

Special Meeting Notice and Agenda of the Spokane City Council

Meeting of Thursday, May 14, 2026, at 11:00 a.m.

City Council Chambers

A quorum of Spokane City Council will be present for a study session on the 2026 periodic update to the Comprehensive Plan and updates to the City's Development Code, starting at 11:00 a.m. on Thursday, May 14, 2026, in City Council Chambers, Lower Level, City Hall, 808 W. Spokane Falls Blvd., Spokane, WA 99201.

The meeting will be conducted in a study session format and will be open to the public in person only. No legislative action will be taken.

Agenda:

1. Preferred Alternative Growth Map RES 2026-0035 (Spencer Gardner, Tirrell Black)
2. Comprehensive Plan Draft Chapters (Kevin Freibott)
3. Build Spokane (Tim Thompson)



Betsy Wilkerson
Council President



Terri L. Pfister
Spokane City Clerk

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.

Plan Spokane 2046 Study Session

Spokane City Council
May 14, 2026



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Study Session Agenda

May 14, 2026

- **Preferred Alternative Growth Map (Tirrell Black)**
 - Plan Commission Hearing on April 14, 2026
 - On City Council Agenda, Monday May 18, 2026, RES 2026-0035
- **Comprehensive Plan Draft Chapters (Kevin Freibott, KayCee Downey)**
 - Release of updated chapters after Memorial Day
 - Chapters part of entire Comprehensive Plan adoption
 - Plan Commission Hearing not yet scheduled – Q3 2026
- **Build Spokane (Tim Thompson)**
 - Development Code Updates



City of Spokane Periodic Update Preferred Alternative Study Session May 14, 2026



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Plan Commission Recommends Approval

Forwarding a recommendation of approval to City Council on

“Preferred Alternative Growth Map”, hearing held on April 14, 2026

- **City Council Resolution 2026-0035** (on legislative agenda May 18, 2026)
 - Directs staff to work on Land Use Plan Map (Future Land Use Map) using Preferred Alternative Map for guidance
 - Directs staff to complete the Final EIS which will use the Preferred Alternative
 - Preferred Alternative Information will allow chapters to be finalized

Next Action: Council will adopt the Comprehensive Plan, including the Land Use Plan Map/Future Land Use Map Q4 2026



Agenda packet

- Two Council amendments to the map
- Draft **Resolution**
- Findings of Fact and **Recommendation from Plan Commission**
- **Staff Report** prepared for PC Hearing
- **Preferred Alternative Draft Map** dated 4/14/2026 (as PC recommended)
- **DEIS Summary**, with DEIS Alternative illustrated (Alts 1,2,3)
- DEIS Comment Summary
- Public Participation Summaries
- Accommodating Affordable Housing report, June 2025
- Climate Integration Report (CRSB Resolution 2026-001)





Draft EIS & Growth Alternatives

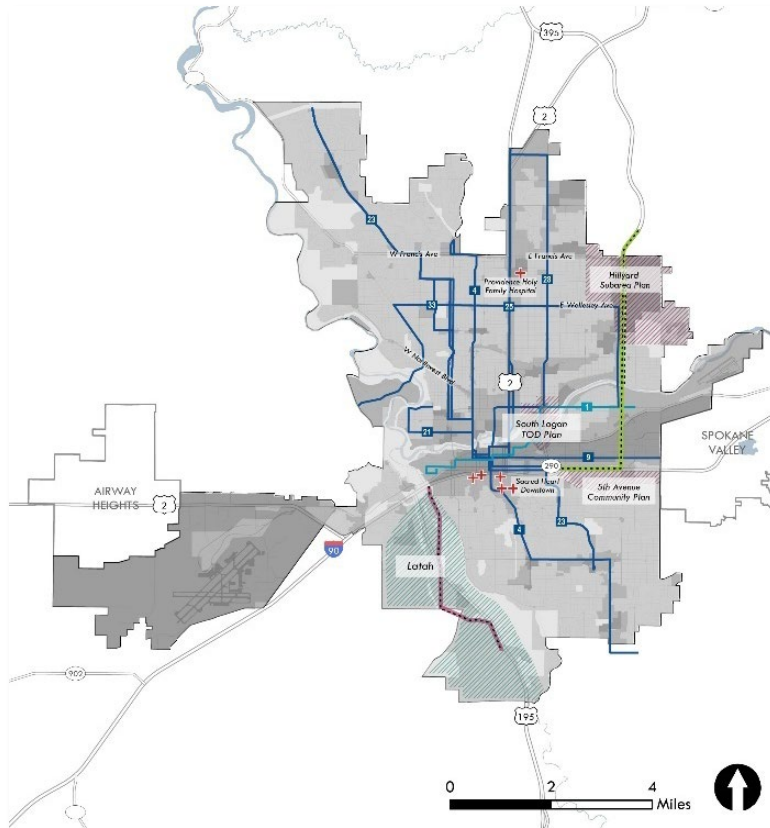


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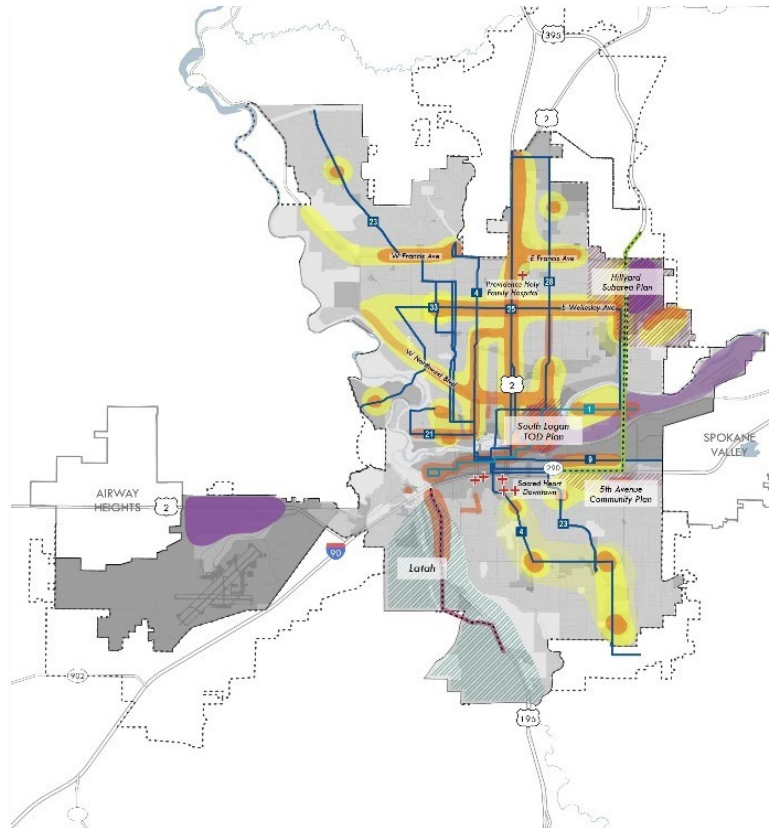
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Growth Alternatives

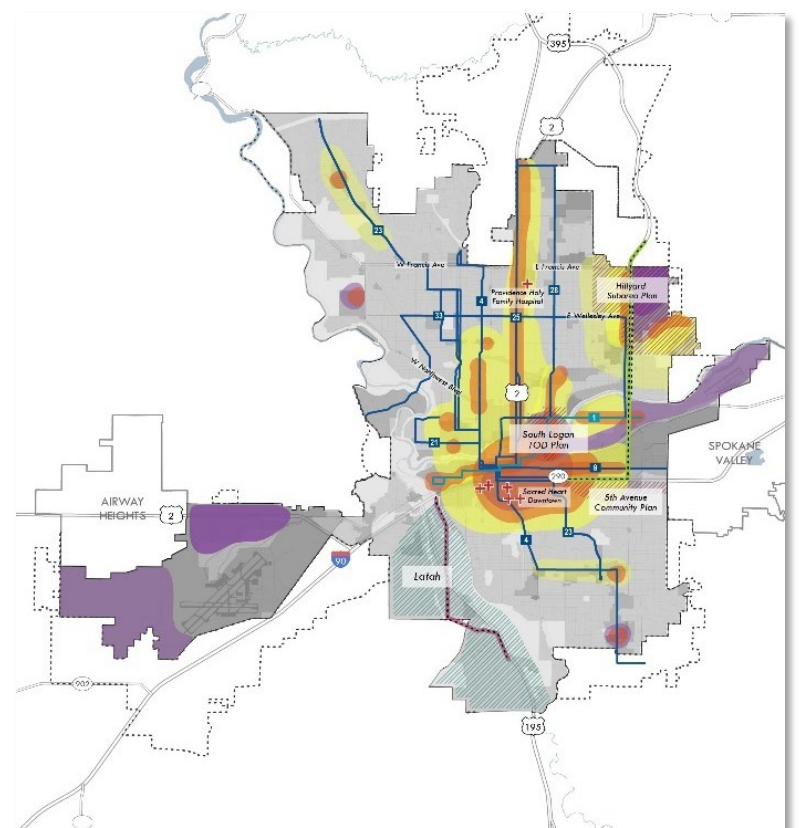
Alternative 1: Stay the Course



Alt 2: Distributed & Balanced



Alt 3: Center City & Regional Hub



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

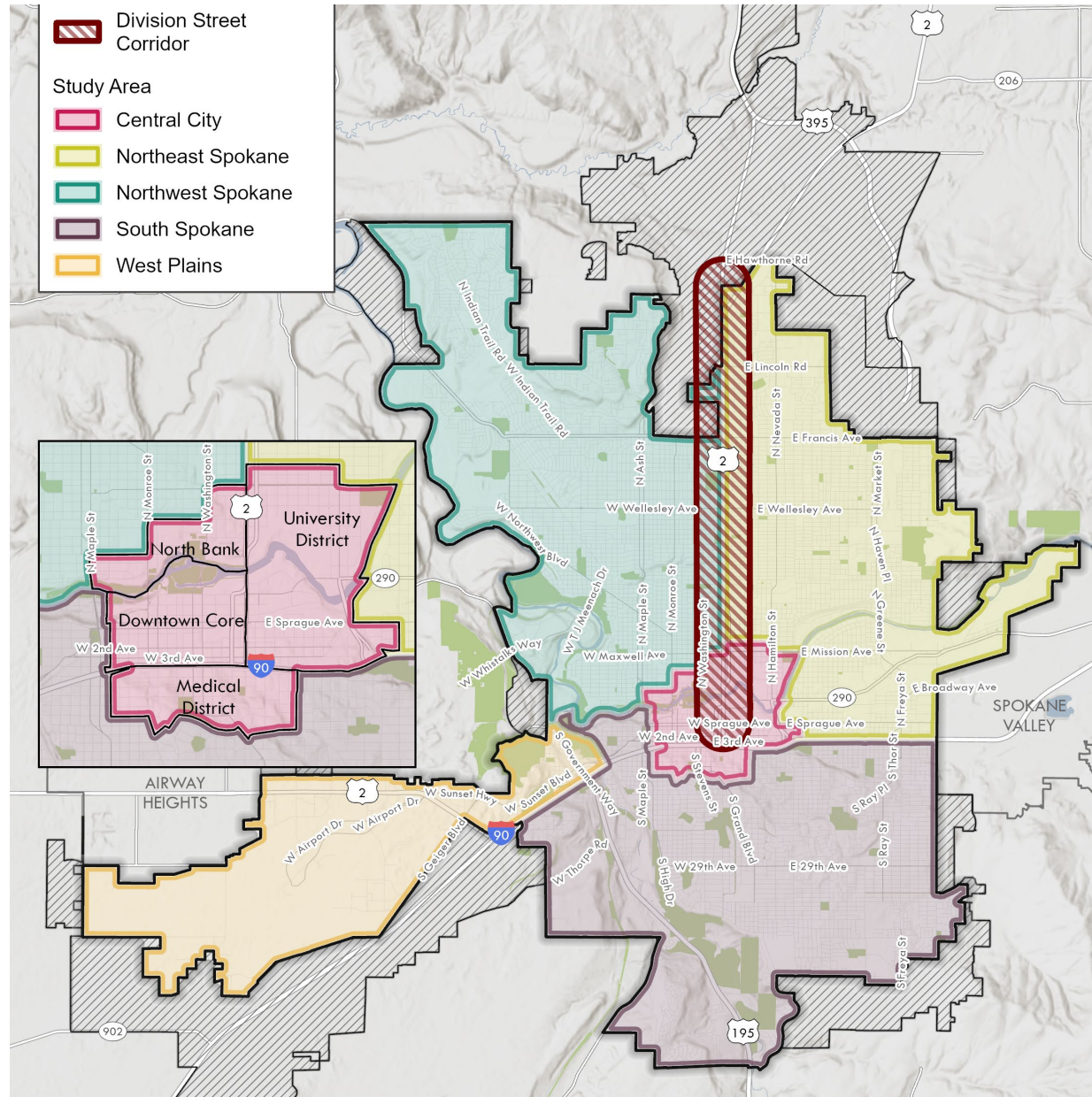
- Low
- Moderate
- Moderate-High
- High
- High Density Housing
- Moderate Density Housing
- Mixed-use/Commercial
- Employment/Industrial Light
- Employment/Industrial Heavy



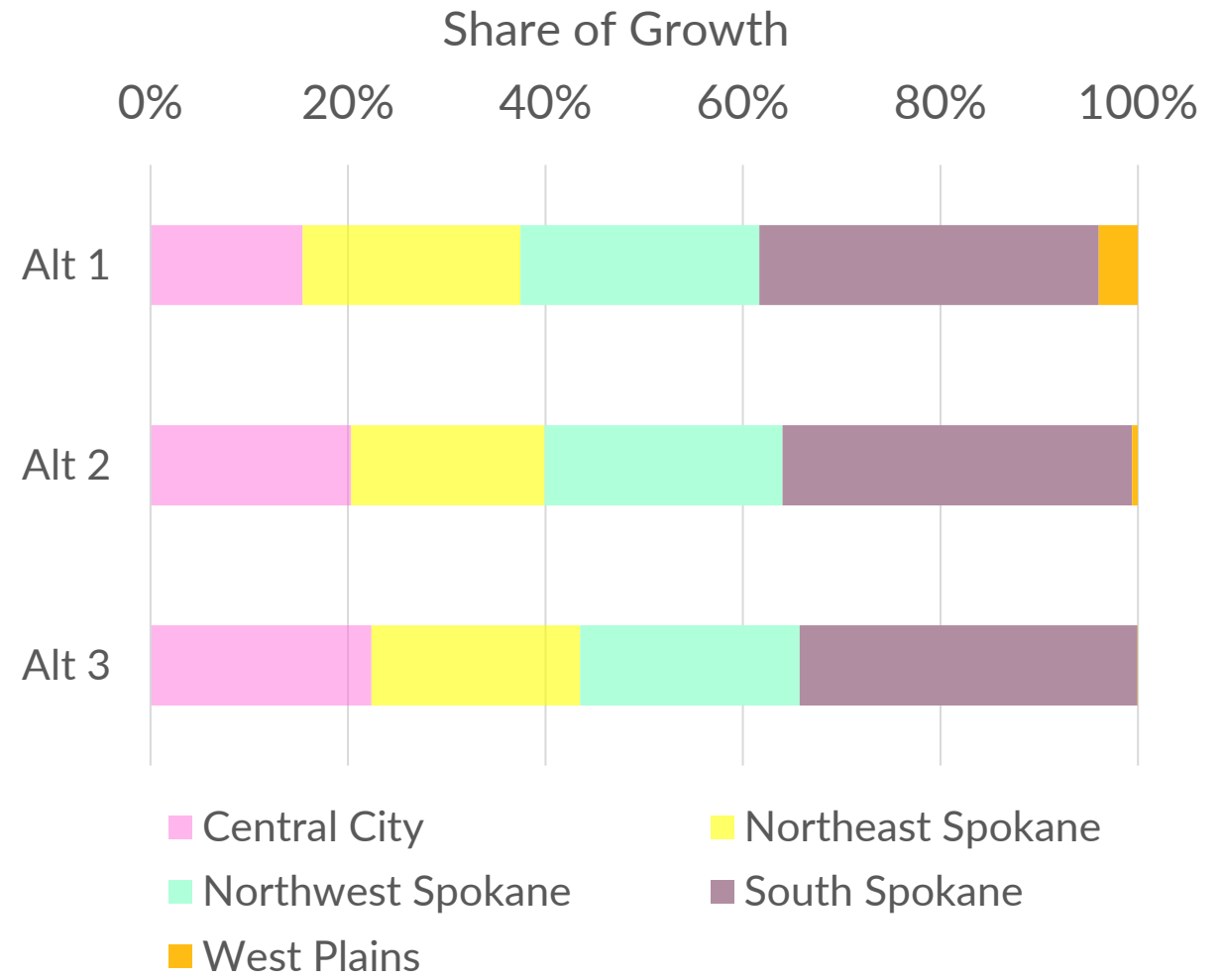
	Alternative 1 Stay the Course	Alternative 2 Distributed & Balanced	Alternative 3 Center City & Regional Hubs
Housing / population growth*	<ul style="list-style-type: none"> ▶ 21,739 new housing units from 2022-2046 (about 21% more housing units than present)* <p><i>* This is the 2020-2046 housing growth target minus the units already added from 2020 to 2022.</i></p>		
Housing mix	<ul style="list-style-type: none"> ▶ 63% of the City's total housing as single unit housing 	<ul style="list-style-type: none"> ▶ 59% of the City's total housing as single unit housing 	<ul style="list-style-type: none"> ▶ Same as Alternative 2
Housing Targets	<ul style="list-style-type: none"> ▶ Meets total target ▶ Does not meet 0-80% Affordability 	<ul style="list-style-type: none"> ▶ Meets total housing target and all affordability levels ▶ Provides more capacity in low rise and mid-rise ▶ Large capacity for single-family and missing middle housing to promote housing ownership 	<ul style="list-style-type: none"> ▶ Same as Alternative 2



Share of Housing by Study Area



City would see residential growth in Central City, NW, NE and South
 In hubs and corridors multifamily is more likely, and outside of these areas, growth would be single family & middle housing.





How Community Feedback Shaped the Preferred Alternative



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2025 Engagement Summary



➔ All summaries available at PlanSpokane.org ←



1 Community Visioning
PAGE 02



2 Climate Focus Groups
PAGE 03



3 Surveying for Climate Resiliency
PAGE 04



4 Earth Day Workshop
PAGE 06



5 Tribal Engagement
PAGE 07



6 Future Growth and Guiding Policies
PAGE 08



7 Conclusion
PAGE 09



PlanSpokane Interactive StoryMap



- Draft Preferred Alternative interactive StoryMap page
 - Transition video with narration
 - Slider map between growth and intensity changes
 - Zoomed in maps of Northwest, Northeast, and South Spokane

Find the link at PlanSpokane.org on the About or Draft Environmental Impact Statement buttons





Preferred Alternative



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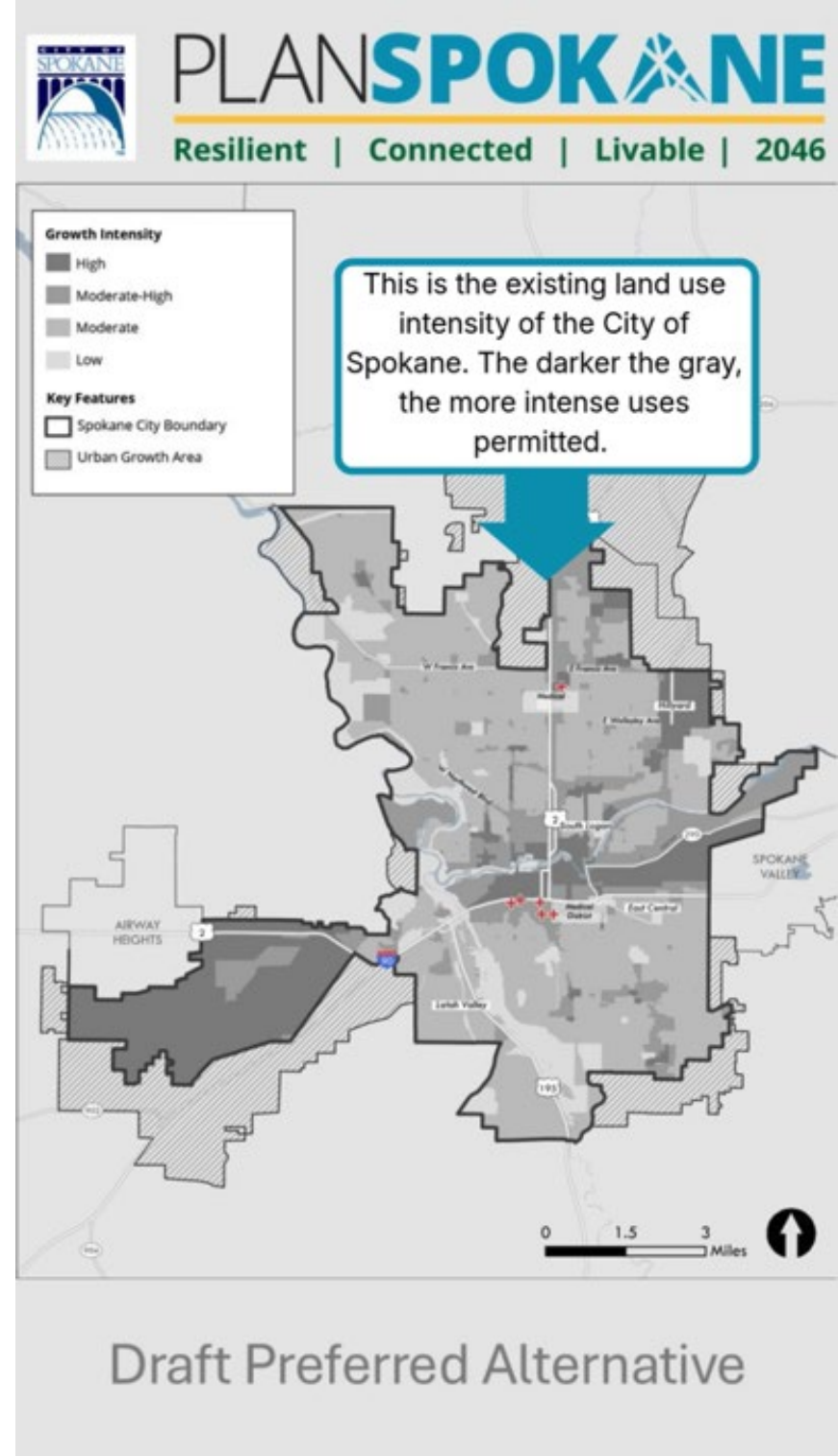
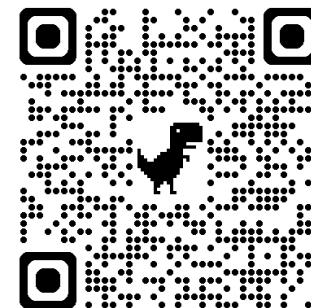
Draft Preferred Alternative

A draft Preferred Alternative has been developed based on community feedback and analysis from the Draft EIS. The proposal includes:

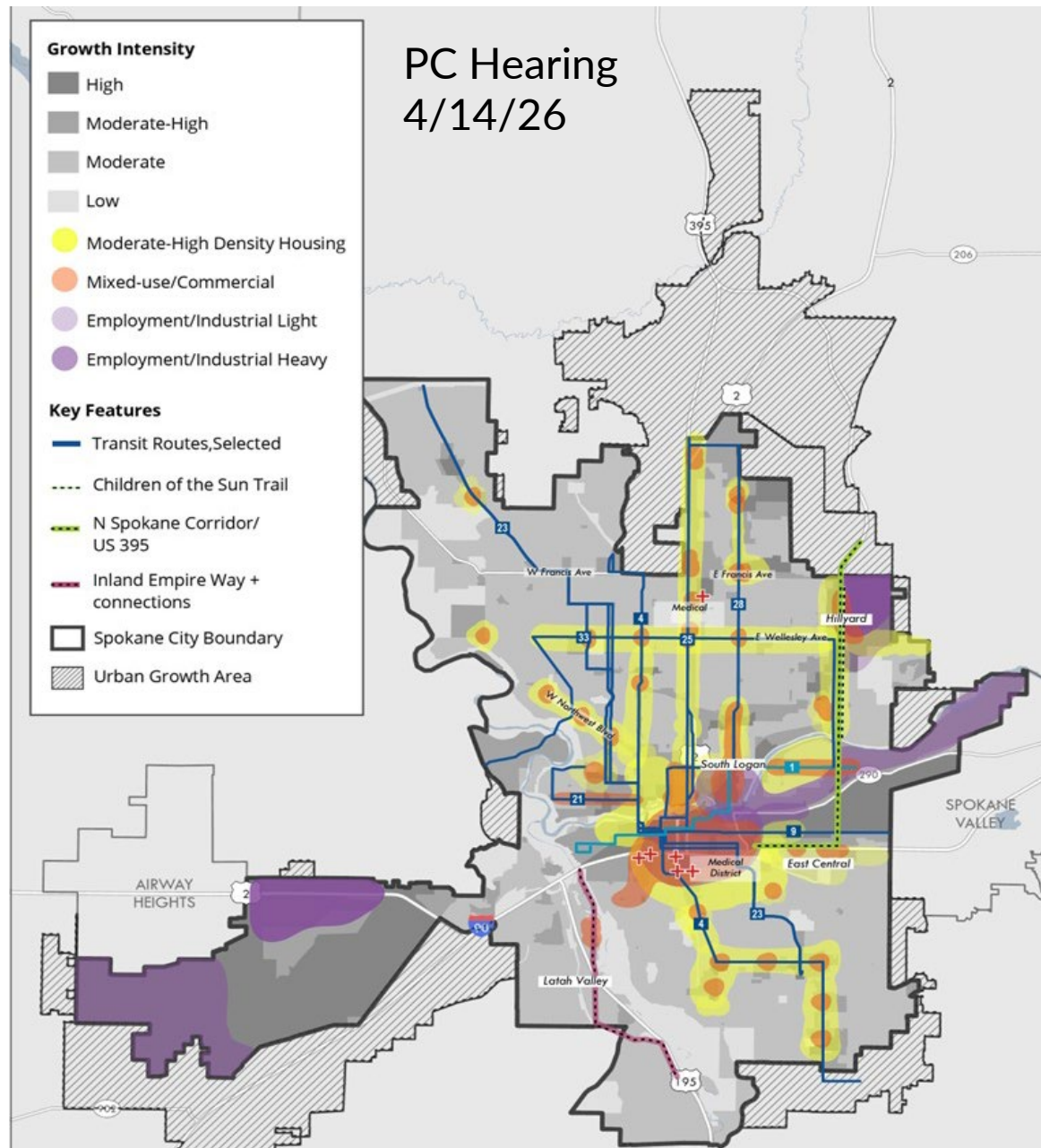
- **An increase in moderate-high density housing near the major transit lines and within areas with planned capacity**
- **Increased mixed-use and commercial uses are proposed throughout the city, including within the moderate-high density housing to support current and future residents**
- **Areas for increased employment and industrial uses, supporting a resilient economy with local jobs and opportunities**



Watch the draft Preferred Alternative transition video on the interactive StoryMap



Draft Preferred Alternative

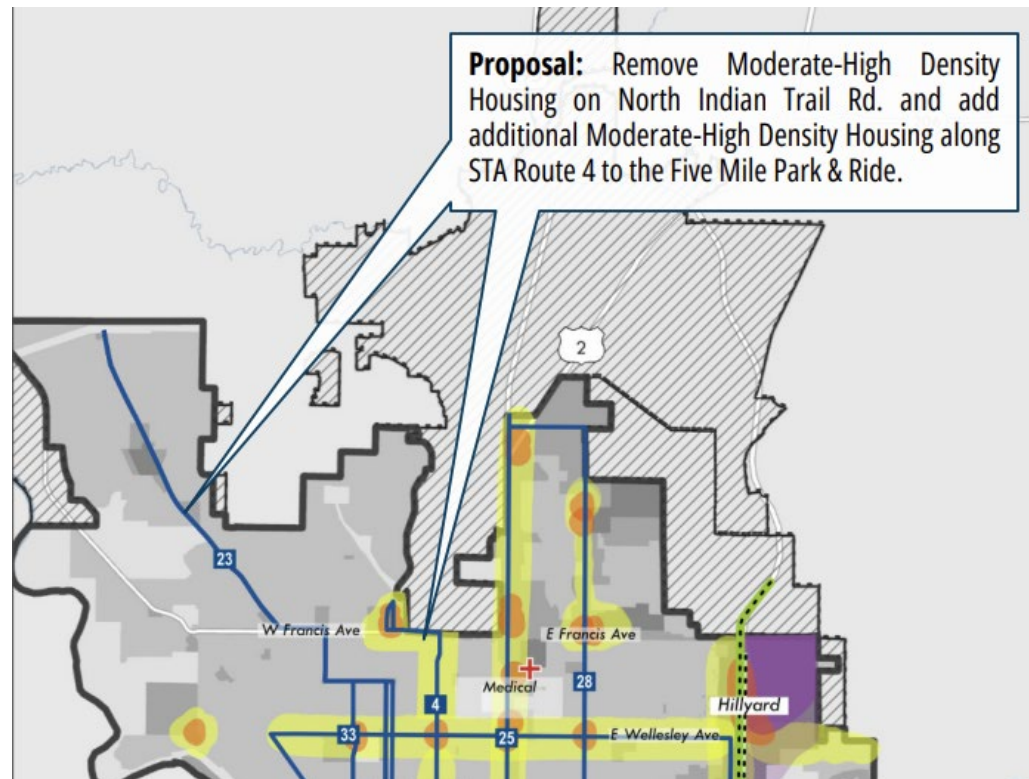


Preferred Alternative Growth Map

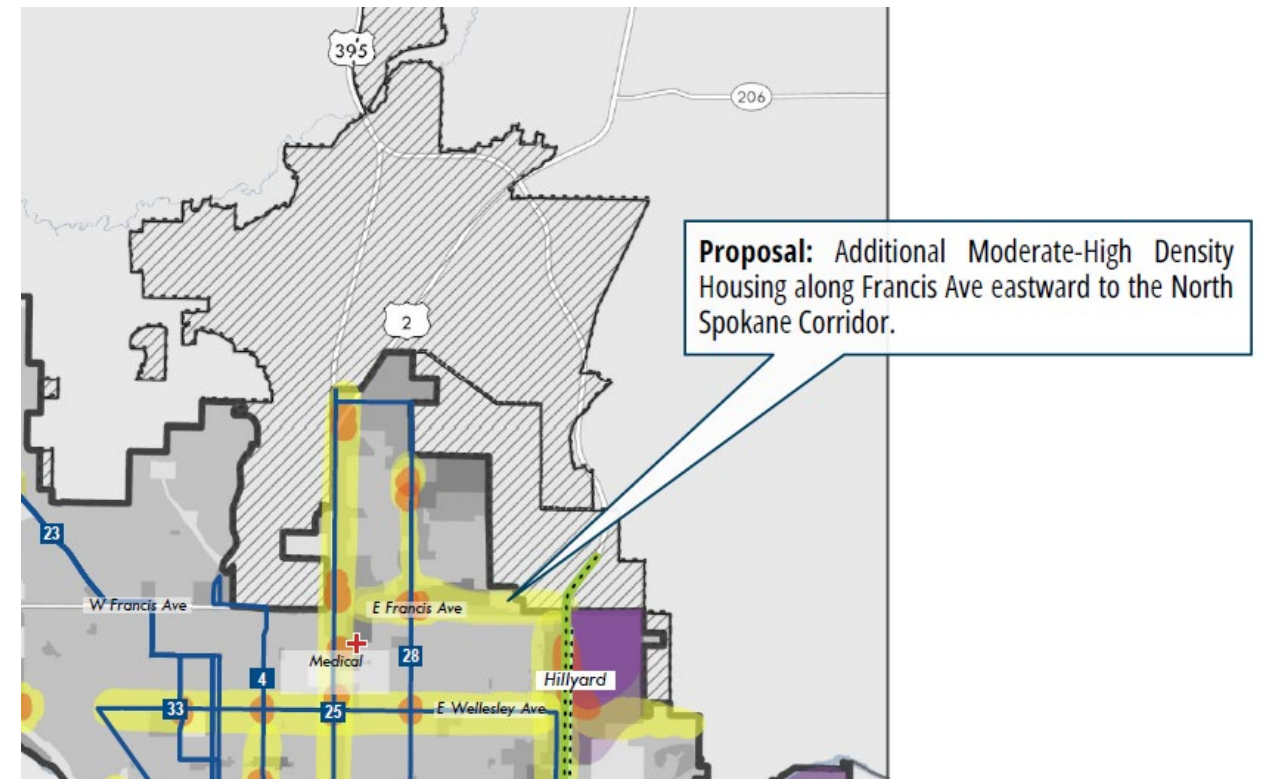
- Blends features of Alternatives 1, 2 and 3
 - Focus mixed use on hubs like Downtown and selected corridors
 - Areas of moderate and high-density housing and mixed use along frequent transit routes
 - Incorporates subarea plans
 - Beyond hubs and corridors, retains current growth intensity in most neighborhoods, recognizing middle housing efforts

City Council proposed amendments

CM Zappone



CM Cathcart



Preferred Alternative Next Steps

- Plan Commission has made a recommendation of approval to City Council
- City Council will consider a resolution selecting the Preferred Alternative for the periodic update of the Comprehensive Plan (RES 2026-0035 May 18, 2026)
- Planning Staff will develop a Future Land Use Map based on the selected Preferred Alternative and finalize goals and policies of the Comprehensive Plan
- A Final Environmental Impact Statement will analyze the selected Preferred Alternative
- Q3/Q4 2026
 - Plan Commission will hold hearings on the final Comprehensive Plan, making recommendations to City Council
- Q4 2026
 - Council action on final Comprehensive Plan



Periodic Update

Implementation

Preferred Alternative

PlanSpokane 2046
Comprehensive
Plan
Includes the Future
Land Use Map

Final Environmental
Impact Statement

BUILD Spokane
Development Code
Zoning Map

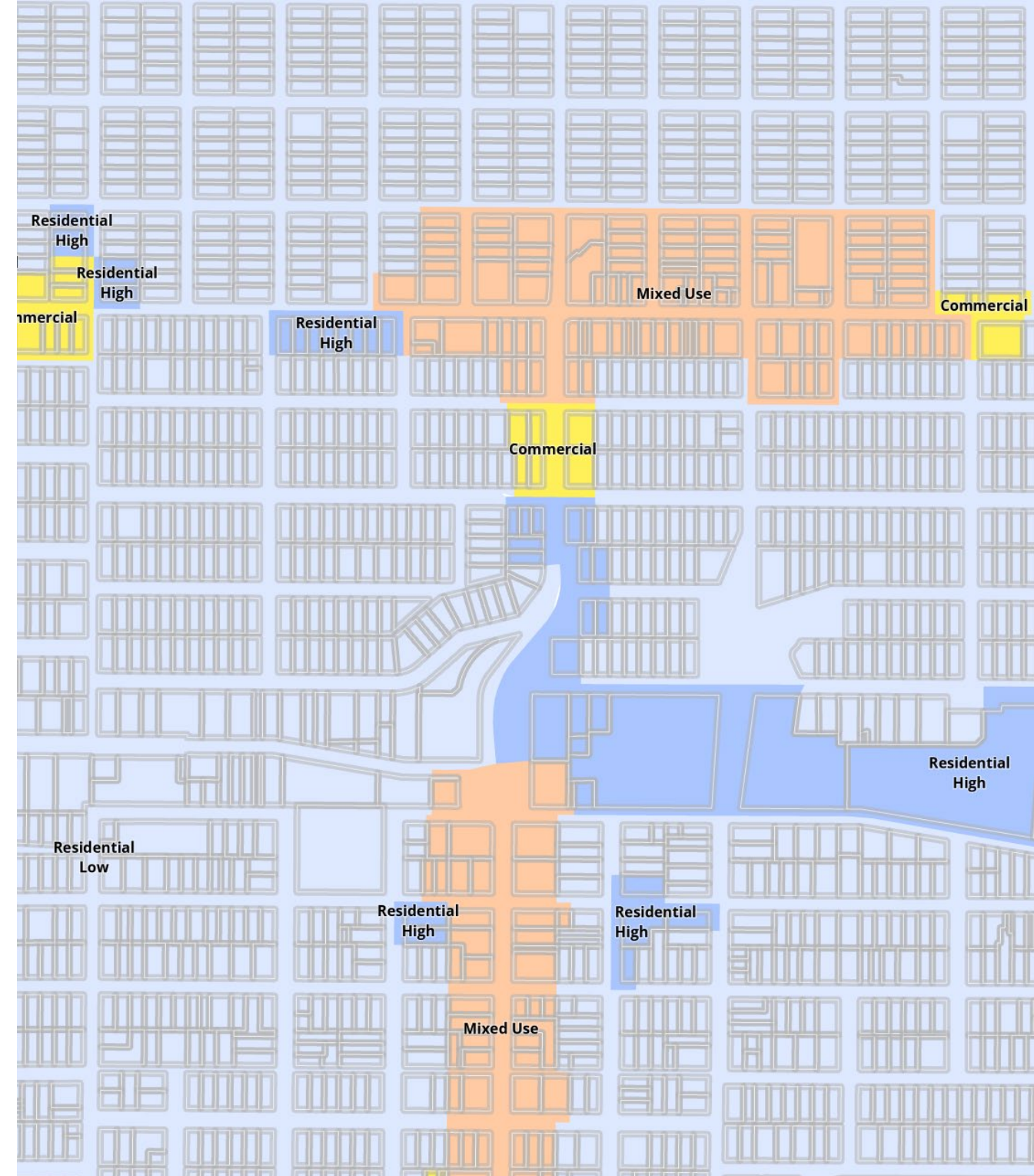
Programs, plans, and
initiatives

Implementation
Check-In – 5-year look
at Housing numbers,
GHG, VMT



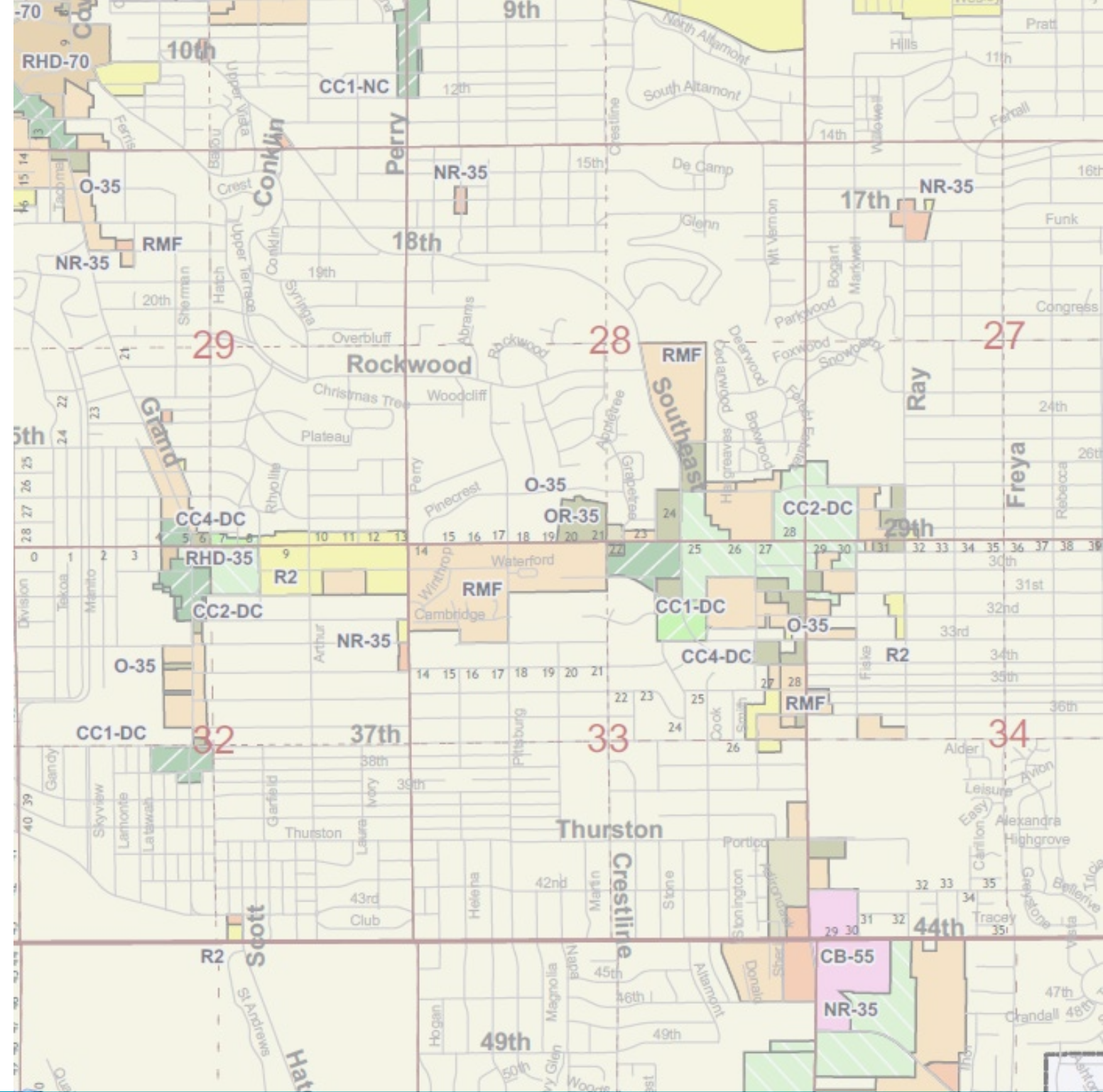
Future Land Use Map (FLUM)

- Currently under development
- Refines the Preferred Alternative
- Currently proposes nine (9) designations
- Each designation may allow a choice of zones
- Public engagement Q2/Q3 2026
- Land Use and the Growth Strategy Chapter at a Study Session soon



Zoning Map

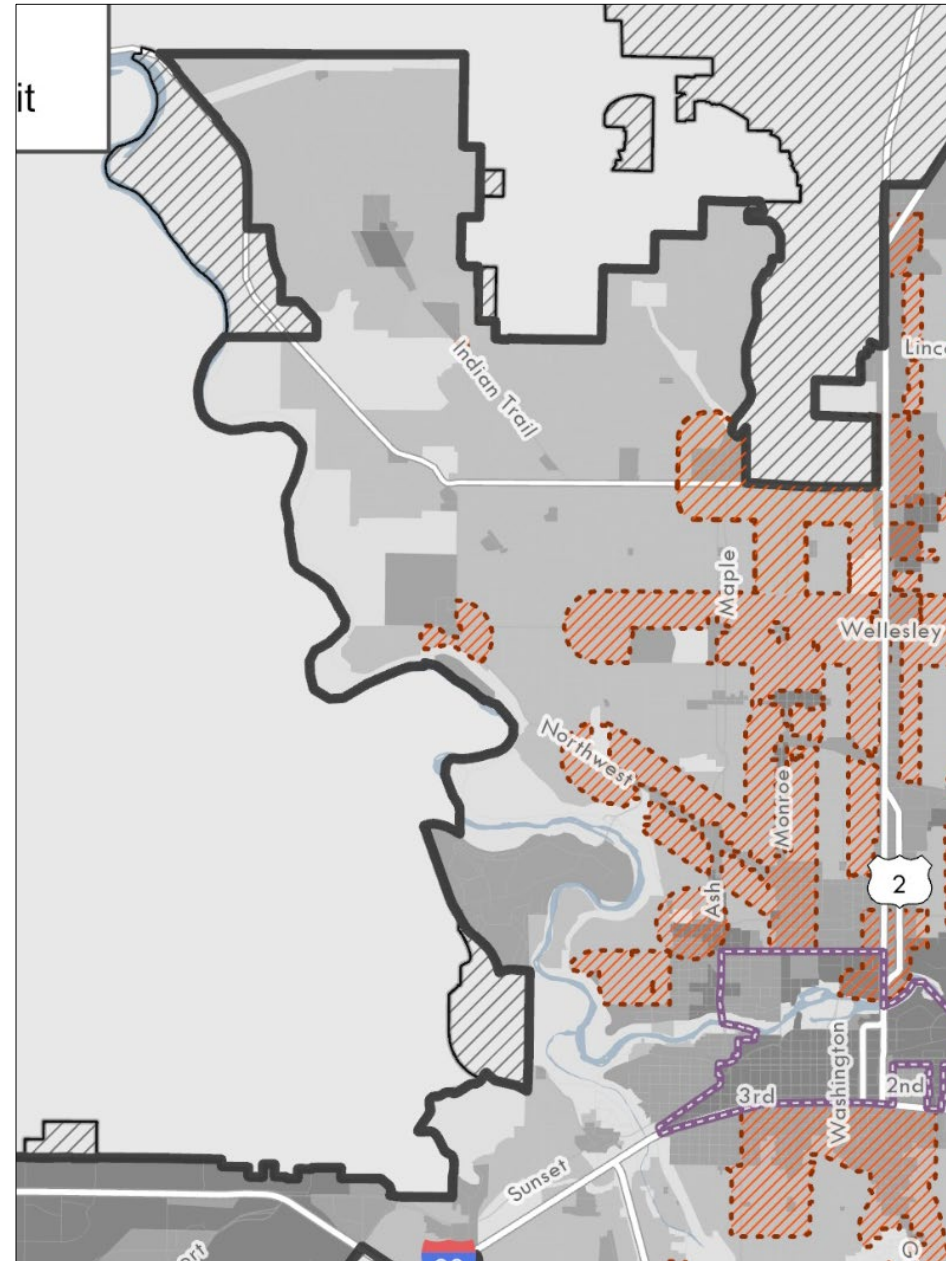
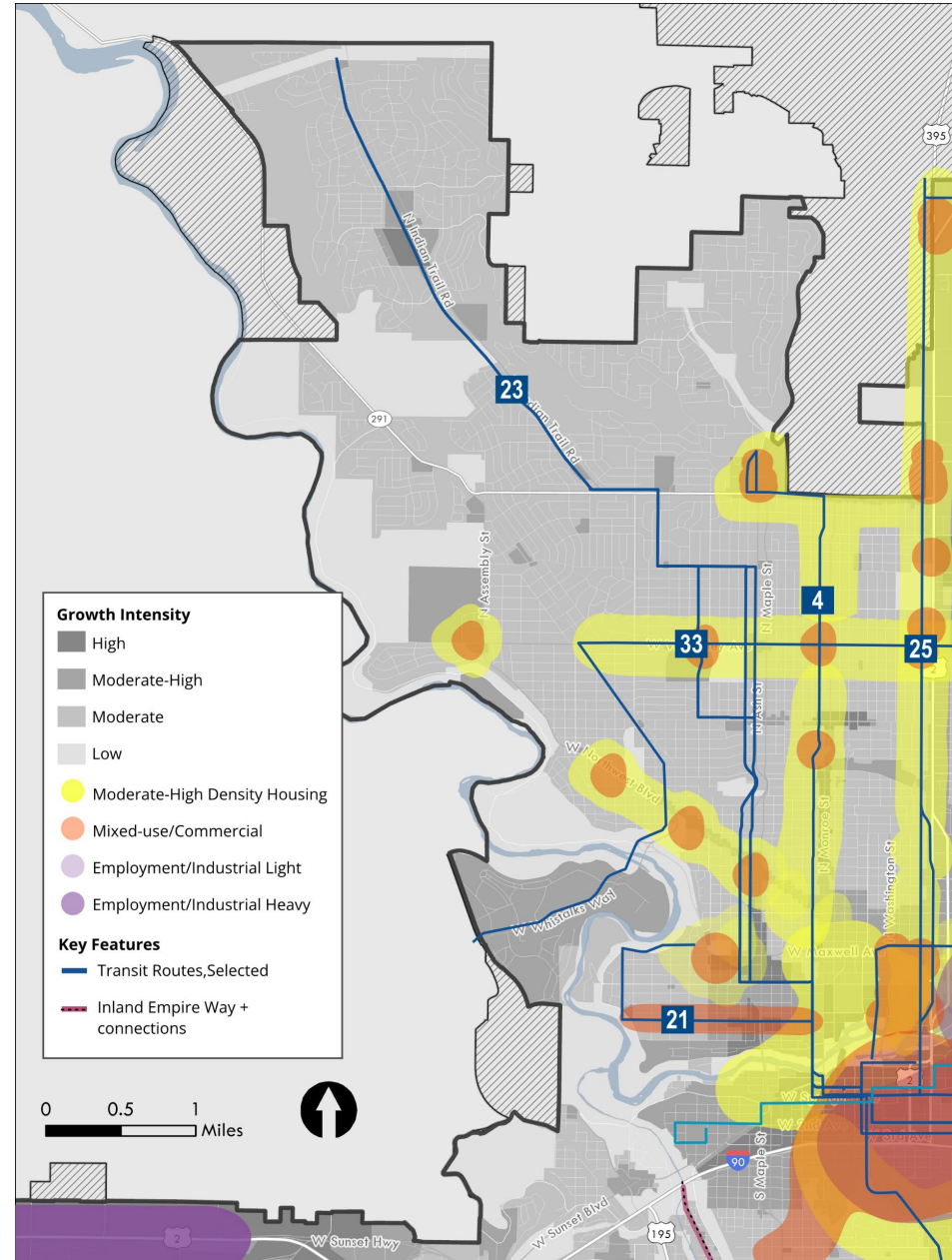
- Zoning implements PlanSpokane's guidance
- To be developed by BUILDSpokane (aka the Code Modernization Project)
- Underway through Q4 2026 (approx.)
- Public engagement along the way



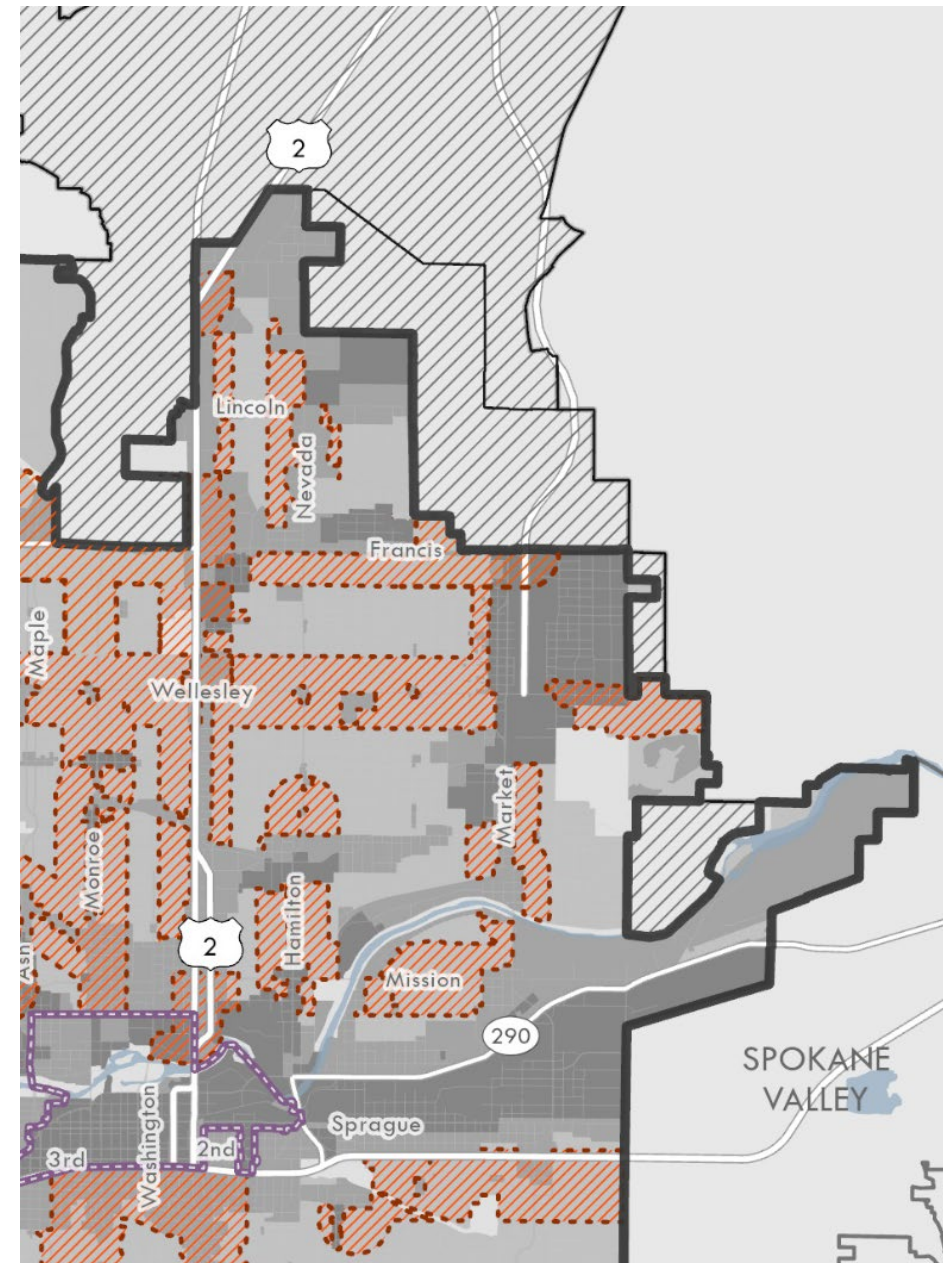
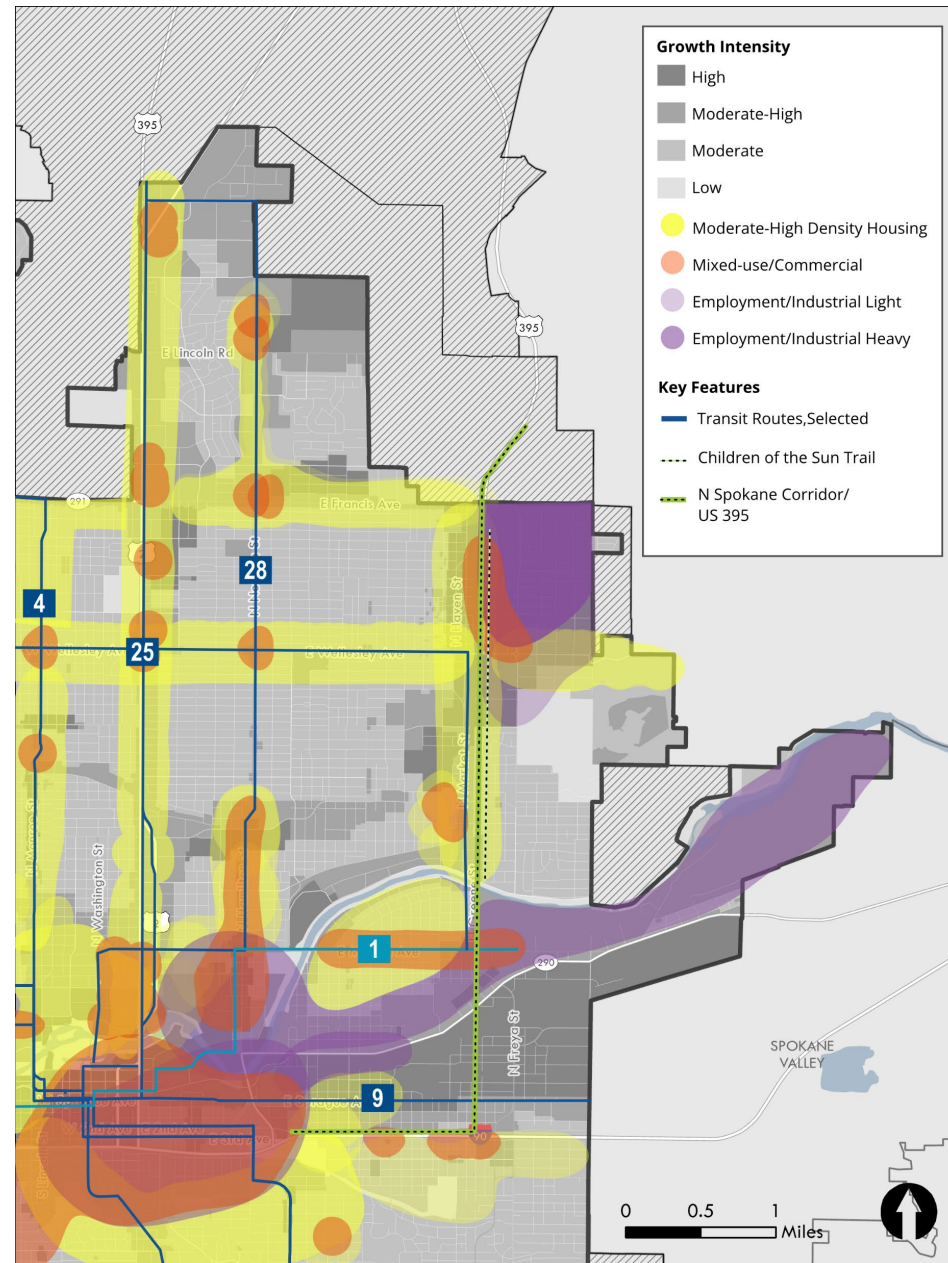
Detailed views of Preferred Alternative

See more at PlanSpokane.Org

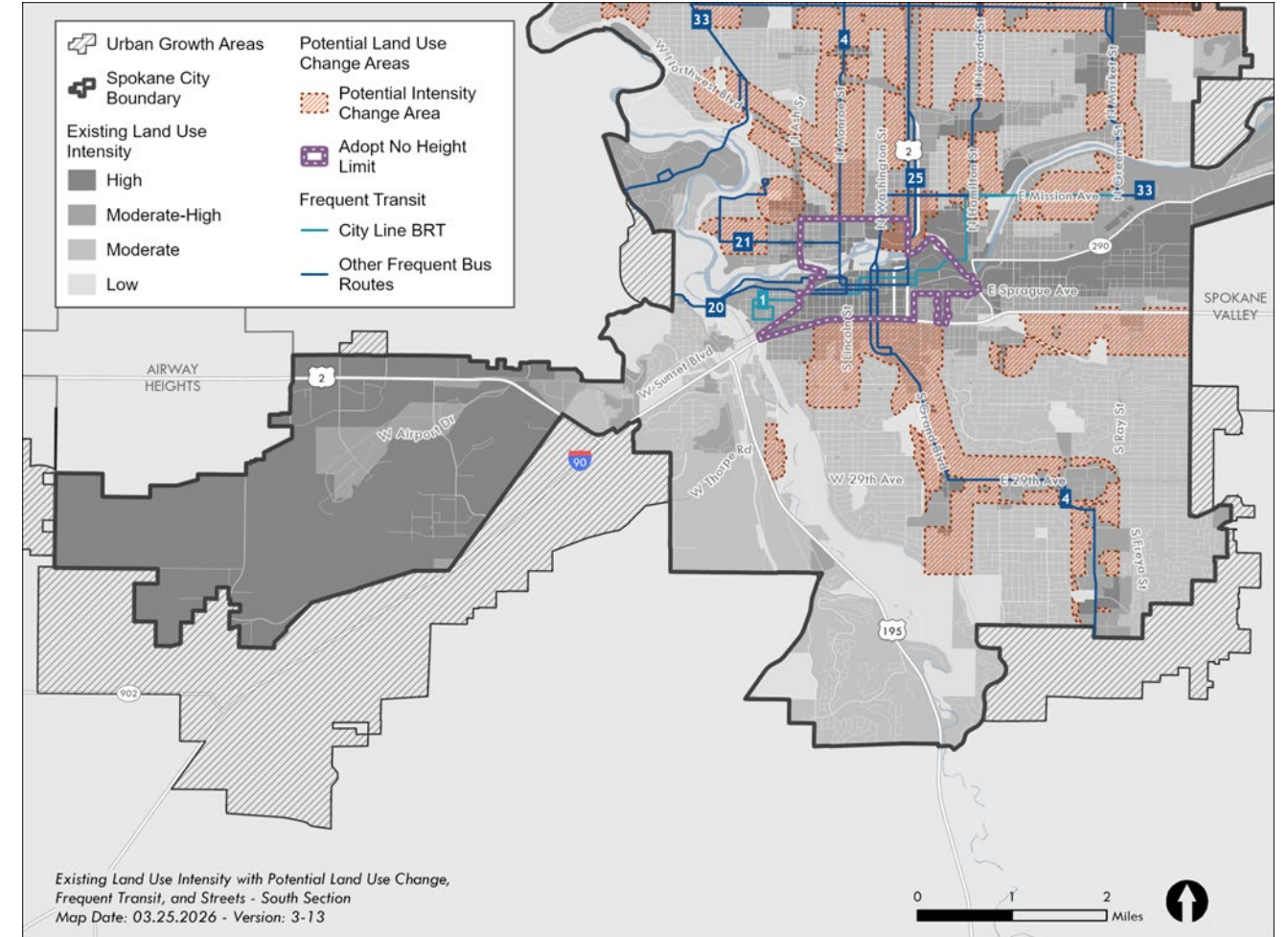
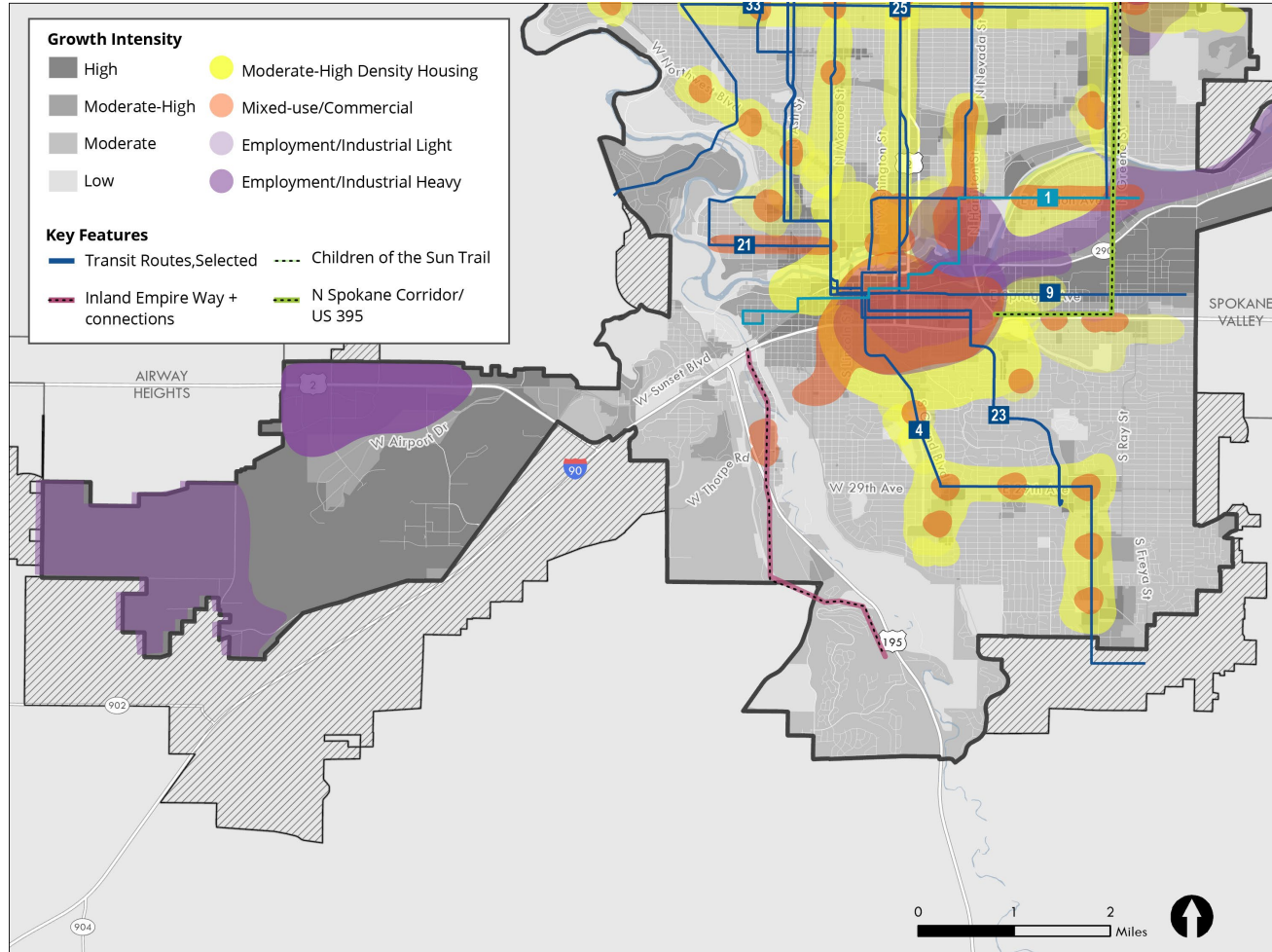
Northwest Spokane



Northeast Spokane



South Spokane



PlanSpokane 2046 Chapter Review Update



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PlanSpokane 2046 Chapter Review



All chapters were reviewed and updated, except Shorelines*.

- **Streamlining**
 - Simplify and clarify
 - Remove unnecessary/redundant language
 - Update the look, format, and branding
- **Policy Updates**
 - Meet legislative requirements
 - Incorporate community feedback
 - Update terms to today
 - Broaden single-topic policies
 - Target informing policy rather than direct action

**Shorelines are on a different legislative timeline.*



PlanSpokane 2046 Chapter Review

- Each chapter was reviewed and amended by:
 - Staff Level Review (Multi-Department)
 - Plan Commission Chapter Review Subcommittee
 - Entire Plan Commission
- Amendments were informed by:
 - Public Input and Engagement
 - Past/Ongoing Studies and Analyses (e.g. Climate, C&C Update Study)
 - Staff Expertise and Analysis
 - Commerce and State Data and Assistance
 - Regional Planning Efforts and Consultation





Plan Commission Chapter Review Subcommittee



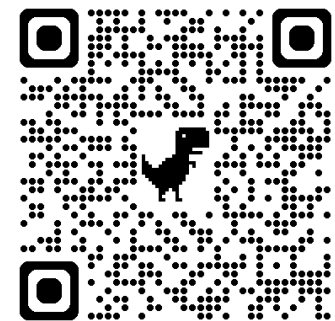
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Plan Commission Chapter Review Subcommittee

- Formed by Plan Commission to provide input and feedback on each chapter as it was developed.
- Subcommittee met in groups of 3-4 Plan Commissioners.
- CRSB members were invited for some chapters (e.g. Growth Strategy)
- All meetings were open to the public, noticed, and recorded.
- Thirteen (13) meetings held between May 2025 and April 2026.
- Every chapter was considered, some more than once.

All meeting recordings can be found on the Subcommittee
Vimeo page: vimeo.com/showcase/11696861





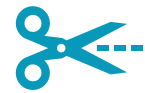
Key Themes and Updates



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Updates Made In All Chapters



Duplicate policies removed or consolidated



Policies relocated to appropriate Chapters



Key themes from community engagement and written comments added and expanded on throughout all Chapters



Housing policies added and expanded to meet House Bill 1220 requirements



Climate and Resiliency policies recommended by CRSB in February 2026 have been integrated throughout



Anti-displacement policies added and expanded



Environmental Justice Review text amendments integrated within Growth Strategy and Transportation Chapters

New Chapter Names

Land Use → **Growth Strategy**

Social Health → **Community Health**

Economic Development → **Economic Prosperity**

**Local Governance and
Citizenship** → **Local Governance Through Civic
Participation**





Draft Releases



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Chapter Review

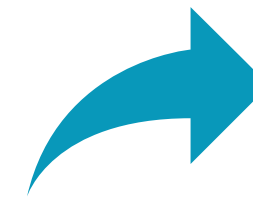
- Chapters have been released whenever possible along the way.
- Public comments incorporated throughout, where feasible.
 - Countless public presentations, workshops, tabling, etc.
 - More than 280 written comments, almost 4,700 contact points total along the way.

Drafts Available Online:

June 2025: First Set of Chapters

October 2025: All Non-Technical Chapters Updated and Available

May 2026: All Chapters Updated and Available



Visit the Chapter Review webpage to access current drafts at: my.spokanecity.org/planspokane/chapter-review/



May Publication

- All* Comprehensive Plan Chapters are scheduled to be released at the end of May
 - **Scheduled for after Memorial Day**
 - ***Implementation Chapter will likely be delayed as we work through state requirements**
- Maps (such as Future Land Use Map) and other graphics **will not** be part of this release
 - First maps expected about July 2026
- A second mid-summer release is planned with maps and formatting, initiating a formal public and agency comment period

Members of the public can submit comments at any time to PlanSpokane@spokanecity.org

Please reference Chapter and Goal/Policy if possible



City of Spokane – Stay Informed



PlanSpokane.org

EngagementHQ webpage



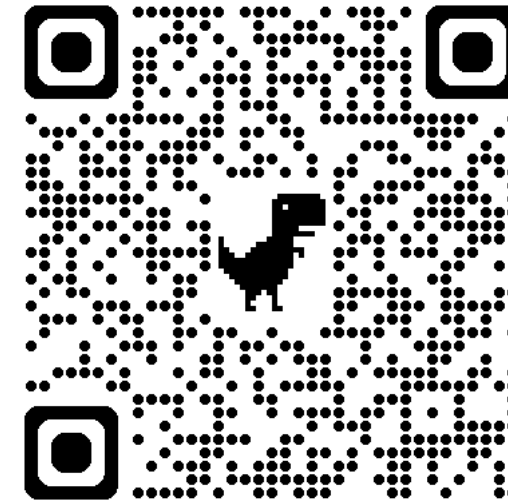
PlanSpokane monthly newsletter



PlanSpokane@spokanecity.org



Be on the look out for future ways to be engaged

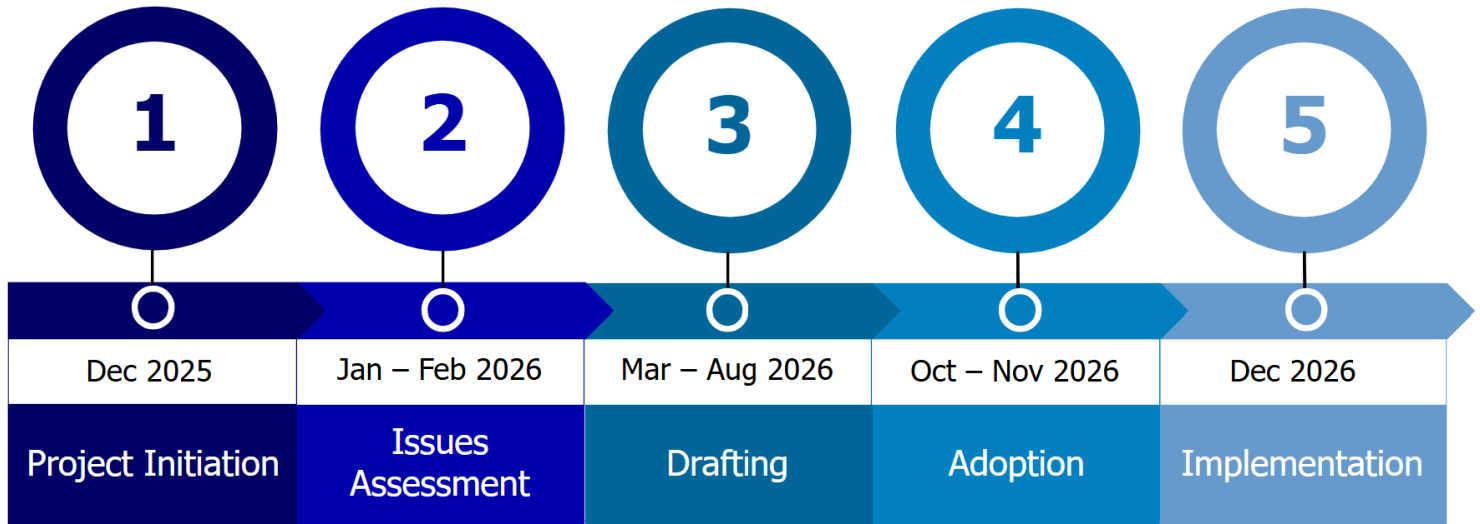


PlanSpokane.org



SPOKANE DEVELOPMENT CODE (SMC TITLE 17) MODERNIZATION PROJECT

Project Calendar



Development Code Modernization: Drafting Approach & Sequence



**ADMINISTRATION &
PROCEDURES**



Update review procedures with focus on efficiency, predictability of process

ZONING DISTRICTS & USES



Align with Plan Spokane 2046 Comprehensive Plan

DEVELOPMENT STANDARDS



Establish clear, practical, context-sensitive standards

PUBLIC REVIEW CODE



Engage community to identify concerns and improvements



SDC Baseline Assessment Recommendations:

Create a More User-Friendly Code

- Adopt New On-Line Platform for Easier Access to the SDC
- Reorganize Land Development Regulations
- Standardize and Simplify the Numbering Hierarchy
- Ensure LDC Updates and Revisions are Drafted Using Plain Language
- Improve Graphic and Photo Illustrations



SDC Baseline Assessment Recommendations:

Refine Development Standards

- Ensure Applicable Standards Are Proportional to Complexity of Infill and Redevelopment Requests
- Add Detail to Landscaping and Expand Tree Preservation Incentives
- Carry Forward Signs Standards Subject to Minor Revision as Needed
- Draft Citywide Outdoor Lighting Standards



SDC Baseline Assessment Recommendations:

Fine-Tune the City's Zoning Districts and Allowed Uses

- Align Zoning Districts with Land Use Designations
- Create, Rename, or Delete Districts
- Adjust Centers & Corridors Concept to Enhance Implementation and Outcomes
- Create Mixed-Use districts
- Emphasize Revitalization in Downtown Districts
- Relocate and Update Existing Planned Unit Development Regulations



SDC Baseline Assessment Recommendations:

Consolidate and Adjust Land Use Allowances

- Reorganize into a Single, Central Land Use Table
- Retain Land Use Category Approach, with Refinement & Reorganization
- Define Land Uses
- Create Use Specific Standards Section; Update Existing Use Standards
- Review & Update What Uses Are Permitted and Where



SDC Baseline Assessment Recommendations:

Establish Clear and Predictable Development Review Procedures

- Establish Common Review Procedures
- Create Complete and Consistent Specific Review Procedures
- Create a New Site Plan/Land Use Permit Application
- Pursue Opportunities for Streamlining Development Review
- Applicability of LDC Rules for Nonconformities
- Incorporate More Opportunities for Design Flexibility



Public Engagement Process



Public Engagement Process



Engagement efforts are intended to:

- Identify issues and opportunities
- Gather feedback from code users and the community
- Improve transparency and public understanding
- Inform clear, workable, and legally compliant regulations



Public Engagement Process



- **Stakeholder Interviews:** Staff from planning and other departments, developers, designers
- **Technical Advisory Committee:** Regular code users including staff from planning and other departments
- **Steering Committee:** include trusted representatives who routinely interact with the land development code
- **Staff and elected/appointed officials:** Regular updates on project progress:
 - City Council
 - Planning Commission
 - Technical Advisory Committee



Public Engagement Process



Public input will help inform staff and consultant analysis and shape recommendations for the development code update. Feedback will be considered alongside adopted policy, state law, technical requirements, and implementation needs.

The Plan Commission will review recommendations, and the City Council will make final legislative decisions.

Public engagement will continue through the Public Participation Plan (PPP) as draft sections are released throughout the project. Outreach will include boards and commissions, neighborhood and community organizations, industry representatives, and the public.



<https://engage.spokane.gov/build-spokane>



BUILDSpokane



The City of Spokane is undertaking a comprehensive update of Title 17 of the Spokane Municipal Code (i.e. the Spokane Development Code or “SDC”), which governs zoning, land use, and development review processes. The City’s Planning and Economic Development department will work with the nationally recognized land use and planning firm Clarion Associates, as well as local affiliates from renowned planning and engineering firm Kimley Horn.

Following many years of piecemeal adjustments to the existing Title 17, this project is the first comprehensive update to the regulations in many years. The update is intended to:

- Modernize the City’s regulatory framework
- Align the development regulations with current policy objectives outlined in the Comprehensive Plan
- Reduce or eliminate barriers to development and redevelopment
- Promote affordability, equity, and sustainability
- Improve transparency and efficiency in development reviews



Stay In the Know

[Sign Up for the PlanSpokane Newsletter](#)

Who's Listening

Tim Thompson



Operations Manager
Project Manager

Email tthompson@spokanecity.org

Project Documents

[DRAFT - Spokane Development Code Assessment \(21.9 MB\) \(pdf\)](#)



Next Steps



- Administration & Procedures
- Zoning Districts & Uses
- Development Standards



Thank you!



Learn More About the City of Spokane's Code Modernization Project

my.spokanecity.org/projects/buildspokane-code-modernization-project/

