

Spokane Plan Commission - Draft Minutes

June 28, 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, Todd Beyreuther
- Board Members Not Present: Tim Williams
- Non-Voting Members Present: Mary Winkes (Community Assembly Liaison), Council Member Zack Zappone
- *Quorum Present: yes*
- Staff Members Present: Spencer Gardner, Tirrell Black, Jackie Churchill, KayCee Downey, Tim Thompson, James Richman, Logan Camporeale, Teri Stripes

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

Minutes: Minutes from 6/14/2023 approved unanimously

Current Agenda: The current agenda was approved unanimously.

Briefing Session:

1. City Council Liaison Report -Zack Zappone

- Council Member Zappone reported that he and CM Bingle created a proposal for reduced parking minimum requirements within ½ mile of transit and to decouple parking fees from rent as well. They will go to Community Assembly in July to present the proposal.

2. Community Assembly Liaison Report - Mary Winkes

- Mary Winkes reported that a Community Assemble member suggested that terminology for livability be looked at.

3. Commission President Report - Greg Francis

- President Frances reported that the General Facilities Charges work group has wrapped up and the information they learned will be going to constituents for feedback. A report will be written about the various options for GFC fees and implementation. Once the report has been completed it will be presented at Plan Commission and then at to City Council.

4. Transportation Subcommittee Report - Clifford Winger

- Clifford Winger reported that PCTS is cancelled for JULY due to the Independence Day holiday. He also reported that Integrated Capital Management has submitted the Safe Streets For All Grant.

5. Secretary Report - Spencer Gardner

- Spencer Gardner asked the Plan Commission for feedback about cancelling the second August Plan Commission meeting for summer break.
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Workshop(s):

1. Tentative Upcoming Agenda Items

- Presentation provided by Plan Commission
- Questions asked and answered

- Discussion ensued
2. **Building Opportunity in Housing, Phase 2 Code Updates**
 - Presentation provided by Tim Thompson and KayCee Downey
 - Questions asked and answered
 - Discussion ensued
 - Todd Beyreuther joined the meeting at 3:05PM
 3. **Hillyard Subarea Plan Introduction**
 - Presentation provided by Tim Thompson and Ryan Givens (Stantec)
 - Questions asked and answered
 - Discussion ensued
 - Kris Neely arrived in-person to the meeting at 3:21

Hearings

1. **Renaming a section of W. Dean Ave to Joe Albi Way Z23-215STNC**
 - Presentation provided by Tirrell Black and Shawn Jordan
 - Questions asked and answered
 - Discussion ensued
 - Public Comment:
 - Marlene Feist, Public Works Director, and liaison to Spokane Public Schools discussed the Letter of support from Mayor Woodward, and spoke in favor of changing the name of the section of W. Dean Ave in front of the stadium to Joe Albi Way
 - **Motion:**

Michael Baker motioned that the the Plan Commission recommend the renaming of a section of W. Dean Ave to Joe Albi Way to the City Council as written and presented. Seconded by Jesse Bank. Motion carries (8,0,1)
2. **Building Opportunity in Housing**
 - Presentation provided by Kevin Freibott
 - Questions asked and answered
 - Discussion ensued
 - Public Comment:
 - Harold Vanderpool from East Central and was involved in the Building Opportunity in Housing public engagement. Harold spoke in favor of the new language in Chp. 3 particularly in LU 5.5.
 - Sam Mace stated that infill needs to be handled responsibly and is concerned that there is no oversight on development that is happening and wants to know how neighborhood concerns will be addressed and wants to retain open space.
 - Darin Watkins: Spokane Realtors Association, spoke in favor of Building Opportunity in Housing, and described it as “visionary”.
 - Colleen Weedman, Chief Program Officer for Habitat for Humanity Spokane, spoke in favor of the Building Opportunity if Housing, and stated the housing crisis and that the housing costs are impacting Habitat for Humanity homes too.
 - Eric Lyons, Chief Operations Officer for Habitat for Humanity Spokane, discussed the increased costs of housing and how it is much more expensive to build houses even with volunteers. He spoke in favor of Building Opportunity in Housing proposal.

- Cathy Metke said that high density housing should be placed where there are already services and infrastructure and has concerns about costs.
- Drew Peterson, Land Stewardship guide for Presbyterian Church in Spokane and he spoke in favor of Building Opportunity for Housing.

Public Comment is summarized by staff, to hear comments in their entirety please watch the recording online: <https://vimeo.com/showcase/2783468>

- **Motions:**

Michael Baker moved to recommend Z23-112COMP Building Opportunity for Housing phase 1 Comprehensive Plan Amendment as written and presented. Seconded by Clifford Winger. Original Motion carries unanimously (9,0)

- Clifford Winger made a friendly amendment to approve the proposed language for LU 5.5 regarding Compatible and Complementary. Seconded by Jesse Bank. Motion Carries unanimously (9,0)
- Carole Shook made a motion to change Intensity to density in LU 1.3 and 1.4 Seconded by Jesse Bank. Motion fails to carry (0,9)
- Jesse Bank moved to include the change all references of “church” with “places of worship”. Seconded by Clifford Winger. Motion carries unanimously (9,0)
- Christopher Britt motioned to change the language from Residential Increased to Residential Plus. Seconded by Jesse Bank motion carries (6,3)

Meeting Adjourned at 5:17 PM

Next Plan Commission Meeting scheduled for Wednesday, July 12, 2023