

**CITY OF SPOKANE PLAN COMMISSION
FINDINGS OF FACT, CONCLUSIONS, AND RECOMMENDATIONS
REGARDING 2024 PAPER CUTS CODE AMENDMENTS**

A recommendation of the City of Spokane Plan Commission to the City Council to approve amendments to the City's Unified Development Code. This proposal will amend sections 04.16.040 Membership; 17A.020.020 B Definitions; 17A.020.080 H Definitions; 17C.120.110 Limited Use Standards; 17C.122.070 Center and Corridor Allowed Uses; 17C.122T.001 Table 17C.122.070-1 Center and Corridor Allowed Uses; 17C.190.450 Medical Centers; 17C.200.050 Street Tree Requirements; 17D.010.020 Concurrency Test; 17D.010.030 Certificate of Capacity; 17D.075.180 Appendix A – Impact Fee Schedule; 17G.020.040 Amendment Frequency; 17G.061.010 Summary of Land Use Application Procedures; 17G.061.320 Notice of Decision; 17G.070.030 Development Standards; and 17H.010.120 Alleys; to make minor changes that clarify government process and procedures, align with legislative requirements, and/or make clerical corrections in the Spokane Municipal Code. The proposal also adds a new section, 17C.190.255 Public Parking Lot, creating a new use category description.

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 do not significantly alter the outcome and purpose of the Unified Development Code and therefore remain consistent with the City of Spokane's Comprehensive Plan.
- C. The Unified Development Code includes community goals that bears a substantial relation to public health, safety, welfare, and protection of the environment. Propose amendments to clarify or correct errors in the Unified Development Code further implement those goals.
- D. Public notice and communication began in February 2024 and included the following:
 - 1. A Plan Commission workshop on February 28, 2024.
 - 2. Notice of SEPA Determination of Nonsignificance for code text amendments on February 28, 2024.
 - 3. A Plan Commission Public Hearing on March 13, 2024.
- E. No public comment was received.
- F. On February 28, 2024, the City of Spokane Plan Commission held a workshop to discuss draft language, and review and evaluate with city staff alternatives to proposed text changes.
- G. On January 23, 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.

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- H. A SEPA Determination of Nonsignificance was issued by the director of Planning Services on February 28, 2024, for the proposed text amendments. No comments were received.
- I. A legal notice of public hearing was published in the *Spokesman-Review* on February 28, 2024 and March 6, 2024.
- J. The proposed text amendments were drafted and reviewed consistent with the requirements of RCW 36.70A.370 to assure protection of private property rights.
- K. Amendments to the Unified Development Code Title 17 are subject to the review and recommendation by the City of Spokane Plan Commission.
- L. The Plan Commission held a public hearing on March 13, 2024, to obtain public comments on the proposed amendments. No comments were received.
- M. The City of Spokane Plan commission adopts the findings and analysis set forth in the staff report prepared for the proposal.
- N. 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 Paper Cuts Q1 2024 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, by unanimous vote of six in favor to zero not in favor, the Spokane Plan Commission takes the following actions:

1. Recommends to the Spokane City Council the **APPROVAL** of the proposed amendments to Section 04.16.040 Membership.

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2. Recommends to the Spokane City Council the **APPROVAL, under the condition that** SMC 17A.020.020(AB)(1) Building Coverage be revisited in forthcoming round of Paper Cuts Amendments, of the proposed amendments to Section 17A.020.020 B Definitions.
3. Recommends to the Spokane City Council the **APPROVAL** of the proposed amendments to Section 17A.020.080 H Definitions.
4. Recommends to the Spokane City Council the **APPROVAL** of the proposed amendments to Section 17C.120.110 Limited Use Standards.
5. Recommends to the Spokane City Council the **APPROVAL** of the proposed amendments to Section 17C.122.070 Center and Corridor Allowed Uses.
6. Recommends to the Spokane City Council the **APPROVAL** of the proposed amendments to Section 17C.122T.001 Table 17C.122.070-1 Center and Corridor Allowed Uses.
7. Recommends to the Spokane City Council the **APPROVAL** of the proposed amendments to Section 17C.190.450 Medical Centers.
8. Recommends to the Spokane City Council the **APPROVAL** of the proposed amendments to Section 17C.200.050 Street Tree Requirements.
9. Recommends to the Spokane City Council the **APPROVAL** of the proposed amendments to Section 17D.010.020 Concurrency Test.
10. Recommends to the Spokane City Council the **APPROVAL** of the proposed amendments to Section 17D.010.030 Certificate of Capacity.
11. Recommends to the Spokane City Council the **APPROVAL** of the proposed amendments to Section 17D.075.180 Appendix A – Impact Fee Schedule.
12. Recommends to the Spokane City Council the **APPROVAL** of the proposed amendments to Section 17G.020.040 Amendment Frequency.
13. Recommends to the Spokane City Council the **APPROVAL** of the proposed amendments to Section 17G.061.010 Summary of Land Use Application Procedures.
14. Recommends to the Spokane City Council the **APPROVAL** of the proposed amendments to Section 17G.061.320 Notice of Decision.
15. Recommends to the Spokane City Council the **APPROVAL** of the proposed amendments to Section 17G.070.030 Development Standards.

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16. Recommends to the Spokane City Council the **APPROVAL** of the proposed amendments to Section 17H.010.120 Alleys.
17. Recommends to the Spokane City Council the **APPROVAL** of the proposed new section 17C.190.255 Public Parking Lot.
18. 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 \(Mar 18, 2024 10:51 PDT\)](#)

Greg Francis, President

Spokane Plan Commission

Date:







PC Findings and Conclusions Q1 2024 Paper Cuts

Final Audit Report

2024-03-18

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