

CITY OF SPOKANE PLAN COMMISSION
FINDINGS OF FACT, CONCLUSIONS, AND RECOMMENDATIONS
REGARDING BUILDING OPPORTUNITY FOR HOUSING (BOH) FOLLOW-UP CODE UPDATES

A recommendation of the City of Spokane Plan Commission to the City Council to approve amendments to the City's Unified Development Code. This proposal will amend sections 17A.020.060 "F" Definitions, 17C.111.205 Development Standards Tables, 17C.111.210 Density, 17C.111.220 Building Coverage and Impervious Coverage, 17C.111.235 Setbacks, 17C.111.310 Open Space, 17C.111.315 Entrances, 17C.111.320 Windows, 17C.111.325 Building Articulation, 17C.111.335 Parking Facilities, 17C.111.420 Open Spaces, 17C.111.450 Pitched Roofs, 17C.230.020 Vehicle Parking Summary Table, 17C.230.100 General Standards, 17C.230.110 Minimum Required Parking Spaces, 17C.230.120 Maximum Required Parking Spaces, 17C.230.130 Parking Exceptions, 17C.230.140 Development Standards, 17G.080.040 Short Subdivisions, 17G.080.065 Unit Lot Subdivisions.

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 proposed text amendments do not significantly alter the outcome and purpose of the Unified Development Code and therefore remain consistent with the City of Spokane's Comprehensive Plan.
- C. The Unified Development Code includes community goals that bears a substantial relation to public health, safety, welfare, and protection of the environment. Propose amendments to clarify or correct errors in the Unified Development Code further implement those goals.
- D. Public notice and communication began in August 2024 and included the following:
 1. Plan Commission workshops held on August 28, September 11, October 9, and October 23, 2024.
 2. Project information posted on the project website going live on October 15, 2024.
 3. A description of the project and SEPA status posted to the City Official Gazette on October 16, 2024.
 4. The issuance of a SEPA Determination of Nonsignificance for code text amendments on October 29, 2024.
 5. For a hearing scheduled for November 13, 2024, legal notices were published to the Spokesman Review on October 30 and November 6, 2024.

6. Description of the project and hearing posted in the PlanSpokane Newsletter on November 7, 2024.
- E. No public comment was received.
- F. On August 28, September 11, October 9, and October 23, 2024, the City of Spokane Plan Commission held workshops to discuss draft language, and review and evaluate with city staff alternatives to proposed text changes.
- G. On September 11, 2024, the Washington State Department of Commerce and appropriate state agencies were given the required 60-day notice before adoption of proposed changes to the Unified Development Code pursuant to RCW 36.70A.106.
- H. A SEPA Determination of Nonsignificance was issued by the director of Planning Services on October 29, 2024, for the proposed text amendments. No comments were received.
- I. The proposed text amendments were drafted and reviewed consistent with the requirements of RCW 36.70A.370 to assure protection of private property rights.
- J. Amendments to the Unified Development Code Title 17 are subject to the review and recommendation by the City of Spokane Plan Commission.
- K. The Plan Commission held a public hearing on November 13, 2024, to obtain public comments on the proposed amendments. No comments were received.
- L. The City of Spokane Plan commission adopts the findings and analysis set forth in the staff report prepared for the proposal.
- M. The City of Spokane Plan Commission finds that the amendment proposal and SEPA status were noticed in the City Gazette at the time of a Plan Commission workshop as required in SMC 17G.025.010(G).

CONCLUSIONS:

Based upon the draft text amendments, staff report and analysis (which is hereby incorporated into these findings, conclusions, and recommendations), SEPA review, agency and public comments received, and public testimony presented, the Spokane Plan Commission makes the following conclusions with respect to the proposed Building Opportunity for Housing Follow-Up Code Amendments:

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 SMC 17G.025.010(G).
2. The proposed text amendments will implement the goals and policies of the City of Spokane Comprehensive Plan.

Findings of Fact, Conclusion, and Recommendation

3. Interested agencies and the public have had opportunities to participate throughout the process and persons desiring to comment were given an opportunity to comment.
4. The Plan Commission finds that the proposed amendments are consistent with the applicable provisions of the Comprehensive Plan.

RECOMMENDATION:

In the matter of the ordinances pertaining to the proposed text amendments, amending the Unified Development Code of the City of Spokane.

As based on the above listed findings and conclusions, by unanimous vote of nine in favor to zero not in favor, the Spokane Plan Commission takes the following actions:

1. Recommends to the Spokane City Council the **APPROVAL** of the proposed amendments to Section 17A.020.060 "F" Definitions.
2. Recommends to the Spokane City Council the **APPROVAL WITH MODIFICATIONS** of the proposed amendments to Section 17C.111.205 Development Standards Tables.
 - a. By unanimous vote of nine in favor, zero not in favor, a change to section 17C.111.205 within Table 17C.111.205-1 to remove the "Minimum lot width with driveway approach" row and update the "Minimum lot width" row to also remove "with no driveway approach." Also, replace language in Note [4] to read "Requirements for driveway approaches may prevent narrow lots with a driveway approach from achieving the minimum."
3. Recommends to the Spokane City Council the **APPROVAL** of the proposed amendments to Section 17C.111.210 Density.
4. Recommends to the Spokane City Council the **APPROVAL** of the proposed amendments to Section 17C.111.220 Building Coverage and Impervious Coverage.
5. Recommends to the Spokane City Council the **APPROVAL** of the proposed amendments to Section 17C.111.235 Setbacks.
6. Recommends to the Spokane City Council the **APPROVAL WITH MODIFICATIONS** of the proposed amendments to Section 17C.111.310 Open Space.
 - a. By unanimous vote of nine in favor, zero not in favor, a change to section 17C.111.310 to correct the mention of "outdoor area" to "open space" to be consistent with the rest of the code.
7. Recommends to the Spokane City Council the **APPROVAL WITH MODIFICATIONS** of the proposed amendments to Section 17C.111.315 Entrances.
 - a. By unanimous vote of nine in favor, zero not in favor, a change to section 17C.111.315 that deals with entrances; specifically, updating the figure and inserting the following text at the end of C-1: "On a recessed entryway, the door of the entry is not required to face the street so long as the entryway has a

pedestrian walkway directly to the street and is recognizable as a building entryway.”

8. Recommends to the Spokane City Council the **APPROVAL** of the proposed amendments to Section 17C.111.320 Windows.
9. Recommends to the Spokane City Council the **APPROVAL WITH MODIFICATIONS** of the proposed amendments to Section 17C.111.325 Building Articulation.
 - a. By unanimous vote of nine in favor, zero not in favor, a change to section 17C.111.325 dealing with the articulation to correct Figure 17C.111.325-B to state “40 FT MAX” to match the written text.
10. Recommends to the Spokane City Council the **APPROVAL** of the proposed amendments to Section 17C.111.335 Parking Facilities.
11. Recommends to the Spokane City Council the **APPROVAL** of the proposed amendments to Section 17C.111.420 Open Spaces.
12. Recommends to the Spokane City Council the **APPROVAL** of the proposed amendments to Section 17C.111.450 Pitched Roofs.
13. Recommends to the Spokane City Council the **APPROVAL** of the proposed amendments to Section 17C.230.020 Vehicle Parking Summary Table.
14. Recommends to the Spokane City Council the **APPROVAL** of the proposed amendments to Section 17C.230.100 General Standards.
15. Recommends to the Spokane City Council the **APPROVAL** of the proposed amendments to Section 17C.230.110 Minimum Required Parking Spaces.
16. Recommends to the Spokane City Council the **APPROVAL** of the proposed amendments to Section 17C.230.120 Maximum Required Parking Spaces.
17. Recommends to the Spokane City Council the **APPROVAL** of the proposed amendments to Section 17C.230.130 Parking Exceptions.
18. Recommends to the Spokane City Council the **APPROVAL** of the proposed amendments to Section 17C.230.140 Development Standards.
19. Recommends to the Spokane City Council the **APPROVAL** of the proposed amendments to Section 17G.080.040 Short Subdivisions.
20. Recommends to the Spokane City Council the **APPROVAL** of the proposed amendments to Section 17G.080.065 Unit Lot Subdivisions.
21. 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.

Findings of Fact, Conclusion, and Recommendation

Greg Francis
Greg Francis (Nov 20, 2024 20:12 PST)

**Greg Francis, President
Spokane Plan Commission**

Date: Nov 20, 2024







PC Findings and Conclusions BOH Follow-up code fixes

Final Audit Report

2024-11-21

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