

Spokane Plan Commission Minutes

February 22, 2023

Webex Teleconference

Meeting Minutes: Meeting called to order at 2:00 PM by Greg Francis

Attendance:

- Board Members Present: Greg Francis (President), Ryan Patterson (Vice President), Michael Baker, Jesse Bank, Carole Shook, Clifford Winger, Christopher Britt, Kris Neely, Tim Williams, Todd Beyreuther
- Board Members Not Present:
- Non-Voting Members Present/Not Present: Mary Winkes (Community Assembly Liaison), Council Member Zack Zappone
- *Quorum Present: yes*
- Staff Members Present: Spencer Gardner, Tirrell Black, Jackie Churchill, Dean Giles, Inga Note, Tim Thompson, Amanda Beck, Donna deBit

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

Minutes: Minutes from 2/8/2023 approved unanimously.

Current Agenda: The current agenda was approved unanimously.

Briefing Session:

1. City Council Liaison Report -Zack Zappone

- Council Member Zappone attended the Association of Washington Cities (AWC) conference. He commented that the AWC is not supportive of housing bill 1110 and will propose amendments to it.
- CM Zappone also reported that City Council is continuing to discuss the redevelopment of surface parking lots in Spokane, and they are considering which percentage of affordable units would be required for residential development in those locations.

2. Community Assembly Liaison Report - Mary Winkes

- Mary Winkes reported that moving forward, she will be able to directly email Community Assembly members to be able to better communicate in a timely manner. Ms. Winkes also commented that 4 o'clock is a difficult and inconvenient time for citizens to join a hearing and suggested exploring other times.

3. Commission President Report - Greg Francis

- Greg Francis stated that he attended a Bicycle Committee meeting last week.

4. Transportation Subcommittee Report - Clifford Winger

- none

5. Secretary Report - Spencer Gardner

- Spencer Gardner reported that the next meeting will be a mobile workshop that will be a tour of the Cityline. The tour will begin at the SCC tour and continue around the city along the new bus route.
- Spencer also reported that on March 22 will be joint PC/CC meeting. The meeting location is still to be decided but may be located at the Central Library.

Upcoming agenda items:

Michael Baker suggested the possible relocation of City Hall out of the downtown core.

Workshop(s):

1. Building permit expiration timelines

- Presentation provided by Dean Giles
- Questions asked and answered
- Discussion ensued

2. Bike Parking code update

- Presentation provided by Tyler Kimbrell
- Questions asked and answered
- Discussion ensued

3. Short Term rental data review and code update

- Presentation provided by Donna deBit and Amanda Beck
- Questions asked and answered
- Discussion ensued

Hearing Item

1. Transportation Impact Fee updates, changes to SMC 17D.075 and related Comprehensive Plan amendment, Z23-039COMP, amending Appendix D of the Comprehensive Plan

- Presentation provided by Inga Note and Tim Thompson
- Questions asked and answered.
- Discussion ensued.
- Public Comment:
 - Scott Krajack, Ryan Built Homes, spoke in favor of Option 4 as it has the lowest impact fee and recommended removing some of the additional fees.
 - Jim Frank, Greenstone, spoke in favor of the boundary in Option 4.
 - Elizabeth Tellessen, Winston and Cashatt, spoke in favor of letting the moratorium expire continuing to work through the impact fee discussion. Spoke in favor of Option 4.
 - Andrew Rowles, Downtown Spokane Partnership, opposes increase in cost in the downtown area, spoke in favor of option 2.
 - Darin Watkins, Spokane Realtors Association, spoke about fairness and the fear that if fees are too high development will stop in Spokane.

*For full recording and details of public comment, please view the recording online on the Plan Commission Vimeo page.

Motions:

1. **Ryan Patterson made a motion to adopt changes to SMC17D.075.040 Section 1 and 17D.075.070 Section 2, with the addition of SMC 17D.075.190 Appendix B and adopt the language changes as recommended. Seconded by Clifford Winger**

Ryan Patterson made a friendly amendment to the motion to exclude SMC17D.075.180 impact fee schedule and SMC17D.075.070 Fee Reductions and Credits and SMC17D.075.190 Service Area Map. Seconded by Clifford Winger.

Motion Carries (9,0)

2. **Ryan Patterson made a motion to recommend Service Area Map Option 6. Seconded by Clifford Winger.**

Ryan Patterson amended the motion to consider sections 3 and 4 to include 075-180 Impact Fee Schedule and SMC17D.075-190 Service Area Map Option 6 and adding Appendix B Service Area Map. Clifford Winger seconded.

Call the question on the amended proposal Michael Baker.

Motion failed to carry (1, 7, 1)

3. **Todd Beyreuther made a motion to remand back to city staff to look at a city wide option. Seconded by Jesse Bank.**

Todd Beyreuther amended the motion to recommend to not adopt the proposed service area maps and recommend in the findings that alternative service area boundaries and resulting fees should be considered prior to updating the City's transportation impact fees based on discussion. Seconded by Jesse Bank

Motion carries (7,1,1)

4. **Ryan Patterson motioned to adopt changes SMC17D.075-210 Impact Fee Project List as mentioned in Section 5 of the proposed ordinance. Seconded by Jesse Bank**

Todd Beyreuther made a friendly amendment to the motion to change the Thorpe Tunnels engineering cost to include full construction cost to the Impact Fee Project List. Seconded by Jesse Bank

Amended Motion carries (6,4)

Main motion carries (9,0)

5. Ryan Patterson moved to adopt Section 5 SMC 17D.075.210 Appendix D of the Comprehensive Plan amendment to revise Capital Facilities Plan and Impact Fee Project List as amended. Seconded by Clifford Winger

Motion carries (9,0)

6. Ryan Patterson moved that PC update SMC 17d 075-190 current service area map to allow airport properties to be added. Seconded by Jesse Bank

Motion Carries (9,0)

Meeting Adjourned at 6:30 PM

Next Plan Commission Meeting scheduled for Wednesday, March 8, 2023