

Spokane Plan Commission - Minutes

October 25, 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), Jesse Bank, Clifford Winger, Tim Williams, Todd Beyreuther (joined at 2:04pm), Kris Neely (joined at 2:09pm)
- Board Members Not Present: Carole Shook, Christopher Britt, Michael Baker
- Non-Voting Members Present: Mary Winkes (Community Assembly Liaison), Council Member Ryan Oelrich
- Non-Voting Members Not present: None
- *Quorum Present: Yes*
- Staff Members Present: Spencer Gardner, Ryan Benzie, Angie McCall, Kevin Freibott, Tyler Kimbrell, Maren Murphy, Tirrell Black, Colin Quinn-Hurst, Della Mutungi, James Richman

Public Comment: Citizens are invited to address the Plan Commission on any topic not on the agenda. 3 Minutes each.

- None

Minutes: Minutes from 10/11/2023 approved unanimously

Current Agenda: The current agenda was approved unanimously.

Briefing Session:

1. City Council Liaison Report - Ryan Oelrich

- CM Oelrich reported on a podcast featuring Planning Director Gardner as well as a presentation he gave to council. He also reported that city council is focused on working on the next fiscal year's budget.
 - Kris Neely joined at 2:09 PM.

2. Community Assembly Liaison Report - Mary Winkes

- Mary Winkes reported that Community Assembly has not met since the last Plan Commission meeting. She did attend the PeTT meeting yesterday evening and gave an update on funding for traffic calming.

3. Commission President Report - Greg Francis

- Vice President Ryan Patterson reported on workshops she attended regarding zoning, construction, and environmental concerns at the Washington State APA conference.
- President Greg Francis reported on workshops he attended at the Washington State APA conference including a presentation on large multifamily development in small commuter communities, low-income housing, and energy.

4. Transportation Subcommittee Report - Clifford Winger

- Cliff Winger reported on the most recent PCTS meeting including the timeline for the next comprehensive plan update. Cliff also received information about the National Association of City Transportation Officials. PCTS will be meeting next on November 7th.

5. **Secretary Report - Spencer Gardner**

- Spencer Gardner reported that Plan Commission will be canceled on November 22nd and December 27th for Thanksgiving and Christmas respectively.
- Spencer also reported that the Paper Cuts Code Amendments have been formally adopted by City Council.
- The Building Opportunity in Housing ordinance is currently making its way through the council process.
- The Capital Improvement Plan is also making its way through the council process.

Workshop(s):

1. **South Logan TOD Subarea Plan & FEIS**

- Presentation provided by Maren Murphy
- Questions asked and answered
- Discussion ensued

2. **Bike Network Prioritization Planning**

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

Hearing(s):

1. **General Facilities Charges**

- Presentation provided by Katherine Miller
- Questions asked and answered
- Discussion ensued
- Public Testimony:
 - Jonathan Mallahan, Catholic Charities of Washington
 - Michelle Girardot, Habitat for Humanity
 - Darin Watkins, Spokane Realtors
 - Ben Stuckart, Spokane Low Income Housing Consortium
 - Sarah Lichfield, Transitions
 - Ami Manning, Spokane Low Income Housing Consortium
 - Andrew Rolwes, Downtown Spokane Partnership
 - Chris Batten, RenCorp Realty & Downtown Spokane Partnership
 - Jennifer Thomas, Spokane Home Builders Association
 - Jim Frank, Greenstone Corporation
- Greg Francis closed Public Testimony at 5:17pm
- **Motion:**

Ryan Patterson moved that the Plan Commission recommends the approval of the General Facilities Charges, GFC's, as written and presented and as previously adopted in Ordinance C-36372 with addition of 5/8" water meter option, updated sewer charge, phase in of fees over two years, clarification of master meter charges as presented, clarification of ENR index use, and adoption of recommended development incentives. Todd Beyreuther seconded. **Motion carried as amended (5/1).**

- **Amendments:**
 - Kris Neely moved that the Plan Commission amend the original motion to include and advocate for only one fee district/one zone for water citywide instead of two districts/zones. Seconded by Todd Beyreuther.
Amendment carried (4/2).
 - Kris Neely moved to eliminate interest expenses from the system costs in the calculation of GFC's for both water and sewer. Seconded by Clifford Winger.
Amendment carried (4/2).
 - Kris Neely moved that the language be changed from the current motion to reflect that the fees should be based on an ERU system rather than on meter size (MCE) for both water and sewer. Seconded by Todd Beyreuther.
Amendment carried unanimously (6/0).
 - Greg Francis moved to amend the amendment to retain MCEs for sewer only. Seconded by Tim Williams.
Amendment to the amendment carried unanimously (6/0).
 - Greg Francis moved to amend the original motion to recommend offset of 100% of GFC fees for Affordable Housing projects. Seconded by Clifford Winger.
Amendment carried unanimously (6/0).
 - Todd Beyreuther moved to recommend that in the findings of fact that council and staff would consider development incentives for and related to Middle Housing. Seconded by Kris Neely.
 - Kris Neely proposed a friendly amendment to the amendment to include the words High Density Housing. Seconded by Ryan Patterson.
Amendment including the words High Density Housing carried (4/2).
 - Todd Beyreuther moved to recommend in the findings of fact that council explore the PDA incentives or waivers. Seconded by Clifford Winger.
Amendment carried (5/0/1).

Meeting Adjourned at 6:32 PM

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