



2020/2021 Comprehensive Plan Amendments

PLAN COMMISSION FINDINGS OF FACT, CONCLUSIONS, AND RECOMMENDATIONS ON COMPREHENSIVE PLAN AMENDMENT FILE Z20-206COMP

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 a 3.1-acre area located at 155, 173, 177, 203, 203 ½, 209, 215, 221, 227, 301, 305, 317, 327, & 403 E Cleveland Ave. The zoning designation recommended is “Residential Multifamily (RMF)”.

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 Z20-206COMP (the “Application”) was submitted in a timely manner for review during the City’s 2020/2021 amendment cycle.
- D. The Application seeks to amend the land use plan map designation for a 3.1-acre area located at 155, 173, 177, 203, 203 ½, 209, 215, 221, 227, 301, 305, 317, 327, & 403 E Cleveland Ave (the “Properties”) from “Residential 4-10” to “Residential 15-30” with a corresponding change in zoning from “Residential Single-Family (RSF)” to “Residential Multifamily (RMF)”.
- E. The original private application was made requesting a Land Use Plan Map change to “Residential 15-30” and zoning change to “Residential Multifamily” for the parcel located at 155 E. Cleveland Avenue only; an additional 32 properties were added by Spokane Plan Commission through an expansion of the application in August 2021 (see N).
- 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 17, 2021, 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 April 26, 2021, the City Council adopted Resolution RES 2021-0023 establishing the 2021 Comprehensive Plan Amendment Work Program and included the Application in the Work Program.
- I. Thereafter, on May 19, 2021, staff requested comments from agencies, departments, and neighborhood councils. No agency/department/neighborhood council comments were received.

- J. On May 20, 2021, the Land Use Subcommittee of the Community Assembly received a presentation regarding the 2021 Comprehensive Plan Amendment Work Program, including the Application.
- K. A Notice of Application was published on June 21, 2021 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 21 to August 20, 2021.
 - 1. Fifteen public comments were received during this period.
- L. On July 14, 2021, the Spokane City Plan Commission held a workshop to study the Application. A second workshop was held August 11, 2021, during which the Plan Commission voted to recommend expansion of the Application area by 32 properties and approximately 6 acres, to consider increasing the proposed land use plan map designation to “Residential 15+”, and to consider increasing the proposed zoning to “Residential High-Density (RHD)”.
- M. On August 5, 2021, the Community Assembly received a presentation regarding the 2021 Comprehensive Plan Amendment Work Program and the Application and was provided with information regarding the dates of Plan Commission workshops and hearings.
- N. A Revised Notice of Application was published on August 26, 2021 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 Revised Notice of Application initiated a 14-day public comment period from August 24 to September 7, 2021.
 - 1. Two additional public comments were received during this period.
- O. A revised Request for Comment was distributed to agencies, departments, and neighborhood councils on August 24, 2021.
 - 1. Four comments from various departments of the City of Spokane were received.
- P. On September 20, 2021, 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 28, 2021, 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 October 12, 2021. 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 29 and October 6, 2021.
- R. On September 28, 2021, 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 original Application; no recommendation was issued for the expanded proposal.

- S. On September 29 and October 6, 2021, notice was published in the Spokesman Review providing notice of a SEPA Determination of Non-Significance and notice of the Plan Commission Public Hearing.
- T. On September 29, 2021, 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.
- U. Two written public comments were received prior to the Plan Commission public hearing.
 - 1. On October 1, 2021, comment was received from a neighborhood resident citing concerns about tenants from future development trespassing on their property and requesting a boundary fence installation.
 - 2. On October 12, 2021, comment was received from a neighborhood resident opposing the application.
- V. On October 13, 2021, the Plan Commission held a public hearing on the Application, including the taking of verbal testimony, closed the verbal record, closed the written record as of Monday, October 25, and postponing deliberations until the following hearing date.
 - 1. Four members of the public testified in opposition of the application during the hearing on October 13, 2021, citing concerns about intrusion of higher density residential uses into a single-family neighborhood, as well as increased traffic and overall safety concerns.
- W. On October 27, 2021, the Plan Commission conducted its deliberations on this application and voted to recommend the City Council approve this application with the following conditions:
 - 1. Inclusion of the original application parcel and expanded application parcels to the east of 155 E. Cleveland; additional parcels to the west of the original application parcel omitted from the Plan Commission's recommendation (see Exhibits A-C).
 - 2. Land use plan map designation recommendation was changed to Residential 15-30, with a zoning recommendation to Residential Multifamily (RMF).
- X. 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.
- Y. 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").
- Z. The Plan Commission finds that the proposal meets the intent and requirements of the Comprehensive Plan, most specifically the policies under Goal LU 3, Centers and Corridors, concerning the establishment of Center-Type land uses in the City.
- AA. 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. Z20-206COMP, the Plan Commission makes the following conclusions for the application as expanded to include the original applicant property and additional properties to the east, 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 2021 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 2021 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 Z20-206COMP, a request by Lindsay Kornegay of Witherspoon Kelley on behalf of 155 E Cleveland Avenue Investments LLC and the City of Spokane to change the land use plan designation on 3.1 acres of land, including the original applicant property located at 155 E. Cleveland Avenue and an additional 14 parcels to the east as designated by the Spokane Plan Commission, from “Residential 4-10” to “Residential 15-30” with a corresponding change of the implementing zoning to “Residential Multifamily” (RMF), based upon the above listed findings and conclusions, by a vote of **6 to 2**, 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

November __, 2021



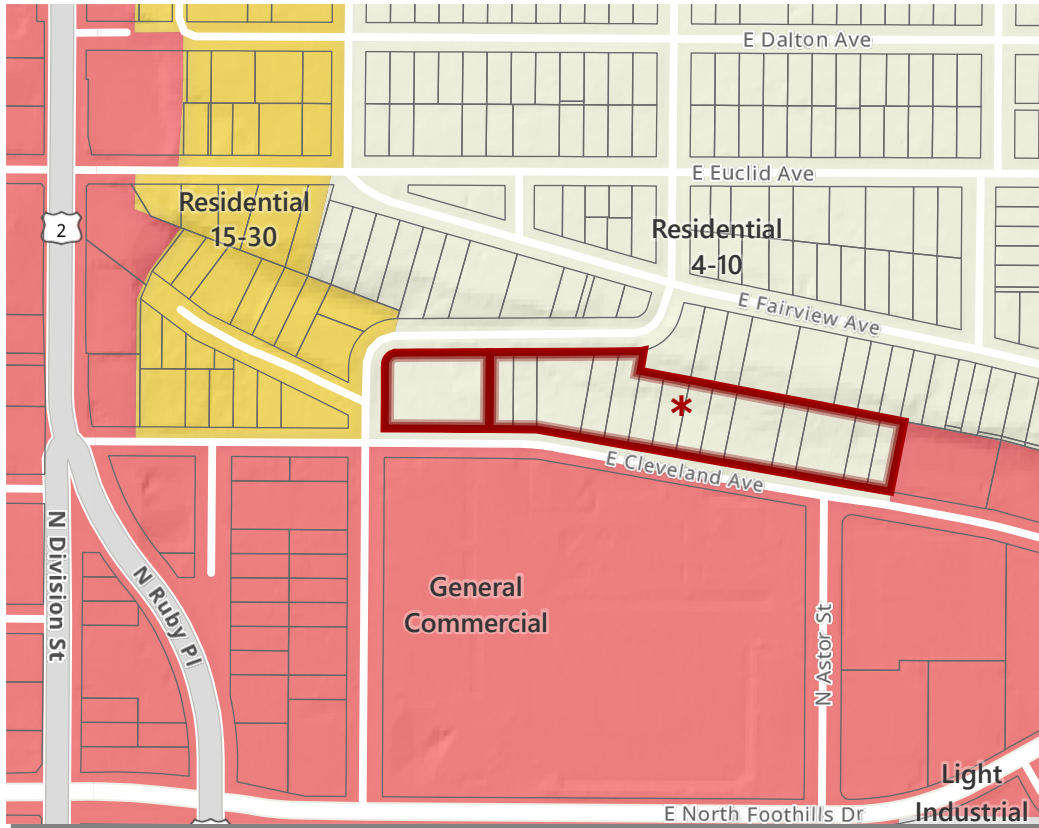
Z20-206COMP (155 E Cleveland)

Concerning parcel(s) in the Logan Neighborhood of Spokane

2020/2021 Comprehensive Plan Amendment Proposals

Drawn: 10/28/2021
THIS IS NOT A LEGAL DOCUMENT
The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.

EXHIBIT A: Existing Land Use Plan Map



Parcels

City Boundary

Land Use Designation

- General Commercial
- Light Industrial
- Res 15-30
- Res 10-20
- Res 4-10

Areas marked with an asterisk * were added to the proposal by the Plan Commission.

Parcel(s):

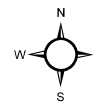
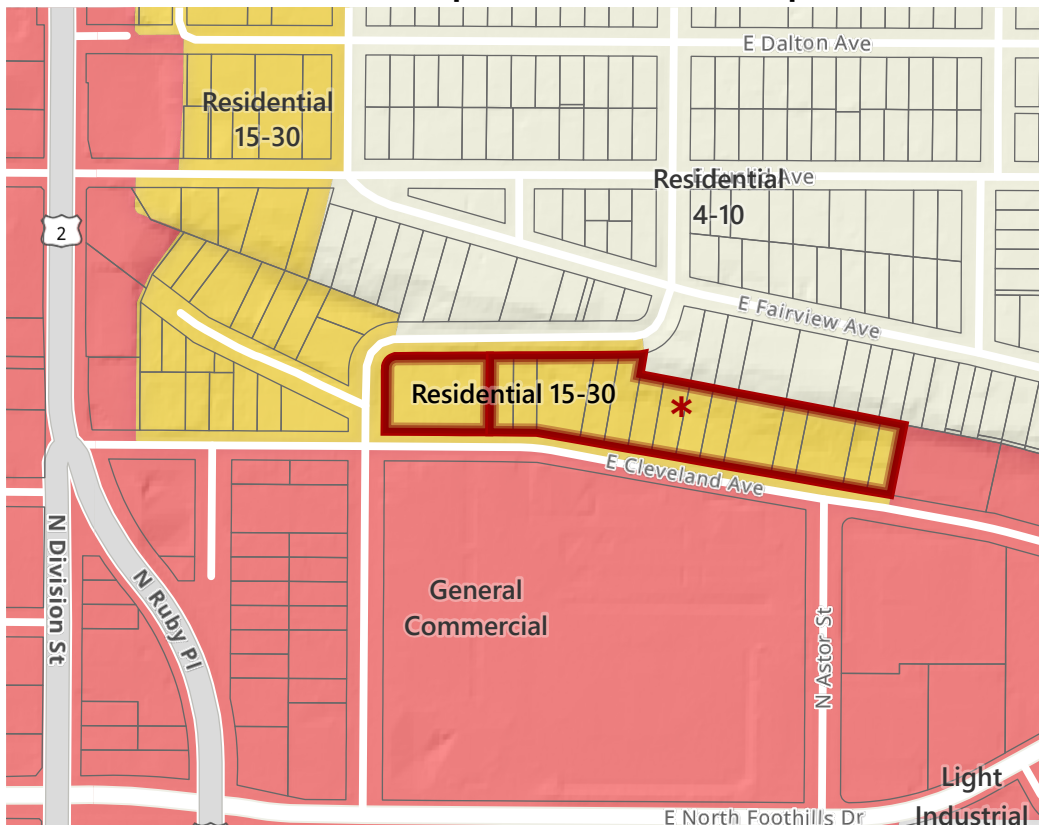
Original Proposal: 1 Parcel
35082.0919

Expanded Proposal = 14 Parcels
35082.0920 thru 0933

Approximate Area:

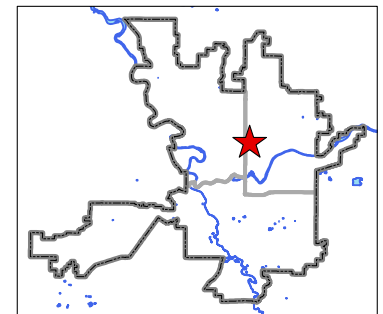
Original Proposal: 0.8 Acres
Expanded Proposal: 3.1 Acres

EXHIBIT B: Proposed Land Use Plan Map



0 125 250 500 Feet

PROJECT LOCATION



Neighborhood and Planning Services
Drawn By: Kevin Freibott



Z20-206COMP (155 E Cleveland)

Concerning parcel(s) in the Logan Neighborhood of Spokane

2020/2021 Comprehensive Plan Amendment Proposals

Drawn: 10/28/2021
THIS IS NOT A LEGAL DOCUMENT
The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.

- Parcels
- City Boundary
- Proposed Zoning**
- General Commercial
 - Light Industrial
 - Residential Multifamily
 - Residential Two-Family
 - Residential Single-Family

Areas marked with an asterisk * were added to the proposal by the Plan Commission.

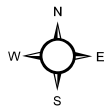
Parcel(s):

Original Proposal: 1 Parcel
35082.0919

Expanded Proposal = 14 Parcels
35082.0920 thru 0933

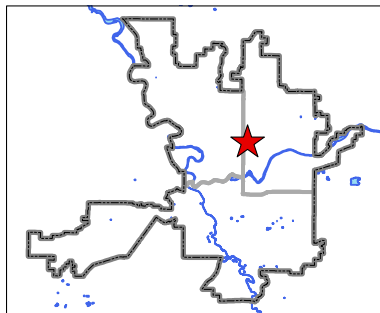
Approximate Area:

Original Proposal: 0.8 Acres
Expanded Proposal: 3.1 Acres



0 125 250 500 Feet

PROJECT LOCATION



Neighborhood and Planning Services
Drawn By: Kevin Freibott

EXHIBIT C: Existing Zoning

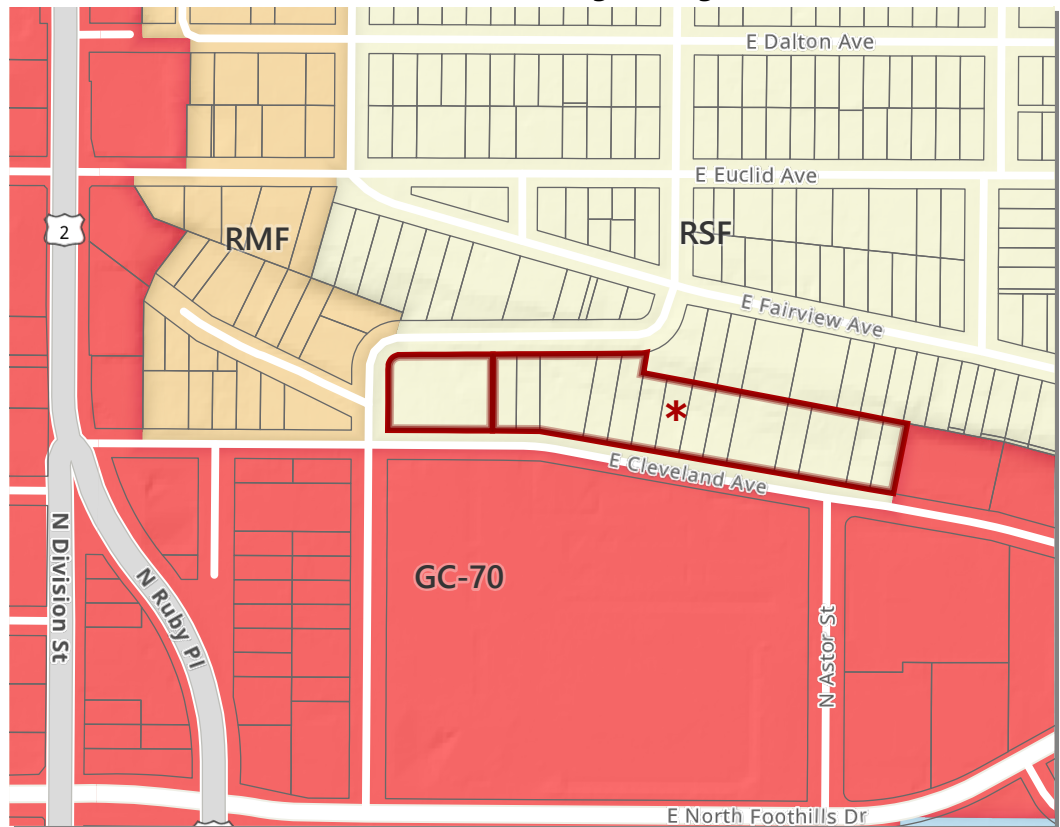
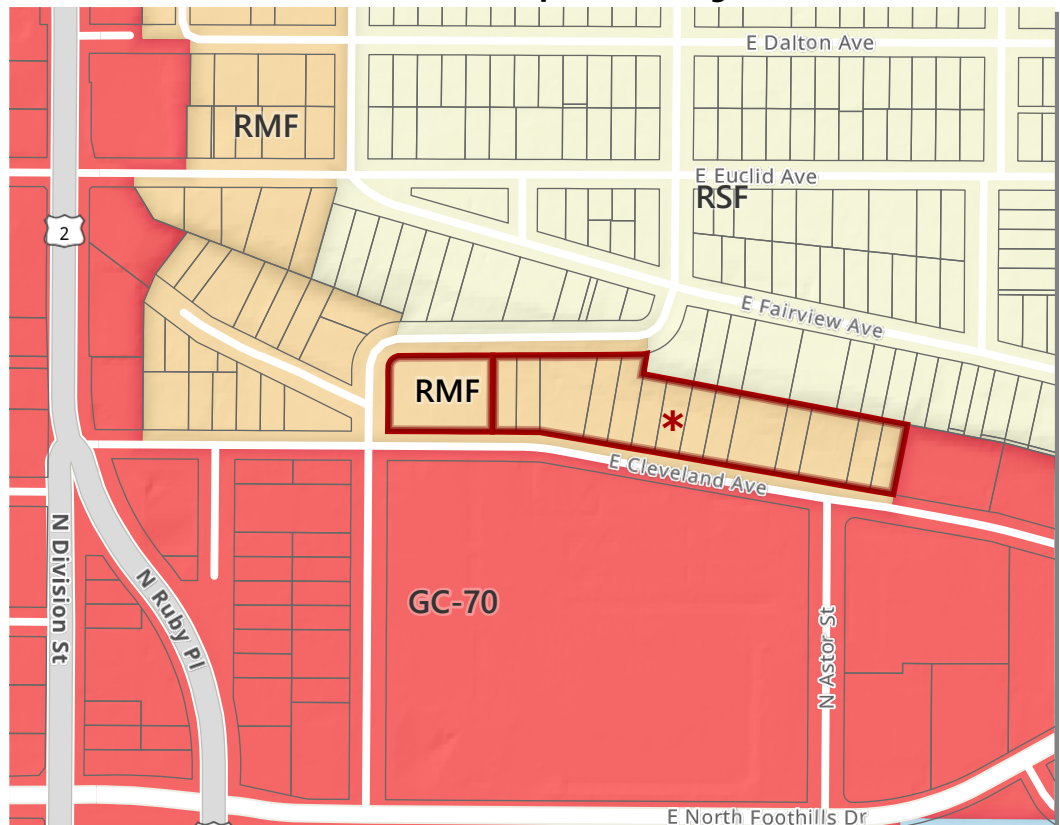


EXHIBIT D: Proposed Zoning





Z20-206COMP (155 E Cleveland)

Concerning parcel(s) in the Logan Neighborhood of Spokane

2020/2021 Comprehensive Plan Amendment Proposals

Drawn: 10/28/2021
THIS IS NOT A LEGAL DOCUMENT
The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.

EXHIBIT F: Detail Aerial



 Subject Parcels

Areas marked with an asterisk * were added to the proposal by the Plan Commission.

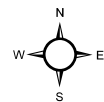
Parcel(s):

Original Proposal: 1 Parcel
35082.0919

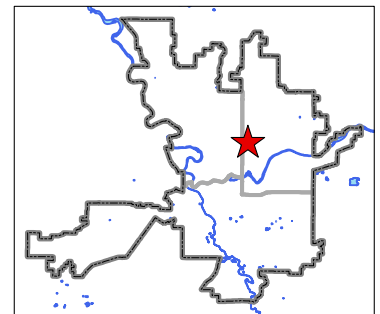
Expanded Proposal = 32 Parcels
35082.0719 thru .0722
35082.0801 thru .0804
35082.0807 thru .0812
35082.0723 thru .0726
35082.0920 thru .0933

Approximate Area:

Original Proposal: 0.8 Acres
Expanded Proposal: 6.0 Acres

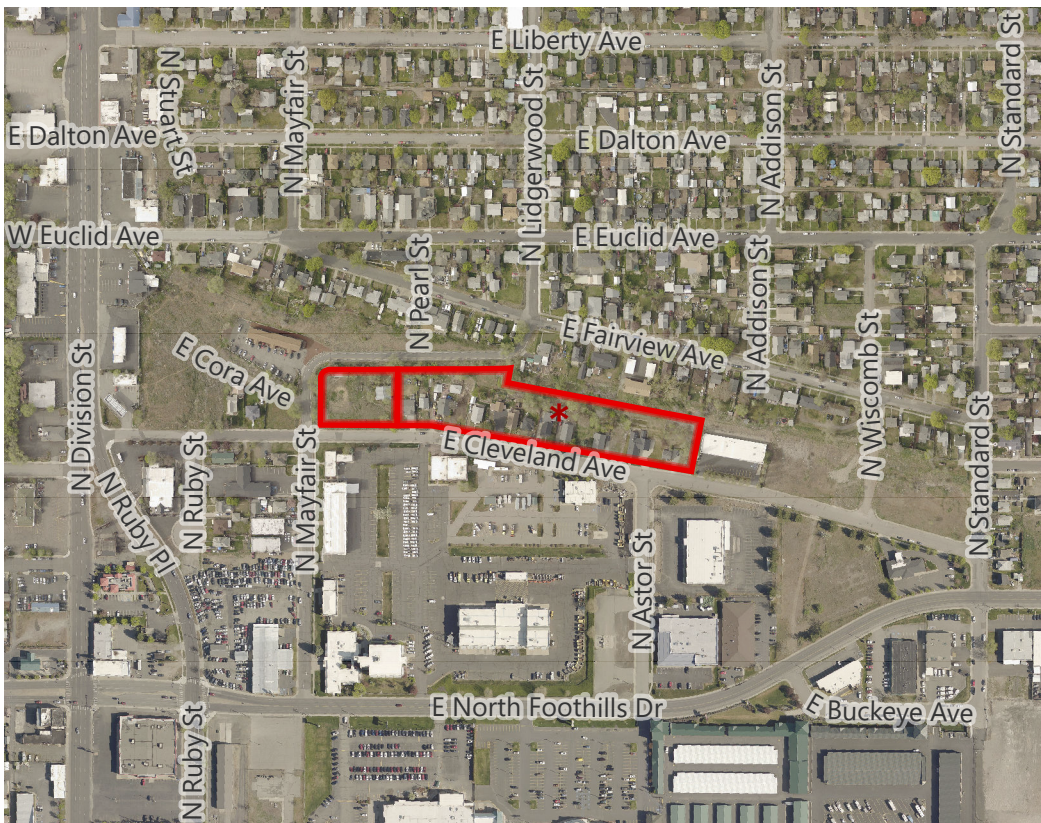


PROJECT LOCATION



Neighborhood and Planning Services
Drawn By: Kevin Freibott

EXHIBIT G: Wide Area Aerial







Findings and Conclusions - Z20-206COMP Document 6 of 6.

Final Audit Report

2021-11-08

Created:	2021-11-05
By:	Jackie Churchill (jchurchill@spokanecity.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAvxEUipLA36Pi3SsOy6WF0Cn981Zldfq2

"Findings and Conclusions - Z20-206COMP Document 6 of 6." History

-  Document created by Jackie Churchill (jchurchill@spokanecity.org)
2021-11-05 - 3:03:33 AM GMT- IP address: 73.83.158.109
-  Document emailed to Todd Beyreuther (tbeyreuther@spokanecity.org) for signature
2021-11-05 - 3:04:17 AM GMT
-  Email viewed by Todd Beyreuther (tbeyreuther@spokanecity.org)
2021-11-08 - 8:10:04 PM GMT- IP address: 73.11.187.178
-  Document e-signed by Todd Beyreuther (tbeyreuther@spokanecity.org)
Signature Date: 2021-11-08 - 8:13:33 PM GMT - Time Source: server- IP address: 73.11.187.178
-  Agreement completed.
2021-11-08 - 8:13:33 PM GMT