



Plan Commission Agenda

Regular Meeting

Wednesday, September 09, 2026

2:00 PM

Hybrid - Council Briefing Center / Microsoft Teams

808 W Spokane Falls Blvd, Spokane, WA 99201

Virtual Meeting Link - See page two for Information

TIMES GIVEN BELOW ARE AN ESTIMATE AND ARE SUBJECT TO CHANGE

Briefing Session – 2:00-2:20

1. Roll Call – Staff
2. Public Comment Period – Citizens are invited to address the Plan Commission on any topic not on the agenda.
3. Approve [8/26/2026](#) meeting minutes – All
4. City Council Liaison Report – CM Kitty Klitzke
5. Community Assembly Liaison Report – Linda Carroll
6. President Report – Jesse Bank
7. Secretary Report – Spencer Gardner
8. Transportation Commission Liaison Report – Ryan Patterson
9. Approval of current agenda – All

Workshops: (All times below are approximate)

1. 2:20 – 3:00 BUILDSpokane Update (Tim Thompson)
2. 3:00 – 3:20 [PlanSpokane FLUM Discussion](#) (Brandon Whitmarsh, Tirrell Black)
3. 3:20 – 3:45 [PlanSpokane Draft Policies Related to Wildfires/Emergency Management](#) (Tirrell Black)
4. 3:45 – 4:00 [*Fire Response: Regulatory Relief for Impacted Properties](#) (Spencer Gardner)

Adjournment: The next regularly scheduled PC meeting will be Wednesday, September 23, 2026.

*Items denoted with an asterisk may include final action taken by the Commission. Written public comments will be accepted at plancommission@spokanecity.org on these items up to two hours 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.

Plan Commission Teams Meeting Information

Wednesday, September 09, 2026

The PC meeting 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.

Microsoft Teams [Need help?](#)

[Join the meeting now](#)

Meeting ID: 220 747 363 981

Passcode: Sk3sc6L3

Join on a video conferencing device

Tenant key: cityofspokane@m.webex.com

Video ID: 119 411 774 7

[More info](#)

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 PC meetings will be recorded and are available online.

Plan Commission – Meeting Minutes Draft

Wednesday, August 26, 2026

Hybrid Meeting in Council Briefing Center & Microsoft Teams

Meeting called to order at 2:00 PM by President Bank

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

- *None*

Attendance for Plan Commission Workshop:

- Commission Members Present: Jesse Bank, Ryan Patterson, Kyle Madsen, David Rasanen, Tyler Tamoush, Tim Williams, Jill Yotz
- Commission Members Not Present: Amber Lenhart
- Non-Voting Members Present: Community Assembly Liaison Linda Carroll
- Non-Voting Members Not Present: City Council Liaison Kitty Klitzke
- *Quorum Present:* Yes
- Staff Members Present: Spencer Gardner, Tirrell Black, Della Mutungi, Jacob Miller, Kevin Freibott, Brandon Whitmarsh, KayCee Downey, Colin Quinn-Hurst, Tyler Kimbrell, Amanda Brown

Minutes: Minutes from 7/22/2026 approved unanimously.

Briefing Session:

- **Community Assembly Liaison Report** – Linda Carroll
 - The chair of Community Assembly's Administration Committee distributed comments to the May draft of the Comprehensive Plan that Community Assembly adopted. These were distributed to the Mayor, City Council, Planning Department, and the Plan Commission.
 - The Community Assembly meeting scheduled to take place on August 6th was cancelled to allow those affected by the fires to attend to urgent needs.
- **President Report** – Jesse Bank
 - With respect to the fires, we have discussed action on the WUI codes for some time. There has been some conversation around WUI in this comprehensive plan, but we've seen what has happened, and unquestionably, it will happen again. The question is where and how severe. We need to take this seriously and strengthen our WUI code where possible.
 - We've seen the City Council and County Commissioner's actions regarding data centers. It was mentioned that this will be brought to Plan Commission. Those conversations are coming. President Bank acknowledged the comments the Plan Commission have received on the issue are being heard. This is an important subject and the commission looks forward to discussing it.
 - Finally, we've received some public comments on slowing down the comprehensive plan process due to the wildfires. City staff are stretched thin, and it makes sense to reevaluate the timeline in response to those issues. Some of those comments, however, seem to indicate that the wildfires and impact of wildfires have caused folks in other neighborhoods nowhere near the fires to not have enough time to comment on the comprehensive plan. Planning staff have done an unbelievable job of reaching out for public comment. This project has been going on for two years, and there is still plenty of time to get comments in. Adoption is not for another couple of months yet, and we need to keep moving. Please don't use a tragedy that's devastated the lives of thousands of our community members to delay the process because you've not been engaged to date. The best thing that we can have as a city is an engaged populace. Be engaged and make your comments heard.
- **Secretary Report** – Spencer Gardner

- Regarding data centers, the reason we don't have anything happening right now is because our attention is focused on other things. Once the comp plan is adopted, data centers will be one of the things we pick up immediately.
- Spencer also mentioned that the commission will be discussing the comprehensive plan timeline today.
- There is another item on the agenda today related to regulatory changes as a response to the fires, and there may be a couple related topics. We're still discussing and figuring out the right process to bring that forward. We want public input on everything we do, but we already have permits in the system to start rebuilding, so we need to be expeditious with providing people some certainty. We will try to balance that and involve the Plan Commission where we can, but Council may take emergency action to help people move along.
- We are also expecting a new Plan Commission member to be nominated in September. We hope that by mid-September, we should have one more person able to sit with us and engage on these topics.
- **Transportation Commission Liaison Report – Ryan Patterson**
 - At the last meeting, there was conversation about the Spokane Falls Blvd rebuild project. The survey responses were generally more than 50% not in favor of the two-way option. There was a lot of discussion by commission members about the benefits or not with going forward with small segments or pushing the can down the road. There was general support for the lane reduction.
 - There was a presentation on the bike network that will be going into the comprehensive plan.
 - There was also a check-in on the TBD fee increase recommendation. Generally, there was strong support to go ahead with a hearing next month to increase the fee to \$40.
 - There was a quick hearing about sidewalk projects, to affirm a two-year plan instead of just one year.

Current Agenda: The current agenda was approved.

Informational, Discussion and/or Action Items:

- **Fire Response: Allow ADUs Prior to Principal Dwelling**
 - Presentation provided by: Spencer Gardner
 - Questions asked and answered.
 - Discussion ensued.
- **PlanSpokane Adoption Timeline Discussion**
 - Presentation provided by: Spencer Gardner
 - Questions asked and answered.
 - Discussion ensued.
- **6-year CIP – Introduction Workshop**
 - Presentation provided by: Della Mutungi
 - Questions asked and answered.
 - Discussion ensued.
- **PlanSpokane Future Land Use Map (FLUM)**
 - Presentation provided by: Tirrell Black, Brandon Whitmarsh
 - Questions asked and answered.
 - Discussion ensued.
- **PlanSpokane Comprehensive Plan Policy Explorer: Interactive Dashboard**
 - Presentation provided by: KayCee Downey
 - Questions asked and answered.
 - Discussion ensued.

Workshop Adjourned at 3:38 PM.

Hybrid Meeting in Council Briefing Center & Microsoft Teams
Plan Commission Hearing called to order at 4:00 PM by President Bank

Attendance for Plan Commission Hearing:

- Commission Members Present: Jesse Bank, Ryan Patterson, Kyle Madsen, David Rasanen, Tyler Tamoush, Tim Williams
- Commission Members Not Present: Amber Lenhart, Jill Yotz
- Non-Voting Members Present: Community Assembly Liaison Linda Carroll
- Non-Voting Members Not Present: City Council Liaison Kitty Klitzke
- *Quorum Present:* Yes
- Staff Members Present: Spencer Gardner, Colin Quinn-Hurst, Tyler Kimbrell, Amanda Brown

Hearing Items:

- Division St. Transit Oriented Development Plan – Consideration of Adoption by Resolution
 - Presentation provided by: STA, Colin Quinn-Hurst, Tyler Kimbrell
 - Public Testimony provided by:
 - None
 - Questions asked and answered.
 - Discussion ensued.

Motion: *I [Vice President Patterson] move to adopt the Division Street Transit Oriented Development Plan as presented.* Seconded by Commissioner Madsen.

Motion passes, 6 to 0 to 0.

Hearing Adjourned at 4:37 PM.

The next regularly scheduled Plan Commission Meeting is on Wednesday, September 9, 2026.

September 2, 2026

Spokane Plan Commission
City of Spokane

Re: Update on the Future Land Use Map (FLUM)

Dear President Bank and Plan Commissioners,

At your last workshop, we discussed the completion of a draft Future Land Use Map (FLUM), which was published for the public in early August, along with a complete draft of the comprehensive plan, and explored the FLUM StoryMap, which remains available for public review: <https://storymaps.arcgis.com/collections/35f3c11c88084960bfa02e8f6af606a8>. During your upcoming workshop, we will have additional time to explore the proposed Future Land Use Map so please take time to review the StoryMap, including the location-based public comments received so far, and come to the workshop with any comments or questions for discussion.

Following the August 26 Plan Commission discussion of the PlanSpokane 2046 timeline, a Plan Commission Public Hearing is anticipated for early November 2026. The formal public comment period for the PlanSpokane 2046 Future Land Use Map and updated draft Comprehensive Plan will be open through Friday, October 2, 2026. While public comments are accepted throughout this process, this public comment period is timed to directly inform the public hearing draft of the Comprehensive Plan and Future Land Use Map.

As a reminder, draft chapters of the comprehensive plan are available online at <https://my.spokanecity.org/planspokane/chapter-review/>. Members of the public can submit comments at any time to PlanSpokane@spokanecity.org and are encouraged to include the name and Goal/Policy number(s) as applicable.

I look forward to seeing you all next week. If you have any questions before then, feel free to contact us at planspokane@spokanecity.org and we'll do our best to answer your questions. Thanks!

Sincerely,
Brandon Whitmarsh, Planner II
Planning & Economic Development
bwhitmarsh@spokanecity.org

BRIEFING PAPER
City of Spokane
Plan Commission
Workshop, September 9, 2026



Subject

This workshop will discuss how the draft [PlanSpokane 2046](#) Comprehensive Plan addresses wildfire and emergency management considerations. This presentation is based on draft content published for the August 2026 Chapter release and is still open to public comment and still subject to revisions. Public comment intended to be addressed prior to the Plan Commission Hearing is due by October 2, 2026. Comment to planspokane@spokanecity.org.

These policies are proposed to be added in the PlanSpokane 2046 periodic update to the City's Comprehensive Plan. A key component of this periodic update is to integrate the Climate Planning element to the plan. All content was drafted prior to August 2026 and does not represent a response to the Spokane Complex Fire which occurred in August 2026.

Wildfires

Previous versions of the City's Comprehensive Plan did not contain references to wildfires. References to "fire" in the current [Shaping Spokane Comprehensive Plan](#) are minimal, largely focused on the Fire Department, fire stations, or references to the 1889 fire.

Two existing policies in Chapter 3: Growth Strategies and Chapter 5: Capital Facilities and Utilities, meaning these policies exist in the current Comprehensive Plan, have been edited and now (in the draft PlanSpokane 2046) reference wildfire risk and fire safety.

- GS-2.8, Build and Natural Environment
- CF-3.2, Water Conservation

Additionally, the PlanSpokane 2046 update has integrated [Climate Element goals and policies as recommended by the Climate Resilience and Sustainability Board](#)¹. Numerous policies support resiliency in the face of climate hazards and impacts, such as drought and wildfire smoke. Wildfire-related goals and policies now found in the draft Comprehensive Plan, in the Growth Strategies Chapter, include:

- GS-7, Resilient Land Use
- GS-7.1, Climate Considerations
- GS-7.2, Wildland-Urban Interface Standards
- GS-7.3, Wildland-Urban Interface Outreach

¹ [CRSB Resolution and Findings of Fact for Climate Policies – February 20, 2026](#)

Emergency Management

References to “emergency management” in the current Shaping Spokane Comprehensive Plan refer to law enforcement, with a broader concept to emergency management mentioned once (Chapter 4, Transportation, in reference to infrastructure design).

With the integration of the Climate Element goals and policies, Chapter 10: Community Health now contains specific guidance on emergency management;

- CH-10, Emergency Management
- CH-10.1, Resilience Hubs
- CH-10.2, Wildfire Resilience Strategy
- CH-10.3, Emergency Evacuation Strategies
- CH-10.4, Evacuation Plans and Practice
- CH-10.5, Emergency Route Redundancy
- CH-10.6, Tribal Emergency Coordination
- CH-10.7, Culturally Relevant Emergency Strategies
- CH-10.8, Emergency Notifications

An additional policy can be found in Chapter 4: Transportation:

- TR-10.3, Connect Evacuation Routes

Comprehensive Plan Chapter Drafts

The Draft Comprehensive Plan Chapters be found on the Chapter Review webpage <https://my.spokanecity.org/planspokane/chapter-review/>. This includes information about the Comprehensive Plan Explorer, which allows community members to search all goals and policies of the Comprehensive Plan by keyword and theme.

Members of the public can submit comments on the draft Comprehensive Plan to PlanSpokane@spokanecity.org. The public is encouraged to include the name and Goal/Policy number(s) as applicable. The public comment period ends October 2, 2026.

Background

The City of Spokane is working through 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.

The periodic update will identify policies and future regulations to guide the next 20 years of our city. [More information can be found at PlanSpokane.org](#).

Full List of Goals and Policies Referenced: The full chapters containing these goals and policies can be found on the [PlanSpokane Chapter Review webpage](#).

GS-2.8, Built and Natural Environment

Ensure uses consider and enhance the built and natural environment – including impacts to air and water quality, groundwater quality and quantity, wildfire risk, noise, traffic congestion, and public utility and service capacity – requiring adequate mitigation to maintain and enhance quality of life.

CF-3.2, Water Conservation

Encourage public and private efforts to conserve water through programs and education that respond to community concerns regarding fire safety, drinking water, landscaping, and other ecosystems.

GS-7, Resilient Land Use

Establish land use and development patterns that increase the climate resilience of Spokane’s built environment, ecosystems, and communities.

GS-7.1, Climate Considerations

Incorporate climate hazard risk and environmental justice criteria and mitigation into land use and infrastructure planning before major land use plan or policy changes, or when siting, replacing, or relocating community assets, such as transportation, civic facilities, and parks.

GS-7.2, Wildland-Urban Interface Standards

Apply resilience-focused development standards and best practices in high-risk zones, including the Wildland–Urban Interface (WUI) and flood-prone areas.

GS-7.3, Wildland-Urban Interface Outreach

Provide residents living in Wildland-Urban Interface (WUI) areas information about fire prevention and Firewise best practices while applying WUI best practices to new development such as building code, ventilation, and landscaping provisions.

CH-10, Emergency Management

Identify, update, and maintain emergency preparedness, response, and recovery efforts to mitigate risks and impacts associated with extreme weather and other hazards throughout the community

CH-10.1, Resilience Hubs

Develop resilience hubs — community-serving facilities that are designed to support residents, coordinate communication, distribute resources, and reduce carbon pollution while enhancing quality of life — throughout the city, prioritizing investments in areas with vulnerable and overburdened communities.

CH-10.2, Wildfire Resilience Strategy

Develop a comprehensive, community-wide wildfire resilience strategy that improves emergency response capabilities, promotes a fire-adapted community, and fosters short- and long-term wildfire recovery, while building community awareness of the strategy.

CH-10.3, Emergency Evacuation Strategies

Work with community-based organizations to identify, update, and maintain emergency evacuation routes, locations, and strategies, focusing on neighborhood and block-level plans tailored to the meet the needs of the most vulnerable residents.

CH-10.4, Evacuation Plans and Practice

Engage with community members and organizations to provide resources that help residents plan and practice actions that make evacuation quicker and safer.

CH-10.5, Emergency Route Redundancy

Ensure redundancy in emergency routes accessible by multiple transportation modes including vehicular, non-motorized routes, and transit services to reduce transportation barriers to effective evacuation under different climate hazard and other emergency scenarios.

CH-10.6, Tribal Emergency Coordination

Collaborate with Tribes and Native organizations to facilitate and identify places where Tribal members and Indigenous people can interact before, during, and after emergencies that serve as clean air and cooling centers, charging stations, and evacuation centers.

CH-10.7, Culturally Relevant Emergency Strategies

Work with Tribes and Native organizations to identify evacuation routes and tailored emergency management strategies addressing wildfire, flooding, and other extreme events.

CH-10.8, Emergency Notifications

Ensure timely emergency notifications for wildfire, smoke, flooding, and other extreme events that provide both digital and non-digital outreach materials in multiple languages

TR-10.3, Connect Evacuation Routes

Develop street connectivity, walkability and access for biking and rolling, including sidewalks, bikeways and street crossings, to serve as potential evacuation routes.

The full chapters containing these goals and policies can be found on the [PlanSpokane Chapter Review webpage](#).

BRIEFING PAPER
City of Spokane
Plan Commission Workshop
Planning and Economic Development
September 9, 2026

Subject

The City Administration is proposing an ordinance to provide regulatory relief to property owners impacted by the Spokane Complex Fires.

Background

The Spokane Complex Fires have resulted in the destruction of hundreds of dwelling units in the northwest of Spokane, many of which were detached homes. During outreach to other urban communities affected by wildfire, several important forms of relief were identified:

- Many homeowners are likely to seek rebuilding with the same or similar style house as existed before the fire. Since regulations have changed in the meantime, it can be important to grant them relief from certain standards that could prevent the rebuild of their house as it existed.
- ADUs were identified as an important option for households looking to rebuild. Current code prohibits building an ADU until the primary structure is established on the site. However, rebuilding communities have identified that some survivors prefer to build the ADU first to gain a foothold back into stable housing and then shift to building the primary house.

Impact

This proposal does not change the number or types of buildings allowed on a site.

Action

The Plan Commission can consider the attached letter to City Council recommending approval of these measures.

CITY OF SPOKANE PLAN COMMISSION
LETTER OF SUPPORT TO CITY COUNCIL REGARDING
REGULATORY RELIEF FOR PROPERTY OWNERS AFFECTED BY THE SPOKANE COMPLEX FIRES

The Spokane Complex Fires have had a devastating impact on our community, and especially for those directly impacted. The Spokane Plan Commission supports efforts to rebuild in fire-stricken areas and recognizes the importance of providing immediate and predictable guidance to property owners as they navigate the rebuilding process.

The Plan Commission supports relief on two specific items that relate to development regulations:

1. Allowing property owners to rebuild a substantially-similar structure, with flexibility on certain zoning standards such as setbacks and design standards that were not in force at the time a home was originally built.
2. Allowing property owners to build an Accessory Dwelling Unit (ADU) prior to the construction of a primary structure.

The Plan Commission has reviewed the proposed “Like for Like” ordinance and strongly recommends immediate adoption by City Council. This measure gives needed flexibility to households affected by the fires and is responsive to numerous questions received by staff as property owners navigate the reality of rebuilding.

The Plan Commission commends the City for quickly responding to these needs. The Commission also intends to consider these issues and other potential barriers to the development of housing in the City’s forthcoming code update, commonly referred to as BUILDSpokane.

Jesse Bank, President
Spokane Plan Commission

Date:

ORDINANCE NO. C - _____

An ordinance providing regulatory relief for residential property owners rebuilding after the Spokane Complex Fires; and declaring an emergency.

WHEREAS, on August 1, 2026, the Old Trails Fire, Autumn Lane Fire, and Fairview Fire began in Spokane County; and

WHEREAS, Mayor Brown proclaimed an emergency for the Old Trails Fire (Executive Order 2026-0004), and expanded that order on August 4, 2026, to include the Autumn Lane Fire and Fairview Fire, collectively naming the fires as the Spokane Complex fires (Executive Order 2026-0005, which was ratified by the City Council on August 19, 2026; and

WHEREAS, the City of Spokane intends to provide relief to property owners impacted by the Spokane Complex Fires through expedited review of permits, as well as appropriate waivers, modifications, interpretations, and administrative flexibility from zoning and development requirements to facilitate reconstruction; and

WHEREAS, the City recognizes that reconstruction of fire-damaged property may present site conditions, regulatory conflicts, or other circumstances that cannot reasonably be anticipated in advance and that limited administrative flexibility is necessary to allow timely and practical rebuilding; and

WHEREAS, some affected property owners are already prepared to begin the rebuilding process and require immediate certainty about the code requirements that will apply to rebuilding; and

WHEREAS, the emergent need requires action on a timeline that is too short to allow compliance with SEPA processes and is categorically exempt from SEPA under WAC 197-11-880; and

WHEREAS, the proposed text amendments were drafted and reviewed consistent with the requirements of RCW 36.70A.370 to assure protection of private property rights; and

WHEREAS, the Spokane City Council finds that this ordinance is necessary for the protection of the public peace, health, and safety and for the immediate support of City government and its existing public institutions consistent with Section 19 of the City Charter.

NOW, THEREFORE, the City of Spokane does ordain:

Section 1. Definition. “Like-for-Like” is the replacement of residential structures in the same general location and of roughly the same size as a previously existing legally established residential structure.

Section 2. Like-for-Like Eligibility and Requirements. Authority is granted to the Planning Director by this ordinance to facilitate Like-for-Like residential rebuild projects that meet the following conditions:

1. The Like-for-Like rebuild project shall be reconstructing or replacing a residential structure that was legally established before August 1, 2026.
2. The Like-for-Like residential structure may not exceed 110 percent (110%) of the previously existing legally established residential structure, as documented by the Spokane County Assessor's Office.
3. A property owner may construct an Accessory Dwelling Unit (ADU) on the property separate from a primary structure without affecting the application of these Like-for-Like provisions for the primary structure. The ADU shall follow all applicable standards in Title 17 or any successor code, unless the structure it replaces was legally established before August 1, 2026, in which case the Like-for-Like ADU may also be evaluated under this chapter.

Section 3. Facilitating Like-for-Like Residential Property Rebuilding.

1. The Planning Director is authorized to waive, modify, interpret, or determine the applicability of dimensional standards, design requirements, and other site development standards contained in Title 17 and any successor code when the Director determines that such relief is necessary to facilitate rebuilding of residential structures damaged or destroyed by the Spokane Complex Fires. Such authority includes, but is not limited to, requirements related to setbacks, building height, coverage, building placement, parking, landscaping, screening, design requirements, and requirements applicable to legally established nonconforming structures or site development.
2. The Planning Director may resolve conflicts or inconsistencies between applicable regulations, development standards, and prior approvals and may address circumstances not specifically anticipated by this chapter in a manner consistent with its purpose.
3. The Planning Director may impose reasonable conditions on any waiver or modification and may establish standardized waivers, modifications, interpretations, procedures, or other administrative guidance necessary to implement this ordinance.
4. The authority granted by this chapter does not authorize the Planning Director to change the zoning designation of property, authorize a use not otherwise permitted by the applicable zoning district, or waive or modify requirements imposed by applicable state or federal law.

Section 4. Accessory Dwelling Units (ADUs). Notwithstanding any other standards contained in Title 17 and any successor code, the following relief is granted for the permitting and development of an ADU on lots containing a dwelling unit that was destroyed, substantially damaged, or otherwise made uninhabitable as a direct result of the Spokane Complex Fires.

1. A lawfully-established ADU may remain and be occupied following the destruction or loss of occupancy of the principal dwelling, as long as the ADU is not determined to be uninhabitable by the Building Official.
2. A new accessory dwelling unit may be permitted, constructed, and occupied before reconstruction or replacement of the principal dwelling, provided the unit otherwise complies with applicable ADU standards. The absence of an existing principal dwelling shall not, by itself, disqualify the unit from treatment as an ADU.
3. Notwithstanding any provision of the Spokane Municipal Code requiring an ADU to utilize utility service established for the principal dwelling, an ADU authorized pursuant to this ordinance may utilize an existing, temporary, or separate approved utility connection. A temporary or separate utility connection authorized under this ordinance shall not, by itself, affect the unit's status as an ADU.
4. Except as expressly modified by this subsection, an ADU authorized under this ordinance remains subject to otherwise applicable accessory dwelling unit standards and requirements of this chapter.

Section 5. Duration. The provisions of this ordinance shall expire on December 31, 2029, unless extended or modified by the Spokane City Council. Regulatory relief granted by the Director before this date shall remain valid until the expiration of any associated permit or application.

Section 6. Severability. If any section, subsection, sentence, clause, phrase or word of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality thereof shall not affect the validity or constitutionality of any other section, subsection, sentence, clause, phrase or word of this ordinance.

Section 7. Clerical Errors. Upon approval by the city attorney, the city clerk is authorized to make necessary corrections to this ordinance, including scrivener's errors or clerical mistakes; references to other local, state, or federal laws, rules, or regulations; or numbering or referencing of ordinances or their sections and subsections.

Section 8. Emergency Clause. The City Council declares that an urgency and emergency exists such that this ordinance is needed for the immediate preservation of the public peace, health, or safety, and/or for the immediate support of City government and its existing public institutions, and that because of such need, this ordinance shall be effective immediately under Section 01.01.080 SMC and Section 19 of the City Charter, upon the affirmative vote of one more than a majority of the City Council.

PASSED by the City Council on _____

Council President

Attest:

Approved as to form:

City Clerk

City Attorney

Mayor

Date

Effective Date