

Spokane Plan Commission - Minutes

Wednesday, October 8, 2025

Hybrid Meeting in Council Briefing Center & Microsoft Teams Teleconference

Meeting Minutes: Plan Commission Workshop called to order at 2:02 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, Greg Francis, Amber Lenhart, Carole Shook, Tyler Tamoush, Tim Williams, Jill Yotz
- Board Members Not Present: David Edwards
- Non-Voting Members Present: None
- Non-Voting Members Not present: Mary Winkes (Community Assembly Liaison), CM Kitty Klitzke (Council Member Liaison)
- *Quorum Present:* Yes
- Staff Members Present: Maren Murphy, Angie McCall, Kevin Freibott, Colin Quinn-Hurst, Emily King, Ryan Benzie, Sarah Sirott

Minutes: Minutes from 9/24/2025 approved unanimously.

Briefing Session:

- **Community Assembly Liaison Report - Mary Winkes (Absent)**
 - No report as Mary was absent.
- **Transportation Commission Liaison Report - Ryan Patterson**
 - Ryan put the SRTC Citizen Committee sign-up link that she mentioned last meeting on the table and applications are due at the end of November. Feel free to take one if you are interested or share with others you may think could be interested.
- **Commission President Report - Jesse Bank**
 - President Bank stated that we are waiting to get the last couple of chapter review subcommittee meetings scheduled. So, stay tuned, watch your city email box, as these will be coming on a rolling basis and are not quite ready yet.
 - Jesse stated that he has also been working with Senator Riccelli on an expansion to the Parking to People Incentive. This is a sales tax deferral which becomes a waiver after a ten-year period of time. This is for buildings that are built on the site of surface parking lots. They are attempting to expand this to all vacant lots through a series of definitions. It is an extremely lucrative incentive. They believe that this could power a lot of housing constructions. They have an open house on October 23rd at 11:00am to discuss some of these changes at the Central Library. If you would like more information or to give input on the draft language you can let Jesse know or just show up. More information will be coming to your city email.
- **Secretary Report - Maren Murphy (for Spencer Gardner)**
 - Maren reminded the commissioners that they received an email about the November PlanSpokane Workshops. The Workshops are scheduled as follows:
 - November 5th at Ferris High School (District 2) 5:00pm - 6:30pm
 - November 12th at Yasuhara Middle School (District 1) 5:00pm - 6:30pm
 - November 18th at Salk Middle School (District 3) 5:00pm - 6:30pm
 - November 19th at Central Library (Citywide) 12:00pm - 1:30pm

- The draft EIS they are hoping (no promises) to bring back to the Plan Commission at the December 10th meeting.
- A new order of business is that the Plan Commission is having a special joint meeting with the Climate Resilience and Sustainability Board on Wednesday, October 29, 2025. It is going to be at 2:00pm - 4:00pm (*not 1:00pm - 4:30pm as mentioned in the meeting*). The focus is to discuss the climate planning work that the CRSB has been doing and integrate and find alignment with the Plan Commission. The PC will see all of the policies that have been coming through for the Comprehensive Plan. The CRSB has a special task of looking specifically at the climate policies so this meeting will be integrating together. The Plan Commission will be hosting the CRSB as far as formalities go (so it will still be run as a PC meeting). There will be discussions around Land Use and Transportation.
- We have a hearing today where Spencer will be doing the staff presentation online (as he is out of town at a conference).
- There will be a hearing on October 22nd for the Co-Living SMC Update.
- There is a request to bring the Capital Improvement Plan (CIP) to hearing also on October 22nd.
 - Motion: I [Greg Francis] move that we move the Capital Improvement Plan forward to hearing on October 22nd. Seconded by Ryan Patterson.
No discussion. Vote passes unanimously 8-0-0.
- She introduced our soon-to-be new commissioner, Kyle Madsen. Jesse asked where getting him appointed was at in the process. A few people responded with the possibility of October 20th is when City Council will make the decision therefore his first meeting as a commissioner would be October 22nd.
- **Council Liaison Report - Kitty Klitzke (Absent)**
 - No report as CM Klitzke was absent.

Current Agenda: The current agenda was approved unanimously.

Workshop(s):

- Division TOD Node Concepts
 - Presentation provided by staff member Colin Quinn-Hurst and MIG Consultants Alex Dupey & Rishi Dhody.
 - Questions asked and answered.
 - Discussion ensued.
- Co-Living SMC Update
 - Presentation provided by Brandon Whitmarsh.
 - Questions asked and answered.
 - Discussion ensued.

Workshop Adjourned at 3:52PM.

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

Plan Commission Hearing called to order at 4:00 pm by President Jesse Bank.

Attendance for Plan Commission Hearing(s):

- Commission Members Present: Jesse Bank, Ryan Patterson, Greg Francis, Amber Lenhart, Carole Shook, Tim Williams, Jill Yotz
- Commission Members Not Present: David Edwards, Tyler Tamoush

- *Quorum Present: Yes*
- *Non-Voting Members Present: None*
- *Non-Voting Members Not Present: Mary Winkes (Community Assembly Liaison)*
- *Staff Members Present: Angie McCall, Spencer Gardner, Maren Murphy*

Hearing:

- **Noticing Requirement Updates**
 - Presentation provided by staff member Spencer Gardner
 - Questions asked and answered.
 - There was no public testimony therefore President Bank moved past it.
 - Motion stated below and seconded.
 - Deliberation began.
 - More questions asked and answered.

Motion

- *I [Ryan Patterson] move that we recommend to the City Council the updates to the noticing requirements in SMC Chapter 17G as presented. Seconded by Amber Lenhart.*
- Motion passes 7-0-0.

Plan Commission Hearing called to order at 4:36 pm by President Jesse Bank.

The next regularly scheduled Plan Commission meeting is scheduled for Wednesday, October 22, 2025.