



## Notice of Availability of Draft Environmental Impact Statement and Notice of SEPA Infill Exemption and Raising of Minor New Construction Thresholds City of Spokane Comprehensive Plan Periodic Update

**Date of Issuance:** December 18, 2025

**Lead agency:** City of Spokane, Department of Planning Services

**Agency Contact:** **Tirrell Black**, *Assistant Planning Director, Project Manager*, [509.625.6500](tel:509.625.6500)  
[PlanSpokane@spokanecity.org](mailto:PlanSpokane@spokanecity.org)

### Description of Proposal

Spokane is preparing a periodic update to the City's Comprehensive Plan for 20 years, from 2026 to 2046. The City's Comprehensive Plan was last updated in 2017. The Comprehensive Plan helps the City manage growth, provide housing and job opportunities, plan for services and infrastructure (e.g. streets, stormwater, parks), and more.

Each chapter of the plan, except for the Shorelines Chapter, will be updated to address new growth targets for population and jobs, and to meet changes to the Growth Management Act (GMA) since 2017 including considerations around Climate Planning and Planning for Housing at all income levels.

The Land Use Plan Map may be amended to create more housing and job opportunities and respond to growth targets, community needs, transportation investments, and environmental conditions. Zoning and other development regulations may also be amended to implement the Land Use Plan Map. Critical Area regulations would be evaluated and recent state planning rules would be addressed.

The Draft EIS presents three alternatives to test different growth patterns and policies. Alternative 1 "Stay the Course" would maintain the current comprehensive plan and code. It was developed in prior years with different growth targets and different state expectations. This alternative includes analysis of "middle housing" changes adopted by the city in 2023.

Two action alternatives are evaluated. They are designed to meet current state requirements (including new housing, climate, and other requirements), create the opportunity for housing at all income levels, accommodate jobs, and update policies and codes to streamline them and facilitate growth. Alternative 2 Distributed & Balanced adds greater housing and job intensity along frequent transit routes and prioritizes a jobs/housing balance. Alternative 3 Center City & Regional Hubs focuses both jobs and housing growth in regional hubs and connections between them, particularly Center City, and connects regional hubs like West Plains and Hillyard via I90 and the North Spokane Corridor.

The Draft EIS considers the impacts of the alternatives towards: earth, water quality, and water resources; air quality and greenhouse gas emissions; plants and animals, including critical areas and habitat; land use patterns and urban form, including historic and cultural resources; relationship to plans, policies, and regulations; population, employment, and housing; transportation, including multiple modes and city and state facilities; public services including police, fire and emergency medical services, parks, schools, libraries, and solid waste; and utilities including power, water, wastewater, and stormwater.

## Location of Proposal

The Comprehensive Plan primarily addresses the Spokane city limits. Secondly the plan addresses unincorporated urban growth areas and utility service areas abutting the city.

## Proponent

City of Spokane

## Comment Period

The City of Spokane is requesting comments from the public, agencies, Tribes, and all interested parties on the Draft EIS from December 18, 2025 to February 18, 2026. Comments are due by **5:00 PM, February 18, 2026**.

All written comments should be directed to:

**Tirrell Black, Assistant Planning Director**

**City of Spokane**

808 W. Spokane Falls Blvd

Spokane, WA 99201

509.625.6185 | [PlanSpokane@spokanecity.org](mailto:PlanSpokane@spokanecity.org)

**Submittal of comments by email is preferred. Please include in the subject line "PlanSpokane 2046 Draft EIS Comments."**

A hybrid Agency and Tribes Workshop is scheduled for **Tuesday, January 6, 2026** from 9:30-11:30 a.m. at Spokane City Hall, City Council Briefing Center (Lower Floor). Attendees are encouraged to attend in person if possible; if needed, a virtual Teams meeting is available below.

## Microsoft Teams [Need help?](#)

### [Join the meeting now](#)

Meeting ID: 240 855 044 920 27

Passcode: Rg9F4Si3

### Dial in by phone

[+1 424-566-7556,,368416965#](#) United States, Beverly Hills

[Find a local number](#)

Phone conference ID: 368 416 965#

### Join on a video conferencing device

Tenant key: [cityofspokane@m.webex.com](mailto:cityofspokane@m.webex.com)

Video ID: 118 911 177 9

Members of the public are encouraged to attend community informational and listening sessions scheduled for January and February 2026. More can be found at <https://my.spokane.edu/planspokane/draft-eis>.

- Virtual Lunch and Learn
  - When: January 13, 12 to 1 p.m.
  - Where: Teams meeting, link on project webpage
- PlanSpokane Listening Hours
  - **When:** January 20, 11 a.m. to 1 p.m.
    - **Where:** Spokane City Hall, Tribal Room (Lobby)
  - **When:** February 3, 4 to 6 p.m.
    - **Where:** Hillyard Library, Events Room
  - **When:** February 5, 3 to 6 p.m.
    - **Where:** Liberty Park Library, Study Room A
  - **When:** February 10, 4 to 6 p.m.
    - **Where:** Shadle Park Library, Studio Room
  - **When:** February 12, 4 to 6 pm.
    - **Where:** South Hill Library, Study Room A

## Document Availability

**Draft EIS:** The Draft EIS is posted on the City of Spokane website at <https://my.spokanecity.org/planspokane/draft-eis>. The Draft EIS is also available for review at Spokane City Hall: 808 W. Spokane Falls Blvd, Spokane, WA 99201.

**Periodic Update:** The Periodic Update includes policies and future regulations to direct the next 20 years of growth in Spokane. Draft chapters of the Comprehensive Plan are available at: <https://my.spokanecity.org/planspokane/chapter-review/>.

## Infill Exemptions and Minor New Construction Thresholds

Per RCW 43.21C.229 (3) (b) (ii), the City of Spokane is providing 60 days' notice to Tribes, relevant state agencies, other jurisdictions that may be impacted, and the public that the City intends to adopt an infill exemption. In addition, per WAC 197-11-800 (1) (c) and (d) the City of Spokane also anticipates raising SEPA thresholds for minor new construction. The infill exemption or minor new construction thresholds could vary by geographic area.

## Responsible Official

Spencer Gardner, Director, Planning Services, City of Spokane, 808 W. Spokane Falls Blvd, Spokane, WA 99201, [509.625.6097](tel:509.625.6097), [sgardner@spokanecity.org](mailto:sgardner@spokanecity.org).

Signature: 

Date: Dec 16, 2025






# Notice of Availability\_Draft EIS

Final Audit Report

2025-12-16

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