

2023

Year in Review Plan Commission

City of Spokane



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Purpose

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



Plan Commission Members



Greg Francis

President



Ryan Patterson

Vice President



Jesse Bank

Commissioner



Todd Beyreuther

Commissioner



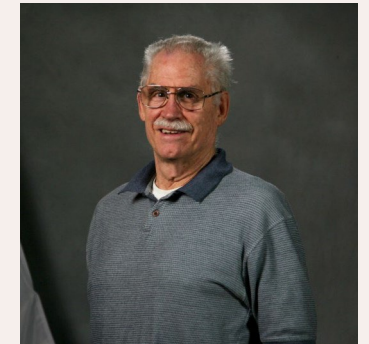
Michael Baker

Commissioner



Carole Shook

Commissioner



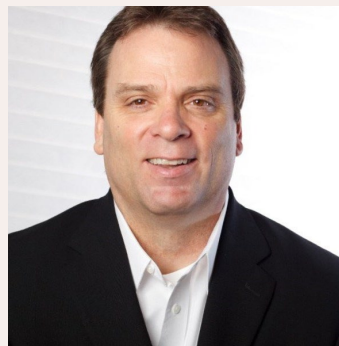
Cliff Winger

Commissioner



Tim Williams

Commissioner



Kris Neely

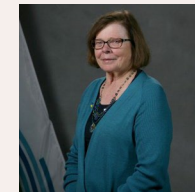
Commissioner

**Not
Pictured**

Christopher Britt

Commissioner

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Mary

Winkes

**Community
Assembly**



Zack

Zappone



Ryan

Oelrich

City Council



Subcommittees

The Plan Commission has two subcommittees the Planning Commission Transportation Subcommittee and the Housing Work Group.

Established in 2014, the Plan Commission Transportation Subcommittee (PCTS) was formed to help the Plan Commission review and prioritize street improvements that are a part of the Six-Year Comprehensive Street Program as well as other transportation related projects. PCTS membership is made up of representation from various groups and agencies that are involved in transportation planning. The PCTS meets every first Tuesday of the month at 9:00 am in the Council Briefing Center in City Hall.

The Housing Work Group was formed in 2022 as a temporary subcommittee of the Plan Commission as a response to the ongoing housing crisis in Spokane. The Housing Work Group focuses on the creation and rehabilitation of housing in the City of Spokane. The Housing Work Group meets every second and fourth Wednesdays of each month at 1:00 pm in City Hall.

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.

All information may be found on the Plan Commission webpage located at:

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

Workshop & Hearing

2023 Overview

Building Opportunity for Housing

Cannon Streetcar Suburb Historic District Adoption Procedures

Bike Parking Code Update

Transportation Impact Fee Updates (changes to SMC 17D.075) and related Comprehensive Plan Amendment (File #Z23-039COMP amending Appendix D of the Comprehensive Plan)

2024-2029 Comprehensive Streets Program

Building Permit Expiration Timelines

Short Term Rental Data Review and Code Update

Cityline Spokane Transit Authority Bus Tour

South Logan Transit Oriented Development (TOD) Project Subarea Plan/Draft Environmental Impact Statement (EIS)

Discussion on Collaboration between Plan Commission & City Council

2022 Plan Commission Year in Review

2024-2029 Six-Year Comprehensive Street Program Draft: New Projects and Comp Plan Consistency Overview

Urban Trees and Utility Impacts

Short-Term Rental Code Update

South Logan TOD Project—Public Comment Kick-off

South Logan TOD—Preferred Alternative

2024-2029 Citywide CIP Intro/Overview

Six Year Comprehensive Program

Street Renaming—Section of W. Dean Ave. to Joe Albi Way adjacent to the new stadium (Z23-215STNC)

Comprehensive Plan Amendments

Tentative Upcoming Agenda Items

BOH, Phase 2 Code Updates

Hillyard Subarea Plan Introduction

Shoreline Master Program Text Update for Fish Rearing

Shoreline Master Plan Code Update—Fish Rearing

Paper Cuts Code Clean Up

Building Opportunity and Choices for All (BOCA) Update

Center & Corridor Update Study Introduction

2024-2029 Citywide CIP Consistency Review

Building Opportunity for Housing (BOH) - Code Chapters 17A.020, 17A.040, 17C.110, 17C.120, 17C.122, 17C.200, 17C.230, 17C.300, 17D.060, 17G.020, 17G.025, 17G.060, 17G.061, and 17G.080)

General Facility Charges (GFC's)

South Logan TOD Subarea Plan & FEIS (Final Environmental Impact Statement)

Bike Network Prioritization Planning

2024 Work Plan

Center & Corridor Update Study: Regulatory Recommendations Progress Check-In

BOH Debrief

Potential Centers & Corridors Pedestrian Street Designation (SMC 17C.120.030) for a portion of 29th Avenue, Martin St to Fiske St (Lincoln Heights)

Spokane Transit Authority (STA) *Connect 2035*

Workshops

Q1 January—March

January 11

Building Opportunity for Housing (BOH)

Building Opportunity for Housing developed lasting Comprehensive Plan and Municipal Code amendments that increased housing choice and diversity in the city by supporting middle housing development. The proposal included regulating housing by scale and size, objective design standards, updated parking regulations, and making it easier to create homeownership opportunities.

Cannon Streetcar Suburb Historic District Adoption Procedures

Preparing to adopt the efforts of the Cliff-Cannon neighbors to create a Cannon Streetcar Suburb Local Historic District. Council's adoption of the Ordinance that officially creates the Cannon Streetcar Suburb Historic District Overlay Zone affirmed the neighborhood's effort to create the sixth, and largest, local historic district in Spokane.



Workshops

Q1 January—March

January 25

Building Opportunity for Housing (BOH)

Building Opportunity for Housing developed lasting Comprehensive Plan and Municipal Code amendments that increased housing choice and diversity in the city by supporting middle housing development. The proposal included regulating housing by scale and size, objective design standards, updated parking regulations, and making it easier to create homeownership opportunities.

Bike Parking Code Update

To progress towards achieving the vision and goals of the [Comprehensive Plan](#) and [Bicycle Master Plan](#), the City of Spokane is proposing bicycle parking code updates to make riding your bike more accessible. This project will update the bicycle parking code language ([SMC 17C.230.200](#)) to be consistent with current and anticipated demands for cycling and ensure that cycling is a viable transportation option. Recognizing that cycling contributes to achieving multiple city goals, this project will enhance the provision of accessible and user-friendly bicycle parking.



Hearings

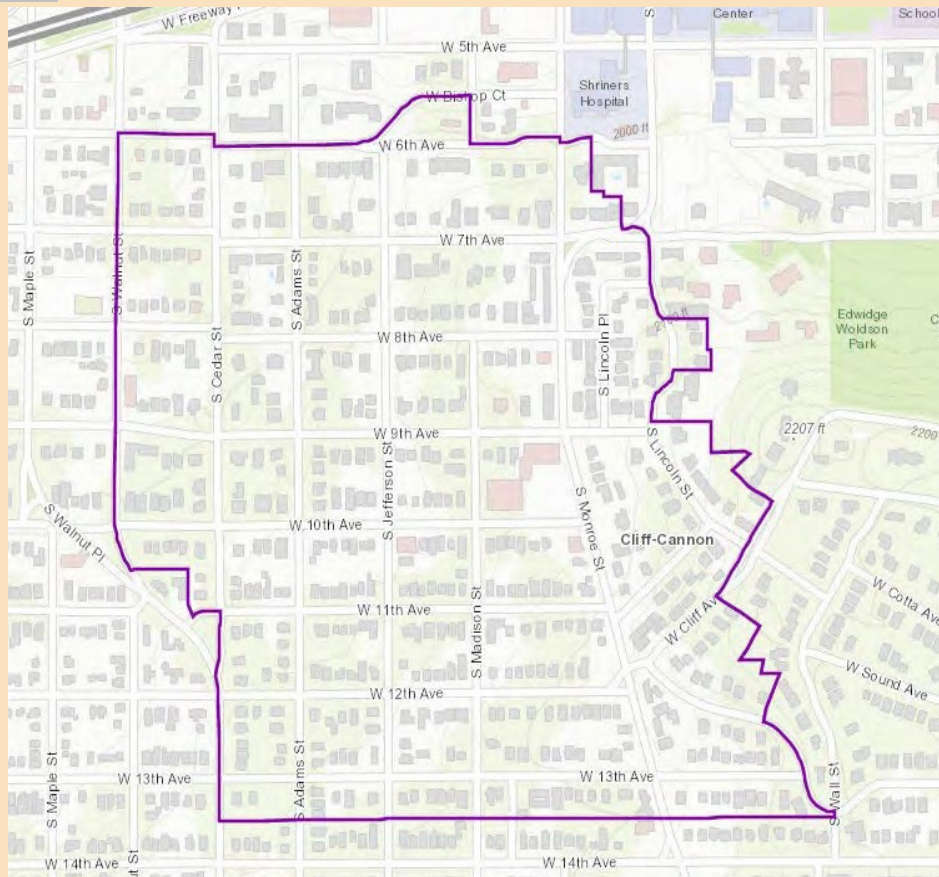
Q1 January—March

January 25

Cannon Streetcar Suburb Historic District

Adoption of the Cannon Streetcar Suburb Historic District Overlay Zone (includes Cannon Streetcar Suburb Design Standards and Guidelines), [SMC 17D.100.290](#).

Motion carries 9-1-0 to approve the adoption of [SMC 17D.100.290](#).



Workshops

Q1 January—March

February 08

Transportation Impact Fee Update

A review of projects included in the program and of the fee areas.

2024—2029 Comprehensive Streets Program

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 grants and low interest loans, it is required that the City maintain a 6-Year Capital Improvement plan for its capital street program.



Workshops

Q1 January—March

February 22

Building Permit Expiration Timelines



An ordinance relating to the building code; amending [SMC section 17G.010.030](#),

Expiration of Building Permits.

Bike Parking Code Update



General updates in the code including but not limited to: increase in percent of required bicycle parking, short-term & long-term parking standards, and long-term bike storage details.

Short Term Rental Data Review and Code Update

Continuing the series of City initiated development code amendments to the Unified Development Code (UDC) under the [Shaping Spokane Housing](#) program, city staff have prepared a new draft code amendment that updates Chapter 17C.316, Short-term Rentals.



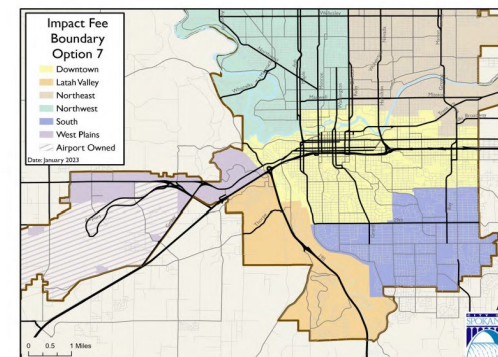
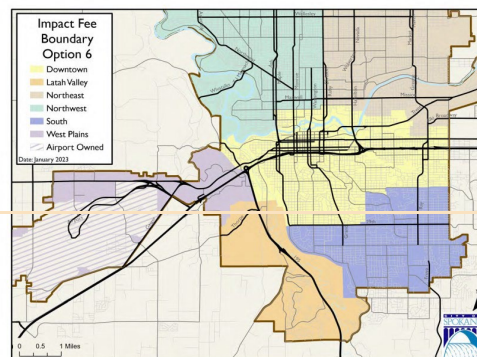
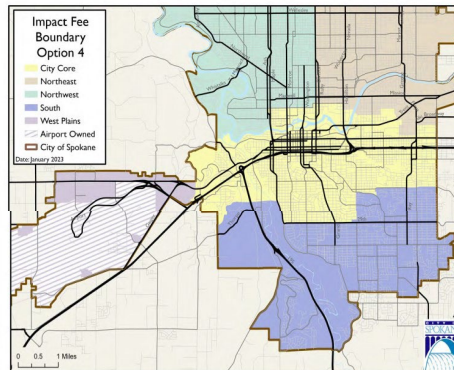
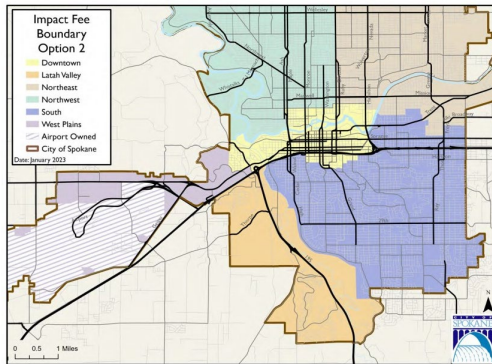
Hearings

Q1 January—March

February 22

Transportation Impact Fee Updates

Changes to [SMC 17D.075](#) and related Comprehensive Plan amendment (File #Z23-039COMP amending [Appendix D](#) of the Comprehensive Plan). The main motion to adopt changes to [SMC 17D.075.040](#) Section 1 and [17D.075.070](#) Section 2, with the addition of [SMC 17D.075.190](#) Appendix B ***carries 9-0-0 as amended.***

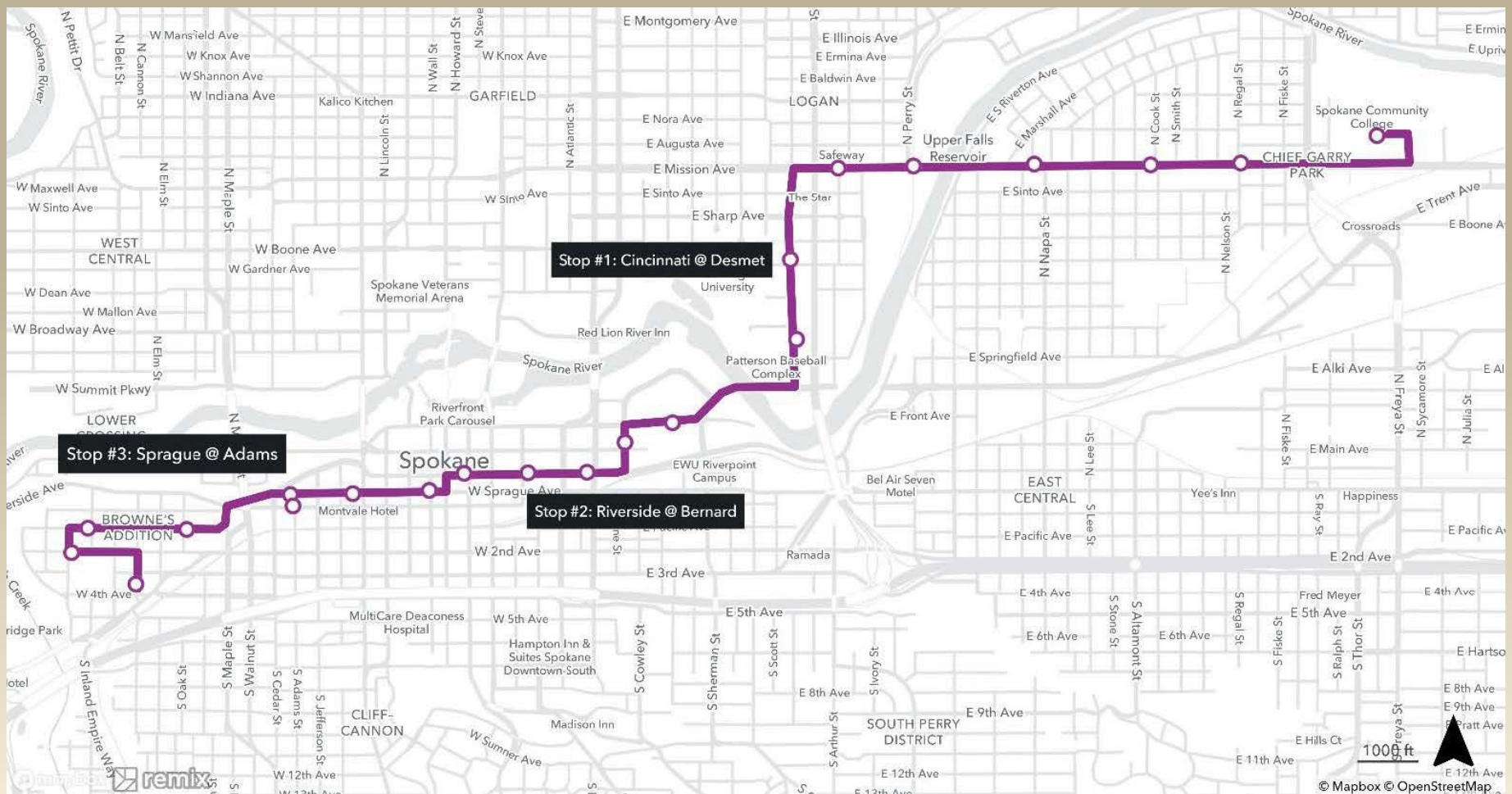


Workshops

Q1 January—March

March 08

Cityline STA Bus Tour



Workshops

Q1 January—March

March 22 - Special Meeting

South Logan TOD Project Draft Subarea Plan/Draft EIS

The South Logan Transit-Oriented Development (TOD) Project will support more connectivity and livability in the South Logan area for the community, businesses, and organizations in the Logan Neighborhood. The recently built STA City Line bus rapid transit route through this area presents an opportunity to create a focused community vision and policies that encourage mixed-use, walkable places close to transit.

Discussion on Collaboration between Plan Commission & City Council

Plan Commissioners and City Council members worked together to discuss current projects and programs.

2022 Plan Commission Year in Review



Hearings

March 22

Q1 January—March



Building Permit Expiration Timelines

An ordinance relating to the building code; amending SMC section [17G.010.030](#), Expiration of Building Permits. Motion to recommend adopting the extending of the building permit length from one year to two years as presented ***carried unanimously*** ***9-0-0.***



Bike Parking Code Update

This proposal will amend Spokane Municipal Code (SMC): Sections [17C.230.110](#) and [17C.230.200](#). The proposed text amendments to section [17C.230.110](#) revise the vehicle substitution provisions. The proposed text amendments to section [17C.230.200](#) revise the bicycle parking code to require short-term and long-term bicycle parking throughout the city and add spacing standards to ensure accessibility and usability. President Greg Francis recommended to defer to deliberation, keeping the public record open until April 12th to allow the Plan Commission to consider the provided information and materials.

Workshops

Q2 April—June

April 12

2024—2029 Six-Year Comprehensive Street Program Draft

New projects and Comprehensive Plan 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.

Building Opportunity for Housing

Since the last presentation in January, they continued the expansive Public Engagement efforts for this project and both exploring the implementation and effectiveness of the interim zoning ordinance as well as preparing to craft proposed Comprehensive Plan Amendments in the coming weeks.

Urban Trees and Utility Impacts

Preparing to adopt the efforts of the Cliff-Cannon neighbors to create a Cannon Streetcar Suburb Local Historic District. Council's adoption of the Ordinance that officially creates the Cannon Streetcar Suburb Historic District Overlay Zone affirmed the neighborhood's effort to create the sixth, and largest, local historic district in Spokane.



Hearings

Q2 April—June

April 12

Bike Parking Code Updates Continued

This proposal will amend Spokane Municipal Code (SMC): Sections [17C.230.110](#) and [17C.230.200](#). The proposed text amendments to section [17C.230.110](#) revise the vehicle substitution provisions. The proposed text amendments to section [17C.230.200](#) revise the bicycle parking code to require short-term and long-term bicycle parking throughout the city and add spacing standards to ensure accessibility and usability. ***Main motion as amended carried unanimously 10-0-0.***



Workshops

Q2 April—June

April 26

Building Opportunity for Housing

Follow up survey was sent out regarding the ease/difficulty of securing housing. Also, the following are a few key tidbits from ongoing discussions: a) affordability and attainability of housing is foremost in everyone's mind, b) every sector of our community is having difficulty finding housing, c) the discussion isn't just about availability of housing or finding a home, and d) luck is not a viable housing strategy.

Short-Term Rental Code Update

Donna DeBit and Amanda Beck gave a succinct update regarding the short-term rental code. This is outlined in [SMC 17C.316.040](#).



Workshops

Q2 April—June

May 10

South Logan Transit-Oriented Development Project—Public Comment Period Kickoff

Follow up survey was sent out regarding the ease/difficulty of securing housing. Also, the following are a few key tidbits from ongoing discussions: a) affordability and attainability of housing is foremost in everyone's mind, b) every sector of our community is having difficulty finding housing, c) the discussion isn't just about availability of housing or finding a home, and d) luck is not a viable housing strategy.

Building Opportunity for Housing

Adjusted the vision and values language by a little bit. Also, there has been the completion of the full draft of proposed text amendments to Chapter 3 for the Plan Commission consideration.



Hearings

Q2 April—June

May 10

Short Term Rental Code Update

These City-initiated text amendments are proposed to update the Spokane Municipal Code according to strategies outlined in the adopted Spokane Housing Action Plan and the City Council Implementation Plan. Proposed draft code would revise [Chapter 17C.316](#), Short Term Rentals; amend Sections 08.02.034, Fire Code; 08.02.066, Zoning; and 08.08.010, Tax Levied; and adopt a new section 08.02.090, Short-term Rental License Fee. The proposed draft code has been developed to update permitting requirements for short-term rentals within the City, following vacation rental monitoring data to inform updates that reflect the current utilization of this accessory land use. ***Main motion as amended carried unanimously 7-0-0.***



Workshops

Q2 April—June

May 24

2022 Year in Review

Staff member Jackie Churchill presented a review of the Plan Commission's last calendar year's workshops and hearings.

Building Opportunity for Housing

Some minor amendments to the text have been made for the Plan Commission's consideration. The full report analyzing the results of the Housing Journey survey was made available online.

Building Opportunity for Housing



Hearings

Q2 April—June

May 24

Six Year Comprehensive Plan

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. Staff has prepared an assessment, and seeks recommendation from the Plan Commission to the City Council regarding program compliance. This assessment has already been reviewed by the Plan Commission Transportation Subcommittee. The motion to adopt the changes of the 2024-2029 Six-Year Comprehensive Street Program **carried unanimously 9-0-0.**



Workshops

Q2 April—June

June 14

South Logan TOD—Preferred Alternative

Following the public comment period, the next step will be to identify a preferred alternative. The preferred alternative will shape the Final Plan and Final EIS as the preferred direction for future growth and development.

2024-2029 Citywide CIP Intro/Overview



Street Renaming—Section of W. Dean Ave. to Joe Albi Way Adjacent to the New Stadium

Plan Commission will review and send a recommendation to City Council. City Council may approve of the renaming of a portion of W. Dean Avenue, between Howard and Washington Streets, to Joe Albi Way.

Building Opportunity for Housing

Staff made some optional changes to the BOH Phase I proposal for PC review.

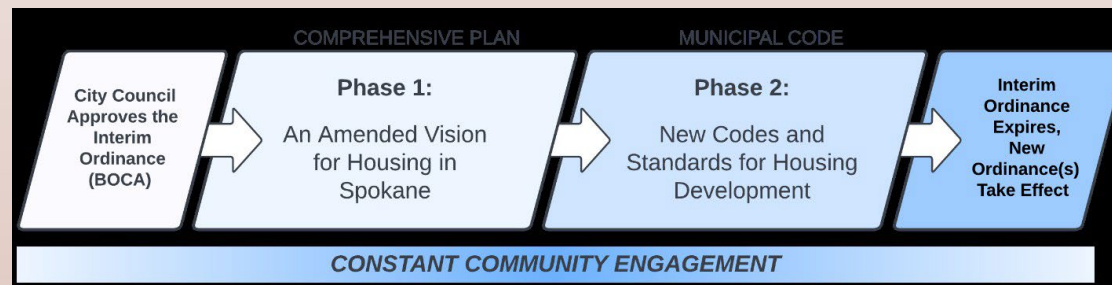
Workshops

Q2 April—June

June 28

Building Opportunity for Housing, Phase 2 Code Updates

Introducing Phase 2 of Building Opportunity for Housing, which involves updating the Spokane Municipal Code. The residential development code updates, focusing on [17C Land Use Standards](#), are intended to implement the Phase 1 Comprehensive Plan Amendments.



Hillyard Subarea Plan Introduction

This Subarea Plan will propose a series of revitalization and funding strategies to address the prolonged housing needs, infrastructure deficiencies, improve the quality of life, increase economic opportunity, and place brownfields and other underutilized properties back into productive use. This project will also address and seek to prevent the displacement of the existing residents and businesses as this area improves over time.

Hearings

Q2 April—June

June 28

Renaming Section of W. Dean Ave. to Joe Albi Way Z23-215STNC

Staff recommends the approval to street name change from a section of renaming a section of W. Dean Avenue, between Howard Street and Washington Street, to be renamed “Joe Albi Way”. ***Motion carried 8-0-1*** to recommend the renaming of a section of W. Dean Ave to Joe Albi Way.



Building Opportunity for Housing

Since the Staff Report was published earlier this month, City staff have received one additional comment letter on the proposal. The motion to recommend Z23-112COMP Building Opportunity for Housing Phase 1 Comprehensive Plan Amendment ***carried unanimously 9-0-0.***

Workshops

Q3 July—Sept.

July 12

Building Opportunity for Housing

Having learned lessons from the Building Opportunity and Choices for All, planning staff presented for discussion: a) garage location and size, b) setbacks, and c) building height.



Shoreline Master Program Text Update for Fish Rearing

This proposal will amend the Shoreline Master Program (SMP) of the Spokane Municipal Code (SMC) [17E.060.470](#) and [17E.060.690](#) to allow aquaculture uses. The proposal will also amend the Use Category Description for Agriculture under [SMC 17C.190.500](#) to align with the changes to the SMP.

South Logan Transit-Oriented Development—Preferred Alternative

The preferred alternative will shape the Final Plan and Final EIS as the preferred direction for future growth and development, which may be composed of some combination of the three different alternatives.

July 26

Paper Cuts Clean Up

The department of Planning and Economic Development has begun an initiative named “Paper Cuts”. The purpose is to identify sections of code with ambiguities, omissions, or inconsistencies that can be fixed with simple adjustments. Paper Cuts are expected to occur on a regular basis. The adjustments will provide clarity based on current practice.

Building Opportunity for Housing

The project team will bring back the topics of building height and setbacks, which were pre-viewed at the last workshop.

Standard Regulations	BOCA Regulations	For Consideration	
Building Height	35’	40’	40’ or 45’
Wall Height	25’	30’	N/A

July 26

Shoreline Master Plan Code Update—Fish Rearing

Section [17E.060.470](#) Aquaculture currently states that there is no anticipated aquaculture activity with the City of Spokane. Based on requests from the Coeur D'Alene Tribe and other potential native salmonid restoration projects, aquaculture uses are anticipated and therefore the aquaculture section of the SMP and other applicable development regulations require updating. The request to amend the Shoreline Master Program to allow aquaculture uses is made with Council support. Recommend approval of the proposed text amendments to [SMC 17E.060.470](#), [17E.060.690](#), and [17C.190.500](#). ***Motion carried unanimously 7-0-0.***



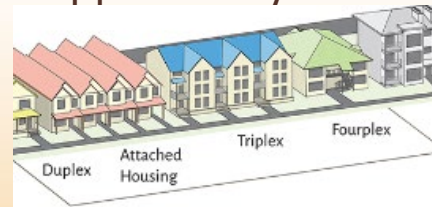
Workshops

Q3 July—Sept.

August 23

Building Opportunity and Choices for All (BOCA) Update

The interim ordinance (Ord. C36232) was passed unanimously by City Council on July 18, 2022, and became effect in August 2022. Per [RCW 36.70A.390](#), the ordinance was approved as a yearlong pilot program. City Council held a public hearing on June 12, 2023, and extended the regulations to end on December 18, 2023 (Ord. C36388). The extension allows city staff to complete the work plan that is creating permanent changes, as proposed through the Building Opportunity for Housing project, and for those changes to be approved by Council and in place before the end of 2023.



Building Opportunity for Housing

Staff presents on and discussed general concepts and proposed dimensional standards.

Center & Corridor Update Study Introduction

The result of this study will be a series of regulatory recommendations and focus area concepts to assist in preparing updates to the Comprehensive Plan as part of the 2026 Periodic Update.



Workshops

Q3 July—Sept.

September 13

2024-2029 Citywide CIP Consistency Review

This year's proposed CIP includes capital projects for nineteen functional departments in the City, including streets, water, wastewater, stormwater, information technology, neighborhoods, facilities, police, fire and others. The focus of the Plan Commission's responsibility is to consider any projects that expand or directly affect the growth of the city, as described in the Comprehensive Plan.

Building Opportunity for Housing

This workshop is to present and discuss proposed objective design standards including code chapters: [17A.020](#), [17A.040](#), [17C.110](#), [17C.120](#), [17C.122](#), [17C.200](#), [17C.230](#), [17C.300](#), [17D.060](#), [17G.020](#), [17G.025](#), [17G.060](#), [17G.061](#), and [17G.080](#).



Hearings

Q3 July—Sept.

September 13

Paper Cuts Code Cleanup

The department of Planning and Economic Development has begun an initiative named “Paper Cuts”. Its purpose is to identify sections of code with ambiguities, omissions, or inconsistencies that can be fixed with simple adjustments. These code updates are expected to have little impact because they rely on existing practice within the department or implement pre-existing requirements under state law.

Paper Cuts Code amendments for SMC 17C.110.225 Accessory Structures; [SMC 17C.120.580](#) Plazas and Other Open Spaces; [SMC 17C.230.145](#) Development Standards for Residential Uses; [SMC 17C.240.250](#) Off-premises Signs; [SMC 17C.325.020](#) Dimensional Standards; and SMC [17G.080.040](#) Short Subdivisions. Motion to recommend approval of the Paper Cuts code amendment changes as presented by staff and detailed in the staff report ***carried unanimously 8-0-0.***



Workshops

Q3 July—Sept.

September 27

General Facility Charges (GFC's)

A General Facilities Charge is a connection fee paid by the property owner seeking to connect to the utility system. Presentation was provided by Public Works staff members Katherine Miller, Loren Searl, Raylene Gennett, and Marlene Feist. Public comments (including the Spokane Low Income Housing Consortium, Northeast Public Development Authority, Spokane Realtor Association, Greenstone Homes) were also provided to the Plan Commission.



Building Opportunity for Housing (BOH)

Planning staff members KayCee Downey and Tim Thompson presented and discussed received public comments, topics requested to be brought back, and any staff revisions to the draft text amendments regarding SMC chapters [17A.020](#), [17A.040](#), [17C.110](#), [17C.120](#), [17C.122](#), [17C.200](#), [17C.230](#), [17C.300](#), [17D.060](#), [17G.020](#), [17G.025](#), [17G.060](#), [17G.061](#), and [17G.080](#).



Workshops

Q4 Oct.—Dec.

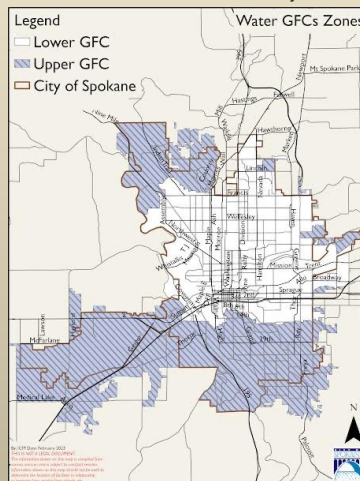
October 11

Tentative Upcoming Agenda Items

Planning Department Director and Plan Commission Secretary, Spencer Gardner, presented the tentative upcoming agenda items for future Plan Commission workshops and hearings.

General Facility Charges (GFC's)

Presentation provided by staff members Katherine Miller, Loren Searl, Raylene Gennett, and Marlene Feist with continued discussions and public comments regarding the General Facility Charges. Some of the topics discussed were: two zones versus one zone (upper and lower zones), phase-in of the GFC's, incentives, waivers, interest charges, and use of an ERU versus the MCE method.



Hearings

Q4 Oct.—Dec.

October 11

2024-2029 Citywide CIP

In accordance with the Growth Management Act (GMA), the City of Spokane adopts and updates its CIP each year for the following six years. An internal technical team is formed each year to review the previous CIP and to update it according to new projects and information obtained since the last CIP update was completed. The CIP includes specific capital improvements that are necessary to serve and accommodate the development outlined in the Comprehensive Plan, consistent with the vision, values, and policies provided by the Comprehensive October 4, 2023, Staff Report: 2024-2029 CIP Page 2 of 8 Plan. ***Motion carried with amendments 9-0-0.***

Building Opportunity for Housing, Phase 2 Code Amendments

These City-initiated text amendments are proposed to update the Spokane Municipal Code (SMC) Unified Development Code according to the Building Opportunities and Choices for All workplan, known as Building Opportunity for Housing, to increase housing capacity within the Spokane city limits and meet strategies outlined in the adopted Comprehensive Plan. ***Motion carried with amendments 9-0-0.***

Workshops

Q4 Oct.—Dec.

October 25

South Logan TOD Subarea Plan & FEIS

Project staff will provide an update on the process and an overview of the Final Plan and Final Environmental Impact Statement. A public hearing for the final plan and FEIS is scheduled for November 8, 2023.

Bike Network Prioritization Planning

The priority bicycle network project is primarily a data and GIS analysis exercise. The consultant will produce a map based on criteria set by staff and stakeholders that identifies key bicycle routes across the city. These routes will then be checked and calibrated by incorporating feedback from the project team and stakeholders with on-the-ground cycling experience. Additionally, the consultant will be providing a memo that documents the network development principles to guide future network development.



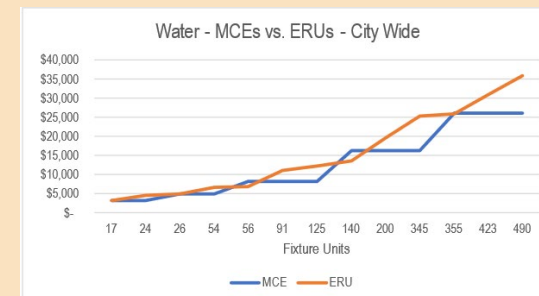
Hearings

October 25

General Facilities Charges (GFC's)

General Facility Charges (GFC's) are a one-time charge imposed as a condition for a new utility connection. GFCs represent a proportionate share of the capital investment made to provide system capacity. GFC's can only be used to fund growth-related capital projects or associated debt service; they may not be used to fund operation and maintenance costs. The law governing GFCs is in [RCW 35.92.025](#), which provides that each connection shall bear their equitable share of the cost of the system capacity required to serve it. GFCs ensure future customers pay for the capacity that existing customers have already provided for them. The City of Spokane established GFCs over 20 years ago and they had not been updated or had any index applied to keep up with current costs. Spokane City Council approved Ordinance [C-36372](#) in March 2023 which updated GFC charges for both sewer and water. The amendments are consistent with state law. Also in March, Council requested that staff complete additional education and outreach to gather feedback on the changes that were approved to determine if additional changes were needed. A review by Plan Commission was requested. ***Original Motion as amended carried 6-2-0.***

Q4 Oct.—Dec.



Workshops

Q4 Oct.—Dec.

November 08

2024 Work Plan

Spencer Gardner presented a draft proposal for the 2024-2025 Work Plan for Plan Commission. City Council adopts the Work Plan so there will not be a hearing item relating to this topic. The purpose of the workshop session is to gather input from Plan Commission about topics that should be considered for inclusion by City Council in the Work Plan. As drafted, the Work Plan includes items that are expected to extend into 2025. Updates to the Work Plan by City Council action can occur during the year.

Centers & Corridors Update Study: Regulatory Recommendations Progress Check-In

Planning Department worked with a consultant team made up of MAKERS Architecture & Urban Design, SCJ Alliance, and Leland Consulting Group to present the results of an initial assessment of the Centers & Corridors growth strategy, discussed draft regulatory concepts, and requested feedback from the Plan Commissioners.



Workshops

Q4 Oct.—Dec.

December 13

Potential Centers & Corridors Pedestrian Street Designation ([SMC 17C.120.030](#)) for a Portion of 29th Ave, Martin St to Fiske St.

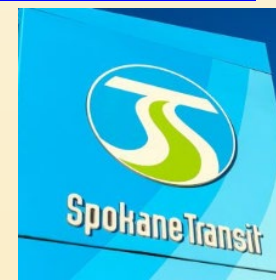
Discussion about the area of consideration to zone as a pedestrian street includes .66 miles of E 29th Ave. between S Martin St. and S Fiske St. This proposal does not change the function of E. 29th Ave or change the arterial street designation of E. 29th Ave.

Building Opportunity for Housing Debrief

The BOH project team provided a debrief of the approved code changes and discussed ongoing efforts to support the success of housing development in Spokane such as the [Middle Housing Support Team](#).

Spokane Transit Authority Connect 2035

Brian Jennings from the Spokane Transit Authority presented [Connect 2035](#), the strategic roadmap for bus, Paratransit, and Rideshare service through 2035.



Hearings

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South Logan TOD Plan & FEIS

Presentation was made by city staff member Maren Murphy, Ian Crozier & Bob Bengford (MAKERS), and Sharese Graham (SCJ Alliance). Recommendations were given based upon the Subarea Plan Goals: a) Land Use, b) Housing & Anti-Displacement, c) Community Design, d) Connectivity, and e) Sustainability. Staff recommended the approval of the Final Draft South Logan TOD Plan, FEIS, and Draft Resolution for further consideration by the City Council for recognition by resolution, with additional implementation work on ordinances in the next phase. Public Testimony was given and the ***final motion as amended passes 6-2-0.***

