

**Spokane City Plan Commission  
Findings of Fact, Conclusions, and Recommendations  
Proposed Amendments to Abandoned Property Registration Program  
Spokane Municipal Code Section 17F.070.520**

**A Recommendation from the City Plan Commission to the City Council to approve proposed amendments to the Unified Development Code. The proposal amends provisions and requirements of the Abandoned Property Registration Program by making changes to Spokane Municipal Code (SMC) Chapters 08.02.0675 Annual Abandoned Property Registration Fee and 17F.070.520 Abandoned Property Registration Program**

**Findings of Fact:**

- A.** The Plan Commission has been asked to consider and make recommendations to the City Council on proposed amendments to chapter 17F.070.520 of the Spokane Municipal Code relating to the Abandoned Property Registration Program.
- B.** Staff worked with City Member Amber Waldref to develop and present a draft proposal to the Plan Commission. Plan Commission workshops were held on this topic to review interim drafts on August 12, 2015 and October 14, 2015.
- C.** Presentations and opportunities for feedback were made to several neighborhood councils, the community assembly and industry groups such as the Spokane Mortgage Lending Association.
- D.** The purpose of the proposed amendments is to strengthen the existing abandoned property registration program, that was created by City Council in 2014 to ensure that it keeps pace with nationally-evolving best practices as non-resident lenders and mortgagees may have little, if any, interest in preventing properties which are in a stage of mortgage default or the foreclosure process from becoming a focal point for crime, graffiti, deterioration, or from becoming a factor in the reduced property values of the adjacent properties.
- E.** These amendments to the abandoned property registration continue to emphasize the importance of neighborhoods to the character, integrity, functionality, vibrancy, and resilience of our City and its people;
- F.** The proposal is consistent with and implements the City of Spokane's Comprehensive Plan.
- G.** Staff made presentations regarding the proposal to the sub-committees of the City Council: PCED March 25, 2015 and CHE on August 10, 2015.
- H.** On October 19, 2015 staff notified Washington State Department of Commerce to review proposed amendments through the Growth Management Services Division. On October 21, 2015, the Washington State Department of Commerce

acknowledged receipt of notice and notified appropriate state agencies before adoption of proposed changes to the Spokane Municipal Code.

- I. A SEPA categorical exemption was issued on May 26, 2015 under WAC 197-11-800(19)(a)(b)(c) with City of Spokane Office of Neighborhood Services and Code Enforcement the lead agency.
- J. Appropriate notice of the Plan Commission hearing was published in the Spokesman Review on October 28, 2015.
- K. The Community Assembly was briefed by staff on May 1, 2015 and Council Member Waldref on July 10, 2015 and September 11, 2015.
- L. The City Plan Commission held a public hearing on November 11, 2015 to obtain public comments on the proposed amendments.

**Conclusions:**

- A. The Plan Commission has reviewed all public testimony received during the public hearings.
- 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 amendments are consistent with the applicable provisions of the comprehensive plan; and
  - 2. The proposed amendments bear 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 Comprehensive Plan.

**Recommendations:**

By a vote of \_\_\_\_ to \_\_\_\_, the Plan Commission recommends to the City Council the approval of the proposed amendments to the Unified Development Code.

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**Dennis Dellwo, President  
Spokane Plan Commission  
November 11, 2015**