

**Spokane City Plan Commission
Findings of Fact, Conclusions, and Recommendations
Regarding Infill Development**

A recommendation from the City Plan Commission to the City Council accepting the Infill Development Steering Committee's Summary Report and Recommendation as a guide for future programmatic and regulatory implementation measures.

WHEREAS, The Plan Commission is charged to investigate and make recommendations to the City Council in relation to all matters pertaining to the living conditions of the City; the betterment of facilities for doing public and private business therein; the elimination of slums; the correction of unhealthful housing conditions; the proper laying out, platting, and naming of streets, squares, and public places, and the numbering of buildings and houses therein; the location, planning, and architectural designing of public buildings; and generally, all things tending to promote the health, convenience, safety, and well-being of the City's population, and to further its growth along consistent, comprehensive and permanent plans; and,

WHEREAS, The Plan Commission is further empowered to provide advice and make recommendation on broad planning goals and policies and on whichever plans for the physical development of the City that the City Council may request the Commission's advice by ordinance or resolution; and,

WHEREAS, The Commission shall provide opportunities for public participation in City planning by providing through its own broadly based membership an informed opinion to complement the work of the City's elected officials and administrative departments; soliciting public comment, when pertinent, on planning issues of City-wide importance or of a substantial community concern, and evaluating comments received; and securing the assistance of experts and others with knowledge or ideas to contribute to City planning; and,

WHEREAS, The City of Spokane's Infill Development Project is engaged in identification of issues regarding infill development and the development of strategies to overcome obstacles to such development; and,

WHEREAS, High-quality infill development can create positive economic impacts for communities; and,

WHEREAS, The communication objectives for the Infill Development Project are to examine a range of potential programs and regulatory changes that could be implemented to help describe today's development standards, increase public awareness of the infill mechanisms and products, engage in dialogue with stakeholders that results in productive recommendations to increase opportunities for development and new housing, develop an easy-to-follow report and recommendations for future action based on the project's findings, and monitor the effectiveness of infill development strategies developed through this process; and,

WHEREAS, The City hosted six focus group meetings, held between May and June 2016, for the purpose of soliciting community input on neighborhood specific and citywide interests, challenges and opportunities; and,

WHEREAS, Additional input was gathered through an open house, held August 30, 2016, through an online survey, and through individual presentations upon request to the Mayor's Housing Quality Task Force, to five neighborhood councils, and to working groups of the Downtown Spokane Partnership; and,

WHEREAS, The Summary Report and Recommendation were prepared by project staff in conjunction with the assigned steering committee, based on a review of existing conditions related to infill development, a review of relevant existing adopted policies and regulations, and input from stakeholders and the public at large; and,

WHEREAS, The Summary Report and Recommendation contains a series of strategies that the City of Spokane and others may pursue to further the Infill Development Project's objectives; and,

WHEREAS, It is recognized that additional legislative action with robust public engagement will be required for all strategies that involve changes to adopted policy and regulations of the City of Spokane and that such changes will need to be incorporated into subsequent work plans of the Plan Commission and/or considered in conjunction with ongoing or upcoming major planning efforts such as the Comprehensive Plan Update and update to the Downtown Spokane Plan; and,

WHEREAS, Appropriate notice of the Plan Commission hearing was published in the Spokesman Review on September 28, and October 5, 2016; and,

WHEREAS, the City Plan Commission held a public hearing on October 12, 2016 to obtain public comments on the proposed Summary Report and Recommendations; and,

WHEREAS, the Plan Commission has reviewed and considered all public testimony received prior to and during the public hearings.

NOW THEREFORE,

By a vote of 7 to 0 , the Plan Commission does recommend that quality development should be enabled and promoted on vacant and underdeveloped lots and parcels in developed areas in a manner that:

- Provides a desirable mixture of affordable housing options to people of all income levels, and sustainably realizes density objectives;
- Is designed to maintain and encourage attractive neighborhood character;
- Is consistent with the City of Spokane Comprehensive Plan, as well as adopted neighborhood plans and subarea plans; and,
- Is consistent with existing neighborhood character, and/or the neighborhood character envisioned in adopted neighborhood plans; and,

FURTHER, The Plan Commission recommends to the City Council the acceptance of the Summary Report and Recommendation as a guide for future program development and potential regulatory implementation measures; and,

FURTHER, The Plan Commission recommends that all recommendations be advanced for implementation as the available options consisting of correlated components of the whole effort, while further internal and interdepartmental review will be required for identifying the scope, budget, and probable timeframes for each; and,

FURTHER, The Plan Commission recommends that the continuation of the Multiple-Family Tax Exemption is of paramount importance for nearest-term implementation as the program is reviewed by the City Council in 2017; and,

FURTHER, Recognizing the urgency of moving these recommendations forward, the Plan Commission recommends that after reviewing and accepting the Summary Report and Recommendation, the Commission and Council meet jointly to discuss the manner in which all the strategies recommended by the steering committee may be prioritized and implemented.

A handwritten signature in black ink, appearing to read "Dennis Dellwo", written over a horizontal line.

**Dennis Dellwo, President
Spokane Plan Commission
October 12, 2016**