



**PLAN COMMISSION FINDINGS OF FACT, CONCLUSIONS, AND
RECOMMENDATIONS ON COMPREHENSIVE PLAN AMENDMENT
FILE Z24-105COMP (SOUTH LOGAN TOD IMPLEMENTATION)**

A Recommendation of the Spokane Plan Commission to the City Council to APPROVE the Comprehensive Plan Amendment proposal seeking to amend the land use plan map designation from “Residential Low,” “Residential Moderate,” “Institutional,” “General Commercial,” “Center and Corridor Transition Area,” and “Center and Corridor Core Area” to “Residential Moderate,” “Residential High,” “Institutional,” and “Center and Corridor Core Area” for the 361 acre South Logan Study Area, as identified by the South Logan TOD Plan. The zoning designation requested is “Residential Multifamily, 40-foot height limit (RMF-40),” “Residential High Density, 55-foot height limit (RHD-55),” “Residential High Density, 75-foot height limit (RHD-75),” “Context Area 1 (CA1)” (Hamilton Form-Based Code), and “Centers and Corridors, Employment Center (CC1-EC).”

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. The City of Spokane prepared the Transit-Oriented Development (“TOD”) Framework Action Plan, adopted by resolution in May 2022 under City Council Resolution RES 2022-0039, identifying strategies best suited to Spokane for supporting TOD along new High-Performance Transit lines, including a focus on South Logan.
- D. Following the Framework Action Plan, the City initiated a 20-month planning and public engagement process to review existing conditions and regulations, establish a coordinated framework and community vision for encouraging mixed-use, walkable places, and study environmental impacts of planned development in the South Logan Study Area.
- E. The City provided opportunities for meaningful public involvement and review in the South Logan Transit-Oriented Development (TOD) Plan and Environmental Impact Statement (EIS) process, including a community meeting consistent with RCW 43.21C.440; considered all comments received; and, as appropriate, modified the proposal or mitigation measures in response to comments, resulting in the Preferred Alternative analyzed in the Final Environmental Impact Statement (FEIS).
- F. The *Final South Logan TOD Plan* and *Final Environmental Impact Statement (FEIS)* were published on November 30, 2023, for final consideration.

- G. On January 29, 2024, Spokane City Council adopted by resolution (RES 2024-0015) the Final South Logan TOD Plan and FEIS as a declaration of the subarea’s desired future condition.
- H. The South Logan Study Area, identified in the South Logan TOD Plan, is generally bounded by E Augusta Avenue and E Indiana Avenue to the north, N Perry Street and the Spokane River to the east, the Spokane River to the south, and N Lidgerwood Street to the west. It is comprised of urban development with a mix of residential, commercial, institutional, and public uses, as well as vacant properties.
- I. Comprehensive Plan amendment proposal Z24-105COMP (the “Proposal”) is a city sponsored proposal intended to implement the land use and zoning changes envisioned by the South Logan TOD Plan.
- J. The Proposal seeks to amend the land use plan map designation for the 361-acre South Logan Study Area from “Residential Low”, “Residential Moderate”, “Institutional”, “General Commercial”, “Center and Corridor Transition Area”, and “Center and Corridor Core Area” to “Residential Moderate”, “Residential High”, “Institutional” and “Center and Corridor Core Area” with a corresponding change in zoning from “R1”, “R2”, “RMF”, “Residential High Density, 55-foot height limit (RHD-55)”, “Office Retail, 55-foot height limit (OR-55)”, “General Commercial, 150-foot height limit (GC-150)”, “CA1/CA2/CA3/CA4” (Hamilton Form-Based Code), “Centers and Corridors Type 1, District Center (CC1-DC)”, and “Centers and Corridors Type 1, Employment Center (CC1-EC)” to “Residential Multifamily, 40-foot height limit (RMF-40)”, “Residential High Density, 55-foot height limit (RHD-55)”, “Residential High Density, 75-foot height limit (RHD-75)”, “CA1” (Hamilton Form-Based Code), and “Centers and Corridors Type 1, Employment Center (CC1-EC)”.
- K. On March 25, 2024, the City Council adopted Resolution RES 2024-0029 establishing the 2024 Comprehensive Plan Amendment Work Program and included the Proposal in the Work Program.
- L. On March 28, 2024, staff presented the 2023/2024 Comprehensive Plan Amendment Work Program to the Community Assembly Land Use Subcommittee on, including details regarding the Application, and provided information on the required process, upcoming Plan Commission Workshops, and how to submit comments.
- M. On May 7, 2024, staff requested comments from agencies, departments, and neighborhood councils. The comment period ended on May 21, 2024. By the end of the comment period, comments were received from the Logan Neighborhood Council, the Spokane Tribe of Indians, and the Wastewater Management Department.
- N. On June 10, 2024, Notice of Application was mailed to all properties, owners, and taxpayers within a 400-foot radius of the subject Properties and any adjacent properties with the same ownership. The notice was also published in the Spokesman Review on both June 10, 2024, and June 17, 2024. The Notice of Application initiated a 60-day public comment period from June 10, 2024, to August 9, 2024, during which one comment was received, as included in the staff report.
 - 1. A total of 5 public comments were received by October 8, 2024, at 5pm. Comments received after the issuance of the staff report were provided to Plan Commission directly by City staff.

- O. On June 12, 2024, the Spokane City Plan Commission held a workshop to study the Application.
- P. On September 17, 2024, 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 September 20, 2024, 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 Application recommended approval of the Application.
- R. A Notice of Plan Commission Hearing was published on September 25, 2024, in the Official Gazette and on September 25, 2024, and October 2, 2024, in the Spokesman Review.
- S. On September 25, 2024, a Notice of Public Hearing was 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.
- T. On October 9, 2024, the Plan Commission held a public hearing on the Application, including the taking of verbal testimony, closing the verbal and written record, conducting deliberation on the application, and voting to recommend the City Council Approve this application.
 - 1. One member of the public testified in opposition citing concerns about historic homes, parking around Gonzaga University, and traffic.
- 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 may be 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 Policies LU 1.4, Higher Density Residential Uses, and LU 3.2, Centers and Corridors, and implements the South Logan TOD Plan adopted by City Council.
- 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. Z24-105COMP, 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 2023/2024 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 2024 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 Z24-105COMP, a request by the City of Spokane to change the land use plan designation of 361 acres of land from "Residential Low", "Residential Moderate", "Institutional", "General Commercial", "Center and Corridor Transition Area", and "Center and Corridor Core Area" to "Residential Moderate", "Residential High", "Institutional" and "Center and Corridor Core Area" with a corresponding change in zoning from "R1", "R2", "RMF", "RHD-55", "OR-55", "GC-150", "CA1/CA2/CA3/CA4" (Hamilton Form-Based Code), "CC1-DC", and "CC1-EC" to "RMF-40", "RHD-55", "RHD-75", "CA1" (Hamilton Form-Based Code), and "CC1-EC". 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.

Greg Francis
Greg Francis (Oct 22, 2024 15:13 PDT)

Greg Francis, President
Spokane Plan Commission
Date: Oct 22, 2024

PC Findings and Conclusions - Z24-105COMP

Final Audit Report

2024-10-22

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