



PLAN COMMISSION FINDINGS OF FACT, CONCLUSIONS, AND RECOMMENDATIONS ON AMENDMENTS TO THE SPOKANE MUNICIPAL CODE AND ADOPTION OF A NEW PEDESTRIAN STREET DESIGNATION

A Recommendation of the Spokane Plan Commission to the City Council to APPROVE the designation of a portion of E 29th Ave as a pedestrian street and amend Spokane Municipal Code (SMC) 17C.122.010 and SMC 17C.122.030.

FINDINGS OF FACT:

- A. On October 2, 2023, Spokane City Council passed Resolution 2023-0084 adding the review of a pedestrian street designation in the Lincoln Heights neighborhood to the Spokane Plan Commission’s work program.
- B. The pedestrian street designation is a zoning designation specific to Centers and Corridors zones and applies additional standards and use limitations on parcels with frontage on the pedestrian street and Centers and Corridors zoning (CC1, CC2, CC3, or CC4) for an enhanced pedestrian experience.
- C. The portion of E 29th Ave to be designated as part of this proposal is generally from S Martin St to S Fiske St. The CC2-DC zoning continues on the south side of E 29th Avenue 100 feet to the east of S Fiske St.
- D. Currently the definition of a pedestrian street is found in SMC 17A.020.160. There is a reference to pedestrian streets in SMC 17C.122.030 and the implementing standards and guidelines in SMC 17C.122.060 Attachment “A”. The Centers & Corridors Allowed Use Table 17C.122-1 does not permit drive through uses along pedestrian streets. For clarity, staff recommend additional SMC amendments within Chapter 17C.122 along with the proposal to designate a portion of E 29th Ave as a pedestrian street.
 1. Move relevant code from “17C.122.030 Centers/Corridors – Official Zoning Map” to “17C.122.010 Intent” where that information makes more sense.
 2. Update and rename “17C.122.030 Centers/Corridors – Official Zoning Map” to focus directly on pedestrian streets, highlighting:
 - i. What a pedestrian street designation is;
 - ii. Where the designation can be applied; and
 - iii. Listing existing pedestrian streets in the City of Spokane.
- E. On November 6, 2023, a State Environmental Policy Act (SEPA) Checklist was issued for this proposal.
- F. On December 13, 2023, the Plan Commission conducted a workshop regarding this proposal.

- G. On November 7, 2023, the Washington State Department of Commerce was given the required 60-day notice of the City's intent to amend the development regulations.
- H. On November 7, 2023, a Notice of Intent to Adopt, pursuant to 17G.025.010 was sent to City departments, Local, County, Tribal, and State contacts.
- I. On November 21, 2023, Notice of Intent to Adopt was mailed to property owners, taxpayers, and residents within 400ft of the proposal.
- J. On November 22, 2023, Notice of Intent to Adopt was published in the City Council Gazette.
- K. On December 20, 2023, a SEPA Determination of Non-Significance (DNS) was issued for the proposal. The deadline to appeal the SEPA determination was January 9, 2024, at 4:00 p.m. No comments pertaining to the DNS were received.
- L. On December 20, 2023, a notice of the January 10, 2024, Plan Commission Public Hearing and notice of SEPA determination was mailed to property owners, taxpayers, and residents within 400ft of the proposal.
- M. On December 27, 2023, and January 3, 2024, notice was published in the Spokesman-Review providing notice of the January 10, 2024 Public Hearing and the SEPA Determination of Non-Significance.
- N. Throughout this time, Staff have spoken on the phone with a number of residents, property owners, prospective property owners, and individuals interested in pursuing development in the area of the proposal.
- O. On January 3, 2024, Planning Department staff finalized their Staff Report on the Proposal to the Plan Commission recommending approval of the proposal.
- P. Previous neighborhood planning efforts in the area have highlighted a community desire for a more walkable district center.
 - 1. The South Hill Coalition Connectivity and Livability Strategic Plan, adopted by Resolution 2014-0067, identified improved active transportation access to and around the Lincoln Heights Shopping Center as a priority including recommendations for streetscape improvements and highlighting the lack of pedestrian amenities and opportunities for driveway consolidation on E 29th Ave.
 - 2. The Lincoln Heights District Center Master Plan, adopted by Resolution 2017-0014, called for the creation of a more walkable Center over the planning timeline, prioritizing pedestrian access and pedestrian focused storefronts in the final plan.
- Q. There are no references to pedestrian streets found in the Comprehensive Plan. Policies discussing the intent of Centers and Corridors, providing transportation options, and access to Centers found within Chapters 3 and 4 of the Comprehensive Plan, and other relevant topics for consideration, were published in Exhibit G of the Staff Report.
- R. Public and agency comments received prior to January 3, 2024, at 8:00 a.m. were included in the staff report as Exhibits E and F. Comments received after that date were added to the public

record and forwarded to Plan Commission ahead of their January 10, 2024 Public Hearing and to City Council prior to their public hearing.

- S. On January 10, 2024, the Plan Commission held a public hearing on the proposal, including taking verbal testimony, and closed the public record on that date.
- T. On January 10, 2024, the Spokane Plan Commission conducted its deliberations on this proposal and voted to recommend the City Council **approve** this proposal.
- U. During deliberation at the January 10, 2024, Plan Commission Public Hearing, a motion to extend the pedestrian street designation of E 29th Ave 100 feet east of the S Fiske St Right of Way, consistent with the extent of Centers and Corridors zoning along E 29th Ave in the Lincoln Heights District Center, with a vote of 3 to 5, did not pass.
- 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.
- X. The Plan Commission finds that the Proposal meets the intent and requirements of the Comprehensive Plan.
- Y. The Plan Commission finds that the Proposal meets the decision criteria established by SMC 17G.025.010, 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, the Plan Commission makes the following conclusions with respect to the text amendments to SMC 17C.122.010 and 17C.122.030 and the adoption of a pedestrian street designation for a portion of E 29th Ave at the Lincoln Heights District Center:

- 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 SMC 17G.025.010(G).
- 2. The proposed text amendments will implement the goals and policies of the Comprehensive Plan.
- 3. 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.
- 4. SEPA review was completed for the Proposal.
- 5. The Plan Commission finds that the proposed amendments are consistent with the applicable provisions of the Comprehensive Plan, particularly the following adopted Shaping Spokane goals and policies:
 - a. Chapter 3: Land Use – Policy LU 3.2 Centers and Corridors
 - b. Chapter 3: Land Use – Goal LU 4 Transportation

- c. Chapter 3: Land Use – Policy LU 4.2 Land Uses That Support Travel Options and Active Transportation
- d. Chapter 4: Transportation – TR 6 Commercial Center Access
- e. Chapter 4: Transportation – 4.4 Modal Elements

RECOMMENDATIONS:

In the matter of designating a portion of E 29th Ave as a pedestrian street and amending SMC 17C.122.010 and 17C.122.030 for clarity, based upon the above listed findings and conclusions, by a vote of **5 to 3**, the Spokane Plan Commission recommends City Council **APPROVE** the proposal. The Spokane Plan Commission 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 (Jan 12, 2024 06:00 PST)

Greg Francis, President
Spokane Plan Commission
Date: _____