

SAS STEERING COMMITTEE

Regular Meeting

Date: October 3, 2023

Time: 5:30 pm

Hybrid – Council Briefing Center / Zoom

(Virtual meeting link – see below for information)

Agenda Items

Administrative Business – no oral testimony will be taken

- Approval of September 5 and September 20, 2023 Minutes (1 minute)
- Sustainability Initiative Manager Report (4 minutes)
- Chair Report (5 minutes)

Public Hearings

- General Facilities Charges proposal memo of support

Workshops – no oral testimony will be taken

- Continuing discussion of Priorities from Working Groups
 - Comments from those who did not offer their choices last meeting
 - Additional updates

Written Public Testimony

- Email from David Camp
- Email from Jim Hedemark
- All email addressed to the Steering Committee and sent to sas@spokanecity.org will be distributed to the Steering Committee.

Next Meeting

- Tuesday, October 18, 2023 6:00-7:00 pm – Study Session

Join Zoom Meeting

<https://us06web.zoom.us/j/87476308813?pwd=NEFvTFBFWGNzbDFtS00wbWgzWXRBRz09>

Meeting ID: 874 7630 8813

Passcode: 798409

One tap mobile

+16694449171,,87476308813#,,,,*798409# US

+13462487799,,87476308813#,,,,*798409# US (Houston)

Dial by your location

+1 669 444 9171 US

+1 346 248 7799 US (Houston)

+1 719 359 4580 US

+1 720 707 2699 US (Denver)

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+1 646 558 8656 US (New York)

+1 646 931 3860 US

+1 689 278 1000 US

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 360 209 5623 US

+1 386 347 5053 US

+1 507 473 4847 US

+1 564 217 2000 US

Meeting ID: 874 7630 8813

Passcode: 798409

Find your local number: <https://us06web.zoom.us/j/kVmue7OJb>

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SAS STEERING COMMITTEE

Minutes

September 5, 2023

Call to Order: 5:33 pm

ATTENDANCE:

Steering Committee Members: Chair Larry Luton, Council Sustainability Initiative Manager Kelly Thomas, Esther Angell, Sarah Burruss, Dave Garegnani, Brian Henning, Matt Hollon, Michelle Howard, Mindy Howard, Staci Maier, Rowena Pineda, Pragya Rai, Naghmana Sherazi

Not Present: Jennifer Thomas

Staff: Council Sustainability Initiatives Manager Kelly Thomas, Legislative Assistant Mark Carlos

Public: Kerry Brooks

Agenda Items

ADMINISTRATIVE BUSINESS:

Approval of Minutes: Minutes of August 1 were approved with no corrections.

Chair's Report: Chair Larry Luton gave a summary of the summer's workgroup activity. The Health and Wellbeing Workgroup has been reconstructed and there are multiple new members. They will need another month or so to be able to present a report of their workgroup priorities to the Steering Committee. The Buildings & Energy Workgroup is ready to make a presentation and will do so at the September 20 study session. Finally, in December, we are scheduled for officer elections. Two of the officers are up for election (Chair, and one of the Co-Vice Chair positions, which are currently one-year terms). The 3rd officer position is the other Co-Vice Chair, which is a two-year term currently being held by Rowena. We may want to talk about what kind of terms there should be for each of these officer positions.

Technical: The link to join the meetings has been problematic for some. Not always able to click on it, and it has to be copied and pasted. Kelly will investigate this.

WORKSHOPS:

Discussion of Letter of Support for GFC Charges: The draft of the GFC support letter was discussed. Comments and feedback included that it looked great, it was well-written, it

made a good argument and captured what the Steering Committee collectively agreed upon.

Discussion of Equity & Justice Presentation: What expectations do we want to include in our process? Brian Henning felt we should workshop this a little bit. Other comments: It may make more sense if the Equity Subcommittee is in a better position to connect with. The EJEW is still a good lens to capture the environmental justice/equity perspective specifically. Michelle Howard asked when we would be doing this kind of review, and whether we wanted to address these perspectives *before* we identify our workgroup priorities. There was continued discussion on how this could and would be addressed on multiple levels. Some felt we may or may not have the expertise level to be looking at this. The City could take the Steering Committee's recommendations and apply them with their own level of expertise, such as through the Equity Subcommittee. Rowena noted that she realizes this analysis should have happened before we asked the workgroups to identify their priorities. But there wasn't a framework given to do so. She gave the South Logan TOD as an example to ask important, consistent questions for each project that should be asked every time: who is this impacting? Who is it benefiting? Larry summarized: we will ask these questions for each project, every time. The answers should be part of the Steering Committee's conversation.

Roundtable Discussion of Workgroup Priorities and Next Steps: Larry asked each Steering Committee member to answer two questions: 1) Do you have 1-3 actions or spinoffs of those actions that you'd like the Steering Committee to keep on their list? 2) Are there any specific actions that you'd like to champion? There was some clarification needed about how to identify priorities before we'd heard from all the workgroups (Buildings & Energy and Health & Wellbeing still need to present to the Steering Committee), and what the value was of going through this exercise tonight. Larry clarified that he just wanted to get the conversation started; didn't want to get too far away from the previous workgroup presentations, and to get a sense where we are currently. There would be no decisions or votes tonight; we won't make any decisions until we have a public hearing.

- **Larry:**

1. People-Oriented Communities as identified by the Transportation & Land Use Workgroup. Incentivize mixed-use development along corridors; i.e., 1st story should be commercial use, and 2+ story should be apts/condos.
2. Tree Canopy as identified by the Natural Environment Workgroup. Incentivize for both public and private trees. This was also one of Priority Spokane's four identified priorities, as championed by Naghmana.
3. Waste Reduction Programs for all City Events. Example, Expo+50 planning. All events using City property, like the parks, must include a meaningful waste reduction program.

- **Matt:**

1. Extreme Heat Mitigation, particularly from the environmental justice standpoint. Efforts to preserve and expand greening in areas of the City.

Wants to prioritize initiatives that address urban heat islands like tree canopy, and supports the formation of a “green corps.”

2. People-Oriented Communities as identified by the Transportation & Land Use Workgroup. Infrastructure that supports walking and biking, close food sources as a “win-win.”
3. Community Gardening

- **Michelle:**

1. Will pass for now as she wants to think more about how priorities will impact low-income communities, and wants to hear from Buildings & Energy as they are a big part of this work.

- **Sarah:**

1. Protect River Flow – from Water & Climate, priority #2
2. Build Out Bike Network – from Transportation & Land Use, priority #3
3. Increase Urban Canopy to 40% by 2030, from Natural Environment Group

- **Mindy:**

1. Forest Canopy and Pollinator Gardens, which will provide biodiversity and pollination from *any* type of native pollinators. “Postage Stamp” forests as well.
2. Reduce Pumping from the Aquifer; a tribal liaison will be important.
3. Reduction of Food Waste from the Waste Stream – reallocating food waste and diverting from the waste stream to not just compost but also find ways to feed people.

- **Brian:**

1. Extreme Heat Resilience Research & Planning (with administration)
2. Wildfire Smoke Resilience Research & Planning (with administration)

- **Naghmana:**

1. (has concerns about the \$20 million deficit at the City and how to pay for some of these programs, and how realistic it is that they will come to fruition because of that)
2. SpoCanopy for its biodiversity, mental health and clean air benefits, as well as pollinator and storm gardens.
3. Language Access & Justice – recent evacuation information for the wildfires was sorely lacking in any language except for English and, at the County level, some Spanish. Feels that we failed our non-English speaking citizens as this is *life-saving information*, that is actually mandated and required to be translated.
4. Building Decarbonization – will enable us to meet our GHG emission reduction goals.
5. Electric/Solar/Hybrid Light Rail System ‘beltway’ that will loop around the City needs to be put in now, before the City grows so that traveling from one point to the next around the City will take less time and reduce commute times and will allow the City to expand instead of becoming gentrified.

Naghmana is willing to champion Language Justice & Access and Tree Canopy expansions, especially in low urban canopy cover areas.

- **Pragya:**
 1. Tree Canopy, on both public and private land
 2. Reduce Pumping from the Aquifer, including language access for the technical details of this
 3. Extended Producer Responsibility to reduce microplastic/plastic pollution
 4. Reducing Food Waste
 5. More Transportation Options
- **Stacy:**
 1. Wants to take more time and hear from the Buildings & Energy Workgroup. Is interested in the tree canopy ideas and wants to coordinate with Priority Spokane on this.
- **Esther:**
 1. Would also like more time; loves the tree canopy and pollinator garden ideas.

ADJOURNMENT:

Meeting adjourned at 7:00 pm.

PREPARED BY:

Kelly Thomas

APPROVED BY:

SAS STEERING COMMITTEE

Minutes

September 20, 2023

Call to Order: 6:10 pm

ATTENDANCE:

Steering Committee Members: Chair Larry Luton, Sarah Burruss, Dave Garegnani, Brian Henning, Matt Hollon, Michelle Howard, Mindy Howard, Staci Maier, Rowena Pineda, Pragya Rai, Naghmana Sherazi

Not Present: Esther Angell, Sarah Burruss, Dave Garegnani, Jennifer Thomas

Staff: Council Sustainability Initiatives Manager Kelly Thomas

Public: David Camp, Larry Andrews

Agenda Items

WORKSHOPS:

Presentations from Buildings & Energy Working Group:

- David Camp (slides and presentation attached)
- Jim Hedemark (slides and presentation attached)

ADJOURNMENT:

Meeting adjourned at 7:00 pm.

PREPARED BY:

Kelly Thomas

APPROVED BY:

CITY OF SPOKANE
SUSTAINABILITY ACTION SUBCOMMITTEE

BUILDINGS & ENERGY WORKGROUP
RECOMMENDATIONS
SEPTEMBER 20, 2023

A low-angle shot of a soccer goal with a black and white ball hitting the net. The background is a clear blue sky.

City Goal:

**NET ZERO EMISSIONS
CITYWIDE BY 2050**

Why Buildings?

THEY ARE THE CENTRAL CHALLENGE

- Buildings are Spokane's worst *and* fastest growing emissions source
- Most building emissions are from gas heat, which heat pumps can efficiently replace
- More efficient, electrified buildings save money over time



Why Electricity?

Spokane can do better

SPOKANE:

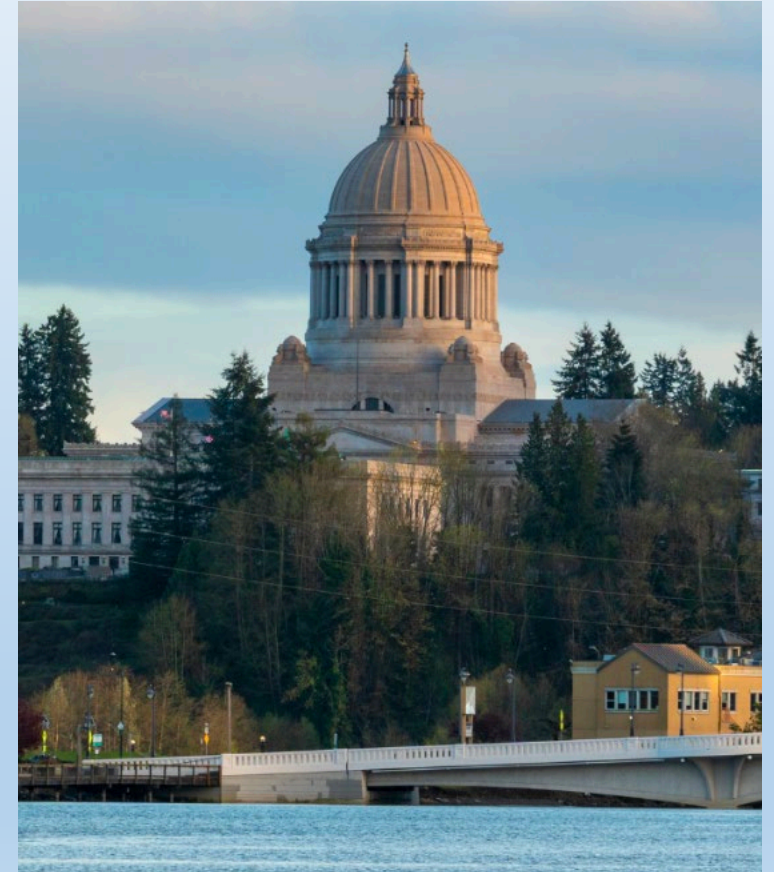
- **HYDRO** **48%**
- **GAS** **33%**
- **WIND** **9%**
- **COAL** **8%**
- **BIOMASS** **2%**

WASHINGTON:

- **HYDRO** **65%**
- **GAS** **14%**
- **WIND** **9%**
- **NUCLEAR** **8%**
- **COAL** **3%**
- **OTHER** **2%**

State Regulation is Doing Much of Our Work For Us

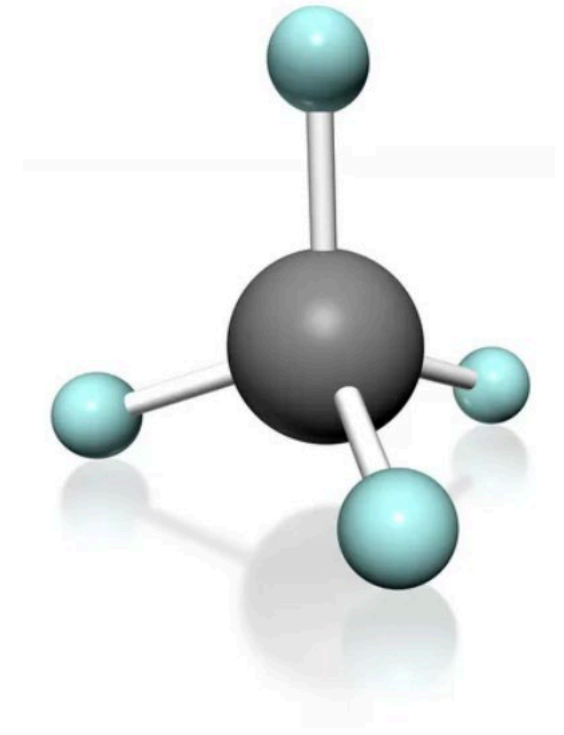
- **Clean Energy Transformation Act (2019)**
100% renewable electricity by 2045
- **Greenhouse Gas reduction targets (2019)**
30-year stepped approach
- **Washington Energy Code (2023)**
New homes 70% below 2006 energy baseline by 2030



“NATURAL GAS”

Fossil methane, 86x stronger than CO2

- Less stack emissions, but severe leakage.
- At 3-4% leak rate, gas is as climate damaging as coal
- EPA leak rate: 2.4%
- Largest US gas fields show leak rates up to 9%
- Atmospheric methane rising twice as fast as CO2
- 35% from natural gas
- Health impacts



Avista

Primarily a Gas Company

2022 Revenue:

- 66% From Electricity
 - One third of which gas-fired
- 33% From Gas Distribution
- Combining Avista's gas distribution business with the gas-fired third of its electrical generation, 55% of Avista revenue is from gas



Building Codes

Heat Pump Mandates in New Construction

- 50+ US cities
- Washington 2023 Energy Code
- **California Restaurant Association v Berkeley**
 - Federal law regulates appliance efficiency, so state and local laws cannot.
 - Court interprets outlawing new gas hookups as “efficiency regulation”.
- Washington Energy Code revised: 70% energy reduction from 2006 baseline by 2031. Advantages heat pumps and high-performance envelopes.



Sector Level GHG Targets: Buildings & Energy

Emission Source	2016 Baseline 2,108,796 MT		2030 Reduction Target 45% & 948,958 MT		2040 Reduction Target 70% & 1,476,155 MT		2050 Reduction Target 95% & 2,003,356 MT	
	Metric Tons CO ₂ e	Percent of Total	Metric Tons CO ₂ e	Percent Reduction	Metric Tons CO ₂ e	Percent Reduction	Metric Tons CO ₂ e	Percent Reduction
Electricity	587,418	28%	83,114	80%	41,557	90%	0	100%
Gas	381,273	18%	411,163	30%	205,581	65%	24,369	95%

Priority Actions

SAP Action	Description	Rank	Notes
BE 1.7	Encourage the re-use of existing buildings, including efficiency retrofits, rather than demolishing and starting new	1	*see note
BE 2.2	Conduct an energy audit at Riverside Park Water Reclamation Facility (RPWRF) and Upriver Dam and install all feasible efficiency upgrades	2	The first half of this action, “Conduct an energy audit at RPWRF and Upriver Dam” is listed under the B&E Quick and Easy actions
Strategy 2	Green Bank program to fund retrofits in existing buildings, including insulation.	3	<p>Although there isn’t an exact action identified in the SAP for this action, it does fit in with the intent of Strategy 2. It provides a funding mechanism for retrofitting existing buildings with energy efficiency and renewable energy.</p> <p>*Note: this is the funding mechanism the B&E Workgroup favors for accomplishing priority 1 (BE 1.7) More details on the Green Bank program are listed below the table.</p>
BE 1.5	Require all new commercial buildings to install conduit and roof support for a future solar system if the building is in an appropriate location to utilize solar	4	This is within the City’s authority via building code and/or electric code



Buildings & Energy

GOAL 1. Encourage efficient, renewable energy buildings that meet WA Clean Buildings Act Energy Use Intensity (EUI) targets

BE 1

Strategy 1. Ensure new construction is as efficient as possible and ready to utilize renewable energy

BE 2

Upgrade existing buildings for high efficiency and renewable energy sources; increase energy efficiency at publicly-funded facilities

GOAL 2. Promote local production and sourcing of renewable energy

BE 3

Invest in community-scale and distributed energy generation and storage

BE 4

Harness energy from waste resources

BE 5

Neutralize carbon emissions from fossil gas and other fossil fuels used in buildings & transportation

GOAL 3. Engage community in energy efficiency and renewable energy

BE 6

Partner with regional building, energy, & efficiency organizations for public education & outreach

GOAL 1. Encourage efficient, renewable energy buildings that meet WA Clean Buildings Act Energy Use Intensity (EUI) targets

Strategy 1. Ensure new construction is as efficient as possible and ready to utilize renewable energy

Priority Actions	
BE 1.1	The City will take a leadership role in providing direction and facilitating building decarbonization by working with local partners to implement the State energy code
BE 1.2	Build community awareness on the benefits of choosing electrification and develop incentives for installing electric air and water heating/cooling systems, including heat pumps
BE 1.3	Require installed electric hookup options for all appliances in new construction
BE 1.4	Incentivize electrification of all new construction (residential and commercial) including incentivizing electrification and renewable energy sources through City permitting process
BE 1.5	Require all new commercial buildings to install conduit and roof support for a future solar system if the building is in an appropriate location to utilize solar
BE 1.6	Encourage and incentivize renewable, low-carbon materials, such as cross-laminated timber, in construction
BE 1.7	Encourage the re-use of existing buildings, including efficiency retrofits, rather than demolishing and starting new

Strategy 2. Upgrade existing buildings for high efficiency and renewable energy sources; increase energy efficiency at publicly-funded facilities

Priority Actions

BE 2.1	Evaluate all municipal buildings to determine a path to net neutral emissions by 2025 through retrofits or renewable energy installation, including off-site generation, to benefit under CETA programs
BE 2.2	Conduct an energy audit at Riverside Park Water Reclamation Facility (RPWRF) and Upriver Dam and install all feasible efficiency upgrades
BE 2.3	Develop and adopt a rental policy program requiring minimum energy efficiency standards for all housing rentals including requirements to make energy efficiency data available to renters; develop grant and loan program to pay for upgrades
BE 2.4	Participate in energy efficiency and conservation programs offered by local utilities for City owned facilities
BE 2.5	Continue to provide flexible work schedules, work-from-home, and shared workspaces for City employees to demonstrate efficient use of office resources
BE 2.6	Subsidize home energy efficiency retrofits for affordable housing units

GOAL 2. Promote local production and sourcing of renewable energy

Strategy 3. Invest in community-scale and distributed energy generation and storage

Priority Actions	
BE 3.1	Introduce local incentives for solar and continue to support solar incentives at the State & Federal level
BE 3.2	Research the feasibility and provide recommendations by 2025 for onsite renewable energy policy on new residential & commercial buildings
BE 3.3	Include energy storage solutions as part of City of Spokane's Energy Initiatives
BE 3.4	Evaluate energy storage at Waste to Energy (WTE)
BE 3.5	Partner with local energy companies to create and implement a citywide plan for large-scale, community solar installations
BE 3.6	Partner with local utility companies to identify renewable energy installations most beneficial to the grid

Strategy 4. Harness energy from waste resources

Priority Actions

BE 4.1	Evaluate forestry slash to energy
BE 4.2	Evaluate diversion of biological waste materials to higher-value end uses, such as biofuel and soil amendments, at Waste to Energy (WTE)
BE 4.3	Plan for alternatives to biogas flaring at Riverside Park Water Reclamation Facility (RPWRF)
BE 4.4	Evaluate anaerobic digestion of green waste
BE 4.5	Evaluate electricity generation from waste straw at WTE

Strategy 5. Neutralize carbon emissions from fossil gas and other fossil fuels used in buildings & transportation

Priority Actions	
BE 5.1	Partner with Avista to increase renewable natural gas (RNG) into the gas supply
BE 5.2	Source renewable natural gas or green hydrogen for City fleet vehicles currently using compressed natural gas and expand to other heavy-duty vehicles
BE 5.3	Explore options to expand the use of compressed natural gas or green hydrogen in City owned vehicles where electricity is not a valid fuel option
BE 5.4	Partner with local businesses and compressed natural gas providers to explore expanding the use of renewable natural gas and green hydrogen in private fleet vehicles currently using compressed natural gas as a fuel source

GOAL 3. Engage community in energy efficiency and renewable energy

Strategy 6. Partner with regional building, energy, & efficiency organizations for public education & outreach

Priority Actions	
BE 6.1	Offer a clearinghouse for information, advertising grant and other programs to building owners and construction contractors; job opportunities to workers; etc.
BE 6.2	Research and amplify community energy efficiency programs particularly those with a focus on low-income households
BE 6.3	Partner with Spokane Public Schools and local energy experts to establish renewable energy & energy efficiency curriculum across all major academic areas
BE 6.4	Educate community members on ways to participate in renewable energy and energy efficiency programs focusing on cost savings and health benefits
BE 6.5	Fund and implement a contractor training program led by building scientists for carbon-efficient building methods, appliances, and products
BE 6.6	Create a public outreach and scheduling hub to connect contractors with prospective customers for clean building projects

Rank Score	Quick Action
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12	1.3 & 1.5 - Update local electric code to require installed electric hookups for all appliances and solar ready roofs in new construction (need to verify process for this at City-level)
10	2.4 Participate in energy efficiency and conservation programs offered by local utilities for City owned facilities
10	5.2 Source renewable natural gas or green hydrogen for City fleet vehicles currently using compressed natural gas and expand to other heavy duty vehicles (focus on RNG)
8	1.2 Build community awareness on the benefits of choosing electrification and develop incentives for installing electric air and water heating/cooling systems, including heat pumps (could take time and money)
8	2.1 Evaluate all municipal buildings to determine a path to net neutral emissions by 2025 through retrofits or renewable energy installation, including off site generation, to benefit under CETA programs (more accurately, this action would help the City comply with the Clean Buildings Act)
8	6.2 Research and amplify community energy efficiency programs particularly those with a focus on low-income households (in partnership with SNAP and other community-based organizations)
6	3.6 Partner with local utility companies to identify renewable energy installations most beneficial to the grid

THANKS!

2022 Buildings & Energy Workgroup

Dave Buescher

David Camp

JJ Doria

Brian Henning

Ryan Lok

Joy Peltier

Steve Quai

Tena Risley

Collins Sprague

Jeff Yirak

Kara Odegard

Ryan Lewis

Kathlyn Kinney

Sheridan Payne

Larry Andrews

Vern Malensky

Stacie Maier

Jennifer Thomas

Jim Hedemark

Christine Reid

TOP LINE: Members of the Spokane City Council's Sustainability Action Subcommittee (SAS) Building and Energy (B&E) Workgroup overwhelmingly prioritize energy efficiency programs in existing buildings with a focus on insulation initiatives.

PROCESS: On November 2, 2022, Kara Odegard, Director of Sustainability Initiatives for the Spokane City Council emailed members of the SAS B&E workgroup with a request to rank three of five proposed strategies (see chart at bottom of this page) in order of importance. Kara's process involved a weighted system; choice 1 (3 points), choice 2 (2 points) and choice 3 (1 point). Kara requested email response as a voting system.

Based on email responses from the group, the Top Line result stated above is derived from the following ...

BE Member	Rank 1	Rank 2	Rank 3
	3 Points	2 Points	1 Point
Larry Andrews	1.7	2.2	n/a
Ryan Lok	1.7	Strat 2	1.5
Jeff Yirak	1.7	Strat 2	2.2
Tena Risley	1.7	2.2	n/a
David Camp	1.5	Strat 2	1.7
Jim Hedemark	1.7	2.2	n/a
Christine Reid	1.7	2.2	n/a

**7 out of 11 B&E Members voted.
4 have not as of 11/5/22.**

- 7 out of 7 (100%) voting members chose strategy 1.7. 6 of 7 (86%) chose strategy 1.7 as their first choice.
- When applying Kara's weighted system (see below), **strategy 1.7 is favored by more than twice the next ranked strategy.**
- 5 out of 7 (71%) voting members chose strategy 2.2. Four 2.2 proponents weighted this strategy as a secondary priority, with one as choice 3.
- Strategy 2 "Green Bank" is highly conceptual and has no identified funding source. 3 out of 7 (43%) chose this strategy - all choice 2.
- **Only 1 member prioritized 1.5 as highest priority and one other ranked it as 3rd choice.**
- No members voted for strategy 3.6.

Weighted Total	Strategy Proposal
19	BE 1.7: Encourage the re-use of existing buildings, including efficiency retrofits, rather than demolishing and starting new (including Larry's building insulation recommendations)
9	BE 2.2: Conduct an energy audit at Riverside Park Water Reclamation Facility (RPWRF) and Upriver Dam (the second half of this action "and install all feasible efficiency upgrades" is a follow-up action)
6	Strategy 2 -- Green Bank program to fund retrofits in existing buildings, including insulation – although there isn't an exact action identified in the SAP for this action, it does fit in with the intent of Strategy 2. It provides a funding mechanism for retrofitting existing buildings with energy efficiency and renewable energy.
4	BE 1.5: Require all new commercial buildings to install conduit and roof support for a future solar system if the building is in an appropriate location to utilize solar
0	BE 3.6: Partner with local utility companies to identify renewable energy installations most beneficial to the grid (this was discussed during our quick and easy evaluation and determined it needs more time & attention. Should this become a priority action instead?

To: Public Infrastructure, Environment and Sustainability Committee of the Spokane City Council

From: Steering Committee of the Sustainability Action Subcommittee

Date: xxx

SUBJECT: Supporting the General Facilities Charge (GFC) Proposal

On June 6, 2023, Marlene Feist presented a proposal for increasing GFCs. We understand that the proposal continues to evolve, so it is not appropriate to go into much detail at this time, but we want the City Council to know that we support the general proposal to increase GFCs.

The reasons for our support include:

1. It has been over 20 years since the city's GFCs have been adjusted. They have not even been adjusted for inflation, except on a temporary basis. That temporary adjustment for inflation ends in March 2024. It is time to make a more permanent adjustment in the GFCs.
2. If the GFCs are not adjusted, the burden of paying for growth-related infrastructure falls on residents and ratepayers who are already connected to the system. Growth-related infrastructure should be paid for by those who will benefit directly from that growth—the developers and the customers who will obtain the services made possible by the additional infrastructure.
3. Moreover, having new connections paid for by those who benefit directly from them is required by state law. (RCW 35.92.025: In general, each connection shall bear a proportionate share of the cost of the system capacity required to serve it.)
4. One of the greatest needs in the Spokane community is additional and affordable housing. As was pointed out in Feist's presentation to us, the City's ability to keep pace with needed housing will depend on the City's ability to pay for the needed capacity improvements.
5. Increased GFCs will provide a funding foundation for incentivizing more sustainable housing, like ADUs .
6. Increased GFCs will provide a funding foundation for incentivizing more affordable housing.
7. Updating the GFCs will assist in meeting the City's goal of improving water conservation practices.
8. Reducing pipe sizes will also contribute to water conservation.
9. Building in an automatic increase of GFCs by using an index like the Engineering News Record Construction Cost Index (CCI) will assist in keeping our GFCs in line with rising costs.
10. The two zones approach will also assist in encouraging more dense development in areas closer to the city core, which is a more sustainable approach to development.

In sum, the proposal to increase GFCs, to adopt a two zones approach, and to utilize smaller diameter water pipes represents a positive step in improving the sustainability of city operations. As the Steering Committee of the Sustainability Action Subcommittee, we support such a step.

DRAFT

1. Transportation & Land Use

a. People-centered communities

- i. **South Logan Pilot Project:** The South Logan Transit-Oriented Development (TOD) Project will support more connectivity and livability in the South Logan area for the community, businesses, and organizations in the Logan Neighborhood. The recently built STA City Line bus rapid transit route through this area presents an opportunity to create a focused community vision and policies that encourage mixed-use, walkable places close to transit. The project will focus around three City Line stations: McCarthy Athletic Center Station, Desmet Station, and Columbus Station. The outcome will be a plan and policies, based on community vision, that provide a coordinated framework and development approach for the South Logan area. The project is also part of the City's ongoing efforts to enhance housing options, affordability, and mixed-use development in areas with good access to daily needs, services, and jobs. <https://my.spokanecity.org/projects/south-logan-transit-oriented-development-project/>

Other interesting resources:

https://www.c40knowledgehub.org/s/article/Benchmark-15-minute-cities?language=en_US

<https://www.nar.realtor/magazine/real-estate-news/survey-buyers-may-pay-more-to-live-in-walkable-communities>

<https://www.nar.realtor/magazine/real-estate-news/survey-buyers-may-pay-more-to-live-in-walkable-communities>

b. Bike networks

- i. Spokane's Bicycle Master Plan creates a vision for enhancing bicycling opportunities for all residents of Spokane. This plan proposes a bicycle network that will guide people of all ages and abilities safely throughout Spokane by bicycle. The recommendations and actions proposed in this plan support bicycling as a viable mode of transportation for all. <https://my.spokanecity.org/projects/bicycle-master-plan/>

C. Work with STA to improve bus routes

- i. For an example: <https://www.spokanetransit.com/divisionpe/>

d. Update City code to encourage EV charging infrastructure in new development

- i. Federal assistance:
<https://www.krem.com/article/tech/science/environment/biden-administration-washington-electric-vehicle-chargers/293-c56eb4ab-68f7-4359-af87-7a9fc51f5cf4>
 - ii. State assistance: <https://medium.com/wagovernor/years-in-the-making-one-climate-bill-is-allowing-legislators-to-boldly-reinvent-transportation-in-18e075b82ed8>
- e. Reassess centers and corridors for new opportunities

2. Natural Environment

Priority Actions

- a. Develop a Green Corps program of volunteers to help implement the PLANT Ordinance
The PLANT Ordinance builds off the Title 12 Urban Forestry Ordinance. It seeks to help the City achieve its goal of reaching 30% canopy by 2030 by amending Title 17 of the Spokane Municipal Code to:
 - 1. Create new street tree planting requirements for RSF new construction homes abutting City planting strips
 - 2. Allow the City to undertake street tree maintenance work and charge neglectful abutting property owners
 - 3. Require the installation of auto-irrigation systems (if not installed already) in planting strips when a property undergoes new construction
 - 4. Implement fees in lieu of planting street trees in certain circumstances
 - 5. Emphasize and clarify regulations to protect trees during construction of new or renovated buildings
 - 6. Create a new incentive-based tree retention City utility bill credit program
- b. Increase tree canopy (see above)
- c. Assess opportunities for citizen science
 - i. Citizen science is scientific research conducted with participation from the

- general public. There are variations in the exact definition of citizen science, with different individuals and organizations having their own specific interpretations of what citizen science encompasses. (Wikipedia)
- ii. The River Keeper and Gonzaga's Center for Climate, Society and the Environment are two groups that have conducted citizen science projects in our area. For more on Gonzaga's work:
<https://storymaps.arcgis.com/stories/e989c85c20494cac8056476552f4d9b7>

Quick Actions

- a. Pollinator pocket gardens in each quadrant of the city
 - i. KHQ story on Manito Park pollinator garden:
https://www.khq.com/community/instagram/new-pollinator-garden-planned-for-manito-park/video_27f34cba-15bf-11ee-9721-cb1bead743c0.html
- b. Master Planting Plan to move tree canopy to 40% cover by 2030 (see above - 2. a.)
- c. Identify key natural lands and ensure they are protected
 - i. Spokane Urban Nature is a group that has taken the lead on this kind of work:
<https://www.inlander.com/news/neighbors-rally-to-stop-a-south-hill-dog-park-25694697>

3. Water Resources

- a. Reduce pumping from aquifer
 - i. What additional steps do we need to take? We have a water ordinance:
<https://my.spokanecity.org/publicworks/water/water-wise-spokane/watering-rules-and-drought-response-measures/>
 - ii. <https://my.spokanecity.org/news/stories/2023/07/24/d-o-your-part-for-drought-response/>
- b. Protect river flow (See above, 3.a.)

- C. Improve communications re: water usage
 - i. Maybe have the Utilities bill provide information re use (comparison to last year; comparison to neighbors; to average city residential use)
- d. Increase community input prior to decision-making
- e. Educational signage re aquifer and watershed
- f. Develop a lead entity for Spokane River Watershed
- g. Hire a Tribal liaison to improve collaboration re Spokane River Watershed

4. **Waste & Recycling**

- a. Support extended producer responsibility (in legislature). Bills from 2023 included:
 - i. The WRAP Act:
<https://lawfilesext.leg.wa.gov/biennium/2023-24/Pdf/Bill%20Reports/Senate/5154%20SBR%20ENET%20OC%2023.pdf?q=20230807142622>
 - ii. <https://lawfilesext.leg.wa.gov/biennium/2023-24/Pdf/Bill%20Reports/House/1164%20HBA%20ENVl%2023.pdf?q=20230807142914>
 - iii. <https://lawfilesext.leg.wa.gov/biennium/2023-24/Pdf/Bill%20Reports/House/1185%20HBR%20ENVl%2023.pdf?q=20230807143046>
 - iv. <https://lawfilesext.leg.wa.gov/biennium/2023-24/Pdf/Bills/House%20Bills/1553.pdf#page=1>

- b. Compost, not food waste
 - i. Waste Reduction in Spokane:
<https://my.spokanecity.org/solidwaste/recycling/waste-reduction/>
 - ii. Spokane Indians Baseball Zero Waste Program:
<https://www.milb.com/spokane/community/zerowaste>

5. Buildings and Energy

- a. 1.7 “Encourage the re-use of existing buildings, including efficiency retrofits, rather than demolishing and starting new.”
 - i. American Institute of Architects (AIA) favors re-use:
<https://blueprintforbetter.org/articles/renovating-buildings-to-protect-the-climate-and-rejuvenate-communities/>
 - ii. New Buildings Institute has a model code for retrofitting existing buildings:
<https://newbuildings.org/news/a-game-changing-model-code-for-existing-buildings-gives-jurisdictions-a-path-to-eliminate-carbon-emissions-in-the-current-building-stock/>
 - iii. C40 also has guidance on existing building retrofits:
https://www.c40knowledgehub.org/s/topic/0TO1Q0000001IRZWAY/existing-building-retrofits-for-energy-efficiency?language=en_US

From: [David Camp](#)
To: [Thomas, Kelly](#)
Subject: Meeting follow-up note to steering committee
Date: Thursday, September 21, 2023 12:34:20 PM
Attachments: [image001.png](#)
[image002.png](#)

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Hi Kelly,

Please forward this to SAS steering committee members. I think they deserve better than what we gave them last night.

Many thanks,
David Camp

Steering Committee members,

My apologies for misunderstanding the task last night, and for not providing you the top Buildings & Energy Workgroup recommendation you clearly sought.

To that end:

Yes, encouraging the refitting of existing buildings was always a popular group priority and it rose to the top in our last vote, so the Steering Committee should consider BE 1.7 the frontrunner, and I think the remaining group members would back this. This came from Kara's final report.

I now see that our former leading priority, the ever-popular solar-ready roof requirement, is now in the new state code so no longer a concern of ours. And, frankly, the state energy code is now in such flux after the recent federal ruling against gas restrictions that it's hard to know what other holes we might fill. Best to let the dust settle.

Retrofits are a huge need, the Inflation Reduction Act has funding for them, and we may find opportunities there for matching funds or other extenders. The only hitch is that building retrofits could potentially fail to reduce emissions enough if these retrofits leave too much gas heat in place, so beware. It isn't all about insulation.

For what it's worth, building retrofits were never the group's top priority until the last weeks of our three-year stint, when the State Building Code Council suddenly made solar readiness and heat pump readiness moot. Here was the vote taken in May 2022, before the statewide gas restrictions (please excuse the random highlighting):



Rank Score	Quick Action
12	1.3 & 1.5 - Update local electric code to require installed electric hookups for all appliances and solar ready roofs in new construction (need to verify process for this at City-level)
10	2.4 Participate in energy efficiency and conservation programs offered by local utilities for City owned facilities
10	5.2 Source renewable natural gas or green hydrogen for City fleet vehicles currently using compressed natural gas and expand to other <u>heavy duty</u> vehicles (focus on RNG)
8	1.2 Build community awareness on the benefits of choosing electrification and develop incentives for installing electric air and water heating/cooling systems, including heat pumps (could take time and money)
8	2.1 Evaluate all municipal buildings to determine a path to net neutral emissions by 2025 through retrofits or renewable energy installation, including off site generation, to benefit under CETA programs (more accurately, this action would help the <u>City</u> comply with the Clean Buildings Act)
8	6.2 Research and amplify community <u>energy efficiency</u> programs particularly those with a focus on low-income households (in partnership with SNAP and other community-based organizations)
6	3.6 Partner with local utility companies to identify renewable energy installations most beneficial to the grid

And here was the vote in November 2022 after the state gas restrictions had passed (and after several workgroup volunteers had moved on). The changes are clear:

<u>Weighted Total</u>	<u>Strategy Proposal</u>
19	BE 1.7: Encourage the re-use of existing buildings, including efficiency retrofits, rather than demolishing and starting new (including Larry's building insulation recommendations)
9	BE 2.2: Conduct an energy audit at Riverside Park Water Reclamation Facility (RPWRF) and Upriver Dam (the second half of this action "and install all feasible efficiency upgrades" is a follow-up action)
6	Strategy 2 -- Green Bank program to fund retrofits in existing buildings, including insulation – although there isn't an exact action identified in the SAP for this action, it does fit in with the intent of Strategy 2. It provides a funding mechanism for retrofitting existing buildings with energy efficiency and renewable energy.
4	BE 1.5: Require all new commercial buildings to install conduit and roof support for a future solar system if the building is in an appropriate location to utilize solar
0	BE 3.6: Partner with local utility companies to identify renewable energy installations most beneficial to the grid (this was discussed during our quick and easy evaluation and determined it needs more time & attention. Should this become a priority action instead?

The scoring systems on these May and November votes were identical. The reasons for the big changes in priorities were primarily the new Building Code Council gas restrictions, along with the more industry-gearred remaining group members.

For Those Who Missed The Meeting:

A Word on How We Got Here

For the several steering committee members who couldn't attend last night, I also provided a little background on the Buildings & Energy Workgroup that you should be aware of.

This group was the most unpleasant public volunteering experience I've had, and I've had

many.

This was due to two gas industry individuals invading the group in 2021 in order to disrupt it, and disrupt it they did. They handed Zoom links to their MAGA friends who intruded on our meetings to rail against clean energy and Democrats. Meetings degraded into wasted hours of rambles denying climate change, attacking renewables and griping about the Chinese. Input from other members was cut short as time ran out. Larry Andrews filed a city ethics complaint against Kara Odegard, who had taken over group leadership in order to put a stop to the chaos.

As we all did, both of these men stated upon joining the group that they accepted the scientific findings on human responsibility for climate change, and that they endorsed the city's net zero goal. However, once they were in the door these statements became meaningless, and every meeting became a food fight.

As a result, several environmentally concerned volunteers fled and group membership declined. Two of the group's best qualified members told me privately that they left due to the disorder and acrimony these men caused. Our twenty-member team dwindled to a handful. I have no doubt that this was what the saboteurs intended.

Those who were in last night's meeting got a small taste of this with Larry Andrews' wandering statements blaming warming on volcanoes, and claiming that "we cannot stop gas from coming out of the ground".

This saddens me. We are burning our world to unlivability while angry fanatics turn volunteer committees working on solutions into political slugfests and personal vendettas, driving away anyone trying to help. Getting Spokane to zero emissions by 2050 will not be easy.

My central point last night was that buildings are Spokane's worst emissions source (see below) as well as its fastest growing one. This is due primarily to gas heat, and secondarily to Avista's 41% fossil-fueled electricity.

We cannot achieve Spokane's 2050 net zero objective without making buildings and their gas emissions a top priority.

Thank you,
David Camp

Note:

The City's 2019 Greenhouse Gas Inventory [is here](#). Page 1 shows the share of emissions due to energy use by buildings (mislabelled "energy"). Unfortunately, while residential buildings are broken out as 30% of overall emissions, commercial buildings are carelessly lumped together

with industrial emissions, listed together here as 23% of city emissions.

One can reasonably infer that the majority of commercial building/industrial emissions are from commercial buildings, as they are in the [Washington State Greenhouse Gas Emissions Inventory](#). If even half of Spokane commercial/industrial emissions are from commercial buildings, then the overall buildings share of Spokane emissions is 41%--much higher than transportation's second-place 33%.

In future city GHG inventories, commercial buildings and industrial emissions need to be clearly separated as they are in the state inventory.

Meanwhile, as the state inventory shows, building emissions are the fastest growing emissions source statewide, and there is no reason to think that Spokane is any different.

From: [Jim Hedemark](#)
To: [Thomas, Kelly](#); [Kinnear, Lori](#); [Bingle, Jonathan](#); [Byrd, Giacobbe](#)
Cc: [Christine Reid](#); [Larry Andrews \(larryandrewsmechanicalinc@hotmail.com\)](#); [Tena Risley](#)
Subject: FW: SAS B&E Workgroup Meeting Invitation
Date: Friday, September 15, 2023 5:56:06 AM
Attachments: [SAS B&E April 8 2023 Meeting Agenda.pdf](#)
[4.8.23 SAS Building and Energy.docx](#)

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Kelly,

Please review the below and the attached. As you will find, on April 8, 2023 a meeting of the SAS B&E Workgroup was held. Attached minutes taken by B&E member Christine Reid reflect that I was elected by workgroup members to serve as the workgroup lead. The B&E members attending that meeting are cc'd and can affirm the process and outcomes of our last meeting.

As workgroup lead, I will be forwarding you the outcomes of the "priority" process from our workgroup that was concluded late last Fall (October, I believe). These will constitute the official report to the SAS Steering Committee.

Regarding your scheduled B&E presentation to the SAS Steering Committee on Wednesday, September 20, I look forward to developing a detailed agenda that I can communicate with the workgroup. As you may know, policies around buildings and energy are ever evolving at the state and federal levels with litigation expected to continue for many months, if not years.

It is important that members of the SAS and City Council understand and appreciate this reality as some continue to advocate for well-intended, yet purely aspirational proposals that are inconsistent with state building code, etc.

Again, I look forward to working with you in developing a productive agenda for your meeting next Wednesday.

Many thanks,

Jim Hedemark

From: Christine Reid <christinereid@ibew77.com>
Sent: Saturday, April 8, 2023 9:19 AM
To: jimhedemark@live.com
Cc: Christine Reid <christinereid@ibew77.com>
Subject: FW: SAS B&E Workgroup Meeting Invitation

<https://us02web.zoom.us/rec/share/6ljjQX8tOycfvr4gsbgeYl3liqGpqzP1uYfTIGQkXJh9mBScun4yeECUOrHNfUs.kawy8C25J9KgTkog>

Passcode: 39&PWFz^

From: Jim Hedemark <jimhedemark@live.com>

Sent: Thursday, April 6, 2023 8:31 PM

To: Christine Reid <christinereid@ibew77.com>; Dave Buescher (dave@studiohdg.com) <dave@studiohdg.com>; David Camp <dgcamp@hotmail.com>; jeffy@mckinstry.com; Jim Hedemark <jimhedemark@live.com>; Kathlyn Kinney <kathlyn.kinney@gmail.com>; Larry Andrews (larryandrewsmechanicalinc@hotmail.com) <larryandrewsmechanicalinc@hotmail.com>; Tena Risley <tena@inwhvac.org>; Vern Malensky <vern.malensky@avistacorp.com>

Subject: SAS B&E Workgroup Meeting Invitation

Hello SAS B&E Workgroup,

Please see the below Zoom invitation for a B&E Workgroup meeting scheduled for this Saturday from 9 to 9:30 am. Also, please see the attached agenda and additional document.

I look forward to our meeting as to cover some administrative items that were mentioned at the last SAS Steering Committee meeting.

Again, the Zoom link and password are below.

Thanks,

Jim Hedemark
206 790 6561 call/text

Christine Reid is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/87554386984?pwd=Rm9OamtnZm5yWExwRUliVDlZM0Rsdz09&from=addon>

Meeting ID: 875 5438 6984

Passcode: 734871

One tap mobile

+12532050468,,87554386984#,,,,*734871# US

+12532158782,,87554386984#,,,,*734871# US (Tacoma)

Dial by your location

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 444 9171 US

+1 669 900 9128 US (San Jose)

+1 719 359 4580 US

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 360 209 5623 US

+1 386 347 5053 US

+1 507 473 4847 US

+1 564 217 2000 US

+1 646 558 8656 US (New York)

+1 646 931 3860 US

+1 689 278 1000 US

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

Meeting ID: 875 5438 6984

Passcode: 734871

Find your local number: <https://us02web.zoom.us/j/87554386984>

Spokane City Council Sustainability Action Subcommittee (SAS)

Buildings & Energy (B&E) Workgroup 4/8/23 Agenda

Meeting by Zoom

Time	Item	Action
9:00 am	Roll Call	Document those present
9:05 am	Ask Permission to Record Meeting	Motion - Vote
9:08 am	Dismiss Previous Minutes Approval - No recent minutes available	Motion - Vote
9:10 am	B&E Membership Statement - see following page	Motion - Vote
9:20 am	Workgroup Lead Nominations/Election	Motion - Vote
9:30 am	End	

Spokane City Council Sustainability Action Subcommittee (SAS) Buildings & Energy (B&E) Workgroup Membership Statement

We, the volunteer official Members of the SAS B&E Workgroup having formally applied and been appointed, offer the following regarding our operations and expectations:

1. We are an autonomous and self-governing workgroup, operating within the SAS structure,
2. We look forward to working with the SAS Steering Committee in a mutually-supportive, inclusive and constructive manner that respects the equally-important, yet unique roles of each,
 - 2.1. In order to preserve and protect the integrity of the Steering Committee and the B&E Workgroup and the volunteer Members of each, Steering Committee Members should not serve on the Workgroup, and Workgroup Members should not serve on the Steering Committee,
3. We do not believe that any policies and/or strategies concerning the Spokane buildings and energy sectors can be described as “quick” or “easy.”,
4. We will elect a Workgroup lead to serve as the primary point of contact with the Steering Committee with the purpose of sharing democratically-determined positions on behalf of the Workgroup.
 - 4.1 We encourage any Workgroup Members that disagree with majority positions, to work with the Workgroup lead to convey reservations, concerns, or alternate ideas to the Steering Committee.

Meeting of Building and Energy SAS Committee 4/8/23 Called to order at **9:01**

Attending: Roll Call

Tena, Larry Andrews, Christine Reid, Jim Hedemark- none in the waiting room

Unanimous that the meeting is recorded.

9:05 Dismiss Previous Minutes Approval – No recent minutes available. Voted Yea 4, nay 0

9:07 adopt the B&E Membership Statement, Jim moved -Larry 2nd- unanimous vote statement is adopted.

9:10 Established a Work Group Lead Nominations/Election, so moved by Jim Hedemark, 2nd by Motion made by Tena that Jim serve as Work Group Lead, Larry Andrews Second. Jim accepts nomination. No other nominations made. Larry Andrews moves that a vote called and that the Building and Energy workgroup of the subcommittee. Christine seconds the motion made by Larry Andrews.

Vote taken those in support, Tena, Larry Andrews, Christine Reid

9:16 Meeting Adjourned

J