

Notice of Public Hearing and SEPA Determination Co-living Housing Code Updates

Notice is hereby given that there will be a public hearing before the City of Spokane Plan Commission at their regularly scheduled meeting on **October 22, 2025**, beginning at **4:00PM** in-person in the City Hall Council Chambers and online via Microsoft Teams. This proposal concerns development code amendments regarding co-living housing, described below. Any person may submit written comments on the proposed action or call for additional information at:

Planning Services Department
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Spokane, WA 99201-3333
Phone (509) 625-6846
bwhitmarsh@spokanecity.org

Comments should be submitted no later than 5:00 PM on October 21, 2025, if they are intended to be seen by the Plan Commission prior to the hearing.

APPLICANT: City of Spokane

PROPOSAL: This proposal is a set of citywide development code amendments to implement the co-living requirements of ESHB 1998, adopted by the state legislature in 2024 and codified in RCW 36.70A.535. Proposed updates include:

- Updating definitions to be in conformance with RCW 36.70A.535 (SMC 17C.020);
- Allowing co-living in all zones except Residential Agriculture and portions of the industrial zones (SMC 17C.111.115);
- No minimum open space requirements for co-living (SMC 17C.111.205);
- Sleeping units counted as 0.25 dwelling units for calculating density (SMC 17C.111.210);
- Clarifying applicability of design standards for co-living (SMC 17C.111.300 and SMC 17C.111.400);
- Removing conflicting language from the Group Living use description (SMC 17C.190.100); and
- Expanding the Residential Household Living use to be inclusive of co-living (SMC 17C.190.110).

Topics also under consideration include limiting or prohibiting short-term rentals in co-living developments and adopting additional standards for sleeping units, kitchens, and bathrooms.

SEPA: A SEPA Determination of Non-Significance (DNS) was issued on October 2, 2025, under WAC 197-11-970. The lead agency will not act on this proposal for at least 14 days. Comments regarding the DNS must be submitted no later than 5:00 PM on October 21, 2025, if they are intended to alter or appeal the DNS.

MORE INFO: Documents relating to these amendments are available for viewing online at: <https://my.spokanecity.org/projects/co-living-housing-code-update/>

HEARING: The Hearing will be held in-person and online using Microsoft Teams. Public testimony will be taken at the hearing. Connection information and agenda materials will be posted one week in advance here: <https://my.spokanecity.org/bcc/commissions/plan-commission/>

AMERICANS WITH DISABILITIES ACT (ADA) INFORMATION: The City of Spokane is committed to providing equal access to its facilities, programs and services for persons with disabilities. The Spokane City Council Chamber in the lower level of Spokane City Hall, 808 W. Spokane Falls Blvd., is wheelchair accessible and is equipped with an infrared assistive listening system for persons with hearing loss. Headsets may be checked out (upon presentation of picture I.D.) at the City Cable 5 Production Booth located on the First Floor of the Municipal Building, directly above the Chase Gallery or through the meeting organizer. Individuals requesting reasonable accommodations or further information may call, write, or email Human Resources at 509.625.6373, 808 W. Spokane Falls Blvd., Spokane, WA, 99201; or ddecorde@spokanecity.org. Persons who are deaf or hard of hearing may contact Human Resources through the Washington Relay Service at 7-1-1. Please contact us forty-eight (48) hours before the meeting date.

Only the applicant, persons submitting written comments, and persons testifying at a hearing likely have standing to appeal the ultimate decision of the City Council.