

Resolution of October 1, 2026

On the Draft Future Land Use Map for Vinegar Flats

ADOPTED BY THE EXECUTIVE COMMITTEE • OCTOBER 1, 2026

WHEREAS, the City of Spokane is updating its Comprehensive Plan through PlanSpokane 2046, including a draft Future Land Use Map (FLUM) that proposes significant changes to land-use designations in Vinegar Flats along and around the Inland Empire Way corridor; and

WHEREAS, the public comment period on the draft Future Land Use Map closes at 5:00 p.m. on Friday, October 2, 2026; and

WHEREAS, the Latah-Hangman Neighborhood Council approved the formation of the Vinegar Flats Planning Committee at its general meeting on September 17, 2026; and

WHEREAS, at its September 24, 2026 meeting the Committee asked neighbors what they value about Vinegar Flats and collected approximately 90 written responses, the strongest themes being nature and wildlife, farming, neighbors and community, rural and quiet character, safety and traffic, and Latah Creek; and

WHEREAS, the City's Planning Director has identified two objectives particularly relevant to Vinegar Flats: protecting agricultural land and natural resources such as Latah Creek, and developing and encouraging more neighborhood-serving Mixed Use; and

WHEREAS, at its September 28, 2026 meeting the Committee considered thirteen draft recommendation statements, amended several, withdrew three, and voted on the remaining ten, with complete vote counts recorded in Attachment A; and

WHEREAS, the Committee voted 29 to 0, with no abstentions, to forward its voting results, its Neighbor Concerns & Questions Report, and its Future Zoning Conditions & Considerations Report to the Executive Committee for consideration; and

WHEREAS, the Executive Committee, acting for the Council pursuant to Section 11(C) of the Bylaws, has added one request of its own regarding Pedestrian Street designation under SMC 17C.122.030, which the Committee did not consider or vote on;

NOW, THEREFORE, BE IT RESOLVED that the Latah-Hangman Neighborhood Council adopts the following positions on the draft Future Land Use Map for Vinegar Flats, as recommended by the Vinegar Flats Planning Committee (positions 1 through 10):

Our shared foundation

1 • Growth. We recognize that Spokane is growing and that Vinegar Flats will be part of that growth. We want to work with the City to help shape how and where that growth occurs.

2 • What should guide growth. Future planning for Vinegar Flats should protect the qualities neighbors identified as most important, particularly Latah Creek and its natural environment, wildlife, working agriculture, open space, and the rural character of the valley.

What we want to protect

3 • Agriculture. We support preserving areas of existing agricultural land and keeping working farmland available for continued agricultural use.

4 • Latah Creek. We support keeping higher-intensity land-use designations away from the Latah Creek corridor and its tributaries, and protecting the creek, its tributaries, habitat, and wildlife corridor as growth occurs, according to the best available science.

Where growth makes sense

5 • Location of Mixed Use. We support a neighborhood-serving Mixed Use area along Inland Empire Way while limiting its expansion into the valley interior, agricultural land, and the Latah Creek corridor.

What we still need to understand

6 • Scale and distribution. We have concerns about the amount of future growth concentrated in Vinegar Flats under the proposed map and ask the City to explain how the scale and distribution of that growth were determined.

Principles for future zoning

7 • Scale and transitions. Future zoning should ensure that new development fits the physical scale of the valley and transitions appropriately next to existing homes, agricultural land, and natural areas.

8 • Creek protection. Where development occurs near Latah Creek, future zoning and development regulations should include meaningful protections for the creek, its tributaries, its habitat, and the wildlife corridor, with environmental planning and tribal engagement.

9 • Infrastructure and safety. The scale of future development should ensure concurrency with transportation, pedestrian safety, fire and emergency access, utilities, and other infrastructure needed to support that growth.

10 • Continued neighborhood involvement. Vinegar Flats residents, property owners, businesses, and other stakeholders should have meaningful opportunities to participate when detailed zoning and development standards for the area are created.

ADDED BY THE EXECUTIVE COMMITTEE • NOT A PLANNING COMMITTEE RECOMMENDATION

BE IT FURTHER RESOLVED that, if Center and Corridor zoning is applied along Inland Empire Way from Wentel Grant Park to W 27th Ave, the Council requests that the City also apply the Pedestrian Street designation (SMC 17C.122.030) to that segment; and

BE IT FURTHER RESOLVED that the Council receives the Committee's Neighbor Concerns & Questions Report and Future Zoning Conditions & Considerations Report as a record of neighborhood input, not as adopted Council positions, and asks the Committee to continue that work as the process moves into zoning and development regulations; and

BE IT FURTHER RESOLVED that the Chair is authorized to transmit this resolution to PlanSpokane, the Planning & Economic Development Department, the Plan Commission, and the District 2 City Council members as the Council's public comment on the draft Future Land Use Map; and

BE IT FURTHER RESOLVED that this action be reported to the Council at its next meeting, as Section 11(C) of the Bylaws requires.

ADOPTED by the Executive Committee of the Latah-Hangman Neighborhood Council, acting for the Council pursuant to Section 11(C) of the Bylaws, on October 1, 2026.

Vote: For 5 • Against 0 • Abstain 0

Eme Ray, Chair
Latah-Hangman Neighborhood Council

Attachment A • Committee Vote Record

Vinegar Flats Planning Committee • Monday, September 28, 2026 • Cafe Coco, 24 W. Main Ave.

Called to order 5:30 p.m. • Adjourned 7:20 p.m. • Presiding: Eme Ray • Recorder and vote counter: Jeff Kingsbury • Attendance: 30 (29 signed in, plus Celeste Shaw)

A statement is supported when Agree plus Can live with is a majority.

The committee is open to all neighbors, and residents of other neighborhoods took part in the discussion, as Bylaws §12.B allows. Recommendation votes were a show of hands of everyone present. Because §12.B limits voting on committee business to Council members, we checked the effect: removing every vote that could have come from outside the neighborhood (up to 11 attendees) would not change the outcome of any statement or of the motion to forward.

#	Statement	Agree	Can live	Disagree	Outcome
1	Growth	28	0	1	Supported
2	What should guide growth	27	0	0	Supported
3	Agriculture	28	1	0	Supported as amended
4	Latah Creek	29	0	0	Supported as amended
5	Neighborhood-serving Mixed Use	-	-	-	Withdrawn
6	Location of Mixed Use	14	8	8	Supported, with 8 opposed
7	Residential High	-	-	-	Withdrawn
8	Scale and distribution	30	0	0	Supported
9	Scale and transitions	27	0	0	Supported
10	Creek protection	29	0	0	Supported as amended
11	Infrastructure and safety	30	0	0	Supported as amended
12	Meaningful Mixed Use	-	-	-	Withdrawn
13	Continued neighborhood involvement	26	0	0	Supported

Amendments made at the meeting

- **Statement 3:** removed "significant" before "areas of existing agricultural land."
- **Statement 4:** added the creek's tributaries, and added "according to the best available science."
- **Statement 10:** added the creek's tributaries, and added "with environmental planning and tribal engagement."
- **Statement 11:** replaced "be considered alongside" with "ensure concurrency with," and added fire access.

Withdrawn statements (original text)

- **5 · Neighborhood-serving Mixed Use:** *We support Mixed Use that creates opportunities for businesses and services that serve people who live in and around Vinegar Flats.*
- **7 · Residential High:** *If additional Residential High land is needed to meet the City's planning objectives, we prefer locating higher-intensity growth toward the US 195 edge rather than expanding it into the valley interior, agricultural areas, or the Latah Creek corridor.*
- **12 · Meaningful Mixed Use:** *Future zoning for Mixed Use should encourage genuine neighborhood-serving commercial uses rather than simply functioning as another residential designation.*

Motion to forward

"I move that the Vinegar Flats Planning Committee forward tonight's voting results, including the complete vote counts, Neighbor Concerns & Questions Report, and Future Zoning Conditions & Considerations Report, to the Latah-Handman Neighborhood Council Executive Committee for consideration."

Moved by Jeff Kingsbury · Seconded by Steve Sohns · Yes 29, No 0, Abstain 0 · **Carried**