

**SPECIAL MEETING NOTICE/AGENDA OF THE
SPOKANE CITY COUNCIL**

**MEETING OF THURSDAY, FEBRUARY 26, 2026,
11:00 A.M. – CITY COUNCIL CHAMBERS**

A special meeting of the Spokane City Council will be held at **11:00 A.M. on Thursday, February 26, 2026**, in City Council Chambers - City Hall 808 W. Spokane Falls Blvd.

The meeting will be conducted in a study session format and will be open to the public in person. No legislative action will be taken. No public testimony will be taken, and discussion will be limited to appropriate officials and staff.

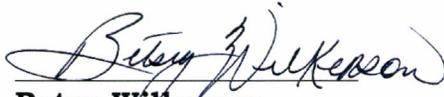
Executive Session

At any time during or after the regular Study Session Agenda, the City Council may choose to adjourn into Executive Session for the purpose of discussing privileged legal matters. This portion of the meeting would be closed to the public pursuant to RCW 42.30.110.

Agenda:

Plan Spokane 2046: Periodic Update to the Comprehensive Plan –
Planning Staff (~60 minutes)

AMERICANS WITH DISABILITIES ACT (ADA) INFORMATION: The City of Spokane is committed to providing equal access to its facilities, programs and services for persons with disabilities. The Council Chambers in the lower level of Spokane City Hall, 808 W. Spokane Falls Blvd., is wheelchair accessible and also is equipped with an infrared assistive listening system for persons with hearing loss. Headsets may be checked out (upon presentation of picture I.D.) through the meeting organizer. Individuals requesting reasonable accommodations or further information may call, write, or email Human Resources at 509.625.6373, 808 W. Spokane Falls Blvd., Spokane, WA, 99201; or ddecorde@spokanecity.org. Persons who are deaf or hard of hearing may contact Human Resources through the Washington Relay Service at 7-1-1. Please contact us forty-eight (48) hours before the meeting date.


Betsy Wilkerson
Council President


Terri L. Pfister
Spokane City Clerk

Study Session Briefing Paper

Select Committee Name

Study Session Date	2/26/26
Submitting Department	Planning
Contact Name	Tirrell Black
Contact Email & Phone	tblack@spokanecity.org
Council Sponsor(s)	CP Wilkerson
Select Agenda Item Type	<input type="checkbox"/> Consent <input checked="" type="checkbox"/> Discussion Time Requested: 90 min
Agenda Item Name	Periodic Update to the City's Comprehensive Plan, PlanSpokane 2046, including Climate Planning
Proposed Council Action	<input type="checkbox"/> Approval to proceed to Legislative Agenda <input checked="" type="checkbox"/> Information Only
Summary (Background) *use the Fiscal Impact box below for relevant financial information	Every ten years, cities and counties are required to complete a more thorough update to their Comprehensive Plans under the Growth Management Act (GMA). This work is outlined for each required element in RCW 36.70A.130. State law changes include an increased emphasis upon planning for housing and adding climate goals to all comprehensive plans. SEPA review of the revised comprehensive plan is required; the city anticipates a Draft EIS mid-December 2025. Draft chapter review and draft growth scenario information will be shared with the public at a series of public meetings in November 2025. PlanSpokane.org contains the meeting dates and locations.
<p>Fiscal Impact</p> <p>Approved in current year budget? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p> <p>Total Cost: Click or tap here to enter text.</p> <p> Current year cost:</p> <p> Subsequent year(s) cost:</p> <p>Narrative: Please provide financial due diligence review, as applicable, such as number and type of positions, grant match requirements, summary type details (personnel, maintenance and supplies, capital, revenue), impact on rates, fees, or future shared revenue</p> <p>Funding Source <input type="checkbox"/> One-time <input type="checkbox"/> Recurring <input checked="" type="checkbox"/> N/A</p> <p>Specify funding source: Select Funding Source*</p> <p>Is this funding source sustainable for future years, months, etc? Click or tap here to enter text.</p> <p>Expense Occurrence <input type="checkbox"/> One-time <input type="checkbox"/> Recurring <input checked="" type="checkbox"/> N/A</p> <p>Other budget impacts: (revenue generating, match requirements, etc.)</p>	
<p>Operations Impacts (If N/A, please give a brief description as to why)</p> <ul style="list-style-type: none"> • What impacts would the proposal have on historically excluded communities? <p style="margin-left: 40px;">This will be analyzed in Racially Disparate Impacts work around housing and in the Environmental Impact Statement.</p> <ul style="list-style-type: none"> • How will data be collected, analyzed, and reported concerning the effect of the program/policy by racial, ethnic, gender identity, national origin, income level, disability, sexual orientation, or other existing disparities? 	

Data sources for Environmental Impact Statement are from state and federal sources.

- How will data be collected regarding the effectiveness of this program, policy, or product to ensure it is the right solution?

A five-year check in (due in 2031) will check population growth, housing unit production, greenhouse gas inventory and VMT (vehicle miles traveled). Other data required is yet to be established by WA Commerce.

- Describe how this proposal aligns with current City Policies, including the Comprehensive Plan, Sustainability Action Plan, Capital Improvement Program, Neighborhood Master Plans, Council Resolutions, and others?

Update to City's Comprehensive Plan will be reviewed by Plan Commission and adopted by City Council in 2026.

Council Subcommittee Review

- Please provide a summary of council subcommittee review. If not reviewed by a council subcommittee, please explain why not.

N/A

PlanSpokane 2046: Periodic Update to the Comprehensive Plan

City Council Study Session
February 26, 2026



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City of Spokane – Stay Informed



PlanSpokane.org

EngagementHQ webpage



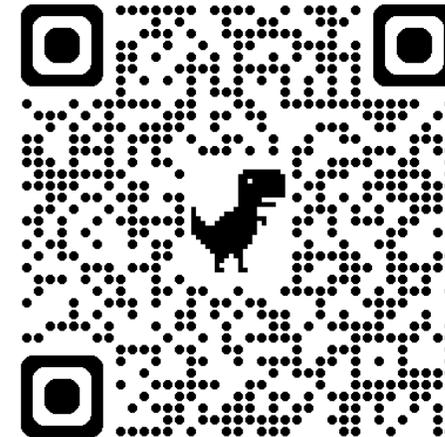
PlanSpokane monthly newsletter



PlanSpokane@spokanecity.org



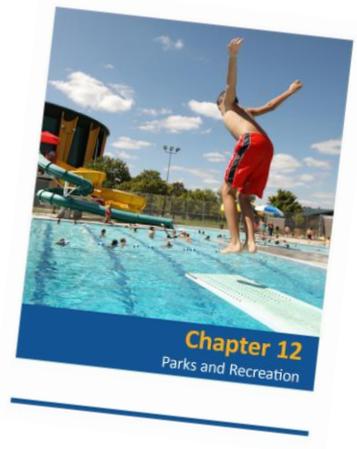
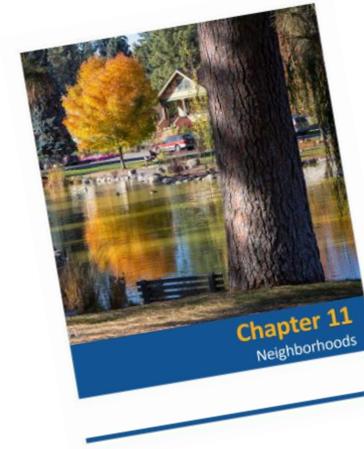
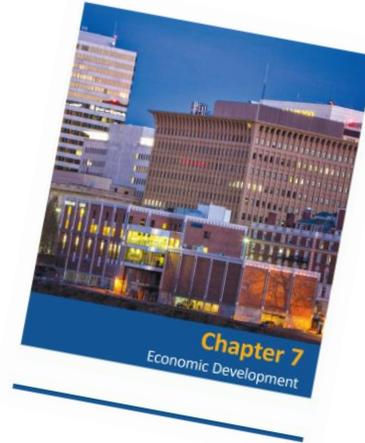
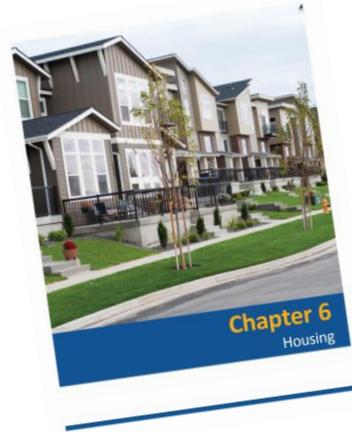
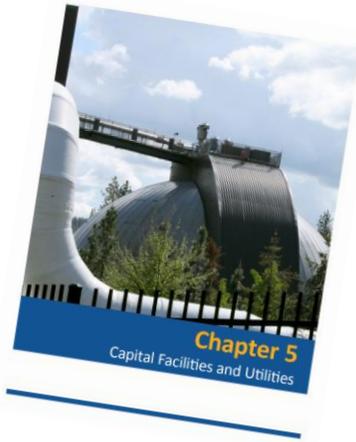
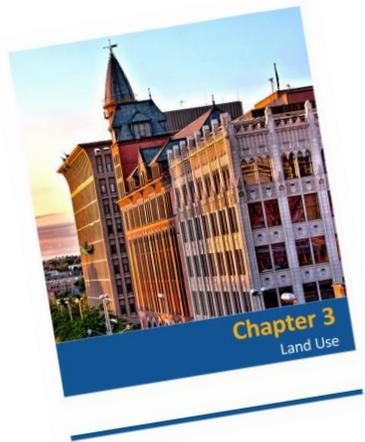
Be on the look out for future ways to be engaged



PlanSpokane.org

What is PlanSpokane 2046?

- State mandated periodic update the **Comprehensive Plan**, the long-term planning document that established vision, goals, and policies that guide all aspects of Spokane's growth and development over the next twenty years. Implements the Growth Management Act.



- First substantial update to the Comprehensive Plan, currently called Shaping Spokane, since it was adopted in 2001



Goals for PlanSpokane 2046



Meet all State Legislative Requirements

- Meet Periodic Update Requirements
- Accommodate Growth: Housing for All Affordability Levels & Jobs
- Climate & Resiliency Integration

Streamline and Improve Plan Usability

- Simplify the document, removing redundancy
- Use clearer language

Meet the Community's Vision

- Incorporate community engagement results and public feedback to update policies and identify potential gaps



Shaping Spokane



State Legislation



Community Input



PlanSpokane 2046



2025 was a busy year for community engagement...



Over 3,400 total
community
responses



Over 50 City Boards
and Commissions
workshops



Over 20 community
tabling events and
meetings



Community informational and listening sessions scheduled for January and February 2026.

PlanSpokane Listening Hours:

- Session 1—When: January 20, 11 a.m. to 1 p.m. Where: Spokane City Hall, Tribal Room (Lobby)
- Session 2—When: February 3, 4 to 6 p.m. Where: Hillyard Library, Events Room
- Session 3—When: February 5, 3 to 6 p.m. Where: Liberty Park Library, Study Room A
- Session 4—When: February 10, 4 to 6 p.m. Where: Shadle Park Library, Studio Room
- Session 5—When: February 12, 4 to 6 pm Where: South Hill Library, Study Room A

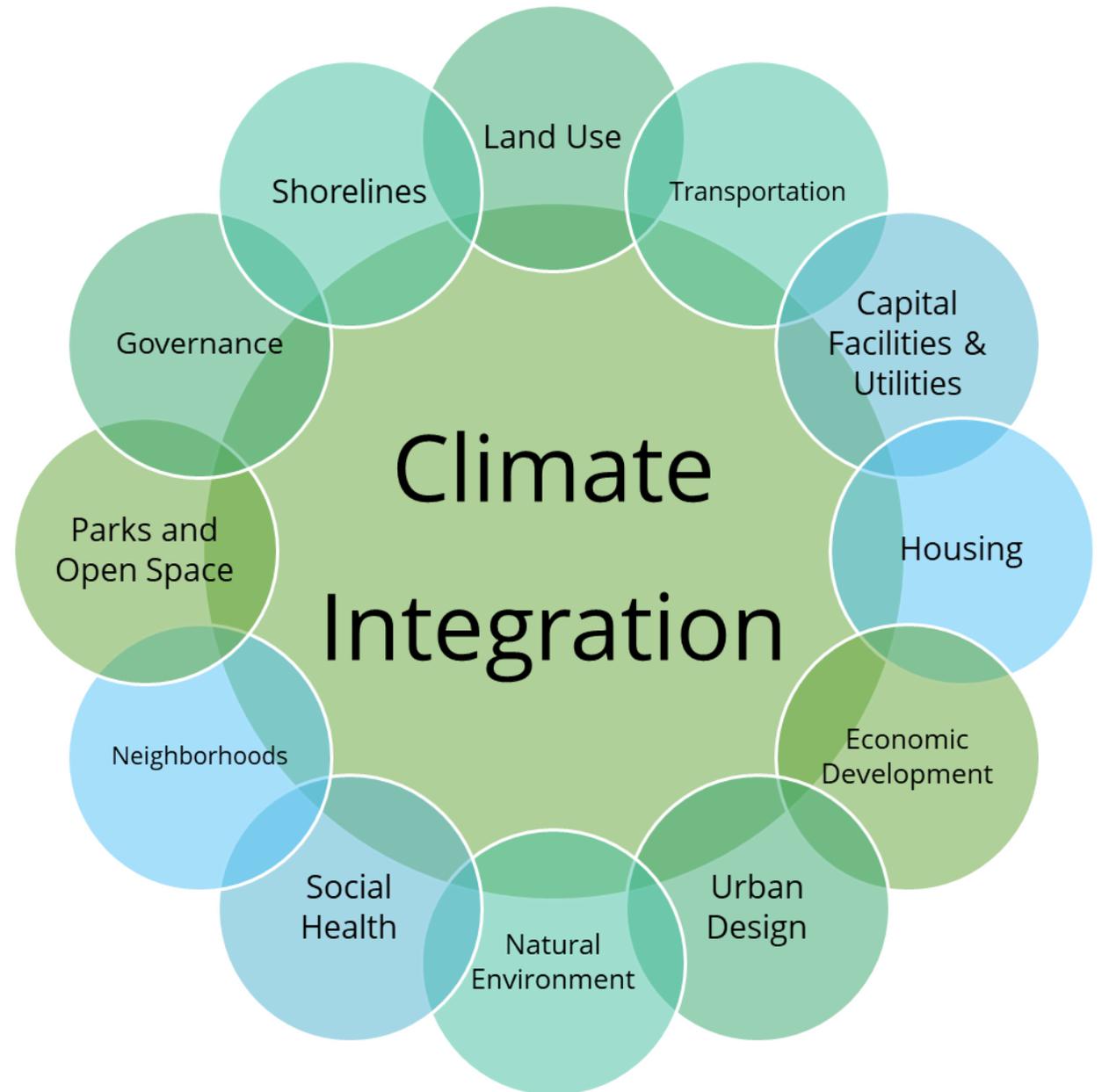
Details on
PlanSpokane.org



Climate Planning

- Climate and resiliency policies are being finalized by the Climate Resiliency and Sustainability Board in **February**
- Recommended policies will be integrated into Comprehensive Plan for Plan Commission review

Learn more at
my.spokanecity.org/climateplanning





Draft Chapters



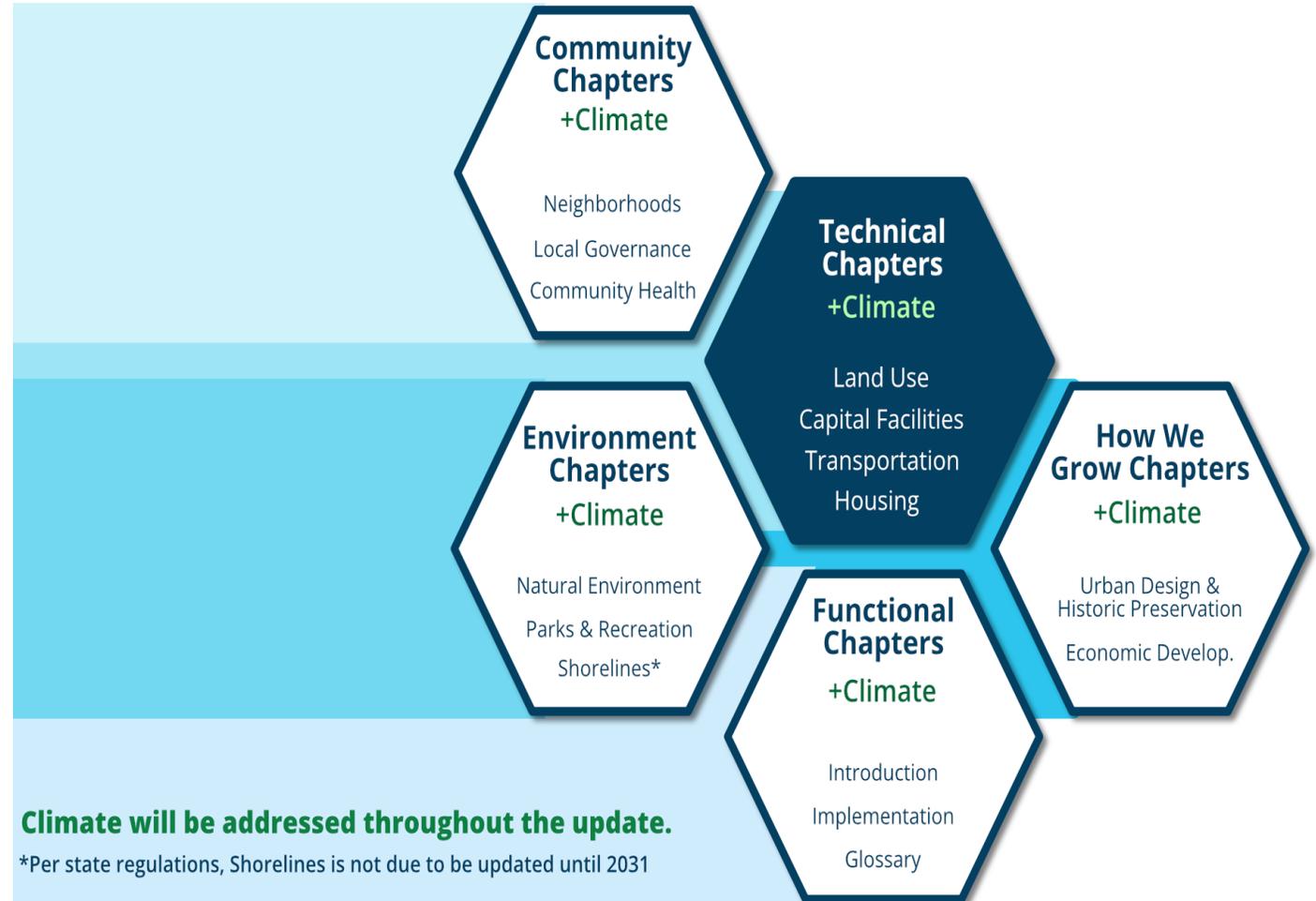
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Draft Chapters

- Seven “Non-Technical” Chapters are currently available for public comment
- Transportation, Capital Facilities & Utilities, and Land Use Chapters are currently being drafted, will be available later this year
- Find the documents at my.spokanecity.org/planspokane/chapter-review or by going to PlanSpokane.org and selecting the Chapter Review button

For public comments, we encourage the public to include the Chapter name and Goal/Policy number(s) as applicable.





Environmental Impact Statement (EIS)



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What is an EIS?

An Environmental Impact Statement (EIS) is an informational document that provides the City, public, Tribes, and agencies with information related to environmental impacts to be considered in the decision-making process



Earth, water quality, and water resources



Relationship to plans, policies, and regulations



Air quality and greenhouse gas emissions



Transportation, including multiple modes and city and state facilities



Plants and animals, including critical areas and habitat



Public services: police, fire and emergency medical services, parks, schools, libraries, solid waste



Land use patterns and urban form, including historic and cultural resources



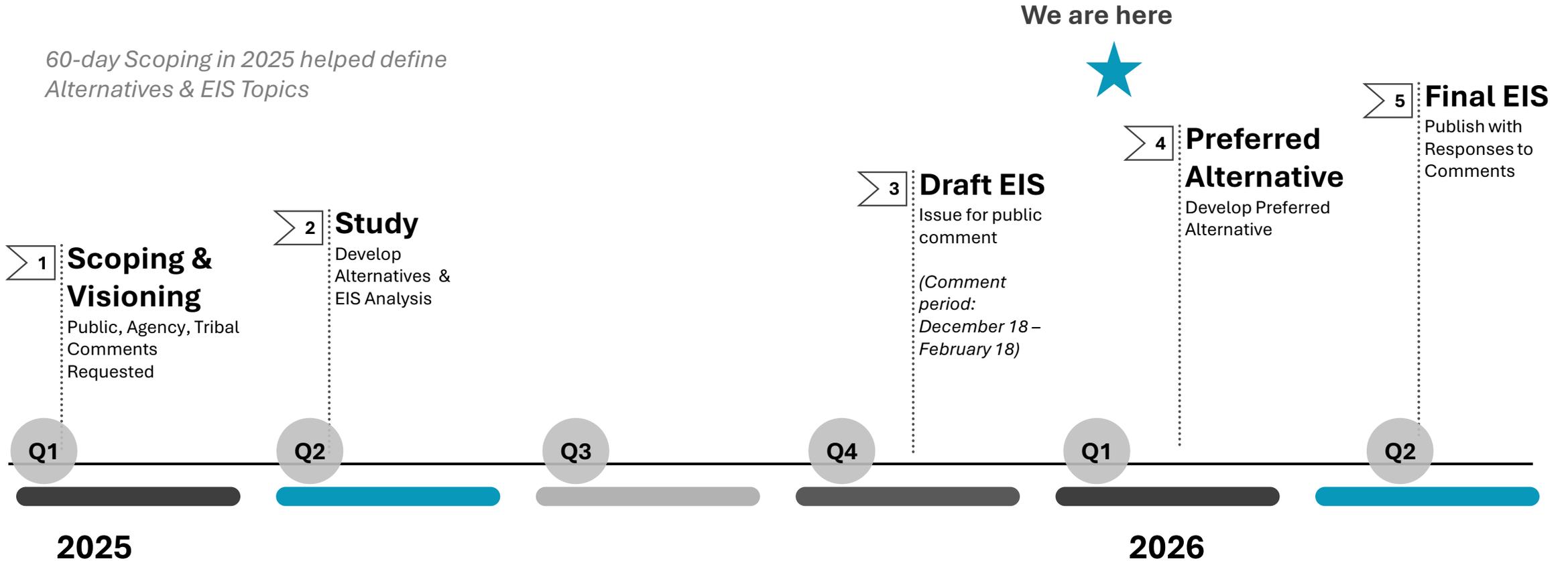
Utilities: power, water, wastewater, and stormwater



Population, employment, and housing

EIS Steps

60-day Scoping in 2025 helped define Alternatives & EIS Topics



Purpose of a Draft EIS: Select a “Preferred Alternative”

GROWTH ALTERNATIVES

Multiple Draft Alternatives that examine elements of different growth options for Spokane will be identified. The Preferred Alternative can be a combination of various elements from all the Draft Alternatives.



ANALYSIS

A Draft Environmental Impact Statement (EIS) will review the Draft Alternatives, identifying potential impacts and mitigation measures. This analysis will help compare the various elements of the Draft Alternatives.

BOARDS & COMMISSIONS

The City’s Boards and Commissions will provide feedback on the Draft Alternatives. Their discussions and recommendations will help Spokane City Council select the elements that will go into the Preferred Alternative.

COMMUNITY FEEDBACK

Feedback from the community about likes, dislikes, and desires for the future growth of Spokane will be incorporated into the Preferred Alternative.

What happens when a “preferred alternative” is selected by Plan Commission?

1

Plan Commission will work on “preferred growth alternative” in first quarter of 2026

2

City Council will review the Plan Commission’s preferred alternative and potentially amend to provide direction to staff

3

With direction on the “preferred growth alternative” staff can refine the Land Use Plan Map and Land Use Chapter

4

A Final Environmental Impact Statement will be developed that analyzes the preferred alternative





Growth Alternatives

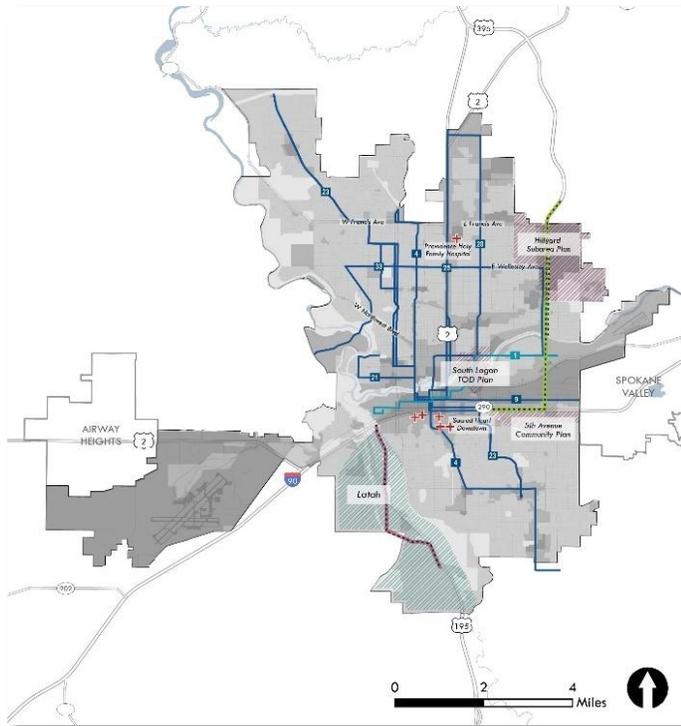


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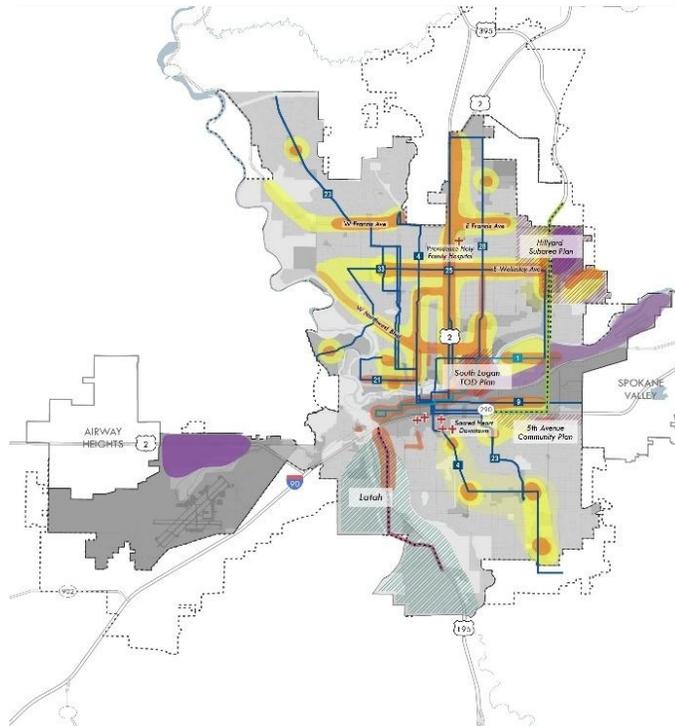
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Growth Alternatives

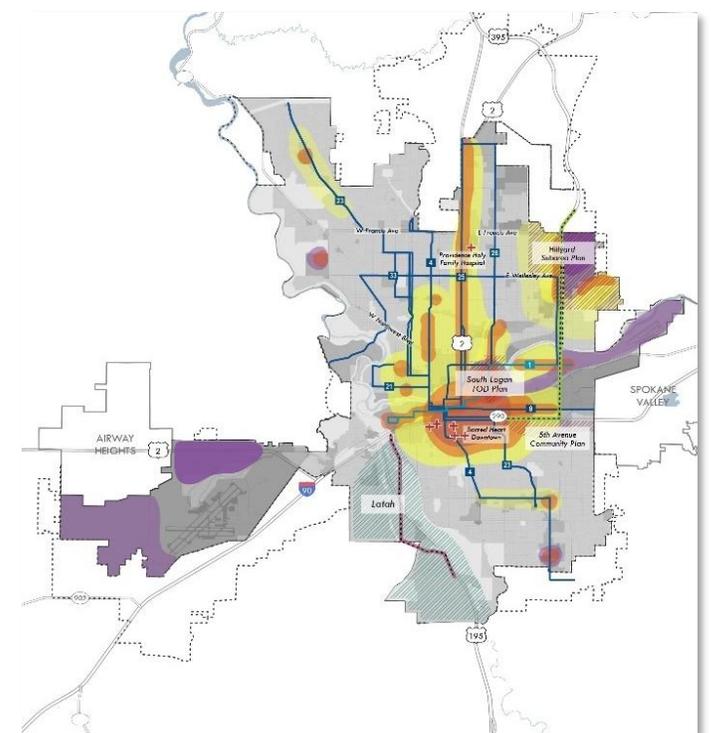
Alternative 1: Stay the Course



Alt 2: Distributed & Balanced



Alt 3: Center City & Regional Hubs



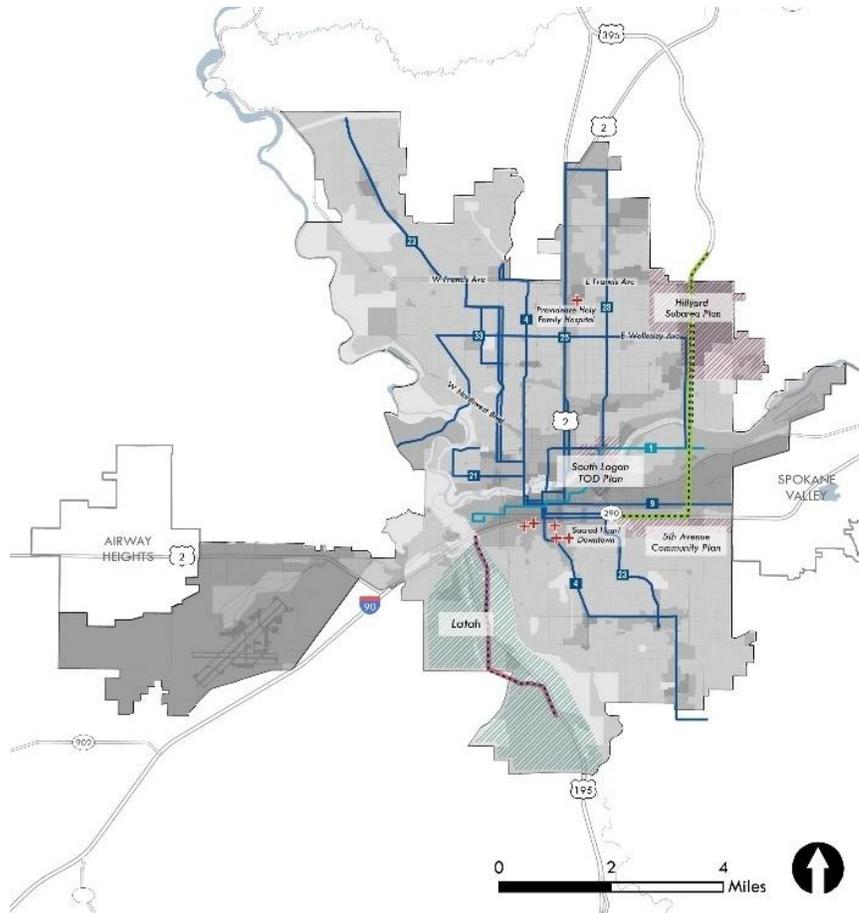
Key Features

-  Subarea Planning
-  Additional Infrastructure Study
-  Transit Routes, Selected
-  North Spokane Corridor/US 395
-  Children of the Sun Trail
-  Inland Empire Way + connections
-  Hospitals

Growth Intensity

-  Low
-  Moderate
-  Moderate-High
-  High
-  High Density Housing
-  Moderate Density Housing
-  Mixed-use/Commercial
-  Employment/Industrial Light
-  Employment/Industrial Heavy

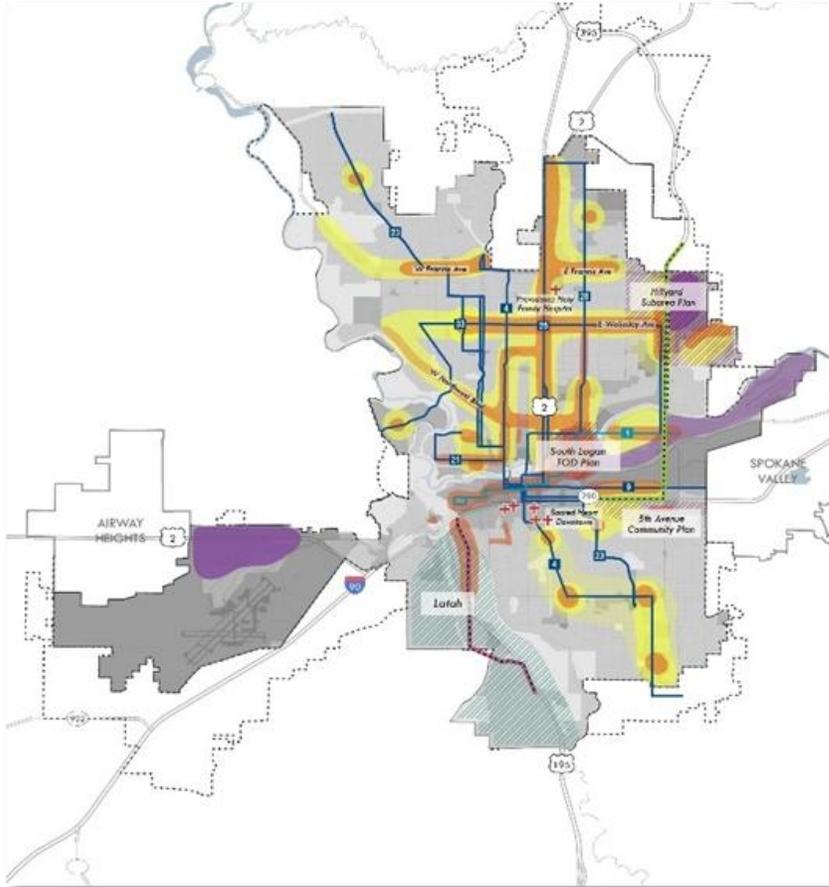
Alternative 1: Stay the Course



- This SEPA required Alternative (No Action Alternative) is the continuation of the current Comprehensive Plan and associated zoning and regulations
- Growth would continue **as planned under current rules**
- Under this Alternative, the Comprehensive Plan and development regulations **would not be updated**
- Alternative 1 was developed in prior years with different growth targets and different state expectations than the current Periodic Update and would **partially** meet the objectives

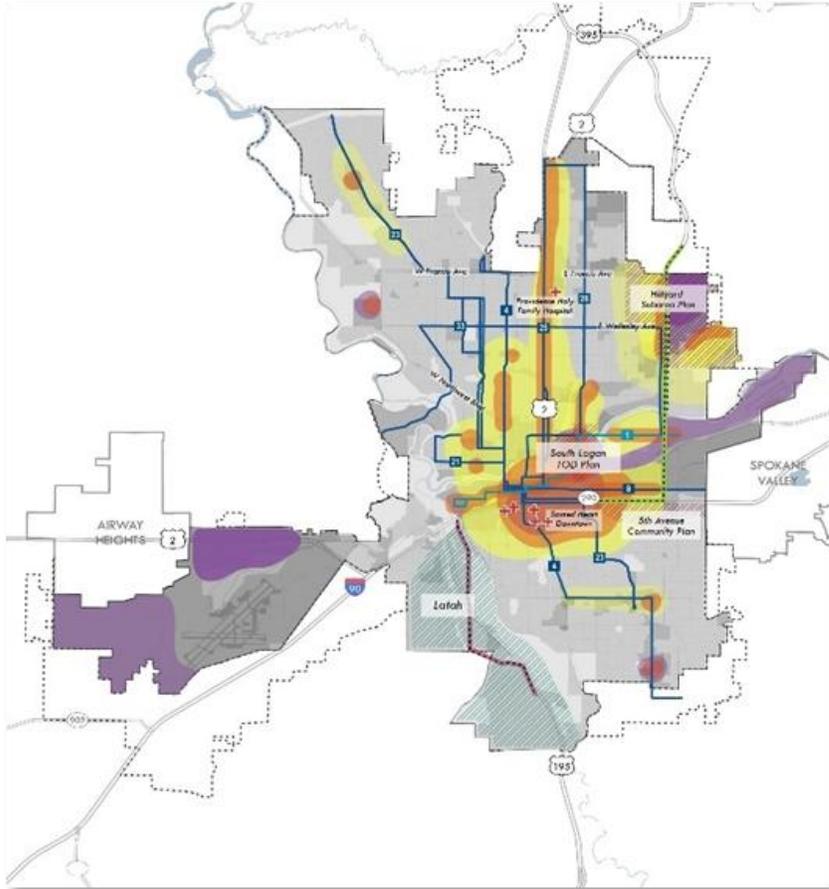


Alternative 2: Distributed and Balanced



- Alternative 2 adds greater housing and job intensity along **frequent transit routes**.
- Alternative 2 prioritizes a **balance between the numbers of jobs and housing** (also known as a jobs/housing balance).
- It encourages **neighborhood/small scale retail** and **greater mixed-use designations**.
- This alternative **simplifies the land use plan**
- It would facilitate growth through an **infill exemption** under SEPA (RCW 43.21c.229) where the EIS provides upfront evaluation of growth along frequent transit routes
- Alternative 2 includes **climate resilience and greenhouse gas reduction goals and policies** and updates critical areas regulations

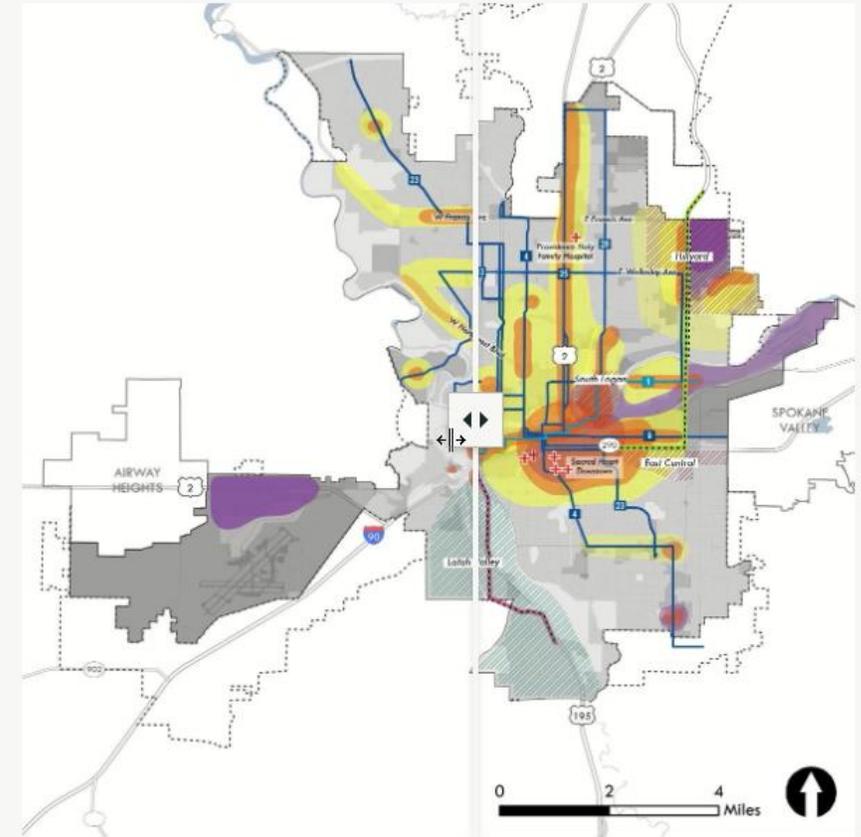
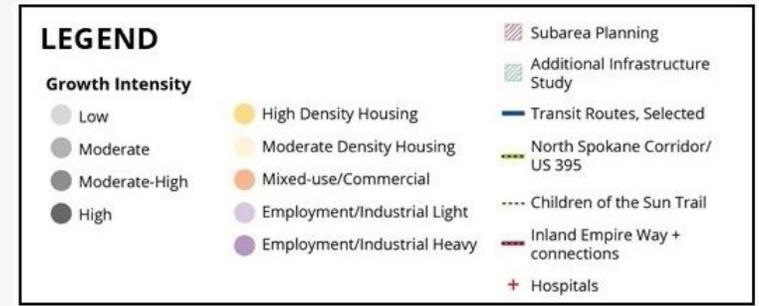
Alternative 3: Center City & Regional Hubs



- Alternative 3 focuses housing **growth in regional hubs** particularly Center City, West Plains, Northeast Spokane, and selected corridors
- City investments **prioritize certain Centers and major Corridors** to maximize impact of designation
- Like Alternative 2, Alternative 3 **simplifies the land use plan**
- It would facilitate growth through an **infill exemption** under SEPA (RCW 43.21c.229) where the EIS provides upfront evaluation of growth along frequent transit routes
- Alternative 3 includes **climate resilience and greenhouse gas reduction goals and policies** and updates critical areas regulations

Comparing Alternatives

Comparison	Alt 1	Alt 2	Alt 3
Areas of Focus for Growth	Downtown and Centers and Corridors	Mixed-use areas, along transit	Downtown, regional hubs, along transit
Housing Mix	63% of total housing as single unit	59% of total housing as single unit	59% of total housing as single unit
Housing Affordability	Would provide capacity at incomes above 80% median income Does not provide enough housing for incomes less than 80%	Would provide enough housing capacity affordable at all income levels	Would provide enough housing capacity affordable at all income levels



These images show the distribution of growth between Alternative 2 (left) and Alternative 3 (right).



PlanSpokane Draft EIS Interactive StoryMap

Collection

PlanSpokane 2046

This story map provides background on the City of Spokane PlanSpokane 2046 Periodic Update and the Draft Environmental Impact Statement.

Click "Get Started" to view in order or select a topic on the right to learn more.



Find the link at my.spokanecity.org/planspokane/draft-eis or by going to PlanSpokane.org and selecting the Draft EIS button





How to Provide Feedback



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Comment Period

- The City of Spokane is requesting comments from the public, agencies, Tribes, and all interested parties on the Draft EIS from **December 18, 2025, to ~~February 18, 2026~~ March 5, 2026**
- Comments are due by **5:00 PM, ~~Tuesday, Feb. 18~~ March 5, 2026**
- **Additional time added (15 days) for agency request.**



Two Ways to Send Written Comments...



Email

- PlanSpokane@spokanecity.org
- Please include in the subject line "PlanSpokane 2046 Draft EIS Comments"
- You can also email comments by selecting the "Submit a Comment" button in the StoryMap



Mail

- Send to:
**Tirrell Black, Assistant
Planning Director**
City of Spokane
808 W. Spokane Falls Blvd
Spokane, WA 99201





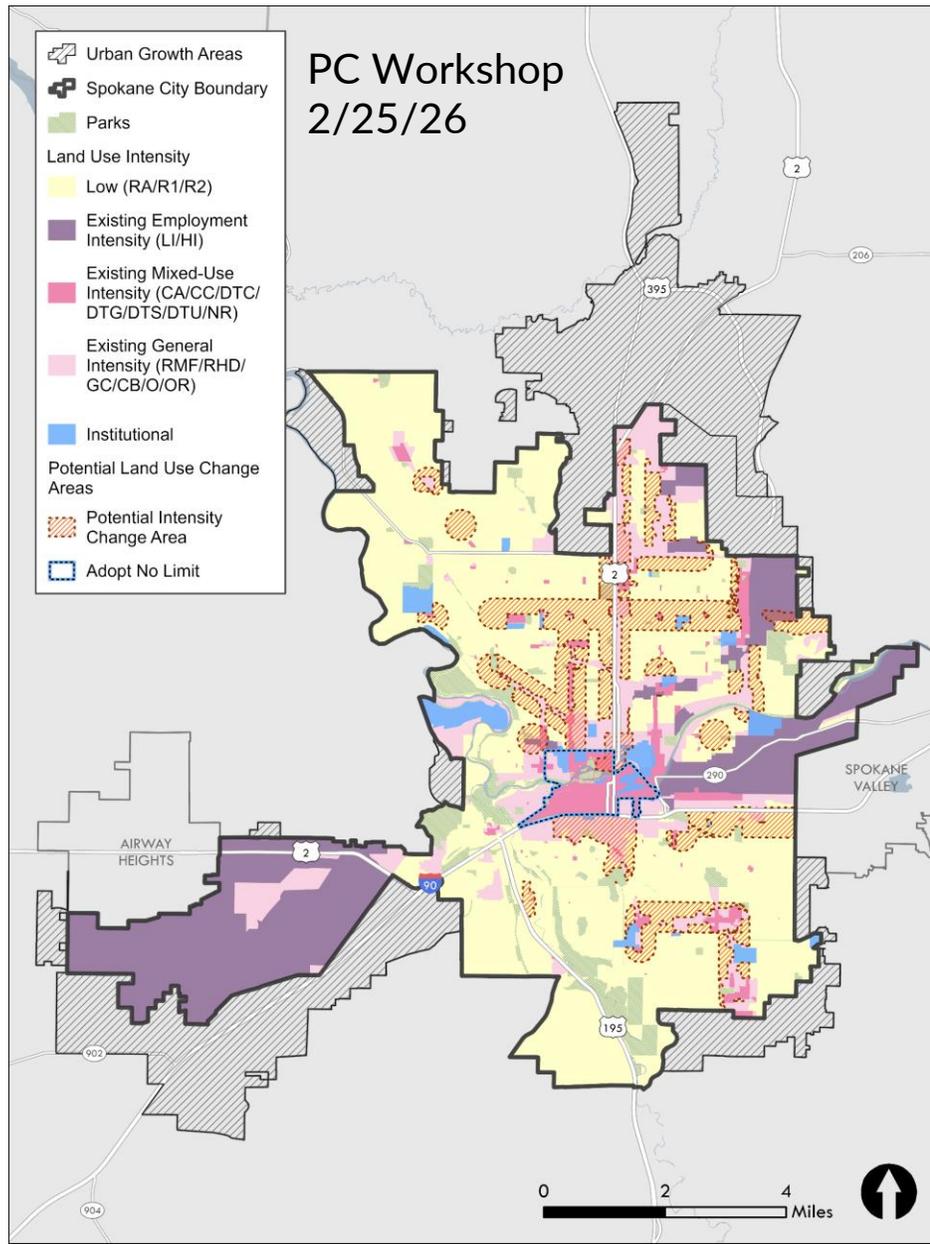
Next Steps



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DRAFT Potential Intensity Change Areas

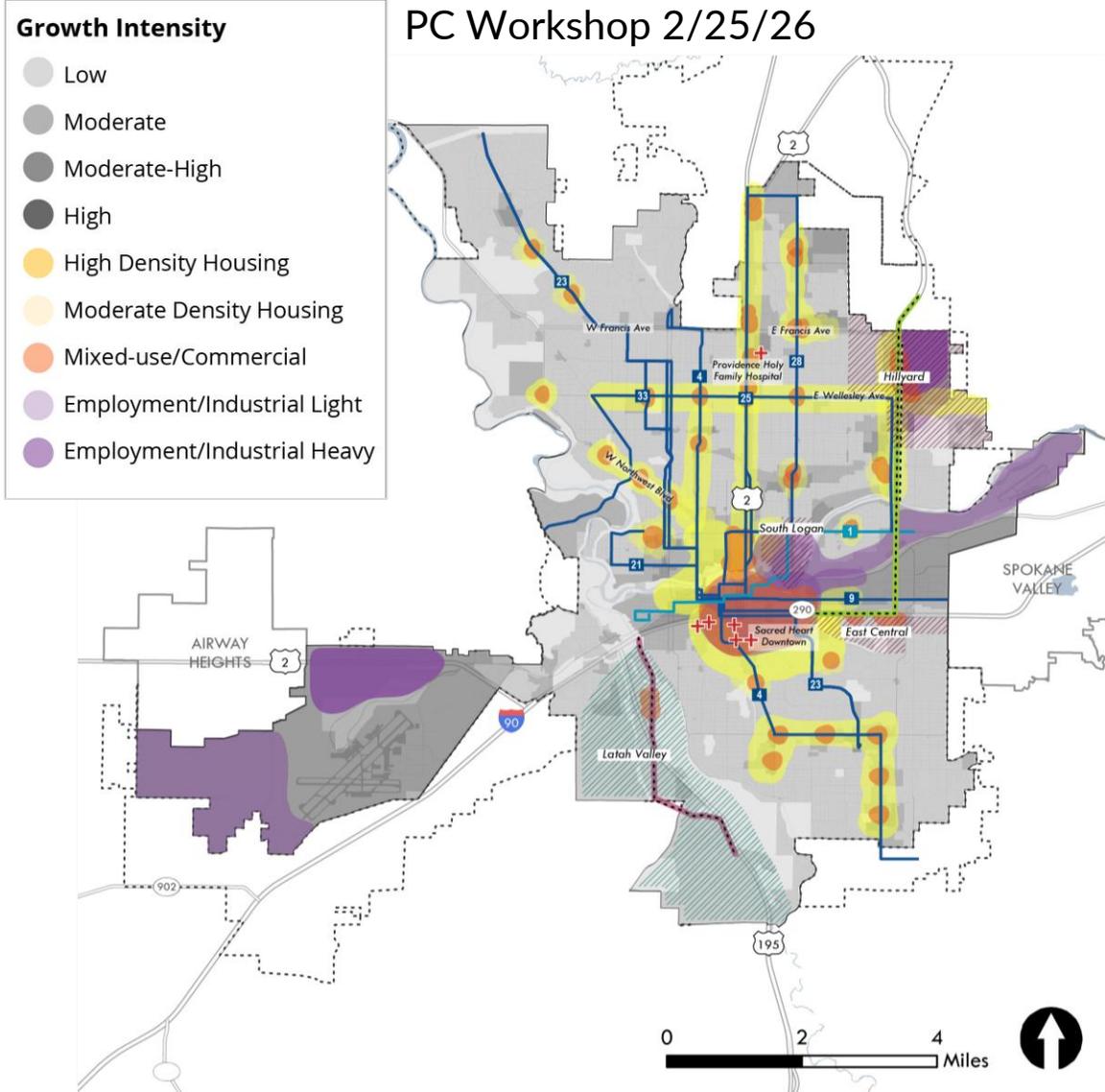


Potential Intensity Change Area

- Identifies areas where the City would take a closer look at land use and zoning
 - Aligns with Vision and Periodic Update goals
 - Recognizes investments in transit and transportation
 - Provides for walkable areas with access to services for residents
 - Responds to engagement in PlanSpokane 2046 and subarea planning processes
 - Provides housing capacity at all affordability levels (*need roughly 200-400 acres of developable area at 30 units per acre*)

DRAFT Preferred Alternative

PC Workshop 2/25/26



Features

- Blends growth intensity/distribution of Alts 2 and 3.
 - Mixed-use TOD along key transit corridors, downtown, regional hubs.
- Meets all housing target income levels.
- Share of housing types: Like Alts 2 and 3:
 - Citywide 59% single-unit / 41% multi-unit
 - 25% of new units expected to be single-unit, 75% expected to be multi-unit
- Adds 34,850 jobs (SRTC)
 - Matches regional model and Alt 1, greater than Alt 2, less than Alt 3

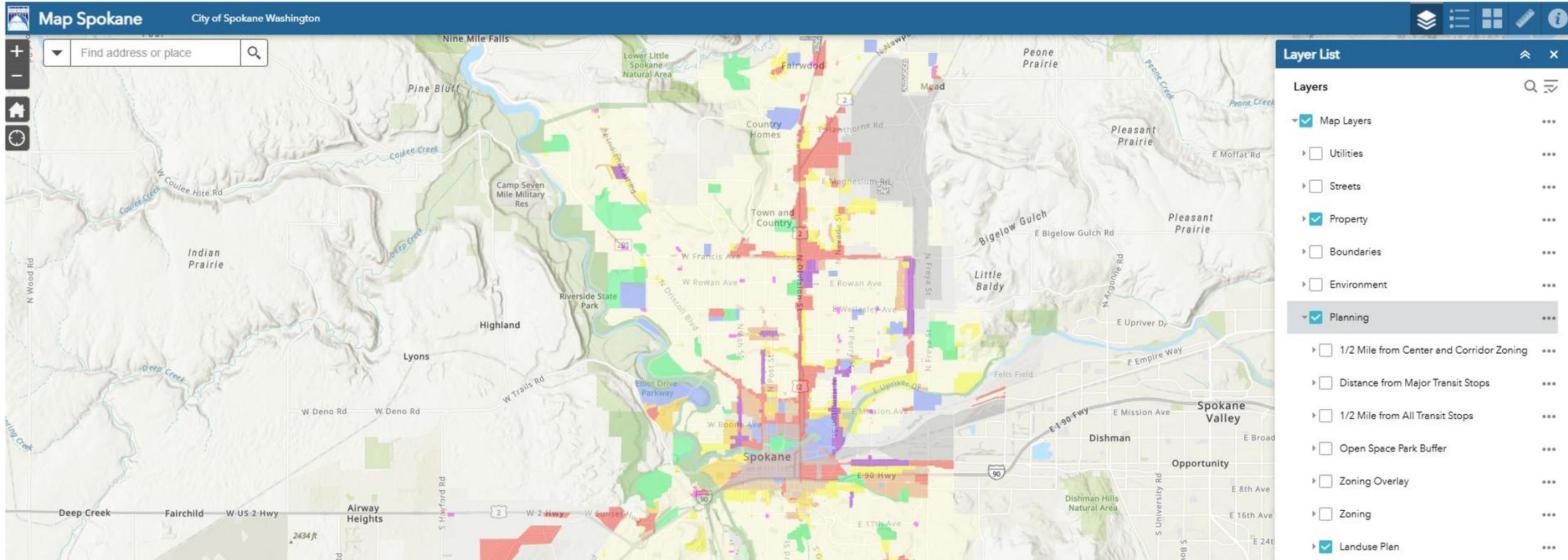
Preferred Alternative Resolution

- Staff are working with Plan Commission on establishing a Preferred Growth Alternative
- Plan Commission will hold a hearing on this Preferred Growth Alternative and send a recommendation
- City Council will also be asked to vote on a Resolution
 - Adopting the Preferred Alternative and directing staff to finalize the Comprehensive Plan
 - Direct staff to prepare a Land Use Plan Map (which will show the preferred alternative in more detail)

More to Come in Late 2026...

- Adoption of the PlanSpokane 2046 Comprehensive Plan, including climate and resiliency policies
- Adoption of the Final Environmental Impact Statement
- Critical Areas Ordinance updated to comply with GMA Periodic Update code requirements
- Updates to the Unified Development Code
 - To comply with state law
 - To simplify code for builders and developers and city users





Use City's Map Spokane viewer to look at existing Land Use Plan Map



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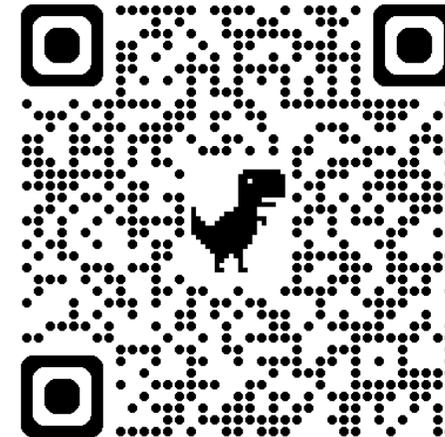
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