

**CITY OF SPOKANE PLAN COMMISSION
FINDINGS OF FACT, CONCLUSIONS, AND RECOMMENDATIONS
REGARDING CO-LIVING HOUSING CODE AMENDMENTS PURSUANT TO
ESHB 1998 (2024)**

A recommendation of the City of Spokane Plan Commission to the City Council to approve amendments to the City's Unified Development Code regarding Co-living Housing to comply with ESHB 1998, adopted by the State Legislature in 2024 and codified in RCW 36.70A.535.

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 Washington State Legislature adopted Engrossed Substitute House Bill 1998: Co-living Housing in 2024, which mandates the reduction of barriers to developing co-living housing. This legislation, codified in RCW 36.70A.535, establishes where cities must allow co-living development and parameters of the standards that apply to them. The City must comply with the requirements of RCW 36.70A.535 by December 31, 2025.
- C. Compliance with RCW 36.70A.535 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.
- D. A Notice of Intent to Adopt was published in the *Gazette* on September 24, 2025, and submitted to the Department of Commerce on October 1, 2025.
- E. This proposal was evaluated in accordance with the State Environmental Policy Act (SEPA). A SEPA Determination of Non-Significance was issued by Planning Services on October 2, 2025. The comment period ended on October 21, 2025, at 5:00 PM. No comments were received.
- F. A legal notice of SEPA Determination and Public Hearing was published in the *Spokesman-Review* and *Gazette* on October 8, 2025, and October 15, 2025.

CONCLUSIONS:

Based upon the staff presentations, briefing materials, associated studies, and agency and public comment, the Spokane Plan Commission makes the following conclusions with respect to the proposal:

- 1. The Plan Commission adopts the findings and analysis set forth in the Staff Report.
- 2. 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 17G025.010(J).
- 3. 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:

LU 1 Citywide Land Use

LU 3 Efficient Land Use

LU 3.6 Compact Residential Patterns

H 1 Housing Choice and Diversity

H 1.7 Socioeconomic Integration

H 1.10 Lower-Income Housing Development Incentives

H 1.18 Distribution of Housing Options

H 1.21 Development of Single-Room Occupancy Housing

4. Interested agencies and the public have had opportunities to participate throughout the process and persons desiring to comment were given an opportunity to comment. No public comments were received on this item before the Plan Commission Hearing on October 22, 2025.
5. SEPA review was completed for the proposal, and pursuant to SEPA, any adverse environmental impacts associated with the draft regulations will be mitigated by enforcement of the City's development regulations.
6. The proposed amendments conform to the provisions and intent of RCW 36.70A.535 and are required to maintain compliance with state law and periodic update requirements.

RECOMMENDATION:

In the matter of amending the Unified Development Code of the City of Spokane pursuant to RCW 36.70A.535 regarding co-living housing, as based on the above listed findings and conclusions, by vote of 7-0, the Spokane Plan Commission takes the following actions:

1. Recommends to the Spokane City Council the **APPROVAL** of the proposal.
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.

Jesse Bank
Jesse Bank (Oct 27, 2025 10:26:45 PDT)

Jesse Bank, President

Spokane Plan Commission

October 24, 2025

Final PC Findings and Conclusions Co-living

Final Audit Report

2025-10-27

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"Final PC Findings and Conclusions Co-living" History

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