

Plan Commission – Meeting Minutes

Wednesday, August 26, 2026

Hybrid Meeting in Council Briefing Center & Microsoft Teams

Meeting called to order at 2:00 PM by President Bank

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

- *None*

Attendance for Plan Commission Workshop:

- Commission Members Present: Jesse Bank, Ryan Patterson, Kyle Madsen, David Rasanen, Tyler Tamoush, Tim Williams, Jill Yotz
- Commission Members Not Present: Amber Lenhart
- Non-Voting Members Present: Community Assembly Liaison Linda Carroll
- Non-Voting Members Not Present: City Council Liaison Kitty Klitzke
- *Quorum Present:* Yes
- Staff Members Present: Spencer Gardner, Tirrell Black, Della Mutungi, Jacob Miller, Kevin Freibott, Brandon Whitmarsh, KayCee Downey, Colin Quinn-Hurst, Tyler Kimbrell, Amanda Brown

Minutes: Minutes from 7/22/2026 approved unanimously.

Briefing Session:

- **Community Assembly Liaison Report** – Linda Carroll
 - The chair of Community Assembly's Administration Committee distributed comments to the May draft of the Comprehensive Plan that Community Assembly adopted. These were distributed to the Mayor, City Council, Planning Department, and the Plan Commission.
 - The Community Assembly meeting scheduled to take place on August 6th was cancelled to allow those affected by the fires to attend to urgent needs.
- **President Report** – Jesse Bank
 - With respect to the fires, we have discussed action on the WUI codes for some time. There has been some conversation around WUI in this comprehensive plan, but we've seen what has happened, and unquestionably, it will happen again. The question is where and how severe. We need to take this seriously and strengthen our WUI code where possible.
 - We've seen the City Council and County Commissioner's actions regarding data centers. It was mentioned that this will be brought to Plan Commission. Those conversations are coming. President Bank acknowledged the comments the Plan Commission have received on the issue are being heard. This is an important subject and the commission looks forward to discussing it.
 - Finally, we've received some public comments on slowing down the comprehensive plan process due to the wildfires. City staff are stretched thin, and it makes sense to reevaluate the timeline in response to those issues. Some of those comments, however, seem to indicate that the wildfires and impact of wildfires have caused folks in other neighborhoods nowhere near the fires to not have enough time to comment on the comprehensive plan. Planning staff have done an unbelievable job of reaching out for public comment. This project has been going on for two years, and there is still plenty of time to get comments in. Adoption is not for another couple of months yet, and we need to keep moving. Please don't use a tragedy that's devastated the lives of thousands of our community members to delay the process because you've not been engaged to date. The best thing that we can have as a city is an engaged populace. Be engaged and make your comments heard.
- **Secretary Report** – Spencer Gardner

- Regarding data centers, the reason we don't have anything happening right now is because our attention is focused on other things. Once the comp plan is adopted, data centers will be one of the things we pick up immediately.
- Spencer also mentioned that the commission will be discussing the comprehensive plan timeline today.
- There is another item on the agenda today related to regulatory changes as a response to the fires, and there may be a couple related topics. We're still discussing and figuring out the right process to bring that forward. We want public input on everything we do, but we already have permits in the system to start rebuilding, so we need to be expeditious with providing people some certainty. We will try to balance that and involve the Plan Commission where we can, but Council may take emergency action to help people move along.
- We are also expecting a new Plan Commission member to be nominated in September. We hope that by mid-September, we should have one more person able to sit with us and engage on these topics.
- **Transportation Commission Liaison Report – Ryan Patterson**
 - At the last meeting, there was conversation about the Spokane Falls Blvd rebuild project. The survey responses were generally more than 50% not in favor of the two-way option. There was a lot of discussion by commission members about the benefits or not with going forward with small segments or pushing the can down the road. There was general support for the lane reduction.
 - There was a presentation on the bike network that will be going into the comprehensive plan.
 - There was also a check-in on the TBD fee increase recommendation. Generally, there was strong support to go ahead with a hearing next month to increase the fee to \$40.
 - There was a quick hearing about sidewalk projects, to affirm a two-year plan instead of just one year.

Current Agenda: The current agenda was approved.

Informational, Discussion and/or Action Items:

- **Fire Response: Allow ADUs Prior to Principal Dwelling**
 - Presentation provided by: Spencer Gardner
 - Questions asked and answered.
 - Discussion ensued.
- **PlanSpokane Adoption Timeline Discussion**
 - Presentation provided by: Spencer Gardner
 - Questions asked and answered.
 - Discussion ensued.
- **6-year CIP – Introduction Workshop**
 - Presentation provided by: Della Mutungi
 - Questions asked and answered.
 - Discussion ensued.
- **PlanSpokane Future Land Use Map (FLUM)**
 - Presentation provided by: Tirrell Black, Brandon Whitmarsh
 - Questions asked and answered.
 - Discussion ensued.
- **PlanSpokane Comprehensive Plan Policy Explorer: Interactive Dashboard**
 - Presentation provided by: KayCee Downey
 - Questions asked and answered.
 - Discussion ensued.

Workshop Adjourned at 3:38 PM.

Hybrid Meeting in Council Briefing Center & Microsoft Teams
Plan Commission Hearing called to order at 4:00 PM by President Bank

Attendance for Plan Commission Hearing:

- Commission Members Present: Jesse Bank, Ryan Patterson, Kyle Madsen, David Rasanen, Tyler Tamoush, Tim Williams
- Commission Members Not Present: Amber Lenhart, Jill Yotz
- Non-Voting Members Present: Community Assembly Liaison Linda Carroll
- Non-Voting Members Not Present: City Council Liaison Kitty Klitzke
- *Quorum Present:* Yes
- Staff Members Present: Spencer Gardner, Colin Quinn-Hurst, Tyler Kimbrell, Amanda Brown

Hearing Items:

- Division St. Transit Oriented Development Plan – Consideration of Adoption by Resolution
 - Presentation provided by: STA, Colin Quinn-Hurst, Tyler Kimbrell
 - Public Testimony provided by:
 - None
 - Questions asked and answered.
 - Discussion ensued.

Motion: *I [Vice President Patterson] move to adopt the Division Street Transit Oriented Development Plan as presented. Seconded by Commissioner Madsen.*

Motion passes, 6 to 0 to 0.

Hearing Adjourned at 4:37 PM.

The next regularly scheduled Plan Commission Meeting is on Wednesday, September 9, 2026.