

Spokane Plan Commission Minutes

October 27, 2021

Webex Teleconference

Meeting Minutes: Meeting called to order at 2:00 PM by Todd Beyreuther

Attendance:

- Board Members Present: Todd Beyreuther (President), Greg Francis (Vice President), Michael Baker, Jesse Bank, Carole Shook, Tim Williams, Clifford Winger, Jo Anne Wright
- Board Members Not Present:
- Non-Voting Members Present: Mary Winkes (Community Assembly Liaison), Council Member Lori Kinnear
- *Quorum Present: yes*
- Staff Members Present: Louis Meuler, Tirrell Black, Jackie Churchill, Giacobbe Byrd, Kevin Freibott, James Richman, Taylor Berberich, Dean Gunderson, Amanda Beck

Public Comment: Citizens are invited to address the Plan Commission on any topic not on the agenda. 3 Minutes each. **NONE**

Minutes: October 13 minutes approved unanimously.

Briefing Session:

1. City Council Liaison Report - Lori Kinnear

- Council member Kinnear reported that Council approved (6,1) the Sustainability Action Plan. Council Member Kinnear stated that she received a multitude of emails expressing support for the plan. Kara Odegard led the effort to create the Sustainability Action Plan. CM Kinnear is now selecting topics to pass as ordinances. Some topics under consideration are Accessory Dwelling Units (ADUs), water conservation, and density.
- The proposed ADU ordinance will waive fees, amounting to \$5000, if the ADU is being built within a half mile from a center or corridor.
- CM Kinnear also reported that the final proposed budget will go forward to a vote on December 16, 2021. There will be opportunities for the public to weigh in prior to final decisions.
- She also stated that public workshops are being held so that the public can weigh in on how ARPA funds should be spent. The City will receive 80 million dollars in ARPA funds over the next two years.

2. Community Assembly Liaison Report - Mary Winkes

- Ms. Winkes reported that Community Assembly hasn't held a meeting since the last Plan Commission meeting.

3. Commission President Report - Todd Beyreuther

- President Beyreuther reported that the State legislature is considering commercial energy codes regarding energy efficiency and is currently accepting public comment.

4. Transportation Subcommittee Report - Clifford Winger

- Mr. Winger reported that the PCTS still needs a member from the CTAB to be represented on the subcommittee.

5. Secretary Report - Louis Meuler

- Mr. Meuler stated that they are setting up Plan Commission applicant interviews to be held during the next Plan Commission meeting.
- Mr. Meuler introduced Steven MacDonald who is the new Community and Economic Division Director.

- Steven MacDonald stated that he moved to Spokane from Los Angeles, CA and has spent 30 years in economic and community development roles. He worked with the SDS Capital group for 13 years which created private equity real estate funds that focused on low income areas and homeless housing. He worked on the new market tax credit program and stated that about 80% of Spokane is eligible for those tax credits.
- Mr. MacDonald was also President of Film LA which was a non-profit organization to help producers to get filming permits.
- Prior to that, Mr. MacDonald was in a variety of roles involving economic development.
- Mr. MacDonald stated that he wants to work on housing in Spokane and will be coming forward to identify items that he wants to move forward on.

Workshop(s):

1. 2022 Plan Commission Work Program

- Presentation provided by Louis Meuler
- Questions asked and answered
- Discussion ensued

2. Full Draft Design Guidelines for City Wide, Skywalks, Public Projects

- Presentation provided by Dean Gunderson and Taylor Berberich
- Questions asked and answered
- Discussion ensued

3. Comprehensive Plan Ideas

- Presentation provided by Todd Beyreuther, Clifford Winger, Jesse Bank
- Questions asked and answered
- Discussion ensued

Continued Hearing:

1. Comprehensive Plan Amendments Continued Hearing

- Presentation provided by Kevin Freibott
- Questions asked and answered
- Discussion ensued

Z20-194COMP:

Greg Francis motioned to recommend to City Council application Z20-194COMP for approval as submitted by the applicant. Seconded by Michael Baker.
Motion carried unanimously (8,0)

Z20-206COMP:

Greg Francis motioned that Plan Commission finds that application Z20-206COMP conforms to the location requirements in the Comprehensive Plan and recommends approval including the expanded area of land use designation Residential 15+ and zoning of Residential High Density (RHD). Seconded by Michael Baker.

Greg Francis made a friendly amendment to reduce the land use designation to Residential 15-30 and zoning to Residential Multifamily and apply to the original parcel and the expanded area. Seconded by Michael Baker

Motion Carried (6,2)

Z20-207COMP:

Greg Francis motioned to recommend that City Council approves application Z20-207COMP as submitted by the applicant. Seconded by Michael Baker.
Motion carried unanimously (8,0).

Z20-208COMP:

Greg Francis motion to recommend that City Council approves application Z20-208COMP and that it is in conformance with the Comprehensive Plan as submitted by the applicant and including the additional parcels added during the threshold review process listed in the staff report. Seconded by Michael Baker.
Motion carries unanimously (8,0).

Z20-209COMP:

Greg Francis motioned to recommend that City Council approves application Z20-209COMP as submitted by the applicant but change the zoning to CC1-DC. Seconded by Michael Baker.
Motion carried unanimously (8,0).

Z21-022COMP

Greg Francis motioned to recommend that City Council approves Z21-022COMP as submitted by the applicant. Seconded by Michael Baker.
Motion carried unanimously (8,0).

Meeting Adjourned at 5:11 PM

Next Plan Commission Meeting scheduled for Wednesday, November 10, 2021