

Mobile and Manufactured
Home Park Preservation
Comprehensive Plan Amendment
File Z-14-00065-COMP
Plan Commission Workshop 8/26/2015

Workshop 3 Overview

- Process Update
 - Recap Application Review: Z-14-00065-COMP
 - Public Involvement and Supporting Information
 - Actions for Plan Commission Approval or Denial
- Request Public Hearing for All Comprehensive Plan Amendments

Application Review Process

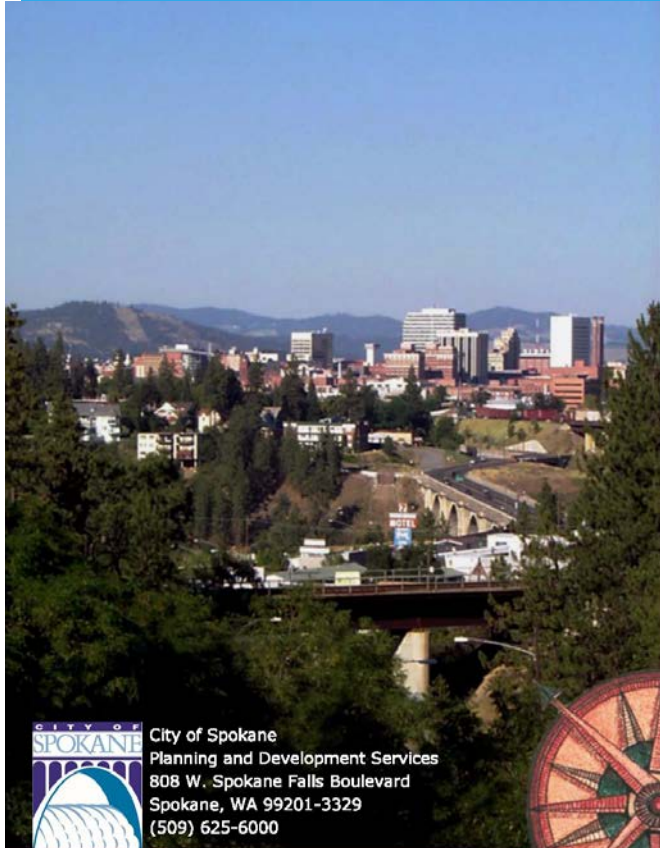
- Plan Commission Consideration
 - Workshops - April 8, July 23, August 26, 2015
 - Open House - April 15, 2015
 - Stakeholder Group Meetings - June 17 & July 9, 2015
 - SEPA Determination – Anticipated September (?)
 - Staff Report
 - Plan Commission Hearing - All Comprehensive Plan Amendments - September 23, 2015 (?) (Anticipated)
 - Plan Commission Recommendation
- City Council Hearing
 - Anticipated 2015 (?) - Date not Determined

WE
ARE
HERE

Comprehensive Plan Amendment

- Add a new land use policy in the Comprehensive Plan, Chapter 3, Land Use.
 - Policy 1.x Mobile Home Parks
 - Designate appropriate areas for the preservation of mobile and manufactured home parks.*
 - * Supportive Discussion

* For full text and more information, please visit the application webpage:
spokanecity.org/projects/policy-re-manufactured-and-mobile-home-parks/



City of Spokane
Planning and Development Services
808 W. Spokane Falls Boulevard
Spokane, WA 99201-3329
(509) 625-6000



City of Spokane's Comprehensive Plan

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Land Use

Comprehensive Plan Land Use Goal 1

- **LU 1 CITYWIDE LAND USE**

Goal: Offer a harmonious blend of opportunities for living, working, recreation, education, shopping, and cultural activities by protecting natural amenities, providing coordinated, efficient, and cost effective public facilities and utility services, carefully managing both residential and nonresidential development and design, and proactively reinforcing downtown Spokane's role as the urban center.

Proposed Policy LU 1.x

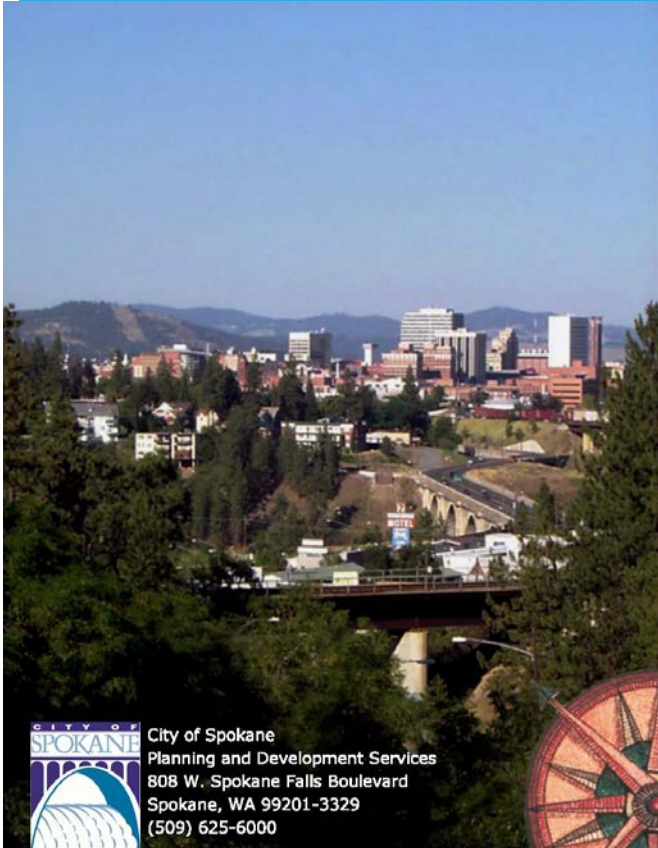
LU 1.x Mobile Home Parks

Designate appropriate areas for the preservation of mobile and manufactured home parks.

* Discussion (summary):

- Preservation linked to affordable housing and homeownership
- Many homes are difficult to move
- When a park is redeveloped, generally it is not replaced by a new park

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Housing



Comprehensive Plan Housing Goals

- **H 1 AFFORDABLE HOUSING**

Goal: Provide sufficient housing for the current and future population that is appropriate, safe, and affordable for all income levels.

- **H 2 HOUSING CHOICE AND DIVERSITY**

Goal: Increase the number of housing alternatives within all areas of the city to help meet the changing needs and preferences of a diverse population.

- **H 3 HOUSING QUALITY**

Goal: Improve the overall quality of the City of Spokane's housing.

Public Involvement to Date

- Plan Commission Public Workshops
 - April 15, July 22, and August 26, 2015
- Open House – April 15, 2015 with **15** Attendees
- Stakeholder Group – **12** Attendees
 - Meetings June 17, and July 9, 2015
- Public Comments Provided by **90** People
- Plan Commission Subcommittee

Examples of Ongoing Concerns

- Are Existing Regulations Inadequate?
 - e.g., Ten-Acre Minimum Requirement for New Manufactured Home Parks
- Higher-Income Households in Manufactured Home Parks?
- Housing Monitoring Report: Lack of Information on Goal Progress?

Available Information

- Manufactured Home Park Permit History
- State Regulatory Framework
- Housing Conditions Survey
- Examples from Other Communities
- Summary Report: Dated August 19, 2015

Plan Commission Subcommittee

- Subcommittee Conclusions
 - **Time Constraints** – Persisting Concerns
 - Memo Provided: Dated August 18, 2015
 - Recommendation to Commission -
Deliberations Following Public Hearing

Plan Commission Recommendation Options - SMC 17G.020.060(M)

1. Approval
- Support for the Proposal and either:
 - Consistent with the Comprehensive Plan
 - Enough Evidence Justifies Need

1(a). Option to Conditionally Approve with Modification

2. Denial
- Proposal Does not Comply with Review Guidelines or Decision Criteria;
 - Another Aspect of Work Program Addresses Proposal; or
 - Not Enough Information to Be Able to Reach a Decision

Manufactured Home Park Preservation Workshop

- Motion to Set Public Hearing for All Amendment Applications for Sept. 23, 2015
 - Z1400062-COMP - Spurway Living Trust
 - Z1400063-COMP - GRR Family LLC
 - Z1400064-COMP - CCRC LLC
 - Z1400065-COMP - Manuf. Home Park Preservation