

**CITY OF SPOKANE PLAN COMMISSION
FINDINGS OF FACT, CONCLUSIONS, AND RECOMMENDATIONS
REGARDING SB 5290 EXPEDITED PERMITTING CODE UPDATES**

A recommendation of the City of Spokane Plan Commission to the City Council to approve amendments to amendments to Title 17 of the Spokane Municipal Code to update land use application procedures which clarify, expedite, and consolidate the land use permitting process in accordance with Senate Bill 5290. Specifically amending Section 17A.020.030 “C” Definitions, Section 17A.020.200 “T” Definitions, Section 17E.020.080 Application Submittal Requirements, Section 17E.030.060 Establishment of Development Permit, Section 17E.040.080 Application Submittal Requirements, Section 17E.070.080 Application Submittal Requirements, Section 17G.061.110 Application Requirements, Section 17G.061.120 Determination of a Complete Application, Section 17G.061.130 Application Time Limits, Section 17G.061.150 Modification of Applications and Permits, Section 17G.080.040 Short Subdivisions, Section 17G.080.060 Binding Site Plan, and other matters properly related thereto.

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 are mandated by State Legislature in order to be in compliance with Senate Bill 5290 which amends land use application procedures in order to expedite the land use permitting process.
- C. Consistency with Senate Bill 5290 is a requirement on the Periodic Update Checklist for Fully-Planning Cities and advances our work on the required Periodic Update to the Comprehensive Plan 2026 and the required development code amendments.
- D. 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.
- E. Public notice and communication began in August 2024 and included the following:
 1. A Plan Commission workshop on August 28, 2024.
 2. A Plan Commission Public Hearing on September 25, 2024.
- F. No public comment was received.
- G. On August 28, 2024, the City of Spokane Plan Commission held a workshop to discuss draft language, and review and evaluate with city staff alternatives to proposed text changes.
- H. On August 09, 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.
- I. The proposed text amendments are categorically exempt from SEPA under WAC 197-11-8000 article 19 under procedural actions.

Findings of Fact, Conclusion, and Recommendation

- J. A legal notice of public hearing was published in the *Spokesman-Review* on September 11, 2024 and September 18, 2024.
- K. The proposed text amendments were drafted and reviewed consistent with the requirements of RCW 36.70A.370 to assure protection of private property rights.
- L. Amendments to the Unified Development Code Title 17 are subject to the review and recommendation by the City of Spokane Plan Commission.
- M. The Plan Commission held a public hearing on September 25, 2024, to obtain public comments on the proposed amendments. No comments were received.
- N. The City of Spokane Plan commission adopts the findings and analysis set forth in the staff report prepared for the proposal.
- O. The City of Spokane Plan Commission finds that the proposed text amendments meet the decision criteria established 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 Paper Cuts Q1 2024 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.
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 8 in favor to 0 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.020.030 "C" Definitions.
2. Recommends to the Spokane City Council the **APPROVAL** of the proposed amendments to Section 17A.020.200 "T" Definitions.
3. Recommends to the Spokane City Council the **APPROVAL** of the proposed amendments to [Section 17E.020.080](#) Application Submittal Requirements.

Findings of Fact, Conclusion, and Recommendation

4. Recommends to the Spokane City Council the **APPROVAL** of the proposed amendments to [Section 17E.030.060](#) Establishment of Development Permit.
5. Recommends to the Spokane City Council the **APPROVAL** of the proposed amendments to [Section 17E.040.080](#) Application Submittal Requirements.
6. Recommends to the Spokane City Council the **APPROVAL** of the proposed amendments to [Section 17E.070.080](#) Application Submittal Requirements.
7. Recommends to the Spokane City Council the **APPROVAL** of the proposed amendments to [Section 17G.061.110](#) Application Requirements.
8. Recommends to the Spokane City Council the **APPROVAL** of the proposed amendments to [Section 17G.061.120](#) Determination of a Complete Application.
9. Recommends to the Spokane City Council the **APPROVAL** of the proposed amendments to [Section 17G.061.130](#) Application Time Limits.
10. Recommends to the Spokane City Council the **APPROVAL** of the proposed amendments to [Section 17G.061.150](#) Modification of Applications and Permits.
11. Recommends to the Spokane City Council the **APPROVAL** of the proposed amendments to [Section 17G.080.040](#) Short Subdivisions.
12. Recommends to the Spokane City Council the **APPROVAL** of the proposed amendments to [Section 17G.080.060](#) Binding Site Plan.

13. 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.

Greg Francis

[Greg Francis \(Sep 26, 2024 17:38 PDT\)](#)

Greg Francis, President

Spokane Plan Commission

Date: Sep 26, 2024

Findings and Conclusions SB5290 Land Use Application Code Updates

Final Audit Report

2024-09-27

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