

Spokane Plan Commission Minutes

May 10, 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, Clifford Winger, Christopher Britt, Kris Neely, Tim Williams, Todd Beyreuther
- Board Members Not Present: Carole Shook
- Non-Voting Members Present: Mary Winkes (Community Assembly Liaison), Council Member Zack Zappone
- *Quorum Present: yes*
- Staff Members Present: Spencer Gardner, Jackie Churchill, Amanda Beck, James Richman, Brandon Whitmarsh, KayCee Downey, Kevin Freibott, Della Mutungi, Tyler Kimbrell

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

Minutes: Minutes from 4/26/2023 approved unanimously

Current Agenda: The current agenda was approved unanimously.

Briefing Session:

1. **City Council Liaison Report -Zack Zappone**
 - none
2. **Community Assembly Liaison Report - Mary Winkes**
 - none
3. **Commission President Report - Greg Francis**
 - President Francis reported that Jesse Bank and Greg are on the GFC Mayor's Taskforce for GFC review and will meet for the first time on May 11th.
4. **Transportation Subcommittee (PCTS) Report - Clifford Winger**
 - Mr. Winger reported that the PCTS met the previous Tuesday and Integrated Capital Management presented on the Safe Streets for All grant that they are pursuing. The application for this grant is due in the Summer of 2023.
5. **Secretary Report - Spencer Gardner**
 - Mr. Gardner reported that the 6-Year Streets Plan hearing was moved to May 24th. Additionally, the Housing Work Group meeting will be held on May 24th. Joe Tovar from the Washington State Department of Commerce will give a summary of all the housing bills that were passed in the State Legislature.

Workshop(s):

1. **South Logan TOD - Public Comment Kickoff**
 - Presentation provided by Maren Murphy
 - Questions asked and answered
 - Discussion ensued

2. Building Opportunity for Housing

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

Hearing

Roll Call for Hearing: Michael Baker, Jesse Bank, Todd Beyreuther, Greg Francis, Kris Neely, Tim Williams, Clifford Winger

3. Short Term Rental Code Update

- Presentation provided by Amanda Beck
- Questions asked and answered
- Public comment:
 - Miranda LoPorto, President of local short term rental property, spoke in opposition of the proposed Short Term Rental Code update and stated that short term rentals provide housing for people coming to Spokane for healthcare reasons as well as for tourism.
 - Matthew LoPorto, owner of a short term rental company, spoke in opposition to the proposed short term rental code update and voiced concerns about the maximum of short term rental permits on a single property.
 - Alicia Newman, owner of Slumber Spokane, spoke in opposition to proposed short term rental proposed code changes.
 - Keith Riddle, local real estate owner and xx, spoke in opposition for the proposed short term rental code update.
 - Jeff Wernberger, owner of short term rental company, spoke in opposition to the proposed short term rental code update and commented that having to sprinkle units will create a barrier to entry that isn't also applied to long term rentals.

Public Comments are summarized by staff, please view the recording on the [Plan Commission webpage](#) to see the entirety of public testimony.

- Discussion ensued
- Motions
 - Michael Baker made a motion to recommend that the changes on short term rentals 17C.316 be approved as written and presented. Seconded by Clifford Winger.

Main Motion as amended carried unanimously (7,0)

- Todd Beyreuther made a friendly amendment to strike 17C.316.040.B1 "A Maximum of one short-term rental unit is allowed in a detached single-family residence, attached house, or duplex" and to strike 17C.316.040.B3 "On lots where there is an accessory dwelling unit (ADU) in addition to the primary building, a short-term rental use in the ADU counts towards the maximum number of units." Seconded by Clifford Winger.
 - Todd Beyreuther made an amendment to the amendment to Strike 17C.316.040.B1 and amend to allow short term rentals in one or both duplex units. Seconded by Clifford Winger. Amendment to the motion carried unanimously (7,0)
- Todd Beyreuther made a friendly amendment to the motion to the original motion to strike 17C.316.040.C5 Appearance. Seconded by Jesse Bank

- Todd Beyreuther made an amendment to the amended motion to also include 17C.316.050.C4 Appearance Short Term Rentals in other zones. Seconded by Jesse Bank. Motion carried unanimously (7,0)
- Todd Beyreuther made a motion to clean up the previous amendment and strike 17C.316.050.B1 and 17C.316.050.B3. Seconded by Michael Baker. Motion carried unanimously (7,0)
- Greg Francis made a motion to strike the 17C.316.050.D1 Notification for Non Residential Uses and include striking 17C.316.050.2D for Non-Residential properties. Seconded by Michael Baker. Motion carried unanimously (7,0)
- Michael Baker called the question for a vote on the original motion. Motion carried unanimously (7,0)

Meeting Adjourned at 6:00 PM

Next Plan Commission Meeting scheduled for Wednesday, May 24, 2023