

**Spokane City Plan Commission
Findings of Fact, Conclusions, and Recommendations
2013 & 2015 Unified Development Code Maintenance Project**

A Recommendation from the City Plan Commission to the City Council to approve proposed amendments to the Spokane Municipal Code. The changes include amendments to the Spokane Municipal Code (SMC) Title 7, Title 8, Title 10, Title 12 and Title 17 Unified Development Code, including Chapters 17A, 17C, 17D, 17E, 17F and 17G.

Findings of Fact:

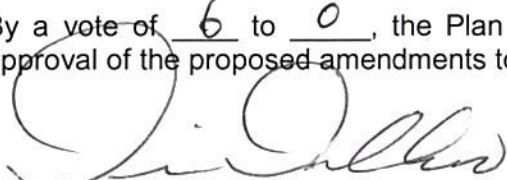
- A.** The Planning Department tracks needed changes to Title 17 SMC and, in 2013, the Department submitted a number of proposed amendments to the Plan Commission for its consideration.
- B.** On or about December 11, 2013, the Plan Commission previously recommended approval of the 2013 UDC Packet. Due to unforeseen circumstances, however, the packet was never taken to City Council for a final public Hearing. The packet was reintroduced and incorporated into the 2015 UDC Packet for additional input and review.
- C.** Staff requested comments from agencies and departments in late summer of 2015. The documents were available for public review on the Planning and Development website starting in September 2015.
- D.** The Spokane City Plan Commission held several workshop sessions to study the proposed amendments.
- E.** On August 25, 2015 and October 16, 2015, the Washington State Department of Commerce and appropriate state agencies were given the required 60-day notice before adoption of proposed changes to the Spokane Municipal Code.
- F.** A State Environmental Policy Act (SEPA) Checklist and Determination of Non-Significance were released on October 16, 2015 for the 2015 Unified Development Code Update Project. The public comment period for the SEPA determination ended on October 30, 2015.
- G.** Notice of the proposed Unified Development Code amendments and announcement of the Plan Commission's November 11, 2015 public hearing was published in the Spokesman Review on October 30, 2015 and November 4, 2014.
- H.** The City Plan Commission held a public hearing on November 11, 2015 to obtain public comments on the proposed amendments.
- I.** The Plan Commission made a decision to approve the proposed amendments to the Unified Development Code per staff's memo dated November 3, 2015.

Conclusions:

- A. The Plan Commission has reviewed all public testimony received during the public hearings.
- B. The Plan Commission has found that the proposed amendments meet the approval criteria for text amendments to the Unified Development Code:
SMC 17G.025.010 (F) Approval Criteria:
 - 1. The proposed amendments are consistent with the applicable provisions of the comprehensive plan; and
 - 2. The proposed amendments bear a substantial relation to public health, safety, welfare, and protection of the environment.
- C. The proposed amendments have been reviewed by the City Plan Commission and found to be in conformance with the goals and policies of the City's Comprehensive Plan.

Recommendations:

By a vote of 6 to 0, the Plan Commission recommends to the City Council the approval of the proposed amendments to the Spokane Municipal Code.



**Dennis Dellwo, President
Spokane Plan Commission
November 11, 2015**