

**CITY OF LIBERTY LAKE
SPOKANE COUNTY, WASHINGTON
ORDINANCE NO. 311**

**AN ORDINANCE OF THE CITY OF LIBERTY LAKE, WASHINGTON, AMENDING
CITY OF LIBERTY LAKE DEVELOPMENT CODE AND THE RIVER DISTRICT
DEVELOPMENT REGULATIONS REGARDING CO-LIVING HOUSING**

WHEREAS, the Growth Management Act ("GMA") was established in the State of Washington in 1990 to provide a framework for land use planning and development regulation; and

WHEREAS, Spokane County and the cities within it were mandated to plan under the GMA in 1993; and

WHEREAS, the City of Liberty Lake has adopted its own comprehensive land use plan pursuant to RCW 36.70A; and

WHEREAS, the City has adopted Development Regulations to implement the Comprehensive Plan; and

WHEREAS, the 14 planning goals outlined in RCW 36.70A.020 and 480, guide the development and adoption of comprehensive plans and development regulations; and

WHEREAS, planning is an ongoing process, and improved data or changing circumstances require amendments to the Development Code from time to time; and

WHEREAS, the Washington State Legislature amended RCW 36.70A.535 to require cities to allow co-living housing in any zones that allows 6 or more dwelling units dwelling units per lot, with limited parking requirements, and standards that are no more restrictive than required for other multi-family housing, with said requirements to be in effect no later than December 31, 2025; and

WHEREAS, a public participation program was followed for the proposed amendments to the City of Liberty Lake's Development Code; and

WHEREAS, all public notification requirements were met and accomplished in a timely manner; and

WHEREAS, a SEPA DNS Threshold Determination and Adoption of Existing Environmental Document was issued on each of the proposed amendments with a fourteen (14) day public comment period; and

WHEREAS, the GMA requires proposed development regulations, including proposed amendments, be forwarded to the Washington State Department of Commerce ("DOC") for review and comment prior to final City Council adoption; and

WHEREAS, all applicable state and local agencies received a copy of the proposed amendments, and were given the opportunity to comment; and

WHEREAS, the City of Liberty Lake has met the GMA notice to state agency requirements in RCW 36.70A.106 for the Proposed Amendments to the City of Liberty Lake Amendments to Development Regulations regarding Emergency Shelters, Transitional and Supportive Housing; and

WHEREAS, the City of Liberty Lake Planning Commission held a public hearing on September 10, 2025, and recommended approval of the proposed amendments; and

WHEREAS, the amendments recommended by the City of Liberty Lake Planning Commission are reflected in the proposed amendments attached hereto as “Exhibit A”; and

WHEREAS, the City Council has reviewed the Planning Commission Findings of Fact, Conclusions, and Recommendations in the Matter of Proposed Amendments to the City of Liberty Lake Development Code and The River District Development Regulations Regarding Co-living Housing, and other documents in the file that were available for review.

NOW THEREFORE, the City Council of the City of Liberty Lake does hereby ordain as follows:

Section 1. Amendments to the City of Liberty Development Code and The River District Development Regulations Regarding Co-Living Housing.

The approved amendments to the City of Liberty Lake Development Code and The River District Development Regulations Regarding Co-living Housing are attached hereto as “Exhibit A”, and incorporated herein.

Section 2. Severability.

If any section, sentence, clause or phrase of this Ordinance and the attachments hereto shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

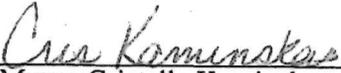
Section 3. Administration and Enforcement.

- A. Administration. Planning, Engineering & Building Services shall be responsible for the administration of this Ordinance.
- B. Enforcement. Projects that are subject to the provisions of this Ordinance and do not comply with the standards of this Ordinance shall be subject to the enforcement provisions of the Liberty Lake Municipal Code and City Development Code.

Section 4. Effective Date.

This Ordinance shall be in full force and effect five (5) days after publication of this Ordinance or a summary thereof in the official newspaper of the City as provided by law.

PASSED by the City Council this 3rd day of November, 2025.



Mayor Cristella Kaminskas

ATTEST:



City Clerk, Rochelle Caton

Approved As To Form:



City Attorney, Sean P. Boutz

Date of Publication: November 14, 2025

Effective Date: November 21, 2025