

**CITY OF SPOKANE PLAN COMMISSION
FINDINGS OF FACT, CONCLUSIONS, AND RECOMMENDATIONS
REGARDING PROTECTION OF HISTORIC BUILDINGS IN DOWNTOWN AND CENTER AND
CORRIDOR AREAS**

A recommendation of the City of Spokane Plan Commission to the City Council to approve amendments to Title 17 of the Spokane Municipal Code to add Center and Corridor zones to the identified areas in Spokane where Historic Preservation review is required when demolition is proposed. Also modifying aspects of the Historic Preservation code to conform with the requirements 2023 House Bill 1293. Specifically, amending 17D.100.230 Demolition Permits for Historic Structures in the Downtown Boundary Area and National Register Historic Districts, and other matters properly related thereto.

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.
- B. The proposed text amendments are mandated by State Legislature in order to be in compliance with House Bill 1293 which streamlines development regulations, including a requirement that design review use “clear and objective” standards, in order to expedite the construction permitting process.
- C. Consistency with House Bill 1293 is a requirement on the Periodic Update Checklist for Fully-Planning Cities and advances our work on the required Periodic Update to the Comprehensive Plan 2026 and the required development code amendments.
- D. Public notice and communication began in August 2024 and included the following:
 - 1. A Plan Commission workshop on August 28, 2024.
 - 2. A Plan Commission workshop on September 11, 2024.
 - 3. A public open house on September 18, 2024.
 - 4. A Spokane Historic Landmarks Commission meeting on September 18, 2024.
 - 5. A public virtual open house on September 19, 2024.
 - 6. A Plan Commission Public Hearing on October 9, 2024.
- E. Three public and agency comments were received and considered by the Plan Commission.
- F. On August 28, 2024 and September 11, 2024, the City of Spokane Plan Commission held workshops to discuss draft language, and review and evaluate with city staff alternatives to proposed text changes.
- G. On August 08, 2024, the Washington State Department of Commerce and appropriate state agencies were given the required 60-day notice before adoption of proposed changes to the Unified Development Code pursuant to RCW 36.70A.106.

Findings of Fact, Conclusion, and Recommendation

- H. On August 16, 2024, a State Environmental Policy Act (SEPA) Checklist was issued for this proposal.
- I. On August 28, 2024, Notice of Intent to Adopt was published in the City Council Gazette.
- J. On September 19, 2024, a SEPA Determination of Non-Significance (DNS) was issued for the proposal. The deadline to appeal the SEPA determination was October 3, 2024. No comments pertaining to the DNS were received.
- K. A legal notice of public hearing was published in the *Spokesman-Review* on September 23, 2024 and September 30, 2024.
- L. The proposed text amendments were drafted and reviewed consistent with the requirements of RCW 36.70A.370 to assure protection of private property rights.
- M. Amendments to the Unified Development Code Title 17 are subject to the review and recommendation by the City of Spokane Plan Commission.
- N. The Plan Commission held a public hearing on October 9, 2024, to obtain public comments on the proposed amendments. No comments were received.
- O. The City of Spokane Plan commission adopts the findings and analysis set forth in the staff report prepared for the proposal.
- P. The City of Spokane Plan Commission finds that the proposed text amendments meet the decision criteria established in SMC 17G.025.010(G).

CONCLUSIONS:

Based upon the draft text amendments, staff report and analysis (which is hereby incorporated into these findings, conclusions, and recommendations), SEPA review, agency and public comments received, and public testimony presented, the Spokane Plan Commission makes the following conclusions with respect to the proposed code amendments:

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. The proposed text amendments will implement the goals and policies of the City of Spokane Comprehensive Plan.
3. Interested agencies and the public have had opportunities to participate throughout the process and persons desiring to comment were given an opportunity to comment.
4. The Plan Commission finds that the proposed amendments are consistent with the applicable provisions of the Comprehensive Plan.

RECOMMENDATION:

In the matter of the ordinances pertaining to the proposed text amendments, amending the Unified Development Code of the City of Spokane.

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

Findings of Fact, Conclusion, and Recommendation

1. By a unanimous vote recommends to the Spokane City Council the **APPROVAL WITH MODIFICATIONS** of the proposed amendments to Section 17D.100.230 Demolition Permits for Historic Structures in the Downtown Boundary Area and National Register Historic Districts.
 - a. Amend the proposed language in 17D.100.230(E)(2)(c) to read:
Where property is within a Centers and Corridors zone or the Downtown Boundary Area and also within a National Register Historic District, the requirements under subsection (a) shall govern. The maximum size of the replacement structure shall be as determined by the underlying zoning of the area.
 - b. Strike the proposed language in 17D.100.230(E)(1)(b) to remove the requirement that the new construction be located on the footprint of the demolished building.

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 \(Oct 22, 2024 15:15 PDT\)](#)

Greg Francis, President

Spokane Plan Commission

Date: Oct 22, 2024







PC Findings and Conclusions 17D.100.230

Final Audit Report

2024-10-22

Created:	2024-10-22
By:	Angela McCall (amccall@spokanecity.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAGz8ANq7MWTBH9apQxOssYXpxRCy5Sfhr

"PC Findings and Conclusions 17D.100.230" History

-  Document created by Angela McCall (amccall@spokanecity.org)
2024-10-22 - 6:14:32 PM GMT
-  Document emailed to gfrancis@spokanecity.org for signature
2024-10-22 - 6:15:06 PM GMT
-  Email viewed by gfrancis@spokanecity.org
2024-10-22 - 10:14:19 PM GMT
-  Signer gfrancis@spokanecity.org entered name at signing as Greg Francis
2024-10-22 - 10:15:34 PM GMT
-  Document e-signed by Greg Francis (gfrancis@spokanecity.org)
Signature Date: 2024-10-22 - 10:15:36 PM GMT - Time Source: server
-  Agreement completed.
2024-10-22 - 10:15:36 PM GMT