

**CITY OF SPOKANE PLAN COMMISSION
FINDINGS OF FACT, CONCLUSIONS, AND RECOMMENDATIONS
REGARDING STREETS, ALLEYS, AND DRIVEWAYS**

A recommendation of the City of Spokane Plan Commission to the City Council related to the designation of streets, alleys, and driveways; and amending SMC sections 17A.020.030, .040, 120, 160, 17H.010.010, and 130; and adopting a new section 17H.010.015.

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. Three written public comments were received and provided to the Plan Commission in advance of the hearing.
- C. A State Environmental Protection Act (SEPA) Determination of Nonsignificance and Checklist were issued by Planning Services on July 3, 2025. The comment period ended on July 17, 2025.
- D. A legal notice of public hearing was published in the *Spokesman-Review* on 7/9/25 and 7/16/25.

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 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).
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. 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.
4. The Plan Commission finds that the proposal enhances the clarity around the designation of streets, alleys, and driveways, but that additional details about the circumstances in which driveways are permitted and the requirements accompanying them is an important topic for future consideration.
5. 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. LU 3.6 Compact Residential Patterns
 - b. LU 3.1 Coordinated and Efficient Land Use

c. LU 4.1 Land Use and Transportation

RECOMMENDATION:

In the matter of the proposal to amend the aforementioned sections of the Spokane Municipal Code, as based on the above listed findings and conclusions, by vote of 5-1, 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 (Jul 24, 2025 15:07:01 PDT)

Jesse Bank, President
Spokane Plan Commission

7/24/25







PC Findings and Conclusions - Street-Alley-Driveway

Final Audit Report

2025-07-24

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"PC Findings and Conclusions - Street-Alley-Driveway" History

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