

**CITY OF SPOKANE PLAN COMMISSION
FINDINGS OF FACT, CONCLUSIONS, AND RECOMMENDATIONS
REGARDING THE HILLYARD SUBAREA PLAN**

A recommendation of the City of Spokane Plan Commission to the City Council related to the Hillyard Subarea Plan (“the 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) as set forth in RCW 36.70A.
- B. The Spokane City Council adopted resolution RES 2025-0022 on March 31, 2025, establishing the Plan Commission’s annual work plan, which includes direction to work on the Plan.
- C. Comprehensive Plan policy LU 7.4 directs the City to “undertake more detailed sub-area and neighborhood planning.”
- D. The City’s consultant team, under the direction of City staff and led by Stantec Consulting Services, has prepared the Hillyard Subarea Plan.
- E. Outreach and public communication began in April 2023 and included the following:
 - 1. Continuous updates on the Project Webpage starting in April 2023;
 - 2. August 5, 2023: Pop-up engagement event at the Hillyard Festival;
 - 3. September 6, 2023: Newsletter on project updates sent to interested parties list;
 - 4. September 20, 2023: Community Meeting and Walking Tour of Hillyard;
 - 5. October to December 2023: Online survey open to collect thoughts and recommendations for the Subarea Plan;
 - 6. Steering Committee Meetings on September 21 and November 29, 2023;
 - 7. December 15, 2023: Presentation and discussion with English classes at Rogers High School;
 - 8. March 27, 2024: Tour of Hillyard with residents, City staff, and City Council members;
 - 9. April 2024: Newsletter on project updates sent to interested parties list;
 - 10. Regular project updates distributed via PlanSpokane blog posts starting in October 2024;
 - 11. July 2024: Newsletter on project updates sent to interested parties list;
 - 12. September 18, 2024: Newsletter update on the Plan’s public financing strategy sent to interested parties list;
 - 13. January 23, 2025: Newsletter on project updates sent to interested parties list;
- F. Public, agency, and department comments were included in the staff report associated with the public hearing.

- G. A State Environmental Protection Act (SEPA) Determination of Nonsignificance and Checklist were issued by Planning Services on August 27, 2025. The comment period ended on September 10, 2025 and the appeal period ended on September 17, 2025.
- H. A legal notice of public hearing was published in the *Spokesman-Review* on August 27, 2025 and September 3, 2025.
- I. The City of Spokane Plan Commission held a hearing on September 10, 2025. At the public hearing, the Plan Commission heard public testimony and deliberated on the Hillyard Plan.

CONCLUSIONS:

Based upon the staff presentations, briefing materials, associated studies, and agency and public comment, the Spokane Plan Commission makes the following conclusions with respect to the proposal:

- 1. The Plan Commission finds that the proposed amendments bear a substantial relation to the public health, safety, welfare, and protection of the environment pursuant to the requirements outlined in 17G025.010(J).
- 2. Interested agencies and the public have had extensive opportunities to participate throughout the process and persons desiring to comment were given an opportunity to comment.
- 3. SEPA review was completed for the proposal, and pursuant to SEPA, any adverse environmental impacts associated with the Plan will be mitigated by enforcement of the City's development regulations.
- 4. The Plan Commission finds that the proposed amendments are consistent with the applicable provisions of the Comprehensive Plan.

RECOMMENDATION:

In the matter of the Hillyard Subarea Plan, as based on the above listed findings and conclusions, by vote of 6-0, the Spokane Plan Commission takes the following actions:

- 1. Recommends to the Spokane City Council the **APPROVAL** of the proposal.
- 2. Authorizes the President to prepare and sign on the Commission's behalf a written decision setting forth the Plan Commission's findings, conclusions, and recommendations on the proposed amendments.



Ryan Patterson, Vice President
Spokane Plan Commission

September 19, 2025






PC Findings and Conclusions Hillyard Subarea Plan 1

Final Audit Report

2025-09-19

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