



**Agenda Sheet for City Council:**

**Committee:** Finance & Administration **Date:** 04/27/2026

**Committee Agenda type:** Discussion

**Date Rec'd**

4/22/2026

**Clerk's File #**

RES 2026-0035

**Cross Ref #**

**Project #**

**Council Meeting Date:** 05/18/2026

**Submitting Dept**

PLANNING SERVICES

**Bid #**

**Contact Name/Phone**

TIRRELL BLACK 509-625-6185

**Requisition #**

**Contact E-Mail**

TBLACK@SPOKANECITY.ORG

**Agenda Item Type**

Resolutions

**Council Sponsor(s)**

BWILKERSON ZZAPPONE

**Sponsoring at Administrators Request**

NO

**Lease?** NO

**Grant Related?** NO

**Public Works?** NO

**Agenda Item Name**

RESOLUTION ADOPTING A PREFERRED ALTERNATIVE GROWTH MAP FOR

**Agenda Wording**

This resolution adopting a Preferred Alternative Growth Map provides staff and the community guidance on development of a Future Land Use Plan Map, a component of the City's Comprehensive Plan and part of the Periodic Update to the Comprehensive Plan known as PlanSpokane 2046. The City Plan Commission hearing on Preferred Alternative Growth Map was held on April 14, 2026. The Plan Commission recommends approval; Plan Commission Findings are included in this agenda packet. A Staff Report and Attachments included detailed map sections are also included in the agenda packet. Project website: PlanSpokane.org.

**Summary (Background)**

This packet contains the draft Preferred Alternative Map which was recommended by Plan Commission to City Council at Plan Commission's April 14, 2026, Public Hearing.

Adopted by Spokane City Council  
on: 5/18/2026

City Clerk

**What impacts would the proposal have on historically excluded communities?**

This will be analyzed in Racially Disparate Impacts work around housing and in the Environmental Impact Statement.

**How will data be collected, analyzed, and reported concerning the effect of the program/policy by racial, ethnic, gender identity, national origin, income level, disability, sexual orientation, or other existing disparities?**

Data sources for Environmental Impact Statement are from state and federal sources.

**How will data be collected regarding the effectiveness of this program, policy, or product to ensure it is the right solution?**

A five-year check in (due in 2031) will check population growth, housing unit production, greenhouse gas inventory and VMT (vehicle miles traveled). Other data required is yet to be established by WA Commerce.

**Describe how this proposal aligns with current City Policies, including the Comprehensive Plan, Sustainability Action Plan, Capital Improvement Program, Neighborhood Master Plans, Council Resolutions, and others?**

Update to City's Comprehensive Plan will be reviewed by Plan Commission and adopted by City Council in 2026.

**Council Subcommittee Review**

<b>Fiscal Impact</b>	
Approved in Current Year Budget?	N/A
Total Cost	\$
Current Year Cost	\$
Subsequent Year(s) Cost	\$
<b><u>Narrative</u></b>	
<b>Amount</b>	<b>Budget Account</b>
Select \$	#
Select \$	#
Select \$	#
Select \$	#
Select \$	#
Select \$	#
<b>Funding Source</b>	N/A
<b>Funding Source Type</b>	Select
<b>Is this funding source sustainable for future years, months, etc?</b>	
<b>Expense Occurrence</b>	N/A
<b>Other budget impacts (revenue generating, match requirements, etc.)</b>	
<b>Approvals</b>	
<b><u>Dept Head</u></b>	GARDNER, SPENCER
<b><u>Division Director</u></b>	GARDNER, SPENCER
<b><u>Accounting Manager</u></b>	ZOLLINGER, NICHOLAS
<b><u>Legal</u></b>	SCHOEDEL, ELIZABETH
<b><u>For the Mayor</u></b>	PICCOLO, MIKE
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## RESOLUTION NO. 2026-0035

A RESOLUTION adopting 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; directing the City of Spokane Planning Department to develop a Final Programmatic Environmental Impact Statement reflecting the preferred alternative; and adopting a Preferred Alternative map for future growth will allow staff to prepare a Comprehensive Plan in conformance with this vision.

WHEREAS, the Washington State Growth Management Act (GMA) was passed in 1990, and codified in Chapter 36.70A RCW, requiring jurisdictions such as the City of Spokane to plan and address ways to accommodate growth consistent with the requirements of the GMA; and

WHEREAS, the GMA establishes mandatory elements of a comprehensive plan in RCW 36.70A.070 including but not limited to land use, housing, capital facilities, economic development, utilities, transportation, and parks and recreation; and

WHEREAS, comprehensive plans provide policies, guidelines, and frameworks for the growth within the jurisdiction within a given timeframe, with comprehensive plans pursuant to GMA typically providing a twenty-year outlook; and

WHEREAS, the City conducted the Spokane Horizons citizen participation process to develop the first comprehensive plan under GMA, which was adopted by ORD C32847 on May 21, 2001; and

WHEREAS, 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; and

WHEREAS, 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; and

WHEREAS, the Washington State Legislature frequently passes bills that adjust the requirements of GMA, with recent GMA updates requiring compliance at the time of Spokane's periodic update due in 2026; and

WHEREAS, Spokane City Council approved the initiation of climate planning as part of the periodic update through RES 2024-0038 on April 22, 2024; and

WHEREAS, 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; and

WHEREAS, the Spokane City Council approved OPR 2024-0909 on October 28, 2024, accepting the Washington State Department of Commerce Grant to commence a periodic update of the City of Spokane Comprehensive Plan; and

WHEREAS, 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; and

WHEREAS, the Planning & Economic Development Department ("The Department") secured the services of BERK Consulting ("the consultant") and their sub-contractors to assist in the development of the EIS and related analysis; and

WHEREAS, The Department held an internal scoping and mapping exercise workshop on December 5, 2024 to kick off internal collaboration with City departments; and

WHEREAS, 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; and

WHEREAS, during the SEPA scoping period, the City of Spokane held an Agency and Tribal Workshop on February 19, 2025; and

WHEREAS, 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; and

WHEREAS, 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; and

WHEREAS, 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; and

WHEREAS, 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; and

WHEREAS, the City published a legal notice of the Draft EIS comment period in the Spokesman Review on December 18, 2025; and

WHEREAS, The Department 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; and

WHEREAS, 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; and

WHEREAS, 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; and

WHEREAS, the development of the preferred alternative was shaped by the public comments and full project engagement throughout the process, the environmental review in the Draft EIS, and the plan values of PlanSpokane 2046; and

WHEREAS, the preferred alternative is composed of a combination of the different alternatives as the preferred direction for future growth and investment for the City; and

WHEREAS, the Spokane Plan Commission held workshops on the preferred alternative on January 14, February 25, and March 11, 2026; and

WHEREAS, given the responsibility to make recommendations to the City Council for consideration for adoption of comprehensive plan amendments by City Charter, the Spokane Plan Commission held a public hearing on the preferred alternative on April 14, 2026, with a hearing notice published in the Spokesman Review on April 7, 2026; and

WHEREAS, the Spokane Plan Commission received 38 written public comments and 12 verbal testimonies at the public hearing; and

WHEREAS, the Spokane Plan Commission deliberated and voted 5 to 1 to recommend approval of a resolution recognizing the preferred alternative as identified in Exhibit A; and

WHEREAS, upon adoption of the preferred alternative by City Council, The Department will develop a Final EIS analyzing the impact of the preferred alternative and responding to all public comments received during the public comment period; and

WHEREAS, the Final EIS will use the Spokane Regional Transportation Council (SRTC) employment forecast to support regional consistency; and

WHEREAS, in compliance with RCW 36.70A.070, Comprehensive Plan – Mandatory elements, the Final EIS will demonstrate compliance with the city’s forecasted future population as well as housing units by income band, following guidance from WA State Department of Commerce and HB 1220 (2023);

WHEREAS, The Department will develop a future land use plan map and complete updates the comprehensive plan based on the direction provided by the preferred alternative; and

WHEREAS, the periodic update will be conducted in conformance with Spokane County Countywide Planning policies; and

WHEREAS, The Department will continue to proactively partner with all City departments throughout the process; and

WHEREAS, between May 2024 and March 2026, The Department gave over 50 presentations related to the PlanSpokane 2046 periodic update to Plan Commission, City Council, and various City boards and commissions, and gave over 15 presentations to community groups; and

WHEREAS, between May 2024 and March 2026, The Department had over 20 community events, tabling opportunities, and virtual ways to be involved, amounting to over 4,400 individual community touchpoints and conversations; and

WHEREAS, community members will continue to be able to submit comments on the Final EIS and updated comprehensive plan throughout the periodic update process, consistent with the requirements of Chapter 36.70A RCW; and

WHEREAS, the legislative body of a jurisdiction is required to take action in order to complete the periodic update and each adopted ordinance or resolution must explicitly state that the action is part of the periodic update; and

WHEREAS, by City Charter, adoption by the City Council is the formal step necessary to make comprehensive plan amendments official city policy; and

WHEREAS, upon the completion of reviewing and revising of the comprehensive plan, legislative action will occur to formally conclude the periodic review process and note that all necessary actions have been completed.

NOW, THEREFORE,

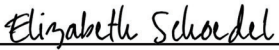
BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPOKANE that the preferred alternative as presented in Exhibit A is adopted to meet local population and housing allocations and reflect community vision and that staff are directed to develop a final Environmental Impact Statement and Comprehensive Plan to reflect the adopted preferred alternative.

ADOPTED by the City Council this 18th day of May, 2026.

  
\_\_\_\_\_

City Clerk

Approved as to form:

  
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Assistant City Attorney



# Exhibit A

## Preferred Alternative Draft Map Resolution 2026-0035

*\*Includes amendments to the proposal adopted by City Council on May 11, 2026.*

- Preferred Alternative Map (p. 2)
- Potential Land Use Change Areas Map (p. 3)
- Northwest Spokane Preferred Alternative Map (p. 4)
- Northeast Spokane Preferred Alternative Map (p. 5)
- South Spokane Preferred Alternative Map (p. 6)

