

**CITY OF SPOKANE PLAN COMMISSION
FINDINGS OF FACT, CONCLUSIONS, AND RECOMMENDATIONS
REGARDING TEXT AMENDMENTS TO EXPIRATION OF BUILDING PERMITS.**

A recommendation of the City of Spokane Plan Commission to the City Council to approve amendments to the Spokane Municipal Code proposed by Development Services. The proposal amends the Unified Development Code (UDC) Section 17G.010.030, Expiration of Building Permits.

FINDINGS OF FACT:

- A. The City of Spokane adopted a Comprehensive Plan in May of 2001 that complies with the requirements of the Growth Management Act (GMA) as set forth in RCW 36.70A, including an economic development element meeting the requirements of RCW 36.70A.070(7).
- B. RCW 36.70A.600 encourages the City to take several actions to increase its residential building capacity including by adopting permit process improvements where it is demonstrated that the code, development regulation, or ordinance changes will result in a more efficient permit process for customers.
- C. On July 26, 2021, Resolution 2021-0062 adopted the City of Spokane Housing Action Plan as a guide for future housing planning, policy development, and regulatory and programmatic implementation measures that increase housing options that are affordable and accessible for people and families of all incomes in the City; including strategy A3-continue to streamline and simplify changes to the City's permit process, as necessary.
- D. The proposed text amendments simplify the building permit process by extending the timeframes of valid permits (from 365 days to two calendar years) to reduce the number of permit extension requests. Most construction projects are completed within two years of the building permit being issued. Processing permit extension requests are time-consuming for both the Permit Team representative and the Building Official, who must review and approve/deny the request.
- E. The amendments to building permit expiration are procedurally exempt from SEPA review per WAC 197-11-800(19).
- F. February 22, 2023, Plan Commission held a workshop discussing the proposed text amendments.
- G. The proposed text amendments were reviewed pursuant to the process established under RCW 36.70A.370 to ensure that the proposed changes will not result in an unconstitutional taking of private property.
- H. A legal notice of public hearing was published in the *Spokesman-Review* on March 8, 2023, and March 15, 2023.
- I. Amendments to Title 17 are subject to review and recommendation by the Plan Commission.

- J. The Plan Commission held a public hearing on March 22, 2023, to obtain public comments on the proposed amendments. No comments were received.
- K. During deliberations held on March 22, 2023, the Plan Commission discussed a motion to recommend the proposed text amendments to City Council. This motion passed unanimously.
- L. The Spokane Plan Commission finds that the proposed text amendments meet the decision criteria established in SMC 17C.025.010(G).

CONCLUSIONS:

Based upon the draft text amendments, SEPA review, agency and public comments received, and public testimony presented, the Spokane Plan Commission makes the following conclusions with respect to text amendments to Expiration of Building Permits:

- 1. The Plan Commission finds that the proposed amendments bear a substantial relation to the public health, safety, welfare, and protection of the environment pursuant to the requirements outlined in SMC 17G.025.010(G).
- 2. Interested agencies and the public have had opportunities to participate throughout the process and persons desiring to comment were given an opportunity to comment.
- 3. A SEPA review was completed for the proposal, and pursuant to WAC 197-11-800(19) is determined to be procedurally exempt.
- 4. The Plan Commission finds that the proposed amendments are consistent with the applicable provisions of the Comprehensive Plan, particularly the following adopted goals and policies:
 - a. Housing Goal H 1 – Housing Choice and Diversity
 - b. Housing Policy H 1.14 – Building, Fire, Infrastructure, and Land Use Standards
 - c. Economic Development Goal ED 7 – Regulatory Environment and Tax Structure
 - d. Economic Development Policy ED 7.6 – Development Standards and Permitting Process

RECOMMENDATION:

In the matter of the ordinances pertaining to expiration of building permits, amending the Unified Development Code of the City of Spokane.

As based on the above listed findings and conclusions, by unanimous vote of, the Spokane Plan Commission takes the following actions:

- 1. Recommends to the Spokane City Council the **APPROVAL** of the proposed amendments to Section 17G.010.030.
- 2. Authorizes the President to prepare and sign on the Commission's behalf a written decision setting forth the Plan Commission's findings, conclusions, and recommendations on the proposed amendments.

Greg Francis

Greg Francis (Mar 28, 2023 11:06 PDT)

Greg Francis, President

Spokane Plan Commission

Mar 28, 2023


Plan Commission findings and conclusions - expiration of building permits


Final Audit Report


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