

Spokane Plan Commission - Minutes

December 13, 2023

Webex Teleconference

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

Attendance:

- Board Members Present: Greg Francis (President), Ryan Patterson (Vice President), Jesse Bank, Christopher Britt, Clifford Winger, Tim Williams, Todd Beyreuther, Carole Shook, Kris Neely
- Board Members Not Present: Michael Baker
- Non-Voting Members Present: Mary Winkes (Community Assembly Liaison)
- Non-Voting Members Not present: Council Member Position *Vacant*
- *Quorum Present: Yes*
- Staff Members Present: Spencer Gardner, Ryan Benzie, Angie McCall, Tirrell Black, KayCee Downey, Tim Thompson, Brandon Whitmarsh, James Richman, Maren Murphy, Jackie Churchill

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

- None

Minutes: Minutes from 11/8/2023 approved unanimously

***Tim Williams joined at 2:03pm**

Briefing Session:

1. **City Council Liaison Report - *Vacant* Position**
 - Vacant Position
2. **Community Assembly Liaison Report - Mary Winkes**
 - Mary Winkes reported that there was a voted-on report regarding infrastructure issues in the southwest portion of the city.
3. **Commission President Report - Greg Francis**
 - President Greg Francis reported that he emailed City Council President Wilkerson on his own personal behalf regarding who he would like to see as the City Council Liaison for Plan Commission. If anyone else would like to contribute their recommendations, they are welcome to contact Council President Wilkerson. President Francis then yielded the rest of his time to Plan Commissioner Todd Beyreuther to give an update on State Building Code Council.
 - Plan Commissioner Beyreuther reported that the cutoff for the State Building Code is December 15, 2023, then it goes to legislature and goes into effect March 15, 2024. The codes were officially adopted last year at this time by state law however there was litigation related to the energy codes, so they had to go through the public process again and they are finally now finished. They all have to go together which is why everything got held up.
4. **Transportation Subcommittee Report - Clifford Winger**
 - Cliff Winger reported that PCTS did not meet this month however there was an update that was in the November 8, 2023, minutes regarding a citizen with safety concerns around Flett Middle School. That citizen has met with city and school officials and the manual for uniform traffic control devices has been updated around the school.

- Commissioner Francis reminded the other members that there is still a need for an additional Plan Commissioner to attend the PCTS meetings. Commissioner Vice President Ryan Patterson is considering filling this vacant position.

5. **Secretary Report - Spencer Gardner**

- Spencer Gardner recognized commissioners with certificates of appreciation for their service on the Plan Commission.
- Spencer Gardner reported that there are parking reimbursement forms and funds available and all completed forms and receipts are due to Angie McCall by December 18, 2023.
- Secretary Gardner reported that there was a meeting on Monday, December 11th with a group of appraisers and mortgage brokers who have expressed some concern about certain aspects of Building Opportunity for Housing (BOH) and how it might impact the market here in the City of Spokane. The issues that they have identified are issues that would impact the entire state, anywhere that is subject to the requirements of [House Bill 1110](#). Information is still being gathered at this point and as a stopgap solution to address their concerns, at least temporarily while the state now works things out, the city council will bring forward an emergency interim ordinance. The ordinance would limit the development on residential lots to four units which is what was done under Building Opportunity and Choices for All (BOCA).
- He stated as a reminder that on Thursday, February 22, 2024, there is scheduled a joint Plan Commission and City Council meeting at 11:00am.
- Also, guest, Dave Anderson, from the Department of Commerce will be presenting to council about the 2026 Comp Plan update and some of the state requirements that have been added (ie. climate, housing).
- Commissioner Jesse Bank asked about the status of reappointments of current Plan Commissioners and open spots on the Plan Commission beginning in 2024. Deadline for applications is December 15, 2023. The new administration will review and give feedback as to appointments. Current Plan Commissioners are allowed to serve on the commission ninety days past their term.

Current Agenda: The current agenda was approved unanimously.

Workshop(s):

- **Potential Centers & Corridors Pedestrian Street designation ([SMC 17C.120.030](#)) for a portion of 29th Avenue, Martin St to Fiske St (Lincoln Heights)**
 - Presentation provided by Tirrell Black
 - Questions asked and answered.
 - Discussion ensued.

***Kris Neely joined at 2:22pm**

- **Building Opportunity for Housing Debrief**
 - Presentation provided by KayCee Downey & Tim Thompson.
 - Questions asked and answered.
 - Discussion ensued.
- **Spokane Transit Authority *Connect 2035***
 - Presentation provided by Mike Tressider from Spokane Transit Authority.
 - Questions asked and answered.
 - Discussion ensued.

Workshop Adjourned at 3:41 PM.

Plan Commission Hearing:

Meeting called to order at 4:00pm by Greg Francis

Attendance:

- Board Members Present: Greg Francis (President), Ryan Patterson (Vice President), Jesse Bank, Clifford Winger, Tim Williams, Todd Beyreuther, Carole Shook, Kris Neely
- Board Members Not Present: Christopher Britt, Michael Baker
- Non-Voting Members Present: Mary Winkes (Community Assembly Liaison)
- *Quorum Present: Yes*
- Staff Members Present: Spencer Gardner, Ryan Benzie, Angie McCall, Tirrell Black, James Richman, Maren Murphy
- **South Logan Transit-Oriented Development (TOD) Plan & Final Environmental Impact Statement (FEIS)**
 - Presentations by Maren Murphy (City of Spokane Staff), Ian Crozier & Bob Bengford (MAKERS), & Sharese Graham (SCJ Alliance). Recommendations were given based upon the Subarea Plan Goals: a) Land Use, b) Housing & Anti-Displacement, c) Community Design, d) Connectivity, and e) Sustainability.
 - Questions asked and answered.
 - Discussion ensued.

Public Testimony

- Scott Kuhta - Department of Commerce
- Mike Tressider - Senior Transit Planner from Spokane Transit Authority (STA)
- Andy Dunau- Executive Director of the Spokane River Forum
- Janean Schmidt - Chair of the Logan Neighborhood Council
- Chuck Murphy - Gonzaga University
- Chris Kelly - Resident of the South Logan Neighborhood

Motion: *I [Ryan Patterson] move that we [Plan Commission] support the approval of the final South Logan TOD [Transit-Oriented Development] plan and Final Environmental Impact Study [FEIS]. Cliff Winger seconded.*

Deliberation:

- Discussion ensued.
- Questions asked and answered.

Amendment: *I [Todd Beyreuther] make a motion to strike 'for all uses within one quarter mile of BRT [Bus Rapid Transit] stations' and replace it with 'for all uses in the study area'. Jesse Bank seconded.*

- Discussion ensued.

Amendment passes unanimously 8-0-0.

Amendment: *I [Todd Beyreuther] would like to make a motion to strike the entire bullet on page 56 of the South Logan TOD [Transit-Oriented Development] Action Plan regarding new façade articulation and massing standards to reduce the perceived scale of large buildings and add visual interest to new development. Jesse Bank seconded.*

- Discussion ensued.

Amendment passes unanimously 8-0-0.

Final Motion as amended passes 6-2-0.

Hearing Adjourned at 5:41 PM.

The regularly scheduled Plan Commission Meeting for Wednesday, December 27, 2023, is cancelled due to the Christmas holiday.

Next Plan Commission Meeting is scheduled for Wednesday, January 10, 2024