



Building Opportunity for Housing Phase I

Plan Commission Findings of Fact, Conclusions, And Recommendations on Comprehensive Plan Amendment File Z23-112COMP

A Recommendation of the Spokane Plan Commission to the City Council to APPROVE the Comprehensive Plan Amendment proposal seeking to amend the text of Chapter 3 and the Glossary to accommodate and ease development of middle housing in Spokane.

FINDINGS OF FACT:

- A. Amendment proposal Z23-112COMP (“the proposal”) was impelled by the adoption of the Interim Zoning Ordinance known as Building Opportunity and Choices for All (C36232), in that the interim ordinance called on the City to develop a permanent solution following a complete public engagement process and study of the expected impacts of the changes.
- B. The Proposal was prepared according to the requirements of the Growth Management Act (RCW 36.70A) and included an extensive and thorough public engagement effort.
- C. The Proposal seeks to make various amendments to Chapter 3, Land Use, and the Glossary of the Comprehensive Plan.
- D. As reflected throughout the City’s Comprehensive Plan, the Plan envisions a variety of compatible housing types in a neighborhood and that the housing assortment should include higher density residences developed in the form of small-scale apartments, townhouses, duplexes, and rental units that are accessory to single-family homes. LU 1.1 (Neighborhoods).
- E. The Comprehensive Plan also recognizes the need for increased density which enables the provision of affordable housing. LU 3.7.
- F. The Comprehensive Plan also promotes socioeconomic integration throughout the City and recognizes that housing affordability acts as a barrier to integration of all socioeconomic groups throughout the community. H 1.7 (Socioeconomic Integration).
- G. The Comprehensive Plan also encourages mixed-income developments throughout the city and recognizes that mixed-income housing provides socio-economic diversity that enhances community stability and ensures that low-income households are not isolated in concentrations of poverty. H 1.9 (Mixed-Income Housing).
- H. The Comprehensive Plan also calls for a variety of housing types should be available in each neighborhood. Diversity includes styles, types, size, and cost of housing. Many different housing forms can exist in an area and still exhibit an aesthetic continuity. Development of a diversity of housing must take into account the context of the area and should result in an improvement to the existing surrounding neighborhood. H 1.18 (Distribution of Housing Options).
- I. On March 1, 2023, the Land Use Subcommittee of the Community Assembly received a presentation regarding the proposal.

- J. On April 17, 2023, staff requested comments from local, regional, and state agencies as well as City departments. The City received two agency comment letters, one from the City of Spokane Engineering Department and one from the Spokane Tribe.
- K. On April 18, 2023, the Washington State Department of Commerce and appropriate state agencies were given the required 60-day notice of intent to adopt before adoption of any proposed changes to the Comprehensive Plan.
- L. On April 18, 2023, the required Spokane Regional Transportation Council (SRTC) review of the proposal was initiated by staff.
 - 1. On June 5, 2023, SRTC provided comment that the proposal is generally consistent with the Regional Transportation Plan.
- M. In April 2023 the State Legislature passed Engrossed Second Substitute House Bill 1110, which calls for City's of at least 75,000 people who are either required or have elected to plan under the State Growth Management Act, which includes the City of Spokane, to allow construction on any residential lot of up to four units, including various middle housing types (duplex, triplex, fourplex, etc.) and up to six units on a lot if a lot is within one-quarter mile of transit or for development where at least two units are affordable.
- N. This nonproject action to amend the City's Comprehensive Plan will bring the City into compliance with Section 3 of HB 1110.
- O. In May 8, 2023 a Notice of Application was published in the Spokesman Review. The Notice of Application initiated a 30-day public comment period from May 8 to June 7, 2023, during which thirty one (31) comments were received.
- P. On May 10 and May 24, 2023, the Spokane City Plan Commission held a workshop to study the Proposal.
- Q. On June 12, 2023, a State Environmental Policy Act (SEPA) Checklist and Determination of Non-Significance were issued for the Proposal. The deadline to appeal the SEPA determination was June 27, 2023. No comments on the SEPA determination were received.
- R. On June 12, 2023, staff published a report addressing SEPA and providing staff's analysis of the merits of the Proposal, copies of which were circulated as prescribed by SMC 17G.020.060B.8. Staff's analysis of the Proposal recommended approval of the Proposal.
 - 1. Staff's analysis of the proposal and its likely effect included a determination that the residential densities expected in the city under the existing Comprehensive Plan would not be exceeded by the proposal, given the fact that the city is mostly built-out already and that development in recent years has generally fallen below the minimum density called for in the Comprehensive Plan.
 - 2. Accordingly, as density is not expected to change overall the impact on City public services and facilities is not expected to be significant.

3. This will be reviewed again during the next periodic update to the City's Comprehensive Plan and, pursuant to Section 3 of HB1110, again during the periodic update occurring on or after June 30, 2034.
- S. On June 14 and June 21, 2023, notice was published in the Spokesman Review providing notice of a SEPA Determination of Non-Significance and of the Plan Commission Public Hearing.
- T. On June 28, 2023, the Plan Commission held a public hearing on the Proposal, including the taking of verbal testimony, and closed the public record on that date.
- U. On June 28, 2023, the Spokane Plan Commission conducted its deliberations on this Proposal and voted to recommend the City Council approve this Proposal with the following conditions:
 1. Replace the word "churches" with "places of worship" in the new language;
 2. Replace the term "Residential Increased" with "Residential Plus;" and
 3. Modify the proposed amendments to Policy LU 5.5 commensurate with the alternate version presented at the Plan Commission workshop on June 14, 2023.
- V. As a result of the City's efforts, pursuant to the requirements of SMC 17G.020.070, the public has had extensive opportunities to participate throughout the process and persons desiring to comment were given an opportunity to do so.
- W. Except as otherwise indicated herein, the Plan Commission adopts the findings and analysis set forth in the Staff Report prepared for the Proposal (the "Staff Report").
- X. The Plan Commission finds that the proposal meets the intent and requirements of the Comprehensive Plan.
- Y. The Plan Commission finds that the proposal meets the decision criteria established by SMC 17G.020.030, as described in the Staff Report.

CONCLUSIONS:

Based upon the application materials, staff analysis (which is hereby incorporated into these findings, conclusions, and recommendation), SEPA review, agency and public comments received, and public testimony presented regarding Proposal File No. Z23-112COMP, the Plan Commission makes the following conclusions with respect to the review criteria outlined in SMC 17G.020.030:

1. The Proposal was submitted in a timely manner and added to the 2023 Annual Comprehensive Plan Amendment Work Program.
2. Interested agencies and the public have had extensive opportunities to participate throughout the process and persons desiring to comment have been given that opportunity to comment.
3. The Proposal is consistent with recent changes in State law and particularly those in RCW 36.70A.600 and HB 1110 and is also consistent with the goals and purposes of GMA.
4. The Proposal will help to bring the City into compliance with HB 1110.

5. Any potential infrastructure implications associated with the Proposal will either be mitigated through projects reflected in the City’s relevant six-year capital improvement plans or through enforcement of the City’s development regulations at time of any future development.
6. As outlined in above in the Findings of Fact, the Proposal is internally consistent as it pertains to the Comprehensive Plan, as described in SMC 17G.020.030.E.
7. The Proposal is consistent with the Countywide Planning Policies for Spokane County, the comprehensive plans of neighboring jurisdictions, applicable capital facilities plans, the regional transportation plan, and official population growth forecasts.
8. As this was the only proposal to amend the comprehensive plan this cycle, no cumulative analysis was required.
9. SEPA review was completed for the Proposal.
10. The Proposal will not adversely affect the City’s ability to provide the full range of urban public facilities and services citywide at the planned level of service, or consume public resources otherwise needed to support comprehensive plan implementation strategies.
11. The Proposal proposes policy adjustments intended to be consistent with the Comprehensive Plan and to provide correction and additional guidance towards better implementation of the community’s vision and values.

RECOMMENDATIONS:

In the matter of Z23-112COMP, a request by the City of Spokane to amend the text of the Comprehensive Plan, based upon the above listed findings and conclusions, by a vote of **9 to 0**, the Spokane Plan Commission recommends City Council **APPROVE** the requested amendments to the Comprehensive Plan, conditioned upon the changes outlined above, and authorizes the President to prepare and sign on the Commission’s behalf a written decision setting forth the Commission’s findings, conclusions, and recommendation on the Proposal.

Greg Francis
Greg Francis (Jun 29, 2023 11:18 PDT)

Greg Francis, President
Spokane Plan Commission
Date: Jun 29, 2023

Final Findings and Conclusions - Z23-112COMP

Final Audit Report

2023-06-29

Created:	2023-06-29
By:	Jackie Churchill (jchurchill@spokanecity.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAA_FHH2lc0ScVA6ZIK1TuPrUspGGIz0BB

"Final Findings and Conclusions - Z23-112COMP" History

-  Document created by Jackie Churchill (jchurchill@spokanecity.org)
2023-06-29 - 5:47:47 PM GMT- IP address: 174.165.162.230
-  Document emailed to gfrancis@spokanecity.org for signature
2023-06-29 - 5:48:14 PM GMT
-  Email viewed by gfrancis@spokanecity.org
2023-06-29 - 6:12:49 PM GMT- IP address: 65.133.88.36
-  Signer gfrancis@spokanecity.org entered name at signing as Greg Francis
2023-06-29 - 6:18:42 PM GMT- IP address: 65.133.88.36
-  Document e-signed by Greg Francis (gfrancis@spokanecity.org)
Signature Date: 2023-06-29 - 6:18:44 PM GMT - Time Source: server- IP address: 65.133.88.36
-  Agreement completed.
2023-06-29 - 6:18:44 PM GMT