

CITY OF SPOKANE PLAN COMMISSION
FINDINGS OF FACT, CONCLUSIONS, AND RECOMMENDATIONS
REGARDING ACCESSORY DWELLING UNIT (ADU) CODE AMENDMENTS
PURSUANT TO HOUSE BILL 1337

A recommendation of the City of Spokane Plan Commission to the City Council to approve amendments to the City's Unified Development Code regarding Accessory Dwelling Units (ADUs), in response to recent state legislation (House Bill 1337) and to further implement the City's Comprehensive Plan.

FINDINGS OF FACT:

- A. The City of Spokane adopted a Comprehensive Plan in May of 2001 that complies with the requirements of the Washington State Growth Management Act (GMA), as set forth in RCW 36.70A.
- B. The Comprehensive Plan includes policies that encourage compact development, including the use of accessory dwelling units (ADUs). Specifically:
 - Policy LU 3.6 promotes increased residential densities through infill and redevelopment.
 - Housing Policy H 1.19 supports ADUs as a housing option for seniors.
 - Housing Policy H 1.20 encourages ADUs as ancillary units to single-family homes in all designated residential areas.
- C. The Washington State Legislature adopted House Bill 1337 in 2023, which mandates the easing of barriers to ADU construction and use. This legislation amended RCW 36.70A.696, 43.21C.495, and 36.70A.280 and added new provisions to several RCW chapters, while repealing outdated statutes.
- D. Compliance with House Bill 1337 is a required component of the Periodic Update Checklist for Fully-Planning Cities and advances the City's efforts on its 2026 Comprehensive Plan Periodic Update and associated development code amendments.
- E. The City of Spokane has prepared and proposed code amendments to the Unified Development Code in compliance with all applicable sections of RCW 36.70A, 43.21C, 64.34, 64.32, 64.38, and 64.90, as amended by House Bill 1337.
- F. A SEPA Checklist for this non-project action has been submitted. A Determination of Non-Significance (DNS) was issued on April 25, 2025, under WAC 197-11-340(2); the lead agency will not act on this proposal for at least 14 days. The public comment period for the SEPA determination ended at 4:00 PM on May 14, 2025.
- G. Prior to the public hearing, legal notices were published in the Spokesman Review on April 30, 2025, and May 7, 2025.
- H. The Spokane Plan Commission held a public hearing on the proposed ADU-related code amendments on May 14, 2025.

- I. The Spokane Plan Commission adopts the findings and analysis contained in the Planning and Economic Development Staff Report and incorporates those findings herein by reference.

CONCLUSIONS:

1. The proposed code amendments bear a substantial relationship to the public health, safety, and welfare, and are consistent with the goals of the Growth Management Act.
2. The proposed amendments are consistent with and will implement the applicable policies of the City of Spokane Comprehensive Plan.
3. The amendments conform to the provisions and intent of House Bill 1337 and are required to maintain compliance with state law and periodic update requirements.
4. Public notice was properly given, and interested agencies and members of the public were provided the opportunity to participate and comment.
5. The proposed amendments have been appropriately reviewed for environmental impact. A Determination of Non-Significance (DNS) was issued on April 25, 2025, under WAC 197-11-340(2).

RECOMMENDATION

The Spokane Plan Commission, by a vote of 6-0, recommends to the Spokane City Council the **APPROVAL** of the proposed text amendments to the Unified Development Code related to Accessory Dwelling Units, consistent with House Bill 1337.

Authorized and Signed,



Ryan Patterson, Vice President
Spokane Plan Commission

Date: May 14, 2025







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Final Audit Report

2025-05-20

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