 in 1910, and  
SMC 04.12**

# Commission Members

**TODD  
BEYREUTHER**

**President  
01/01/19 - 12/31/22**

**GREG  
FRANCIS**

**Vice President  
01/01/18 - 12/31/21**

**MICHAEL  
BAKER**

**Commissioner  
01/01/14 - 12/31/20**

**CAROLE  
SHOOK**

**Commissioner  
01/01/14 - 12/31/20**

**CLIFFORD  
WINGER**

**Commissioner  
06/08/20 - 12/31/23**

**JO ANNE  
WRIGHT**

**Commissioner  
06/08/20 - 1/10/22**

**JESSE  
BANK**

**Commissioner  
05/12/21 - 12/31/24**

**TIM  
WILLIAMS**

**Commissioner  
05/12/21 - 12/31/24**

## LIAISON MEMBERS

**LORI  
KINNEAR**

**City Council  
Liaison**

**MARY  
WINKES**

**Community Assembly  
Liaison**

# Workshops & Hearings

Workshops are working sessions of the Plan Commission held to discuss items in preparation for public hearings. City staff facilitates the dialogue, provides information, composes working drafts and answers questions. No public testimony is taken during workshops, however persons may be invited to speak by the President when appropriate, as long as all known parties have been notified and included.

Plan Commission holds public hearings and makes recommendations to the City Council regarding the following matters:

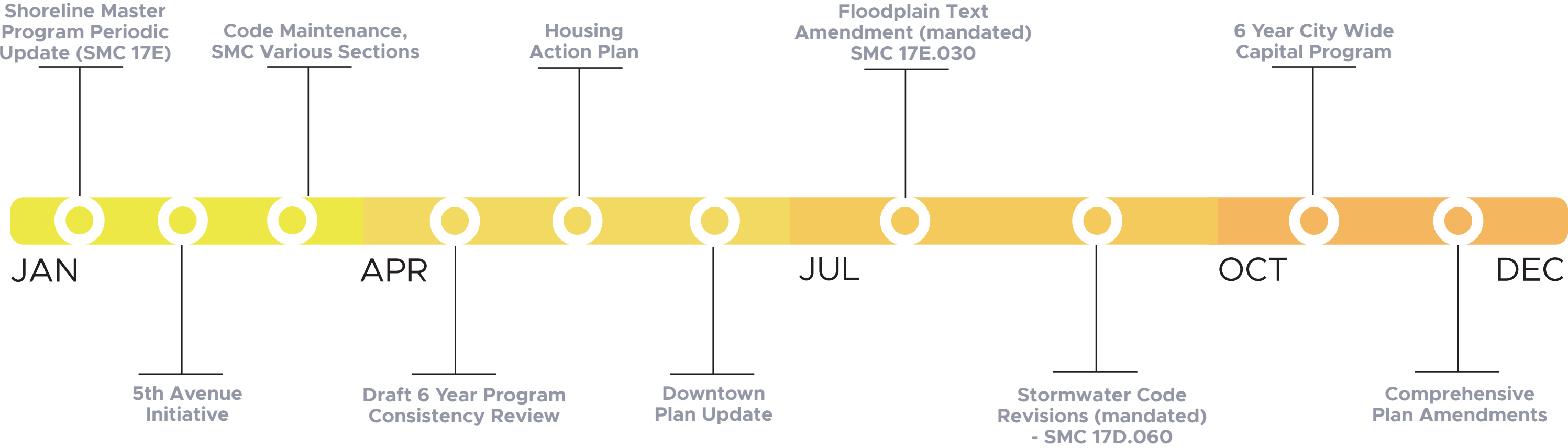
Amendments to the City's Comprehensive Plan and the development regulations implementing the Comprehensive Plan.

Changes in the corporate limits of the City, including the land use designations and zoning to become effective upon the annexation of any area proposed for annexation or which might reasonably be expected to be annexed by the City at any future time.

Read the full Plan Commission Findings and Recommendations [HERE](#) on the City of Spokane Plan Commission webpage<sup>1</sup>.

<sup>1</sup> <https://my.spokanecity.org/bcc/commissions/plan-commission/>

# 2021 Plan Commission Hearings Overview



Q1 Q2 Q3 Q4



# Workshops

Quarter 1 January-March

13  
JAN

## Shoreline Master Program Periodic Update (SMC 17E)

A preview of the proposed changes to the Shoreline Master Program.

## Downtown Plan Update

A presentation of the updated Downtown Plan was discussed during the Plan Commission workshop. The Downtown Plan is expected to result in a series of recommended actions and guide new improvements for the next ten years.

## Housing Action Plan Update

The City of Spokane created the Housing Action Plan to develop policy to help increase housing options that are affordable and accessible for people and families of all incomes. The HAP provides guidance for City staff, elected officials, and decision-makers to encourage the construction of additional affordable and market-rate housing that meets Spokane's current and future housing needs.

27  
JAN

## 5th Ave. Initiative Community Strategy

The 5th Avenue Initiative Community Strategy is the culmination of a multi-year process of community engagement and work by the residents, businesses, and community leaders in collaboration with the City and agency partners. This strategy presents an inclusive vision with recommended actions for improvements, programming, and community building along East 5th Avenue.

10  
FEB

## 6 Year Street Program Update Review Workshop

The Six Year Comprehensive Street Program communicates capital street projects planned over the upcoming six years. It is developed to be in alignment with the transportation goals and policies of the City's Comprehensive Plan. The City of Spokane prepares and publishes an annual update to this program as required by state law, in accordance with the Growth Management Act.

24  
FEB

## Division Connects - Transit Corridor Development Study - SRTC

DivisionConnects is a collaborative 2-year transportation and land use study led by Spokane Regional Transportation Council (SRTC) and Spokane Transit Authority (STA) in partnership with the City of Spokane, Spokane County, and WSDOT. The study is focused on opportunities and challenges that come with the planned completion of the North Spokane Corridor (NSC), which will offer a more desirable highway route for through-traffic that uses Division Street today, and implementation of bus rapid transit (BRT) along Division by STA. The first phase of the study focused on evaluation of BRT and other corridor transportation elements whereas Phase 2 will provide greater focus on land use, concluding in early 2022. Reference: ([srtc.org/wp-content/uploads/2021/07/Corridor-Development-Plan\\_06102021.pdf](https://srtc.org/wp-content/uploads/2021/07/Corridor-Development-Plan_06102021.pdf))

24  
MAR

## Downtown Plan Update continued

The Spokane Downtown Plan is an update of the existing plan, Fast Forward Spokane Downtown Plan Update (2008). The plan update is co-sponsored by the City of Spokane and Downtown Spokane Partnership. The Plan Commission workshop on March 24 included updates from the March 16 virtual open house, an overview of the proposed draft, and a discussion about proposed accessory parking restrictions and changes to development regulations to assist redevelopment of surface parking lots along Spokane Falls Blvd.



# Hearings

Quarter 1 January-March

## The Shoreline Master Program Periodic Review

The Shoreline Master Program (SMP) Periodic Review (PR) is state mandated and led by the City of Spokane in close collaboration with Department of Ecology. This project is narrowly focused to achieve City SMP compliance with changes to state legislation concerning Shorelines.

### RECOMMENDATIONS:

By unanimous vote, the Plan Commission recommended to the City Council the approval of the proposed amendments to the Spokane Municipal Code, as mandated by the State of Washington Shoreline Management Act RCW 90.85 eight year cycle of review.

## 5th Avenue Initiative Community Strategy

The 5th Avenue Initiative is a neighborhood-driven effort in partnership with the City of Spokane that builds on previous community discussions and efforts to revitalize the East 5th Avenue area from 2016 and 2017. The City helped re-engage a stakeholder group of residents, businesses, property owners, community organizations, and agency partners in 2019. The 5th Avenue Draft Community Strategy was prepared and shared with stakeholders in February 2020, to reflect the diverse community in the 5th Avenue area, present a community vision that is inclusive and unified, and provide strategic actions for improvements, programming, and community building along 5th Avenue, prior to the project being paused due to the COVID-19 pandemic.

### RECOMMENDATIONS:

In the matter of the 5th Avenue Draft Community Strategy, the Plan Commission recommends by a vote of 6 to 0 the Spokane City Council approve the Resolution recognizing the 5th Avenue Community Strategy as a record of 5th Avenue Initiative stakeholders' and community's ongoing desire and effort to revitalize 5th Avenue, encourage equitable development, and create a vibrant, healthy, active, safe, and connected community for all neighbors, businesses, and community organizations.

## Unified Development Code Maintenance Project - Phase 1 (Code Maintenance, SMC Various Sections)

The maintenance of the Unified Development Code (UDC) and in general the Spokane Municipal Code (SMC) has been a periodic, recurring project of Planning Services as well as other City departments over the course of the last two decades to maintain consistency and clarity as local policy documents needs or local, State and Federal regulations change.

### RECOMMENDATIONS:

By unanimous vote, the Plan Commission recommends to the City Council the approval of the proposed amendment to the Spokane Municipal Code, as part of periodic maintenance of the Unified



# Workshops

Quarter 2 April-June

14  
APR

## Draft 6 Year Program, Priority Matrix and Consistency Review

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. To determine the plan's consistency with the Comprehensive Plan, it is scrutinized by the City Plan Commission. 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.

## STA / Division Connects Locally Preferred Alternative Review

Spokane Transit Authority presented their long term vision and policy framework for the Division Street Corridor. STA outlined principles and strategies that local agencies could employ to create the High Performance Transit Network.

## Plan Commission – Missing Middle Housing Implementation Discussion

The Plan Commission began an on-going discussion how the City of Spokane might revise its Comprehensive Plan in order to accommodate and encourage the development of 'Missing Middle Housing' or housing that is affordable and typically smaller and more densely developed.

## Comprehensive Plan Amendments-Docket Introduction

The 2022 proposed Comprehensive Plan Amendments were introduced to the Plan Commission.

## History of the City Plan Commission 1918 to 1945

Planner Chris Green gave presentation about the origins of the City of Spokane Plan Commission starting in 1918 and its history until 1945.

12  
MAY

## Joint City Council / Plan Commission workshop on Work Program

City Council members joined the Plan Commission to discuss the proposed 2021 Work Plan for the Planning Department. The Plan Commission in conjunction with the Planning Director and City Council develop an annual schedule which will assign certain policy and planning issues for commission consideration.

23  
JUN

## 2022-2027 City Wide Six Year Capital Improvement Program

The Six Year Comprehensive Programs are annually updated and presented to the City Plan Commission for recommendation and to the City Council for adoption. Staff works directly with the departments within Public Works and Utilities to identify and coordinate capital projects and to scope projects. The Capital Programs Section performs strategic infrastructure planning, conducts special studies and provides general planning functions to support the Public Works and Utilities Departments. Staff seeks, develops and administers grants, loans and other revenue sources for the City's capital projects.

## Comprehensive Plan Amendment Workshop

Proposed amendments Z20-194COMP (120 N Magnolia St) & Z20-207COMP (1015 W Montgomery) were introduced to the Plan Commission.

## Transit-Oriented Development – Center Line Update

Spokane Transit in conjunction with the City of Spokane gave an update to the development of the High Performance Transit City Bus line and the development of Transit Oriented Development along bus stops.

28  
APR

# Hearings

Quarter 2 April-June

## Draft 6 Year Program Consistency Review

The City of Spokane prepares and publishes a Six-Year Capital Improvement Program (CIPs) annually for all of its capital investments, including sections for street, water and sewer projects as part of its annual budget process. The City adopts its 6-year Street Program separately in July of each year to meet state deadlines. These capital plans provide a blueprint for improving the City's sewer, water and transportation infrastructure in a rational, coordinated, cost-effective manner.

## Spokane Downtown Plan

Downtown is the city and region's center, home to the largest employment area and assets such as Riverfront Park, the financial district, major retail, historic urban core, and portions of the growing university and medical districts. Building on the work and projects identified in previous Downtown plans adopted in 1999 and 2008, the new Downtown Plan combines the community's vision to guide development, design, and regulatory recommendations for the future with major new efforts like the Central City Line.

### RECOMMENDATIONS:

A. The Spokane City Plan Commission agrees that the 2022-2027 Six Year Street Program is in full compliance with the existing Spokane Comprehensive Plan as required by RCW 36.70A and RCW 35.77.010 and recommends adoption by the Spokane City Council.

B. By a vote of 7 to 0, the Plan Commission recommends the approval of these amended documents by the City Council.

### RECOMMENDATIONS:

By a vote of 6 to 0, with one abstention, the Plan Commission takes the following actions:

(1) Recommends to City Council the APPROVAL WITH MODIFICATION to the proposal of the requested amendment to the City's Comprehensive Plan, as amended during deliberations to include the additions of PS1.3 Action and WO1.5 Action as presented by the Downtown Spokane Partnership; and  
(2) Authorizes the President to prepare and sign on the Commission's behalf a written decision setting forth the Commission's findings, conclusions, and recommendation on the proposal.

## Housing Action Plan

The City of Spokane created the Housing Action Plan (HAP) to help increase housing options that are affordable and accessible for people and families of all incomes. As Spokane grows, we are facing a gap in housing supply and this plan will provide a strategic approach to address current and future housing needs of the Spokane community. This process builds upon previous community discussions and initiatives around infill development, housing quality, and affordable housing funding.

### RECOMMENDATION:

By a vote of 9 to 0 (with one member abstaining), the Plan Commission takes the following actions:

(1) Recommends to City Council the APPROVAL WITH MODIFICATION a resolution accepting the Housing Action Plan as a guide for future policy development and potential regulatory and programmatic implementation measures, as amended during deliberations to include the following: Amend strategy A 1 in Table 1 to include an additional first step that states, "Form a joint Plan Commission/City Council led task force to conduct a review of all residential-focused zones to develop a set of specific actions that could include both Comprehensive Plan revisions and development code changes."  
(2) Authorizes the President to prepare and sign on the Commission's behalf a written decision setting forth the Commission's findings, conclusions, and recommendation on the resolution.





# Workshops

Quarter 3 July - September

14  
JUL

## Wildland Urban Interface Code Changes

The International Wildland-Urban Interface Code (IWUIC) establishes minimum requirements for land use and the built environment in designated wildland-urban interface areas using prescriptive and performance-based provisions. Washington State has adopted the IWUIC but not in its entirety. Washington State made provisions for municipalities to adopt the Fire Access, Water Supply, and Appendices of the IWUIC into their local municipal code.

## Overall Review of proposed Comprehensive Plan Amendments

The City of Spokane accepts applications to amend the text or maps in the Comp. Plan between 9- 1 and 10- 31 of each year. Those applications placed on the Annual Comprehensive Plan Amendment Work Program will begin full review early in the year. Anyone may make a proposal to amend the City's Comprehensive Plan.

## Floodplain Development Code amendments – SMC 17E.030

A workshop to explain the proposed amendments to the Floodplain development code as mandated by the State of Washington.

## Spokane Regional Transportation Council (SRTC) Metropolitan Transportation Plan Update

Horizon 2045 is the region's long-range transportation plan, also known as a Metropolitan Transportation Plan (MTP). SRTC develops this plan as a multi-modal "blueprint" aimed at meeting the transportation needs of the Spokane region through the year 2045. It is based on projections for growth in population, housing and jobs and considers all modes of transportation, including private vehicles, public transit, bicycling, walking, freight movement, rail and air travel. (Source: Spokane Regional Transportation Council, <https://www.srtc.org/horizon-2045/>)

28  
JUL

11  
AUG

08  
SEPT

## WSDOT - West Plains Subarea Transportation Management Plan, Phase 1, US 2 Vicinity Study

WSDOT's study focused on land use and multimodal transportation in and around the US 2 corridor. Studies have identified congestion and safety concerns around US 2, and a need for additional parallel transportation options for all users.

## Stormwater code revisions (mandated) – SMC 17D.060

A workshop to explain the proposed code revisions to the Stormwater code as mandated by the State of Washington.

## Sustainability Action Plan

The 2021 Sustainability Action Plan (SAP) is an update to the City's 2009 SAP. The Sustainability Action Subcommittee developed this update over 2 1/2 years, and received hundreds of recommended revisions from the public. This final version of the SAP was adopted by City Council on October 25th, 2021.

## 2022-2027 6-Year City Wide Capital Program – Consistency Review Workshops

Capital Programs facilitates the development and implementation of sewer, water and street infrastructure projects and programs in support of the City's comprehensive plan, and to promote the attainment of enterprise-wide efficiencies by applying proven and emerging geographic information system technologies.

## Design Guidelines Update

This workshop explained the new proposed design guidelines for Public Projects and Structures, Skywalks over Public Rights-of-Way, and City-Wide (or Base) Guidelines.

## Ray-Freya Alternatives Analysis

This transportation study looks at alternatives to the Ray-Freya Crossover project. City staff is looking at other transportation improvements that could streamline traffic flow in the area.

22  
SEPT

# Hearings

Quarter 3 July - September

## Floodplain Text Amendment (mandated) SMC 17E.030

Local governments are responsible for managing development in floodplains under the National Flood Insurance Program (NFIP), which is overseen by the Federal Emergency Management Agency (FEMA). As a condition of participation in the NFIP, communities are required to adopt and enforce a flood hazard reduction ordinance that meets the minimum requirements of the NFIP, and there are additional requirements identified by state law that are more restrictive. FEMA requires that communities meet those state standards as well. The goal of floodplain management regulations is to reduce life and property losses due to flooding events, and to protect the environmental functions that floodplains offer. Spokane's proposed amendments to its Floodplain Management ordinance will:

Comply with the appropriate Code of Federal Regulations (CFR), Revised Code of Washington (RCW), and Washington Administrative Code (WAC) requirements; Be consistent with the Comprehensive Plan and City development regulations; respond to changed circumstances, new information, or improved data; and allow appropriate use and enjoyment of land within the floodplain while protecting life and property.

### RECOMMENDATION:

In the matter of the amendment to the Unified Development Code proposed by the 2021 Floodplain Management Text Amendment, by unanimous vote, the Plan Commission recommends to the Spokane City Council the approval of the proposed amendment to Chapter 17A.020 SMC and Chapter 17E.030 SMC.

## Stormwater Code Revisions (mandated) - SMC 17D.060

Stormwater treatment facilities around the City collect and treat stormwater runoff by temporarily storing the runoff, capturing the pollutants, and slowly infiltrating the stormwater into the ground. The vegetation, soil, and soil microbes present by design in stormwater facilities do the work of removing pollutants from the runoff. Stormwater facilities come in many shapes and sizes and vary from simple roadside swales to constructed wetlands. The City maintains the large majority of stormwater facilities in the public right of ways, but does not generally maintain stormwater facilities on private properties.

The stormwater permit establishes standards and requirements for the regulation of municipal stormwater, which include the adoption of ordinances specific to the responsibilities for the management of stormwater, among others. In order to maintain compliance with the stormwater permit, the City of Spokane revised some of the municipal code specific to stormwater, in large to provide clarity on specific topics, but also to include a requirement for stormwater facilities on private properties to be certified annually by a qualified 3rd party to ensure proper function and water quality protection.

### RECOMMENDATION:

In the matter of the amendment to the Unified Development Code proposed by the 2021 Stormwater Ordinance update, by unanimous vote, the Plan Commission recommends to the Spokane City Council the approval of the proposed amendment to Chapter 17D.060, SMC and Chapter 17D.090, SMC.



# Workshops

Quarter 4 October - December

13  
OCT

## Center Line Transit-Oriented Development Framework Study

This workshop explained the goal of this study which demonstrates how Transit Oriented Development encourages pedestrian activity and neighborhood connectivity around a network of multimodal streets within 1/2 miles of high performance transit lines.

## Comprehensive Plan Amendment Ideas

A workshop to discuss a proposal by the Plan Commission to amend the Comprehensive Plan Land Use 1.3 and 1.4 to increase housing options and to implement policies to undo historical discriminatory zoning policies.

27  
OCT

## Full Draft Design Guidelines for City Wide, Skywalks, Public Projects

A thorough review workshop of the new proposed design guidelines for Public Projects and Structures, Skywalks over Public Rights-of-Way, and City-Wide (or Base) Guidelines.

10  
NOV

## Summary of 1st Round of Residential Development Code Changes

This workshop explained the proposed changes to the City of Spokane Residential Development code.

## 2022 Plan Commission Work Program

A continuing discussion about the priorities and projects to be placed on the 2022 Plan Commission work program.

08  
DEC

## Proposed Comprehensive Plan Amendment Recommendation on LU 1.3 and LU 1.4 – Increasing Housing Options

The Plan Commission investigated the process for proposing a Comprehensive Plan Amendment to the City of Spokane Comprehensive Plan Land Use sections 1.3 and 1.4 in order to explore policies that would increase housing options.

## Phase 1 – Residential Development Code Changes

An overview of the City of Spokane proposed changes to the Residential Development Code. These changes reflect the policies laid out in the Housing Action Plan and focus on expanding housing options for all income levels.



# Hearings

Quarter 4 October - December

## Six Year City Wide Capital Program

Capital Programs facilitates the development and implementation of sewer, water and street infrastructure projects and programs in support of the City's comprehensive plan, and to promote the attainment of enterprise-wide efficiencies by applying proven and emerging geographic information system technologies. Capital Programs maintains the Six Year Capital Program Plans for: Streets Department, Water and Hydro Utility, Wastewater Utility, Stormwater Utility.

The Six Year Comprehensive Programs are annually updated and presented to the City Plan Commission for recommendation and to the City Council for adoption. Staff works directly with the departments within Public Works and Utilities to identify and coordinate capital projects and to scope projects. The Capital Programs Section performs strategic infrastructure planning, conducts special studies and provides general planning functions to support the Public Works and Utilities Departments. Staff seeks, develops and administers grants, loans and other revenue sources for the City's capital projects.

### RECOMMENDATIONS:

- A. The Spokane City Plan Commission is certifying that the 2022-2027 Six Year Citywide CIP is in full compliance with the existing Spokane Comprehensive Plan as required by RCW 36.70A and RCW 35.77.010 and is recommended for adoption by the Spokane City Council.
- B. By a vote of 8 to 0, the Plan Commission recommends the approval of these amended documents by the City Council.

## Comprehensive Plan Amendments

The City of Spokane accepts applications to amend the text or maps in the Comprehensive Plan between September 1 and October 31 of each year, per SMC 17G.020. All complete applications received will be reviewed by a city council subcommittee and those placed on the Annual Comprehensive Plan Amendment Work Program for the City of Spokane will begin full review early in the calendar year. Anyone may make a proposal to amend the City's Comprehensive Plan.

Following review by City Council, who sets the Annual Comprehensive Plan Amendment Work Program, Plan Commission consideration of each amendment proposal on the Work Program will be conducted at public workshops held during the public comment period, typically in the summer. Applicants will be afforded the opportunity to address the Plan Commission during the workshop regarding their

application. The City Council considers the amendment proposals, staff report, and Plan Commission's amendment recommendations within the context of its budget discussions, and acts on the amendment proposals prior to or at the same time as it adopts the City budget, usually late fall.

There were six proposed Comprehensive Plan Amendments in 2021:

### File Z20-194COMP:

Recommendations: By a vote of 8 to 0 the Comprehensive Plan Amendment application seeking to amend the land use plan map designation from "Light Industrial" to "CC-Core" for a 2.5 acre area located at 120 N. Magnolia Street. The zoning designation requested is "Centers and Corridors Type 1, Employment Center (CC1-EC).

### File Z20-206COMP:

Recommendation: A Recommendation of the Plan Commission to the City Council to APPROVE the Comprehensive Plan Amendment application seeking to amend the land use plan map designation from "Residential 4-10" to "Residential 15-30" for a 3.1 acre area located at 155, 173, 203, 203.5, 209, 215, 221, 227, 301, 305, 317, 327 and 403 E Cleveland Ave. The zoning designation recommended is "Residential Multifamily (RMF)".

### File Z20-207COMP:

Recommendation: A Recommendation of the Plan Commission to the City Council to APPROVE the Comprehensive Plan Amendment application seeking to amend the land use plan map designation from the "Residential 4-10" to "General Commercial" for a 0.16 acre area located at 1015 W Montgomery. The implementing zoning designation recommended is "Centers and Corridors Type 2, District Center (CC2-DC)".

### File Z20-208COMP:

Recommendation: A Recommendation of the Plan Commission to the City Council to APPROVE the Comprehensive Plan Amendment application seeking to amend the land use plan map designation from the "Residential 10-20" to "Residential 15+" for a 1.31 acre area located at 1014, 1022, 1028 W Sinto Avenue, and 1011, 1017, 1023, 1027 W Maxwell Avenue. The implementing zoning designation recommended is "Residential High Density, 55-Foot Max Height (RHD-55)".

### File Z20-209COMP:

Recommendation: A Recommendation of the Plan Commission to the City Council to APPROVE the Comprehensive Plan Amendment application seeking to amend the land use plan map designation from the "Residential 10-20" to "Centers and Corridors COre" for a 1.9 acre area located at 1025 W Spofford Avenue. The implementing zoning designation recommended is "Centers and Corridors Type 2, District Center (CC2-DC)".

### File Z21-022COMP:

Recommendation: A Recommendation of the Plan Commission to the City Council to APPROVE the Comprehensive Plan Amendment application seeking to amend the Map TR5 in Chapter 4 of the Comprehensive Plan for bicycle facilities for various public rights-of-way citywide.

