



Spokane Plan Commission Agenda

Wednesday, October 22, 2025

2:00 PM

Hybrid - Council Briefing Center/Microsoft Teams
808 W Spokane Falls Blvd, Spokane, WA 99201

Virtual Meeting Link - See Below For Information

TIMES GIVEN ARE AN ESTIMATE AND ARE SUBJECT TO CHANGE

Public Comment Period:

3 minutes each

Citizens are invited to address the Plan Commission on any topic not on the agenda.

Commission Briefing Session:

2:00 – 2:20

1. Roll Call
2. Approve [10/8/2025](#) meeting minutes
3. City Council Report
4. Community Assembly Liaison Report
5. President Report
6. Secretary Report
7. Transportation Commission Liaison Report
8. Approval of current agenda

Planning Staff
All
CM Kitty Klitzke
Mary Winkes
Jesse Bank
Spencer Gardner
Ryan Patterson

Workshop:

2:20 – 3:15

1. [PlanSpokane 2046: Review of Alternatives, Status Report on Draft EIS which is expected in December 2025](#)

Tirrell Black, BERK

3:15 – 3:45

2. [PlanSpokane 2046: Discussion of Potential Land Use Category Changes](#)

Kevin Freibott

3:45 – 4:00

3. Transition to Chambers

Hearings:

4:00 – 4:30

1. [*Z25-499COMP – Capital Improvement Program](#)

Kevin Freibott & Jessica Stratton

4:30 – 5:00

2. [*Co-Living SMC Update](#)

Brandon Whitmarsh

Adjournment: The next special PC meeting will be held on Wednesday, October 29, 2025.

*Items denoted with an asterisk may include final action taken by the Commission. Written public comments will be accepted on these items up to one hour prior to the start of the meeting. Verbal testimony may also be accepted during the meeting.

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 Briefing Center 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.

Fourth Wednesday - Plan Commission Meeting Information

Wednesday, October 22, 2025

Plan Commission will be held in a hybrid in-person / virtual format. Members of the public are welcome to attend in person at City Hall or online using the following information.

Meeting ID: 224 747 524 410 Passcode: 697m6DR7	Microsoft Teams Need help? <u>4th Wednesday Plan Commission</u> Meeting ID: 224 747 524 410 Passcode: 697m6DR7
	Join on a video conferencing device Tenant key: cityofspokane@m.webex.com Video ID: 112 253 098 1

How to participate in virtual public testimony:

Sign up to give testimony by clicking on the button below. This will take you to an online google form where you can select the hearing item on which you wish to give testimony.

[SIGN UP](#)

The form will be **open from 8:00am on 10/15/2025, until 1:00 p.m. on 10/22/2025**. Hearings begin at 4:00 p.m. When it is your turn to testify, Plan Commission President will call your name, and you can begin your testimony. You will have 3 minutes to speak.

Please note that public comments will be taken during the meeting, but the public is encouraged to continue to submit their comments or questions in writing to: plancommission@spokanecity.org. Written public comments will be accepted on these items up to one hour prior to the start of the meeting.

The audio proceedings of the Plan Commission meetings will be recorded and are available online.

Plan Commission & Committees

Upcoming Agenda Items (All items are subject to change)

October 29, 2025 - Plan Commission/CRSB SPECIAL MEETING (90 minutes available) Hybrid		
Workshop		
Time	Item	Presenter
2:00 –2:20	Meeting Briefing	Plan Commission
2:20 - 3:45	PlanSpokane 2046: Climate Policy Integration/Discussion	Maren Murphy/BERK/Cascadia

November 12, 2025 - Plan Commission (90 minutes available) Hybrid		
Workshop		
Time	Item	Presenter
	Meeting Briefing	Plan Commission
	Draft EIS continued alternative discussion	Tirrell & BERK
	Introduction to the Critical Areas Ordinance Update	Ryan Shea

November 26, 2025 - Plan Commission (90 minutes available) Hybrid (Cancelled for Holiday)

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Spokane Plan Commission - Draft Minutes

Wednesday, October 8, 2025

Hybrid Meeting in Council Briefing Center & Microsoft Teams Teleconference

Meeting Minutes: Plan Commission Workshop called to order at 2:02 pm by President Jesse Bank.

Public Comment: Citizens are invited to address the Plan Commission on any topic not on the agenda. 3 Minutes each.

- None

Attendance for Plan Commission Workshop:

- Board Members Present: Jesse Bank, Ryan Patterson, Greg Francis, Amber Lenhart, Carole Shook, Tyler Tamoush, Tim Williams, Jill Yotz
- Board Members Not Present: David Edwards
- Non-Voting Members Present: None
- Non-Voting Members Not present: Mary Winkes (Community Assembly Liaison), CM Kitty Klitzke (Council Member Liaison)
- *Quorum Present:* Yes
- Staff Members Present: Maren Murphy, Angie McCall, Kevin Freibott, Colin Quinn-Hurst, Emily King, Ryan Benzie, Sarah Sirott

Minutes: Minutes from 9/24/2025 approved unanimously.

Briefing Session:

- **Community Assembly Liaison Report - Mary Winkes (Absent)**
 - No report as Mary was absent.
- **Transportation Commission Liaison Report - Ryan Patterson**
 - Ryan put the SRTC Citizen Committee sign-up link that she mentioned last meeting on the table and applications are due at the end of November. Feel free to take one if you are interested or share with others you may think could be interested.
- **Commission President Report - Jesse Bank**
 - President Bank stated that we are waiting to get the last couple of chapter review subcommittee meetings scheduled. So, stay tuned, watch your city email box, as these will be coming on a rolling basis and are not quite ready yet.
 - Jesse stated that he has also been working with Senator Riccelli on an expansion to the Parking to People Incentive. This is a sales tax deferral which becomes a waiver after a ten-year period of time. This is for buildings that are built on the site of surface parking lots. They are attempting to expand this to all vacant lots through a series of definitions. It is an extremely lucrative incentive. They believe that this could power a lot of housing constructions. They have an open house on October 23rd at 11:00am to discuss some of these changes at the Central Library. If you would like more information or to give input on the draft language you can let Jesse know or just show up. More information will be coming to your city email.
- **Secretary Report - Maren Murphy (for Spencer Gardner)**
 - Maren reminded the commissioners that they received an email about the November PlanSpokane Workshops. The Workshops are scheduled as follows:
 - November 5th at Ferris High School (District 2) 5:00pm - 6:30pm
 - November 12th at Yasuhara Middle School (District 1) 5:00pm - 6:30pm
 - November 18th at Salk Middle School (District 3) 5:00pm - 6:30pm
 - November 19th at Central Library (Citywide) 12:00pm - 1:30pm

- The draft EIS they are hoping (no promises) to bring back to the Plan Commission at the December 10th meeting.
- A new order of business is that the Plan Commission is having a special joint meeting with the Climate Resilience and Sustainability Board on Wednesday, October 29, 2025. It is going to be at 2:00pm - 4:00pm (*not 1:00pm - 4:30pm as mentioned in the meeting*). The focus is to discuss the climate planning work that the CRSB has been doing and integrate and find alignment with the Plan Commission. The PC will see all of the policies that have been coming through for the Comprehensive Plan. The CRSB has a special task of looking specifically at the climate policies so this meeting will be integrating together. The Plan Commission will be hosting the CRSB as far as formalities go (so it will still be run as a PC meeting). There will be discussions around Land Use and Transportation.
- We have a hearing today where Spencer will be doing the staff presentation online (as he is out of town at a conference).
- There will be a hearing on October 22nd for the Co-Living SMC Update.
- There is a request to bring the Capital Improvement Plan (CIP) to hearing also on October 22nd.
 - Motion: I [Greg Francis] move that we move the Capital Improvement Plan forward to hearing on October 22nd. Seconded by Ryan Patterson.
 - No discussion. Vote passes unanimously 8-0-0.
- She introduced our soon-to-be new commissioner, Kyle Madsen. Jesse asked where getting him appointed was at in the process. A few people responded with the possibility of October 20th is when City Council will make the decision therefore his first meeting as a commissioner would be October 22nd.
- **Council Liaison Report - Kitty Klitzke (Absent)**
 - No report as CM Klitzke was absent.

Current Agenda: The current agenda was approved unanimously.

Workshop(s):

- Division TOD Node Concepts
 - Presentation provided by staff member Colin Quinn-Hurst and MIG Consultants Alex Dupey & Rishi Dhody.
 - Questions asked and answered.
 - Discussion ensued.
- Co-Living SMC Update
 - Presentation provided by Brandon Whitmarsh.
 - Questions asked and answered.
 - Discussion ensued.

Workshop Adjourned at 3:52PM.

Hybrid Meeting in City Hall Council Chambers & Microsoft Teams Teleconference for Plan Commission Hearing

Plan Commission Hearing called to order at 4:00 pm by President Jesse Bank.

Attendance for Plan Commission Hearing(s):

- Commission Members Present: Jesse Bank, Ryan Patterson, Greg Francis, Amber Lenhart, Carole Shook, Tim Williams, Jill Yotz
- Commission Members Not Present: David Edwards, Tyler Tamoush

- *Quorum Present:* Yes
- Non-Voting Members Present: None
- Non-Voting Members Not Present: Mary Winkes (Community Assembly Liaison)
- Staff Members Present: Angie McCall, Spencer Gardner, Maren Murphy

Hearing:

- Noticing Requirement Updates
 - Presentation provided by staff member Spencer Gardner
 - Questions asked and answered.
 - There was no public testimony therefore President Bank moved past it.
 - Motion stated below and seconded.
 - Deliberation began.
 - More questions asked and answered.

Motion

- *I [Ryan Patterson] move that we recommend to the City Council the updates to the noticing requirements in SMC Chapter 17G as presented. Seconded by Amber Lenhart.*
- Motion passes 7-0-0.

Plan Commission Hearing called to order at 4:36 pm by President Jesse Bank.

The next regularly scheduled Plan Commission meeting is scheduled for Wednesday, October 22, 2025.

BRIEFING PAPER
City of Spokane
Plan Commission
Workshop, October 22, 2025



Subject

This workshop will focus on status reports on several of the Plan Spokane work items. Current work items include:

- ✓ EIS draft alternative development
 - Staff will review the draft growth alternatives
 - Staff overview of other EIS topics
 - Anticipated Draft EIS to be available January 2026

The summary of recent engagement is available at [PlanSpokane](#). The City of Spokane's statutory deadline for the periodic update to the Comprehensive Plan is December 31, 2026.

Background

The City of Spokane is commencing a periodic update to the City's Comprehensive Plan as required by the Growth Management Act (GMA). A "periodic update" is the state's term for a full review of a Comprehensive Plan to make sure it's in conformance with any legislative changes to state law. The last periodic update was completed in 2017. Since the last periodic update, state law has added additional considerations especially around Climate Planning and Planning for Housing for all income levels that need to be added to the City's plan.

Due in 2026, the periodic update will identify policies and future regulations to guide the next 20 years of our city. [The current Comprehensive Plan can be found here.](#) The periodic update will include robust community outreach and engagement around resiliency, housing, economic development, land use, and much more to show and ensure Better Starts Here now and into the future.

[PlanSpokane](#) webpage has all the documents created to date around this update work and climate work.

Memo

Date: October 22, 2025

To: Tirrell Black, Assistant Planning Director, City of Spokane

cc: Spencer Gardner, Planning Director, City of Spokane; KayCee Downey, Planner II, City of Spokane

From: Lisa Grueter, AICP, Principal, BERK

RE: Preliminary Environmental "Report Card" on Draft EIS Alternatives

Background

As part of the City of Spokane's Comprehensive Plan periodic update, the City is preparing an environmental impact statement (EIS) under the State Environmental Policy Act (SEPA). The City identified EIS topics and alternatives following a scoping comment period extending from February 5, 2025 to April 7, 2025.

The Plan Commission discussed proposed Draft EIS Topics and Recommended Alternatives for Study at its May 28, 2025 meeting.¹ Subsequently the City revised alternatives based on Planning Commission input. The Planning Commission received a memo as part of its packet for June 11, 2025² on the thresholds of significance useful when identifying potential adverse impacts or mitigation measures.

The purpose of this memo is to share **preliminary** environmental impact evaluation results on the natural and built environment. The Draft EIS preparation is ongoing with staff review and consultant revisions. **Note:** Due to a delay in transportation modeling the results for transportation and air quality topics are pending.

¹ <https://static.spokanecity.org/documents/bcc/commissions/plan-commission/agendas/2025/05/plan-agenda-2025-05-28.pdf>.

² <https://static.spokanecity.org/documents/bcc/commissions/plan-commission/agendas/2025/06/plan-agenda-2025-06-11.pdf>

Growth Alternatives

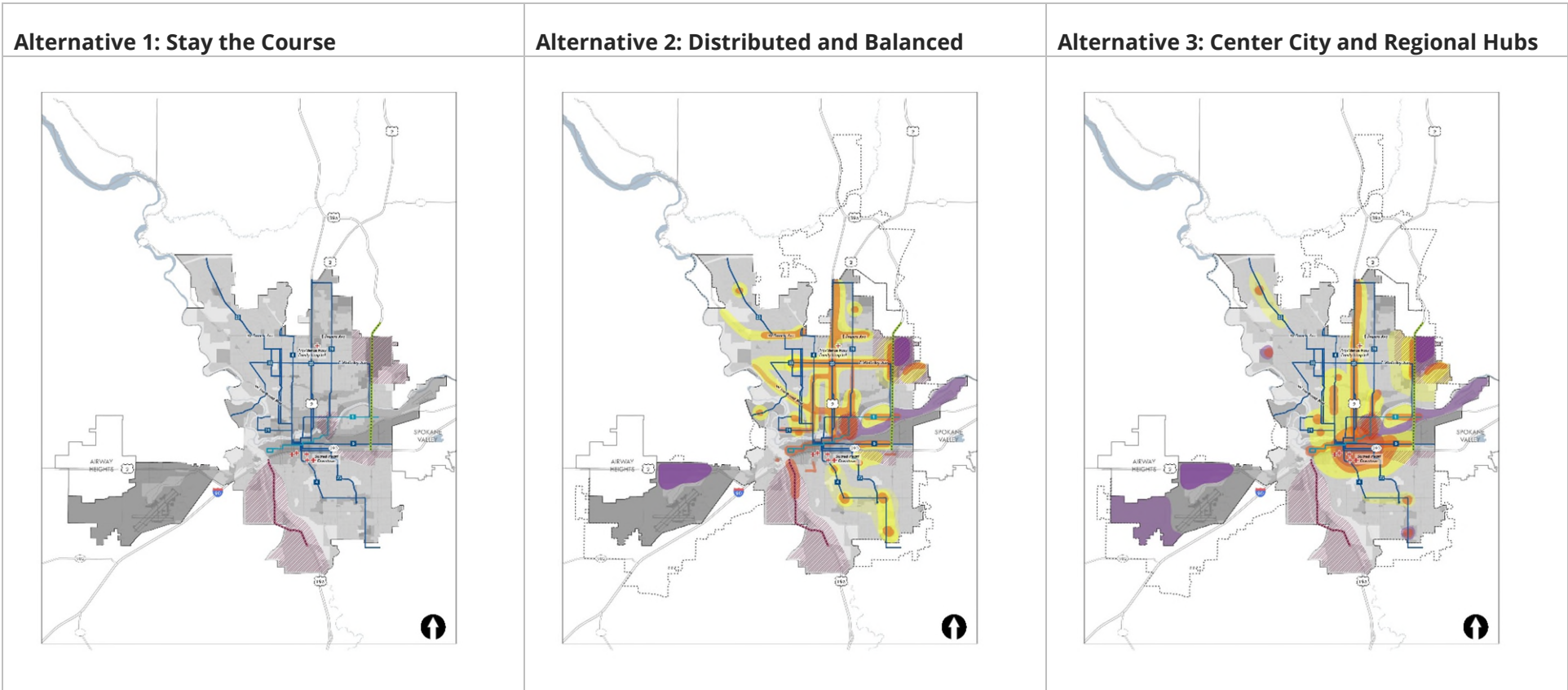
The Draft EIS will study three alternatives, the SEPA-required Alternative 1 Stay the Course (no action), and Alternatives 2 and 3 that alter patterns of growth. See [Exhibit 1 through Exhibit 5](#).

Exhibit 1: Growth Alternatives – Comparison of Features

	Alternative 1: Stay the Course	Alternative 2: Distributed and Balanced	Alternative 3: Center City and Regional Hubs
Plan & Code Update	Current	Periodic Update	Periodic Update
Areas of Focus for Growth	Focuses growth in Downtown and Centers and Corridors.	Mixed-use Transit-Oriented Development along frequent transit corridors. Allow more neighborhood-serving commercial uses. Simplified Land Use Plan.	Growth in downtown, regional hubs, and areas with greatest investment in transit and transportation. Allow more neighborhood-serving commercial uses. Simplified Land Use Plan.
Housing Growth Target: 2022-2046	21,738 units New units would add about 21% new housing stock to existing dwelling units.		
Housing Mix	63% single unit / 37% multi-unit	59% single-unit / 41% multi-unit (25% of new units expected to be single-unit, 75% expected to be multi-unit)	
Housing Affordability Targets: 2022-2046	0-80% Area Median Income (AMI): Insufficient 80-120% AMI: Sufficient 120+% AMI: Sufficient	Meets all income levels. Denser housing in proximity to transit. Inclusion of new mixed-use zones. Meets state requirements (HB 1491) for transit-oriented development near bus rapid transit.	Like Alternative 2. Provides housing at all income levels with priority for denser housing along bus rapid transit per state requirements (HB 1491), and other focused areas.
Population Growth Ranges: 2022-2046	25,157 City's share of OFM medium population forecast		
Job Projections 2022-2046 <i>*Different job projection models allow for the evaluation of infrastructure phasing based on different job numbers</i>	Regional (SRTC) Projection 34,850 net jobs. This is about 15,000 jobs above historic trend per Census.	State (ESD) Projection 24,939 net jobs This is about 5,000 jobs above historic trend.	Moderate-High Projection 38,848 net jobs This is about 19,000 jobs above historic trend. Directed to Center City, West Plains, and Hillyard/Northeast public development authorities.

Source: City of Spokane, BERK, 2025.

Exhibit 2: Alternative Concepts



Key Features

- Subarea Planning
- Transit Routes, Selected
- North Spokane Corridor/US 395
- Inland Empire Way + connections
- Hospitals

Growth Intensity

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

Source: City of Spokane, BERK, 2025.

Note: Full size maps are attached.

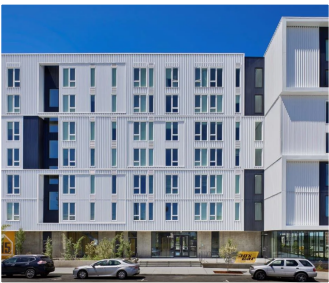
Exhibit 3: Example Land Uses

Moderate and High-Density Housing Examples



Lowrise Apt (605 S Grand)

Moderate Density Housing



Box Car, Univ. District

High Density Housing

Sources: City of Spokane, BERK, 2025.

Mixed Use/ Commercial Examples



Nonna Mixed Use

Mixed Use



River Park Square

Commercial

Employment/ Industrial Examples



Surrey, BC

Industrial Light



Trent Avenue

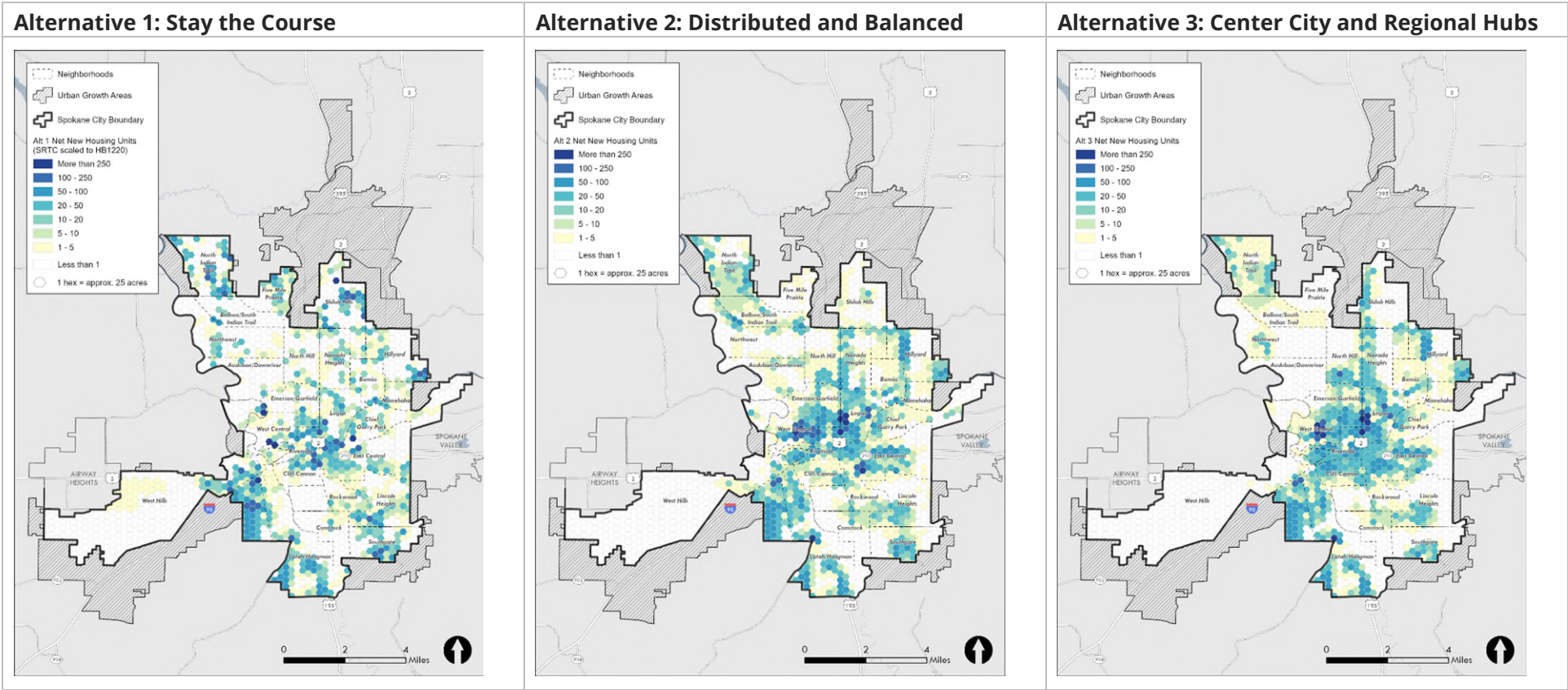
Industrial Heavy



860 E Spokane Falls

Employment Heavy: Biomedical R&D, Office

Exhibit 4: Growth Distribution Maps – Housing



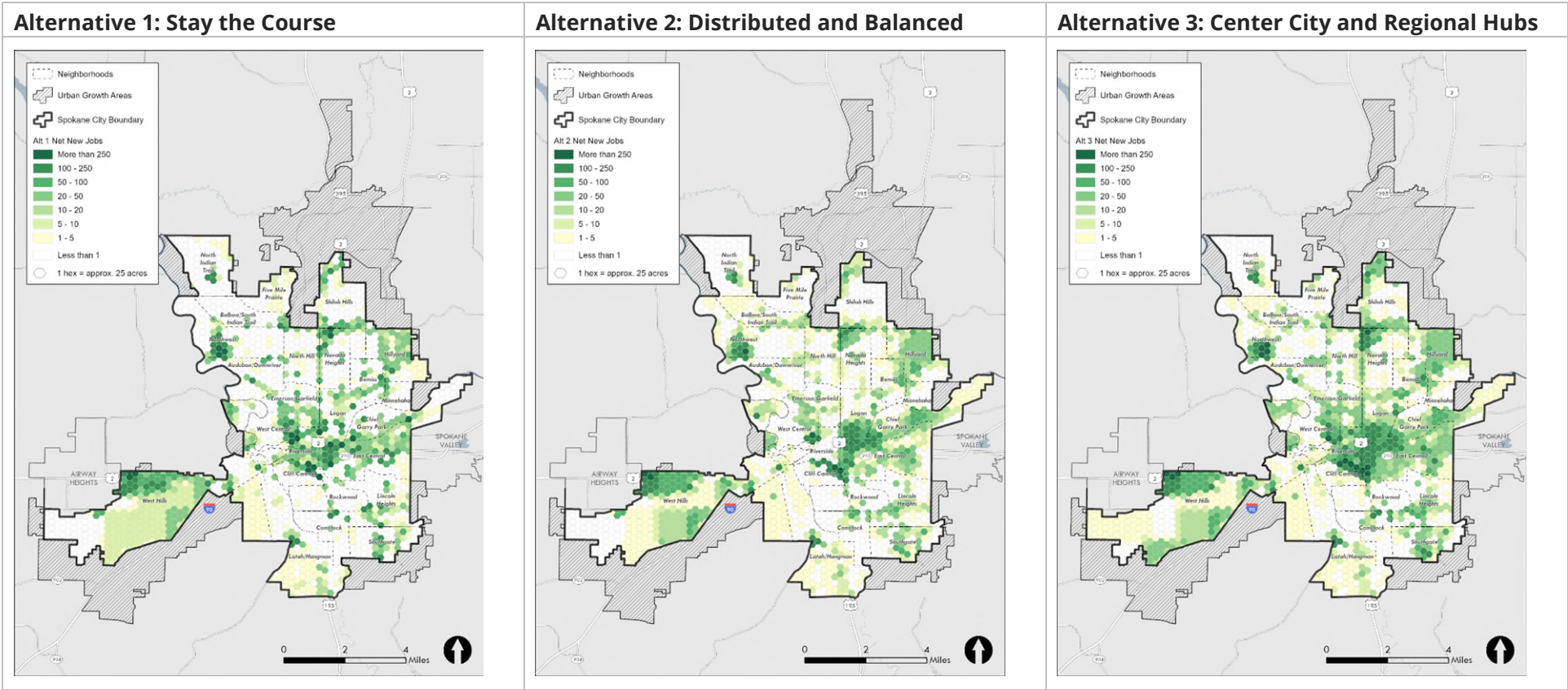
Source: City of Spokane, BERK, 2025.

Legend – Net New Housing Units

Note: Full size maps are attached.

- More than 250
- 100 - 250
- 50 - 100
- 20 - 50
- 10 - 20
- 5 - 10
- 1 - 5
- Less than 1
- 1 hex = approx. 25 acres

Exhibit 5: Growth Distribution Maps – Jobs



Source: City of Spokane, BERK, 2025.

Legend – Net New Jobs

Note: Full size maps are attached.

- More than 250
- 100 - 250
- 50 - 100
- 20 - 50
- 10 - 20
- 5 - 10
- 1 - 5
- Less than 1
- 1 hex = approx. 25 acres

Objectives

Objectives are required by SEPA to identify the purpose and need of the proposals and to compare alternatives according to WAC 197-11-440 and -442. Objectives are particularly important when comparing long-range plans like the City of Spokane Comprehensive Plan Periodic Update. Proposed objectives include:

- ▶ **Meet Periodic Update Requirements:** Comply with Comprehensive Plan periodic review requirements to meet state laws including recent changes to the Growth Management Act (GMA) regarding housing, resiliency to climate impacts, tree canopy, active transportation, reduction of vehicle miles traveled and greenhouse gas emissions, addressing needs of overburdened communities, green infrastructure, planning for jobs and economic development, and more.
- ▶ **Accommodate Growth:** Demonstrate population, transportation, and housing capacity to accommodate growth targets through 2046 based on State projections and County allocations in consultation with the City and ensure City utilities and services are expected to have sufficient capacity to serve that growth.
- ▶ **Clarify the Plan:** Update policies that are inconsistent, outdated, duplicative, or unclear.
- ▶ **Simplify the Plan and Codes:** Update and simplify future land use map categories and zoning districts and reflect any new designations such as within centers and corridors.
- ▶ **Protect Critical Areas:** Update critical area regulation updates that respond to best available science.
- ▶ **Fast-Track Desired Growth:** Facilitate desired growth in priority locations through permit streamlining, such as through SEPA infill exemptions or raising SEPA thresholds.

A vision statement, goals, or values in a plan can serve as objectives. The City's proposed draft vision statement for the periodic update is also considered an objective of the Draft EIS alternatives:

Spokane fosters a vibrant, resilient, and inclusive community by balancing economic growth, environmental stewardship, and the diverse needs of all residents to ensure access to attainable housing, safe streets, and thriving neighborhoods that promote innovation, cultural vitality, and community connection for all its residents.

Exhibit 6 compares alternatives for their ability to meet these objectives. Alternatives 2 and 3 are designed to meet the meet state periodic update requirements (e.g., new housing, climate, and other requirements), create the opportunity for housing at all income levels, accommodate jobs, and update policies and codes to streamline them and facilitate growth. Alternatives 2 and 3 would align with the new vision statement. Alternative 1 was developed in prior years with different growth targets and different state expectations and would partially meet the objectives.

Exhibit 6: Ability to Meet SEPA Objectives

Objectives	Alternative 1: Stay the Course	Alternative 2: Distributed and Balanced	Alternative 3: Center City and Regional Hubs
Meet Periodic Update Requirements	Less	Most	Most
Accommodate Growth: Housing at All Affordability Levels	More	Most	Most
Accommodate Growth: Jobs	More	More	Most
Clarify the Plan	Less	Most	Most
Simplify the Plan and Codes	Less	Most	Most
Protect Critical Areas	More	Most	Most
Fast-Track Desired Growth	Less	Most	Most
Alignment with Vision Statement	Less	Most	Most

Source: City of Spokane, BERK, 2025.

Preliminary Environmental Review

The Draft EIS will evaluate the following topics:

- ▶ Earth, water quality, and water resources
- ▶ Air quality and greenhouse gas emissions
- ▶ Plants and animals, including critical areas and habitat
- ▶ Land use patterns and urban form, including historic and cultural resources
- ▶ Relationship to plans, policies, and regulations
- ▶ Population, employment, and housing
- ▶ Transportation, including multiple modes and city and state facilities
- ▶ Public services: police, fire and emergency medical services, parks, schools, libraries, solid waste
- ▶ Utilities: power, water, wastewater, and stormwater

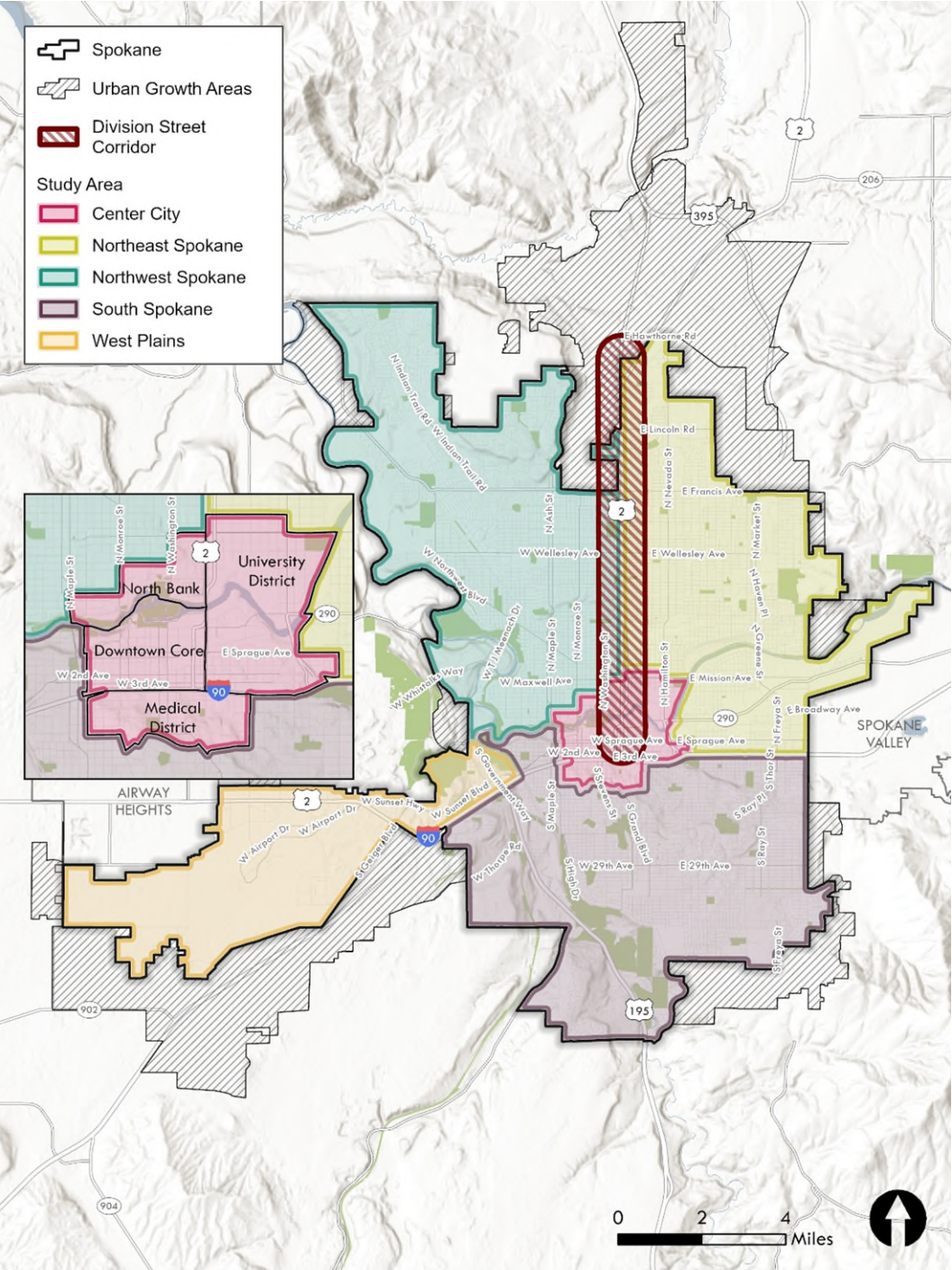
The following pages provide a **high-level summary** of impacts to natural and built environmental impacts excluding air quality/greenhouse gas and transportation that are ongoing. Each section has a table or “report card” with comparison symbols. Significant³ impacts may be greater or lesser: Most impacts (▼▼), More impacts (▼), Less impacts. (▽). Or, There

³ "Significant" as used in SEPA means a reasonable likelihood of more than a moderate adverse impact on environmental quality. <https://app.leg.wa.gov/WAC/default.aspx?cite=197-11-794>

can be potential beneficial impacts/mitigation: Neutral Impacts or Continued Plan/Code (—), Moderately positive (△), or Positive (▲). Below each table is text that explains the preliminary environmental evaluation.

The text may refer to regions in the City of Spokane. See [Exhibit 7](#).

Exhibit 7: Spokane Study Areas



Sources: City of Spokane, BERK, 2025. **Note:** Full size maps are attached.

Preliminary Natural Environment Review

Exhibit 8 selects some key topics for comparison of potential natural environment impacts to earth and water resources and plants and animals.

Exhibit 8: Natural Environment – Preliminary Environmental Review

Topic: Potential Impacts and Mitigation	Alt. 1	Alt. 2	Alt. 3
Earth, water quality, and water resources: Potential for increased pollution and potential for increased rainfall runoff flows based on housing density distribution.	▼▼	▼	▽
Plants and animals: Potential for habitat conversion, or loss of habitat connectivity			
Center City	△	△	▲
Northwest	▼▼	▼	▼
Northeast	▼	▽	▽
South	▼▼	▼▼	▼▼
West Plains	▼	▼	▼
Strength of Mitigation – Plan and Code Updates.	—	▲	▲

Adverse Impacts: Most impacts (▼▼), More impacts (▼), Less impacts. (▽).

Potential Beneficial Impacts/Mitigation: Neutral Impacts or Continued Plan/Code (—), Moderately positive (△), or Positive (▲). For example: New Climate Adaptation and Mitigation Policies, Critical Area Policy Amendments and Code Updates, and Effects of Increased Housing Affordability/Reduction of Disparate Impacts Policies.

Earth, Water Quality, and Water Resources. Alternative 1 has the highest increased density focused on currently undeveloped areas with the highest relative impacts (e.g., vacant lands in outskirts of city). Alternative 2 has a greater range of housing along frequent transit routes with some increased density focused on currently undeveloped areas, resulting in medium impacts. Alternative 3 prioritizes housing along bus rapid transit lines and in targeted centers. Alternative 3 has the highest increased density focused on already developed areas, resulting in the lowest relative impacts. Applying existing local, state, and federal regulations and best management practices is anticipated to reduce impacts under all alternatives.

Plants and Animals. Development would continue to be largely focused in developed areas that are already characterized by large areas of impervious surfaces and relatively low vegetation cover. Continued residential development at existing densities outside of Center City could result in additional loss of vegetative cover in these areas under Alternative 1. Alternative 1 has the greatest projected increase of housing units in pockets of priority habitat, critical areas, and shoreline areas. Alternative 1 would result in the greatest projected increase of housing units in the far northwest Spokane neighborhoods of North Indian Trail and Balboa/South Indian Trail. These neighborhoods contain substantial pockets of priority habitat, including shrubsteppe

and biodiversity areas and corridors, along with wetlands, floodplains, and shoreline areas associated with the Spokane River. Alternative 1 would result in a slightly greater increase in the number of housing units in the eastern portion of the Hillyard neighborhood than Alternatives 2 and 3 would. Regulations (local, state, federal) would be expected to moderate potential adverse effects under Alternative 1. Additionally, existing riparian habitat and tree planting programs would continue to improve watershed and tree canopy coverage conditions throughout urban Spokane.

Alternatives 1, 2, and 3 would concentrate additional housing and population in the Grandview/Thorpe and Latah/Hangman neighborhoods of South Spokane. These neighborhoods are currently characterized by relatively larger areas of undeveloped or less-densely developed land and large pockets of priority habitat.

However, in most areas of the city, Alternatives 2 and 3 concentrate growth within denser, more centrally situated, and accessible areas which could defuse some of the development pressures in less developed areas at the city's periphery. Due to their focus on increasing existing urban density, the existing framework of regulations, and ongoing local habitat restoration initiatives, Alternatives 2 and 3 would not compromise overall regional ecosystem function.

Mitigation of Natural Environment Impacts. Existing stormwater quality and quantity regulations, critical areas regulations, and shoreline master program regulations reduce impacts to water resources and plants and animals.

Alternatives 2 and 3 include a new Climate Element per HB 1181, including policies addressing water resources and ecosystems. Alternatives 2 and 3 also include a review and update of critical area regulations consistent with periodic update requirements under GMA, e.g., aquifer protection area requirements, riparian areas, etc. These could further reduce impacts and increase voluntary opportunities for enhancement and restoration.

Preliminary Built Environment Review

Exhibit 9 compares potential impacts of the alternatives on most built environment topics.

Exhibit 9: Built Environment – Preliminary Environmental Review

Potential Impact and Indicators	Alt. 1	Alt. 2	Alt. 3
Land Use Patterns and Urban Form			
Land use and Urban Form compatibility: Changes in use type between adjacent areas and potential incompatibility.	▽	▼	▼
Environmental Justice: Increased exposure of overburdened populations to light or noise pollution, environmental hazards, or urban heat island effects	▼	▽	▽
Population, Employment, and Housing			
Capacity for Housing and Population Targets	▲	▲	▲
Housing Variety and Affordability	▼	▲	▲
Implementation of Housing Action Plan	△	▲	▲
Growth in Housing Displacement Risk Areas / Increased Housing Supply that Reduces Economic Displacement Pressure	▽ / ▼	▼ / △	▼ / △
Job types and quantity and ability to advance City and regional economic development strategies	▲	△	▲
Commercial business economic displacement	▼	▽	▼
Relationship to Plans, Policies, and Regulations			
	▼	△	△
Public Services			
Citywide demand for police, fire/emergency medical services, schools, parks, libraries, and solid waste	▼	▼	▼
Schools – Spokane School District	▽	▼	▼
Schools – Mead School District	▼	▽	▽
Environmental Justice – Growth in Areas with Health and Social Disparities and Greater Service Demand	▽	▼	▼▼
Utilities			
Power, Water, Wastewater Demand	▼	▽	▽
Power, Water, Wastewater Infrastructure Upgrades	▽	▼	▼
Stormwater Generation	▼	▽	▽
Strength of Mitigation Potential – Plan and Code Updates	—	▲	▲

Impacts: Most impacts (▼▼), More impacts (▼), Less impacts. (▽), Moderately positive (△), or Positive (▲).

Potential Beneficial Impacts/Mitigation: Neutral Impacts or Continued Plan/Code (—), Moderately positive (△), or Positive (▲). For example: New Climate Adaptation and Mitigation Policies, Critical Area Policy Amendments and Code Updates, and Effects of Increased Housing Affordability/Reduction of Disparate Impacts Policies.

Land Use Patterns and Urban Form. Alternative 1 continues current land use designations and zoning, which focus growth under existing centers and corridors and low and moderate density housing (including middle housing) in much of the city. Under Alternatives 2 and 3, new mixed-use development could replace areas originally zoned for a single use.

Under Alternative 2, gradual densification along transit-rich corridors may introduce changes in building height or scale that contrast with existing low-density neighborhoods. Under Alternative 3, concentration of high-intensity residential, commercial, and industrial uses in the Center City and regional hubs may create sharp transitions between dense hubs and adjacent lower-density neighborhoods. Along prioritized corridors, new designations would encourage mixed-use development and higher-density housing.

Greater mixing of uses can increase localized spillover effects, such as noise, particularly in downtown and other urban hubs and frequent transit corridors. While not unusual in these areas, such impacts remain a potential adverse effect of future growth. They can be mitigated through land use policies that provide transitions in intensity, apply use restrictions, and separate incompatible zones, as well as through continued enforcement of noise, nuisance, and public safety codes. At the same time, the mix of uses could create opportunities for new jobs, improved amenities, and more housing choices within walking distance of employment centers.

Population, Employment, and Housing. A summary of potential impacts to population, employment, and housing is shared below.

Capacity for Housing and Population Targets: All alternatives provide capacity for more than the total housing target of 21,738 between 2022 and 2046 based on the City of Spokane's [2025 Land Capacity Analysis](#) of Alternative 1 Stay the Course. Alternative 1 provides total capacity for 30,165 dwelling units. Alternatives 2 and 3 propose to increase opportunities for low- and mid-rise housing, as well as continue Alternative 1's approach to middle housing, increasing land capacity. Once a preferred alternative is developed, new zoning would be identified and the increased land capacity determined. Since the population target is similar to the housing target, and all alternatives have housing capacity exceeding the housing target, each alternative would more than meet population targets.

Housing Variety and Affordability: Housing types accommodated by all alternatives include single unit, middle housing, and higher intensity multi units. Alternative 1 would not provide sufficient capacity for units at 0-80% affordability level with a negative balance of -4,365 in the 2025-2046 period. See the City of Spokane's July 2025 report on Accommodating Affordable Housing.⁴ Alternatives 2 and 3 provide greater areas of moderate and high-density housing and commercial/mixed use to achieve all affordability levels.

Implementation of Housing Action Plan: The City has implemented many recommendations of the Housing Action Plan (HAP) under Alternative 1 Stay the Course, such as allowing for middle

⁴ <https://my.spokanecity.org/planspokane/housing-needs/accommodating-affordable-housing/>

housing, creating a Target Investment Area and incentives, addressing short-term rentals, and more. Alternatives 2 and 3 would advance more HAP strategies to streamline permitting under the SEPA infill exemption and SEPA exemption thresholds, improve infrastructure in already dense areas, target higher intensity development to where there is ready access to transit, and address other strategies to reduce racially disparate impacts consistent with new Housing Element requirements.

Growth in Housing Displacement Risk Areas / Increased Housing Supply that Reduces Economic Displacement Pressure: Growth under Alternative 1 is focused in existing centers and corridors, with less low- and mid-rise development and more lower density development in the periphery; thus, it assumes fewer housing units in areas with displacement risk. With more growth focused in already developed areas along corridors and centers such as Division, Center City, and others, there are more units distributed to tracts with high displacement risk under Alternatives 2 and 3. Where redevelopment occurs there could be risk of physical displacement. Recent studies suggest that gentrification is not happening near transit; however, rents are increasing faster than incomes in the cities that, like Spokane, have less transit use and are lower cost cities (Urban Institute, 2025). Alternatives 2 and 3 provide more capacity in unit types that are more affordable to those with incomes of 0-80% AMI. Changing the Comprehensive Plan and associated zoning for more housing production/supply would be expected to add housing supply that could reduce economic displacement pressure compared to Alternative 1.

Job types and quantity and ability to advance City and regional economic development strategies: All alternatives increase jobs above 2022 levels, with Alternative 2 the least and Alternative 3 the most. Most jobs today and in the future are anticipated in the Center City (e.g., Downtown/University District Public Development Authority (PDA) area). All alternatives would at minimum double the jobs in the West Plains (Airport) area. Modest job increases are planned in the Northeast (Hillyard PDA) with the most estimated under Alternative 3.

Commercial business economic displacement: If the alternatives apply land use designations and implementing zoning with limitations on employment uses there could be physical displacement of existing commercial businesses over time. If the alternatives allow for commercial uses as well as mixed-uses or housing, there could be economic displacement of existing commercial buildings or businesses due to rising costs. In areas where the land use designations and implementing zoning remain similar, these sites may be good candidates for further investments in commercial uses. Zoning in the Division Corridor is largely multi-unit and commercial under Alternative 1. The number of parcels that could be redeveloped is high and more intense residential density could lead to displacement under Alternatives 2 and 3. Alternatives 1 and 3 assume greater job growth than Alternative 2. However, Alternatives 2 and 3 would add capacity for employment along frequent transit corridors, and in neighborhood commercial locations. Alternative 3 would increase job capacity in the Center City and Regional Hubs. These increases in job opportunities could reduce economic displacement pressures.

Relationship to Plans, Policies, and Regulations. Alternatives 1, 2, and 3 each accommodate the 2046 growth targets and examine different ways the City could distribute its 2046 forecast

growth with varying degrees of concentration. Alternative 1 does not have sufficient land capacity to accommodate housing at all income levels, particularly 0-80% AMI. Alternative 1 would continue current plans and regulations that provide for urban growth served by transportation and urban services. Alternative 1 does not meet HB 1181 requirements to include new climate resilience and greenhouse gas reduction goals and policies.

Alternatives 2 and 3 would each adopt a new growth strategy, and each element of the Comprehensive Plan would be updated. The plan would continue to focus growth in an urban area with a range of public services and multimodal transportation options, provide for public services like parks and schools, and protect critical areas and environments consistent with the GMA. Alternatives 2 and 3 include climate planning, with goals and policies that are consistent with HB 1181; these alternatives would also update the critical areas regulations. Alternatives 2 and 3 concentrate housing and job growth in the Logan neighborhood which supports the goals and objectives in the adopted South Logan TOD Project and Plan. Alternative 3 has the highest jobs allocation, with focused investment in key employment centers, which supports locally adopted projects and subarea plans, including the South Logan TOD Plan, the Spokane Downtown Plan, and the South University District Subarea Plan, as well as the proposed Hillyard Subarea Plan.

Public Services. All Services: There is a similar citywide range of population expected, and there will be a greater demand for police, fire/emergency medical services, schools, parks, libraries, and solid waste under all alternatives. Alternative 1 would increase demand in the Center City and in existing centers and corridors and particularly in less developed areas of the city (e.g., Northwest and South). Alternatives 2 and 3 would reinforce growth in already developed areas with Alternative 2 mostly focused on frequent transit corridors and Alternative 3 in the Center City and Regional Hubs and selected transit corridors though more growth is planned in the South as well.

Schools: Under Alternatives 2 and 3, Spokane School District is expected to add over 500 more new students than under Alternative 1. In contrast, Alternative 1 would place more growth in the Mead School District, resulting in about 600 more students than Alternatives 2 and 3.

Environmental Justice – Health and Social Disparities: All alternatives plan for growth in areas with existing health and social disparities. This may have impacts on public services by creating more demand for emergency services and parks in certain areas of Spokane. All three alternatives place between 31 and 34% of growth in areas with a high percentage of self-reported poor physical health, which may increase demand for emergency services where there is already higher demand – Alternative 1 places 31% of growth in places where people report poorer physical health and Alternative 3 the most at 34%. All alternatives also place between 23 and 27% of growth in areas with high social vulnerability, with Alternative 1 at 23% and Alternative 3 at 27%.

Utilities. Each alternative will see growth throughout the study area which will require planning and adjustment of capital improvement projects to address changes in utility demands.

Power: Alternative 1 is consistent with Avista's forecasting as the utility has a plan to address growth along the current trajectory. Alternative 2 would concentrate much of the growth around transit routes and increase mixed-use and multi-unit growth throughout the city. From a power distribution standpoint, if there are more concentrated users, this should increase the efficiency of the power network and reduce total usage. This may result in the need to upgrade existing infrastructure to address growth in the areas surrounding the transit routes. Similarly, concentrated growth under Alternative 3 in the downtown area and greater mixed-use and multi-unit growth throughout the city would increase the efficiency of the power network and reduce total usage. This higher concentration in these central areas may require additional generation or transmission capacity.

Water: Alternative 1 has the largest growth in single-unit housing, which typically creates larger water usage peaks for irrigation in the irrigable months (April through October). Even so, the City's water system would be able to serve that projected growth. Concentrating growth along corridors under Alternative 2 would be a net benefit to a water system, but along some corridors (e.g., Wellesley Ave, Francis Ave) the City may need to upgrade existing infrastructure or construct new infrastructure. Alternative 2 increases the mixed-use and housing density along Northwest Blvd, Francis Ave, and Wellesley Ave, which could increase the need for production and storage in the Low and North Hill pressure zone. Alternative 3 concentrates growth in central areas of the city, which is a net benefit to a water system, but concentrated growth may require expansion of transmission, production, and storage in the Low, North Hill, Intermediate, High, and Top Pressure zones.

Sewer: The difference in sewer usage between single unit and multi-unit connection depends on the density of the development; more dense clusters of single unit and multi-unit developments will see larger flows. While there will be an increase in sewer demand, the City has a plan to address needs as the system expands in Alternative 1 since it lines up with their existing plan. With growth in Alternative 2 increasing along the Northwest Blvd, Francis Ave, and Wellesley Ave corridors, as well as in the West Plains, this could result in the need to expand capacity at the Francis, Cannon, and Clarke Ave pump stations as well as the Latah Creek Siphon. With growth in Alternative 3 increasing downtown, as well as in the West Plains, this could require improvements to the Post Street Bridge Trunk Line and Clarke Ave pump station, as well as the Latah Creek Siphon.

Stormwater: There will be an increase in stormwater flows, but the City has a plan to address needs as the system expands in Alternative 1 since it lines up with their existing plan. Alternative 2 converts much of the growth into mixed-use and multi-unit developments which could reduce the stormwater generated overall. Alternative 3 concentrates most of the growth in the downtown area where there is already a lot of development. Since redevelopment is unlikely to increase stormwater runoff, other than maintaining the existing stormwater mitigation standards, no further action is likely needed.

Mitigation of Built Environment Impacts.

Land Use and Urban Form: Current zoning and urban design standards address height, including transitions between more intense and less intense zones, building coverage, blank walls, roof forms, landscaping, screening, and more. The City could further expand or refine these concepts through expanded development regulations and place-specific strategies such as targeted approaches for specific neighborhoods, corridors, or centers which could address unique conditions, such as industrial-to-residential transitions, mixed-use redevelopment, or preservation of scenic views and open spaces.

Where there are new residential uses near noise sources such as highways, the City could require noise reduction standards in residential buildings. The City should coordinate with WSDOT on sound wall construction where major highways pass through residential areas.

The Climate Risk and Vulnerability Assessment identified adaptation and mitigation measures to improve resilience to extreme heat. Some measures recognize the balance of adding trees for shade while also managing wildfire risk.

Relationship to Plans and Policies / Population, Employment, and Housing: The City's Housing Action Plan (City of Spokane, 2021) identifies potential displacement risk and evaluates potential strategies. The City is developing updated housing element policies to address housing needs including racially disparate impacts and providing anti-displacement measures. The City could also consider commercial anti-displacement policy, program, and code development strategies. (Small Business Anti-Displacement Network, 2024)

Public Services/Utilities: Alternatives 2 and 3 include a new Spokane Capital Facilities Plan, which updates the adopted plan to address city services (e.g., police, fire, parks, solid waste) align with other providers' plans (e.g., schools) and current population numbers. Impact fees for schools, parks, or fire could support increased staffing and capacity to address ongoing growth, if other funding streams are unable to match needs.

The City will update utility plans following the periodic update. City codes regulating construction and future utility investments will continue to ensure new development addresses any service or capacity constraints. City programs and policies reduce water use through grants for low water use landscaping, requirements for onsite stormwater treatment, disposal for new developments, and targeting infrastructure improvements in historically underserved areas.

The City and Avista regularly plan and adapt to changing growth patterns and are currently engaged in efforts to improve the water system and address long-term demand and climate change effects on water supplies and the aquifer, address wastewater and drainage system capacity, meet electrical demand, and increase the resiliency of their utility systems to growth and impacts of climate change.

Preferred Alternative

It is expected that the City will create a preferred alternative based on public input and the Draft EIS evaluation of the range of studied alternatives. The Draft EIS comment period must be a minimum of 30 days, and the City of Spokane anticipates a comment period of at least 45 days.

The preferred alternative may be one of the action alternatives or be a combination of one or more features of any of the studied alternatives. The Final EIS is anticipated to be completed by summer 2026 and will evaluate the preferred alternative and respond to comments received on the Draft EIS.

The SEPA objectives can help the City create a preferred alternative to strengthen features to meet the vision statement and GMA requirements.

A key component of the alternatives is their ability to meet assigned growth targets, and Alternative 1 does not meet the full requirements for housing at the lowest incomes of 0-80% AMI. The City's study on Accommodating Affordable Housing in July 2025⁵ identified an unmet need for 4,365 units at 0-80% AMI (2025-2046 period), which would commonly be in low-rise (multi-units up to 3 stories) or mid-rise (multi-units up to 5-6 stories) building formats. Alternatives 2 and 3 provide different ways to adjust growth patterns to increase low rise and midrise housing along frequent transit corridors and major centers and hubs in the city.

To give a sense of potential acreage needed to accommodate the housing target, the housing gap can be divided by a common low-rise multi-unit density:

- ▶ A common density for low-rise units is 30 dwelling units per acre. This is also an assumed density in the City's land capacity analysis.⁶
- ▶ The needed 4,365 units divided by 30 units per acre would equal a minimum of 146 acres of "upzoned" land to allow for low-rise densities. Considering market factors (30%)⁷ and challenges of redeveloping existing land a likely area of "upzoned" land would equal at least 190 acres.

The Draft EIS evaluation can provide information on appropriate locations to avoid impacts such as:

- ▶ Water resources: Focus growth away from sensitive watershed sub-basins and into more developed areas.
- ▶ Plants and animals: Avoid relatively intact habitats, e.g., focus growth in already developed areas.

⁵ <https://my.spokanecity.org/planspokane/housing-needs/accommodating-affordable-housing/>.

⁶ <https://deptofcommerce.app.box.com/s/1d9d5l7g509r389f0mjpowh8isjpirlh>

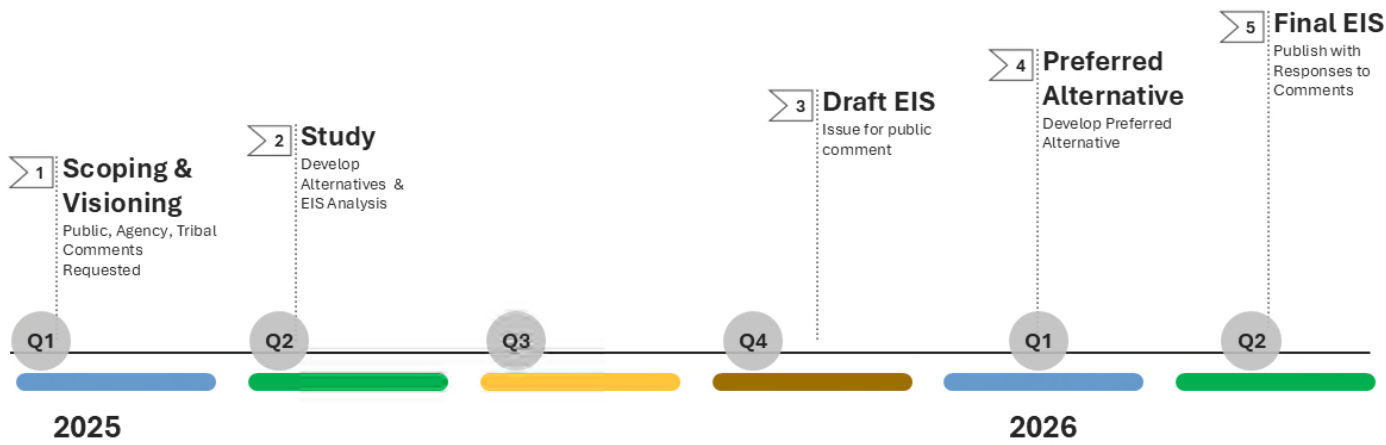
⁷ <https://my.spokanecity.org/planspokane/housing-needs/land-capacity-analysis/>

- ▶ Housing: Provide adequate capacity for all incomes and implement anti-displacement measures.
- ▶ Utilities: Add growth in areas with less need for utility upgrades, e.g., downtown vicinity and stormwater.

Draft EIS Schedule

The Draft EIS is anticipated to be published by mid-December 2025. Once published there will be a comment period on the Draft EIS. Subsequently, there will be a Final EIS that responds to comments. The Final EIS would be published in mid-2026. See [Exhibit 10](#).

Exhibit 10: SEPA EIS Steps – Updated

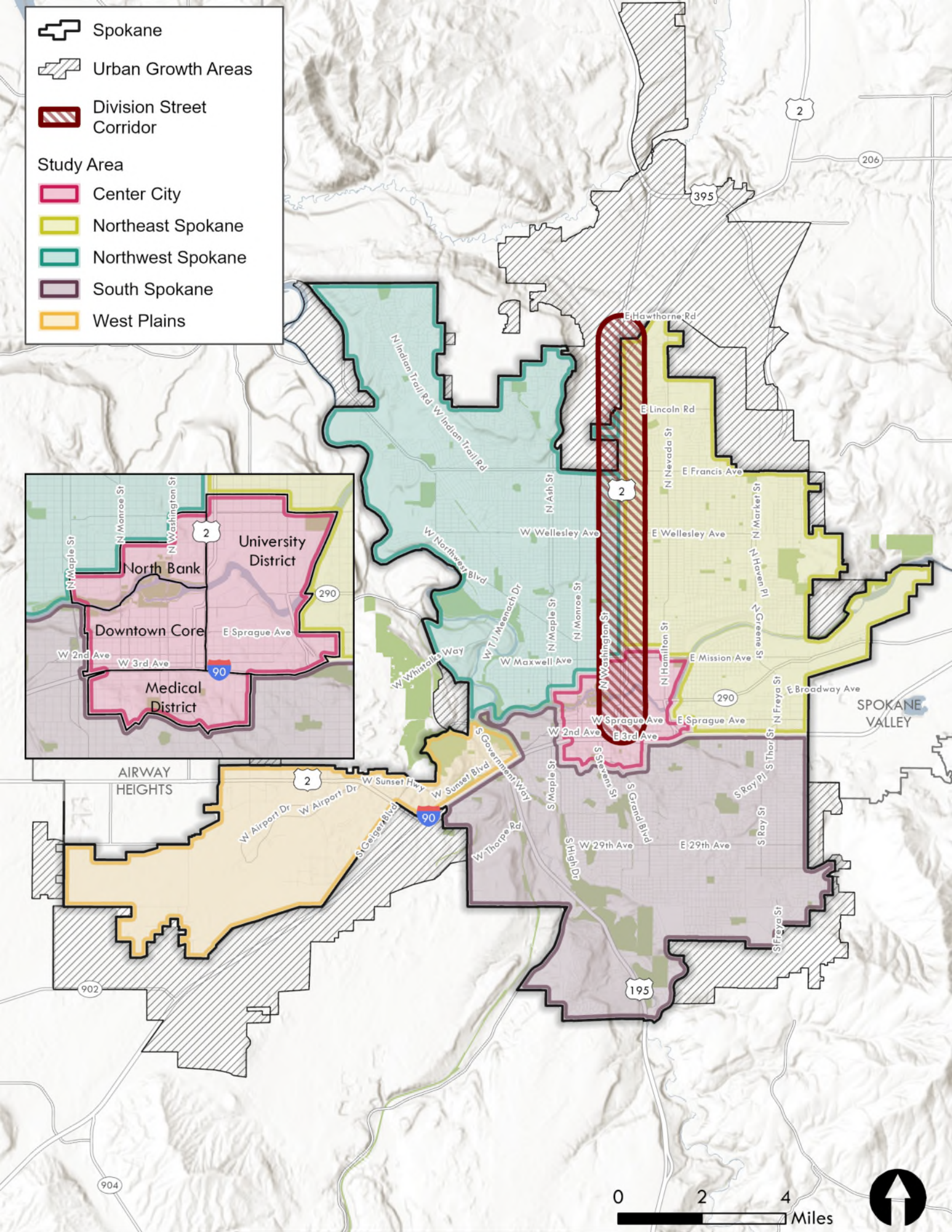
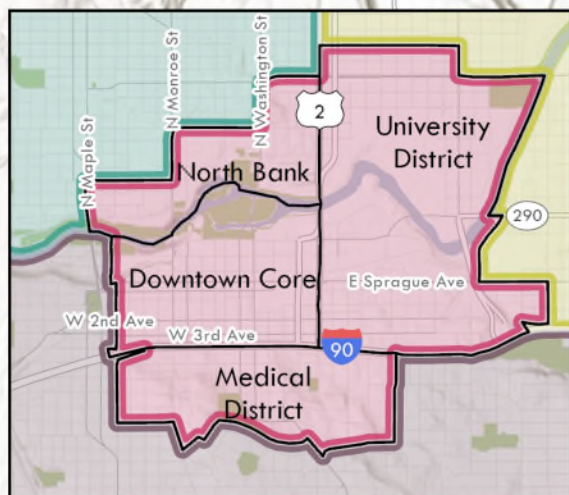


Attachment: Draft Study Area and Alternatives Maps

-  Spokane
-  Urban Growth Areas
-  Division Street Corridor

Study Area

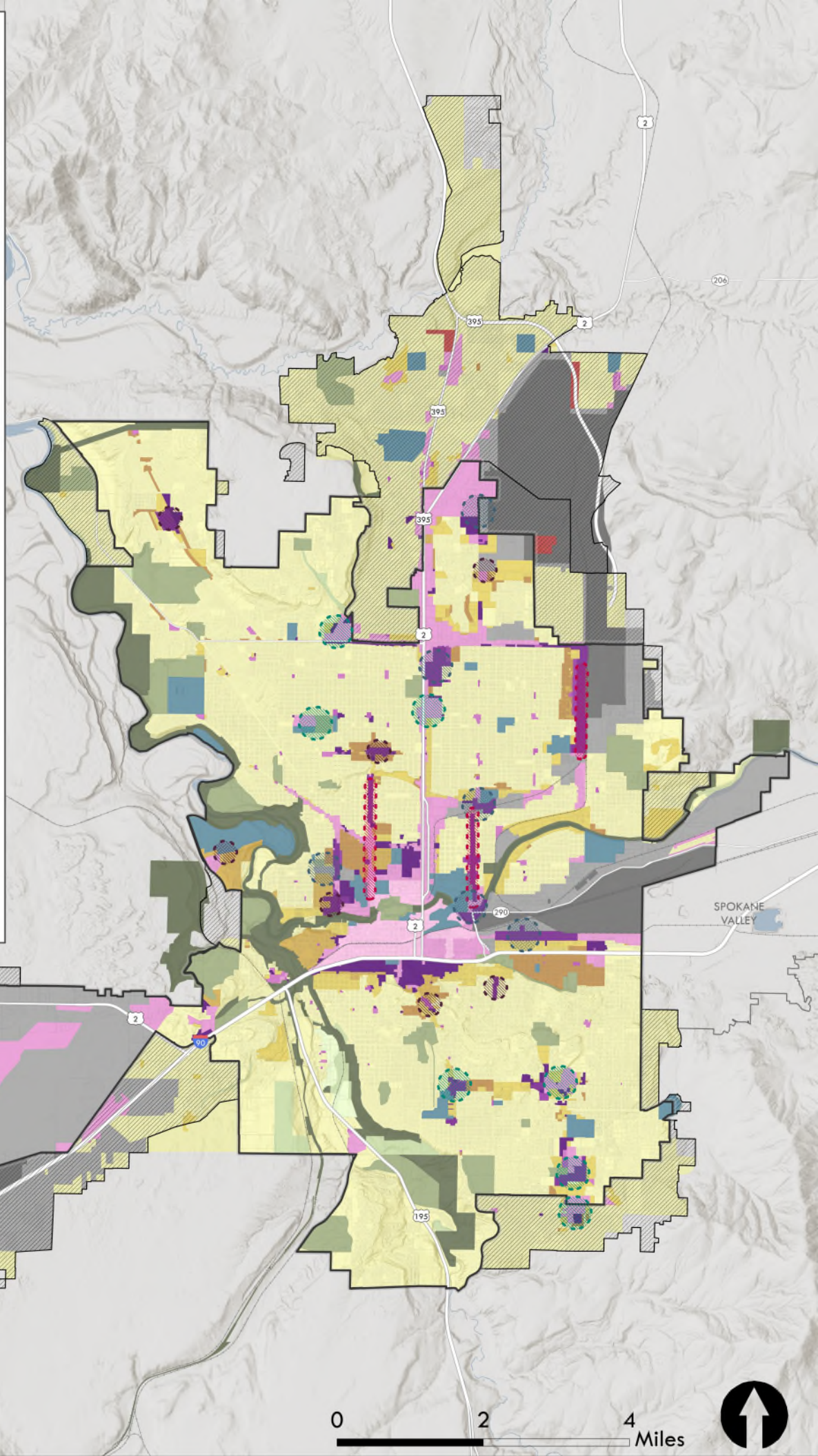
-  Center City
-  Northeast Spokane
-  Northwest Spokane
-  South Spokane
-  West Plains



- ✚ Spokane
- ✚ Urban Growth Areas
- Adjacent Cities
- Centers and Corridors
- ▨ Corridor
- ▨ District Center
- ▨ Employment Center
- ▨ Neighborhood Center

Land Use

- Conservation Open Space
- Open Space
- Potential Open Space
- Agriculture
- Residential Plus
- Residential High
- Residential Moderate
- Residential Low
- Office
- Center and Corridor Core Area
- Center and Corridor Transition Area
- Neighborhood Retail
- Mini Center
- Commercial
- Downtown
- Heavy Industrial
- Light Industrial
- Institutional
- Mining

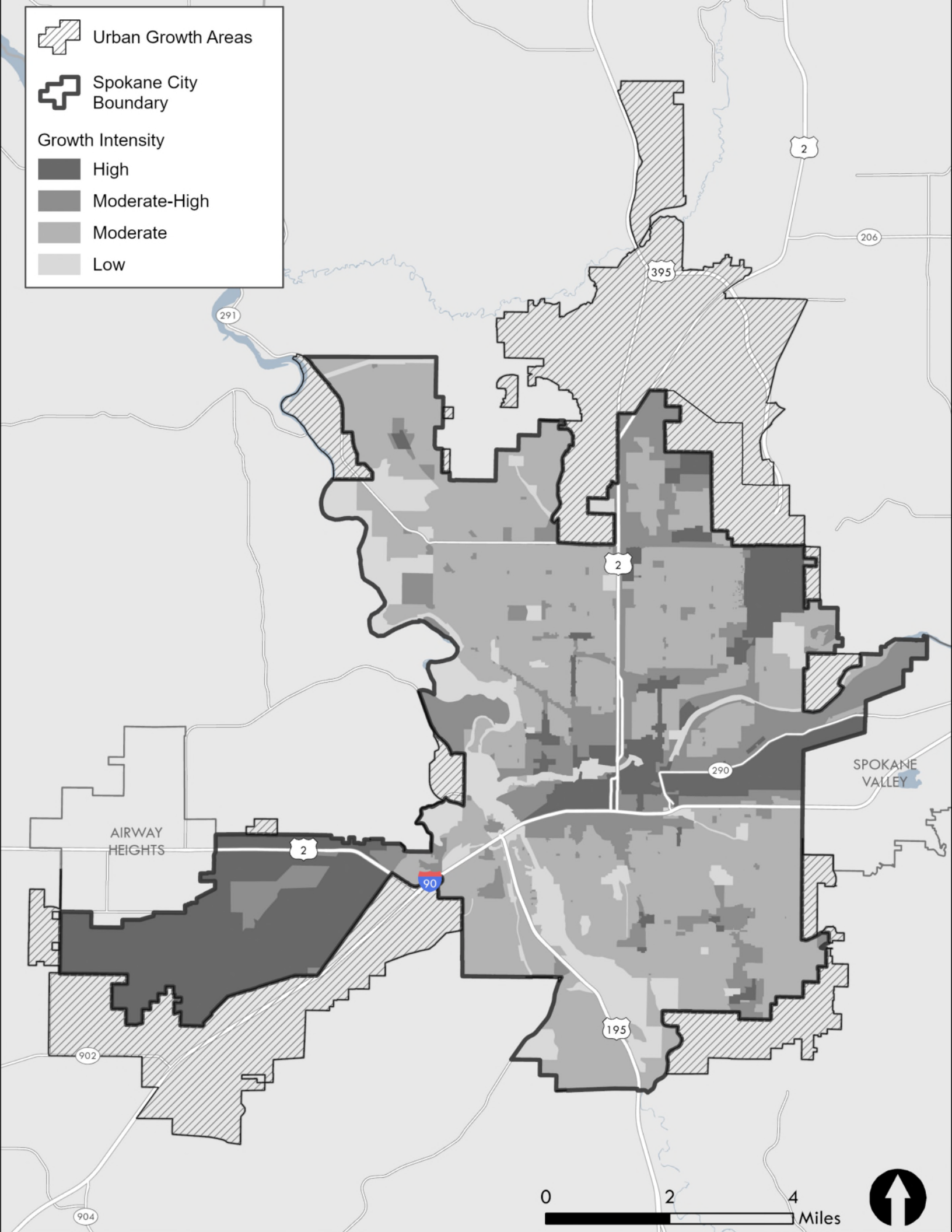


 Urban Growth Areas

 Spokane City Boundary

Growth Intensity

 High
 Moderate-High
 Moderate
 Low



Neighborhoods

Urban Growth Areas

Spokane City Boundary

Alt 1 Net New Housing Units
(SRTC scaled to HB1220)

More than 250

100 - 250

50 - 100

20 - 50

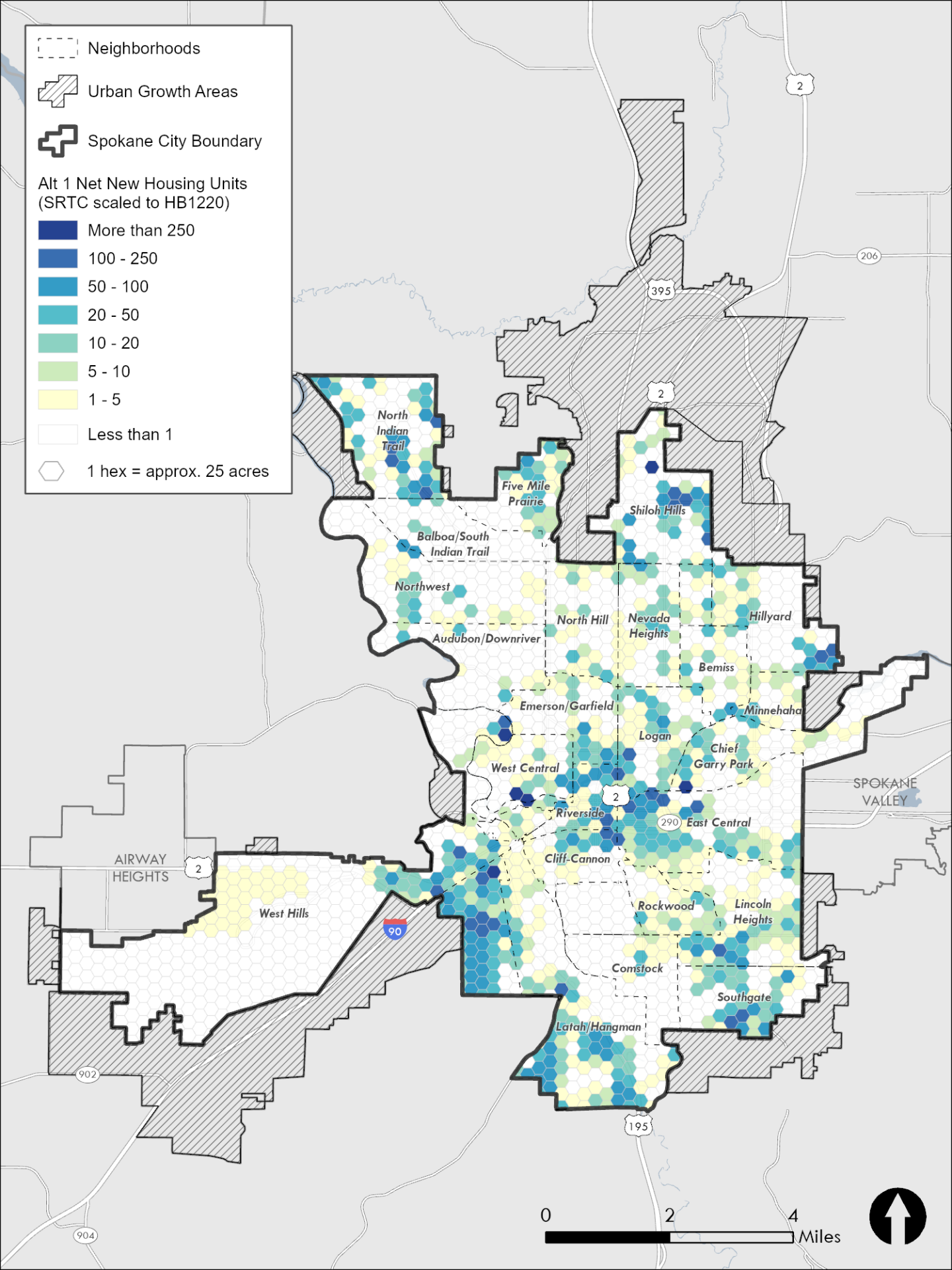
10 - 20

5 - 10

1 - 5

Less than 1

1 hex = approx. 25 acres



Neighborhoods

Urban Growth Areas

Spokane City Boundary

Alt 1 Net New Jobs

More than 250

100 - 250

50 - 100

20 - 50

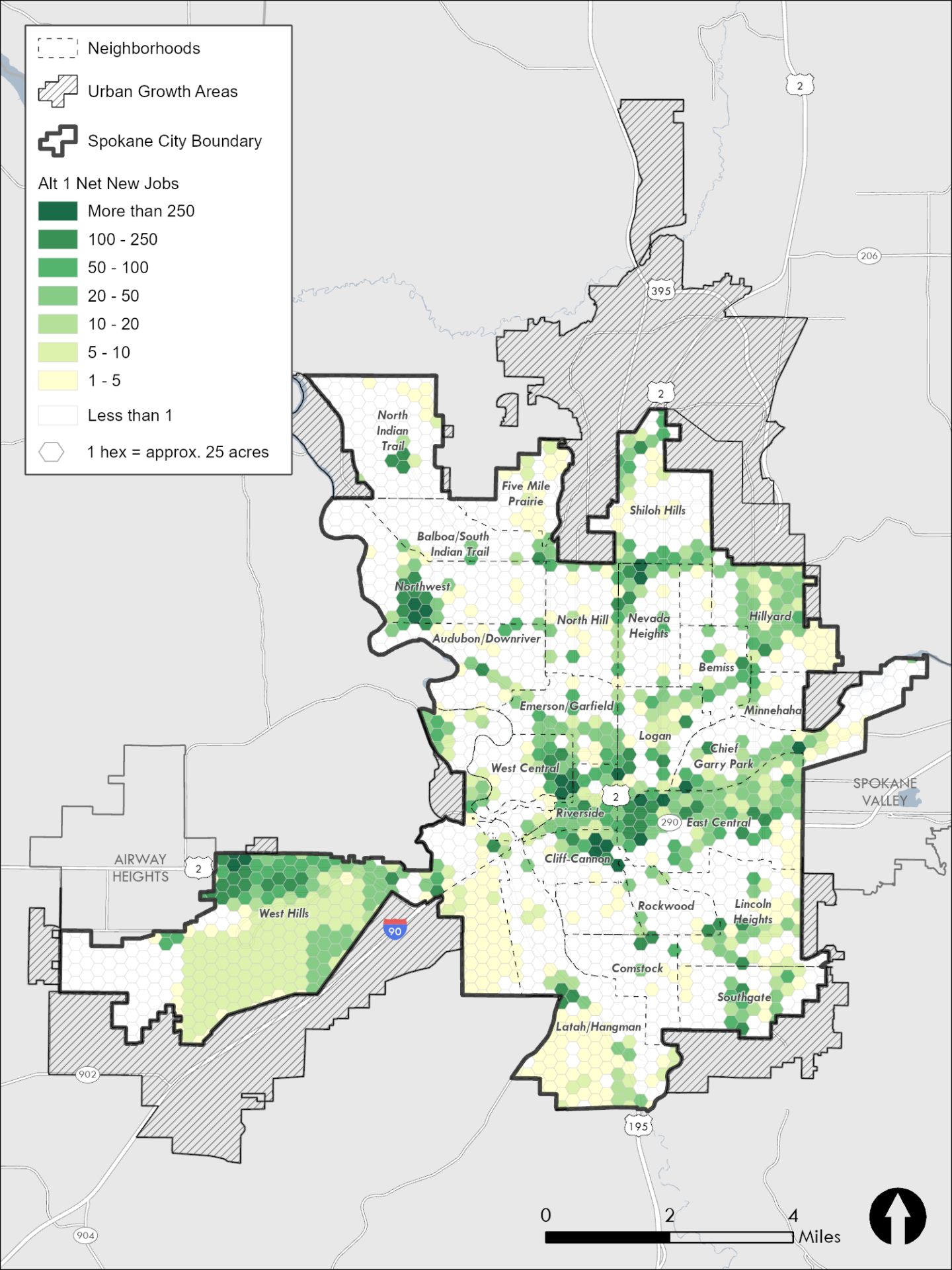
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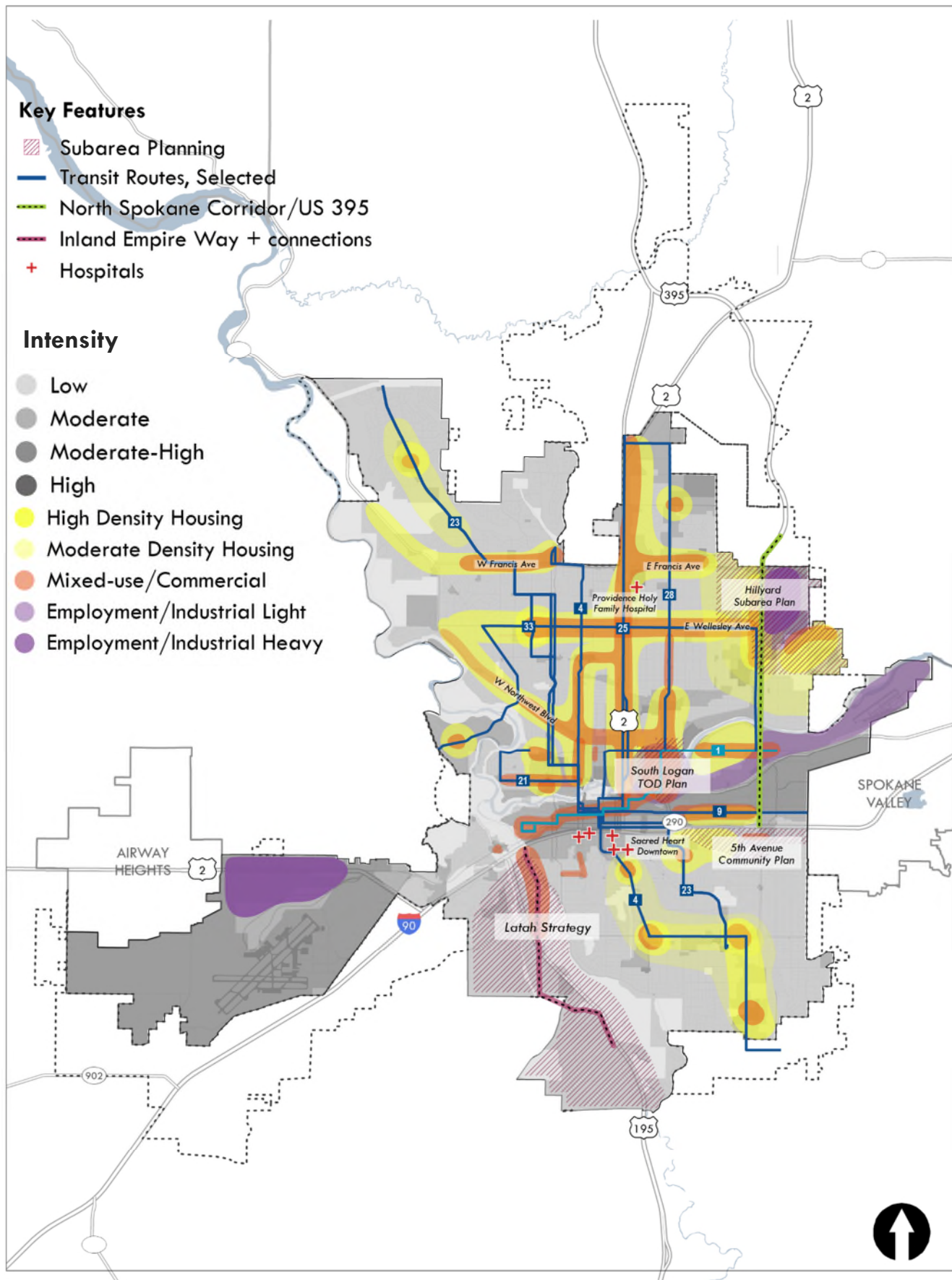
1 - 5

Less than 1

1 hex = approx. 25 acres



Alternative 2: Distributed and Balanced



Neighborhoods

Urban Growth Areas

Spokane City Boundary

Alt 2 Net New Housing Units

More than 250

100 - 250

50 - 100

20 - 50

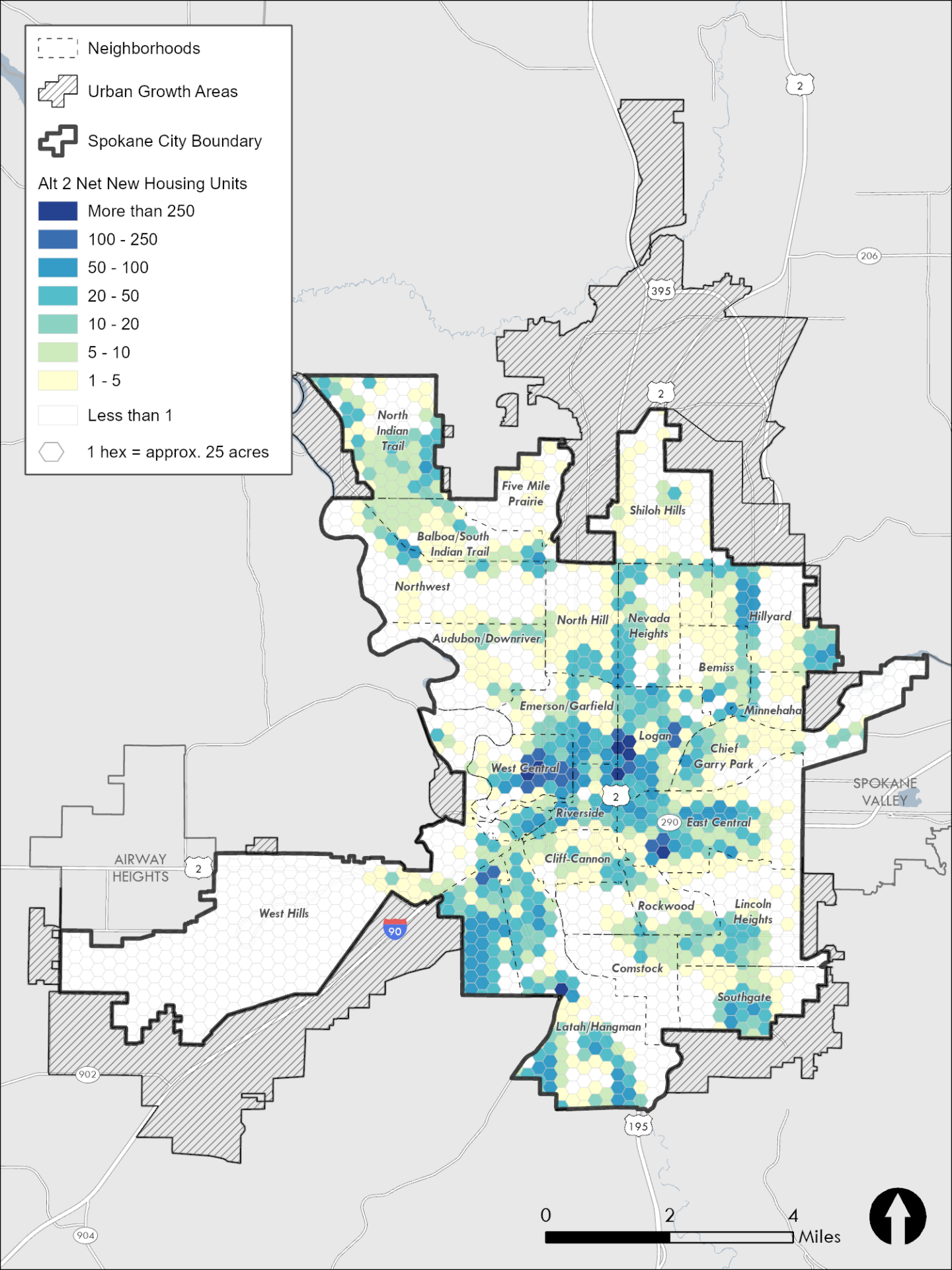
10 - 20

5 - 10

1 - 5

Less than 1

1 hex = approx. 25 acres



Neighborhoods

Urban Growth Areas

Spokane City Boundary

Alt 2 Net New Jobs

More than 250

100 - 250

50 - 100

20 - 50

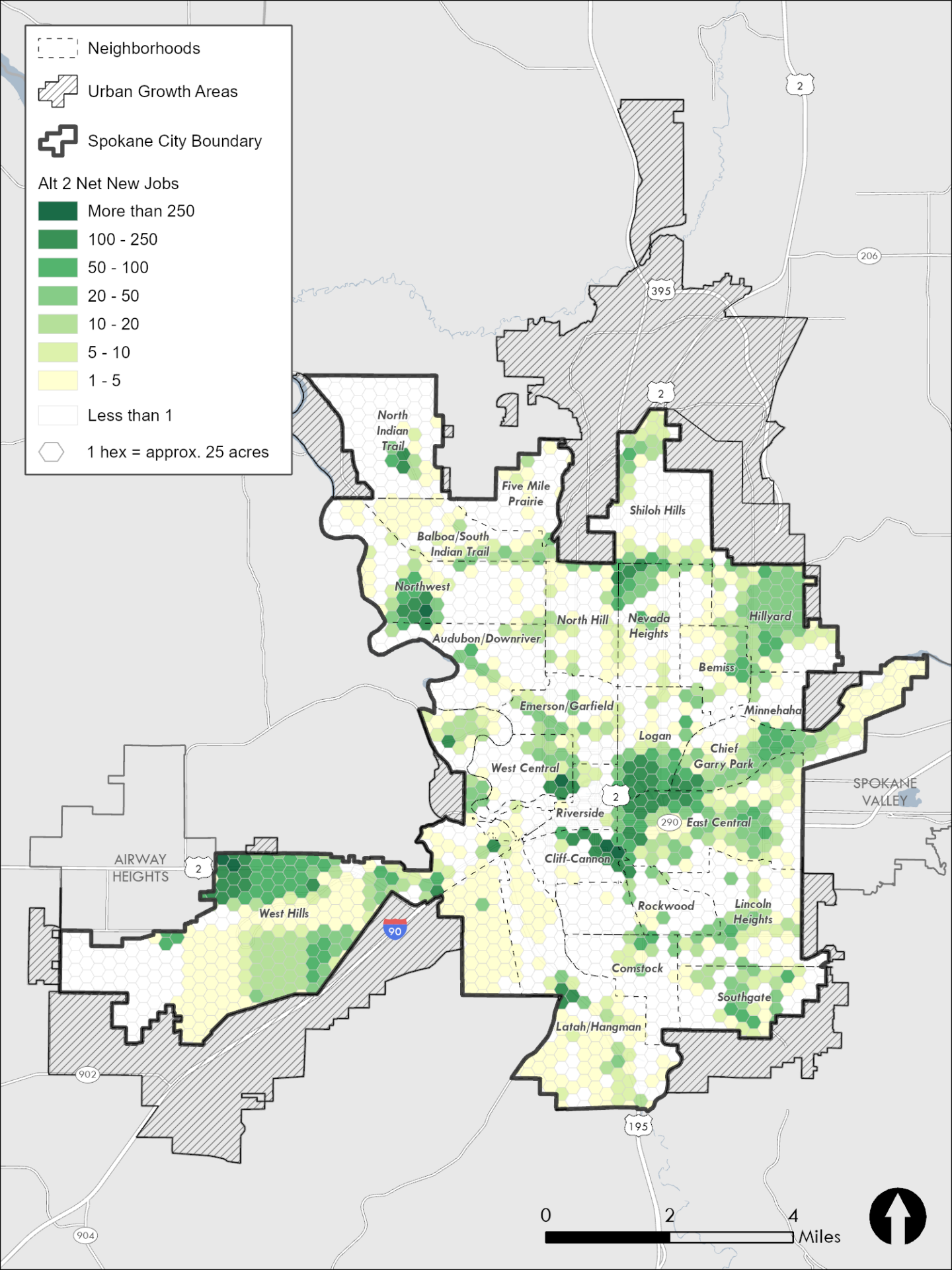
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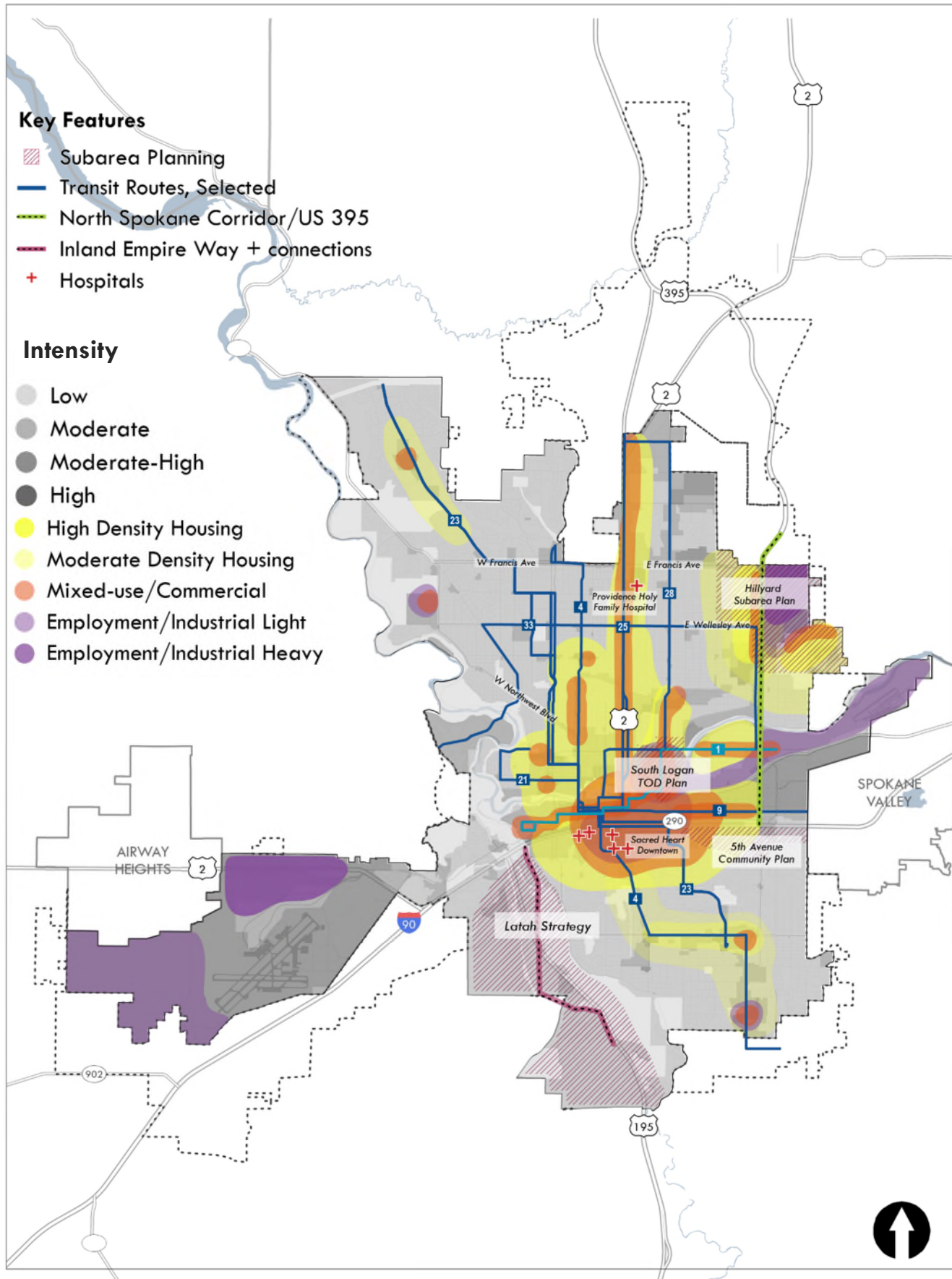
1 - 5

Less than 1

1 hex = approx. 25 acres



Alternative 3: Center City and Regional Hubs



Neighborhoods



Urban Growth Areas



Spokane City Boundary

Alt 3 Net New Housing Units



More than 250



100 - 250



50 - 100



20 - 50



10 - 20



5 - 10



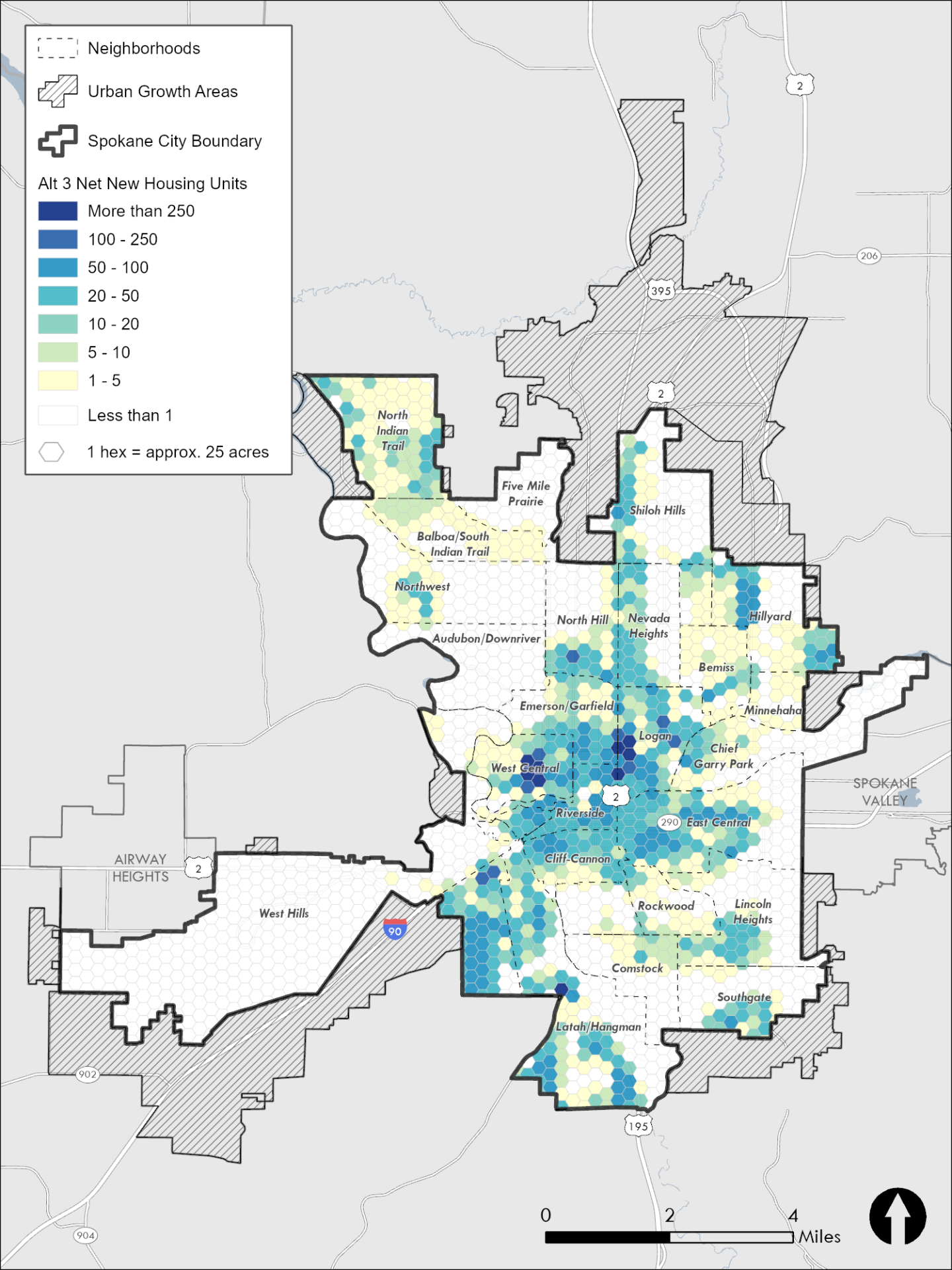
1 - 5



Less than 1



1 hex = approx. 25 acres



Neighborhoods

Urban Growth Areas

Spokane City Boundary

Alt 3 Net New Jobs

More than 250

100 - 250

50 - 100

20 - 50

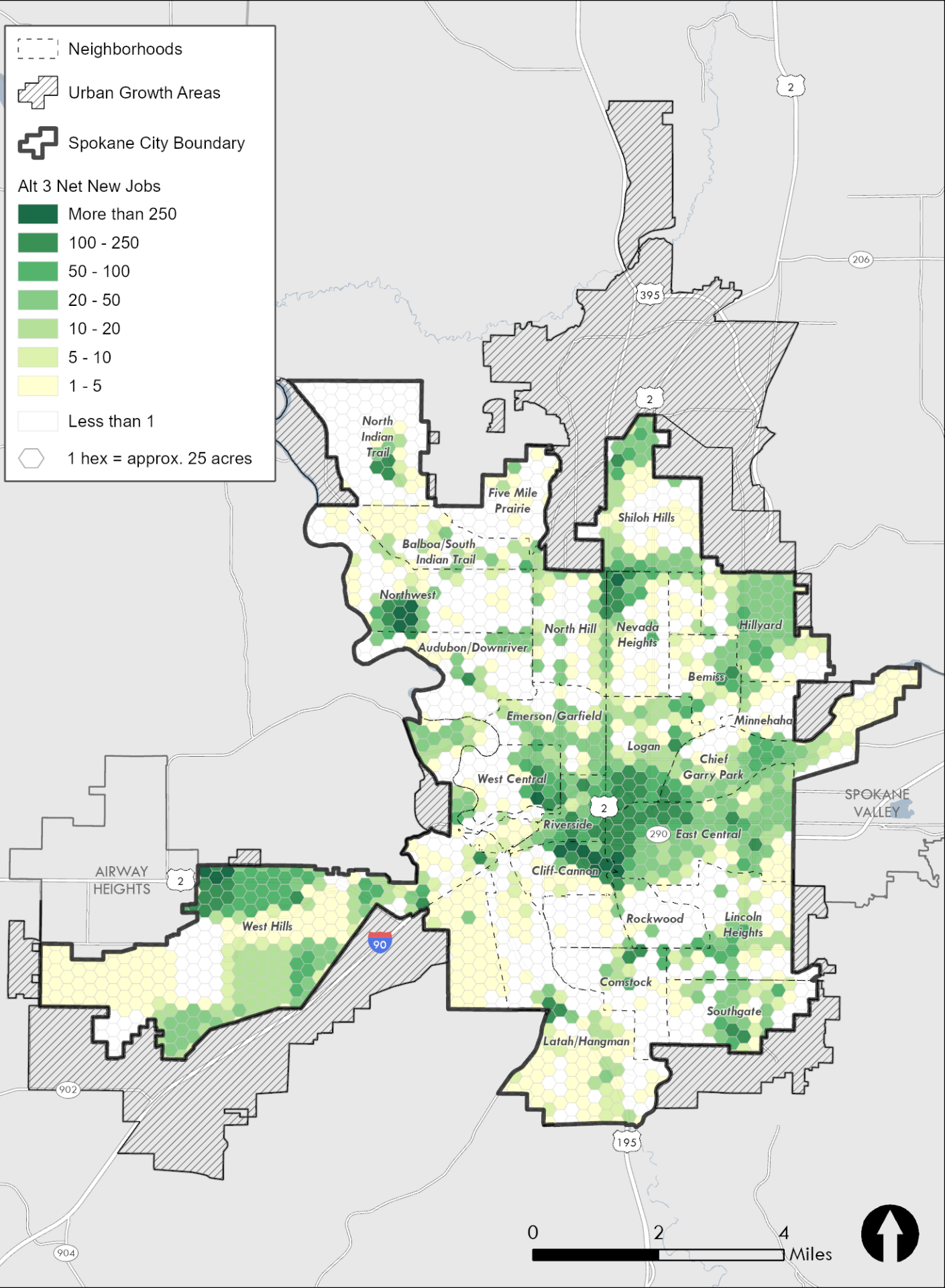
10 - 20

5 - 10

1 - 5

Less than 1

1 hex = approx. 25 acres



October 14, 2025

Spokane Plan Commission
City of Spokane

Re: Land Use & Zoning – PlanSpokane 2046

Dear President Bank and Plan Commissioners,

As part of our continuing series of workshops on PlanSpokane 2046, the Comprehensive Plan Update, we would like to take some time this next workshop to discuss the topic of Land Use. This is something of a re-introduction to the topic and preparation for further conversations regarding Chapter 3, Land Use,

Land Use is a significant topic for any Comprehensive Plan update, as it touches on many different aspects of life in the City not just new development. We hope to take advantage of this update, along with the in-depth work underway on the Environmental Impact Statement (EIS), to update and improve the way Land Use and Zoning work in Spokane. Many of you have spent significant time with our Comprehensive Plan Amendment team looking into these topics in the past, and we've learned a lot together over the years. We have an opportunity make land use and zoning work better in the City and perhaps make development of various types easier to complete as well.

What is Land Use?

In broad terms, Land Use, or more technically “Land Use Designations,” are set by the City's Comprehensive Plan for various parts of the City. Land Use Designations describe the general types of development and uses the City would like to see in each given area, usually described in broad terms like “residential,” “commercial,” and “industrial.” For example, the current Comprehensive Plan delineates different intensities of residential development in “Residential Low” and “Residential High” designations spread throughout the city.

The Comprehensive Plan then describes the types of uses expected in those areas, the topics decisionmakers should consider when designating areas, and other policies and values the community wishes to see in those areas. Like all policy documents, the Comprehensive Plan is general in its description of what one might find in those areas, or what can be built—leaving the detailed standards and codes to the Municipal Code and Zoning.

What is Zoning?

Zoning, or “Zoning Districts,” are very specific areas in the City wherein a set of exacting and detailed requirements for buildings, development, and the use of those structures is applied.

If you imagine Land Use to be the future vision for the overall environment and feel of a part of the City, the Zoning District sets specific construction and use requirements needed to achieve that environment. Where Land Use considers the overall general uses of the area and topics like connections between areas, Zoning is much more exact and directed towards individual properties rather than a large area. Typical topics addressed by Zoning Districts are building height, lot coverage, street standards, fencing, landscaping, and other site-specific topics.

At its most basic level, the Land Use Designation in the Comprehensive Plan informs which zones are available in a given area. Zoning Districts are then applied within those Land Use Designations, setting development and other specific standards for each property within that Zone. Both products work together to shape the City, how it grows, and how a property owner might improve or develop their property. It's a complex system, but a useful tool for shaping the City's future.

We will discuss these further with you at the workshop, and we will also introduce some of the initial work on the Land Uses we hope to implement with PlanSpokane 2046. In the meantime, if you have a moment to review our current Land Use Plan Map and the policies within the existing Chapter 3, we invite you to do so at the following address:

<https://static.spokanecity.org/documents/shapingspokane/comprehensive-plan/chapter-3-land-use-v8.pdf>

As always, we appreciate your careful consideration of these topics and your valuable time exploring these ideas. We look forward to seeing you all next week for the first in a series of Land Use discussions.

Sincerely,

Kevin Freibott, Senior Planner
Planning & Economic Development
kfreibott@spokanecity.org

For information on PlanSpokane 2046, visit us at www.planspokane.org.



STAFF REPORT FOR 2026-2031 CIP UPDATE (FILE Z25-499COMP)

Department of Neighborhood and Planning Services

The following staff report concerns a proposed amendment to the City's Comprehensive Plan. Amendments to the Comprehensive Plan are enabled by Spokane Municipal Code (SMC) 17G.020 and Revised Code of Washington (RCW) 36.70A.130.

I. PROPOSAL SUMMARY

Description:	The proposal constitutes a six-year citywide capital improvement program (CIP) for the years 2026 through 2031, to be included in Appendix C of the City of Spokane Comprehensive Plan. The CIP includes an inventory, analysis, and a six-year financing plan for needed capital facilities in the city. These capital facilities have been developed through numerous public engagement efforts and technical studies and are necessary to implement the vision and values of the Comprehensive Plan. The CIP is generally updated each year according to the latest available information and, when adopted, supersedes the previously adopted version. CIPs are incorporated by reference into the Comprehensive Plan each year as they are updated and adopted.
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II. APPLICANT SUMMARY

Staff Contact for Plan Commission Action:	Kevin Freibott, Planning & Economic Development (kfreibott@spokanecity.org)
Proposing Department:	City of Spokane Budget Office (Matt Boston, CFO)

III. ADDITIONAL INFORMATION

SEPA Status:	A SEPA threshold Determination of Non-Significance (DNS) was made on October 2, 2025. The appeal deadline is 5:00 PM on October 16, 2025.
Plan Commission Hearing Date:	October 22, 2025
Staff Recommendation:	Approve

IV. BACKGROUND INFORMATION

- General Proposal Description:** In accordance with the Growth Management Act (GMA), the City of Spokane adopts and updates its CIP each year for the following six years. An internal technical team is formed each year to review the previous CIP and to update it according to new projects and information obtained since the last CIP update was completed. The CIP includes specific capital improvements that are necessary to serve and accommodate the development outlined in the Comprehensive Plan, consistent with the vision, values, and policies provided by the Comprehensive

Plan. The Proposed 2026-2031 CIP is incorporated into this staff report by reference, and can be retrieved at the following address:

<https://static.spokanecity.org/documents/budget/2026/draft-2026-2031-citywide-capital-improvement-program.pdf>

Those without internet access wishing to review the proposed CIP can contact the Staff Contact (above) or by calling 509-625-6184.

The CIP is prepared each year by the Spokane Budget Office in consultation with the various departments involved (i.e. water, sewer, wastewater, libraries, parks, etc.). The primary contact in the budget office is Jessica Stratton (jstratton@spokanecity.org). To facilitate orderly and efficient consideration of the proposed CIP by the Spokane Plan Commission, a representative of the Planning & Economic Department has been asked to assist in the process. This year, that representative is Senior Planner Kevin Freibott (kfreibott@spokanecity.org).

2. **Site Description and Physical Conditions:** The CIP calls for future physical improvements to various properties and rights-of-way (ROW) throughout the City. These locations vary in slope, condition, existing use (if any), and other factors. Approval of the CIP is a step in the implementation of the Comprehensive Plan and does not directly approve or impel the improvements described therein. Accordingly, prior to any ground disturbing activities for these various projects, additional analysis and consideration of these physical conditions and effects will be required per SMC requirements.
3. **Property Ownership:** Capital improvements called for in the CIP will be constructed either on property owned by the City of Spokane (including its various departments and agencies) or within public ROW (i.e. streets, alleyways, easements).

V. APPLICATION PROCESS AND PUBLIC COMMENT

1. **Key Steps:** The application is being processed according to SMC 17G.020, including the following steps:

Proposal Completed August 27, 2025
Agency Comment Period September 2 - October 1, 2025
Public Comment Period September 2 – October 1, 2025
Plan Commission Workshop September 24, 2025
SEPA Determination Issued October 2, 2025
Notice of Public Hearing Posted October 8, 2025
Plan Commission Hearing Date (Scheduled) October 22, 2025

2. **Comments Received:** A request for comments was issued to City departments, local agencies, and departments, providing pertinent application details on September 2, 2025. By the date of this staff report, no comments have been received.

A Notice of Application was issued on September 2, 2024 in the Spokesman Review and via email to the City's Plan Commission and SEPA distribution lists and the full list of neighborhood council

contacts. No comments were received from the public before the date of this staff report. Any comments that arrive after this date will be forwarded directly to Plan Commission.

3. **Public Workshop:** A public workshop with the Spokane Plan Commission was held on September 24, 2025, during which the particulars of the proposal were presented to the Plan Commission for their consideration and discussion.

VI. APPLICATION REVIEW AND ANALYSIS

1. **Guiding Principles:** SMC 17G.020.010 provides the following guiding principles for the annual comprehensive plan amendment process:

- A. Keep the comprehensive plan alive and responsive to the community.
- B. Provide for simultaneous review of proposals to allow for cumulative impact analysis of all applications on a City-wide basis and in conjunction with budget decisions.
- C. Make map adjustments based on a foundation in policy language, consistently applying those concepts citywide.
- D. Honor the community's long-term investment in the comprehensive plan, through public participation and neighborhood planning processes, by not making changes lightly.
- E. Encourage development that will enable our whole community to prosper and reinforce our sense of place and feeling of community, in an ecologically, economically and socially sustainable manner.
- F. Amendments to the comprehensive plan must result in a net benefit to the general public.

2. **Review Criteria:** SMC 17G.020.030 provides a list of considerations that are to be used, as appropriate, by the applicant in developing an amendment proposal, by planning staff in analyzing a proposal, by the plan commission making a recommendation on a proposal, and by the city council in making a decision on the proposal. Following each of the considerations is staff's analysis relative to the proposed amendment.

- A. **Regulatory Changes:** *Amendments to the comprehensive plan must be consistent with any recent state or federal legislative actions, or changes to state or federal regulations, such as changes to the Growth Management Act, or new environmental regulations.*

Staff Analysis: The proposal has been developed to implement the requirements of the Growth Management Act

The proposal satisfies this criterion.

- B. **GMA:** *The change must be consistent with the goals and purposes of the State Growth Management Act.*

Staff Analysis: No comments received or other evidence in the record indicates inconsistency between the proposed plan map amendment and the goals and purposes of the GMA.

The proposal satisfies this criterion.

- C. Financing:** *In keeping with the GMA's requirement for plans to be supported by financing commitments, infrastructure implications of approved comprehensive plan amendments must be reflected in the relevant six-year capital improvement plan(s) approved in the same budget cycle.*

Staff Analysis: The proposed action would update the CIP specifically for this purpose.

The proposal satisfies this criterion.

- D. Funding Shortfall:** *If funding shortfalls suggest the need to scale back on land use objectives and/or service level standards, those decisions must be made with public input as part of this process for amending the comprehensive plan and capital facilities program.*

Staff Analysis: This proposal does include certain unfunded projects to ensure transparency in future capital improvement planning and design. The proposal does not suggest or require the scaling back of any land use objectives or service level standards thus the proposal meets this criterion.

The proposal satisfies this criterion.

E. Internal Consistency:

1. *The requirement for internal consistency pertains to the comprehensive plan as it relates to all its supporting documents, such as the development regulations, capital facilities program, shoreline master program, downtown plan, critical area regulations, and any neighborhood planning documents adopted after 2001. In addition, amendments should strive to be consistent with the parks plan, and vice versa. For example, changes to the development regulations must be reflected in consistent adjustments to the goals or policies in the comprehensive plan. As appropriate, changes to the map or text of the comprehensive plan must also result in corresponding adjustments to the zoning map and implementation regulations in the Spokane Municipal Code.*

Staff Analysis: The proposal is internally consistent with applicable supporting documents of the Comprehensive Plan as follows:

Capital Facilities Program. The proposed CIP provides for the financial analysis and commitment necessary to implement the capital facilities program in the Comprehensive Plan.

Neighborhood Planning Documents Adopted after 2001. While some neighborhood planning documents include requested capital improvements, the capital improvements included in the CIP will not prevent or prohibit the improvements called for in adopted neighborhood planning documents from being implemented.

Miscellaneous Comprehensive Plan Goals and Policies. On each project page of the proposed CIP there is a listing of the goals and policies that individual project would support and/or implement if completed. When considered cumulatively, as an implementation process for the Comprehensive Plan itself, the proposal is generally consistent with the goals, policies, and development vision provided for in the Comprehensive Plan.

The proposal satisfies this criterion.

2. *If a proposed amendment is significantly inconsistent with current policy within the comprehensive plan, an amendment proposal must also include wording that would realign the relevant parts of the comprehensive plan and its other supporting documents with the full range of changes implied by the proposal.*

Staff Analysis: The proposal is generally consistent with current Comprehensive Plan policies, as described in further detail in the staff analysis of Criterion K.2 below and other criteria in this report. Therefore, no amendment to policy wording is necessary and this criterion does not apply to the subject proposal.

The proposal satisfies this criterion.

- F. Regional Consistency:** *All changes to the comprehensive plan must be consistent with the countywide planning policies (CWPP), the comprehensive plans of neighboring jurisdictions, applicable capital facilities or special district plans, the regional transportation improvement plan, and official population growth forecasts.*

Staff Analysis: The proposed CIP comprises a necessary implementation action to address the development vision encapsulated in the Comprehensive Plan, which is itself consistent with the Countywide Planning Policies. No comments have been received from any agency or neighboring jurisdiction which would indicate that this proposal is not regionally consistent.

The proposal satisfies this criterion.

- G. Cumulative Effect:** *All amendments must be considered concurrently in order to evaluate their cumulative effect on the comprehensive plan text and map, development regulations, capital facilities program, neighborhood planning documents, adopted environmental policies and other relevant implementation measures.*

1. **Land Use Impacts:** *In addition, applications should be reviewed for their cumulative land use impacts. Where adverse environmental impacts are identified, mitigation requirements may be imposed as a part of the approval action.*
2. **Grouping:** *Proposals for area-wide rezones and/or site-specific land use plan map amendments may be evaluated by geographic sector and/or land use type in order to facilitate the assessment of their cumulative impacts.*

Staff Analysis: This proposal concerns the possible future construction and operation of capital improvements throughout the City. There are no aspects of these proposals that concern land use topics, thus items 1 and 2 above do not apply. Furthermore, the City did not accept private proposals for Comprehensive Plan Amendments this year, precluding the possibility of grouped or cumulative impacts between proposals.

This proposal satisfies this criterion.

H. SEPA: *SEPA¹ Review must be completed on all amendment proposals and is described in Chapter 17E.050.*

1. **Grouping:** *When possible, the SEPA review process should be combined for related land use types or affected geographic sectors in order to better evaluate the proposals' cumulative impacts. This combined review process results in a single threshold determination for those related proposals.*
2. **DS:** *If a determination of significance (DS) is made regarding any proposal, that application will be deferred for further consideration until the next applicable review cycle in order to allow adequate time for generating and processing the required environmental impact statement (EIS).*

Staff Analysis: The application is under review in accordance with the State Environmental Policy Act (SEPA), which requires that the potential for adverse environmental impacts resulting from a proposal be evaluated during the decision-making process. On the basis of the information contained in the environmental checklist, any written comments from local and State departments and agencies concerned with land development within the City, and a review of other information available to the Director of Planning Services, a Determination of Non-Significance was issued on October 2, 2025.

The proposal satisfies this criterion.

I. Adequate Public Facilities: *The amendment must not adversely affect the City's ability to provide the full range of urban public facilities and services (as described in CFU 2.1 and CFU 2.2) citywide at the planned level of service, or consume public resources otherwise needed to support comprehensive plan implementation strategies.*

Staff Analysis: The proposal intends to accommodate the facility and service needs of the City, according to the development vision and growth planning encapsulated in the Comprehensive Plan.

The proposal satisfies this criterion.

J. UGA: *Amendments to the urban growth area boundary may only be proposed by the city council or the mayor of Spokane and shall follow the procedures of the countywide planning policies for Spokane County.*

Staff Analysis: The proposal does not include an expansion to the UGA.

This criterion does not apply.

K. Demonstration of Need:

1. **Policy Adjustments:** *Proposed policy adjustments that are intended to be consistent with the comprehensive plan should be designed to provide correction or additional guidance so the community's original visions and values can better be achieved. The need for this*

¹ State Environmental Protection Act

type of adjustment might be supported by findings from feedback instruments related to monitoring and evaluating the implementation of the comprehensive plan.

Staff Analysis: The proposal does not include a policy adjustment; thus, this criterion does not apply.

This proposal satisfies this criterion.

2. *Map Changes:* *Changes to the land use plan map (and by extension, the zoning map) may only be approved if the proponent has demonstrated that all of the following are true:*

- a.** *The designation is in conformance with the appropriate location criteria identified in the comprehensive plan (e.g. compatibility with neighboring land uses, proximity to arterials, etc.);*

Staff Analysis: Not applicable.

- b.** *The map amendment or site is suitable for the proposed designation.*

Staff Analysis: Not applicable.

- c.** *The map amendment implements applicable comprehensive plan policies and subarea plans better than the current map designation.*

Staff Analysis: The proposal does not include any map amendments; thus, this criterion does not apply.

This proposal satisfies this criterion.

3. *Rezones, Land Use Plan Amendment:* *Corresponding rezones will be adopted concurrently with land use plan map amendments as a legislative action of the city council. If policy language changes have map implications, changes to the land use plan map and zoning map will be made accordingly for all affected sites upon adoption of the new policy language. This is done to ensure that the comprehensive plan remains internally consistent and to preserve consistency between the comprehensive plan and supporting development regulations.*

Staff Analysis: This proposal would not amend any land use plan map designations, thus no attendant rezones are required.

The proposal satisfies this criterion.

VII. CONCLUSION

The proposal has been processed and considered according to the requirements of the Spokane Municipal Code. According to the information provided above and the whole of the administrative record, the proposal is consistent with the approval criteria set forth by SMC 17G.020.

Following the close of public testimony and deliberations regarding conclusions with respect to the review criteria and decision criteria detailed in SMC Chapter 17G.020, Plan Commission will need to make a

recommendation to City Council for approval or denial of the requested amendment to the Land Use Plan map of the City's Comprehensive Plan.

VIII. STAFF RECOMMENDATION

Considering the above information and the whole of the administrative record, staff recommends that Plan Commission and the City Council **approve** this proposal.

IX. LIST OF EXHIBITS

- A. SEPA Checklist
- B. SEPA Determination of Non-Significance



City of Spokane
808 W. Spokane Falls Blvd.
Spokane, WA 99201
www.spokanecity.org

State Environmental Policy Act (SEPA) Environmental Checklist

PLEASE READ CAREFULLY BEFORE COMPLETING THE CHECKLIST!

Purpose of Checklist:

The State Environmental Policy Act (SEPA) chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An Environmental Impact Statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." In addition, complete the Supplemental Sheet For Nonproject Actions (Part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. **Name of proposed project:** Six Year Citywide Capital Improvement Program 2026 through 2031
2. **Applicant:** City of Spokane – Budget Office (Attn: Jessica Stratton)
Address: 808 W. Spokane Falls Boulevard
City/State/Zip: Spokane, WA 99201 Phone: 509-625-6369
3. **Agent or Primary Contact:** Kevin Freibott (kfreibott@spokanecity.org)
Address: 808 W. Spokane Falls Boulevard
City/State/Zip: Spokane, WA 99201 Phone: 509-625-6500
4. **Location of Project:** Not applicable. This is a non-project action.
Address:
Section: Quarter: Township: Range:
Tax Parcel Number(s):
5. **Date checklist prepared:** August 29, 2025
6. **Agency requesting checklist:** City of Spokane, Washington
7. **Proposed timing or schedule (including phasing, if applicable):**
Projects for 2026 through 2031
8. a. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain:**
Yes. The Six Year Citywide Capital Improvement Program is the initial implementation of all the project environmental processes and more specific data will be provided on a project-by-project basis where required.

b. **Do you own or have options on land nearby or adjacent to this proposal? If yes, explain:**
Yes. The proposal consists of many projects within the incorporated boundaries of the City of Spokane with some peripheral projects. This is a non-project action.
9. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal:**
No special environmental analysis or studies have been prepared for this proposal.
Individual projects resulting in construction must address specific environmental information at the time of design as part of existing Spokane Municipal Code (SMC) requirements.

10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain:

Not applicable. This is a non-project action.

11. List any government approvals or permits that will be needed for your proposal, if known:

- a) City Plan Commission Recommendation
- b) City Council Ordinance

12. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

The Six Year Citywide Capital Improvement Program is an implementation document used to schedule projects for improving the City's infrastructure in a rational, coordinated, cost-effective manner. Infrastructure improvement projects are scheduled to serve current and future demands. This document schedules projects for a six year period and is updated annually. The Six Year Citywide Capital Improvement Programs provide the necessary documentation to submit applications for grant funds and loans. The Capital Transportation projects provided in this document are for reference only since they have already been through a separate SEPA process where Council approval/adoption occurred in June. The draft document can be viewed at: <https://my.spokanecity.org/projects/capital-programs/default.aspx>

13. Location of the proposal: (Give sufficient information for a person to understand the precise location of your proposed project. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit application related to this checklist.

Not applicable. The proposal consists of many projects within the incorporated boundaries of the City of Spokane with some peripheral projects. This is a non-project action.

14. Does the proposed action lie within the Aquifer Sensitive Area (ASA)? ☒ Yes ☐ No

The General Sewer Service Area? ☒ Yes ☐ No

The Priority Sewer Service Area? ☒ Yes ☐ No

The City of Spokane? ☒ Yes ☐ No

15. The following questions supplement Part A.

a. Critical Aquifer Recharge Area (CARA) / Aquifer Sensitive Area (ASA)

- (1) **Describe any systems, other than those designed for the disposal of sanitary waste installed for the purpose of discharging fluids below the ground surface (includes systems such as those for the disposal of stormwater or drainage from floor drains). Describe the type of system, the amount of material to be disposed of through the**

system and the types of material likely to be disposed of (including materials which may enter the system inadvertently through spills or as a result of firefighting activities).

Not applicable. This is a non-project action.

- (2) **Will any chemicals (especially organic solvents or petroleum fuels) be stored in aboveground or underground storage tanks? If so, what types and quantities of material will be stored?**

Not applicable. This is a non-project action.

- (3) **What protective measures will be taken to ensure that leaks or spills of any chemicals stored or used on site will not be allowed to percolate to groundwater. This includes measures to keep chemicals out of disposal systems.**

Not applicable. This is a non-project action.

- (4) **Will any chemicals be stored, handled or used on the site in a location where a spill or leak will drain to surface or groundwater or to a stormwater disposal system discharging to surface or groundwater?**

Not applicable. This is a non-project action.

b. Stormwater

- (1) **What are the depths on the site to groundwater and to bedrock (if known)?**

Not applicable. This is a non-project action.

- (2) **Will stormwater be discharged into the ground? If so, describe any potential impacts.**

Not applicable. This is a non-project action.

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. **General description of the site (check one):** Not applicable. This is a non-project action.

☐ Flat ☐ Rolling ☐ Hilly ☐ Steep slopes ☐ Mountainous

Other:

- b. **What is the steepest slope on the site (approximate percent slope)?**

Not applicable. This is a non-project action.

- c. **What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.**

Not applicable. This is a non-project action.

- d. **Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**

Not applicable. This is a non-project action.

- e. **Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.**

Not applicable. This is a non-project action.

- f. **Could erosion occur as a result of clearing, construction, or use? If so, generally describe.**

Not applicable. This is a non-project action.

- g. **About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt, or buildings)?**

Not applicable. This is a non-project action.

- h. **Proposed measures to reduce or control erosion or other impacts to the earth, if any:**

None beyond those already codified in the SMC.

2. Air

- a. **What type of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.**

Not applicable. This is a non-project action.

- b. **Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

Not applicable. This is a non-project action.

- c. **Proposed measures to reduce or control emissions or other impacts to air, if any:**

None beyond those already codified in the SMC

3. Water

- a. **Surface Water:**

- (1) **Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

Not applicable. This is a non-project action.

- (2) **Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

Not applicable. This is a non-project action.

- (3) **Estimate the amount of fill and dredge material that would be placed in or removed from the surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

Not applicable. This is a non-project action.

- (4) **Will the proposal require surface water withdrawals or diversions? If yes, give general description, purpose, and approximate quantities if known.**

Not applicable. This is a non-project action.

- (5) **Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

Not applicable. This is a non-project action.

- (6) **Does the proposal involve any discharge of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

None beyond those already codified in the SMC.

b. Groundwater:

- (1) **Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.**

Not applicable. This is a non-project action.

- (2) **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (Domestic sewage; industrial, containing the following chemicals; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

Not applicable. This is a non-project action.

c. Water Runoff (Including Stormwater):

- (1) **Describe the source of runoff (including stormwater) and method of collection and disposal if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

Not applicable. This is a non-project action.

- (2) **Could waste materials enter ground or surface waters? If so, generally describe.**

Not applicable. This is a non-project action.

- (3) **Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.**

Not applicable. This is a non-project action.

- d. **Proposed Measures to reduce or control surface, ground, and runoff water, and drainage pater impacts, if any.**

None beyond those already codified in the SMC.

4. Plants

- a. **Check the type(s) of vegetation found on the site:** Not applicable. This is a non-project action.

Deciduous trees: ☐ alder ☐ maple ☐ aspen Other:

Evergreen trees: ☐ fir ☐ cedar ☐ pine Other:

☐ shrubs ☐ grass ☐ pasture ☐ crop or grain

☐ orchards, vineyards or other permanent crops

Wet soil plants: ☐ cattail ☐ buttercup ☐ bullrush ☐ skunk cabbage

Other:

Water plants: ☐ water lily ☐ eelgrass ☐ milfoil

Other:

Any other types of vegetation:

- b. **What kind and amount of vegetation will be removed or altered?**

Not applicable. This is a non-project action.

- c. **List threatened and endangered species known to be on or near the site:**

Not applicable. This is a non-project action.

- d. **Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:**

Not applicable. This is a non-project action.

- e. **List all noxious weeds and invasive species known to be on or near the site:**

Not applicable. This is a non-project action.

5. Animals

- a. **Check and List any birds and other animals which have been observed on or near the site or are known to be on or near the site:** Not applicable. This is a non-project action.

Birds: ☐ hawk ☐ heron ☐ eagle ☐ songbirds

Other:

Mammals: ☐ deer ☐ bear ☐ elk ☐ beaver

Other:

Fish: ☐ bass ☐ salmon ☐ trout ☐ herring ☐ shellfish

Other:

Any other animals (not listed in above categories):

- b. **List any threatened or endangered animal species known to be on or near the site.**

Not applicable. This is a non-project action.

- c. **Is the site part of a migration route? If so, explain.**

Not applicable. This is a non-project action.

- d. **Proposed measures to preserve or enhance wildlife, if any:**

Not applicable. This is a non-project action.

- e. **List any invasive animal species known to be on or near the site.**

Not applicable. This is a non-project action.

6. Energy and natural resources

- a. **What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

Not applicable. This is a non-project action.

- b. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe:**

Not applicable. This is a non-project action.

- c. **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:**

None.

7. Environmental health

- a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.**

Not applicable. This is a non-project action.

- (1) **Describe any known or possible contamination at the site from present or past uses.**

Not applicable. This is a non-project action.

- (2) **Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

Not applicable. This is a non-project action.

- (3) **Describe any toxic or hazardous chemicals/conditions that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**

Not applicable. This is a non-project action.

- (4) **Describe special emergency services that might be required.**

Not applicable. This is a non-project action.

- (5) **Proposed measures to reduce or control environmental health hazards, if any:**

None beyond those already codified in the SMC.

b. Noise:

- (1) **What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**

Not applicable. This is a non-project action.

- (2) **What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.**

Not applicable. This is a non-project action.

- (3) **Proposed measure to reduce or control noise impacts, if any:**

None beyond those already codified in the SMC.

8. Land and shoreline use

- a. **What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**

Not applicable. This is a non-project action.

- b. **Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?**

Not applicable. This is a non-project action.

- 1) **Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:**

Not applicable. This is a non-project action.

- c. **Describe any structures on the site.**

Not applicable. This is a non-project action.

d. **Will any structures be demolished? If so, which?**

Not applicable. This is a non-project action.

e. **What is the current zoning classification of the site?**

Varies. This is a non-project action.

f. **What is the current comprehensive plan designation of the site?**

Varies. This is a non-project action.

g. **If applicable, what is the current shoreline master program designation of the site?**

Not applicable. This is a non-project action.

h. **Has any part of the site been classified as a critical area by the city or the county? If so, specify.**

Not applicable. This is a non-project action.

i. **Approximately how many people would reside or work in the completed project?**

Zero, as these are municipal projects intended to serve existing and planned development. Residential uses are not proposed.

j. **Approximately how many people would the completed project displace?**

Not applicable. This is a non-project action.

k. **Proposed measures to avoid or reduce displacement impacts, if any:**

Not applicable. This is a non-project action.

l. **Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:**

None. This non-project action is necessary to implement the development guidance provided by the Comprehensive Plan. The projects within it have been developed in consultation and accordance with the Comprehensive Plan and the various land uses described and designated within.

m. **Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:**

None.

9.

Housing

a. **Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**

None. The projects within the CIP do not call for residential development. However, these projects are necessary to serve existing and proposed residential and non-residential development described in the Comprehensive Plan.

- b. **Approximately how many units, if any, would be eliminated? Indicate whether high-, middle- or low-income housing.**

None. This is a non-project action.

- c. **Proposed measures to reduce or control housing impacts, if any:**

None.

10. Aesthetics

- a. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

Varies. This is a non-project action.

- b. **What views in the immediate vicinity would be altered or obstructed?**

A significant proportion of the projects called for in this non-project action would be installed at or below the ground surface, resulting in no change to views in the vicinity. Remaining projects have not yet been designed. These will be subject to additional review upon being designed. As a non-project action, the proposal would not immediately or directly result in any construction or development that would affect views.

- c. **Proposed measures to reduce or control aesthetic impacts, if any:**

None.

11. Light and Glare

- a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?**

Not applicable. This is a non-project action.

- b. **Could light or glare from the finished project be a safety hazard or interfere with views?**

Not applicable. This is a non-project action.

- c. **What existing off-site sources of light or glare may affect your proposal?**

Not applicable. This is a non-project action.

- d. **Proposed measures to reduce or control light and glare impacts, if any:**

None.

12. Recreation

- a. **What designated and informal recreational opportunities are in the immediate vicinity?**

Varies. This is a non-project action.

- b. **Would the proposed project displace any existing recreational uses? If so, describe.**
No. In fact, several of the projects described by the proposal comprise new, upgraded, or expanded recreational uses in the city.
- c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**
None.

13. Historic and cultural preservation

- a. **Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.**
None known.
- b. **Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**
None known. Future construction would be required by existing SMC requirements to include an inadvertent discovery plan for such resources.
- c. **Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archaeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**
Not applicable. This is a non-project action.
- d. **Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**
None beyond those already codified in the SMC.

14. Transportation

- a. **Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**
Varies. This is a non-project action.
- b. **Is site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop.**
Yes, the entire City is served by the Spokane Transit Authority network.

- c. **How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?**

Not applicable. This is a non-project action.

- d. **Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**

None are expected. In fact, many of the proposed projects listed in the CIP comprise improvements to such resources in the future.

- e. **Will the project or proposal use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe.**

No (non-project action).

- f. **How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates? (Note: to assist in review and if known, indicate vehicle trips during PM peak, AM Peak, and Weekday (24 hours)).**

Not applicable. This is a non-project action.

- g. **Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, general describe.**

No (non-project action).

- h. **Proposed measures to reduce or control transportation impacts, if any:**

None beyond those already codified in the SMC.

15. Public services

- a. **Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.**

Not applicable. This is a non-project action.

- b. **Proposed measures to reduce or control direct impacts on public services, if any:**

None beyond those already codified in the SMC.

16. Utilities

- a. **Check utilities currently available at the site:** Not applicable. This is a non-project action.

☐ electricity ☐ natural gas ☐ water ☐ refuse service

☐ telephone ☐ sanitary sewer ☐ septic system

Other:

- b. **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed:**

Several projects in the proposed CIP represent infrastructure projects (water, sewer, stormwater, etc.). These projects have been planned according to the Comprehensive Plan and required levels of service to accommodate existing and future development in the city.

C. SIGNATURE

I, the undersigned, swear under penalty of perjury that the above responses are made truthfully and to the best of my knowledge. I also understand that, should there be any willful misrepresentation or willful lack of full disclosure on my part, the agency must withdraw any determination of Nonsignificance that it might issue in reliance upon this checklist.

Date: September 2, 2025 Signature: _____



Project Proponent (Please print or type):

Name: Matt Boston Address: 808 W. Spokane Falls Boulevard
Phone: (509) 625-6845 Spokane, WA 99201

Checklist Preparer (If different from proponent):

Name: Kevin Freibott Address: 808 W. Spokane Falls Boulevard
Phone: (509) 625-6184 Spokane, WA 99201

FOR STAFF USE ONLY

Staff member(s) reviewing checklist:

Based on this staff review of the environmental checklist and other pertinent information, staff concludes that:

- ☒ A. There are no probable significant adverse impacts and recommends a Determination of Nonsignificance.
- ☐ B. Probable significant adverse environmental impacts do exist for the current proposal and recommends a Mitigated Determination of Nonsignificance with conditions.
- ☐ C. There are probable significant adverse environmental impacts and recommends a Determination of Significance.

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(Do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Projects within the Six Year Citywide Capital Improvement Program are likely to improve the environment by reducing inefficient infrastructure and maintenance requirements. Particulate and exhaust emissions will occur during construction of most of the listed projects. The extent of these emissions will vary greatly between different types of projects. Many of the projects will improve the quality of waters discharged and decrease the emissions of pollutants once they are completed.

Proposed measures to avoid or reduce such increases are:

Best management practices for construction controls such as watering will be used to control particulate emissions. Any ground disturbance as a result of these future projects would be required to implement standard best practices to minimize dust, air emissions, and noise. Existing restrictions on construction and operation noise in the municipal code would apply to these projects as well.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

No significant effects are expected. Each project as it is designed and implemented will be subject to existing standards and requirements for the protection of the environment codified in the SMC. Furthermore, additional SEPA review will be required prior to any actual construction or implementation.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Projects will be designed in accordance with local and state regulations regarding development and construction in or near natural habitats. Best Management Practices will be incorporated.

3. How would the proposal be likely to deplete energy or natural resources?

Construction and operational activities will use petroleum fuels. Once completed, electric energy is used such as to operate pump and control systems or power new systems, as required by the SMC.

Proposed measures to protect or conserve energy and natural resources are:

None.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, flood plains or prime farmlands?

No significant effect on environmentally sensitive areas is expected. As discussed under question 2 above, this issue will be addressed on a project-by-project basis at the individual project environmental reviews, as required.

Proposed measures to protect such resources or to avoid or reduce impacts are:

Each specific project, as it is ultimately designed, will be analyzed for its potential impact to environmentally sensitive areas and, if necessary, existing SMC requirements for the protection of the environment will require that measures be taken to minimize the impacts of those individual projects.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

A few utilities cross the Spokane River or are located within shorelines. Wells are located at the Upriver Dam complex. The Riverside Park Water Reclamation Facility, CSO weirs and tanks are located adjacent to the Spokane River. Upgrade of these facilities will not change land use or shoreline uses. However, the proposed projects included in the proposal are necessary to ensure that services, utilities, and infrastructure is adequate to serve both existing and planned future development in the city, consistent with the Growth Management Act and the development described in the Comprehensive Plan.

Proposed measures to avoid or reduce shoreline and land use impacts are:

Projects will be designed to comply with shoreline and land use plans. Any deviations would be approved through the appropriate required processing during design. Standard procedures for land use and zoning changes will be required.

The Six Year Citywide Capital Improvement Program is reviewed by the City's Plan Commission for consistency with the City's Comprehensive Plan and approved by the City Council. This process serves to ensure that the projects are compatible with land uses within the City and Spokane County.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Construction seasons that include multiple temporary arterial street closures across the city indirectly impact the traffic loadings on adjacent parallel routes but only on a temporary basis. Each proposed project that could generate additional demands on transportation would be analyzed on a project-by-project basis as required in the SMC. As for service and utility capacities, the projects in the proposed CIP are necessary to ensure that services and utilities can accommodate existing and planned future growth in the city.

Proposed measures to reduce or respond to such demand(s) are:

Communication of construction closures ahead of and during the construction season will be maintained.

7. Identify, if possible, whether the proposal may conflict with local, state or federal laws or requirements for the protection of the environment.

No conflicts with environmental protection laws have been identified.

NONPROJECT DETERMINATION OF NONSIGNIFICANCE

PROJECT: File Z25-499COMP Capital Improvement Program 2026-2031

PROPONENT: City of Spokane

DESCRIPTION OF PROPOSAL: An update to the city's six-year citywide capital improvement program (CIP), for the years 2026 through 2031, to be referenced in Appendix C of the City of Spokane Comprehensive Plan.

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: Various public properties and rights-of-way throughout the city.

LEAD AGENCY: City of Spokane

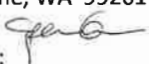
The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

- [] There is no comment period for this DNS.
- [] This DNS is issued after using the optional DNS process in section WAC 197-11-355. There is no further comment period on the DNS.
- [X] This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for at least 14 days from the date of issuance (below). Comments regarding this DNS must be submitted no later than 5 p.m. on October 8, 2024 if they are intended to alter the DNS.

Responsible Official: Spencer Gardner

Position/Title: Director, Planning Services **Phone:** (509) 625-6500

Address: 808 W. Spokane Falls Blvd., Spokane, WA 99201

Date Issued: October 2, 2025 **Signature:**  _____



STAFF REPORT

PLANNING AND ECONOMIC DEVELOPMENT SERVICES DEPARTMENT

To:	City of Spokane Plan Commission
Subject:	Co-living Housing Code Update: Implementing RCW 36.70A.535
Staff Contact:	Brandon Whitmarsh Planner II bwhitmarsh@spokanecity.org
Report Date:	October 15, 2025
Hearing Date:	October 22, 2025
Recommendation:	Staff recommend approval in compliance with RCW 36.70A.535

I. SUMMARY

In 2024, the state legislature adopted [HB 1998: Co-living Housing](#), which requires the City of Spokane to allow co-living housing development in more areas of the City. The intent of this proposal is to clarify where co-living development is allowed and what development standards apply to co-living, in accordance with HB 1998 (2024), as codified in [RCW 36.70A. 535](#).

The proposal amends the following:

- SMC 17A.020.030 “C” Definitions
- SMC 17A.020.190 “S” Definitions
- SMC 17C.111.115 Housing Types Allowed
- SMC 17C.111.205 Development Standards Tables
- SMC 17C.111.210 Density
- SMC 17C.111.300 Single-Unit Residential and Middle Housing Design Standards
- SMC 17C.111.400 Multi-Unit Design Standards
- SMC 17C.190.100 Group Living
- SMC 17C.190.110 Residential Household Living

The full draft code language can be found in **Exhibit A**.

II. RECOMMENDED ACTION

Staff recommends that the Plan Commission recommend approval of the proposed code amendments to the City Council.

III. BACKGROUND

WHAT IS CO-LIVING?

Co-living is defined as a residential development with sleeping units that are independently rented and lockable and provide living and sleeping space, and residents share kitchen facilities with other sleeping units in the building.¹ Examples of co-living include single room occupancy (SROs), dormitories, and rooming or boarding houses.

Sleeping units in co-living developments are different from dwelling units in a number of ways. Sleeping units have space for sleeping, but do not have both a kitchen and a bathroom like dwelling units. Sleeping units are also generally smaller than standard dwelling units and share kitchen facilities and potentially restroom facilities with other units.

STATE LEGISLATIVE REQUIREMENTS

In 2024, [ESHB 1998:Co-living Housing](#) was adopted by the Washington State Legislature and was codified in [RCW 36.70A.535](#). This legislation mandates that jurisdictions planning under the Growth Management Act (GMA) update their co-living regulations to comply with the new statewide standards. Under RCW 36.70A.535, the City of Spokane must:

- Allow co-living housing on any lot that allows six or more units;
- Provide reduced parking requirements for co-living;
- Treat sleeping units in co-living as one quarter of a dwelling unit when calculating density;
- Have a sewer connection fee for sleeping units that is less than or equal to half that of a dwelling unit;
- Provide flexibility of standards for conversions to co-living; and
- Adopt the appropriate regulations by December 31, 2025.

Under RCW 36.70A.535, the City of Spokane must not:

- Require room or dimensional standards larger than the minimums required by the building code;
- Require a mix of unit types, sizes, or uses within co-living;
- Require co-living to provide parking within 0.5 miles of a major transit stop or provide more than 0.25 parking spaces per sleeping unit elsewhere;
- Apply more restrictive development standards on co-living than on similar scale multi-unit development; and
- Apply more extensive noticing requirements on co-living than on similar scale multi-unit development.

BENEFITS OF CO-LIVING

This model of housing was historically popular, especially to support the rapidly growing population of Spokane in the early 1900's. During that time, SROs in downtown Spokane were one of the most common building types and provided flexible and affordable housing to the working-class population that moved to Spokane for employment in rapidly expanding industries.² Some sought housing in SROs while working temporary or seasonal jobs, some used SROs as a short-term stable housing option until they could establish themselves in the city, and some were permanent residents.

Today, this housing model is far less common but still has the potential to provide flexible and more affordable housing options for Spokane residents. Co-living development can provide market-rate

¹ [RCW 36.70A.535: Note \(c\)](#)

² [Growth of the City of Spokane 1900-1910, Working Class Housing in Spokane's CBD](#) (1993)

alternatives to subsidized housing units. In Washington State, co-living units are affordable to households making as low as 50% of the Area Median Income.³

According to the Accommodating Affordable Housing in the City of Spokane Report, analysis conducted as a part of PlanSpokane 2046 to meet the requirements of [HB 1220 \(2022\)](#), the city has capacity to meet the projected housing needs for moderate to high income households (80+ AMI).⁴ Conversely, the report found that the city has a 4,400 unit shortage of capacity for housing to meet the needs of households making 0 – 80% AMI over the next 20 years. The state’s goal in allowing this kind of development in more places is to alleviate the burden on publicly subsidized housing to meet the affordable housing needs of the city.

This kind of development can also provide an avenue for reuse of existing structures. Buildings previously used as offices can be better candidates for conversion to co-living. With smaller units and concentrated community amenities and utilities, co-living development allows more flexibility to adapt sleeping units around an existing structure. Common configurations include sleeping units wrapping the perimeter of the floor, taking advantage of existing windows, with the shared facilities in the center of the floor, keeping new plumbing concentrated.

IV. PROCESS

DEVELOPMENT CODE AMENDMENT PROCEDURE

Article III Section 21, Amendments and Repeals, of the City of Spokane Charter provides for the ability of amendments of the Charter and Spokane Municipal Code through ordinances. Title 17 of the Spokane Municipal Code is known as the Unified Development Code (UDC) and is incorporated into the Spokane Municipal Code to implement the City's Comprehensive Plan, and by reference, the requirements of the Washington State Growth Management Act (GMA). Section 17G.025.010 establishes the procedure and decision criteria that the City uses to review and amend the UDC. The City may approve amendments to the UDC if it is found that a proposed amendment is consistent with the provisions of the Comprehensive Plan, and bears a substantial relation to public health, safety, welfare, and protection of the environment.

ROLE OF THE CITY PLAN COMMISSION

The proposed text amendments require a review process set forth in Section 17G.025.010(F) SMC. The Plan Commission is responsible for holding a public hearing and forwarding its findings, conclusions, and recommendations to the City Council. Utilizing the decision criteria in 17G.025 SMC, the Plan Commission may recommend approval, modification, or denial of the proposal. The Plan Commission may incorporate the facts and findings of the staff report as the basis for its recommendation to the City Council or may modify the findings as necessary to support their final recommendation.

ROLE OF CITY COUNCIL

The City Council will also conduct a review process considering the proposed text amendment, public comments and testimony, the staff report, and the Plan Commission’s recommendation. The final decision to approve, modify, or deny the proposed amendment rests with the City Council. Proposals adopted by ordinance after public hearings are official amendments to the Spokane Municipal Code.

³ [Washington State Department of Commerce Co-living Guidance](#) (February 2025)

⁴ [Accommodating Affordable Housing in the City of Spokane](#) (June 2025)

COMMUNITY ENGAGEMENT

The proposal is being reviewed consistent with citywide public participation practices for code amendments. Opportunities for comment have been and will continue to be available through workshops, hearings, and digital platforms.

- [Project website](#) published (September 23, 2025)
- Plan Commission Workshop (September 24, 2025)
- Plan Commission Workshop (October 8, 2025)

This proposal is anticipated to be brought to the Urban Experience Committee on November 10, 2025, with City Council action on this item anticipated in December 2025. Members of the public have the opportunity to submit written comments for both the October 22, 2025, Plan Commission Public Hearing and the December 2025 City Council Hearing as well as provide verbal testimony at both hearings.

PUBLIC NOTIFICATION AND SEPA REVIEW

This proposal was evaluated under the State Environmental Policy Act (SEPA) as a non-project action. A SEPA Determination of Non-Significance (DNS) was issued on October 2, 2025. This proposal was properly noticed pursuant to Section 17G.025.010 SMC. See below for noticing that has occurred prior to October 15, 2025.

- Notice of Intent to Adopt published in the City Council Gazette (September 24, 2025)
- Notice of Intent to Adopt submitted to the Department of Commerce (October 1, 2025)
- SEPA Checklist Prepared (October 2, 2025) (**Exhibit B**)
- SEPA Determination of Non-Significance (DNS) issued (October 2, 2025) (**Exhibit B**)
- Notice of SEPA Determination and Notice of Public Hearing for the Plan Commission, which included the SEPA Checklist, emailed to City departments, Local, County, Tribal, and State contacts. (October 2, 2025)
- Notice of SEPA Determination and Notice of Public Hearing for the Plan Commission posted at City Hall and Central Library (October 6, 2025)
- Notice of SEPA Determination and Notice of Public Hearing for the Plan Commission was published in the Spokesman-Review (October 8, 2025, and October 15, 2025)
- Notice of SEPA Determination and Notice of Public Hearing for the Plan Commission was published in the City Council Gazette (October 8, 2025, and October 15, 2025)

COMMENTS RECEIVED

At this time, no public comments have been received. Oral testimony may also be provided at the Plan Commission Hearing on October 22, 2025.

Notice of this proposal was sent to City departments and outside agencies for their review on October 2, 2025. At this time, no department and outside agency comments have been received.

Written and emailed comments received between October 15, 2025, and October 21, 2025, at 5:00 pm will be provided to the Plan Commission prior to the public hearing on October 22, 2025.

V. ANALYSIS

PROPOSAL DESCRIPTION

The proposed amendments to meet RCW 36.70A.535 are described below. For the full proposed SMC code amendment language, see **Exhibit A**.

- **SMC 17A.020.030 “C” Definitions**
 - Add “co-living” definition from RCW 36.70A.535
- **SMC 17A.020.190 “S” Definitions**
 - Remove “Single-Room Occupancy (SRO)” definition
 - Add “Sleeping Unit (Co-living)” definition from the IBC
- **SMC 17C.111.115 Housing Types Allowed**
 - Replace “SRO” with “Co-living” in the table
 - Permit co-living in the R1, R2, RMF, and RHD zones (Co-living is already permitted in many zones. After proposal adoption, co-living will be permitted in all zones except Residential Agriculture and the industrial zones further than .25 miles from the Spokane River, as mandated by RCW 36.70A.535.)
- **SMC 17C.111.205 Development Standards Tables**
 - No open space requirements for sleeping units in a co-living development added to table 17C.111.205-2
- **SMC 17C.111.210 Density**
 - Sleeping units in co-living development are counted as one-quarter of a dwelling unit for the purpose of calculating density.
- **SMC 17C.111.300 Single-Unit Residential and Middle Housing Design Standards**
 - Apply the single-unit and middle housing design standards to all co-living developments in the R1 and R2 zones.
- **SMC 17C.111.400 Multi-Unit Design Standards**
 - Apply the multi-unit design standards to all co-living developments in the RMF or RHD zones.
- **SMC 17C.190.100 Group Living**
 - Remove language no longer permitted by state law regarding definition of household
 - Remove duplicative language
 - Limit short-term rentals to the maximums prescribed in SMC 17C.316.040 and SMC 17C.316.050
- **SMC 17C.190.110 Residential Household Living**
 - Expand Residential Household Living to include co-living.
 - Dining service allowed for co-living, as it is already allowed for other residential uses.
 - Remove duplicative language
 - Limit short-term rentals to the maximums prescribed in SMC 17C.316.040 and SMC 17C.316.050

IMPLEMENTATION OF STATE LEGISLATIVE REQUIREMENTS

The proposed amendments meet the requirements of ESHB 1998: Co-living, adopted by the legislature in 2024, as codified in RCW 36.70A.535. They reflect the legislature’s intent to remove local barriers to co-living development and facilitate statewide goals for housing affordability. The table below outlines how the proposal meets the requirements of RCW 36.70A.535.

RCW 36.70A.535 Requirement	How the Proposal Meets the Requirement
Location	By expanding the permitted uses in the R1 and R2 zones to include co-living, all zones allowing six or more units will allow co-living (All zones

Allow co-living on any lot that allows at least six multifamily units	except the Residential Agriculture and Industrial Zones further than .25 miles from the Spokane River).
Sleeping Unit Standards Cannot require a mix of unit types, sizes, or uses.	The SMC does not require a mix of unit types, sizes, or uses within co-living development. There are no proposed changes to meet this requirement.
Parking Cannot require co-living to provide parking within 0.5 miles of a major transit stop or provide more than 0.25 parking spaces per sleeping unit elsewhere.	The SMC does not have any minimum parking requirements. There are no proposed changes to meet this requirement.
Development and Noticing Standards Cannot apply more restrictive building standards or noticing requirements than required for similar scale multi-unit development.	The Residential Household Living use description is expanded to include co-living through this proposal. In doing so, the noticing standards will be applied the same. The proposed amendments to the applicability statements in SMC 17C.111.300 and SMC 17C.111.400, establish development and design standards based on the scale of development rather than the number of units. Residential development, whether standard multi-unit development or co-living development, will be regulated by the same set of development and design standards based on the underlying zone. The proposal also removes open space standards for co-living development. As the open space regulations are less restrictive for co-living than similar scale multi-unit residential, the deviation in standards meets the state requirements.
Affordable Housing Incentives Allow co-living development access to affordable housing incentives.	The SMC does not explicitly prohibit co-living from participating in affordability incentives. No proposed changes to meet this requirement.
Density Must treat a sleeping unit as one-quarter of a dwelling unit when calculating density.	This proposal updates SMC 17C.111.210 to meet the state legislation.
Sewer Connection Fee Sleeping unit sewer connection fees must be one-half or less than a dwelling units fee.	The city assesses sewer connection fees based on water meter size, which is determined by reviewing the number of fixtures in a development to calculate the anticipated service needs. As this fee structure is based on need, rather than type of unit, it does not disproportionately impact co-living development costs and meets the intent of the RCW. No proposed changes to meet this requirement.
Adoption Deadline Comply with the above requirements by December 31, 2025.	Council action is anticipated on this proposal in December 2025 to meet the adoption deadline outlined by the state.

IMPLEMENTATION OF COMPREHENSIVE PLAN GOALS AND POLICIES

Section 17G.025.010 SMC establishes the review criteria for amendments to the Unified Development Code. In order to approve an amendment, City Council shall consider the findings and recommendations of the Plan Commission along with the approval criteria outlined in the Code. Review of the Comprehensive Plan goals and policies indicates that the proposal meets the approval criteria for internal consistency set forth in SMC 17G.025.010(G).

1. Consistency with the Comprehensive Plan.

The Comprehensive Plan Goals and Policies applicable to this proposal can be found in **Exhibit C**. For the full discussion of each policy, please refer to the complete Comprehensive Plan available at <https://my.spokanecity.org/shapingspokane/comprehensive-plan/>.

Staff Analysis: The proposed amendments are consistent with the goals and policies of the Comprehensive Plan, especially those relating to diversity of housing choice and the efficient use of land. Sleeping units in co-living developments are generally smaller units with communal facilities. These smaller units, along with their concentrated utilities, can be cheaper to build while adding additional density with a more limited impact on service needs. Co-living development also has the potential to provide non-subsidized units that are affordable to those making as low as 50% AMI. Allowing co-living in more areas of the city will expand housing choice and opportunity throughout the city.

2. Public Health, Safety, Welfare, and Protection of the Environment.

Staff Analysis: The City of Spokane continues to see a housing affordability crisis. Expanding co-living development allowances has the potential to contribute positively to public welfare by increasing housing availability and affordability. The efficiency of this type of residential development, especially in infill scenarios, can also reduce impacts on utilities and pressures for greenfield development.

VI. CONCLUSION

The proposed co-living code amendments ensure compliance with state law and expand local housing choice. Based on the facts and findings presented herein, staff concludes that the text amendments to the Unified Development Code satisfy the applicable criteria for approval as set forth in SMC Section 17G.025.010.

VII. STAFF RECOMMENDATION

Following the close of public testimony and deliberation regarding conclusions with respect to the review criteria and decision criteria detailed in SMC 17G.025.010, Plan Commission will need to make a recommendation to City Council for approval or denial of the requested amendments to the Unified Development Code.

Staff finds the proposed co-living code amendments consistent with the Comprehensive Plan, recommends that the Plan Commission adopt the facts and findings of the staff report, and recommends the Plan Commission forward a recommendation to the City Council to adopt the proposed amendments to the Spokane Municipal code.

VIII. LIST OF EXHIBITS

- A. Draft Code Amendments
- B. SEPA Determination of Non-Significance and SEPA Checklist
- C. Comprehensive Plan Goals and Policies

EXHIBIT A

Section 17A.020.030 “C” Definitions

A. Candidate Species.

A species of fish or wildlife, which is being reviewed, for possible classification as threatened or endangered.

B. Carport.

A carport is a garage not entirely enclosed on all sides by sight-obscuring walls and/or doors.

C. Cellular Telecommunications Facility.

They consist of the equipment and structures involved in receiving telecommunication or radio signals from mobile radio communications sources and transmitting those signals to a central switching computer that connects the mobile unit with the land-based telephone lines.

D. Central Business District.

The general phrase “central business district” refers to the area designated on the comprehensive plan as the “downtown” and includes all of the area encompassed by all of the downtown zoning categories combined.

E. Certificate of Appropriateness.

Written authorization issued by the commission or its designee permitting an alteration or significant change to the controlled features of a landmark or landmark site after its nomination has been approved by the commission.

F. Certificate of Capacity.

A document issued by the planning and economic development services department indicating the quantity of capacity for each concurrency facility that has been reserved for a specific development project on a specific property. The document may have conditions and an expiration date associated with it.

G. Certified Erosion and Sediment Control Lead (CESCL).

An individual who is knowledgeable in the principles and practices of erosion and sediment control. The CESCL shall have the skills to assess the:

1. site conditions and construction activities that could impact the quality of stormwater, and
2. effectiveness of erosion and sediment control measures used to control the quality of stormwater discharges.

The CESCL shall have current certification through an approved erosion and sediment control training program that meets the minimum training standards established by the Washington State department of ecology.

H. Change of Use.

For purposes of modification of a preliminary plat, “change of use” shall mean a change in the proposed use of lots (e.g., residential to commercial).

I. Channel Migration Zone (CMZ).

A corridor of variable width that includes the current river plus adjacent area through which the channel has migrated or is likely to migrate within a given timeframe, usually one hundred years.

J. Channelization.

The straightening, relocation, deepening, or lining of stream channels, including construction of continuous revetments or levees for the purpose of preventing gradual, natural meander progression.

K. City.

The City of Spokane, Washington.

L. City Engineer.

The Director of the Engineering Services department, or their designee for approval authority.

M. Clear Street Width.

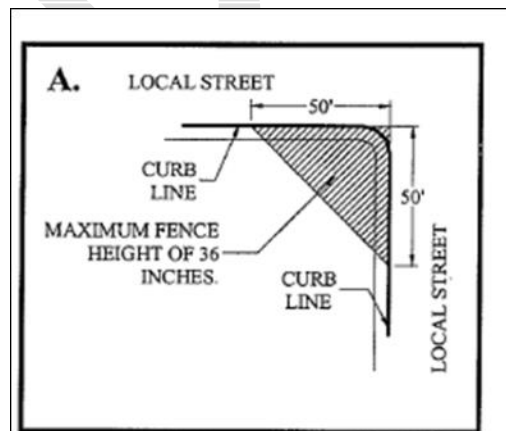
The width of a street from curb to curb minus the width of on-street parking lanes.

N. Clear Pedestrian Zone.

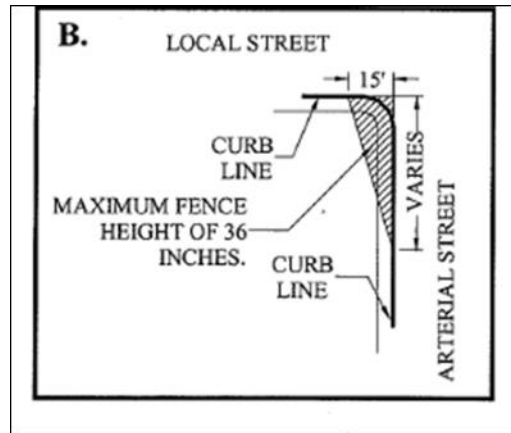
Area reserved for pedestrian traffic; typically included herein as a portion of overall sidewalk width to be kept clear of obstructions to foot traffic.

O. Clear View Triangle

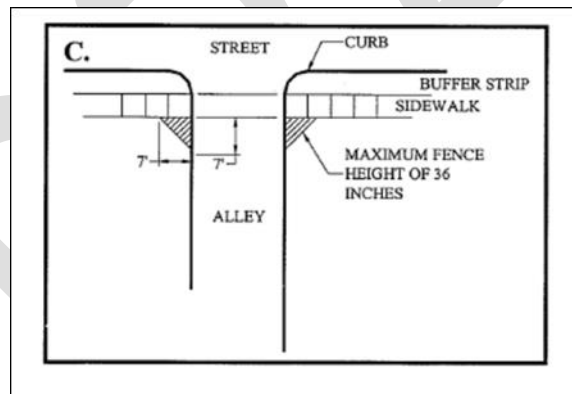
1. A clear view maintained within a triangular space at the corner of a lot so that it does not obstruct the view of travelers upon the streets.



2. Intersection of local and arterial: A right triangle having a fifteen-foot side measured along the curb line of the residential street and a seventy-five foot side along the curb line of the intersecting arterial street, except that when the arterial street has a speed limit of thirty-five miles per hour, the triangle has a side along such arterial of one hundred twenty-two feet, or when the arterial speed limit is 40 mph or greater the dimensions of the triangle shall be determined by Street Department staff using AASHTO's A Policy on Geometric Design as a reference.



3. Alleys: A right isosceles triangle having sides of seven feet measured along the right-of-way line of an alley and:
- the inside line of the sidewalk; or
 - if there is no sidewalk, a line seven feet inside the curb line.



P. Clear Zone.

The roadside area free of obstacles, starting at the edge of the traveled way.

Q. Clearing.

The removal of vegetation or plant cover by manual, chemical, or mechanical means. Clearing includes, but is not limited to, actions such as cutting, felling, thinning, flooding, killing, poisoning, girdling, uprooting, or burning.

R. Cliffs.

A type of habitat in the Washington department of fish and wildlife (WDFW) priority habitat and species system that is considered a priority due to its limited availability, unique species usage, and significance as breeding habitat. Cliffs are greater than twenty-five feet high and below five thousand feet elevation.

A “cliff” is a steep slope of earth materials, or near vertical rock exposure. Cliffs are categorized as erosion landforms due to the processes of erosion and weathering that produce them. Structural cliffs may form as the result of fault displacement or the resistance of a cap rock to uniform downcutting. Erosional cliffs form along shorelines or valley walls where the most extensive erosion takes place at the base of the slope.

S. Closed Record Appeal Hearing.

A hearing, conducted by a single hearing body or officer authorized to conduct such hearings, that relies on the existing record created during a quasi-judicial hearing on the application. No new testimony or submission of new evidence and information is allowed.

T. Collector Arterial.

Collector arterials (consisting of Major and Minor Collectors) collect and distribute traffic from local streets to principal and minor arterials. They serve both land access and traffic circulation.

U. Co-living.

A residential development with sleeping units that are independently rented and lockable and provide living and sleeping space with residents sharing kitchen facilities with other sleeping units in the building (RCW 36.70A.535).

~~((U))~~ V. Co-location.

Is the locating of wireless communications equipment from more than one provider on one structure at one site.

~~((W))~~ W. Colony.

A hive and its equipment and appurtenances, including one queen, bees, comb, honey, pollen, and brood.

~~((W))~~ X. Commercial Vehicle.

Any vehicle the principal use of which is the transportation of commodities, merchandise, produce, freight, animals, or passengers for hire.

~~((X))~~ Y. Commission – Historic Landmarks.

The City/County historic landmarks commission.

~~((X))~~ Z. Community Banner.

See SMC 17C.240.015.

~~((Z-))~~AA. Community Meeting.

An informal meeting, workshop, or other public meeting to obtain comments from the public or other agencies on a proposed project permit prior to the submission of an application.

A community meeting is between an applicant and owners, residents of property in the immediate vicinity of the site of a proposed project, the public, and any registered neighborhood organization or community council responsible for the geographic area containing the site of the proposal, conducted prior to the submission of an application to the City of Spokane.

A community meeting does not constitute an open record hearing.

The proceedings at a community meeting may be recorded and a report or recommendation shall be included in the permit application file.

~~((AA-))~~BB. Compensatory Mitigation.

Replacing project-induced wetland losses or impacts, and includes, but is not limited to, the following:

1. Restoration.

The manipulation of the physical, chemical, or biological characteristics of a site with the goal of returning natural or historic functions to a former or degraded wetland. For the purpose of tracking net gains in wetland acres, restoration is divided into re-establishment and rehabilitation.

2. Re-establishment.

The manipulation of the physical, chemical, or biological characteristics of a site with the goal of returning natural or historic functions to a former wetland. Re-establishment results in a gain in wetland acres (and functions). Activities could include removing fill material, plugging ditches, or breaking drain tiles.

3. Rehabilitation.

The manipulation of the physical, chemical, or biological characteristics of a site with the goal of repairing natural or historic functions of a degraded wetland. Rehabilitation results in a gain in wetland function but does not result in a gain in wetland acres. Activities could involve breaching a dike to reconnect wetlands to a floodplain or return tidal influence to a wetland.

4. Creation (Establishment).

The manipulations of the physical, chemical, or biological characteristics present to develop a wetland on an upland or deepwater site where a wetland did not previously exist. Establishment results in a gain in wetland acres. Activities typically involve excavation of upland soils to elevations that will produce a wetland

hydroperiod, create hydric soils, and support the growth of hydrophytic plant species.

5. Enhancement.

The manipulation of the physical, chemical, or biological characteristics of a wetland site to heighten, intensify, or improve specific function(s) or to change the growth stage or composition of the vegetation present. Enhancement is undertaken for specified purposes such as water quality improvement, flood water retention, or wildlife habitat. Enhancement results in a change in some wetland functions and can lead to a decline in other wetland functions, but does not result in a gain in wetland acres. Activities typically consist of planting vegetation, controlling non-native or invasive species, modifying site elevations or the proportion of open water to influence hydroperiods, or some combination of these activities.

6. Protection/Maintenance (Preservation).

Removing a threat to, or preventing the decline of, wetland conditions by an action in or near a wetland. This includes the purchase of land or easements, repairing water control structures or fences or structural protection such as repairing a barrier island. This term also includes activities commonly associated with the term preservation. Preservation does not result in a gain of wetland acres, may result in a gain in functions, and will be used only in exceptional circumstances.

~~((BB-))~~ **CC**. Counter Complete

A land use application is counter complete if the application contains the documents and information required by SMC 17G.061.110 and required fees have been paid. This is the first step in the Land Use Application Determination of Completeness as outlined in 17G.061.120 and the department may request additional information, documents, or studies before certifying the application as technically complete.

~~((CC-))~~ **DD**. Comprehensive Plan.

The City of Spokane comprehensive plan, a document adopted pursuant to chapter 36.70A RCW providing land use designations, goals and policies regarding land use, housing, capital facilities, housing, transportation, and utilities.

~~((DD-))~~ **EE**. Conceptual Landscape Plan.

A scale drawing showing the same information as a general site plan plus the location, type, size, and width of landscape areas as required by the provisions of chapter 17C.200 SMC.

The type of landscaping, L1, L2, or L3, is required to be labeled.

It is not a requirement to designate the scientific name of plant materials on the conceptual landscape plan.

~~((EE-))~~ **FF**. Concurrency Certificate.

A certificate or letter from a department or agency that is responsible for a determination of the adequacy of facilities to serve a proposed development, pursuant to chapter 17D.010 SMC, Concurrency Certification.

~~((FF:))~~GG.Concurrency Facilities.

Facilities for which concurrency is required in accordance with the provisions of this chapter. They are:

1. transportation,
2. public water,
3. fire protection,
4. police protection,
5. parks and recreation,
6. libraries,
7. solid waste disposal and recycling,
8. schools, and
9. public wastewater (sewer and stormwater).

~~((GG:))~~HH.Concurrency Test.

The comparison of an applicant's impact on concurrency facilities to the available capacity for public water, public wastewater (sewer and stormwater), solid waste disposal and recycling, and planned capacity for transportation, fire protection, police protection, schools, parks and recreation, and libraries as required in SMC 17D.010.020.

~~((HH:))~~II.Conditional Use Permit.

A "conditional use permit" and a "special permit" are the same type of permit application for purposes of administration of this title.

~~((II:))~~JJ.Condominium.

Real property, portions of which are designated for separate ownership and the remainder of which is designated for common ownership solely by the owners of those portions. Real property is not a condominium unless the undivided interests in the common elements are vested in unit owners, and unless a declaration and a survey map and plans have been recorded pursuant to chapter 64.34 RCW.

~~((JJ:))~~KK.Confidential Shelter.

Shelters for victims of domestic violence, as defined and regulated in chapter 70.123 RCW and WAC 248-554. Such facilities are characterized by a need for confidentiality.

~~((KK:))~~LL.Congregate Residence.

A dwelling unit in which rooms or lodging, with or without meals, are provided for nine or more non-transient persons not constituting a single household, excluding single-family residences for which special or reasonable accommodation has been granted.

~~((LL:))~~MM.Conservancy Environments.

Those areas designated as the most environmentally sensitive and requiring the most protection in the current shoreline master program or as hereafter amended.

~~((MM-))~~NN. Container.

Any vessel of sixty gallons or less in capacity used for transporting or storing critical materials.

~~((NN-))~~OO. Context Areas

Established by the Regulating Plan, Context Area designations describe and direct differing functions and features for areas within FBC limits, implementing community goals for the built environment.

~~((OO-))~~PP. Contributing Resource

Contributing resource is any building, object, structure, or site which adds to the historical integrity, architectural quality, or historical significance of the local or federal historic district within which the contributing resource is located.

~~((PP-))~~QQ. Conveyance.

In the context of chapter 17D.090 SMC or chapter 17D.060 SMC, this term means a mechanism for transporting water from one point to another, including pipes, ditches, and channels.

~~((QQ-))~~RR. Conveyance System.

In the context of chapter 17D.090 SMC or chapter 17D.060 SMC, this term means the drainage facilities and features, both natural and constructed, which collect, contain and provide for the flow of surface and stormwater from the highest points on the land down to receiving water. The natural elements of the conveyance system include swales and small drainage courses, streams, rivers, lakes, and wetlands. The constructed elements of the conveyance system include gutters, ditches, pipes, channels, and most flow control and water quality treatment facilities.

~~((RR-))~~SS. Copy.

See SMC 17C.240.015.

~~((SS-))~~TT. Cottage Housing.

A grouping of residential units with a common open space.

~~((TT-))~~UU. Council.

The city council of the City of Spokane.

~~((UU-))~~VV. County.

Usually capitalized, means the entity of local government or, usually not capitalized, means the geographic area of the county, not including the territory of incorporated cities and towns.

~~((VV-))~~ WW. Courtyard apartments.

Three or more attached dwelling units arranged on two or three sides of a yard or court.

~~((WW-))~~ XX. Covenants, Conditions, and Restrictions (CC&Rs).

A document setting forth the covenants, conditions, and restrictions applicable to a development, recorded with the Spokane County auditor and, typically, enforced by a property owner's association or other legal entity.

~~((XX-))~~ YY. Creep.

Slow, downslope movement of the layer of loose rock and soil resting on bedrock due to gravity.

~~((YY-))~~ ZZ. Critical Amount.

The quantity component of the definition of critical material.

~~((ZZ-))~~ AAA. Critical Aquifer Recharge Areas (CARA).

Critical aquifer recharge areas (CARA) include locally identified aquifer sensitive areas (ASA) and wellhead protection areas.

~~((AAA-))~~ BBB. Critical Areas.

Any areas of frequent flooding, geologic hazard, fish and wildlife habitat, aquifer sensitive areas, or wetlands as defined under chapter 17E.010 SMC, chapter 17E.020 SMC, chapter 17E.030 SMC, chapter 17E.040 SMC, and chapter 17E.070.SMC.

~~((BBB-))~~ CCC. Critical Facility.

A facility for which even a slight chance of flooding might be too great. Critical facilities include, but are not limited to:

1. schools;
2. nursing homes;
3. hospitals;
4. police;
5. fire;
6. emergency response installations; and
7. installations which produce, use, or store hazardous materials or hazardous waste.

~~((CCC-))~~ DDD. Critical Material.

8. A compound or substance, or class thereof, designated by the division director of public works and utilities which, by intentional or accidental release into the aquifer

or ASA, could result in the impairment of one or more of the beneficial uses of aquifer water and/or impair aquifer water quality indicator levels. Beneficial uses include, but are not limited to:

- a. domestic and industrial water supply,
- b. agricultural irrigation,
- c. stock water, and
- d. fish propagation.

Used herein, the designation is distinguished from state or other designation.

9. A list of critical materials is contained in the Critical Materials Handbook, including any City modifications thereto.

~~((DDD:))~~EEE.Critical Material Activity.

A land use or other activity designated by the manager of engineering services as involving or likely to involve critical materials. A list of critical materials activities is contained in the Critical Materials Handbook.

~~((EEE:))~~FFF.Critical Materials Handbook.

The latest edition of a publication as approved and amended by the division director of public works and utilities from time to time to accomplish the purposes of this chapter.

1. The handbook is based on the original prepared by the Spokane water quality management program ("208") coordination office, with the assistance of its technical advisory committee. It is on file with the director of engineering services and available for public inspection and purchase.
2. The handbook, as approved and modified by the division director of public works and utilities, contains:
 - a. a critical materials list,
 - b. a critical materials activities list, and
 - c. other technical specifications and information.
3. The handbook is incorporated herein by reference. Its provisions are deemed regulations authorized hereunder and a mandatory part of this chapter.

~~((FFF:))~~GGG.Critical Review.

The process of evaluating a land use permit request or other activity to determine whether critical materials or critical materials activities are involved and, if so, to determine what appropriate measures should be required for protection of the aquifer and/or implementation of the Spokane aquifer water quality management plan.

~~((GGG:))~~HHH.Critical Review Action.

1. An action by a municipal official or body upon an application as follows:
 - a. Application for a building permit where plans and specifications are required, except for Group R and M occupancies (SMC 17G.010.140 and SMC 17G.010.150).

- b. Application for a shoreline substantial development permit (SMC 17G.061.110(D)(1)).
 - c. Application for a certificate of occupancy (SMC 17G.010.170).
 - d. Application for a variance or a certificate of compliance SMC 17G.061.110.
 - e. Application for rezoning SMC 17G.061.110.
 - f. Application for conditional permit SMC 17G.061.110.
 - g. Application for a business license (SMC 8.01.120).
 - h. Application for a permit under the Fire Code (SMC 17F.080.060).
 - i. Application for a permit or approval requiring environmental review in an environmentally sensitive area (SMC 17E.050.260).
 - j. Application for connection to the City sewer or water system.
 - k. Application for construction or continuing use of an onsite sewage disposal system (SMC 13.03.0149 and SMC 13.03.0304).
 - l. Application for sewer service with non-conforming or non-standard sewage (SMC 13.03.0145, SMC 13.03.0314, and SMC 13.03.0324).
 - m. Application involving a project identified in SMC 17E.010.120.
 - n. Issuance or renewal of franchise; franchisee use of cathodic protection also requires approval or a franchise affecting the City water supply or water system.
 - o. Application for an underground storage tank permit (SMC 17E.010.210); and
 - p. Application for permit to install or retrofit aboveground storage tank(s) (SMC 17E.010.060(A) and SMC 17E.010.400(D)).
2. Where a particular municipal action is requested involving a land use installation or other activity, and where said action is not specified as a critical review action, the City official or body responsible for approval may, considering the objectives of this chapter, designate such as a critical review action and condition its approval upon compliance with the result thereof.

~~((H+H+))~~ III. Critical Review Applicant.

A person or entity seeking a critical review action.

~~((H+))~~ III. Critical Review Officer – Authority.

- 1. The building official or other official designated by the director of public works and utilities.
- 2. or matters relating to the fire code, the critical review officer is the fire official.
- 3. The critical review officer carries out and enforces the provisions of this chapter and may issue administrative and interpretive rulings.
- 4. The critical review officer imposes requirements based upon this chapter, regulations, and the critical materials handbook.
- 5. The officer may adopt or add to any requirement or grant specific exemptions, where deemed reasonably necessary, considering the purpose of this chapter.

~~((H+))~~ KKK. Critical Review Statement.

A checklist, disclosure form, or part of an application for a critical review action, disclosing the result of critical review. Where not otherwise provided as part of the application process, the critical review officer may provide forms and a time and place to file the statement.

~~((KKK-))~~ LLL. Cumulative Impacts.

The combined, incremental effects of human activity on ecological or critical area functions and values. Cumulative impacts result when the effects of an action are added to or interact with other effects in a particular place and within a particular time. It is the combination of these effects, and any resulting environmental degradation, that should be the focus of cumulative impact analysis and changes to policies and permitting decisions.

~~((LLL-))~~ MMM. Curb Ramp.

A ramp constructed in the sidewalk to provide an accessible route from the sidewalk to the street.

~~((MMM-))~~ NNN. Cutbank.

The concave bank of a moving body of water that is maintained as a steep or even overhanging cliff by the actions of water at its base.

Section 17A.020.190 “S” Definitions

A. Salmonid.

Belonging to the family of Salmonidae, including the salmons, trouts, chars, and whitefishes.

B. Sandwich Board Sign.

See SMC 17C.240.015.

C. Scrub-shrub Wetland.

An area of vegetated wetland with at least thirty percent of its surface area covered by woody vegetation less than twenty feet in height at the uppermost strata.

D. Secondary Building Walls.

Exterior building walls that are not classified as primary building walls.

E. Secondary Containment.

A means of spill or leak containment involving a second barrier or tank constructed outside the primary container and capable of holding the contents of the primary container.

F. Sediment.

Mineral or organic matter deposited as a result of erosion.

G. Sedimentation.

The settling and accumulation of particles such as soil, sand, and gravel, suspended in water or in the air.

H. SEPA Rules.

Chapter 197-11 WAC adopted by the department of ecology.

I. Service Area.

A geographic area defined by the City, which encompasses public facilities that are part of a plan.

J. Serviceable.

Means presently useable.

K. Setback.

The minimum distance required between a specified object, such as a building and another point. Setbacks are usually measured from lot lines to a specified object. In addition, the following setbacks indicate where each setback is measured from:

1. “Front setback” means a setback that is measured from a front lot line.

2. "Rear setback" means a setback that is measured from a rear lot line.
3. "Side setback" means a setback that is measured from a side lot line.
4. "Street setback" means a setback that is measured from a street lot line.

L. Sex Paraphernalia Store.

A commercial establishment that regularly features sexual devices and regularly advertises or holds itself out, in any medium, as an establishment that caters to adult sexual interests. This definition shall not be construed to include:

1. Any pharmacy, drug store, medical clinic, any establishment primarily dedicated to providing medical or healthcare products or services; or
2. Any establishment located within an enclosed regional shopping mall.

M. Sexual Device.

Any three dimensional object designed for stimulation of the male or female human genitals, anus, buttocks, female breast, or for sadomasochistic use or abuse of oneself or others and shall include devices commonly known as dildos, vibrators, penis pumps, cock rings, anal beads, butt plugs, nipple clamps, and physical representations of the human genital organs. Nothing in this definition shall be construed to include devices primarily intended for protection against sexually transmitted diseases or for preventing pregnancy.

N. Shall.

Unless the context indicates otherwise, the term "shall" means:

1. In reference to the obligations imposed by this title upon owners or occupants of premises or their agents, a mandatory obligation to act, or when used with a negative term to refrain from acting, in compliance with this code at the risk of denial of approval or civil or criminal liability upon failure so to act, the term being synonymous with "must";
2. With respect to the functions of officers and agents of the City, a direction and authorization to act in the exercise of sound discretion; or
3. The future tense of the verb "to be."

O. Shallow Groundwater.

Naturally occurring water within an unconfined (water table) aquifer, partially confined aquifer or perched groundwater aquifer, and which is present at depth of fifteen feet or less below the ground surface, at any time, under natural conditions.

P. Shared Use Pathway.

A non-motorized transportation pathway shared by pedestrians, scooters and bicyclists. May be located next to a street or in a separate right-of-way.

Q. Shorelands.

Or "shoreline areas" or "shoreline jurisdiction" means all "shorelines of the state" and "shorelands" as defined in RCW 90.58.030. Those lands extending landward for two hundred feet in all directions as measured on a horizontal plane from the ordinary high-

water mark; floodways and contiguous floodplain areas landward two hundred feet from such floodways; and all wetlands and river deltas associated with the streams, lakes, and tidal waters which are subject to the provisions of the entire shoreline master program; the same to be designated as to location by the department of ecology.

R. Shoreline and Ecosystems Enhancement Plan and Program.

See SMC 17E.020.090, Habitat Management Plans.

S. Shoreline Buffer.

1. A designated area adjacent to the ordinary high-water mark and running landward to a width as specified by this regulation intended for the protection or enhancement of the ecological function of the shoreline area.
2. The buffer will consist primarily of natural vegetation or planted vegetation which maintains or enhances the ecological functions of the shoreline area.
3. The term “buffer area” has the same meaning as “buffer.”

T. Shoreline Enhancement.

Any alteration of the shoreline that improves the ecological function of the shoreline area or any aesthetic improvement that does not degrade the shoreline ecological function of the shoreline.

U. Shoreline Environment Designations.

The categories of shorelines established by local shoreline master programs in order to provide a uniform basis for applying policies and use regulations within distinctively different shoreline areas. The basic recommended system classifies shorelines into four distinct environments (natural, conservancy, rural, and urban). See WAC 173-16-040(4).

V. Shoreline Habitat and Natural Systems Enhancement Projects.

1. Shoreline habitat and natural systems enhancement projects include those activities proposed and conducted specifically for the purpose of establishing, restoring, or enhancing habitat for propriety species in shorelines.
2. Provided that the primary purpose of such actions is clearly restoration of the natural character and ecological functions of the shoreline, projects may include shoreline modification actions such as:
3. Modification of vegetation,
4. Removal of nonnative or invasive plants,
5. Shoreline stabilization, dredging, and filling.

W. Shoreline Jurisdiction.

See “Shorelands.”

X. Shoreline Letter of Exemption.

Authorization from the City which establishes that an activity is exempt from shoreline substantial development permit requirements under SMC 17E.060.300 and WAC 173-14-040, but subject to regulations of the Act and the entire shoreline master program.

Y. Shoreline Master Program.

1. The comprehensive use plan for a described area, and the use regulations together with maps, diagrams, charts, or other descriptive material and text, a statement of desired goals, and standards developed in accordance with the policies enunciated in RCW 90.58.020.
2. For the City of Spokane, the shoreline master program includes the:
3. Shoreline Goals and Policies (Comprehensive Plan Chapter 14),
4. Shoreline Regulations (chapter 17E.060 SMC),
5. City of Spokane Shoreline Restoration Plan (stand-alone document), and
6. Shoreline Inventory and Analysis (Comprehensive Plan Volume III).

Z. Shoreline Mixed Use.

Combination of water-oriented and non-water oriented uses within the same structure or development area.

AA. Shoreline Modifications.

Those actions that modify the physical configuration or qualities of the shoreline area, usually through the construction of a physical element such as a dike, breakwater, pier, weir, dredged basin, fill, bulkhead, or other shoreline structure. They can include other actions, such as clearing, grading, or application of chemicals.

BB. Shoreline Protection.

1. Structural and nonstructural methods to control flooding or address erosion impacts to property and dwellings or other structures caused by natural processes, such as current, flood, wind, or wave action.
2. The terms "Shoreline protection measure" and this term have the same meaning.
3. Substantial enlargement of an existing shoreline protection improvement is regarded as new shoreline protection measure.

CC. Shoreline Recreational Development.

Recreational development includes commercial and public facilities designed and used to provide recreational opportunities to the public. Water-dependent, water-related and water-enjoyment recreational uses include river or stream swimming areas, boat launch ramps, fishing areas, boat or other watercraft rentals, and view platforms

DD. Shoreline Restoration.

1. The re-establishment or upgrading of impaired ecological shoreline processes or functions. This may be accomplished through measures including, but not limited to, re-vegetation, removal of intrusive shoreline structures and removal or treatment of toxic materials.
2. Restoration does not imply a requirement for returning the shoreline area to aboriginal or pre-European settlement conditions.

EE. Shoreline Stabilization.

Structural or non-structural modifications to the existing shoreline intended to reduce or prevent erosion of uplands or beaches. They are generally located parallel to the shoreline

at or near the ordinary high-water mark. Other construction classified as shore defense works include groins, jetties, and breakwaters, which are intended to influence wave action, currents, and/or the natural transport of sediments along the shoreline.

FF. Shoreline Structure.

A permanent or temporary edifice or building, or any piece of work artificially built or composed of parts joined together in some definite manner, whether installed on, above, or below the surface of the ground or water, except for vessels.

GG. Shorelines Hearings Board (SHB).

The shorelines hearings board is a quasi-judicial body with powers of de novo review authorized by chapter 90.58 RCW to adjudicate or determine the following matters:

1. Appeals from any person aggrieved by the granting, denying, or rescinding of a permit issued or penalties incurred pursuant to chapter 90.58 RCW.
2. Appeals of department rules, regulations, or guidelines; and
3. Appeals from department decisions to approve, reject, or modify a proposed master program or program amendment of local governments which are not planning under RCW 36.70A.040.

HH. Short Plat – Final.

The final drawing of the short subdivision and dedication, prepared for filing for record with the Spokane county auditor and containing all elements and requirements set forth in this chapter and chapter 58.17 RCW.

II. Short Plat – Preliminary.

1. A neat and approximate drawing of a proposed short subdivision showing the general layout of streets, alleys, lots, blocks, and other elements of a short subdivision required by this title and chapter 58.17 RCW.
2. The preliminary short plat shall be the basis for the approval or disapproval of the general layout of a short subdivision.

JJ. Short Subdivision.

A division or redivision of land into nine or fewer lots, tracts, parcels, or sites for the purpose of sale, lease, or transfer of ownership. (RCW 58.17.020(6)).

KK. Sign.

See SMC 17C.240.015.

LL. Sign – Animated Sign.

See SMC 17C.240.015.

MM. Sign – Electronic Message Center Sign.

See SMC 17C.240.015.

NN. Sign Face.

See SMC 17C.240.015.

OO. Sign – Flashing Sign.

See SMC 17C.240.015.

PP. Sign Maintenance.

See SMC 17C.240.015.

QQ. Sign – Off-premises.

See SMC 17C.240.015.

RR. Sign Repair.

See SMC 17C.240.015.

SS. Sign Structure.

See SMC 17C.240.015.

TT. Significant Vegetation Removal.

The removal or alteration of trees, shrubs, and/or ground cover by clearing, grading, cutting, burning, chemical means, or other activity that causes significant ecological impacts to functions provided by such vegetation.

1. The removal of invasive or noxious weeds does not constitute significant vegetation removal.
2. Tree pruning, not including tree topping, where it does not affect ecological functions, does not constitute significant vegetation removal.

UU. Single Unit Residential Building (or “Single-unit Residential”).

A dwelling containing only one dwelling unit.

~~((AV. Single-room Occupancy Housing (SRO):~~

~~A structure that provides living units that have separate sleeping areas and some combination of shared bath or toilet facilities:~~

- ~~1. The structure may or may not have separate or shared cooking facilities for the residents:~~
- ~~2. SRO includes structures commonly called residential hotels and rooming houses:))~~

~~((AW:))~~AV.Site.

Any parcel of land recognized by the Spokane County assessor’s office for taxing purposes.
A parcel may contain multiple lots.

~~((AX:))~~AW.Site – Archaeological.

1. A place where a significant event or pattern of events occurred. It may be the:
 - a. Location of prehistoric or historic occupation or activities that may be marked by physical remains; or
 - b. Symbolic focus of a significant event or pattern of events that may not have been actively occupied.
2. A site may be the location of a ruined or now non-extant building or structure if the location itself possesses historic, cultural, or archaeological significance.

~~((AY:))~~AX. Site, Parent.

The initial aggregated area containing a development, and from which individual lots may be divided.

~~((AZ:))~~AY. Sixplex.

A building that contains six dwelling units on the same lot that share a common wall or common floor/ceiling.

AZ. Sleeping Unit (Co-living).

A single unit that provides rooms or spaces for one or more persons, includes permanent provisions for sleeping and can include provisions for living, eating, and either sanitation or kitchen facilities, but not both. Such rooms and spaces that are also part of a dwelling unit are not sleeping units.

AAA. Slump.

The intermittent movement (slip) of a mass of earth or rock along a curved plane.

BBB. SMC.

The Spokane Municipal Code, as amended.

CCC. Soil.

The naturally occurring layers of mineral and organic matter deposits overlaying bedrock. It is the outer most layer of the Earth.

DDD. Sound Contours.

A geographic interpolation of aviation noise contours as established by the 2010 Fairchild AFB Joint Land Use Study and placed on the official zoning map. When a property falls within more than one noise zone, the more restrictive noise zone requirements shall apply for the entire property.

EEE. Sound Transmission Class (STC).

A single-number rating for describing sound transmission loss of a wall, partition, window or door.

FFF. Special Drainage District (SDD).

An area associated with shallow groundwater, intermittent standing water, or steep slopes where infiltration of water and dispersion of water into the soils may be difficult or delayed, creating drainage or potential drainage problems. SDDs are designated in SMC 17D.060.130.

GGG. Special Event Sign.

See SMC 17C.240.015.

HHH. Species of Concern.

Species native to Washington State listed as state endangered, state threatened, state sensitive, or state candidate, as well as species listed or proposed for listing by the U.S. Fish and Wildlife Service or the National Marine Fisheries Service.

III. Specified Anatomical Areas.

They are human:

1. Genitals, pubic region, buttock, and female breast below a point immediately above the top of the areola, when such areas are less than completely and opaquely covered;
2. Male genitals in a discernibly turgid state, even if completely and opaquely covered.

JJJ. Specified Sexual Activities.

Any of the following:

1. Human genitals in a state of sexual stimulation or arousal;
2. Acts of human masturbation, sexual intercourse, or sodomy; and
3. Fondling or other erotic touching of human genitals, pubic region, buttock, or female breast.

KKK. Spokane Regional Stormwater Manual (SRSM).

A technical document establishing standards for stormwater design and management to protect water quality, natural drainage systems, and down-gradient properties as urban development occurs.

LLL. Spokane Register of Historic Places.

The register maintained by the historic preservation office, which includes historic landmarks and districts in the City and County.

MMM. Sports Field.

An open area or stadium in which scheduled sports events occur on a regular basis. Sports events include both competitive and noncompetitive events such as track and field activities, soccer, baseball, or football games.

NNN. Stabilization.

The process of establishing an enduring soil cover of vegetation or mulch or other ground cover and may be in combination with installation of temporary or permanent structures.

OOO. Stacked flat.

Dwelling units in a residential building of no more than three stories in which each floor may be separately rented or owned.

- PPP. Standard Plans.
Refers to the City of Spokane's standard plans.
- QQQ. Standard References
Standard engineering and design references identified in SMC 17D.060.030.
- RRR. Start of Construction
Includes substantial improvement and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days from the date of the permit. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.
- SSS. State Candidate Species.
Fish and wildlife species that WDFW will review for possible listing as state endangered, threatened, or sensitive.
- TTT. State Endangered Species.
Any wildlife species native to the State of Washington that is seriously threatened with extinction throughout all or a significant portion of its range within the state.
- UUU. State Register.
The register maintained pursuant to chapter 195, Laws of 1977, 1st ex. sess., section 6 (chapter 27.34 RCW).
- VVV. State Sensitive Species.
Any wildlife species native to the State of Washington that is vulnerable or declining and is likely to become endangered or threatened throughout a significant portion of its range within the state without cooperative management or removal of threats.
- WWW. State Threatened Species.
Any wildlife species native to the State of Washington that is likely to become an endangered species within the foreseeable future throughout a significant portion of its range within the state without cooperative management or removal of threats.
- XXX. Stealth Facilities.
Any cellular telecommunications facility that is designed to blend into the surrounding environment. Examples of stealth facilities include:
1. Architecturally screened roof-mounted antennas;
 2. Building-mounted antennas painted to match the existing structure;
 3. Antennas integrated into architectural elements; and
 4. Antenna structures designed to look like light poles, trees, clock towers, bell steeples, or flag poles.

YYY. Stewardship.

Acting as supervisor or manager of the City and County's historic properties.

ZZZ. Stormwater.

1. Any runoff flow occurring during or following any form of natural precipitation, and resulting from such precipitation, including snowmelt.
2. "Stormwater" further includes any locally accumulating ground or surface waters, even if not directly associated with natural precipitation events, where such waters contribute or have a potential to contribute to runoff onto the public right-of-way, public storm or sanitary sewers, or flooding or erosion on public or private property.

AAAA. Stormwater Management Program (SWMP).

A set of actions and activities designed to reduce the discharge of pollutants from the regulated MS4 to the maximum extent practicable and to protect water quality, and comprising the components listed in S5 or S6 of the Eastern Washington Phase II Municipal Permit (WAR04-6505) and any additional actions necessary to meet the requirements of applicable TMDLs.

BBBB. Story.

That portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except:

1. The topmost story is that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above;
2. That portion of a building between the eaves and the ridge, when over twenty feet in height, is considered a story;
3. That portion of a building below the eaves which exceeds fourteen feet in height is considered a story, each fourteen feet of height (or major part of fourteen feet) being an additional story; and
4. A basement or unused under-floor space is a story if the finished floor level directly above is either more than:
 - a. Six feet above grade for more than half of the total perimeter, or
 - b. Twelve feet above grade at any point.

CCCC. Stream.

A naturally occurring body of periodic or continuously flowing water where the:

1. Mean annual flow is greater than twenty cubic feet per second; and
2. Water is contained with a channel (WAC 173-22-030(8)).

DDDD. Street.

See "Public Way" (SMC 17A.020.160).

EEEE. Street Classifications.

1. Arterial and local access streets are classified in section 4.5 of the comprehensive plan as follows:
 - a. Principal arterial.
 - b. Minor arterial.
 - c. Collector arterial.
 - d. Local access street.
 - e. Parkway.

2. Definitions of all of the above classifications are included herein. Private streets are not classified but are defined under SMC 17A.020.160, "P" Definitions.
- FFFF. Street Frontage.
The lot line abutting a street.
- GGGG. Strobe Light.
A lamp capable of producing an extremely short, brilliant burst of light.
- HHHH. Structural Alteration.
See SMC 17C.240.015.
- IIII. Structure.
Any object constructed in or on the ground, including a gas or liquid storage tank that is principally above ground.
1. Structure includes:
 - a. Buildings,
 - b. Decks,
 - c. Fences,
 - d. Towers,
 - e. Flag poles,
 - f. Signs, and
 - g. Other similar objects.
 2. Structure does not include paved areas or vegetative landscaping materials.
 3. For floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home.
- JJJJ. Structure – Historic.
A work made up of interdependent and interrelated parts in a definite pattern of organization. Generally constructed by man, it is often an engineering project.
- KKKK. Subdivision.
A division or redivision of land into ten or more lots, tracts, or parcels for the purpose of sale, lease, or transfer of ownership (RCW 58.17.020).
- LLLL. Subject Property.
The site where an activity requiring a permit or approval under this code will occur.
- MMMM. Sublevel Construction Controls.
Design and construction requirements provided in SMC 17F.100.090.
- NNNN. Submerged Aquatic Beds.
Wildlife habitat area made up of those areas permanently under water, including the submerged beds of rivers and lakes and their aquatic plant life.
- OOOO. Substantial Damage – Floodplain.
Damage of any origin sustained by a structure whereby the cost of restoring the structure to its pre-existing condition would equal or exceed fifty percent of the market value of the structure before the damage occurred.
- PPPP. Substantial Development.
For the shoreline master program, shall mean any development of which the total cost or fair market value exceeds the dollar amount set forth in RCW 90.58 and WAC 173-26 for any improvement of property in the shorelines of the state.

QQQQ. Substantial Improvement – Floodplain.

1. This definition includes structures that have incurred “substantial damage,” regardless of the actual work performed.
2. Any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds fifty percent of the assessed value of the structure either:
 - a. Before the improvement or repair is started, or
 - b. If the structure has been damaged and is being restored, before the damage occurred.
3. For the purposes of this definition, “substantial improvement” is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure.
4. The term does not, however, include either any:
 - a. Project for improvement of a structure to correct previously identified existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions; or
 - b. Alteration of a “historic structure” provided the alteration will not preclude the structure’s continued designation as a “historic structure.”

RRRR. Suffix.

Describes the roadway type and is located after the root roadway name (i.e., street, avenue, court, lane, way, etc.). The appropriate suffix shall be used in accordance with SMC 17D.050A.040(U).

Section 17C.111.115 Housing Types Allowed

A. Purpose.

Housing types allowed in each zone are consistent with the intended intensity and scale of the zone, as described in section 17C.111.030. The standards allow options to increase housing variety and opportunities, and to promote affordable and energy-efficient housing. Other housing types, including large multifamily buildings, are allowed in the higher intensity zones under the RMF and RHD categories.

B. The kinds of housing types allowed in the residential zones are stated in Table 17C.111.115-1.

TABLE 17C.111.115-1 RESIDENTIAL ZONE HOUSING TYPES ALLOWED (Click here to view PDF)					
P – Permitted N – Not Permitted CU – Conditional Use review required	RA	R1	R2	RMF	RHD
Single-Unit Residential Building	P	P	P	P	P
Middle housing [1]	N	P	P	P	P
Accessory Dwelling Unit (ADU) [2]	P	P	P	P	P
Manufactured Home [3]	P	P	P	P	P
Mobile Home Parks [3]	CU	CU	P	P	P
((Single Room Occupancy (SRO))) Co-living	N	((N)) P	((N)) P	P	P
Group Living	See SMC 17C.330.100				
Multi-Unit Residential Building [1]	N	P	P	P	P
Short Term Rentals [4]	P/CU	P/CU	P/CU	P/CU	P/CU
Notes: [1] See SMC 17A.020.130 for definitions of middle housing and multi-unit residential building. [2] See chapter 17C.300 SMC, Accessory Dwelling Units. [3] See chapter 17C.345 SMC, Manufactured Homes and Mobile Home Parks. [4] See chapter 17C.316 SMC, Short Term Rentals.					

Note: On September 22, 2025, City Council adopted Ordinance C36750, resolving a clerical error in Table 17C.111.205-2. The version of SMC 17C.111.205 reflected below, and amended through this proposal, represent the version of these tables adopted in C36750, which will be in effect before City Council takes action on this item in December 2025.

Section 17C.111.205 Development Standards Tables

Development standards that apply within the residential zones are provided in Tables 17C.111.205-1 through 17C.111.205-3.

TABLE 17C.111.205-1 LOT DEVELOPMENT STANDARDS [1]					
	RA	R1	R2	RMF	RHD
DENSITY STANDARDS					
Maximum density on sites 2 acres or less [2][3]	No maximum	No maximum	No maximum	No maximum	No maximum
Maximum density on sites larger than 2 acres [2]	10 units/acre	10 units/acre	20 units/acre	No maximum	No maximum
Minimum density [2]	4 units/acre	4 units/acre	10 units/acre	15 units/acre	15 units/acre
LOT DIMENSIONS FOR SUBDIVISIONS AND SHORT SUBDIVISIONS					
Minimum lot area	7,200 sq. ft.	1,200 sq. ft.	1,200 sq. ft.	1,200 sq. ft.	1,200 sq. ft.
Minimum lot width [4]	40 ft.	15 ft.	15 ft.	15 ft.	15 ft.
Minimum lot width within Airfield Overlay Zone	40 ft.	40 ft.	36 ft.	25 ft.	25 ft.
Minimum lot depth	80 ft.	80 ft.	40 ft.	N/A	N/A
Minimum lot frontage	40 ft.	Same as minimum lot width	Same as minimum lot width	Same as minimum lot width	Same as minimum lot width
MINIMUM LOT DIMENSIONS FOR UNIT LOT SUBDIVISIONS					
Minimum parent lot area	No minimum	No minimum	No minimum	No minimum	No minimum
Maximum parent lot area	2 acres	2 acres	2 acres	2 acres	2 acres
Minimum child lot area	No minimum	No minimum	No minimum	No minimum	No minimum
Minimum child lot depth	No minimum	No minimum	No minimum	No minimum	No minimum
LOT COVERAGE					
Maximum total building coverage [5][6][7]	50%	65%	80%	100%	100%

Maximum lot impervious coverage without engineer's stormwater drainage plan - not in ADC [5][8][9]	50%	60%	60%	N/A	N/A
Maximum lot impervious coverage without engineer's stormwater drainage plan - inside ADC [5][8][9]	40%	40%	40%	N/A	N/A

Notes:

[1] Plan district, overlay zone, or other development standards contained in [Title 17C SMC](#) may supersede these standards.

[2] See [SMC 17C.111.210](#) for applicability of minimum and maximum density standards in the residential zones.

[3] Development within Airfield Overlay Zones is further regulated as described in [SMC 17C.180.090](#), Limited Use Standards.

[4] Requirements associated with driveways such as minimum approach separation and driveway coverage maximums may limit driveways on narrow lots.

[5] Lot and building coverage calculation includes all primary and accessory structures.

[6] Building coverage for attached housing is calculated based on the overall development site, rather than individual lots.

[7] Developments meeting certain criteria relating to transit, Centers & Corridors, or housing affordability are given a bonus for building coverage. See [SMC 17C.111.225](#) for detailed eligibility criteria.

[8] Projects may exceed impervious coverage requirements by including an engineer's drainage plan in submittals, subject to review by the City Engineer as described in [SMC 17D.060.135](#). "ADC" means Area of Drainage Concern.

[9] Projects in the RMF and RHD zones that are exempted from review under the Spokane Regional Stormwater Manual shall follow the impervious coverage requirements of the R1 zone.

TABLE 17C.111.205-2 BUILDING AND SITING STANDARDS [1]					
	RA	R1	R2	RMF	RHD
PRIMARY BUILDINGS					
Floor area ratio	N/A	N/A	N/A	N/A	N/A
Maximum building footprint per primary building - lot area 7,000 sq. ft. or less	N/A	2,450 sq. ft.	2,450 sq. ft.	N/A	N/A
Maximum building footprint per primary building - lot area more than 7,000 sq. ft.	N/A	35%	35%	N/A	N/A
Maximum building height [2]	35 ft.	40 ft.	40 ft.	55 ft.	75 ft.

Minimum Setbacks					
Front [3]	15 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Interior side lot line - lot width 40 ft or less [4] [5]	3 ft.	3 ft.	3 ft.	3 ft.	3 ft.
Interior side lot line - lot width more than 40 ft [4] [5]	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.
Street side lot line – all lot widths	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.
Attached garage or carport entrance from street	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
Rear	25 ft.	15 ft.	15 ft.	10 ft.	10 ft.
ACCESSORY DWELLING UNITS					
Maximum building footprint for accessory dwelling unit	1,200 sq. ft.	1,200 sq. ft.	1,200 sq. ft.	1,200 sq. ft.	1,200 sq. ft.
Maximum building height	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.
Minimum side lot line setbacks [4] [5] [6]	Same as Primary Structure				
Minimum rear setback with alley [4] [5] [6]	0 ft.	0 ft.	0 ft.	0 ft.	0 ft.
Minimum rear setback no alley	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.
OTHER ACCESSORY STRUCTURES					
Maximum lot coverage for accessory structures – lots 5,500 sq. ft. or less	20%	20%	20%	See Primary Structure	See Primary Structure
Maximum lot coverage for accessory structures – lots larger than 5,500 sq. ft.	20%	15%	15%	See Primary Structure	See Primary Structure
Maximum building height	30 ft.	20 ft.	20 ft.	35 ft.	35 ft.
Minimum side lot line setbacks [4] [5] [6]	Same as Primary Structure				
Minimum rear setback with alley	0 ft.	0 ft.	0 ft.	0 ft.	0 ft.
Minimum rear setback no alley [5]	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.
OPEN SPACE [7][8]					
Minimum outdoor area per unit [(8)9]	250 sq. ft.	250 sq. ft.	250 sq. ft.	Studio: 48 sq. ft. per unit 1-bedroom:	Studio: 48 sq. ft. per unit 1-bedroom:

				75 sq. ft. per unit	75 sq. ft. per unit
				2+ bedrooms: 150 sq. ft. per unit	2+ bedrooms: 100 sq. ft. per unit
					Sites 20,000 sq ft. or less: 36 sq. ft. per unit
Minimum common outdoor area per unit as a substitute for private area - first six units	200 sq. ft.	200 sq. ft.	200 sq. ft.	Studio: 48 sq. ft. per unit	Studio: 48 sq. ft. per unit
				1- bedroom: 75 sq. ft. per unit	1- bedroom: 75 sq. ft. per unit
				2+ bedrooms: 150 sq. ft. per unit	2+ bedrooms: 100 sq. ft. per unit
					Sites 20,000 sq ft. or less: 36 sq. ft. per unit
Minimum common outdoor area per unit as a substitute for private area - all units after six	150 sq. ft.	150 sq. ft.	150 sq. ft.	Studio: 36 sq. ft. per unit	Studio: 36 sq. ft. per unit
				1- bedroom: 48 sq. ft. per unit	1- bedroom: 48 sq. ft. per unit
				2+ bedrooms:	2+ bedrooms:

				48 sq. ft. per unit	48 sq. ft. per unit Sites 20,000 sq ft. or less: 25 sq. ft. per unit
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Notes:

[1] Plan district, overlay zone, or other development standards contained in [Title 17C SMC](#) may supersede these standards.

[2] Base zone height may be modified according to [SMC 17C.111.230](#), Height.

[3] Certain elements such as covered porches may extend into the front setback. See [SMC 17C.111.235](#), Setbacks.

[4] There is an additional angled setback from the interior side lot line. Refer to [SMC 17C.111.230\(C\)](#) and [17C.111.235\(E\)](#) for more detail.

[5] Setbacks for a detached accessory structure and a covered accessory structure may be reduced to zero feet with a signed waiver from the neighboring property owner as specified in [SMC 17C.111.240\(C\)](#).

[6] Accessory structures may be subject to an additional side setback adjacent to streets as specified in [17C.111.240\(C\)\(5\)](#).

[7] Residential units with a continuous pedestrian route as defined in SMC Section 17C.111.420(B) from the property boundary to a public park within 800 feet shall have a minimum of not more than 36 square feet of open space per unit.

[\[8\] Sleeping units in a co-living development do not require open space.](#)

[\[\(\(8\)\)9\]](#) Common outdoor area may be substituted for private outdoor area according to [SMC 17C.111.310](#).

TABLE 17C.111.205-3 DEVELOPMENT STANDARDS FOR PROPERTIES QUALIFYING FOR DEVELOPMENT BONUS [1] [2]					
	RA	R1	R2	RMF	RHD
LOT COVERAGE					
Maximum total building coverage	N/A	80%	90%	100%	100%
PRIMARY BUILDINGS					
Floor area ratio	N/A	N/A	N/A	N/A	N/A
Maximum building footprint per primary building - lot area 7,000 sq. ft. or less	N/A	2,450 sq. ft.	2,450 sq. ft.	N/A	N/A
Maximum building footprint per primary building - lot area more than 7,000 sq. ft.	N/A	35%	35%	N/A	N/A

Notes:

[1] Standards not addressed in this table are consistent with the general standards in Tables 17C.111.205-1 and 17C.111.205-2.

[2] Criteria to qualify for Development Bonuses is outlined in [SMC 17C.111.225](#).

DRAFT

Section 17C.111.210 Density

A. Purpose.

The number of dwellings per unit of land, the density, is controlled so that housing can match the availability of public services. The use of density minimums ensures that in areas with the highest level of public services, the service capacity is not wasted and that the City's housing goals are met.

B. Unless specifically exempted, all residential development shall meet the minimum and maximum densities provided in Table 17C.111.205-1.

C. Gross Density Used.

The calculation of density for a subdivision or residential development is based on the total (gross) area of the subject property.

D. Critical Areas May Be Subtracted.

Land within a critical area (see definitions under chapter 17A.020 SMC) may be, but is not required to be, subtracted from the calculation of density.

E. Right-of-Way May Be Subtracted.

Land dedicated as Right-of-Way may be, but is not required to be, subtracted from a calculation of density.

F. Sleeping Units in Co-Living Development.

When calculating allowed density for co-living housing, sleeping units are treated as one-quarter of a dwelling unit. For example, when a calculation results in a density of four dwelling units allowed on a site, a density of 16 sleeping units is allowed on the site.

~~((F.))~~ G. Numbers Rounded Up.

When the calculation of density results in a fraction, the density allowed or required is rounded up to the next whole number. For example, when a calculation results in 4.35 units, the number is rounded up to five units.

~~((G.))~~ H. Formula.

The following formula is used to determine the maximum number of units allowed or the minimum number of units required on the site:

Square footage of site, less any land within a critical area or dedicated to right-of-way, divided by the square footage of one acre (43,560 square feet), multiplied by the density number from Table 17C.111.205-1 equals maximum number of units allowed or minimum number of units required.

Example of determining the minimum number of units with a minimum density of 4 units/acre on a 135,036 square foot (3.1 acre) site:

$(135,036 \text{ square ft} / 43,560 \text{ square ft/acre}) * 4 \text{ units/acre} = 12.4 \text{ units (rounded up to 13 units)}$

Example of determining the maximum number of units with a maximum density of 20 units/acre on a 112,400 square foot (2.58 acre) site encumbered by 21,780 square feet (0.5 acre) of Critical Areas (see Title 17E):

$[(112,400 \text{ square feet} - 21,780 \text{ square feet}) / 43,560 \text{ square ft/acre}] * 20 \text{ units/acre} = 41.6 \text{ units (rounded up to 42 units)}$

If calculating allowed density for co-living development, multiply the result of the density maximum calculation by four.

If this formula results in a decimal fraction, the resulting number of units allowed is rounded up to the next whole number.

((H))L Land Division in R1 or R2 Zones.

If a land division is proposed in an R1 or R2 zone, the calculation of density shall count one lot as one dwelling unit.

((H))L Exceptions to Maximum Density Limits.

1. Development Less Than Two (2) Acres.
If the development site excluding any land within a critical area is two (2) acres or less in area, the maximum density standards shall not apply. Proposed new Right-of-Way may also be subtracted from the development site.
2. Middle Housing Allowance.
Notwithstanding any density maximum resulting from a density calculation, any combination of Middle Housing types identified under SMC 17A.020.130(J) shall be allowed on a lot up to six total units, including Accessory Dwelling Units. Such development shall still be subject to other site development standards which may limit the total amount of achievable development on the site.

((H))K Exceptions to Minimum Density Requirements.

3. Construction on Existing Legal Lots.
Except as provided in subsection (K), when renovation or new construction is proposed on an existing legal lot in the RA, R1, or R2 zones, minimum density shall not apply.
4. Land Divisions with Existing Structures.
When a land division is proposed on a lot below the minimum density and with an existing dwelling unit, any new lots created shall meet these density requirements. A lot which retains an existing primary structure may continue its nonconforming density.

((K))L Nonconforming Situations.

A site with pre-existing development may not move out of conformance or further out of conformance with the density standards, including sites in the RA, R1, and R2 zones (regardless of whether a land division is proposed).

~~((L-))~~M. Transfer of Density.

Density may be transferred from one site to another subject to the provisions of chapter 17G.070 SMC, Planned Unit Developments.

~~((M-))~~N. Other Standards Apply.

The number of units allowed or required on a site is based on the presumption that all site development standards will be met. A calculation of maximum allowable density does not ensure the maximum number is achievable under other standards and regulations that govern site development.

Section 17C.111.300 Single-Unit Residential and Middle Housing Design Standards

Except as specified in this section, all new development of single-unit residential and middle housing must address the following design standards, administered pursuant to SMC 17C.111.015, Design Standards Administration. When existing single-unit residential or middle housing development is expanded or additional dwelling units are added, only those portions of the development that are new or renovated must meet the standards in this section. Co-living development in the R1 and R2 zones is subject to these standards. Manufactured Home Parks are not subject to these standards.

Section 17C.111.400 Multi-Unit Design Standards

A. Purpose.

Multi-unit housing at intensities above Middle Housing types is often more intensive than single-unit or Middle Housing development and can have different design considerations. These standards are intended to address the specific needs of multi-unit housing; mitigate impacts to light, air, visual intrusions, and noise; and assist these buildings in complementing surrounding development. These standards may also be used to make higher density housing more livable communities.

B. Applicability.

These standards apply to multi-unit development, including co-living, in the RMF and RHD zones where permitted unless otherwise noted.

Section 17C.190.100 Group Living

A. Characteristics.

Group Living is characterized by the residential occupancy of a structure by a group of people who do not meet the definition of Residential Household Living. ~~((The size of the group will be larger than the average size of a household.))~~ Tenancy is primarily arranged on a month-to-month basis, or for a longer period. ~~((Uses where tenancy may be arranged for a shorter period are not considered residential. They are considered to be a form of transient lodging (see the Retail Sales and Service and Community Service categories).))~~ Generally, Group Living structures have a common eating area for residents. The residents may or may not receive any combination of care, training or treatment, as long as they also reside at the site.

B. Accessory Uses.

Accessory uses commonly found are recreational facilities, parking of autos for the occupants and staff, and parking of vehicles for the facility.

C. Examples.

Examples include ~~((dormitories, communes, fraternities and sororities, monasteries and convents.))~~ nursing and convalescent homes, assisted living facilities, confidential shelters, ~~((congregate residences.))~~ residential care facility for adults or youth, and alternative or post incarceration facilities. Group Living may include dormitories, communes, fraternities and sororities, monasteries and convents, and congregate residences that do not meet the definition of co-living.

D. Exceptions.

1. Residential structures occupied by persons with disabilities requiring reasonable accommodations pursuant to the federal or state law are included in the Residential Household Living category.
2. Lodging ~~((where tenancy may be arranged for periods less than one month))~~ where the proportion of units rented on a short-term basis exceeds the limits in SMC 17C.316.040 and SMC 17C.316.050 for the underlying zone is considered a hotel or motel use and is classified in the Retail Sales and Service category. However, in certain situations, lodging where tenancy may be arranged for periods less than one month may be classified as a Community Service use such as short-term housing or mass shelters.
~~((3. — Lodging where the residents meet the definition of “household,” and where tenancy is arranged on a month-to-month basis, or for a longer period is classified as Residential Household Living.))~~
- ~~((4.))~~ 3. Facilities for people who are under judicial detainment and are under the supervision of detention/incarceration officers are included in the Detention Facilities category.

Section 17C.190.110 Residential Household Living

A. Characteristics.

Residential Household Living is characterized by the residential occupancy of a dwelling or sleeping unit by a household. Tenancy is primarily arranged on a month-to-month basis, or for a longer period. ~~((Uses where tenancy may be arranged for a shorter period are not considered residential. They are considered to be a form of transient lodging (see the Retail Sales and Service and Community Service categories.))~~ Apartment or co-living complexes that have accessory services such as food service, dining rooms, and housekeeping are included as Residential Household Living. ~~((Single room occupancy housing (SROs) that does not have totally self-contained dwelling units is also included if at least two-thirds of the units are rented on a monthly basis. SROs may have a common food preparation area, but meals are prepared individually by the residents.))~~ Residential structures occupied by persons with disabilities requiring reasonable accommodations pursuant to the federal or state law are included in the Residential Household Living category.

B. Accessory Uses.

Accessory uses commonly found are recreational activities, raising of pets, hobbies, and parking of the occupants' vehicles. Home occupations, accessory dwelling units, short-term rentals, and bed and breakfast facilities are accessory uses that are subject to additional development standards of the zoning code.

C. Examples.

Uses include single-family residences, duplexes, middle housing, apartments, condominiums, retirement center apartments, manufactured housing, co-living, and other structures with self-contained dwelling or sleeping units. ~~((Examples also include living in SROs if the provisions are met regarding length of stay and separate meal preparation.))~~

D. Exceptions.

1. Lodging ~~((in a dwelling unit or SRO where less than two-thirds of the))~~ where the proportion of units ~~((are))~~ rented on a ~~((monthly))~~ short-term basis exceeds the limits in SMC 17C.316.040 and SMC 17C.316.050 for the underlying zone is considered a hotel or motel use and is classified in the Retail Sales and Service category.
- ~~((2. — SROs that contain programs that include common dining are classified as Group Living.))~~
- ~~((3.))~~ 2. Guest houses that contain kitchen facilities are prohibited as accessory to Residential Household Living uses.
- ~~((4.))~~ 3. In certain situations, lodging where tenancy may be arranged for periods less than one month may be classified as a Community Service use, such as short-term housing or mass shelter.
4. Lodging providing any combination of care, training, or treatment is considered Group Living.

EXHIBIT B



NONPROJECT DETERMINATION OF NONSIGNIFICANCE

FILE NO(s): Co-living Housing Code Update

PROPONENT: City of Spokane

DESCRIPTION OF PROPOSAL: This proposal amends sections throughout the SMC to address the requirements codified in RCW 36.70A.535, adopted by the legislature through ESHB 1998 in 2024. Proposed updates include:

- Updating definitions to be in conformance with RCW 36.70A.535 (SMC 17C.020);
- Allowing co-living in all zones except Residential Agriculture and portions of the industrial zones (SMC 17C.111.115);
- No minimum open space requirements for co-living (SMC 17C.111.205);
- Sleeping units counted as 0.25 dwelling units for calculating density (SMC 17C.111.210);
- Clarifying applicability of design standards for co-living (SMC 17C.111.300 and SMC 17C.111.400);
- Removing conflicting language from the Group Living use description (SMC 17C.190.100); and
- Expanding the Residential Household Living use to be inclusive of co-living (SMC 17C.190.110).

Topics also under consideration include limiting or prohibiting short-term rentals in co-living developments and adopting additional standards for sleeping units, kitchens, and bathrooms.

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: Citywide

LEAD AGENCY: City of Spokane

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW [43.21C.030\(2\)\(c\)](#). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

- [] There is no comment period for this DNS.
- [] This DNS is issued after using the optional DNS process in section 197-11-355 WAC. There is no further comment period on the DNS.
- [X] This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for at least 14 days from the date of issuance (below). **Comments regarding this DNS must be submitted no later than 5:00 p.m. on October 21, 2025 if they are intended to alter the DNS.**

Responsible Official: Spencer Gardner

Position/Title: Director, Planning Services

Address: 808 W. Spokane Falls Blvd., Spokane, WA 99201

Phone: 509-625-6097

Date Issued: 10/2/2025

Signature:

APPEAL OF THIS DETERMINATION

After a determination has become final, appeal may be made to:



Responsible Official: City of Spokane Hearing Examiner

Address: 808 W. Spokane Falls Blvd., Spokane, WA 99201

Email: hearingexaminer@spokanecity.org

Phone: 509-625-6010

Deadline: 21 days from the date of the signed DNS

12:00 p.m. on October 23, 2025

The appeal must be on forms provided by the Responsible Official, and make specific factual objections. Appeals must be accompanied by the appeal fee. Contact the Responsible Official for assistance with the specifics of a SEPA appeal.

**State Environmental Policy Act (SEPA)
ENVIRONMENTAL CHECKLIST**

File No. Co-living Code Updates

PLEASE READ CAREFULLY BEFORE COMPLETING THE CHECKLIST

Purpose of checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

For nonproject proposals complete this checklist and the supplemental sheet for nonproject actions (Part D). The lead agency may exclude any question for the environmental elements (Part B) which they determine do not contribute meaningfully to the analysis of the proposal.

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable		
Co-living Housing Code Update		
2. Name of applicant		
City of Spokane		
3. Address (Street City, State, Zip)	Phone	Email
808 W Spokane Falls Blvd	(509) 625 - 6500	planning@spokanecity.org
4. Contact Person		
Brandon Whitmarsh		
Address (Street City, State, Zip)	Phone	Email
808 W Spokane Falls Blvd	(509) 625 - 6846	bwhitmarsh@spokanecity.org
5. Project Location		
Address (Street City, State, Zip)	Section	Quarter
Citywide	Citywide	Citywide
Township	Range	Tax Parcel Number(s)
Citywide	Citywide	Citywide
6. Date Checklist Prepared		
10/2/25		
7. Agency Requesting Checklist		
City of Spokane		
8. Proposed timing or schedule (including phasing, if applicable)		
This is a non-project action to meet state legislation adopted through ESHB 1998 (2024), codified in RCW 36.70A.535, with required adoption by local government by December 31, 2025. A Plan Commission Hearing is anticipated for October 22, 2025, with city council adoption anticipated in December 2025.		

9. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

This non-project proposal is intended to meet the requirements of RCW 36.70A.535, Co-Living. The City of Spokane is currently working through its Growth Management Act required Comprehensive Plan Period Update, with an adoption deadline of the end of 2026. The outcomes of that effort will inform additional Spokane Municipal Code changes that could potentially relate to this proposal. Further amendments may also be required to meet any changes to RCW36.70A.535 adopted by the legislature in the future.

b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain.

This is a non-project citywide proposal for development code changes, not specific to City-owned property. The City owns property, including parks and administrative buildings, throughout city limits.

10. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Not applicable, this is a non-project action.

11. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None.

12. List any government approvals or permits that will be needed for your proposal, if known.

Changes to the Unified Development Code (UDC) of the Spokane Municipal Code require a public hearing before the Plan Commission and a public hearing and approval by the Spokane City Council. No permits are needed for this non-project proposal.

13. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

This proposal is a set of citywide development code amendments to implement the co-living requirements of ESHB 1998, adopted by the state legislature in 2024 and codified in RCW 36.70A.535. Proposed updates include:

- Updating definitions to be in conformance with RCW 36.70A.535 (SMC 17C.020);
- Allowing co-living in all zones except Residential Agriculture and portions of the industrial zones (SMC 17C.111.115);
- No minimum open space requirements for co-living (SMC 17C.111.205);
- Sleeping units counted as 0.25 dwelling units for calculating density (SMC 17C.111.210);
- Clarifying applicability of design standards for co-living (SMC 17C.111.300 and SMC 17C.111.400);
- Removing conflicting language from the Group Living use description (SMC 17C.190.100); and
- Expanding the Residential Household Living use to be inclusive of co-living (SMC 17C.190.110).

Topics also under consideration include limiting or prohibiting short-term rentals in co-living developments and adopting additional standards for sleeping units, kitchens, and bathrooms.

14. Location of the proposal: Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans

submitted with any permit application related to this checklist.

Citywide (City of Spokane, Washington)

15. Does the proposed action lie within the Aquifer Sensitive Area (ASA)? The General Sewer Service Area? The Priority Sewer Service Area? The City of Spokane? (See: Spokane County's ASA Overlay Zone Atlas for boundaries.)

Yes, this citywide action falls within the ASA, General Sewer Service Area, Priority Sewer Service Area, and the City of Spokane.

16. The following questions supplement Part A.

a. Critical Aquifer Recharge Area (CARA) / Aquifer Sensitive Area (ASA)

- (1) Describe any systems, other than those designed for the disposal of sanitary waste installed for the purpose of discharging fluids below the ground surface (includes systems such as those for the disposal of stormwater or drainage from floor drains). Describe the type of system, the amount of material to be disposed of through the system and the types of material likely to be disposed of (including materials which may enter the system inadvertently through spills or as a result of firefighting activities).

Not applicable, this non-project action will not affect any of these systems.

- (2) Will any chemicals (especially organic solvents or petroleum fuels) be stored in aboveground or underground storage tanks? If so, what types and quantities of material will be stored?

Not applicable, this is a non-project action.

- (3) What protective measures will be taken to ensure that leaks or spills of any chemicals stored or used on site will not be allowed to percolate to groundwater. This includes measures to keep chemicals out of disposal systems.

Not applicable, this is a non-project action.

- (4) Will any chemicals be stored, handled or used on the site in a location where a spill or leak will drain to surface or groundwater or to a stormwater disposal system discharging to surface or groundwater?

Not applicable, this is a non-project action.

b. Stormwater

- (1) What are the depths on the site to groundwater and to bedrock (if known)?

Various throughout the city.

- (2) Will stormwater be discharged into the ground? If so, describe any potential impacts.

Not applicable, this is a non-project action.

B. ENVIRONMENTAL ELEMENTS

Part B does not meaningfully contribute to the analysis of this nonproject action and therefore has been removed in accordance with WAC 197-11-960. Please refer to Part D, below, for information regarding the nonproject action.

C. SIGNATURE

I, the undersigned, swear under penalty of perjury that the above responses are made truthfully and to the best of my knowledge. I also understand that, should there be any willful misrepresentation or willful lack of full disclosure on my part, the agency must withdraw any determination of Nonsignificance that it might issue in reliance upon this checklist.

Date: 10/2/2025

Signature: X Brandon Whitmarsh

Please Print or Type:

Proponent: City of Spokane

Address: 808 W Spokane Falls Blvd Spokane, WA 99201 Phone: (509) 625 - 6500

Person completing form (if different from proponent): Brandon Whitmarsh, Planner II

Address: 808 W Spokane Falls Blvd Spokane, WA 99201 Phone: (509) 625 - 6846

FOR STAFF USE ONLY

Staff member(s) reviewing checklist: Click or tap here to enter text.

Based on this staff review of the environmental checklist and other pertinent information, the staff concludes that:

- ☒ A. there are no probable significant adverse impacts and recommends a Determination of Nonsignificance.
- ☐ B. probable significant adverse environmental impacts do exist for the current proposal and recommends a Mitigated Determination of Nonsignificance with conditions.
- ☐ C. there are probable significant adverse environmental impacts and recommends a Determination of Significance.

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(Do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The proposed development code text amendments are a nonproject action. Any negative externalities would continue to be mitigated at the project level, if necessary, and projects would be subject to the protections under SEPA, the SMP, and CAO.

Proposed measures to avoid or reduce such increases are:

None.

2. How would the proposal be likely to affect plants, animals, fish or marine life?

As a non-project action, no development is planned. The proposal does not amend the development regulations regarding scale or impervious surfaces such as site coverage, setbacks, or height and is not anticipated to increase existing potential impacts on the natural environment from project-level development allowed in the SMC. Previously adopted and enforced protections for plants, animals, and fish in the SMC will remain under this proposal. Any future development would be subject to applicable permitting and environmental review.

Proposed measures to protect or conserve plants, animals, fish or marine life are:

None. However, measures to reduce or control discharge to water; emissions to air, production, storage, or release of toxic or hazardous substances; or production of noise will be evaluated, and if necessary, mitigated on an individual project application basis and are most likely to be associated with the primary use of the project site.

3. How would the proposal be likely to deplete energy or natural resources?

This non-project action does not propose any energy or natural resource impacts. Development under the proposed regulations would use the same energy and resources for construction as any other housing development currently allowed in the SMC. Regarding long-term energy use for daily operations, the Department of Commerce states that a benefit of co-living development is reduced energy demand due to smaller unit sizes.

Proposed measures to protect or conserve energy and natural resources are:

None. Existing State Building and Energy Code standards will continue to apply to development in the city.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, flood plains or prime farmlands?

As a non-project action, no development is planned. Regulations for the protection of parks and wilderness, endangered species, cultural sites, the river, and farmlands are established within the SMC and are not affected by this proposal. Future development will be required to follow the existing standards.

Proposed measures to protect such resources or to avoid or reduce impacts are:

None.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The proposed code amendments would not affect the compatibility with existing plans. Co-living development is compatible with residential development, and as required by RCW 36.70A.535, must be allowed in all areas adopted through this proposal. Also required by state law, co-living will be regulated by the same development and design standards that are applied to similar scale residential uses in the underlying zone. Therefore, there should be no incompatibility concerns with existing plans. The proposed amendments do not amend the shoreline development.

Proposed measures to avoid or reduce shoreline and land use impacts are:

None. Measures to avoid or reduce shoreline and land use impacts are evaluated and determined on a project-level basis.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

While allowed density may increase on sites larger than two acres, the proposal does not amend existing bulk requirements such as maximums on impervious surface, building coverage, building footprint, or height, keeping the limitations on the overall scale of development similar than what is currently allowed.

Proposed measures to reduce or respond to such demand(s) are:

None. However, it is a requirement of some development projects to produce a traffic impact study and other studies to assess impacts on transportation or public services and utilities.

7. Identify, if possible, whether the proposal may conflict with local, state or federal laws or requirements for the protection of the environment.

This proposal is largely mandated by RCW 36.70A.535 and is intended to meet the intent of House Bill 1998, adopted by the legislature in 2024. There are no known conflicts between this proposal and any local, state, or federal laws.

Co-living DNS

Final Audit Report

2025-10-02

Created:	2025-10-02
By:	Emily King (eking@spokanecity.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAANhx98J78dbGhsorfBOQURogFeS-TXgPf

"Co-living DNS" History

 Document created by Emily King (eking@spokanecity.org)
2025-10-02 - 9:19:40 PM GMT

 Document emailed to Spencer Gardner (sgardner@spokanecity.org) for signature
2025-10-02 - 9:20:15 PM GMT

 Email viewed by Spencer Gardner (sgardner@spokanecity.org)
2025-10-02 - 9:25:12 PM GMT

 Document e-signed by Spencer Gardner (sgardner@spokanecity.org)
Signature Date: 2025-10-02 - 9:25:45 PM GMT - Time Source: server

 Agreement completed.
2025-10-02 - 9:25:45 PM GMT

EXHIBIT C

LU 1 CITYWIDE LAND USE

Goal: Offer a harmonious blend of opportunities for living, working, recreation, education, shopping, and cultural activities by protecting natural amenities, providing coordinated, efficient, and cost effective public facilities and utility services, carefully managing both residential and non-residential development and design, and proactively reinforcing downtown Spokane's role as a vibrant urban center.

LU 1.3 Lower Intensity Residential Areas

Focus a range of lower intensity residential uses in every neighborhood while ensuring that new development complements existing development and the form and function of the area in which it is located.

LU 1.4 Higher Intensity Residential Areas

Direct new higher intensity residential uses to areas in and around Centers and Corridors designated on the Land Use Plan Map and to areas where existing development intensity is already consistent with development of this type.

LU 3 EFFICIENT LAND USE

Goal: Promote the efficient use of land by the use of incentives, density and mixed-use development in proximity to retail businesses, public services, places of work, and transportation systems.

LU 3.6 Compact Residential Patterns

Allow more compact and affordable housing in all neighborhoods, in accordance with design guidelines.

LU 5 DEVELOPMENT CHARACTER

Goal: Promote development in a manner that is attractive, complementary, and compatible with other land uses.

LU 5.5 Compatible Development

Ensure that infill and redevelopment projects are designed to be compatible with and complement surrounding uses and building types.

H 1 HOUSING CHOICE AND DIVERSITY

Goal: Provide opportunities for a variety of housing types that is safe and affordable for all income levels to meet the diverse housing needs of current and future residents.

H 1.7 Socioeconomic Integration

Promote socioeconomic integration throughout the city.

H 1.10 Lower-Income Housing Development Incentives

Support and assist the public and private sectors to develop lower-income or subsidized housing for households that cannot compete in the market for housing by using federal, state, and local aid.

H 1.18 Distribution of Housing Options

Promote a wide range of housing types and housing diversity to meet the needs of the diverse population and ensure that this housing is available throughout the community for people of all income levels and special needs.

H 1.21 Development of Single-Room Occupancy Housing

Allow development of single-room occupancy units in downtown Spokane and in other areas where high-density housing is permitted.