

**Spokane City Plan Commission**  
**Findings of Fact, Conclusions, and Recommendation**  
**Proposed Adoption of Section 17G.080.065, Unit Lot Subdivisions to Spokane**  
**Municipal Code**

**A recommendation from the City Plan Commission to the City Council to approve a new section to the Spokane Municipal Code (SMC) Title 17, the Unified Development Code, adding section 17G.080.065, Unit Lot Subdivisions.**

**Findings of Fact:**

**A.** The Washington State Legislature passed the Growth Management Act (GMA) in 1990, requiring among other things, the development of a Comprehensive Plan (RCW 36.70A).

**B.** The City of Spokane adopted a Comprehensive Plan in May of 2001 that complies with the requirements of the Growth Management Act.

**C.** Under the Growth Management Act, comprehensive plans may be amended no more frequently than once a year. However, pursuant to SMC 17G.020.040 Amendment Exceptions, subsection G, "Changes to development regulations that are consistent with the comprehensive plan or are necessary to implement the comprehensive plan" may be considered more frequently than once a year.

**D.** Spokane Municipal Code, Title 17G, Administration and Procedures, Chapter 17G.025 Unified Development Code Amendment Procedures were used to prepare this proposed amendment to the Unified Development Code.

**E.** City of Spokane Comprehensive Plan, Land Use Chapter, Goal LU3, Efficient Land Use states: *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.*

**F.** City of Spokane Comprehensive Plan, Housing Chapter, Policy H 2.1 Distribution of Housing Options states: *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.*

**G.** City of Spokane Comprehensive Plan, Urban Design and Historic Preservation Chapter, Policy DP 6.2 Access to Housing Choices states: *Encourage building and site design that allows a variety of housing forms while being compatible with the character of the immediate surrounding area, thereby generating community support for development at planned densities.*

**H.** The Spokane City Plan Commission held workshops to study the proposed amendment on April 23, 2014 and May 14, 2014.

**I.** A State Environmental Policy Act (SEPA) Checklist and Determination of Non-Significance were released on May 27, 2014 for the unit lot subdivision code amendment. The public comment period for the SEPA determination ended on June 11, 2014 at 4:00 P.M.

**J.** Notice of the proposed adoption of SMC section 17G.080.065 and announcement of the Plan Commission's June 11, 2014 hearing was published in the Spokesman Review on May 28, 2014, May 30, 2014, and June 5, 2014. Notice was also provided in the June 4, 2014 issue of the Official Gazette of the City of Spokane.

**K.** On May 29, 2014, the Washington State Department of Commerce and appropriate state agencies were given the required 60-day notice before adoption of proposed changes to the

Spokane Municipal Code. An acknowledgement letter from the Department of Commerce was received by the City on June 2, 2014.

**L.** A Public Open House was held on June 11, 2014, in the Chase Gallery in the Lower Level of City Hall, to receive public feedback and respond to questions about unit lot subdivision. The City provided notice of the open house meeting by email to members of the former Infill Housing Task Force and to Community Assembly representatives, and by advertising on Planning and Development Services website and a Business & Development project web page on the City's developing beta website.

**M.** The City Plan Commission held a Public Hearing on June 11, 2014 to obtain public comments on the proposed amendments; deliberations followed.

### **Conclusions:**

**A.** The Plan Commission has reviewed all public testimony received during the public hearings and has made changes to the draft documents during deliberations to address the testimony as considered appropriate.

**B.** The Plan Commission has found that the proposed amendments meet the approval criteria for text amendments to the Unified Development Code:

#### SMC 17G.025.010 (F) Approval Criteria:

1. The proposed amendment is consistent with the applicable provisions of the comprehensive plan; and
2. The proposed amendment bears a substantial relation to public health, safety, welfare, and protection of the environment.

**C.** The proposed amendments have been reviewed by the City Plan Commission and found to be in conformance with the goals and policies of the City's 2001 Comprehensive Plan, as well as the Spokane Municipal Code Chapter 17G.025.

### **Recommendation:**

By a vote of \_\_ to \_\_, the Plan Commission recommends to the City Council the approval of the proposed amendment to the Unified Development Code, with changes as deliberated.

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**Dennis Dellwo, President**  
**Spokane Plan Commission**  
**June 11, 2014**