

**CITY OF SPOKANE PLAN COMMISSION FINDINGS OF FACT, CONCLUSIONS, AND
RECOMMENDATIONS ON PREFERRED ALTERNATIVE MAP FOR PLANSPOKANE 2046
COMPREHENSIVE PLAN PERIODIC UPDATE**

A recommendation of the City of Spokane Plan Commission to the City Council for the adoption of a Preferred Alternative map for future growth as part of the PlanSpokane 2046 periodic update to the Comprehensive Plan to meet local population and housing allocations and reflect community vision, and to direct the City of Spokane Planning & Economic Development Department to develop a final Environmental Impact Statement and Comprehensive Plan to reflect the Preferred Alternative consistent with state laws.

FINDINGS OF FACT:

- A. The Washington State Growth Management Act (GMA) was passed in 1990, and codified in Chapter 36.70A RCW, requiring jurisdictions such as Spokane to plan and address ways to accommodate growth consistent with the requirements of the GMA.
- B. The City of Spokane adopted a Comprehensive Plan in May of 2001 that complies with the requirements of the GMA.
- C. In accordance with RCW 36.70A.130, an adopted comprehensive plan shall be subject to continuing evaluation and review, with the City conducting updates in 2006, 2012, 2014, and 2017, in addition to yearly amendments as found appropriate by the City.
- D. The schedule established by RCW 36.70A.130(5)(c) sets a deadline for the next periodic review for the City of Spokane to be completed by December 31, 2026.
- E. The Spokane City Council adopted Resolution 2024-0099 on October 28, 2024, directing City of Spokane Planning & Economic Development Department to initiate the periodic review of the City's Comprehensive Plan by conducting community engagement, analyzing growth alternatives, and conducting an Environmental Impact Statement (EIS) in conformance with the Growth Management Act.
- F. The State Environmental Policy Act (SEPA) requires an Environmental Impact Statement (EIS) for planning decisions that provide the basis for later project review, including comprehensive plans.
- G. The City of Spokane issued a Determination of Significance (DS) and Request for Comments on Scope of EIS for the City's Comprehensive Plan Periodic Update on February 5, 2025, in compliance with SEPA requirements, with a 60-day comment period ending April 7, 2025.
- H. During the SEPA scoping period, the City of Spokane held an Agency and Tribal Workshop on February 19, 2025.
- I. During the SEPA scoping period, the City held community visioning to gather community feedback on desired future growth, including a Visioning Workshop Series in March 2025 with four community workshops distributed throughout the city as well as virtual engagement opportunities including an online survey, with over 300 community responses.
- J. Based on public feedback heard during the SEPA scoping period, three draft growth alternatives of how to address state requirements while meeting the community visions were developed.
- K. The City held a Future Growth and Guiding Policies Workshop Series in November 2025 with four community workshops distributed throughout the city and over 100 attendees, gathering community feedback on the growth alternatives and future policy considerations for the comprehensive plan.

- L. The City of Spokane issued a Notice of Availability of Draft Environmental Impact Statement (DEIS) and Notice of SEPA Infill Exemption and Raising of Minor New Construction Thresholds on December 18, 2025 in compliance with SEPA requirements, with a 61-day comment period ending February 18, 2026. Following a request for extension of time, the City extended the Draft EIS public comment period an additional 15 days to end on March 5, 2026.
- M. The City published a legal notice of the Draft EIS comment period in the Spokesman Review on December 18, 2025.
- N. Planning Services conducted extensive outreach with various online and in-person methods during the Draft EIS comment period, including a project website, virtual lunch and learn presentation on January 13, 2026, email updates to interested parties, online information sharing through a GIS story map, blog posts, social media, and in-person Listening Hours throughout January and February 2026.
- O. The City received 205 written comments on the Draft EIS during the public comment period as part of the public record, and all timely and substantial comments were reviewed and considered in the development of the Preferred Alternative.
- P. The development of the Preferred Alternative map was shaped by the public comments and full public engagement throughout the process, the environmental review in the Draft EIS, and the plan values of PlanSpokane 2046; and the Preferred Alternative was composed of a combination of the different alternatives as the preferred direction for future growth and investment for the City.
- Q. The Spokane Plan Commission held public workshops on the Preferred Alternative map on January 14, February 25, and March 11, 2026.
- R. The draft Preferred Alternative map includes an increase in moderate-high density housing near major transit lines and within areas with planned capacity, increased mixed-use and commercial uses throughout the city, including within the moderate-high density housing areas, to support current and future residents, and increased employment and industrial uses to support local jobs and economic opportunities.
- S. The draft Preferred Alternative map is intended to meet all state requirements, including meeting population and housing allocations, and to reflect the community's vision for the future.
- T. In addition to the 205 written comments received during the Draft EIS public comment period, an additional 38 comments were submitted for the Plan Commission public hearing. All comments were forwarded to the Plan Commission for consideration.
- U. A public hearing notice was published in the Spokesman-Review on April 7, 2026 and all interested parties, including Neighborhood Councils, agencies, and community members who had submitted comments were directly notified of the hearing.
- V. On April 14, 2026, the Plan Commission held a public hearing on the draft Preferred Alternative map, including taking of verbal testimony, and closed the public record on that date.
 - a. 12 member(s) of the public provided verbal testimony at the hearing.
- W. The Plan Commission deliberated and voted 5 to 1 to recommend approval of a resolution recognizing the Preferred Alternative map.
- X. The Plan Commission finds that the Preferred Alternative map, as recommended, meets the intent and requirements of state criteria and public participation guidance.
- Y. The Plan Commission recommends that subsequent work on the Future Land Use Map as well as zoning and code updates consider neighborhood context and include robust neighborhood input.

CONCLUSIONS:

Based upon the agenda packet materials, staff analysis (which is hereby incorporated into these findings, conclusions, and recommendations), SEPA review, agency and public comments received, and public testimony presented, the Plan Commission makes the following conclusions for the selection of the PlanSpokane 2046 Preferred Alternative map:

1. The Spokane Plan Commission, as recommending body to City Council, evaluated and reviewed the PlanSpokane 2046 Draft Environmental Impact Statement, public comments, and staff analysis in the process of selecting a Preferred Alternative map.
2. The proposed Preferred Alternative map is consistent with state law requirements, supports housing and employment opportunities throughout the city, and is expected to meet population and housing allocations for the next twenty years.
3. The development and recommendation of a Preferred Alternative map followed state requirements, including the State Environmental Policy Act (SEPA).
4. Interested agencies and the public have had extensive opportunities to participate throughout the process and persons desiring to comment have been given that opportunity to comment.

RECOMMENDATIONS:

In the matter of the PlanSpokane 2046 Preferred Alternative map and based upon the above listed findings and conclusions, by a vote of **5 to 1**, the Spokane Plan Commission recommends City Council **APPROVE** the presented draft Preferred Alternative map for the PlanSpokane 2046 periodic update to the Comprehensive Plan and authorizes the President to prepare and sign on the Commission's behalf a written decision setting forth the Commission's findings, conclusions, and recommendation.

Jesse Bank

Jesse Bank (Apr 20, 2026 09:16:41 PDT)

Jesse Bank, President

Spokane Plan Commission

Date: 20/04/2026






Plan Commission Findings of Fact Preferred Alternative

Final Audit Report

2026-04-20

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