

# Spokane Plan Commission - Minutes

**Wednesday, August 13, 2025**

Hybrid Meeting in Council Briefing Center & Microsoft Teams Teleconference

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

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

- None

## **Attendance for Plan Commission Workshop:**

- Board Members Present: Jesse Bank, Ryan Patterson, David Edwards, Amber Lenhart, Carole Shook, Tyler Tamoush, Tim Williams
- Board Members Not Present: Greg Francis, Jill Yotz
- Non-Voting Members Present: Mary Winkes (Community Assembly Liaison), Kitty Klitzke (Council Member Liaison)
- Non-Voting Members Not present: None
- *Quorum Present:* Yes
- Staff Members Present: Spencer Gardner, Emily King, Angie McCall, Kevin Freibott, KayCee Downey, Tim Thompson, Sarah Sirott, Logan Camporeale, Tirrell Black

**Minutes:** Minutes from 7/23/2025 approved unanimously.

## **Briefing Session:**

- **Community Assembly Liaison Report - Mary Winkes**
  - Mary mentioned that Community Assembly did not meet in August. When they meet in September, they will be discussing their proposed changes to the neighborhood chapter of the Comprehensive Plan.
- **Transportation Commission Liaison Report - Ryan Patterson**
  - There was no Transportation Commission meeting in July, the August meeting is coming up next week. She did participate in the Spokane Bike Party bike ride last week as well as other members of the Transportation Commission, City Council and the Mayor.
- **President Report - Jesse Bank**
  - President Bank only wanted to mention that he will be recusing himself from the fourth item on the today's agenda (Hillyard Subarea Plan) as he is also a member of the project.
- **Secretary Report - Spencer Gardner**
  - Spencer stated that they have completed interviews for new applicants for the empty Plan Commission seat. They have passed that information onto the Mayor's office.
  - They have put out an RFP (Request for Proposal) to do a full code audit and rewrite. This is work that is happening alongside the Comprehensive Plan update. We have a lot of code changes that are going to be required but they also want to take the opportunity recognizing that there are about twenty years' worth of code amendments that have accumulated. There will be a process to select a consultant to help us with that. The RFP's are open for another week or two at which point they will select a consultant and get started. This is work that the Plan Commission will be participating in over the next year or so.
  - Spencer stated that it is good practice to occasionally revisit the Plan Commission rules so that everyone is aware of the duties of the Plan Commission. Today he went over how to handle sharing your views in public as a member of the Plan Commission. Especially

pertaining to how to handle a situation where you disagree with a decision made by the Plan Commission. He read the following rules:

- 10.3.3: Commission members may speak as an individual member - reflect and inform about Commission positions and activities and on their own position - as long as it is clear whether such position is or is not a Commission position and clearly specifying they are speaking as an individual, or as an individual Plan Commissioner articulating their own views and concerns.
- 10.3.4: When expressing personal views, Commission members do not include a reference to their Commission membership on letterhead, in a signature line, or in another way that could be construed as representing the Commission as a whole. The takeaway is that if you are speaking about anything related to the work Plan Commission does and especially if you are known to be a Plan Commission member, just make sure that you are being really careful about characterizing your position as your own views and not the views of the Plan Commission as a whole.
- 10.13: Except for submitting a written dissenting opinion as provided under these rules of procedure, no Commission member shall work for the frustration, or the overturn of any decision made by a majority of the Commission outside the framework of the Commission.

If there is something that the Commission does that you disapprove of or disagree with, the proper way to handle that is through your participation in the Commission (ie. sharing and voting at hearings). However, after a vote/decision has been made and especially as it works its way through the subsequent parts of the adoption process, be very careful as to not be seen as trying to frustrate or overturn a decision that has been made by the Plan Commission by advocating against it. If you have questions about how to address these kinds of situations, he is happy to be a resource as well as our city legal team.

- **Council Liaison Report - Kitty Klitzke**

- City Council is currently on summer break, so Councilmember Klitzke had nothing new to discuss.

**Current Agenda:** The current agenda was approved unanimously.

**Workshop(s):**

- PlanSpokane 2046: Chapter Review
  - Presentation provided by staff members Kevin Freibott and KayCee Downey.
  - Questions asked and answered.
  - Discussion ensued.
- Noticing Requirement Updates: [SMC 17G.020.070](#), [17G.025.010](#), [17G.061.010](#), [17G.061.210](#)
  - Presentation provided by staff member Spencer Gardner.
  - Questions asked and answered.
  - Discussion ensued.
    - **Motion:** *I [Tim Williams] move to go to hearing on the noticing requirement updates. Seconded by Tyler Tamoush.*
    - Motion passes unanimously, 7 to 0 to 0.
- Z25-499COMP – 2026 to 2031 CIP – Introduction
  - Presentation provided by staff member Kevin Freibott.
  - Questions asked and answered.
  - Discussion ensued.
- Hillyard Subarea Plan and Motion to Go to Potential Hearing on 9/10/25
  - Presentation provided by staff member Tim Thompson.
  - Questions asked and answered.

- Discussion ensued.
  - **Motion:** *I [Amber Lenhart] make a motion to move the Subarea Plan to hearing. Seconded by David Edwards.*
  - Motion passes, 6-0-0-1(recusal from President Bank as stated previously).

Workshop Adjourned at 3:51 PM.

Hybrid Meeting in City Hall Council Chambers & Microsoft Teams Teleconference for Plan Commission Hearing

Plan Commission Hearing called to order at 4:04 pm by President Jesse Bank.

**Attendance for Plan Commission Hearing(s):**

- Commission Members Present: Jesse Bank, Ryan Patterson, David Edwards, Carole Shook, Tyler Tamoush, Amber Lenhart, Tim Williams
- Commission Members Not Present: Greg Francis, Jill Yotz
- *Quorum Present:* Yes
- Non-Voting Members Present: Mary Winkes (Community Assembly Liaison)
- Staff Members Present: Spencer Gardner, Emily King, Angie McCall, Kevin Freibott, Mike Piccolo, Logan Camporeale, Sarah Sirott, Tirrell Black, Tim Thompson

**Hearing(s):**

- Excelsior Wellness Development Agreement
  - Presentation provided by staff member Kevin Freibott.
  - Applicant, Andrew Hill, provided their presentation as well.
  - Public Testimony:
    - i. Sean Cross
    - ii. Colleen Condon
  - Public Testimony was closed by President Bank.
  - Motion stated below and seconded.
  - Amendment stated and seconded.
  - Deliberation began.
  - Questions asked and answered.

**Motion**

- *I [VP Patterson] move that we recommend to City Council to approve the Excelsior Wellness Development Agreement as presented. Seconded by Tyler Tamoush.*
- **Amendment:**
  - i. *I [President Bank] move to amend the agreement to change the language in the beginning of section 5 to read “developer shall propose a location for future transmission main that is agreeable to ICM (Integrated Capital Management) or something to that effect”. Seconded by VP Patterson.*
- Amendment carries unanimously, 6-0-0.
- Motion to approve as amended passes unanimously, 6-0-0.

Hearing Adjourned at 4:56 PM.

The next regularly scheduled Plan Commission meeting scheduled for Wednesday, August 27, 2025 is **CANCELLED**.