PLANNING COMMISSION MEETING MINUTES
WEDNESDAY, April 22, 2026
HELD VIA ZOOM & IN PERSON AT CITY HALL

Planning Commission Members Present: Tom Sahlberg (Chairperson), Phil Folyer, DG Garcia, Charlie Jencks, and Gene Heuschel. Joe Mann was in attendance via Zoom.

Adjunct Member(s) Present: Abby Sprague

Staff Present: Amy Mullerleile, Lance Mueller, Mark McAvoy, and Kathy Cummings

Call to Order: Meeting was called to order at 4:00 p.m.

Roll Call: A quorum of members was present. A motion to excuse Commissioners Jim Baumker and Troy Mullenix was made by Commissioner Jencks, seconded by Commissioner Garcia. The motion was carried unopposed.

Commissioner Sahlberg asked Commissioner Mann to lead everyone for the Pledge of Allegiance.

Review of Agenda: Commissioner Jencks motioned to approve the agenda, seconded by Commissioner Garcia.

Approval of Minutes: Chairperson Sahlberg mentioned the misspelling of a fellow commissioner name in the minutes to be approved. Commissioner Jencks motioned to approve the March 25th meeting minutes with the spelling revisions, seconded by Commissioner Garcia. The motion passed unanimously and was voted on together with the previous motion for the approval of the agenda.

Workshops:

Draft Comprehensive Plan Proposed Changes: Staff presented updates to the Land Capacity Analysis and the Housing & Community Services element drafts. These changes reflect Spokane County's reduced housing allocation and a new requirement from the Washington State Department of Commerce under HB 1220 related to the Affordable Housing Funding Gap. Additional updates were made to the Transportation element, including the addition of and references to two appendices. The Commission provided minimal comments for the proposed changes, asking that a reference to an appendix in the Transportation element be reduced in size.

Full Draft Comprehensive Plan Review: The full Comprehensive Plan draft had been previously sent to the commission to review prior to this meeting. There were no questions, comments, or changes from the commission. Commissioner Folyer made a motion to approve the full Comprehensive draft plan with the amendments discussed today, April 22nd, for consideration to the City Council. Commissioner Mann seconded the motion. The motion passed unanimously.

Citizen Comments: None

Mark McAvoy, addressed the commission regarding the appointment of Amy Mullerleile as the new Community Development Director by the City Council.

Secretary's Report: Staff asked if anyone on the Planning Commission would be willing to give a status report to City Council on May 5th. Commissioners Abby Sprague and Gene Heuschel both volunteered.

Commissioner's Reports: Commissioner Folyer asked about the remainder of the commissioner meeting agenda schedule and the possibility of going back to one meeting a month. Staff reminded commission of the upcoming Development Code changes and anticipate that monthly meetings may take longer if reduced to once a month. The commission was in favor of attending additional meetings within a particular month if necessary. Commissioner Garcia motioned to change our meeting schedule to once a month, seconded by Commissioner Jencks. One commissioner voiced concerns about this change being implemented prematurely. The motion passed 6 to 1. Commissioner Folyer mentioned how having the redlined changes presented in advance streamlines the discussion and expedites final approval which is time being used wisely.

Adjournment: Commissioner Jencks motioned to adjourn the meeting, seconded by Commissioner Heuschel. The motion carried unanimously. The meeting was adjourned at 4:38 p.m.