



Agenda Sheet for City Council:

Committee: Urban Experience **Date:** 03/11/2024

Committee Agenda type: Discussion

Date Rec'd

2/28/2024

Clerk's File #

RES 2024-0029

Renews #

Cross Ref #

Council Meeting Date: 03/25/2024

Submitting Dept

PLANNING & ECONOMIC

Project #

Contact Name/Phone

KEVIN X6184

Bid #

Contact E-Mail

KFREIBOTT@SPOKANECITY.ORG

Requisition #

Agenda Item Type

Resolutions

Council Sponsor(s)

JBINGLE KKLITZKE ZZAPPONE

Agenda Item Name

0650 - 2024 COMPREHENSIVE PLAN AMENDMENTS WORK PROGRAM

Agenda Wording

A resolution approving the 2024 Comprehensive Plan Amendment work program, identifying which proposals will be accepted for full processing during 2024.

Summary (Background)

The City of Spokane accepts applications to amend the Comprehensive Plan between September 1 and October 31 each year, per SMC 17G.020. In Fall 2023, six private applications were received by Staff and found to be complete. Application File Nos. Z23-474COMP, Z23-475COMP, Z23-476COMP, Z23-477COMP, Z23-478COMP, and Z23-479COMP are private applications for various amendments to the Land Use Plan Map of the Comprehensive Plan.

Lease? NO Grant related? NO Public Works? NO

Fiscal Impact

Approved in Current Year Budget? N/A

Total Cost \$ 0

Current Year Cost \$ 0

Subsequent Year(s) Cost \$ 0

Narrative

Amount

Neutral \$

Select \$

Select \$

Select \$

\$

\$

Budget Account

#

Adopted by Spokane City Council on: 3/25/2024

#

#

#

City Clerk



Continuation of Wording, Summary, Approvals, and Distribution

Agenda Wording

Summary (Background)

Approvals

<u>Dept Head</u>	GARDNER, SPENCER
<u>Division Director</u>	BLACK, TIRRELL
<u>Accounting Manager</u>	ALBIN-MOORE, ANGELA
<u>Legal</u>	RICHMAN, JAMES
<u>For the Mayor</u>	PICCOLO, MIKE

Additional Approvals

Distribution List

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Committee Agenda Sheet

Urban Experience Committee

Committee Date	March 11, 2024
Submitting Department	Planning & Economic Development
Contact Name	Kevin Freibott
Contact Email & Phone	kfreibott@spokanecity.org , (509) 625 - 6184
Council Sponsor(s)	Council Member Bingle, Council Member Zappone, and Council Member Klitzke
Select Agenda Item Type	<input type="checkbox"/> Consent <input checked="" type="checkbox"/> Discussion Time Requested: 15 minutes
Agenda Item Name	A Resolution establishing the 2024 Comprehensive Plan Amendment work program, selecting which of the proposed amendments will move forward for full processing, as required by Spokane Municipal Code 17G.020.
Proposed Council Action	<input checked="" type="checkbox"/> Approval to proceed to Legislative Agenda <input type="checkbox"/> Information Only
Summary (Background) *use the Fiscal Impact box below for relevant financial information	<p>The City of Spokane accepts applications to amend the Comprehensive Plan between September 1 and October 31 each year, per SMC 17G.020. In Fall 2023, six private applications were received by Staff and found to be complete.</p> <p>Application File Nos. Z23-474COMP, Z23-475COMP, Z23-476COMP, Z23-477COMP, Z23-478COMP, and Z23-479COMP are private applications for various amendments to the Land Use Plan Map of the Comprehensive Plan.</p> <p>On February 9, 2024, an ad hoc docketing committee, consisting of three members of the City Council and three members of Plan Commission, voted to recommend the addition of all six private applications to the work program, with geographic expansions recommended for four of them. See the attached findings from the Docketing Committee for more details.</p> <p>In addition to the private applications, a group of City-sponsored changes are proposed to implement the South Logan TOD Plan completed and adopted by City Council early this year (Res 2024-0015). The Comprehensive Plan Amendments necessary to implement this study is identified as File Z24-105COMP.</p> <p>Staff requests that the City Council consider and adopt a Resolution (attached) adding all seven proposals to the work plan for 2024, allowing Staff to initiate full processing of these applications. Once these are added to the work program by Council, a further seven- or eight-months' work will be required before they can be brought back for final approval by the Council (October or November 2024). This additional work includes substantial opportunities for the public to provide input into the proposals.</p> <p>Following a request by one Councilmember, the attached draft resolution includes a stipulation that applications Z23-474COMP (Mission & Sinto) and Z23-475COMP (Lacey Street) be processed as city-sponsored applications, with any fees already paid by these entities to be refunded. In the case that this change is satisfactory to Council, Staff requests that City Council commit to providing sufficient funding for the noticing, signage, and any technical studies that may be required of these proposals.</p>

Fiscal Impact

Approved in current year budget? Yes No N/A

Total Cost: Varies—if proposals are expanded there may be additional costs for noticing and signage borne by the City.

Current year cost: Dependent on expanded proposals—maximum of approximately \$15,000

Subsequent year(s) cost: None. These are completed in a single year.

Narrative: Processing of these applications is done using existing staff time and resources.

Funding Source One-time Recurring N/A

Specify funding source: Program revenue

Is this funding source sustainable for future years, months, etc? Costs incurred as a result of expanded proposals is a function of Council’s discretion and cannot be estimated in advance. As such, the impact of any future proposals (not this year) is unknown and this question cannot be answered.

Expense Occurrence One-time Recurring N/A

Other budget impacts: (revenue generating, match requirements, etc.)

Operations Impacts (If N/A, please give a brief description as to why)

- What impacts would the proposal have on historically excluded communities? **Please see the South Logan TOD Plan for information on how that proposal would affect these communities. As for the private proposals, they concern land use and zoning changes to private land, initiated by private landowners.**
- How will data be collected, analyzed, and reported concerning the effect of the program/policy by racial, ethnic, gender identity, national origin, income level, disability, sexual orientation, or other existing disparities? **The proposals are simple map changes with no physical changes to the City. Future development/redevelopment is neither certain nor required. However, we do generally track whether these applications do redevelop in the future but do not receive demographic/social reports on these factors from developers (nor are such reports required by code or policy).**
- How will data be collected regarding the effectiveness of this program, policy, or product to ensure it is the right solution? **See the answer above. The program is generally annual and City staff study past amendments to see if they redevelop, how they redevelop, and if any refinements are necessary to the Comp Plan Amendment program.**
- Describe how this proposal aligns with current City Policies, including the Comprehensive Plan, Sustainability Action Plan, Capital Improvement Program, Neighborhood Master Plans, Council Resolutions, and others?
The private proposals were reviewed for general consistency by Staff. The proposals were additionally reviewed by the Ad Hoc Docketing Committee for adoption into the 2024 work program, which included reviewing the applications against the criteria outlined in SMC 17G.020.026, including criterion E. The docketing committee voted that the applications met this criterion. The city sponsored application is intended to implement the vision adopted by City Council in Resolution 2024-0015.

Council Subcommittee Review

- Please provide a summary of council subcommittee review. If not reviewed by a council subcommittee, please explain why not. **The findings of the Docketing Committee are attached as an exhibit to the draft Resolution (Exhibit A).**

RESOLUTION NO. 2024-0029

A RESOLUTION REGARDING APPLICATIONS TO AMEND THE CITY'S COMPREHENSIVE PLAN AND SETTING THE ANNUAL COMPREHENSIVE PLAN WORK PROGRAM FOR 2024.

WHEREAS, In Chapter 17G.020 of the Spokane Municipal Code, the City Council has established a threshold review process for private applications to amend the Comprehensive Plan, to be undertaken by an ad hoc committee comprised on members of the City Council and Plan Commission (the "Committee"); and,

WHEREAS, the Committee reviews threshold applications per the criteria set forth in SMC 17G.020.026 and forwards a recommendation to the City Council as to which of the amendment proposals should be included in the City's 2024 Annual Comprehensive Plan Amendment Work Program (the "Work Program") ; and,

WHEREAS, the Committee met on February 9, 2024 at 11:00 a.m. and reviewed the following applications (the "Applications"):

- File Z23-474COMP (Mission & Sinto)
- File Z23-475COMP (Lacey Street)
- File Z23-476COMP (Eighth Avenue)
- File Z23-477COMP (Bemis & Sunset)
- File Z23-478COMP (Assembly & Bemis)
- File Z23-479COMP (Indian Trail); and,

WHEREAS, the Committee forwarded its Findings, Conclusions, and Recommendations, attached to this resolution as Exhibit A, to the City Council for their consideration, recommending the inclusion of all the Applications in the Work Program as well as various parcels for expansion; and,

WHEREAS, the applicant for File Z23-475COMP (Lacey Street) notified City Staff on March 5, 2024 that they would like to withdraw their application; and,

WHEREAS, the City has complied with RCW 36.70A.370 by completing the threshold review of the Applications; and,

WHEREAS, except as may be indicated below, the City Council adopts the Ad Hoc Committee's Findings, Conclusions and Recommendations regarding the applications and incorporates said findings into this resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL, that the following Applications shall be included in the 2024 Annual Comprehensive Plan Amendment Work Program:

1. File Z23-474COMP (Mission & Sinto), concerning the following parcels:
 - a. 2002 E Mission Ave (Parcel 35162.0121);
 - b. 2012 E Mission Ave (Parcel 35162.0122);
 - c. 2018 E Mission Ave (Parcel 35162.0111);
 - d. 2028 E Mission Ave (Parcel 35162.0105)
 - e. 2007 E Sinto Ave (Parcel 35162.0110);
2. File Z23-476COMP (Eighth Avenue), concerning the following parcels:
 - a. 2610 W 8th Ave (Parcel 25243.1308);
 - b. 2613 W 8th Ave (Parcel 25243.1502);
 - c. 2614 W 8th Ave (Parcel 25243.1307);
 - d. 2618 W 8th Ave (Parcel 25243.1306);
 - e. 2624 W 8th Ave (Parcel 25243.1305);
 - f. 2628 W 8th Ave (Parcel 25243.1304);
 - g. Unassigned Address (Parcel 25243.1309);
 - h. ROW to the east of the listed parcels, consistent with the depiction in Exhibit B, with costs of signage and notification for that additional area to be borne by the applicant;
3. File Z23-477COMP (Bemis & Sunset), concerning the following parcels:
 - a. 1603 S Bemis St (Parcel 25262.0505);
 - b. 4302 W Sunset Blvd (Parcel 25262.0108);
4. File Z23-478COMP (Assembly & Bemis), concerning the following parcels:
 - a. 1622 S Bemis St (Parcel 25262.0403);
 - b. 1616 S Bemis St (Parcel 25262.0402);
 - c. 1604 S Bemis St (Parcel 25262.0401);
 - d. 1603 S Assembly Rd (Parcel 25262.0405);
 - e. 1606 S Assembly Rd (Parcel 25271.0504);
 - f. Unassigned Address (Parcel 25271.0501);
 - g. Unassigned Address (Parcel 25271.0502);
 - h. Unassigned Address (Parcel 25271.0408);
 - i. 1527 S Assembly Rd (Parcel 25262.0305);
 - j. 1403 S Assembly Rd (Parcel 25236.0057 in part)
 - k. 1434 S Bemis St (Parcel 25262.0312);
 - l. 1432 S Bemis St (Parcel 25262.0311);
5. File Z23-479COMP (Indian Trail), concerning the following parcels:
 - a. Unassigned Address (Parcel 26262.0018);
 - b. 4110 W Indian Trail Rd (Parcel 26262.0010);
 - c. 3910 W Indian Trail Rd (Parcel 26262.0054);

- d. 3754 W Indian Trial Rd (Parcel 26262.0055);
 - e. Unassigned Address (Parcel 26265.0048);
 - f. Unassigned Address (Parcel 26261.3401, in part, see Exhibit C);
 - g. 3925 W Osage Way (Parcel 26262.2620, in part, see Exhibit C);
 - h. 4041 W Osage Way (Parcel 26262.2621, in part, see Exhibit C);
6. File Z24-105COMP—land use plan map and zoning map amendments for parcels in the study area shown in Exhibit C, commensurate with the recommendations of the “South Logan TOD Study,” adopted by Council Resolution RES-2024-0015; and

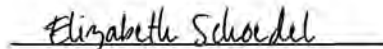
BE IT ALSO RESOLVED that the application known as File Z23-474COMP will be processed at the City’s expense and considered a “city-sponsored” application moving forward, with the Threshold fees paid by the applicant to be refunded. The City Council will provide sufficient funding to issue required notices and post signs on the associated site, pursuant to the noticing requirements of the Spokane Municipal Code, Title 17G, and for any technical studies required of these proposals.

ADOPTED by the Spokane City Council this 25th day of March, 2024.



City Clerk

Approved as to form:



Assistant City Attorney



Spokane City Council Docketing Committee – February 9, 2024

FINDINGS, CONCLUSIONS, and RECOMMENDATION

Comprehensive Plan Amendment Application File Nos. Z23-474COMP, Z23-475COMP, Z23-476COMP, Z23-477COMP, Z23-478COMP, and Z23-479COMP.

FINDINGS:

- A. The Washington State Legislature passed the Growth Management Act ("GMA") in 1990, requiring among other things, the development of a Comprehensive Plan (RCW 36.70A).
- B. The City of Spokane adopted a Comprehensive Plan in May of 2001, and substantially amended it in 2017, in compliance with the requirements of the GMA, and has provided for periodic updates and annual amendments, as allowed under GMA.
- C. Under GMA, comprehensive plans generally may be amended no more frequently than once per year. All amendment proposals must be considered concurrently to be evaluated for their cumulative effect. Also, the amendment period should be timed to coordinate with budget deliberations.
- D. SMC 17G.020 provides the process by which applications to amend the Comprehensive Plan should be processed, wherein SMC 17G.020.025 establishes a threshold review process to be undertaken by an ad hoc City Council committee known as the "docketing committee."
- E. Notice of the ad hoc committee meeting was provided via email to all neighborhood council leadership in the City on January 31, 2024.
- F. The docketing committee reviews comprehensive plan amendment applications from the public at the threshold review stage for compliance with seven specific criteria, codified in SMC 17G.020.026.
- G. The docketing committee met on February 9, 2024 at 11:00 am in person, in the Council Briefing Center, and online, via Teams, and reviewed applications Z23-474COMP, Z23-475COMP, Z23-476COMP, Z23-477COMP, Z23-478COMP, and Z23-479COMP (the "Applications").
- H. Staff provided an overview of the decision criteria for threshold review of a Comprehensive Plan amendment application as prescribed by SMC 17G.020.026, Threshold Review Decision Criteria.
- I. Written public comments received as of February 8, 2024 at 5:00 p.m. were forwarded to the committee.

CONCLUSIONS:

Based upon the application materials, staff, and public comments received, the docketing committee concludes that all proposed amendments to the Comprehensive Plan satisfy the threshold review criteria, as detailed in SMC 17G.020.026, and recommend to the City Council that the proposals should be included in the Annual Comprehensive Plan Amendment Work Program for 2024, subject to the following.

1. The docketing committee finds, regarding applications Z23-474COMP (Mission & Sinto), Z23-475COMP (Lacey Street), Z23-476COMP (Eighth Avenue), Z23-477COMP (Bemis & Sunset), Z23-478COMP (Assembly & Bemis), and Z23-479COMP (Indian Trail):
 - a) The proposed amendments present matters appropriately addressed through the comprehensive plan.
 - b) The proposed amendments do not raise policy or land use issues that are more appropriately addressed by an ongoing work program approved by the City Council or by a neighborhood or subarea planning process.
 - c) The proposed amendments can be reasonably reviewed within the resources and time frame of the Annual Comprehensive Plan Amendment Work Program.
 - d) When expansion of the geographic scope of an amendment proposal is being considered, shared characteristics with nearby, similarly situated property have been identified and the expansion is the minimum necessary to include properties with those shared characteristics.
 - e) The proposed amendments are generally consistent with current policies in the comprehensive plan for site-specific amendment proposals. The proposed amendments are also consistent with policy implementation in the Countywide Planning Policies, the GMA, or other state or federal law, and the Washington Administrative Code.
 - f) The proposed amendments are not the same as or substantially similar to a proposal that was considered in the previous year's threshold review process but was not included in the Annual Comprehensive Plan Amendment Work Program.
 - g) State law does not require, nor has a decision of a court or administrative agency directed, such changes.

RECOMMENDATION:

Based on the foregoing findings and conclusions, the docketing committee voted unanimously to recommend the following:

- Application **Z23-474COMP (Mission & Sinto)** is recommended to be included in the work program, with the inclusion of nearby similarly situated parcel 35162.0105 (2028 E Mission Ave).
- Application **Z23-475COMP (Lacey Street)** is recommended to be included in the work program as proposed.
- Application **Z23-476COMP (Eighth Avenue)** is recommended to be included in the work program with the addition of nearby similarly situated parcels 25243.1304 through 25243.1307.
 - A portion of the right-of-way (ROW) east of the application, not to include any steep slopes down to the river, is also recommended to be included in the work program, with the costs associated with noticing that expansion borne by the applicant (e.g., signage, mailing). See **Exhibit A** for a general depiction of the area recommended by the docketing committee.
- Application **Z23-477COMP (Bemis & Sunset)** is recommended to be included in the work program as proposed.
- Application **Z23-478COMP (Assembly & Bemis)** is recommended to be included in the work program, with the inclusion of nearby similarly situated parcels 25262.0312 (1434 S Bemis St), 25262.0311 (1432 S Bemis St), and the small portion of parcel 25236.0057 (1403 S Assembly Rd) that is currently designated “Residential Low”.
- Application **Z23-479COMP (Indian Trail)** is recommended to be included in the work program, with the inclusion of portions of nearby similarly situated parcels 26262.2621, 26262.2620, and 26261.3401. See **Exhibit B** for a general depiction of the area recommended by the docketing committee.


Jonathan Bingle (Feb 15, 2024 21:05 PST)

Councilmember Jonathan Bingle, Chair

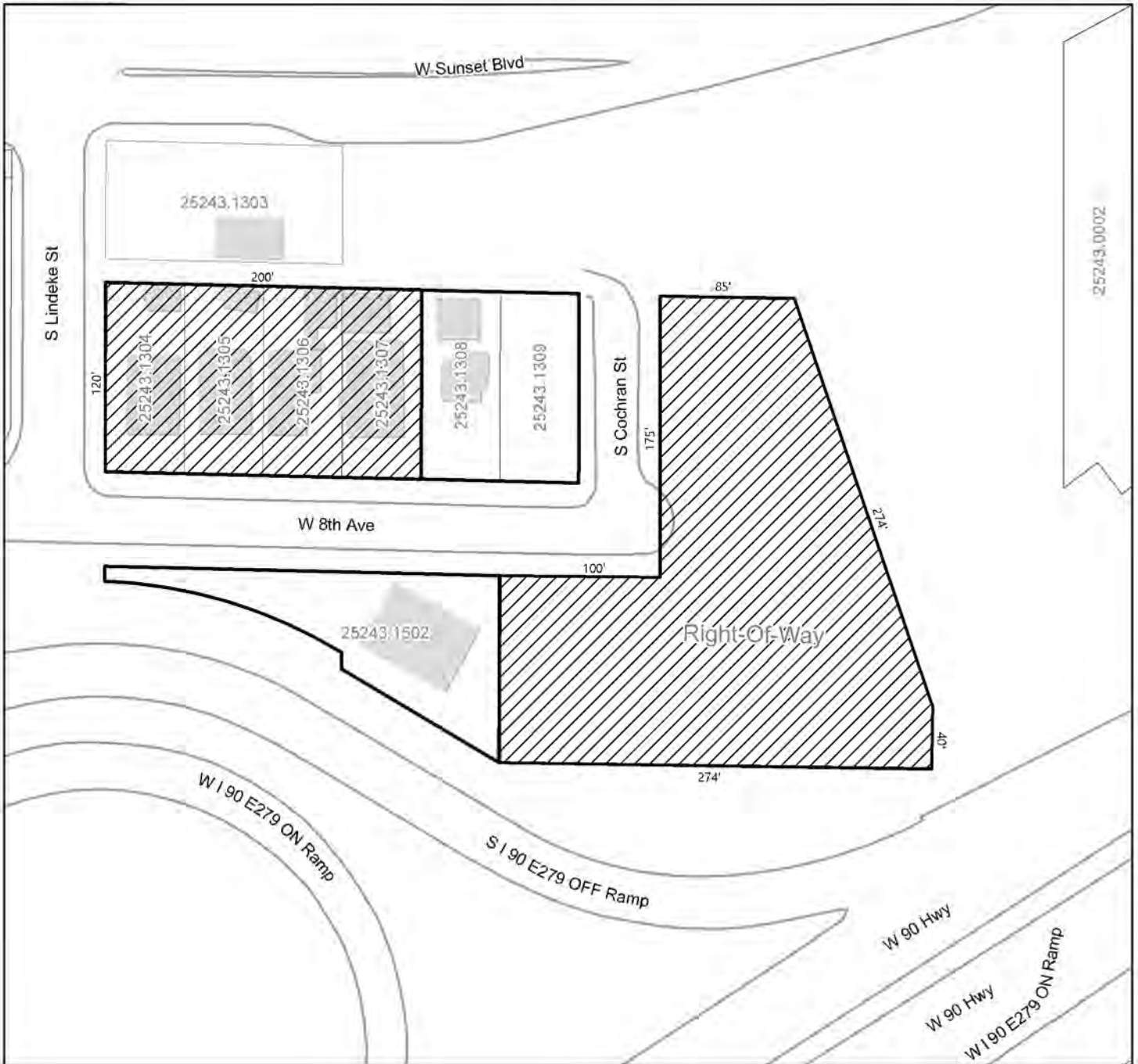
Feb 15, 2024

Date







EXHIBIT A Recommended Expansion Areas

Department of Planning & Economic Development



File Number: Z23-476COMP (Eighth Ave)
Neighborhood: West Hills

-  Project Area
-  Possible Expansion Area
-  Building
-  Parcel

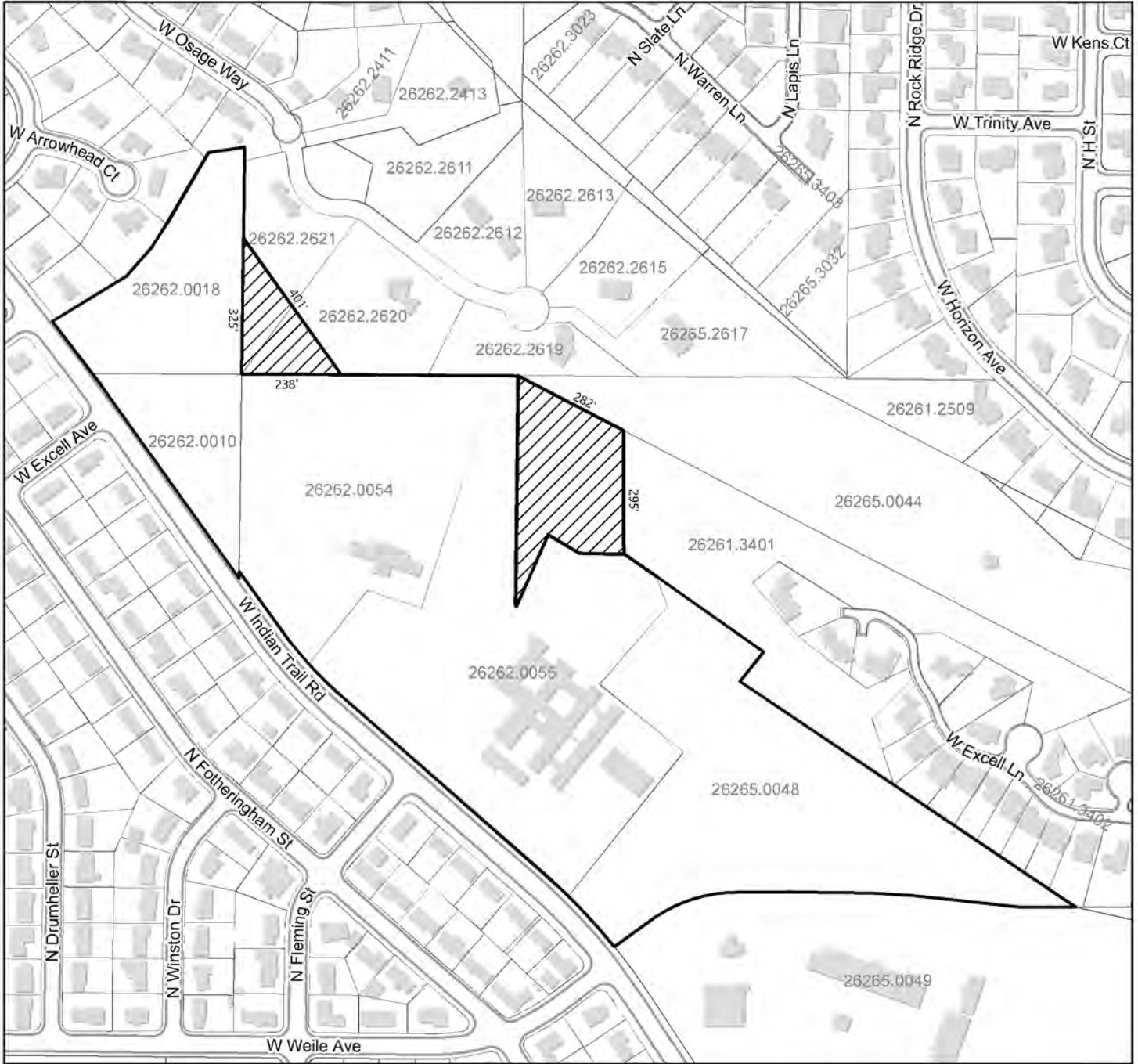
Area shown was recommended by the Docketing Committee on February 9, 2024.
Approximate dimensions of expanded area shown in map above.





EXHIBIT B Recommended Expansion Areas

Department of Planning & Economic Development



File Number: Z23-479COMP (Indian Trail)
Neighborhood: Balboa / South Indian Trail

-  Project Area
-  Possible Expansion Area
-  Building
-  Parcel

Area shown was recommended by the Docketing Committee on February 9, 2024.
Approximate dimensions of expanded area shown in map above.

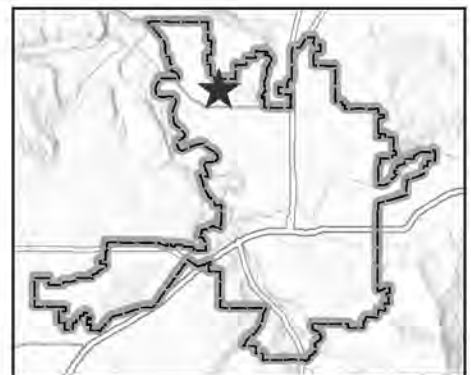
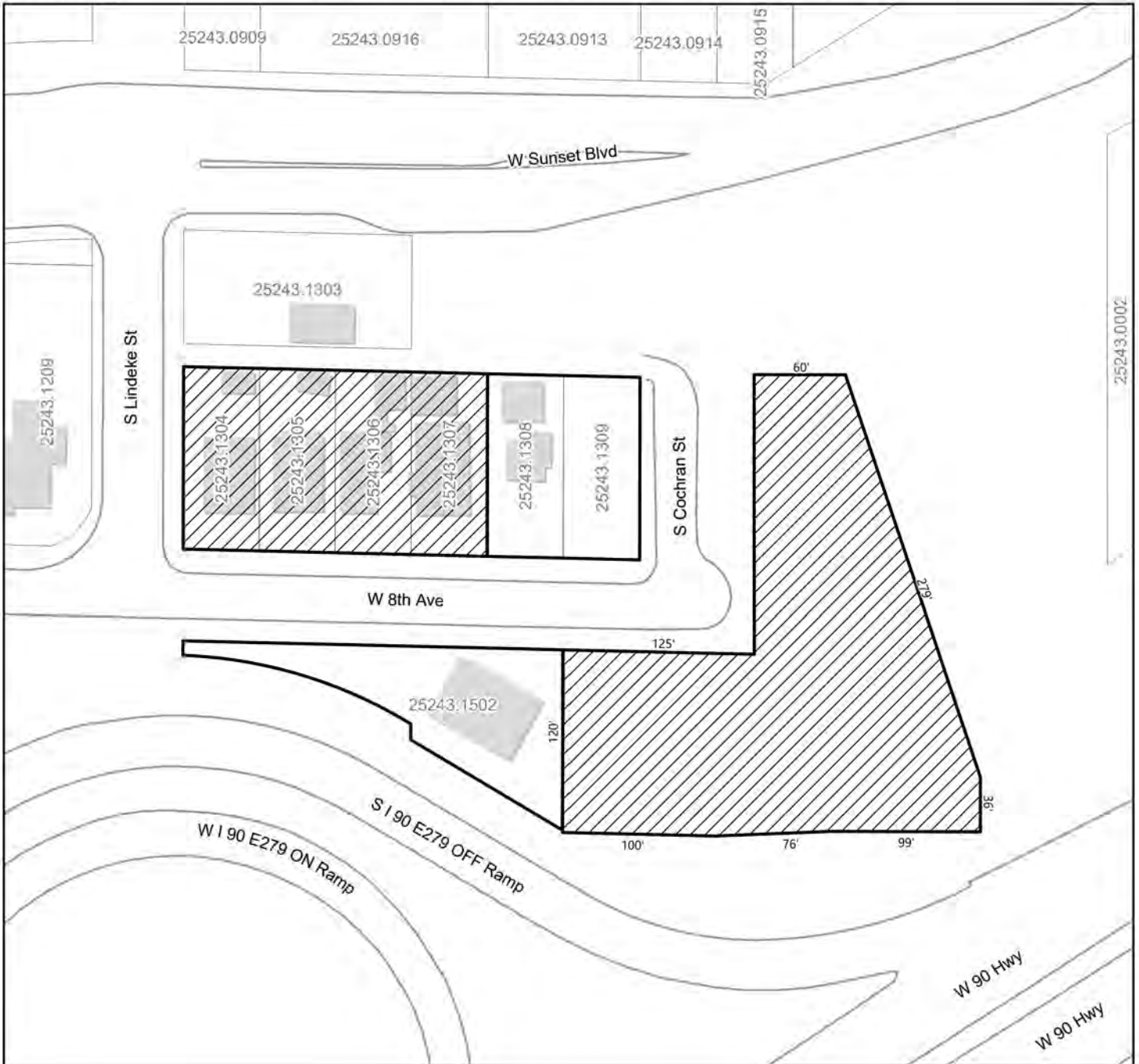
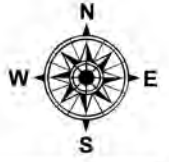








EXHIBIT B - FILE Z23-476COMP Recommended Expansion Areas

Department of Planning & Economic Development



File Number: Z23-476COMP (8th Avenue)

Neighborhood: West Hills

-  Project Area
-  Possible Expansion Area
-  Building
-  Parcel

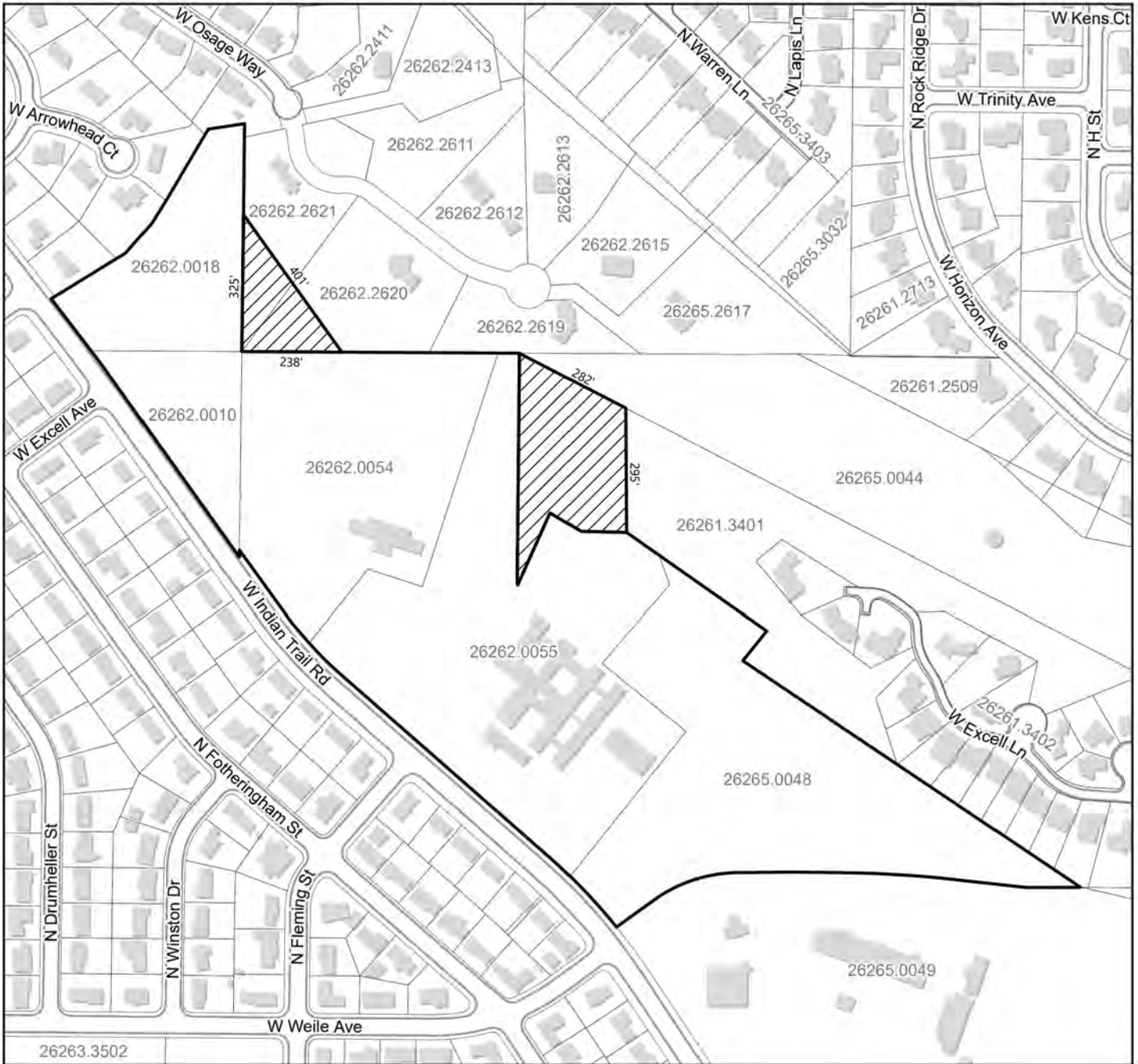
Area shown was recommended by the Docketing Committee on February 9, 2024.
Approximate dimensions of expanded area shown in map above.








EXHIBIT C - FILE Z23-479COMP Recommended Expansion Areas

Department of Planning & Economic Development



File Number: Z23-479COMP (Indian Trail)
Neighborhood: Balboa / South Indian Trail

-  Project Area
-  Possible Expansion Area
-  Building
-  Parcel

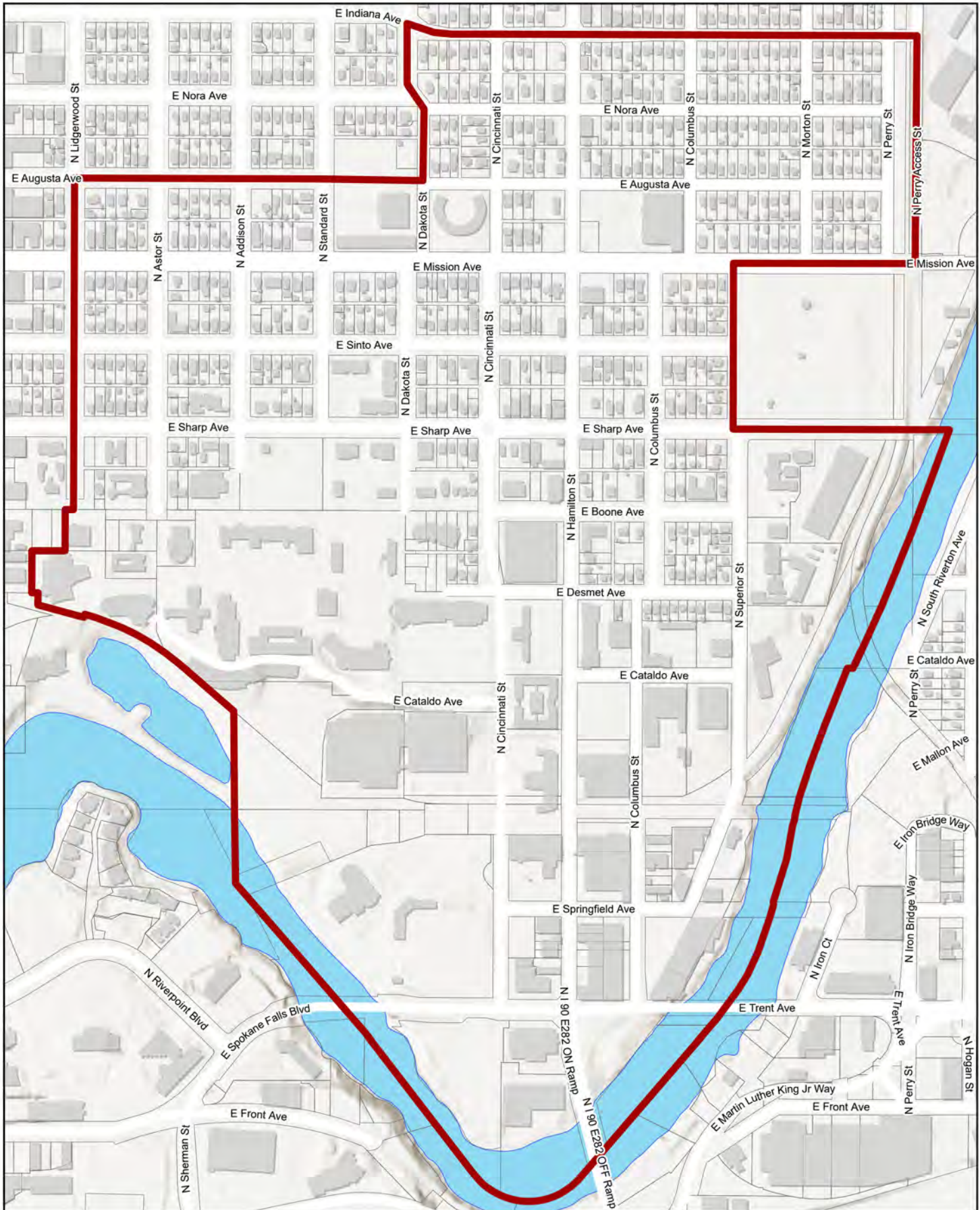
Area shown was recommended by the Docketing Committee on February 9, 2024.
Approximate dimensions of expanded area shown in map above.





Exhibit D - South Logan TOD Project Area

Department of Planning & Economic Development, File Z24-105COMP





Comprehensive Plan Amendment Program – 2024

Application Overview

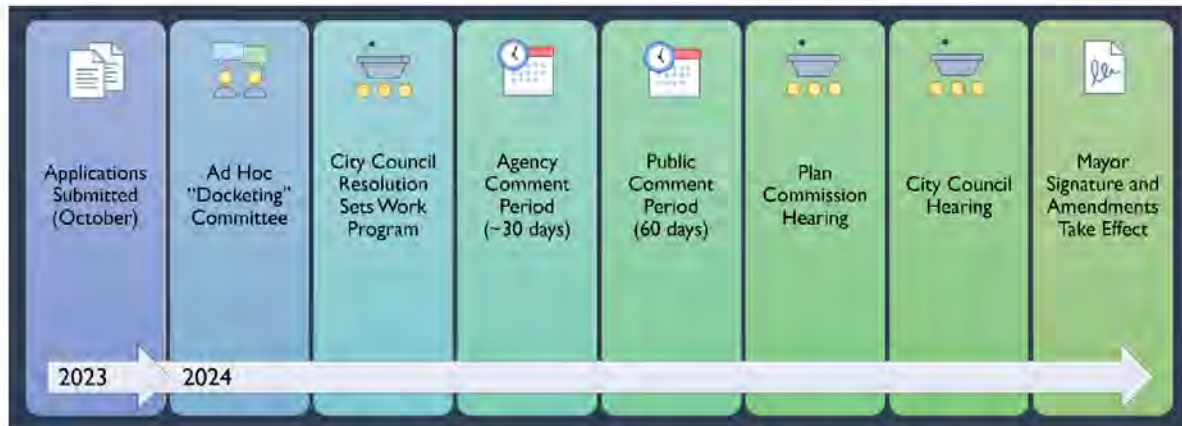
SHAPING SPOKANE – THE CITY OF SPOKANE COMPREHENSIVE PLAN

Document Date: January 30, 2024

The City opened an application intake period for the 2024 Comprehensive Plan Amendment (CPA) program from September 1, 2023 until October 31, 2023. By the close of the application period, six applications were received and determined to be Counter Complete.

The Annual Program in Summary

The process for each year's consideration of amendments is laid out in the Municipal Code under [SMC 17G.020](#). For your reference, the following graphic provides a rough outline of the process, which generally takes 12-14 months to complete.



Threshold Criteria

SMC 17G.020.026 states that any application to be included in the annual work program should meet the following criteria:

- The proposed amendment presents a matter appropriately addressed through the comprehensive plan; and
- The proposed amendment does not raise policy or land use issues that are more appropriately addressed by an ongoing work program approved by the City Council or by a neighborhood or subarea planning process; and
- The proposed amendment can be reasonably reviewed within the resources and time frame of the Annual Comprehensive Plan Amendment Work Program; and
- When expansion of the geographic scope of an amendment proposal is being considered, shared characteristics with nearby, similarly situated property have been identified and the expansion is the minimum necessary to include properties with those shared characteristics; and

- E. The proposed amendment is consistent with current general policies in the comprehensive plan for site-specific amendment proposals. The proposed amendment must also be consistent with policy implementation in the Countywide Planning Policies, the GMA, or other state or federal law, and the Washington Administrative Code; and
- F. The proposed amendment is not the same as or substantially similar to a proposal that was considered in the previous year’s threshold review process, but was not included in the Annual Comprehensive Plan Amendment Work Program, unless additional supporting information has been generated; or
- G. State law requires, or a decision of a court or administrative agency has directed such a change.

Applications to Review

All six private applications propose changes to the [Land Use Plan Map, LU – 1](#), with attendant changes to the Zoning Map. Each application would, if approved, change the land use plan map designation and zoning of between one and nine parcels of varying size. The following table provides some detail of those proposals and provides the page in this overview where additional information can be found.

File #	General Location	Neighborhood	Proposed Change	Page #
Z23-474COMP	Mission & Sinto	Chief Garry Park	Mini Center and Residential Low to Mini Center and Office	p. 3
Z23-475COMP	Lacey Street	Bemiss	Light Industrial to Residential Plus	p. 6
Z23-476COMP	Eighth Avenue	West Hills	Office and Residential Low to General Commercial	p. 9
Z23-477COMP	Bemis & Sunset	West Hills	Residential Low to General Commercial	p. 12
Z23-478COMP	Assembly & Bemis	West Hills	Residential Low to General Commercial	p. 15
Z23-479COMP	Indian Trail	Balboa/South Indian Trail	Residential Low to Residential Low, Residential Moderate, General Commercial, and Open Space	p. 18

File Z23-474COMP – “Mission & Sinto”

Applicant: Family Promise of Spokane
Agent: none
Parcels: 35162.0110, 35162.0111, 35162.0121, 35162.0122
Acres: 1.3
Existing Land Use Designation: Mini Center & Residential Low
Proposed Land Use Designation: Mini Center & Office
Existing Zoning: NR-35 & R1
Proposed Zoning: NR-40 & OR-40

This application, if approved, would amend the existing parcel within the Mini Center to allow five more feet of building height (35 feet to 40 feet). For the other three parcels, the use would change to office retail, also with a height of 40 feet. This would bring the Family Promise parking lot on the southern parcel into compliance with its zoning. The current parking lot is a legal non-conforming use under a Conditional Use Permit.



Figure 1: Aerial Overview, File Z23-474COMP

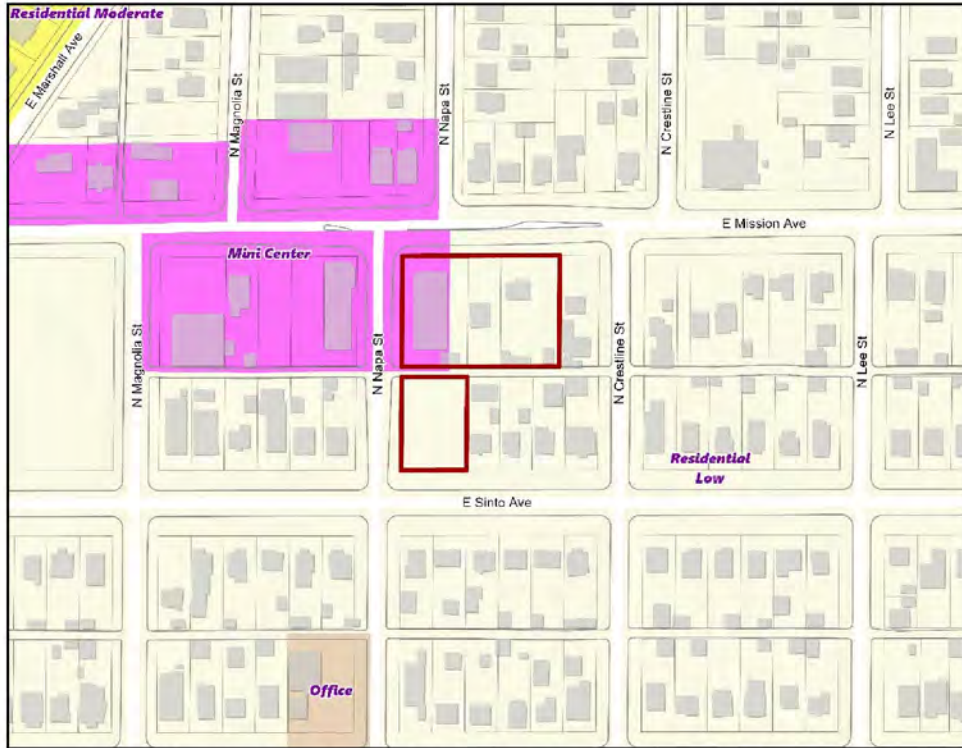


Figure 2: Existing Land Use Plan Map Designation, File Z23-474COMP

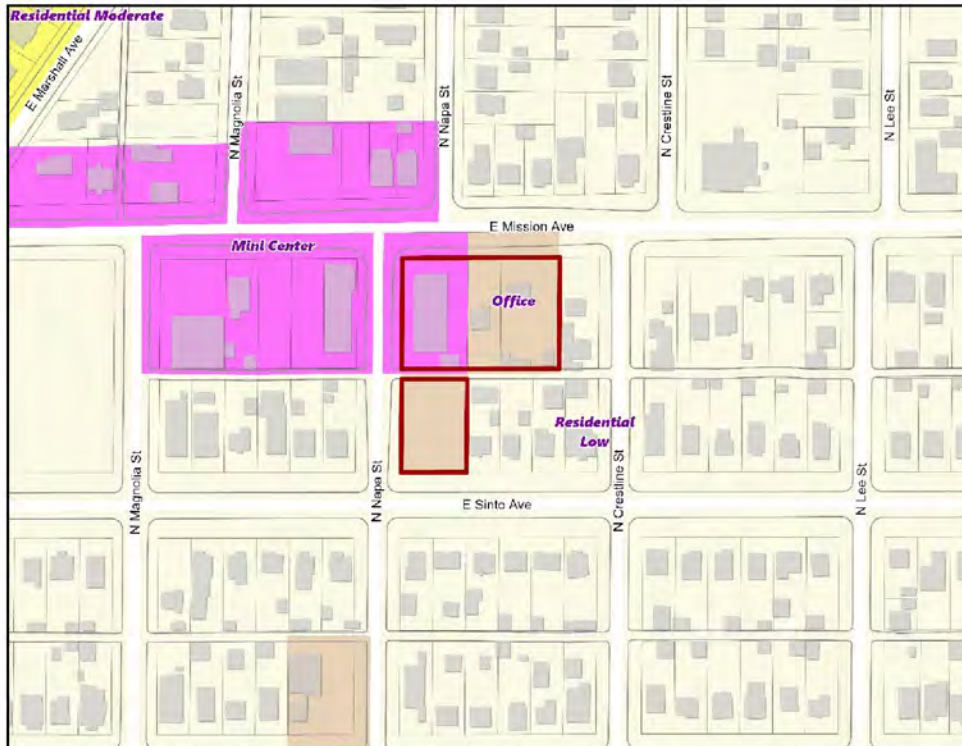


Figure 3: Proposed Land Use Plan Map Designation, File Z23-474COMP



Figure 4: Existing Zoning, File Z23-474COMP



Figure 5: Proposed Zoning, File Z23-474COMP

File Z23-475COMP – “Lacey Street”

Applicant: Mujeres in Action
 Agent: none
 Parcels: 35044.0925
 Acres: 1.0
 Existing Land Use Designation: Industrial
 Proposed Land Use Designation: Residential Plus
 Existing Zoning: LI
 Proposed Zoning: R2

The parcel involved currently contains a community garden owned and managed by the Northeast Community Center (NECCA). NECCA’s representative signed the application, indicating that the applicant (Mujeres in Action) has their permission to act as their representative for this proposal. NECCA has also communicated to the City that the Spokane Youth Soccer Association (SYSA), which operates the adjacent Andrew Rypien field, has a “right of first refusal” on the purchase of the subject property. While future ownership of this parcel is not yet assured, the current owner of the parcel has accepted the proposal by Mujeres in Action and the proposed amendment can continue processing.



Figure 6: Aerial Overview, File Z23-475COMP



Figure 7: Existing Land Use Plan Map Designation, File Z23-475COMP



Figure 8: Proposed Land Use Plan Map Designation, File Z23-475COMP



Figure 9: Existing Zoning, File Z23-475COMP



Figure 10: Proposed Zoning, File Z23-475COMP

File Z23-476COMP – “Eighth Avenue”

Applicant:	Northwest Renewables
Agent:	Storhaug Engineering (Clifton Trimble)
Parcels:	35243.1502, 25243.1308, 25243.1309
Acres:	0.6
Existing Land Use Designation:	Office & Residential Low
Proposed Land Use Designation:	General Commercial
Existing Zoning:	O-35 & R1
Proposed Zoning:	CB-55

This proposal would amend the use of the applicant’s own parcels between the Mini Center at Government Way and Sunset Highway and the I-90 corridor. The applicant has indicated that the commercial use on the southern parcel would most likely remain, though the disposition of the home and empty lot to the north is currently not known. The two homes to the west of the subject parcels are neither owned by the applicant nor are they a part of the proposal. While the pre-submittal meetings indicated that this proposal would include part of the adjacent right-of-way, presumed to be held by the railroad, ultimately the applicant did not include that area in their proposal.



Figure 11: Aerial Overview, File Z23-476COMP

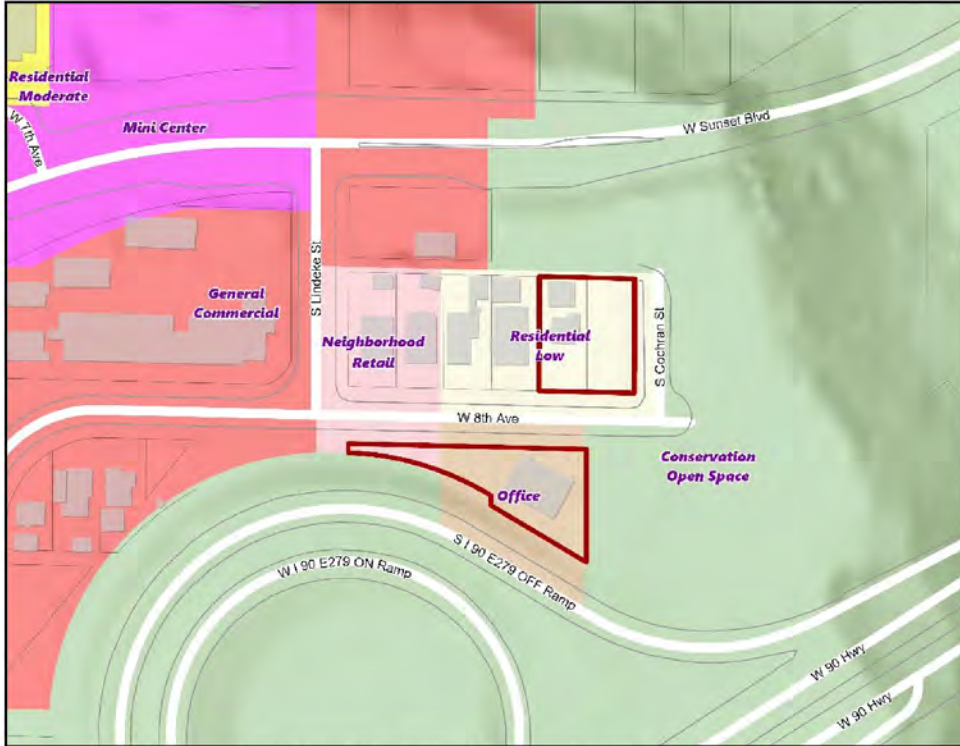


Figure 12: Existing Land Use Plan Map Designation, File Z23-476COMP

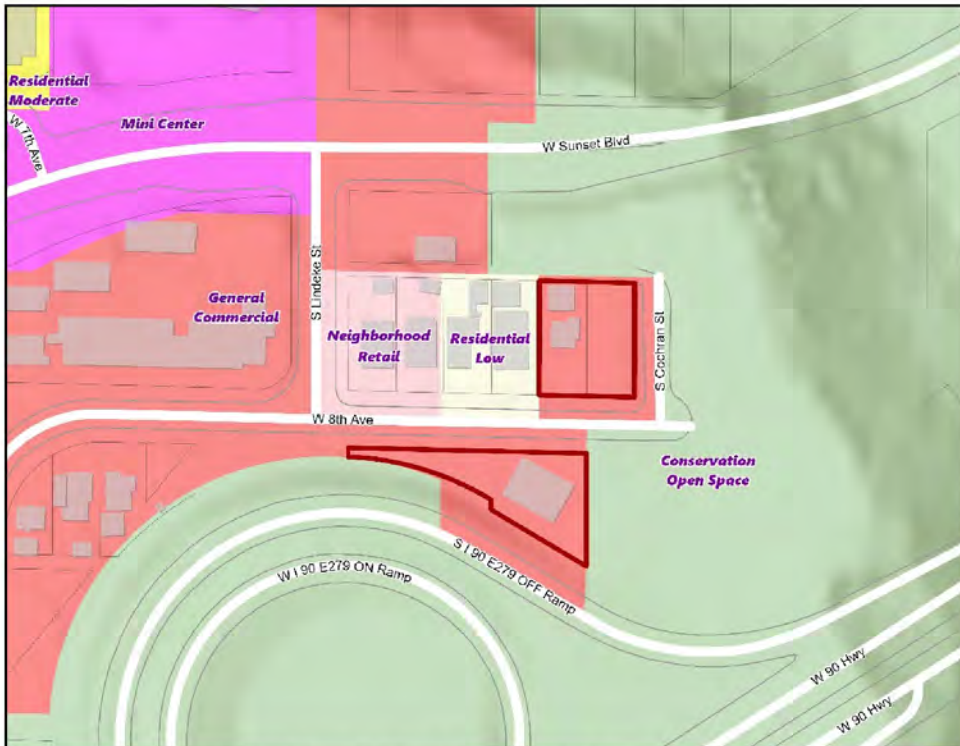


Figure 13: Proposed Land Use Plan Map Designation, File Z23-476COMP

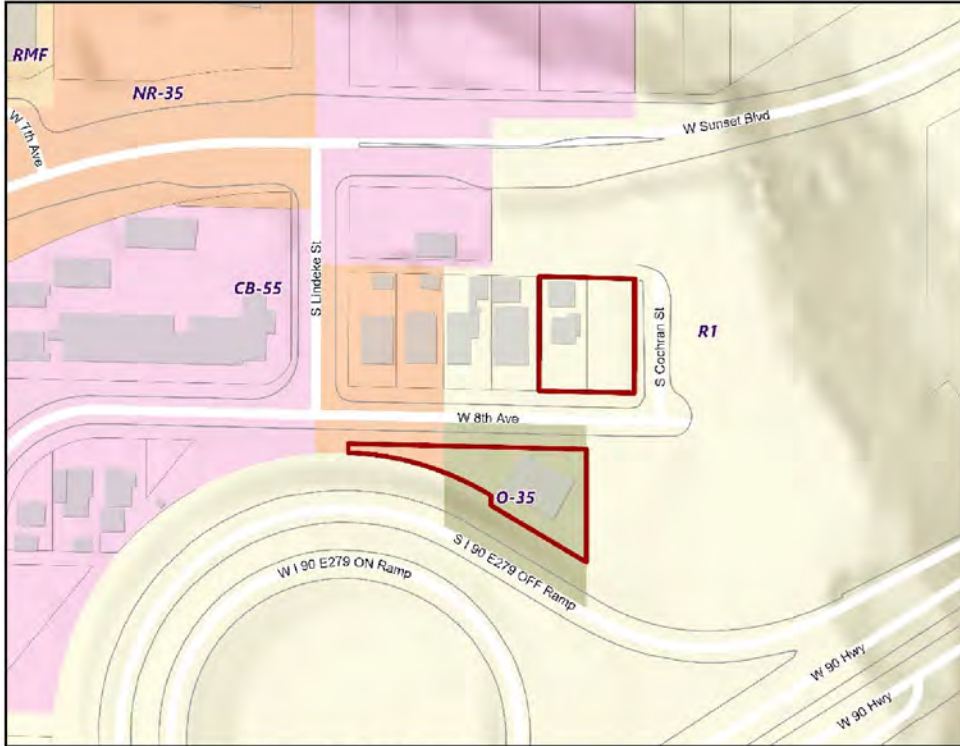


Figure 14: Existing Zoning, File Z23-476COMP

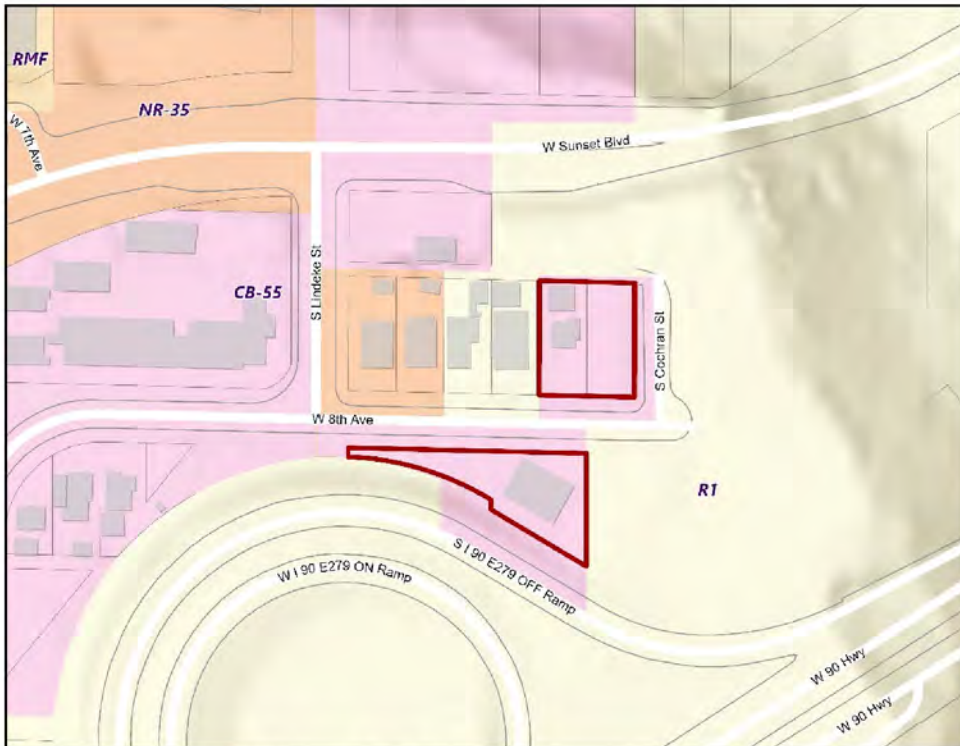


Figure 15: Proposed Zoning, File Z23-476COMP

File Z23-477COMP – “Bemis & Sunset”

Applicant: CV the James, LLC
Agent: Storhaug Engineering (Clifton Trimble)
Parcels: 25262.0505, 25262.0108
Acres: 0.8
Existing Land Use Designation: Residential Low
Proposed Land Use Designation: General Commercial
Existing Zoning: R1
Proposed Zoning: GC-70

While this proposal is sited immediately adjacent to the next (see File Z23-478COMP), the two proposals are unrelated with different owners and agents. This general location includes a large right-of-way for Sunset Boulevard due to terrain that exists between Sunset and the subject parcels. Property to the south of Sunset Blvd was the subject of a past Comprehensive Plan Amendment (Ref. File Z17-624COMP, Ord C35689), but is not related to these two proposals in any way.

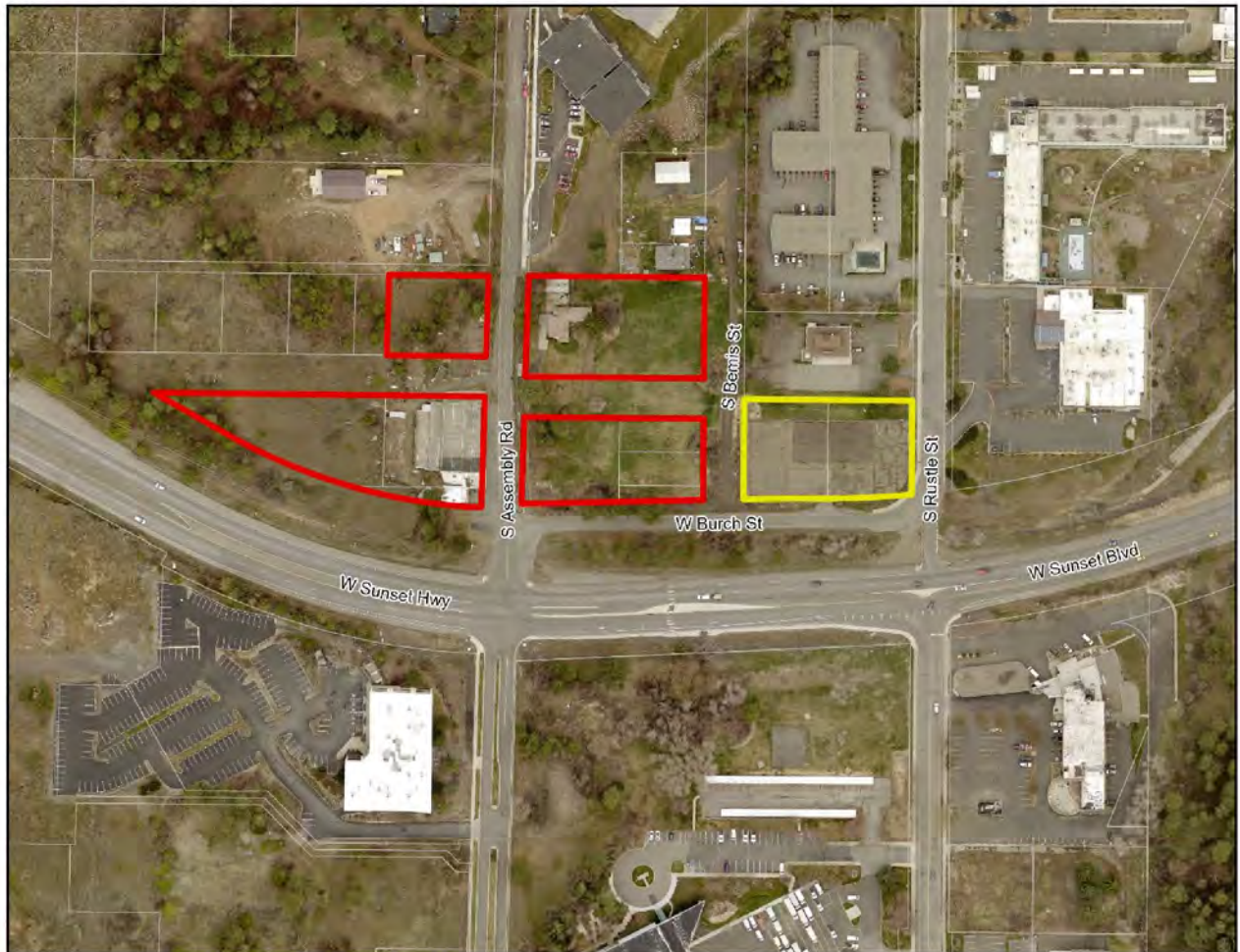


Figure 16: Aerial Overview, File Z23-477COMP – Project shown in yellow.

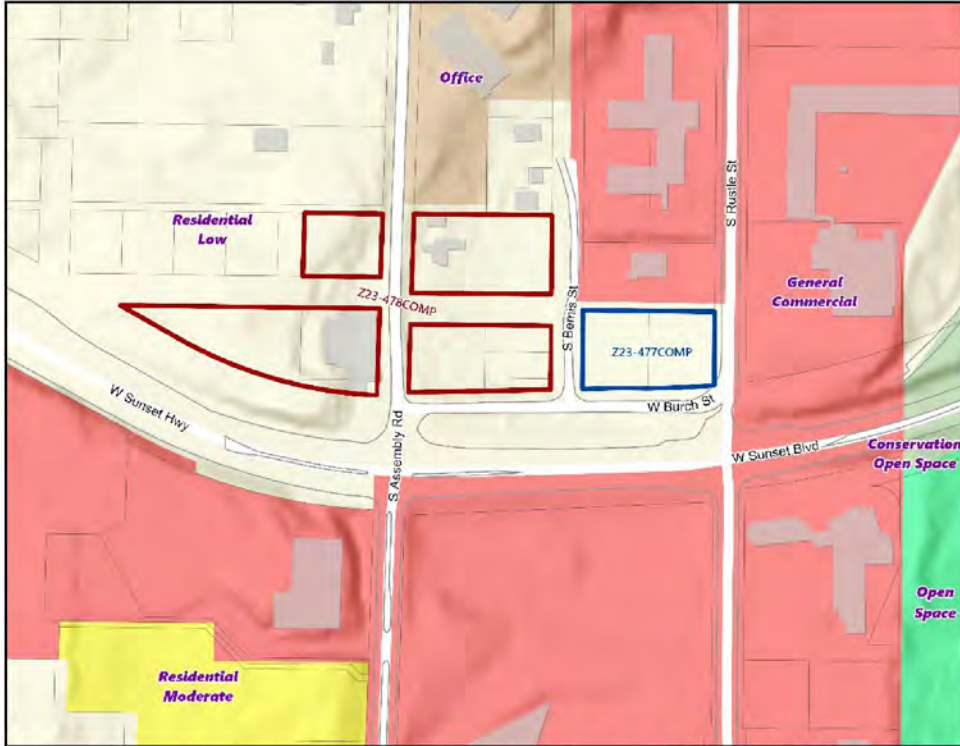


Figure 17: Existing Land Use Plan Map Designation, File Z23-477COMP (Shown in Blue)

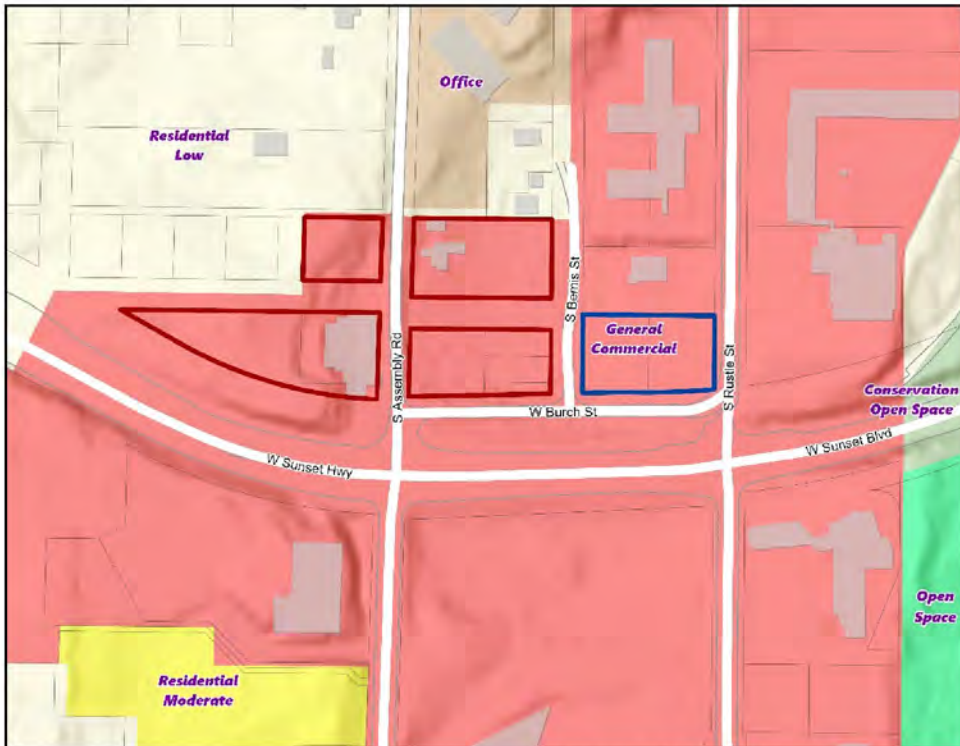


Figure 18: Proposed Land Use Plan Map Designation, File Z23-477COMP (Shown in Blue)

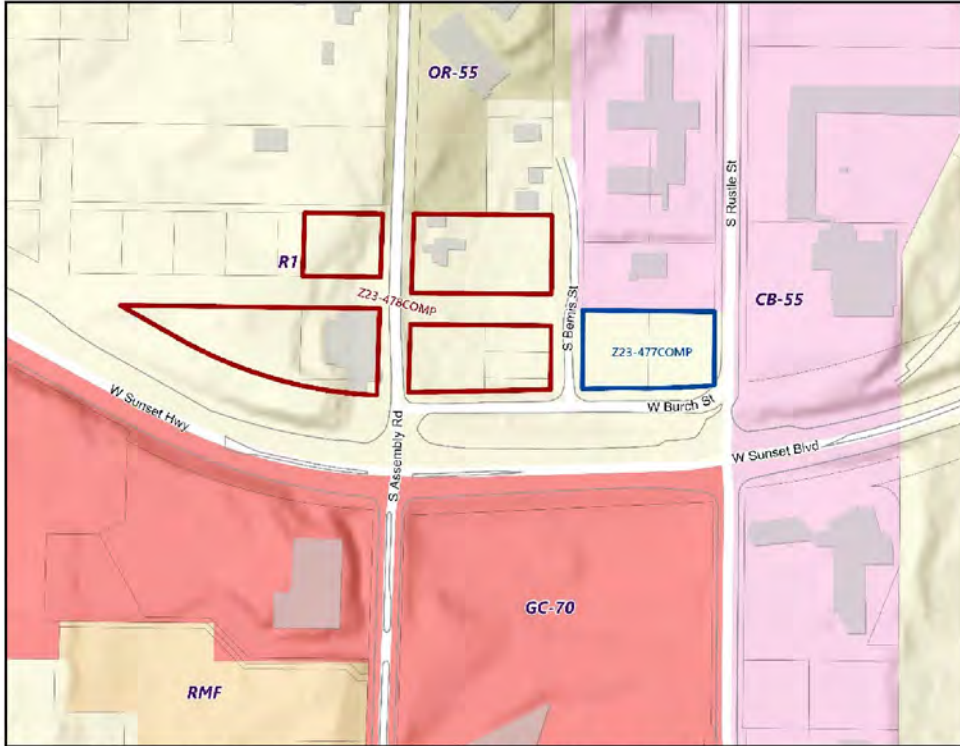


Figure 19: Existing Zoning, File Z23-477COMP (Shown in Blue)

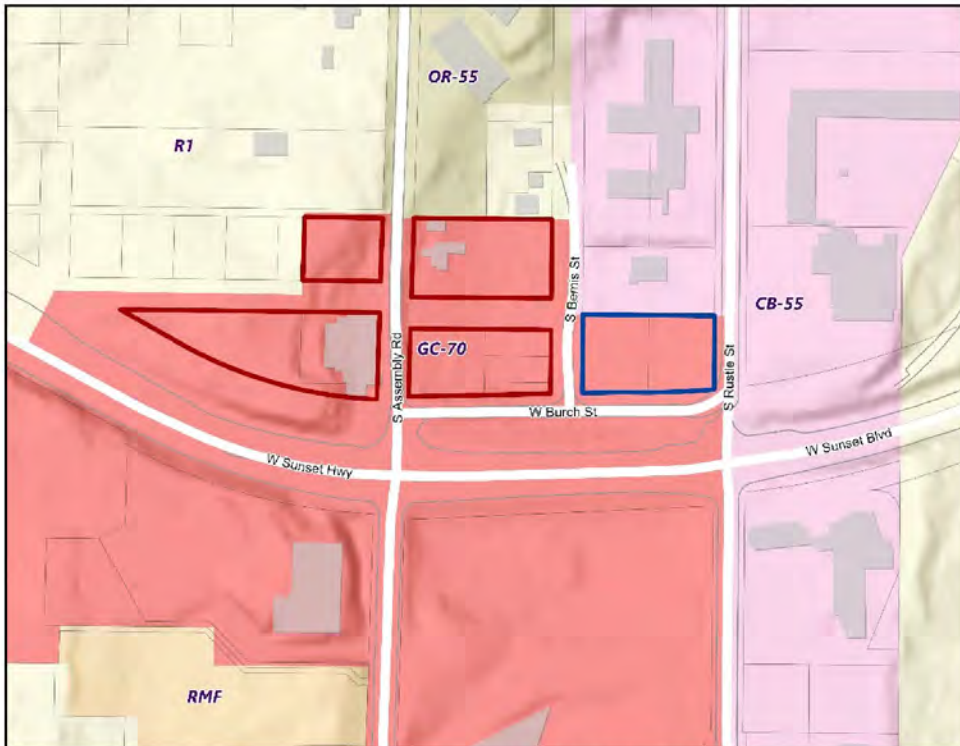


Figure 20: Proposed Zoning, File Z23-477COMP (Shown in Blue)

File Z23-478COMP – “Assembly & Bemis”

Applicant: WJL, LLC
 Agent: Land Use Solutions & Entitlement (Dwight Hume)
 Parcels: 25262.0401, 25262.0402, 25262.0403, 25262.0405, 25262.0305,
 25271.0408, 25271.0501, 25271.0502, 25271.0504
 Acres: 3.3
 Existing Land Use Designation: Residential Low
 Proposed Land Use Designation: General Commercial
 Existing Zoning: R1
 Proposed Zoning: GC-70

While this proposal is sited immediately adjacent to the previous (see File Z23-477COMP), the two proposals are unrelated with different owners and agents. This general location includes a large right-of-way for Sunset Boulevard due to terrain that exists between Sunset and the subject parcels. Furthermore, the subject parcels for this proposal are divided by city rights-of-way that have not yet been improved (see map below). Property to the south of Sunset Blvd was the subject of a past Comprehensive Plan Amendment (Ref. File Z17-624COMP, Ord C35689), but is not related to these two proposals in any way.

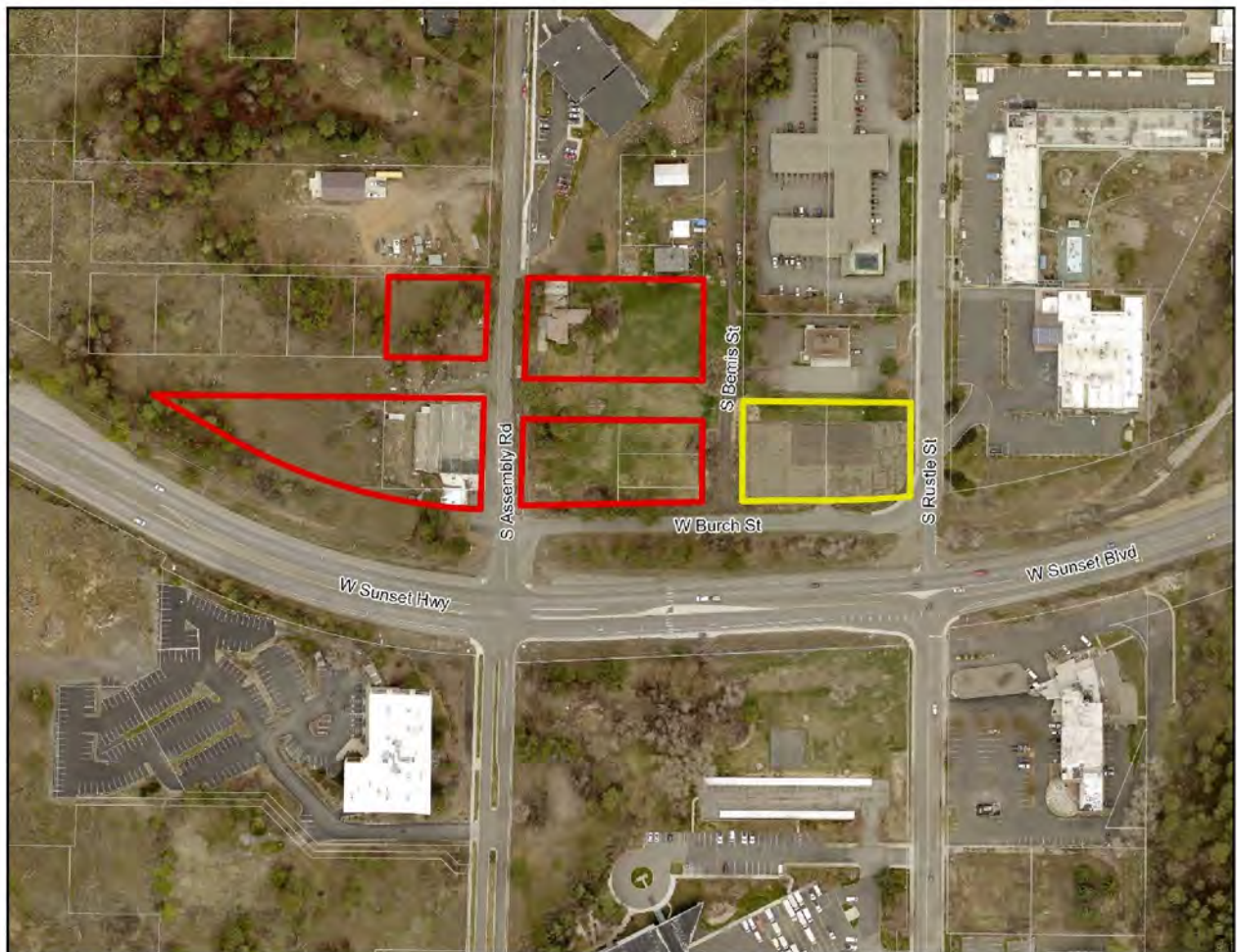


Figure 21: Aerial Overview, File Z23-478COMP – Project shown in red.

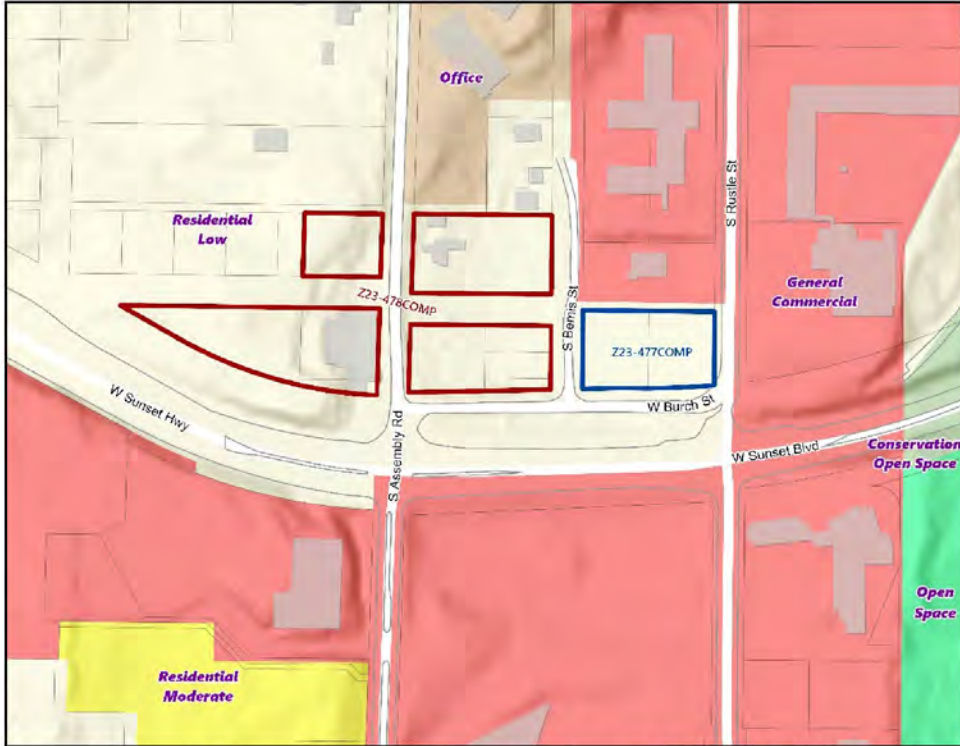


Figure 22: Existing Land Use Plan Map Designation, File Z23-478COMP (Shown in Red)

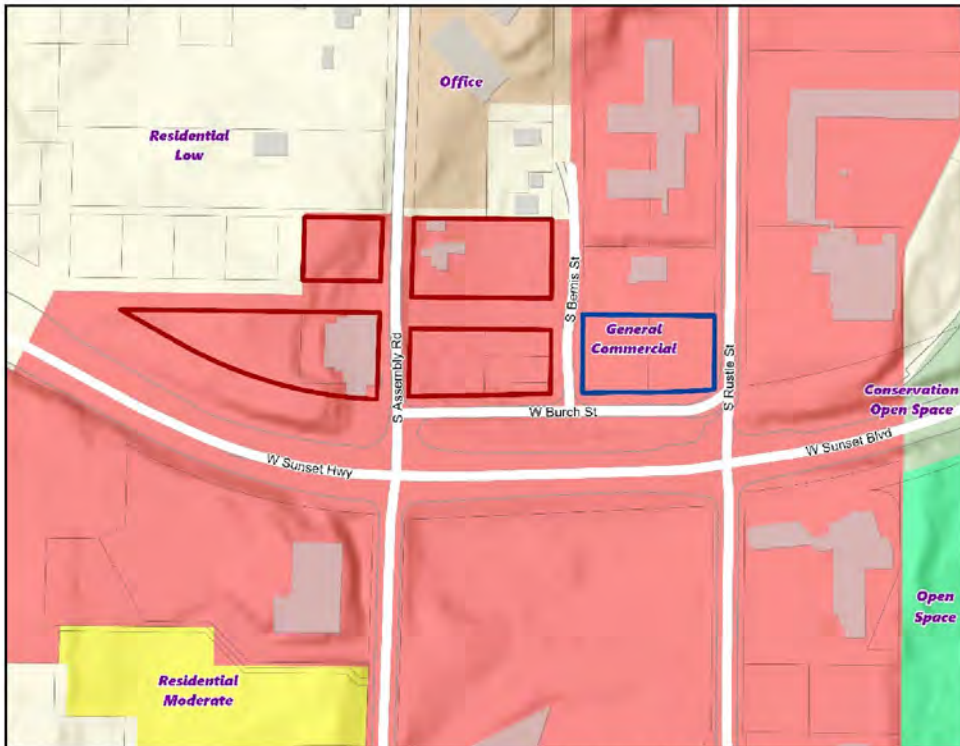


Figure 23: Proposed Land Use Plan Map Designation, File Z23-478COMP (Shown in Red)

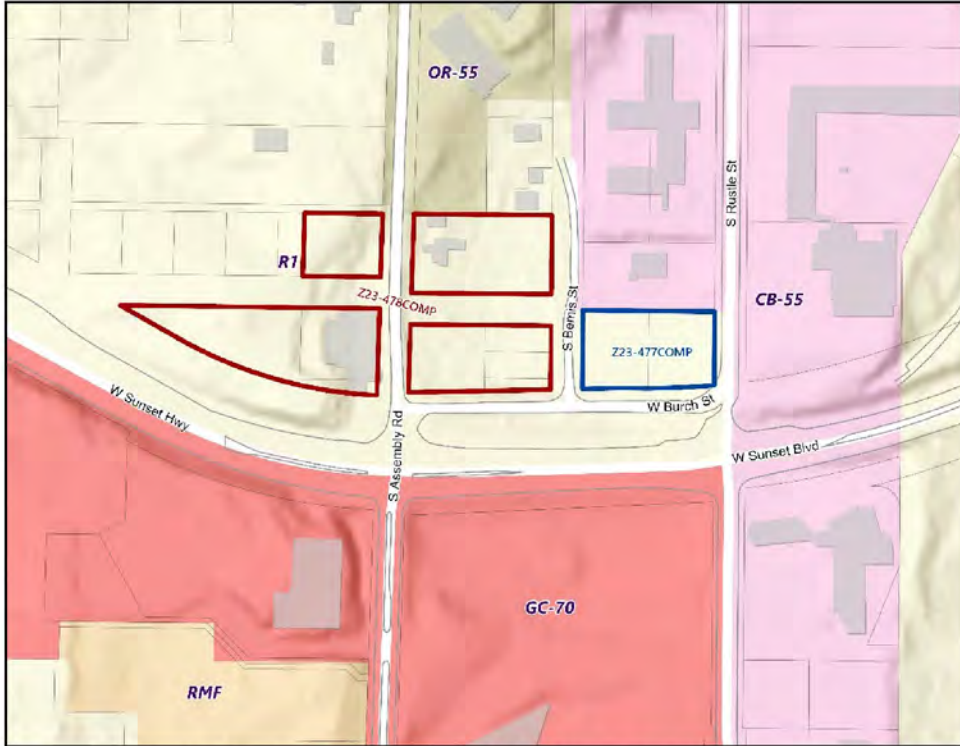


Figure 24: Existing Zoning, File Z23-478COMP (Shown in Red)

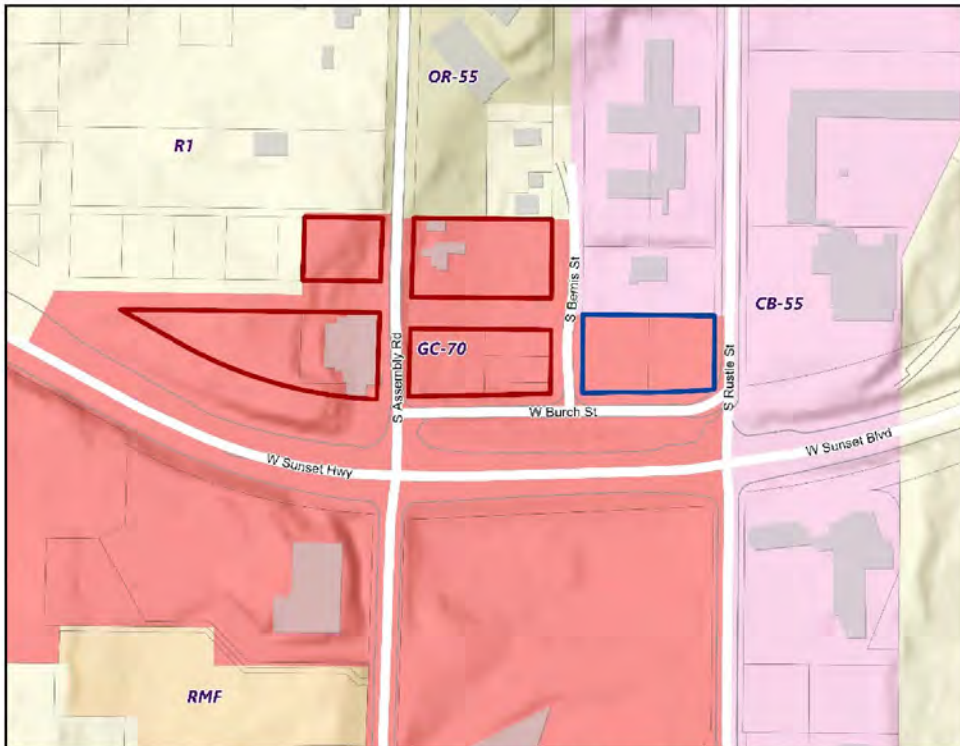


Figure 25: Proposed Zoning, File Z23-478COMP (Shown in Red)

File Z23-479COMP – “Indian Trail”

Applicant: Excelsior Wellness
Agent: Land Use Solutions & Entitlement (Dwight Hume)
Parcels: 25262.0010, 25262.0018, 25262.0054, 25262.0055, 25262.0046
Acres: 32.0
Existing Land Use Designation: Residential Low
Proposed Land Use Designation: General Commercial, Open Space, Residential Moderate, Residential Low
Existing Zoning: R1
Proposed Zoning: CB-55, R1, and RMF

Excelsior Wellness is developing a master plan for the various parcels of this proposal, with various proposed land use plan map designations and zoning. Note that the current proposal is only for a modification of the land use plan map and zoning designation of the site—no master plan is yet proposed nor is any other land use or permit approval under consideration.



Figure 26: Aerial Overview, File Z23-479COMP



Figure 27: Existing Land Use Plan Map Designation, File Z23-479COMP

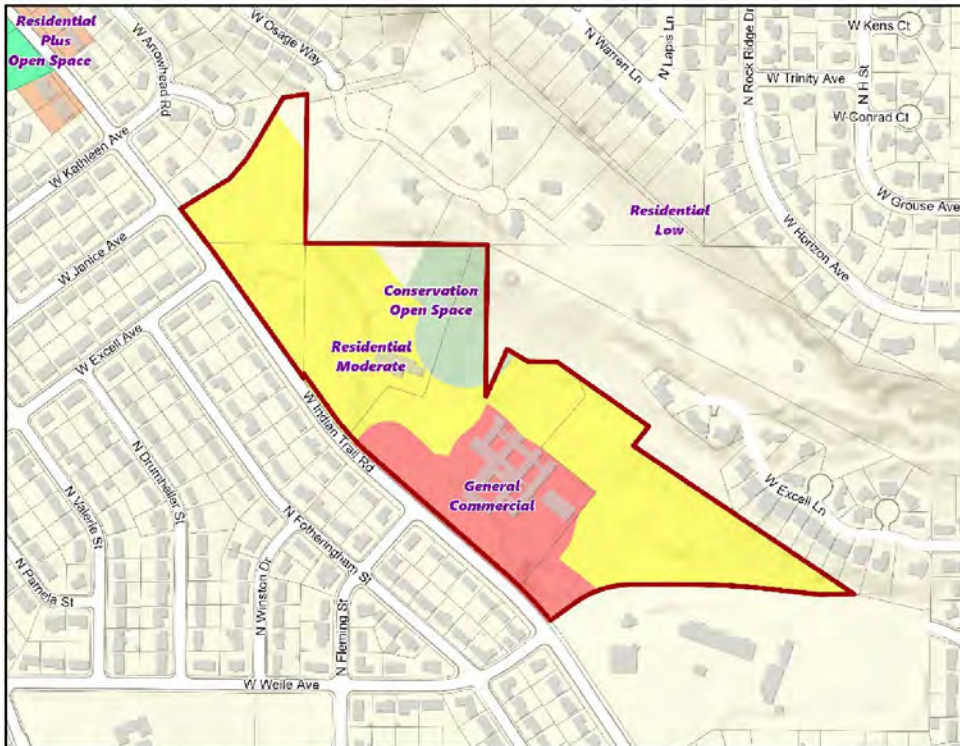


Figure 28: Proposed Land Use Plan Map Designation, File Z23-479COMP



Figure 29: Existing Zoning, File Z23-479COMP

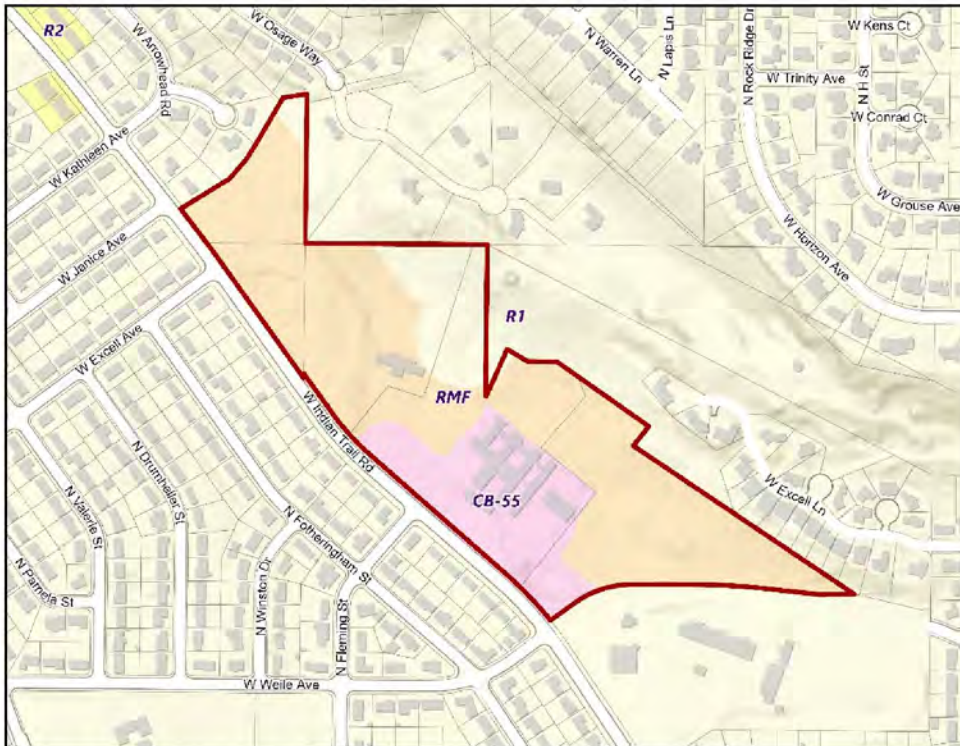


Figure 30: Proposed Zoning, File Z23-479COMP

Certificate Of Completion

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Subject: RES 2024-0029 RESOLUTION COMPREHENSIVE PLAN AMENDMENTS WORK PROGRAM
Source Envelope:
Document Pages: 36
Certificate Pages: 5
AutoNav: Enabled
Envelope Stamping: Enabled
Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Status: Completed
Envelope Originator:
Daniel Rose
808 W. Spokane Falls Blvd.
Spokane, WA 99201
drose@spokanecity.org
IP Address: 198.1.39.252

Record Tracking

Status: Original
3/27/2024 10:18:24 AM

Holder: Daniel Rose
drose@spokanecity.org

Location: DocuSign

Signer Events

Terri L. Pfister
tpfister@spokanecity.org
City Clerk
City of Spokane
Security Level: Email, Account Authentication (None)

Signature

[Handwritten Signature]
Signature Adoption: Uploaded Signature Image
Using IP Address: 198.1.39.252

Timestamp

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Viewed: 3/27/2024 10:25:53 AM
Signed: 3/27/2024 10:26:14 AM

Electronic Record and Signature Disclosure:
Not Offered via DocuSign

Elizabeth Schoedel
eschoedel@spokanecity.org
Assistant City Attorney - approved as to form only
Security Level: Email, Account Authentication (None)

[Handwritten Signature: Elizabeth Schoedel]
Signature Adoption: Pre-selected Style
Using IP Address: 198.1.39.252

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ID: 266a729d-ce01-4d95-8b4d-043bc49f7534

Terri L. Pfister
tpfister@spokanecity.org
City Clerk
City of Spokane
Security Level: Email, Account Authentication (None)

[Handwritten Signature]
[City of Spokane Seal]
Signature Adoption: Uploaded Signature Image
Using IP Address: 198.1.39.252

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In Person Signer Events

Signature

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Editor Delivery Events

Status

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Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events	Status	Timestamp
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Carbon Copy Events	Status	Timestamp
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Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Signing Complete	Security Checked	3/27/2024 10:45:14 AM
Completed	Security Checked	3/27/2024 10:45:14 AM

Payment Events	Status	Timestamps
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Screen Resolution:	800 x 600 minimum
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