



**PLANNING COMMISSION MEETING MINUTES**  
**WEDNESDAY, February 11th, 2026**  
**HELD VIA ZOOM & IN PERSON AT CITY HALL**

**Planning Commission Members Present:** Tom Sahlberg (Chairperson), Joe Mann, Jim Baumker, DG Garcia, and Gene Heuschel.

**Adjunct Member(s) Present:** Troy Mullenix (via On-Line)

**Staff Present:** Amy Mullerleile, Lance Mueller, 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 Phil Folyer and Charlie Jencks was made by Commissioner Heuschel, seconded by Commissioner Mann. The motion was carried unopposed.

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

Commissioner Sahlberg introduced Abby Sprague as the recommended candidate for the vacant adjunct position on the Planning Commission, pending City Council approval.

**Review of Agenda:** Commissioner Mann motioned to approve the agenda, seconded by Commissioner Baumker. The motion passed unanimously.

**Approval of Minutes:** A motion was made by Commissioner Mann to approve the January 28<sup>th</sup> meeting minutes, seconded by Commissioner Baumker. The motion passed unanimously.

**Workshops:**

**Final Review of Climate & Natural Resources Chapter:** Staff and the commission reviewed the incorporated redline changes that had been previously requested by the commission. A new section was introduced regarding the Spokane County landfill. Throughout the review of the final draft, questions and discussion followed between the commissioners and staff.

**Required Housing Code Changes:** Staff provided an update to the state's new housing code mandate mentioned in the prior Planning Commission meeting. A map of the city was presented showing the zones affected by the mandate. The State has set a June 30, 2026 deadline to create and adopt consistent regulations for this mandate. Staff made the recommendation to allow pre-emption, to enable the necessary changes to be incorporated during the City's Development Code Update scheduled for the end of 2026. The Commission raised no issues or concerns with allowing pre-emption.

**Citizen Comments:** Planning Commission candidate, Abby Sprague, asked for clarification of the housing presentation by staff and whether it is included as part of the current housing number targets imposed by the State, or if it is in addition to.

**Secretary's Report:** Staff reminded the commission of the Open Public Meeting Act as it pertains to responding to emails.

The existing Planning Commission meeting schedule conflicts with the upcoming Veteran's Day holiday. Everyone agreed that once a revised calendar is presented, the Commission can vote on whether to reschedule or cancel the meeting.

Staff plans to present the final draft of the Transportation Resiliency Plan at the next meeting as it was recently received from the consultant.

The Spokane County Hazard Mitigation plan is now on the city webpage and available for public comment. It is encouraged and recommended to review and provide any comments.

Staff brought back information regarding the development code definition and allowance for data centers within the city. This topic has been added to the list that is being kept for the annual code amendment process.

Information on the proposed timeline of the draft sign code was asked and discussed.

**Commissioner's Reports:** Commissioner Baumker distributed copies of news articles from the Spokesman Review regarding water shortages. He spoke of an upcoming conference and will provide further information if any of the commissioners would like to attend.

**Adjournment:** Commissioner Baumker motioned to adjourn the meeting, seconded by Commissioner Mann. The motion carried unanimously. The meeting was adjourned at 4:55 p.m.