



Mayor David A. Condon

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CITY CLERK'S OFFICE

November 16, 2015

VETO Message on Ordinance C-35310 amending the text of the City of Spokane Comprehensive Plan chapter 3, Land Use, adopting a new policy entitled "LU 1.X Mobile Home Parks."

To the City Clerk, Honorable President and Members, Spokane City Council:

Affordable housing is an important concern in Spokane. More information and greater analysis is needed to make a decision that amends the Comprehensive Plan. There are recent examples of good public process that will help us achieve the necessary level of study and make this important decision based upon thorough evaluation. I am, therefore, returning herewith, with my veto, Ordinance C-35310.

I am vetoing this measure because I support the significant time and effort the City's Plan Commission invested on this subject and agree with their recommendation, by a vote of 5-1, to deny the proposed amendment at this time and to include a housing review program on the Commission's 2016 Work Program. The Plan Commission's recommendation was based on their conclusion that there is not enough information available to make a decision on the merits of the proposal, or to determine whether the proposal furthers the City's affordable housing goals.

I would also like to discuss the Plan Commission's authority and its advisory role as outlined in the City Charter, which grants the commission "the power to investigate and make recommendations to the City Council in relation to all matters pertaining to the living conditions of the City." The Plan Commission role and processes work well when they are given the opportunity to investigate the issues surrounding a subject area, gather research and the public input needed to be able to make informed recommendations on these important policy matters. The recent public processes that created the Water System Plan and the Cell Tower Ordinance revisions are good examples of the Plan Commission and public being able to develop solutions to the City's problems and better illustrates the role of the Plan Commission as provided in the City's Charter.

As requested by the Plan Commission, the City is conducting a housing review that will evaluate the progress toward reaching all of the housing goals. This will inform what policy changes will be needed to reach the City's housing goals, including but not limited to, mobile/manufactured homes and mobile/manufactured home parks.

The City of Choice

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The current ordinance is not timely and is not backed by the research expected to support major policy changes to the Comprehensive Plan as stated by the Plan Commission. This veto seeks to give the Plan Commission the time to explore the issues surrounding housing and to formulate options for public review to address these needs.

Respectfully submitted,

A handwritten signature in blue ink that reads "David A. Condon". The signature is fluid and cursive, with a large initial "D" and a distinct "A." before the last name.

David A. Condon
Mayor