

Spokane Plan Commission - Minutes

Wednesday, October 9, 2024

Hybrid Meeting in Council Briefing Center & Microsoft Teams Teleconference

Meeting Minutes: Plan Commission Workshop called to order at 2:00 pm by President Greg Francis.

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

Darin Watkins, Spokane Realtors Association & Spokane Resident

Attendance for Plan Commission Workshop:

- Board Members Present: Greg Francis (President), Ryan Patterson (Vice President), David Edwards, Amber Lenhart, Sandra Neperud, Carole Shook, Tim Williams, Jill Yotz
- Board Members Not Present: Jesse Bank
- Non-Voting Members Present: Kitty Klitzke (Council Member Liaison), Mary Winkes (Community Assembly Liaison)
- Non-Voting Members Not present: None
- *Quorum Present: Yes*
- Staff Members Present: Spencer Gardner, Angie McCall, KayCee Downey, Kevin Freibott, Brandon Whitmarsh, Ryan Shea, Tyler Kimbrell, Jackie Churchill, Megan Kapaun, Tim Fischer, Colin Quinn-Hurst, Tim Thompson, Maren Murphy, Ryan Benzie

Minutes: Minutes from 9/25/2024 approved 8-0-1 with one minor clarification amendment.

Briefing Session:

- **City Council Liaison Report - CM Kitty Klitzke**
 - CM Klitzke mentioned that council is working on populating the Transportation Commission.
 - She also stated that at [SRTC](#) (Spokane Regional Transportation Council) the big call for projects is coming up soon.
- **Community Assembly Liaison Report - Mary Winkes**
 - Mary stated that it was noted that when the presentation was given to the Plan Commission regarding the new Climate Resiliency and Sustainability Board that the CA did not have a liaison position. There is going to be a request made for such a position from the Community Assembly to the Mayor and City Council.
- **Commission President Report - Greg Francis**
 - President Greg Francis stated that he had nothing to report.
- **Secretary Report - Spencer Gardner**
 - Spencer introduced Tim Fischer (new attorney) and welcomed him to the Plan Commission. Our previous attorney, James Richman, retired from the city.
 - Spencer shared that there were some potential amendments for tonight's hearings for consideration. Two of them are from Commissioner Bank and one is from a staff request. Written copies were distributed.

Current Agenda: The current agenda was approved unanimously.

Workshop(s):

- Design Review and Design Standards Update

- Presentation provided by staff member Spencer Gardner.
 - Questions asked and answered.
 - Discussion ensued.
- BOH Follow-Up
(affects the following SMC sections:
17A.020.060
17C.111.205, 210, 220, 235, 310, 315, 320, 325, 335, 420, 450
17C.230.020, 100, 110, 120, 130, 140
17G.080.040, 065
17H.010.040)
 - Presentation provided by staff member Ryan Shea.
 - Questions asked and answered.
 - Discussion ensued.
 - ***Motion to go to Hearing for this item on November 13, 2024, was approved unanimously.***

Workshop Adjourned at 3:30 PM.

Hearing Minutes: Plan Commission Hearing called to order at 4:00 pm by President Greg Francis.

Attendance for Plan Commission Hearings:

- Board Members Present: Greg Francis (President), Ryan Patterson (Vice President), Jesse Bank, David Edwards, Amber Lenhart, Sandra Neperud, Carole Shook, Tim Williams, Jill Yotz
- Board Members Not Present: None
- Non-Voting Members Present: Mary Winkes (Community Assembly Liaison)

Hearing(s):

- Citywide CIP
 - Presentation provided by staff member Kevin Freibott
 - Questions asked and answered.
 - Discussion ensued.
 - No Public Testimony.
- Motion
 - *I [VP Ryan Patterson] would like to move that we [the Plan Commission] recommend that City Council adopt the Capital Improvement Plan as presented by staff.
Seconded by Commissioner Jesse Bank.
Deliberation ensued.*
 - ***Motion passes unanimously, 9-0.***
Voted for by name: President Greg Francis, Vice President Ryan Patterson, Jesse Bank, David Edwards, Amber Lenhart, Sandra Neperud, Carole Shook, Tim Williams, Jill Yotz.
- Protection of Historic Buildings in Downtown and Center and Corridor Areas (SMC 17D.100.230)
 - Presentation provided by staff member Megan Duvall
 - Questions asked and answered.
 - Discussion ensued.
 - No Public Testimony.
- Motions & Amendments
 - *I [VP Ryan Patterson] move that we [the Plan Commission] adopt the changes to SMC 17D.100.230 as presented by staff.
Seconded by Commissioner Jesse Bank.*

Mr. President I [Jesse Bank] would like to offer an amendment to the motion that encompasses the language changes proposed in the printed-out handout labeled potential amendment B and potential amendment C.

I [Jesse Bank] move to recommend an amendment to the motion adopting the language changes in potential amendment B that outlines text changes in 17D.100.230 subsection E. to c. that eliminates the maximum size in areas where national registered district overlaps with the Centers or Corridors district or with the downtowns boundary area as well as the language proposed in potential amendment C that changes section 17D.100.230 E. c., adding one and two clarifying requirements around encompassing the original building footprint and potential deviations from staff.

I [Jesse Bank] retract my motions and I replace it with a new motion for amendment to adopt the language in potential amendment B that amends section 17D.100.230 subsection E. to c. to remove the height limit in the instance where a national registered district overlaps with a downtown boundary area or Centers and Corridors zone.

Seconded by Commissioner Jill Yotz.

Deliberation ensued.

Motion for amendment passes 8-1-0.

I [VP Ryan Patterson] would clarify the original motion to specify that we are recommending the changes for adoption by City Council. Seconded by Jesse Bank.

- I [Jesse Bank] have another amendment to propose amending the proposed language in section 17D.100.230 subsection E. c., to clarify language around the requirements for the size of the building footprint or the location of the building footprint and providing additional clarity for staff around departures. Seconded by Jill Yotz.

Deliberation ensued.

Motion to amend withdrawn [by Jesse Bank].

- Motion is to move to strike subsection E. 1. b. [by Commissioner Tim Williams].
Seconded by Commissioner David Edwards.

Deliberation ensued.

Staff requests that there may be other locations where there are references to subsection E. 1. b. It would be helpful that the amendment also clarifies that we can also make additional adjustments to the proposal consistent with stated amendment. Comments suffice for the additional language for this motion.

Motion for amendment passes 8-0-1 (abstention).

Moving to a vote as amended (see aforementioned sections). Motion passes unanimously.

Voted for by name: President Greg Francis, Vice President Ryan Patterson, Jesse Bank, David Edwards, Amber Lenhart, Sandra Neperud, Carole Shook, Tim Williams, Jill Yotz.

- 2024 Comprehensive Plan Amendment Z23-474COMP (Mission & Sinto)
 - Presentation provided by staff members Brandon Whitmarsh and Kevin Freibott
 - Questions asked and answered.
 - Discussion ensued.
 - Applicant presented.
 - Public Testimony: None
- 2024 Comprehensive Plan Amendment Z23-476COMP (Eighth Ave.)
 - Presentation provided by staff member Brandon Whitmarsh and Kevin Freibott.
 - Questions asked and answered.
 - Discussion ensued.

- Applicant presented.
- Public Testimony:
 - Gavin Tenold
- 2024 Comprehensive Plan Amendment Z23-477COMP (Bemis & Rustle)
 - Presentation provided by staff member Kevin Freibott
 - Questions asked and answered.
 - Discussion ensued.
 - Applicant presented.
 - Public Testimony: None
- 2024 Comprehensive Plan Amendment Z23-478COMP (Assembly & Bemis)
 - Presentation provided by staff member Kevin Freibott
 - Questions asked and answered.
 - Discussion ensued.
 - Applicant presented.
 - Public Testimony:
 - Arin Mitchell & Aaron Knapik
- 2024 Comprehensive Plan Amendment Z23-479COMP (Indian Trail)
 - Presentation provided by staff member Kevin Freibott
 - Questions asked and answered.
 - Discussion ensued.
 - Applicant presented.
 - Public Testimony:
 - Joanne Welch
 - Karen Lewardowski
 - Douglas Spickaro
 - Applicant responded.
- 2024 Comprehensive Plan Amendment Z24-105COMP (South Logan)
 - Presentation provided by staff member KayCee Downey
 - Questions asked and answered.
 - Discussion ensued.
 - No Applicant presentation as the city is the applicant.
 - Public Testimony:
 - Greg Byrd

***Recess from 7:25pm until 7:45pm**

- Motion for Z23-474COMP (Mission & Sinto)
 - *I [VP Ryan Patterson] move that we [Plan Commission] recommend the 2024 Comprehensive Plan amendment labeled Z23-474COMP for City Council.*
Seconded by Commissioner Carole Shook.
 Discussion ensued.
Motion passes unanimously, 9-0.
 Voted for by name: President Greg Francis, Vice President Ryan Patterson, Jesse Bank, David Edwards, Amber Lenhart, Sandra Neperud, Carole Shook, Tim Williams, Jill Yotz.
- Motion for Z23-476COMP (Eighth Ave)
 - *I [VP Ryan Patterson] move that we [Plan Commission] recommend 2024 Comprehensive Plan amendment labeled Z23-476COMP to City Council.*
Seconded by Commissioner Jesse Bank.
 Discussion ensued.

- *I [Jesse Bank] would like to make a motion to amend the original resolution to eliminate the added piece of ROW (Right of Way) to the east that was added by the docketing committee.*
Seconded by Commissioner Sandra Neperud.
Discussion regarding the amendment ensued.
Roll Call vote on amendment: President Greg Francis (N), Vice President Ryan Patterson (N), Jesse Bank (A), David Edwards (A), Amber Lenhart (A), Sandra Neperud (A), Carole Shook (N), Tim Williams (N), Jill Yotz (N).
Motion for amendment fails 5-4-0.
- *I [VP Ryan Patterson] would like to amend our original motion to specify that we [Plan Commission] are including the graphics as presented in today's presentation for the conservation open space in this proposal.*
Seconded by Commissioner Jesse Bank.
Motion for amendment passes unanimously, 9-0.
- ***Motion passes unanimously, 9-0.***
Voted for by name: President Greg Francis, Vice President Ryan Patterson, Jesse Bank, David Edwards, Amber Lenhart, Sandra Neperud, Carole Shook, Tim Williams, Jill Yotz.
- **Motion for Z23-477COMP (Bemis & Rustle)**
 - *I [VP Ryan Patterson] move that we [Plan Commission] recommend the 2024 Comprehensive Plan amendment labeled Z23-477COMP as presented.*
Seconded by Commissioner Carole Shook.
Discussion ensued.
 - *I [Jesse Bank] would move to amend the application to change the desired land use classification from GC70 to GC75.*
Seconded by Commissioner Jill Yotz.
Motion for amendment passes unanimously, 9-0.
 - ***Motion as amended passes unanimously, 9-0.***
Voted for by name: President Greg Francis, Vice President Ryan Patterson, Jesse Bank, David Edwards, Amber Lenhart, Sandra Neperud, Carole Shook, Tim Williams, Jill Yotz.
- **Motion for Z23-478COMP (Assembly & Bemis)**
 - *I [VP Ryan Patterson] move that we [Plan Commission] recommend the 2024 Comprehensive Plan amendment labeled file Z23-478COMP to City Council. This motion does include the section labeled number three that was in the presentation. Both the original parcel from the applicant, the city added parcels labeled two, and the additional applicant request labeled three.*
Seconded by Commissioner Sandra Neperud.
Discussion ensued.
 - *I [Jesse Bank] would like to make a motion to amend the land use classification from GC70 to GC75.*
Seconded by Commissioner Jill Yotz.
Motion for amendment passes unanimously, 9-0.
 - ***Motion passes as amended, 8-1-0.***
Voted for by name: President Greg Francis, Vice President Ryan Patterson, Jesse Bank, David Edwards, Amber Lenhart, Sandra Neperud, Carole Shook, Tim Williams, Jill Yotz.
- **Motion for Z23-479COMP (Indian Trail)**

- *I [VP Ryan Patterson] move that we [Plan Commission] recommend the 2024 Comprehensive Plan amendment labeled file Z23-479COMP as presented by staff. Seconded by Commissioner Jesse Bank. Discussion ensued.*
- *I [Jesse Bank] move to amend the original motion to include the conditioning of the approval of this land use change on the completion of a development agreement, including at a minimum: a site plan, a multimodal circulation plan, development detail for ICM analysis, limitations on uses in commercial portions, and an emergency egress plan. Seconded by Commissioner Carole Shook. Discussion ensued.
Motion for amendment passes unanimously, 9-0.*
- *I [Jesse Bank] move to amend the resolution to exclude parcel 26261.3401 from the proposal. Seconded by Commissioner Sandra Neperud. Discussion ensued.
Motion for amendment passes unanimously, 9-0.*
- *I [VP Ryan Patterson] would like to move to recommend the change from the potential open space instead of conservation open space to more align with the descriptions of that type of space. Seconded by Jesse Bank. Discussion ensued.
Motion for amendment passes unanimously, 9-0.*
- ***Motion as amended passes, 8-0-1.**
Voted for by name: President Greg Francis, Vice President Ryan Patterson, Jesse Bank, David Edwards, Amber Lenhart, Sandra Neperud, Carole Shook, Tim Williams, Jill Yotz.*
- Motion for Z24-105COMP (South Logan)
 - *I [VP Ryan Patterson] move that we [Plan Commission] recommend the 2024 Comprehensive Plan amendment labeled Z24-105COMP to the City Council as presented by staff. Seconded by Commissioner Amber Lenhart. Discussion ensued.
Motion passes unanimously, 9-0.
Voted for by name: President Greg Francis, Vice President Ryan Patterson, Jesse Bank, David Edwards, Amber Lenhart, Sandra Neperud, Carole Shook, Tim Williams, Jill Yotz.*

Hearing Adjourned at 9:13PM.

Next regularly scheduled Plan Commission Meeting is on Wednesday, October 23, 2024.

*A = Aye, N = Nay