



PLAN COMMISSION FINDINGS OF FACT, CONCLUSIONS, AND RECOMMENDATIONS ON COMPREHENSIVE PLAN AMENDMENT Z19-499COMP

A Recommendation of the Spokane Plan Commission to the City Council to APPROVE the Comprehensive Plan Amendment application seeking to amend the land use plan map designation from “Residential 4-10” to “General Commercial” for a 0.85-acre area located at 3001, 3011, and 3027 E Liberty Avenue. The implementing zoning designation requested is General Commercial with 70-foot height limit (GC-70).

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).
- B. Under GMA, comprehensive plans generally may be amended no more frequently than once a year, and all amendment proposals must be considered concurrently in order to evaluate for their cumulative effect.
- C. Amendment application Z19-499COMP (the “Application”) was submitted in a timely manner for review during the City’s 2019/2020 amendment cycle.
- D. The Application seeks to amend the land use plan map designation for a 0.85-acre area located at 3001, 3022, 3027 E Liberty Avenue (the “Properties”) from “Residential 4-10” to “General Commercial” with a corresponding change in zoning from Residential Single Family (RSF) to General Commercial with a 70-foot height limit (GC-70).
- E. The owner of the Properties also owns the parcel immediately to the east of the properties, resulting in common ownership holding that spans the area between N Haven Street and N Market Street.
- F. Annual amendment applications were subject to a threshold review process to determine whether the applications will be included in the City’s Annual Comprehensive Plan Amendment Work Program.
- G. On February 6, 2020, an Ad Hoc City Council Committee reviewed the applications that had been timely submitted, and forwarded its recommendation to City Council regarding the applications.
- H. On March 2, 2020, the City Council adopted Resolution RES 2020-0014 establishing the 2020 Comprehensive Plan Amendment Work Program, and including the Application in the Work Program.
- I. Thereafter, on May 11, 2020, staff requested comments from agencies, departments, and neighborhood councils. The City received two comment letters regarding the Application, one from the Spokane Development Services Center, stating no concerns, and one from the Spokane Tribe, requesting a site survey be conducted for cultural resources prior to any development.

- J. A Notice of Application was published on June 8, 2020 in the Spokesman Review and was mailed to all properties and owners within a 400-foot radius of the subject Properties and any adjacent properties with the same ownership. Signs were also placed on the subject Properties in plain view of the public. The Notice of Application initiated a 60-day public comment period from June 8 to August 7, 2020, during which the City received comment cards expressing general opposition to the application.
- K. On June 4, 2020, the Community Assembly received a presentation regarding the 2020 Comprehensive Plan Amendment Work Program and the Application, and was provided with information regarding the dates of Plan Commission workshops and hearings.
- L. On June 10, 2020, the Spokane City Plan Commission held a workshop to study the Application.
- M. On June 24, 2020, the Land Use Subcommittee of the Community Assembly received a presentation regarding the 2020 Comprehensive Plan Amendment Work Program, including the Application.
- N. On August 24, 2020, a State Environmental Policy Act (SEPA) Checklist and Determination of Non-Significance were issued for the Application. The deadline to appeal the SEPA determination was September 14, 2020. No comments on the SEPA determination were received.
 - 1. Notice of the SEPA Determination for the Application was published in the Official Gazette on September 2 and 9, 2020.
- O. On August 25, 2020, 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.
- P. On August 26 and September 2, 2020, notice was published in the Spokesman Review providing notice of a SEPA Determination of Non-Significance and notice of the September 9, 2020 Plan Commission Public Hearing.
- Q. On August 24, 2020, Notice of Public Hearing and SEPA Determination was posted on the Properties and mailed to all property owners and taxpayers of record, as shown by the most recent Spokane County Assessor's record, and occupants of addresses of property located within a four-hundred-foot radius of any portion of the boundary of the subject Properties.
- R. On August 24, 2020 staff published a report addressing SEPA and providing staff's analysis of the merits of the Application, copies of which were circulated as prescribed by SMC 17G.020.060B.8. Staff's analysis of the Application recommended approval of the Application.
- S. On September 9, 2020, the Plan Commission held a public hearing on the Application, including the taking of verbal testimony, and closed the public record, postponing deliberations until the following hearing date.
- T. Two members of the public testified in opposition of the Application during the hearing on September 9, 2020, citing concerns about intrusion of higher intensity and/or non-residential uses into a single family neighborhood.

- U. 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.
- V. Except as otherwise indicated herein, the Plan Commission adopts the findings and analysis set forth in the Staff Report prepared for the Application (the "Staff Report").
- W. The Plan Commission finds that the proposal meets the intent and requirements of the Comprehensive Plan, most specifically policy Land Use LU 1.8 concerning the establishment of General Commercial land uses in the City.
- X. 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 application File No. Z19-499COMP, the Plan Commission makes the following conclusions with respect to the review criteria outlined in SMC 17G.020.030:

1. The Application was submitted in a timely manner and added to the 2020 Annual Comprehensive Plan Amendment Work Program, and the final review application was submitted as provided in SMC 17G.020.050(D).
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 Application is consistent with the goals and purposes of GMA.
4. Any potential infrastructure implications associated with the Application 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 development.
5. As outlined in above in the Findings of Fact, the Application is internally consistent as it pertains to the Comprehensive Plan, as described in SMC 17G.020.030.E.
6. The Application 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.
7. The Application has been considered simultaneously with the other proposals included in the 2020 Annual Comprehensive Plan Amendment Work Program in order to evaluate the cumulative effect of all the proposals.
8. SEPA review was completed for the Application.

9. The Application 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.
10. The Application proposes a land use designation that is in conformance with the appropriate location criteria identified in the comprehensive plan (e.g., compatibility with neighboring land uses, proximity to arterials, etc.).
11. The proposed map amendment and site is suitable for the proposed designation.
12. The map amendment would implement applicable comprehensive plan policies better than the current map designation.

RECOMMENDATIONS:

In the matter of Z19-499COMP, a request by Liam Taylor of Storhäug Engineering on behalf of Liberty Project LLC to change the land use plan designation on 0.85 acres of land from "Residential 4-10" to "General Commercial" with a corresponding change of the implementing zoning to GC-70 (General Commercial, 70-foot height limit), as 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 amendment to the Land Use Plan Map of the City's Comprehensive Plan with corresponding amendment to the City's Zoning Map, 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 application.



Todd Beyreuther, President
Spokane Plan Commission
October 21, 2020



PLAN COMMISSION FINDINGS OF FACT, CONCLUSIONS, AND RECOMMENDATIONS ON COMPREHENSIVE PLAN AMENDMENT Z19-501COMP

A Recommendation of the Spokane Plan Commission to the City Council to DENY the Comprehensive Plan Amendment application seeking to amend the land use plan map designation from “Residential 4-10” to “General Commercial” for a 0.51-acre area located at 6204 N Nevada Street and 1015 E Decatur Avenue. The implementing zoning designation requested is Community Business with 55-foot height limit (CB-55).

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).
- B. Under GMA, comprehensive plans generally may be amended no more frequently than once a year, and all amendment proposals must be considered concurrently in order to evaluate for their cumulative effect.
- C. Amendment application Z19-501COMP (the “Application”) was submitted in a timely manner for review during the City’s 2019/2020 amendment cycle.
- D. The Application seeks to amend the land use plan map designation for a 0.51-acre area located at 6204 N Nevada Street and 1015 E Decatur Avenue (the “Properties”) from “Residential 4-10” to “General Commercial” with a corresponding change in zoning from Residential Single Family (RSF) to Community Business with a 55-foot height limit (GC-55).
- E. The owner of the Properties also owns the parcels immediately to the north of the Properties, resulting in common ownership holding that spans the area between E Decatur Avenue and E Francis Avenue, save for a City alley right-of-way between the Properties and those of common ownership in the north.
- F. Annual amendment applications were subject to a threshold review process to determine whether the applications will be included in the City’s Annual Comprehensive Plan Amendment Work Program.
- G. On February 6, 2020, an Ad Hoc City Council Committee reviewed the applications that had been timely submitted, and forwarded its recommendation to City Council regarding the applications.
- H. On March 2, 2020, the City Council adopted Resolution RES 2020-0014 establishing the 2020 Comprehensive Plan Amendment Work Program, including the Application in the Work Program.
- I. Thereafter, on May 11, 2020, staff requested comments from agencies, departments, and neighborhood councils. The City received comments stating no or little concern with the proposal and one requesting conditions for site access.
- J. A Notice of Application was published on June 8, 2020 in the Spokesman Review and was mailed to all properties and owners within a 400-foot radius of the subject Properties and any adjacent

properties with the same ownership. Signs were also placed on the subject property in plain view of the public. The Notice of Application initiated a 60-day public comment period from June 8 to August 7, 2020, during which a comment was received from the public, stating concerns with property value and neighborhood character impacts of the proposal.

- K. On June 4, 2020, the Community Assembly received a presentation regarding the 2020 Comprehensive Plan Amendment Work Program and the Application, and the Community Assembly was provided with information regarding the dates of Plan Commission workshops and hearings.
- L. On June 10, 2020, the Spokane City Plan Commission held a workshop to study the Application.
- M. On June 24, 2020, the Land Use Subcommittee of the Community Assembly received a presentation regarding the 2020 Comprehensive Plan Amendment Work Program, including the Application.
- N. On August 24, 2020, a State Environmental Policy Act (SEPA) Checklist and Determination of Non-Significance were issued for the Application. The deadline to appeal the SEPA determination was September 14, 2020. No comments on the SEPA determination were received.
 - 1. Notice of the SEPA Determination for the Application was published in the Official Gazette on September 2 and 9, 2020.
- O. On August 25, 2020, 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.
- P. On August 24, 2020, Notice of Public Hearing and SEPA Determination was posted on the property and mailed to all property owners and taxpayers of record, as shown by the most recent Spokane County Assessor's record, and occupants of addresses of property located within a four-hundred-foot radius of any portion of the boundary of the subject property.
- Q. On August 24, 2020 staff published a report addressing SEPA and providing staff's analysis of the merits of the Application, copies of which were circulated as prescribed by SMC 17G.020.060B.8. Staff's analysis did not provide a recommendation to the Plan Commission regarding the proposal.
- R. On August 26 and September 2, 2020, notice was published in the Spokesman Review providing notice of the SEPA Determination of Non-Significance and notice of the September 9, 2020 Plan Commission Public Hearing.
- S. On September 9, 2020, the Plan Commission held a public hearing on the Application, including the taking of verbal testimony, and closed the public record, postponing deliberations until the following hearing date.
- T. No members of the public testified during the hearing on September 9, 2020.
- U. 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.

- V. Except as otherwise indicated herein, the Plan Commission adopts the findings and analysis set forth in the Staff Report prepared for the Application (the “Staff Report”).
- W. The Plan Commission finds that the proposal is inconsistent with Comprehensive Plan policy Land Use LU 1.8 concerning the establishment of General Commercial land uses in the City as follows:
 - 1. The proposal would place General Commercial land use outside designated Centers and Corridors and would intrude into an existing single-family residential area.
- X. The Plan Commission finds that the proposal does not meet the decision criteria established by SMC 17G.020.030, as described in the Staff Report and as described in ‘X’ above.

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 application File No. Z19-501COMP, the Plan Commission makes the following conclusions with respect to the review criteria outlined in SMC 17G.020.030:

- 1. The Application was submitted in a timely manner and added to the 2020 Annual Comprehensive Plan Amendment Work Program, and the final review Application was submitted as provided in SMC 17G.020.050(D).
- 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 Application is consistent with the goals and purposes of GMA.
- 4. Any potential infrastructure implications associated with the Application 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 development.
- 5. As outlined in above in the Findings of Fact, the Application is internally inconsistent as it pertains to the Comprehensive Plan, as described in SMC 17G.020.030.E.
- 6. The Application 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.
- 7. The Application has been considered simultaneously with the other proposals included in the 2020 Annual Comprehensive Plan Amendment Work Program in order to evaluate the cumulative effect of all the proposals.
- 8. SEPA review was completed for the Application.
- 9. The Application 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.

10. The Application proposes a land use designation that is inconsistent with the appropriate location criteria identified in the comprehensive plan (e.g., compatibility with neighboring land uses, proximity to arterials, etc.).
11. The proposed map amendment and site is not suitable for the proposed designation.
12. The map amendment would not implement applicable comprehensive plan policies better than the current map designation.

RECOMMENDATIONS:

In the matter of Z19-501COMP, a request by Dwight Hume of Land Use Solutions and Entitlement on behalf of the Francis Nevada Partnership to change the land use plan designation on 0.51 acres of land from “Residential 4-10” to “General Commercial” with a corresponding change of the implementing zoning to CB-55 (Community Business, 55-foot height limit), as based upon the above listed findings and conclusions, by a vote of **9 to 0**, the Spokane Plan Commission recommends City Council **DENY** the requested amendment to the Land Use Plan Map of the City’s Comprehensive Plan with corresponding amendment to the City’s Zoning Map, 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 Application.



Todd Beyreuther, President

Spokane Plan Commission

October 21, 2020



2019/2020 Comprehensive Plan Amendments

PLAN COMMISSION FINDINGS OF FACT, CONCLUSIONS, AND RECOMMENDATIONS ON COMPREHENSIVE PLAN AMENDMENT Z19-502COMP

A Recommendation of the Spokane Plan Commission to the City Council to APPROVE part and DENY the remainder of the Comprehensive Plan Amendment application seeking to amend the land use planmap designation from “Residential 4-10” to “Office” for 0.61 acres located at 3207 and 3202 E 29th Avenue and 2820 and 2826 S Ray Street. The implementing zoning designation requested is Office with a 35-foot height limit (O-35).

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).
- B. Under GMA, comprehensive plans generally may be amended no more frequently than once a year, and all amendment proposals must be considered concurrently in order to evaluate for their cumulative effect.
- C. Amendment application Z19-502COMP (the “Application”) was submitted in a timely manner for review during the City’s 2019/2020 amendment cycle.
- D. The Application seeks to amend the land use plan map designation for a 0.61-acre area located at 3207 and 3202 E 29th Avenue and 2820 and 2826 S Ray Street (the “Properties”) from “Residential 4-10” to “Office” with a corresponding change in zoning from Residential Single Family (RSF) to Office with a 35-foot height limit (O-35).
- E. The two properties on S Ray Street were added to the proposal by the City Council upon adoption of the 2020 Work Program (see ‘I’ below).
- F. The two Properties on E 29th Avenue are held in common ownership by the applicant; the property at 2820 S Ray Street is held by a second owner, unrelated to the first. The property at 2826 S Ray Street is held by a third owner, unrelated to the other two.
- G. Annual amendment applications were subject to a threshold review process to determine whether the applications will be included in the City’s Annual Comprehensive Plan Amendment Work Program.
- H. On February 6, 2020, an Ad Hoc City Council Committee reviewed the applications that had been timely submitted, and forwarded its recommendation to City Council regarding the applications.
- I. On March 2, 2020, the City Council adopted Resolution RES 2020-0014 establishing the 2020 Comprehensive Plan Amendment Work Program, including the Application in the Work Program.
- J. Thereafter, on May 11, 2020, staff requested comments from agencies, departments, and neighborhood councils. The City received comments stating no concern with the proposal and one requesting a site-specific survey for cultural resources prior to any development.

- K. The City issued a Notice of Application on June 8, 2020 by posting it in the Spokesman Review and Official Gazette and by mail to all properties and owners within a 400-foot radius of the subject Properties and any adjacent properties with the same ownership. The Notice of Application initiated a 60-day public comment period from June 8 to August 7, 2020, during which the City received comment letters from the public in opposition to the proposal, citing potential traffic and access concerns and intrusion into a single-family neighborhood.
- L. On June 4, 2020, the Community Assembly received a presentation regarding the 2020 Comprehensive Plan Amendment Work Program and the Application, and the Community Assembly was provided with information regarding the dates of Plan Commission workshops and hearings.
- M. On June 24, 2020, the Spokane City Plan Commission held a workshop to study the Application.
- N. On June 24, 2020, the Land Use Subcommittee of the Community Assembly received a presentation regarding the 2020 Comprehensive Plan Amendment Work Program, including the Application.
- O. On August 24, 2020, a State Environmental Policy Act (SEPA) Checklist and Determination of Non-Significance were issued for the Application. The deadline to appeal the SEPA determination was September 14, 2020. No comments on the SEPA determination were received.
 - 1. Notice of the SEPA Determination for the Application was published in the Official Gazette on September 2 and 9, 2020.
- P. On August 25, 2020, 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.
- Q. On August 24, 2020, Notice of Public Hearing and SEPA Determination was posted on the Properties and mailed to all property owners and taxpayers of record, as shown by the most recent Spokane County Assessor's record, and occupants of addresses of property located within a four-hundred-foot radius of any portion of the boundary of the subject property.
- R. On August 24, 2020 staff published a report addressing SEPA and providing staff's analysis of the merits of the Application, copies of which were circulated as prescribed by SMC 17G.020.060B.8. Staff's analysis of the Application recommended approval of the City-added properties and did not provide a recommendation for the applicant-proposed Properties.
- S. On August 26 and September 2, 2020, notice was published in the Spokesman Review providing notice of the SEPA Determination of Non-Significance and notice of the September 9, 2020 Plan Commission Public Hearing.
- T. Following issuance of the public hearing notice, the City received additional comment letters in opposition to the proposal from members of the public, including one who had submitted a comment letter previously during the public comment period.

- U. On September 9, 2020, the Plan Commission held a public hearing on the Application, including the taking of verbal testimony, and closed the public record, postponing deliberations until the following hearing date.
- V. One member of the public testified during the hearing on September 9, 2020 in opposition to the proposal, citing concerns with site access and neighborhood intrusion impacts.
- W. 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.
- X. Except as otherwise indicated herein, the Plan Commission adopts the findings and analysis set forth in the Staff Report prepared for the Application (the "Staff Report").
- Y. Regarding parcels 35273.0305 and 35273.0306, those located west of S Ray Street, the Plan Commission finds that the proposal meets the intent and requirements of the Comprehensive Plan, most specifically policy Land Use LU 1.5 concerning the establishment of Office land uses in the City.
- Z. Regarding parcels 35273.0219 and 35273.0220, those located east of S Ray Street, the Plan Commission finds that the proposal is inconsistent with the intent and requirements of the Comprehensive Plan, most specifically policy Land Use LU 1.5 concerning the establishment of Office land uses in the City, as follows:
 - 1. The proposal would place Office land uses outside the vicinity of a Center and Corridor and would allow office uses to cross a major arterial into an existing single-family residential area, an area without an existing trend towards office development.
- AA. The Plan Commission finds that the proposal for parcel 35273.0305 and 35273.0306 meets the decision criteria established by SMC 17G.020.030, as described in the Staff Report, while the proposal for parcels 35273.0219 and 35273.0220 does not meet the decision criteria, as described in 'AA' above.

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 application File No. Z19-502COMP, the Plan Commission makes the following conclusions with respect to the review criteria outlined in SMC 17G.020.030:

- 1. The Application was submitted in a timely manner and added to the 2020 Annual Comprehensive Plan Amendment Work Program, and the final review Application was submitted as provided in SMC 17G.020.050(D).
- 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 Application is consistent with the goals and purposes of GMA.
4. Any potential infrastructure implications associated with the Application 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 development.
5. As outlined in above in the Findings of Fact, the Application concerning parcels 35273.0305 and 35273.0306 is internally consistent as it pertains to the Comprehensive Plan, as described in SMC 17G.020.030.E.
6. As outlined in above in the Findings of Fact, the Application concerning parcels 35273.0219 and 35273.0220 is internally inconsistent as it pertains to the Comprehensive Plan, as described in SMC 17G.020.030.E.
7. The Application 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. The Application has been considered simultaneously with the other proposals included in the 2020 Annual Comprehensive Plan Amendment Work Program in order to evaluate the cumulative effect of all the proposals.
9. SEPA review was completed for the Application.
10. The Application 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. Regarding parcels 35273.0305 and 35273.0306, the Application proposes a land use designation that complies with the appropriate location criteria identified in the comprehensive plan (e.g., compatibility with neighboring land uses, proximity to arterials, etc.).
12. Regarding parcels 35273.0219 and 35273.0220, the Application proposes a land use designation that is inconsistent with the appropriate location criteria identified in the comprehensive plan (e.g., compatibility with neighboring land uses, proximity to arterials, etc.).
13. Subject to the foregoing, the proposed map amendment and site is suitable for the proposed designation.
14. Regarding parcels 35273.0305 and 35273.0306, the map amendment would implement applicable comprehensive plan policies better than the current map designation.
15. Regarding parcels 35273.0219 and 35273.0220, the map amendment would not implement applicable comprehensive plan policies better than the current map designation.

RECOMMENDATIONS:

In the matter of Z19-502COMP, a request by Dwight Hume of Land Use Solutions and Entitlement on behalf of the Ryan Schmelzer and Paige Wallace to change the land use plan designation on 0.61 acres

of land from “Residential 4-10” to “Office” with a corresponding change of the implementing zoning to O-35 (Office, 35-foot height limit), as based upon the above listed findings and conclusions, by a vote of **9 to 0**, the Spokane Plan Commission recommends City Council **APPROVE** the proposed amendment for parcels 35273.0305 and 35273.0306 to the Land Use Plan Map of the City’s Comprehensive Plan with corresponding amendment to the City’s Zoning Map, by a vote of **9 to 0**, recommends City Council **DENY** the requested amendment for parcels 35273.0219 and 35273.0220 to the Land Use Plan Map, 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 Application.



Todd Beyreuther, President

Spokane Plan Commission

October 21, 2020



PLAN COMMISSION FINDINGS OF FACT, CONCLUSIONS, AND RECOMMENDATIONS ON COMPREHENSIVE PLAN AMENDMENT Z19-503COMP

A Recommendation of the Spokane Plan Commission to the City Council to APPROVE the Comprehensive Plan Amendment application seeking to amend the land use plan map designation from “Residential 4-10” to “Residential 15-30” for 10.3 acres located at 3227 E 53rd Avenue and 5106 S Palouse Highway. The implementing zoning designation requested is RMF (Residential Multi-Family).

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).
- B. Under GMA, comprehensive plans generally may be amended no more frequently than once a year, and all amendment proposals must be considered concurrently in order to evaluate for their cumulative effect.
- C. Amendment application Z19-503COMP (the “Application”) was submitted in a timely manner for review during the City’s 2019/2020 amendment cycle.
- D. The Application seeks to amend the land use plan map designation for a 10.3-acre area located at 3227 E 53rd Avenue and 5106 S Palouse Highway (the “Properties”) from “Residential 4-10” to “Residential 15-30” with a corresponding change in zoning from Residential Single Family (RSF) to Residential Multi-Family (RMF).
- E. The property on S Palouse Highway was added to the proposal by the City Council upon adoption of the 2020 Work Program (see ‘I’ below).
- F. The two parcels at 3227 E 53rd Avenue are held in common ownership by the applicant; the property on S Palouse Highway is held by a second owner, unrelated to the first.
- G. Annual amendment applications were subject to a threshold review process to determine whether the applications will be included in the City’s Annual Comprehensive Plan Amendment Work Program.
- H. On February 6, 2020, an Ad Hoc City Council Committee reviewed the applications that had been timely submitted, and forwarded its recommendation to City Council regarding the applications.
- I. On March 2, 2020, the City Council adopted Resolution RES 2020-0014 establishing the 2020 Comprehensive Plan Amendment Work Program, including the Application in the Work Program.
- J. Thereafter, on May 11, 2020, staff requested comments from agencies, departments, and neighborhood councils. No agency/department/neighborhood council comments were received.
- K. The City issued a Notice of Application on June 8, 2020 by posting it in the Spokesman Review and Official Gazette and by mail to all properties and owners within a 400-foot radius of the subject Properties and any adjacent properties with the same ownership. The Notice of Application

initiated a 60-day public comment period from June 8 to August 7, 2020, during which the City received comment letters from the neighborhood council stating concerns with traffic/parking, school capacity, and the placement of low-income units in the neighborhood.

- L. On June 4, 2020, the Community Assembly received a presentation regarding the 2020 Comprehensive Plan Amendment Work Program and the Application, and the Community Assembly was provided with information regarding the dates of Plan Commission workshops and hearings.
- M. On July 8, 2020, the Spokane City Plan Commission held a workshop to study the Application.
- N. On June 24, 2020, the Land Use Subcommittee of the Community Assembly received a presentation regarding the 2020 Comprehensive Plan Amendment Work Program, including the Application.
- O. On August 24, 2020, a State Environmental Policy Act (SEPA) Checklist and Mitigated Determination of Non-Significance (MDNS) were issued for the Application. The deadline to appeal the SEPA determination was September 14, 2020. No comments on the SEPA determination were received.
 - 1. Notice of the SEPA Determination for the Application was published in the Official Gazette on September 2 and 9, 2020.
 - 2. The sole mitigation in the MDNS was to require the dedication of the northern half of E 53rd Avenue along the southern boundary of the Properties at the time of future development; a condition accepted by the applicant.
- P. On August 25, 2020, 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.
- Q. On August 24, 2020, Notice of Public Hearing and SEPA Determination was posted on the Properties and mailed to all property owners and taxpayers of record, as shown by the most recent Spokane County Assessor's record, and occupants of addresses of property located within a four-hundred-foot radius of any portion of the boundary of the subject property.
- R. On August 24, 2020 staff published a report addressing SEPA and providing staff's analysis of the merits of the Application, copies of which were circulated as prescribed by SMC 17G.020.060B.8. Staff's analysis of the Application recommended approval of the Application.
- S. On August 26 and September 2, 2020, notice was published in the Spokesman Review providing notice of the SEPA Mitigated Determination of Non-Significance and notice of the September 9, 2020 Plan Commission Public Hearing.
- T. Following issuance of the public hearing notice, the City received additional comment letters in opposition to the proposal from members of the public, citing perceived ecological impacts, traffic, school capacity, impacts on public services, and increased density.

- U. On September 9, 2020, the Plan Commission held a public hearing on the Application, including the taking of verbal testimony, and closed the public record, postponing deliberations until the following hearing date.
- V. One member of the public testified during the hearing on September 9, 2020 in opposition to the proposal, citing concerns with existing traffic conditions in the area.
- W. 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.
- X. Except as otherwise indicated herein, the Plan Commission adopts the findings and analysis set forth in the Staff Report prepared for the Application (the "Staff Report").
- Y. The Plan Commission finds that the proposal meets the intent and requirements of the Comprehensive Plan, most specifically policy Land Use LU 1.4 concerning the establishment of higher density residential land uses in the City.
- Z. 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 application File No. Z19-503COMP, the Plan Commission makes the following conclusions with respect to the review criteria outlined in SMC 17G.020.030:

1. The Application was submitted in a timely manner and added to the 2020 Annual Comprehensive Plan Amendment Work Program, and the final review Application was submitted as provided in SMC 17G.020.050(D).
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 Application is consistent with the goals and purposes of GMA.
4. Any potential infrastructure implications associated with the Application 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 development.
5. As outlined in above in the Findings of Fact, the Application is internally consistent as it pertains to the Comprehensive Plan, as described in SMC 17G.020.030.E.
6. The Application 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.

7. The Application has been considered simultaneously with the other proposals included in the 2020 Annual Comprehensive Plan Amendment Work Program in order to evaluate the cumulative effect of all the proposals.
8. SEPA review was completed for the Application.
9. The Application 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.
10. The Application proposes a land use designation that is consistent with the appropriate location criteria identified in the comprehensive plan (e.g., compatibility with neighboring land uses, proximity to arterials, etc.).
11. The proposed map amendment and site is suitable for the proposed designation.
12. The map amendment would implement applicable comprehensive plan policies better than the current map designation.

RECOMMENDATIONS:

In the matter of Z19-503COMP, a request by Dwight Hume of Land Use Solutions and Entitlement on behalf of the 3227 E 53rd Ave, LLC to change the land use plan designation on 10.3 acres of land from "Residential 4-10" to "Residential 15-30" with a corresponding change of the implementing zoning to RMF (Residential Multi-Family), as based upon the above listed findings and conclusions, by a vote of 8 to 1, the Spokane Plan Commission recommends City Council **APPROVE** the requested amendment to the Land Use Plan Map of the City's Comprehensive Plan with corresponding amendment to the City's Zoning Map, 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 Application.



Todd Beyreuther, President

Spokane Plan Commission

October 21, 2020



PLAN COMMISSION FINDINGS OF FACT, CONCLUSIONS, AND RECOMMENDATIONS ON COMPREHENSIVE PLAN AMENDMENT Z19-504COMP

A Recommendation of the Spokane Plan Commission to the City Council to APPROVE the Comprehensive Plan Amendment application seeking to amend the land use plan map designation from “Residential 4-10” to “Residential 15-30” for 2.2 acres located at 3002 W 8th Avenue. The implementing zoning designation requested is RMF (Residential Multi-Family).

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).
- B. Under GMA, comprehensive plans generally may be amended no more frequently than once a year, and all amendment proposals must be considered concurrently in order to evaluate for their cumulative effect.
- C. Amendment application Z19-504COMP (the “Application”) was submitted in a timely manner for review during the City’s 2019/2020 amendment cycle.
- D. The Application seeks to amend the land use plan map designation for a 2.2-acre area located at 3004 W 8th Avenue (the “Properties”) from “Residential 4-10” to “Residential 15-30” with a corresponding change in zoning from Residential Single Family (RSF) to Residential Multi-Family (RMF).
- E. The two parcels at 3004 W 8th Avenue are held in common ownership by the applicant, as well as the three parcels immediately south of the Properties, resulting in common ownership of the entire area between W 7th Avenue in the north and W Sunset Boulevard in the south.
- F. Annual amendment applications were subject to a threshold review process to determine whether the applications will be included in the City’s Annual Comprehensive Plan Amendment Work Program.
- G. On February 6, 2020, an Ad Hoc City Council Committee reviewed the applications that had been timely submitted, and forwarded its recommendation to City Council regarding the applications.
- H. On March 2, 2020, the City Council adopted Resolution RES 2020-0014 establishing the 2020 Comprehensive Plan Amendment Work Program, including the Application in the Work Program.
- I. Thereafter, on May 11, 2020, staff requested comments from agencies, departments, and neighborhood councils. Comments were received noting certain facts for the SEPA checklist and requesting a site-specific survey for cultural resources prior to any future development.
- J. The City issued a Notice of Application on June 8, 2020 by posting it in the Spokesman Review and Official Gazette and by mail to all properties and owners within a 400-foot radius of the subject Properties and any adjacent properties with the same ownership. The Notice of Application initiated a 60-day public comment period from June 8 to August 7, 2020, during which the City

received comments regarding requested wastewater and street improvements adjacent to the Properties.

- K. On June 4, 2020, the Community Assembly received a presentation regarding the 2020 Comprehensive Plan Amendment Work Program and the Application, and the Community Assembly was provided with information regarding the dates of Plan Commission workshops and hearings.
- L. On July 8, 2020, the Spokane City Plan Commission held a workshop to study the Application.
- M. On June 24, 2020, the Land Use Subcommittee of the Community Assembly received a presentation regarding the 2020 Comprehensive Plan Amendment Work Program, including the Application.
- N. On August 24, 2020, a State Environmental Policy Act (SEPA) Checklist and Determination of Non-Significance (DNS) were issued for the Application. The deadline to appeal the SEPA determination was September 14, 2020. No comments on the SEPA determination were received.
 - 1. Notice of the SEPA Determination for the Application was published in the Official Gazette on September 2 and 9, 2020.
- O. On August 25, 2020, 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.
- P. On August 24, 2020, Notice of Public Hearing and SEPA Determination was posted on the Properties and mailed to all property owners and taxpayers of record, as shown by the most recent Spokane County Assessor's record, and occupants of addresses of property located within a four-hundred-foot radius of any portion of the boundary of the subject property.
- Q. On August 24, 2020 staff published a report addressing SEPA and providing staff's analysis of the merits of the Application, copies of which were circulated as prescribed by SMC 17G.020.060B.8. Staff's analysis did not provide a recommendation to the Plan Commission regarding the proposal.
- R. On August 26 and September 2, 2020, notice was published in the Spokesman Review providing notice of the SEPA Determination of Non-Significance and notice of the September 9, 2020 Plan Commission Public Hearing.
- S. Following issuance of the public hearing notice, the City received an additional comment letter in support of the proposal.
- T. On September 9, 2020, the Plan Commission held a public hearing on the Application, including the taking of verbal testimony, and closed the public record, postponing deliberations until the following hearing date.
- U. No members of the public testified during the hearing on September 9, 2020.
- 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 Application (the “Staff Report”).
- X. The Plan Commission finds that the proposal meets the intent and requirements of the Comprehensive Plan, most specifically policy Land Use LU 1.4 concerning the establishment of higher density residential land uses in the City and Land Use LU 1.7 concerning Neighborhood Mini-Centers, citing the need for additional multi-family uses in the vicinity of the mini center.
- 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 application File No. Z19-504COMP, the Plan Commission makes the following conclusions with respect to the review criteria outlined in SMC 17G.020.030:

1. The Application was submitted in a timely manner and added to the 2020 Annual Comprehensive Plan Amendment Work Program, and the final review application was submitted as provided in SMC 17G.020.050(D).
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 Application is consistent with the goals and purposes of GMA.
4. Any potential infrastructure implications associated with the Application 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 development.
5. As outlined in above in the Findings of Fact, the Application is internally consistent as it pertains to the Comprehensive Plan, as described in SMC 17G.020.030.E.
6. The Application 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.
7. The Application has been considered simultaneously with the other proposals included in the 2020 Annual Comprehensive Plan Amendment Work Program in order to evaluate the cumulative effect of all the proposals.
8. SEPA review was completed for the Application.
9. The Application 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.

10. The Application proposes a land use designation that is in conformance with the appropriate location criteria identified in the comprehensive plan (e.g., compatibility with neighboring land uses, proximity to arterials, etc.).
11. The proposed map amendment and site is suitable for the proposed designation.
12. The map amendment would implement applicable comprehensive plan policies better than the current map designation.

RECOMMENDATIONS:

In the matter of Z19-504COMP, a request by Dwight Hume of Land Use Solutions and Entitlement on behalf of Sunset Health, LLC to change the land use plan designation on 2.2 acres of land from “Residential 4-10” to “Residential 15-30” with a corresponding change of the implementing zoning to RMF (Residential Multi-Family), as 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 amendment to the Land Use Plan Map of the City’s Comprehensive Plan with corresponding amendment to the City’s Zoning Map, 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 Application.



Todd Beyreuther, President

Spokane Plan Commission

October 21, 2020



PLAN COMMISSION FINDINGS OF FACT, CONCLUSIONS, AND RECOMMENDATIONS ON COMPREHENSIVE PLAN AMENDMENT Z19-505COMP

A Recommendation of the Spokane Plan Commission to the City Council to DENY the Comprehensive Plan Amendment application seeking to amend the land use plan map designation from “Residential 4-10” to “Residential 15-30” for 0.16 acres located at 1117 W 10th Avenue. The implementing zoning designation requested is RMF (Residential Multi-Family).

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).
- B. Under GMA, comprehensive plans generally may be amended no more frequently than once a year, and all amendment proposals must be considered concurrently in order to evaluate for their cumulative effect.
- C. Amendment application Z19-505COMP (the “Application”) was submitted in a timely manner for review during the City’s 2019/2020 amendment cycle.
- D. The Application seeks to amend the land use plan map designation for a .016-acre area located at 1117 W 10th Avenue (the “property”) from “Residential 4-10” to “Residential 15-30” with a corresponding change in zoning from Residential Single Family (RSF) to Residential Multi-Family (RMF).
- E. Annual amendment applications were subject to a threshold review process to determine whether the applications will be included in the City’s Annual Comprehensive Plan Amendment Work Program.
- F. On February 6, 2020, an Ad Hoc City Council Committee reviewed the applications that had been timely submitted, and forwarded its recommendation to City Council regarding the applications.
- G. On March 2, 2020, the City Council adopted Resolution RES 2020-0014 establishing the 2020 Comprehensive Plan Amendment Work Program, including the Application in the Work Program.
- H. Thereafter, on May 11, 2020, staff requested comments from agencies, departments, and neighborhood councils. Comments were received noting certain facts for the SEPA checklist and requesting a site-specific survey for cultural resources prior to any future development.
- I. The City issued a Notice of Application on June 8, 2020 by posting it in the Spokesman Review and Official Gazette and by mail to all properties and owners within a 400-foot radius of the subject properties and any adjacent properties with the same ownership. The Notice of Application initiated a 60-day public comment period from June 8 to August 7, 2020, during which the City received multiple comments in opposition to the proposal, stating concerns with parking, traffic, impacts to neighborhood character, and the condition of the property.

- J. On June 4, 2020, the Community Assembly received a presentation regarding the 2020 Comprehensive Plan Amendment Work Program and the Application, and the Community Assembly was provided with information regarding the dates of Plan Commission workshops and hearings.
- K. On July 8, 2020, the Spokane City Plan Commission held a workshop to study the Application.
- L. On June 24, 2020, the Land Use Subcommittee of the Community Assembly received a presentation regarding the 2020 Comprehensive Plan Amendment Work Program, including the Application.
- M. On August 24, 2020, a State Environmental Policy Act (SEPA) Checklist and Determination of Non-Significance (DNS) were issued for the Application. The deadline to appeal the SEPA determination was September 14, 2020. No comments on the SEPA determination were received.
 - 1. Notice of the SEPA Determination for the Application was published in the Official Gazette on September 2 and 9, 2020.
- N. On August 25, 2020, 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.
- O. On August 24, 2020, Notice of Public Hearing and SEPA Determination was posted on the property and mailed to all property owners and taxpayers of record, as shown by the most recent Spokane County Assessor's record, and occupants of addresses of property located within a four-hundred-foot radius of any portion of the boundary of the subject property.
- P. On August 24, 2020 staff published a report addressing SEPA and providing staff's analysis of the merits of the Application, copies of which were circulated as prescribed by SMC 17G.020.060B.8. Staff's analysis of the Application did not recommend approval of the Application.
- Q. On August 26 and September 2, 2020, notice was published in the Spokesman Review providing notice of the SEPA Checklist and Determination of Non-Significance and notice of the September 9, 2020 Plan Commission Public Hearing.
- R. Following issuance of the public hearing notice, the City received additional comment letters in opposition to the proposal from members of the public, citing similar concerns to the previously-submitted concerns.
- S. The City also received a comment letter from the applicant in rebuttal to opposition comments received.
- T. On September 9, 2020, the Plan Commission held a public hearing on the Application, including the taking of verbal testimony, and closed the public record, postponing deliberations until the following hearing date.
- U. Multiple members of the public testified at the public hearing, most in opposition along themes previously communicated by comment letters and by the property owner in support of the proposal, stating that assisted living beds are needed in Spokane.

- 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 Application (the "Staff Report").
- X. The Plan Commission finds that the proposal is inconsistent with the intent and requirements of the Comprehensive Plan, most specifically policy Land Use LU 1.4 concerning the establishment of higher density residential land uses in the City.
- Y. The Plan Commission finds that the proposal does not meet the decision criteria established by SMC 17G.020.030, as described in the Staff Report and in 'Y' above.

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 application File No. Z19-505COMP, the Plan Commission makes the following conclusions with respect to the review criteria outlined in SMC 17G.020.030:

1. The Application was submitted in a timely manner and added to the 2020 Annual Comprehensive Plan Amendment Work Program, and the final review application was submitted as provided in SMC 17G.020.050(D).
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 Application is consistent with the goals and purposes of GMA.
4. Any potential infrastructure implications associated with the Application 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 development.
5. As outlined in above in the Findings of Fact, the Application is internally inconsistent as it pertains to the Comprehensive Plan, as described in SMC 17G.020.030.E.
6. The Application 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.
7. The Application has been considered simultaneously with the other proposals included in the 2020 Annual Comprehensive Plan Amendment Work Program in order to evaluate the cumulative effect of all the proposals.
8. SEPA review was completed for the Application.

9. The Application 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.
10. The Application proposes a land use designation that is inconsistent with the appropriate location criteria identified in the comprehensive plan (e.g., compatibility with neighboring land uses, proximity to arterials, etc.).
11. The proposed map amendment and site is not suitable for the proposed designation.
12. The map amendment would not implement applicable comprehensive plan policies better than the current map designation.

RECOMMENDATIONS:

In the matter of Z19-505COMP, a request by Dwight Hume of Land Use Solutions and Entitlement on behalf of Lark Homes, LLC to change the land use plan designation on 0.16 acres of land from "Residential 4-10" to "Residential 15-30" with a corresponding change of the implementing zoning to RMF (Residential Multi-Family), as based upon the above listed findings and conclusions, by a vote of **7 to 0 and 1 abstention**, the Spokane Plan Commission recommends City Council **DENY** the requested amendment to the Land Use Plan Map of the City's Comprehensive Plan with corresponding amendment to the City's Zoning Map, 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 Application.



Todd Beyreuther, President

Spokane Plan Commission

October 21, 2020



PLAN COMMISSION FINDINGS OF FACT, CONCLUSIONS, AND RECOMMENDATIONS ON COMPREHENSIVE PLAN AMENDMENT Z20-019COMP

A Recommendation of the Spokane Plan Commission to the City Council to APPROVE the Comprehensive Plan Amendment proposal seeking to amend Map TR5 of the Comprehensive Plan in Chapter 4: Transportation, and related text amendments to the City of Spokane Bicycle Master Plan, located in Appendix D of the Comprehensive Plan.

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).
- B. Under GMA, comprehensive plans generally may be amended no more frequently than once a year, and all amendment proposals must be considered concurrently in order to evaluate for their cumulative effect.
- C. Amendment proposal Z20-019COMP (the "Proposal") was submitted in a timely manner for review during the City's 2019/2020 amendment cycle.
- D. The Proposal seeks to amend Map TR5 of the Comprehensive Plan to update facility type designations for thirteen segments of the City's planned bicycle network to reflect updates in transportation patterns, land use and development patterns and design standards as well as related text amendments seek to update bikeway facility type descriptions in the City of Spokane Bicycle Master Plan, located in Appendix D of the Comprehensive Plan.
- E. Included in the proposed amendments is a change to the bicycle facility designation for the bike route segment on Boone Avenue between Howard Street and Atlantic Street, on Atlantic Street between Boone Avenue and Sharp Avenue, and on Sharp Avenue between Atlantic Street and Division Street in conformance with City Council Resolution 2019-0098.
 1. The potential traffic impacts that might occur from the installation of bike facilities on Boone Avenue were addressed in a traffic analysis memo prepared by the Integrated Capital Management department.
- F. Annual amendment proposals are subject to a threshold review process to determine whether the proposals will be included in the City's Annual Comprehensive Plan Amendment Work Program.
- G. On March 2, 2020, the City Council adopted Resolution RES 2020-0014 establishing the 2020 Comprehensive Plan Amendment Work Program, and including the Proposal in the Work Program.

- H. Thereafter, on April 24, 2020, staff requested comments from agencies, departments, and neighborhood councils. The City received comments stating no concerns and one requesting an adjustment to the future facility identification for Garland Avenue to be consistent with the City of Spokane's Six-Year Streets Plan and a modification to related text in the Bicycle Master Plan, located in Appendix D of the Comprehensive Plan
- I. On June 9, 2020, staff reissued the request for comments from agencies, departments, and neighborhood councils with the adjustment of Modification 2 for W Strong Rd to extend east to N Austin Road, and with the addition of text amendments related to the proposed facility designation adjustments.
- J. A Notice of Application was published on June 8, 2020 by posting it in the Spokesman Review. The Notice of Application initiated a 60-day public comment period from June 8 to August 7, 2020, during which the City received comments that included support for the proposed amendments, requests for reconsideration of specific proposals, requests for additional changes and minor adjustments to the proposals, and requests that would be appropriate for consideration in future Comprehensive Plan amendments.
- K. On June 4, 2020, the Community Assembly received a presentation regarding the 2020 Comprehensive Plan Amendment Work Program and the Proposal, and was provided with information regarding the dates of Plan Commission workshops and hearings.
- L. On June 10, 2020, the Spokane City Plan Commission held a workshop to study the Proposal.
- M. On June 16, 2020, the Bicycle Advisory Board received a presentation regarding the Proposal.
- N. On June 23, 2020, the Pedestrian Transportation and Traffic Committee of the Community Assembly received a presentation regarding the Proposal.
- O. On June 24, 2020, the Land Use Subcommittee of the Community Assembly received a presentation regarding the 2020 Comprehensive Plan Amendment Work Program, including the Proposal.
- P. On July 7, 2020, the Plan Commission Transportation Subcommittee received a presentation regarding the Proposal.
- Q. On July 30, 2020, an online public workshop specific to the bicycle- and transportation-related amendments was provided for the general public to answer questions and receive comments on the proposed amendments.
- R. On August 24, 2020, 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 September 14, 2020. No comments on the SEPA determination were received.
 - 1. Notice of the SEPA Determination for the application was published in the Official Gazette on September 2 and 9, 2020.
- S. On August 25, 2020, 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.

- T. On August 26 and September 2, 2020, notice was published in the Spokesman Review providing notice of a SEPA Determination of Non-Significance and notice of the September 9, 2020 Plan Commission Public Hearing.
- U. On August 24, 2020 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.
- V. On September 9, 2020, the Plan Commission held a public hearing on the Proposal, including the taking of verbal testimony, and closed the public record, postponing deliberations until the following hearing date.
- W. All comments received prior to the close of the public record were forwarded to the Plan Commission by City staff.
- X. Members of the public testified both in opposition and in support of certain proposed future bikeway designation updates.
- Y. 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.
- Z. 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").
- AA. The Plan Commission finds that the Proposal meets the intent and requirements of the Comprehensive Plan.
- BB. The Plan Commission finds that the Proposal meets the decision criteria established by SMC 17G.020.030, as described in the Staff Report.
- CC. The Plan Commission notes that design considerations of the eventual implementation of improvements to Boone Ave (shown as Modification 10 in the maps of the Staff Report) should consider and reduce any traffic or safety impacts arising on that road as they relate to special events at the Arena or Podium facilities, perhaps through the use of electronic signage or a modular design that can be changed during events to accommodate greater vehicle loads.

CONCLUSIONS:

Based upon the Proposal 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. Z20-019COMP, 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 2020 Annual Comprehensive Plan Amendment Work Program, and the final review Proposal was submitted as provided in SMC 17G.020.050(D).

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 the goals and purposes of GMA.
4. 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 development.
5. 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.
6. 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.
7. The Proposal has been considered simultaneously with the other proposals included in the 2020 Annual Comprehensive Plan Amendment Work Program in order to evaluate the cumulative effect of all the proposals.
8. SEPA review was completed for the Proposal.
9. 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.
10. The Proposal proposes a map amendment that is in conformance with the appropriate location criteria identified in the comprehensive plan (e.g., compatibility with neighboring land uses, proximity to arterials, etc.).
11. The proposed map amendment is suitable for the proposed designation.
12. The map amendment would implement applicable comprehensive plan policies better than the current map designation.

RECOMMENDATIONS:

In the matter of Z20-019COMP, a request by City of Spokane staff to amend Map TR5 in Chapter 4: Transportation of the Comprehensive Plan to update selected future bikeway designations within the planned citywide bicycle network as well as corresponding text amendments within the City of Spokane Bicycle Master Plan, located in Appendix D of the Comprehensive Plan, as based upon the above listed findings and conclusions, by a vote of **8 to 0**, the Spokane Plan Commission recommends City Council **APPROVE** the requested amendment to the Map TR5 in Chapter 4: Transportation of the City's Comprehensive Plan and related text amendments within the City's Bicycle Master Plan, 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.



Todd Beyreuther, President

Spokane Plan Commission

October 21, 2020



PLAN COMMISSION FINDINGS OF FACT, CONCLUSIONS, AND RECOMMENDATIONS ON COMPREHENSIVE PLAN AMENDMENT Z20-042COMP

A Recommendation of the Spokane Plan Commission to the City Council to APPROVE the Comprehensive Plan Amendment proposal seeking to amend Map TR 12 of the Comprehensive Plan in Chapter 4: Transportation, relating to arterial street classifications on various streets throughout the City of Spokane.

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).
- B. Under GMA, comprehensive plans generally may be amended no more frequently than once a year, and all amendment proposals must be considered concurrently in order to evaluate for their cumulative effect.
- C. Amendment Proposal Z20-042COMP (the “Proposal”) was submitted in a timely manner for review during the City’s 2019/2020 amendment cycle.
- D. The Proposal seeks to amend Map TR 12 of the Comprehensive Plan to update arterial street classifications of various street segments in the City of Spokane.
- E. Annual amendment proposals are subject to a threshold review process to determine whether the proposals will be included in the City’s Annual Comprehensive Plan Amendment Work Program.
- F. On March 2, 2020, the City Council adopted Resolution RES 2020-0014 establishing the 2020 Comprehensive Plan Amendment Work Program, and including the Proposal in the Work Program.
- G. Thereafter, on April 24, 2020, staff requested comments from agencies, departments, and neighborhood councils. Comments were received from the City Streets Department and the Spokane Tribe, stating no significant concerns with the Proposal.
- H. On June 9, 2020 and again on July 28, 2020, staff reissued the request for comments from agencies, departments, and neighborhood councils due to the addition of a few new street segments to the proposed amendments. An additional two-weeks was provided each time for agencies, departments, and neighborhoods to comment on these revised notices. No new comments were received during the revised agency comment periods.
- I. A Notice of Application was published on June 8, 2020 in the Spokesman Review. The Notice of Application initiated a 60-day public comment period from June 8 to August 7, 2020, during which the City did not receive any comments on the Proposal from the public.

- J. On June 4, 2020, the Community Assembly received a presentation regarding the 2020 Comprehensive Plan Amendment Work Program and the Proposal, and was provided with information regarding the dates of Plan Commission workshops and hearings.
- K. On June 10, 2020, the Spokane City Plan Commission held a workshop to study the Proposal.
- L. On June 23, 2020, the Pedestrian Transportation and Traffic Committee of the Community Assembly received a presentation regarding the Proposal.
- M. On June 24, 2020, the Land Use Subcommittee of the Community Assembly received a presentation regarding the 2020 Comprehensive Plan Amendment Work Program, including the Proposal.
- N. On July 21, 2020, the Plan Commission Transportation Subcommittee received a presentation regarding the Proposal.
- O. On July 30, 2020, an online public workshop specific to the bicycle- and transportation-related amendments was provided for the general public to answer questions and receive comments on the proposed amendments.
- P. On August 24, 2020, 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 September 14, 2020. No comments on the SEPA determination were received.
 - 1. Notice of the SEPA Determination for the Proposal was published in the Official Gazette on September 2 and 9, 2020.
- Q. On August 25, 2020, 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.
- R. On August 26 and September 2, 2020, notice was published in the Spokesman Review providing notice of a SEPA Determination of Non-Significance and notice of the September 9, 2020 Plan Commission Public Hearing.
- S. On August 24, 2020 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.
- T. On September 23, 2020, the Plan Commission held a public hearing on the Proposal, including the taking of verbal testimony, and closed the public record at that time. No members of the public testified during the hearing.
- U. 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.
- V. 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").

- W. The Plan Commission finds that the Proposal meets the intent and requirements of the Comprehensive Plan.
- X. 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 Proposal 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. Z20-042COMP, 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 2020 Annual Comprehensive Plan Amendment Work Program, and the final review Proposal was submitted as provided in SMC 17G.020.050(D).
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 the goals and purposes of GMA.
4. 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 development.
5. 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.
6. 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.
7. The Proposal has been considered simultaneously with the other proposals included in the 2020 Annual Comprehensive Plan Amendment Work Program in order to evaluate the cumulative effect of all the proposals.
8. SEPA review was completed for the Proposal.
9. 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.
10. The Proposal proposes a map amendment that is in conformance with the appropriate location criteria identified in the comprehensive plan (e.g., compatibility with neighboring land uses, proximity to arterials, etc.).
11. The proposed map amendment is suitable for the proposed designation.

12. The map amendment would implement applicable comprehensive plan policies better than the current map designation.

RECOMMENDATIONS:

In the matter of Z20-042COMP, a request by City of Spokane staff to amend Map TR 12 in Chapter 4: Transportation of the Comprehensive Plan, as 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 amendment to Map TR5 in Chapter 4: Transportation of the City's Comprehensive Plan, 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.



Todd Beyreuther, President

Spokane Plan Commission

October 21, 2020



PLAN COMMISSION FINDINGS OF FACT, CONCLUSIONS, AND RECOMMENDATIONS ON COMPREHENSIVE PLAN AMENDMENT Z20-045COMP

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 4, Transportation, to describe safety for at-grade railroad crossings and to describe certain locations where improvements may be necessary.

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).
- B. Under GMA, comprehensive plans generally may be amended no more frequently than once a year, and all amendment proposals must be considered concurrently in order to evaluate for their cumulative effect.
- C. Amendment Proposal Z20-045COMP (the “Proposal”) was submitted in a timely manner for review during the City’s 2019/2020 amendment cycle.
- D. The Proposal seeks to amend the text of Chapter 4, Transportation, of the Comprehensive Plan to include discussion of safety for at-grade railroad crossings and to describe certain locations where improvements may be necessary.
- E. Annual amendment proposals are subject to a threshold review process to determine whether the proposals will be included in the City’s Annual Comprehensive Plan Amendment Work Program.
- F. On March 2, 2020, the City Council adopted Resolution RES 2020-0014 establishing the 2020 Comprehensive Plan Amendment Work Program, and including the Proposal in the Work Program.
- G. Thereafter, on April 24, 2020, staff requested comments from agencies, departments, and neighborhood councils. Comments were received from the Spokane Tribe indicating no significant concerns.
- H. A Notice of Application was published on June 8, 2020 in the Spokesman Review. The Notice of Application initiated a 60-day public comment period from June 8 to August 7, 2020, during which the City did not receive any comments on the Proposal from the public.
- I. On June 4, 2020, the Community Assembly received a presentation regarding the 2020 Comprehensive Plan Amendment Work Program and the Proposal, and was provided with information regarding the dates of Plan Commission workshops and hearings.
- J. On June 10, 2020, the Spokane City Plan Commission held a workshop to study the Proposal.

- K. On June 23, 2020, the Pedestrian Transportation and Traffic Committee of the Community Assembly received a presentation regarding the Proposal.
- L. On June 24, 2020, the Land Use Subcommittee of the Community Assembly received a presentation regarding the 2020 Comprehensive Plan Amendment Work Program, including the Proposal.
- M. On July 21, 2020, the Plan Commission Transportation Subcommittee received a presentation regarding the Proposal.
- N. On July 30, 2020, an online public workshop specific to the bicycle- and transportation-related amendments was provided for the general public to answer questions and receive comments on the proposed amendments.
- O. On August 24, 2020, 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 September 14, 2020. No comments on the SEPA determination were received.
 - 1. Notice of the SEPA Determination for the Proposal was published in the Official Gazette on September 2 and 9, 2020.
- P. On August 25, 2020, 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.
- Q. On August 26 and September 2, 2020, notice was published in the Spokesman Review providing notice of a SEPA Determination of Non-Significance and notice of the September 9, 2020 Plan Commission Public Hearing.
- R. On August 24, 2020 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.
- S. On September 23, 2020, the Plan Commission held a public hearing on the Proposal, including the taking of verbal testimony, and closed the public record. No members of the public testified at the hearing.
- T. 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.
- U. 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").
- V. The Plan Commission finds that the Proposal meets the intent and requirements of the Comprehensive Plan.
- W. 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 Proposal 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. Z20-045COMP, 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 2020 Annual Comprehensive Plan Amendment Work Program, and the final review Proposal was submitted as provided in SMC 17G.020.050(D).
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 the goals and purposes of GMA.
4. 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 development.
5. 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.
6. 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.
7. The Proposal has been considered simultaneously with the other proposals included in the 2020 Annual Comprehensive Plan Amendment Work Program in order to evaluate the cumulative effect of all the proposals.
8. SEPA review was completed for the Proposal.
9. 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.
10. The Proposal proposes a text amendment that is in conformance with the comprehensive plan.
11. The proposed amendment provides for additional guidance pursuant to the community's original vision.

RECOMMENDATIONS:

In the matter of Z20-045COMP, a request by City of Spokane staff to amend the text of Chapter 4, Transportation, of the Comprehensive Plan, as 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 amendment to Chapter 4, Transportation 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.



Todd Beyreuther, President

Spokane Plan Commission

October 21, 2020