

**CITY OF SPOKANE PLAN COMMISSION  
FINDINGS OF FACT, CONCLUSIONS, AND RECOMMENDATIONS  
REGARDING THE UNIFIED DEVELOPMENT CODE MAINTENANCE PROJECT - PHASE I**

A recommendation of the City of Spokane Plan Commission to the City Council to approve the amendments to the Spokane Municipal Code proposed by the Unified Development Code (UDC) Maintenance Project Phase I. The UDC Maintenance Phase I proposed thirteen minor amendments to the following Titles, chapters, or sections of Spokane Municipal Code (SMC): relating to Design Review Board, Residential Zones Primary Uses, Downtown Zones Limited Use Standards, Off-site impacts Noise, SEPA Categorical Exemptions Applicability Appendix B, Construction Standards General Provisions Notice of Hearing, Building Code Awnings, Design Review Board Procedures, Design Review Board Criteria, Administration and procedures, Planned Unit Developments, Subdivision Design Standards, and Street Development Standards, amending Spokane Municipal Code (SMC) sections 04.13.015, 17C.110.100, 17C.124.110, 17C.220.060, 17E.050.080 Appendix B, 17F.010.050, 17F.040.140, 17G.040.040(B), 17G.060.020(A)(3), 17G.060.070(B)(5)(c), 17G.070.220(A), and 17G.080.070(C)(5).

**FINDINGS OF FACT:**

- A. The maintenance of the Unified Development Code (UDC) and in general the Spokane Municipal Code (SMC) has been a periodic, recurring project of Planning Services as well as other City departments over the course of the last two decades to maintain consistency and clarity as local policy documents needs or local, State and Federal regulations change.
- B. Planning Services has identified Phase I of multiple sections of SMC chapters require minor corrections, elimination of redundancy, or other non-substantive action.
- C. Shaping Spokane, the 2017 adopted City of Spokane Comprehensive Plan Chapter 3 Land Use policy 7.1, Regulatory Structure, supports regulations that are predictable, reliable, and adaptable to changing living and working arrangements brought about by technological advancements and Land Use policy 7.2 calls out a continuing review process to periodically re-evaluate and direct city policies and regulations consistent with chapter 3 Vision and Values.
- D. Amendments to Title 17 are subject to review and recommendation by the Plan Commission.
- E. The minor amendments included in Phase I are categorically exempt from review under the State Environmental Policy Act (SEPA) RCW 43.21 as stated in Washington Administrative Code (WAC) Procedural Actions 197-11-800(19)(a)(b).
- F. Plan Commission workshops were held in a virtual meeting format on September 23 and November 11, 2020. Further public notice was available by Notice of Intent to amend and adopt SMC multiple chapter sections including 04.13.015, 17C.110.100, 17C.124.110, 17C.220.060, 17E.050.080 Appendix B, 17F.010.050, 17F.040.140, 17G.040.040(B), 17G.060.020(A)(3), 17G.060.070(B)(5)(c), 17G.070.220(A),

17G.080.070(C)(5), as part of periodic maintenance of the SMC was published in the City Gazette November 25 and December 2 2020, updated on the city online project page <https://my.spokanecity.org/projects/2020-2021-unified-development-code-maintenance/>; the Community Assembly was provided briefing material on December 4, 2020.

- G. Plan Commission hearing notices were placed in the Spokesman-Review legal notices December 30, 2020, January 6, February 10, and February 17, 2021.
- H. The Plan Commission held a public hearing on February 24 to obtain public input on the proposed amendments, if any.

**CONCLUSIONS:**

- A. The Plan Commission has reviewed all public testimony received during the public hearing.
- B. The Plan Commission finds that the proposed amendments are consistent with applicable provisions of the comprehensive plan and that the proposed amendments bear a substantial relation to the public health, safety, welfare, and protection of the environment.

**RECOMMENDATION:**

In the matter of the Unified Development Code Maintenance Project - Phase I, by unanimous vote, the Plan Commission recommends to the City Council the approval of the proposed amendment to the Spokane Municipal Code, as part of periodic maintenance of the Unified Development Code.

  
Todd Beyreuther (Mar 9, 2021 10:22 PST)

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**Todd Beyreuther, President**  
**Spokane Plan Commission**  
February 26, 2021