



Agenda Sheet for City Council Meeting of:
10/19/2015

Date Rec'd	10/6/2015
Clerk's File #	ORD C35307
Renews #	
Cross Ref #	
Project #	
Bid #	
Requisition #	

Submitting Dept	PLANNING & DEVELOPMENT
Contact Name/Phone	TIRRELL BLACK 625-6185
Contact E-Mail	TBLACK@SPOKANECITY.ORG
Agenda Item Type	First Reading Ordinance
Agenda Item Name	0650 - ORDINANCE RELATING TO APPLICATION Z1400062COMP

Agenda Wording

An ordinance relating to application #Z1400062COMP and amending the Land Use Plan Map of the City's Comprehensive Plan from "Residential 4-10" to "General Commercial" for 0.17 acres (7,500 square feet) located at 2829 North Market Street; and

Summary (Background)

This Application for a Comprehensive Plan Land Use Map Amendment is being considered concurrently through the annual Comprehensive Plan Amendment cycle as required by the Growth Management Act. The application has fulfilled public participation and notification requirements. The Plan Commission held a Public Hearing on September 23, 2015 to consider this amendment and has recommended approval of the amendment. Plan Commission Findings and Conclusions are attached.

Fiscal Impact	Budget Account
Neutral \$	#
Select \$	#
Select \$	#
Select \$	#

Approvals		Council Notifications	
Dept Head	MEULER, LOUIS	Study Session	
Division Director	SIMMONS, SCOTT M.	Other	PCED 9/28/15 / PC
Finance	DAVIS, LEONARD	Distribution List	
Legal	RICHMAN, JAMES		lhattenburg@spokanecity.org
For the Mayor	SANDERS, THERESA		tblack@spokanecity.org
Additional Approvals			smsimmons@spokanecity.org
Purchasing			jrichman@spokanecity.org
			lmeuler@spokanecity.org
			dhume@spokane-landuse.com

FIRST READING OF THE ABOVE ORDINANCE
WAS HELD ON
10/19/2015
AND FURTHER ACTION WAS DEFERRED
Len Hoge
CITY CLERK

PASSED BY
SPOKANE CITY COUNCIL:
11/2/2015
Len Hoge
CITY CLERK



Continuation of Wording, Summary, Budget, and Distribution

Agenda Wording

amended the Zoning Map from "Residential Single Family" (RSF) to "General Commercial, 70 foot height limitation"(GC-70).

Summary (Background)

Fiscal Impact	Budget Account
Select \$	#
Select \$	#

Distribution List

ORDINANCE NO. C35307

AN ORDINANCE RELATING TO APPLICATION #Z1400062COMP AND AMENDING THE LAND USE PLAN MAP OF THE CITY'S COMPREHENSIVE PLAN FROM "RESIDENTIAL 4-10" TO "GENERAL COMMERCIAL" FOR 0.17 ACRES (7500 SQUARE FEET) LOCATED AT 2829 N. MARKET; AND AMENDING THE ZONING MAP FROM "RESIDENTIAL SINGLE FAMILY" (RSF) TO "GENERAL COMMERCIAL, 70 FOOT HEIGHT LIMITATION" (GC-70).

WHEREAS, 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); and

WHEREAS, the City of Spokane adopted a Comprehensive Plan in May of 2001 that complies with the requirements of the Growth Management Act; and

WHEREAS, the Growth Management Act requires continuing review and evaluation of the Comprehensive Plan and contemplates an annual amendment process for incorporating necessary and appropriate revisions to the Comprehensive Plan; and

WHEREAS, land use amendment application Z1400062COMP was timely submitted to the City for consideration during the City's 2015 Comprehensive Plan amendment cycle; and

WHEREAS, Application Z1400062COMP seeks to amend the Land Use Plan Map of the City's Comprehensive Plan for a change from "Residential 4-10" to "General Commercial" for 0.17 acres a portion of a parcel addressed at 2829 N. Market. If approved, the implementing zoning designation requested is "General Commercial-70" (GC-70); and

WHEREAS, staff requested comments from agencies and departments on January 19, 2015, and a public comment period ran from March 9, 2015 to May 7, 2015; and

WHEREAS, the Washington State Department of Commerce and appropriate state agencies were given the required 60-day notice before adoption of proposed changes to the Comprehensive Plan on September 14, 2015; and

WHEREAS, the Spokane City Plan Commission held a substantive workshop regarding the proposed Comprehensive Plan amendment on March 25, 2015; and

WHEREAS, a State Environmental Policy Act (SEPA) Checklist and Determination of Non-Significance were released on September 4, 2015 for the

Comprehensive Land Use Plan Map and Zoning Map changes ("DNS"). The public comment period for the SEPA determination ended on September 23, 2015; and

WHEREAS, notice of the SEPA Checklist and Determination, the Land Use Plan Map changes, and the Zoning Map changes, and announcement of the September 23, 2015 Plan Commission Public Hearing were published in the Spokesman-Review on Wednesday, September 9, 2015 and Wednesday, September 15, 2015; and

WHEREAS, Notice of Plan Commission Public Hearing and SEPA Determination was posted on the property 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 property on September 9, 2015; and

WHEREAS, staff report found that Application Z1400062COMP met all the criteria and recommended approval of the application; and

WHEREAS, the Spokane Plan Commission conducted a public hearing and deliberated on September 23, 2015 for the Application Z1400062COMP and other proposed amendments; and

WHEREAS, the Spokane Plan Commission found that Application Z1400062COMP is consistent with and implements the Comprehensive Plan; and

WHEREAS, the Plan Commission voted 6 to 0 to recommend approval of Application Z1400062COMP; and

WHEREAS, the City Council adopts the recitals set forth herein as its findings and conclusions in support of its adoption of this ordinance and further adopts the findings, conclusions, and recommendations from the Planning & Development Services Staff Report and the City of Spokane Plan Commission for the same purposes; --

NOW, THEREFORE, THE CITY OF SPOKANE DOES ORDAIN:

1. Approval of Application. Application Z1400062COMP is approved.
2. Amendment of Land Use Map. The Spokane Comprehensive Plan Land Use Map is amended from "Residential 4-10" to "General Commercial" for 0.17 acres a portion of parcel 35213.2710 addressed at 2829 N. Market as shown in Exhibit A.
3. Amendment of Zoning Map. The City of Spokane Zoning Map is amended from "RSF" to "GC-70" for this same area as shown in Exhibit B.

PASSED BY THE CITY COUNCIL ON November 2, 2015.

Ben Ford

Council President

Attest:

Yvonne Hays

City Clerk

David A. Cannon

Mayor

Approved as to form:

Jane

Assistant City Attorney

11/13/2015

Date

12-13-2015

Effective Date



Exhibit A

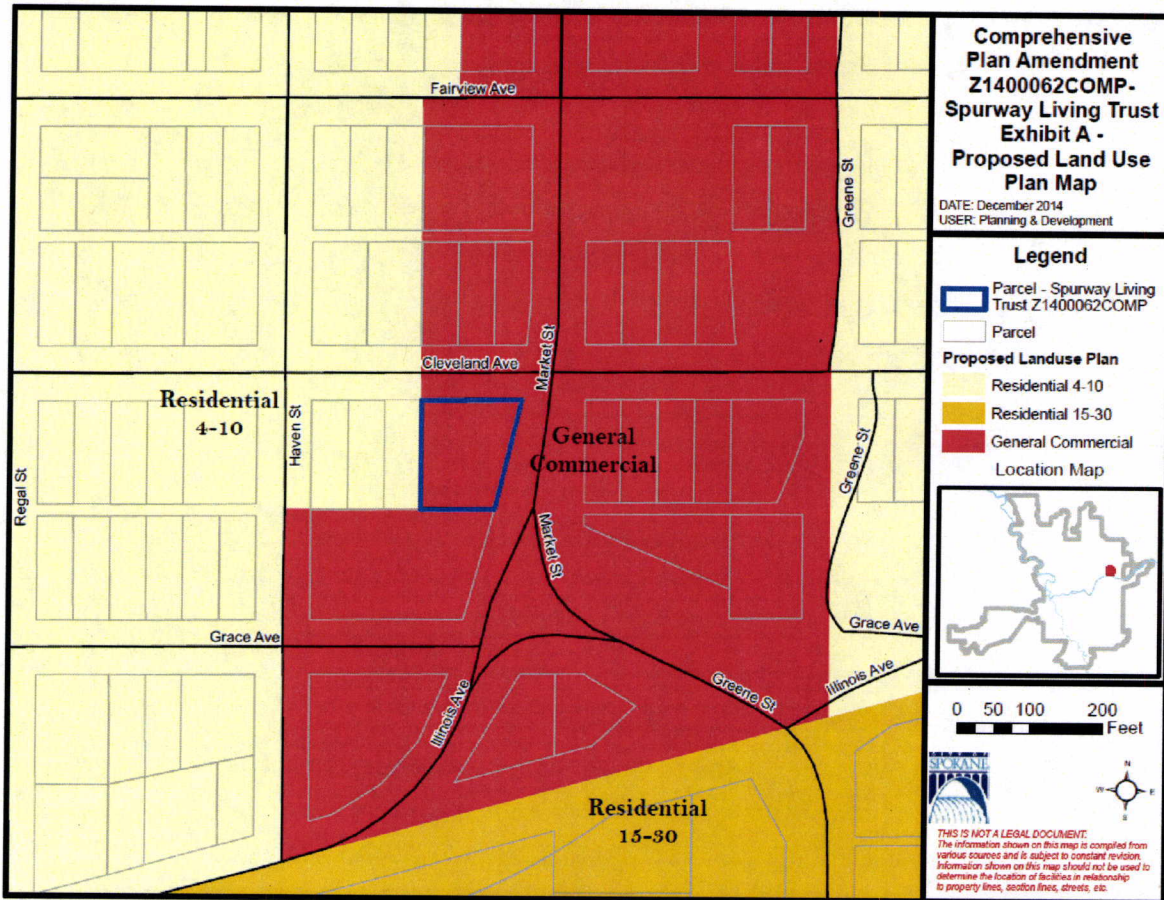
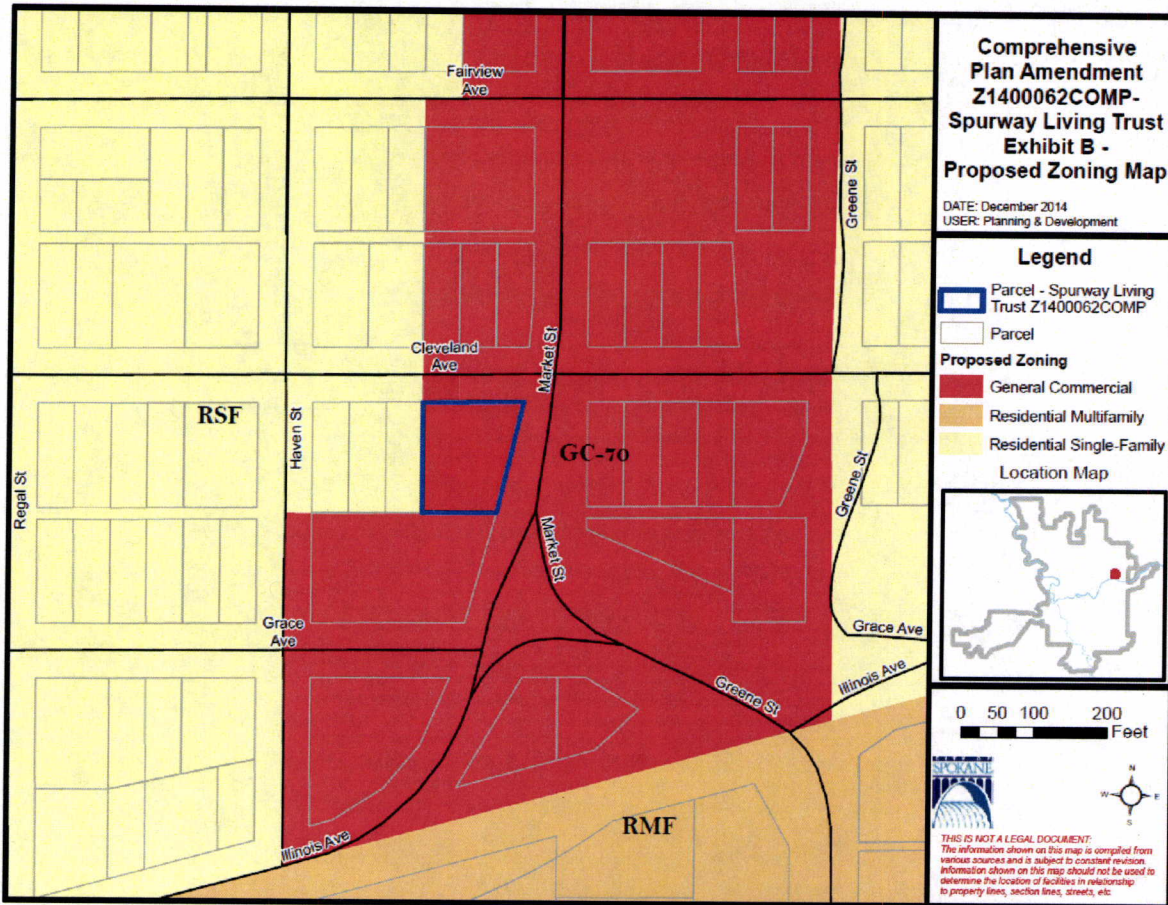


Exhibit B



**STAFF REPORT ON COMPREHENSIVE PLAN
LAND USE AMENDMENT APPLICATION
MARKET & CLEVELAND (Spurway Living Trust) FILE NO. Z1400062-COMP**

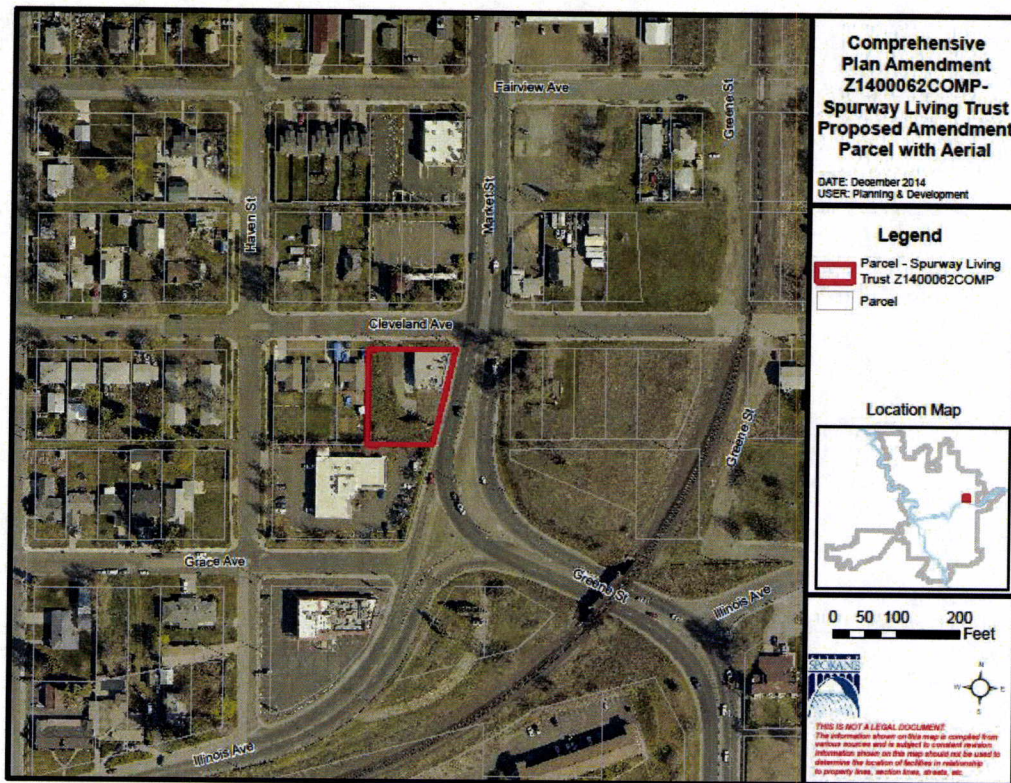
I. SUMMARY OF REQUEST AND RECOMMENDATIONS:

DESCRIPTION OF PROPOSAL:

This proposal is to amend the Comprehensive Plan land use map designation of a portion of one parcel from "Residential, 4 to 10 units per acre" to "General Commercial", with a corresponding rezone of the parcel from RSF (residential single family) to GC-70 (General Commercial with 70-foot height limitation). The approximate size of the proposal is 7500 square feet (.17 acres). No specific development proposal is being approved at this time.

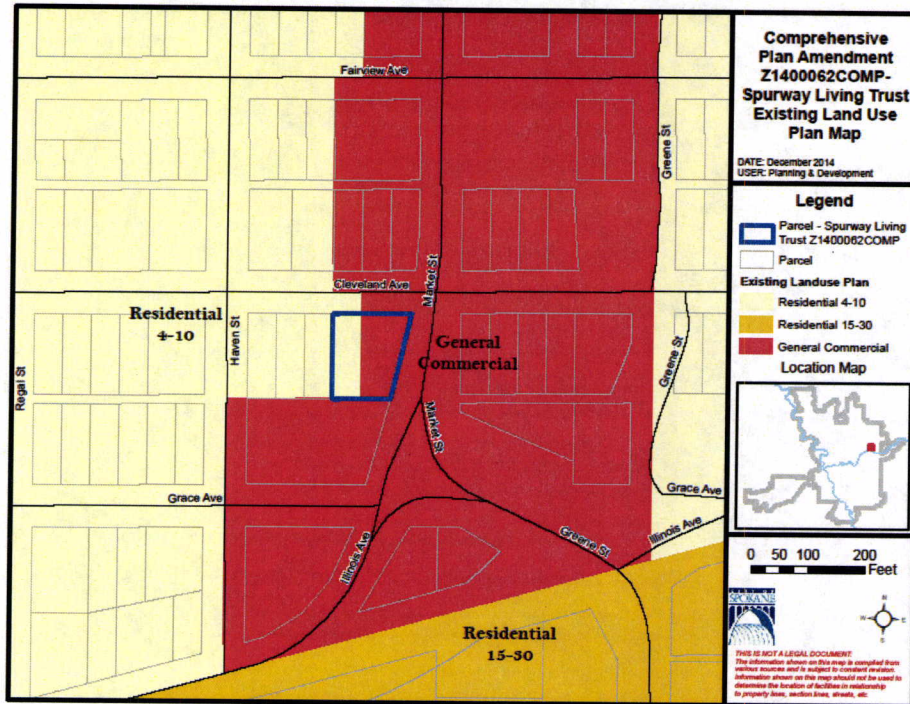
II. GENERAL INFORMATION:

Agent:	Mr. Dwight Hume, Land Use Solutions and Entitlement
Applicant/Property Owner(s):	Spurway Living Trust
Location of Proposal:	The parcel address is 2829 N. Market. The parcel number is 35102.2003. (NW ¼ of Section 10, T25N, R43 EWM)
Legal Description	Riverside Peter Sapro; Lots 1-3, Block 20 (parcel 35102.2003)
Existing Land Use Plan Designation:	"Residential, 4 to 10 units per acre"
Proposed Land Use Plan Designation:	"General Commercial"
Existing Zoning:	RSF (Residential Single Family)
Proposed Zoning:	GC-70 (General Commercial, with 70-foot height limitation)
SEPA Status:	A SEPA threshold Determination of Non-Significance (DNS) was made on September 4, 2015. The appeal period closed on September 23, 2015 at noon.
Enabling Code Section:	SMC 17G. 020, Comprehensive Plan Amendment Procedure
Plan Commission Hearing Date:	September 23, 2015
Staff Contact:	Tirrell Black, Planner; tblack@spokanecity.org

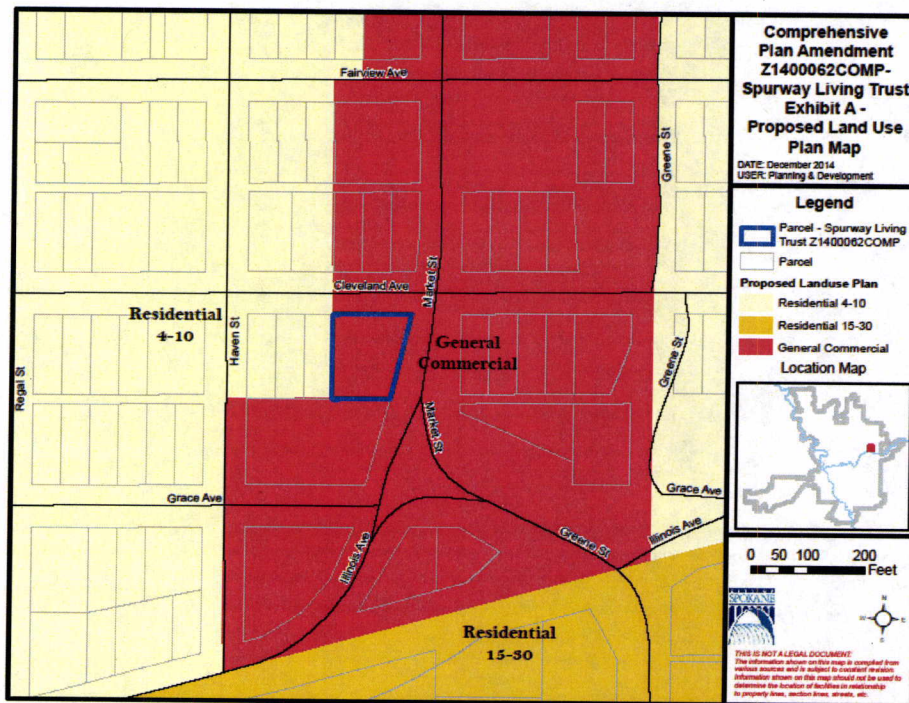
III. FINDINGS OF FACT:

- A. Site Description:** The total property consists of one parcel with an area of 17,775 square feet (0.4 acres) which is addressed at 2829 N. Market. The parcel is at the corner of Market Street and Cleveland Avenue. Market Street is a principal arterial and a bus line for STA Route 33 and 39. The site has a vacant commercial structure on the northeast corner which was built in 1949. The remainder of the site is unimproved and has been used for access and parking in the past. Commercial uses are to the north and south of the property. There is an adjacent residence to the west, which is single family residential.
- B. Project Description:** The parcel is presently split zoned. The eastern 60% of the parcel (underlying lot 1 & 2) is General Commercial and the western 40% (underlying lot 3) is Residential Single Family. This proposal is to change the residential portion to correspond to the commercial portion and amend the land use designation of the subject area from “Residential, 4 to 10 units per acre” to “General Commercial” with a corresponding rezone of the parcel from RSF (residential single family) to GC-70 (General Commercial, with 70-foot height limitation). The approximate size of the proposal is 7500 square feet (.17 acres). Development and improvement of the site would be subject to all relevant provisions of the City’s unified development code.

C. Existing Land Use Plan Map Designations



D. Proposed Land Use Plan Map



E. Zoning and Land Use Designation History:

This parcel contains underlying lots 1-3 and was zoned Class I, Residential Zone prior to 1948. Lots 1 and 2 had a zoning change to Class IV, Commercial Zone, which was passed by the City Council on March 2, 1948 (Ord. no. C9540, Sec. A-245). A structure for commercial use was built on the 2 lots in 1949. In the early 1960's the City of Spokane realigned Market Street to build the Illinois/Greene/Market Street interchange requiring a substantial portion of lot 1 for the roadway. From that period the subject area (lot 3) has been used for associated access and parking for the adjacent commercial use of lots 1 and 2.

F. Adjacent Land Use:

The property has frontage on Market Street on the east and Cleveland Avenue on the north. Market Street is classified as a principal arterial street and Cleveland Avenue is a local street. Adjacent, existing land use to the north, south, and east of the property is General Commercial. To the west is Residential Single Family.

STA Bus Routes 33 and 39 have service on Market Street. Market Street has four travel lanes and a high traffic volume of 35,800 average trips per day. Immediately south of the site is the large roadway interchange of Market, Illinois, and Greene Streets.

G. Applicable Municipal Code Regulations: SMC 17G.020, Comprehensive Plan Amendment Procedures.

H. Procedural Requirements:

- Application was submitted on October 31, 2014 and Certified Complete on December 1, 2014;
- Applicant was provided Notice of Application on February 23, 2013;
- Notice of Application was posted, published, and mailed on March 9, 2015, which began a 60 day public comment period. The comment period ended May 7, 2015;
- The applicant made a presentation regarding the proposal to the Bemiss and Minnehaha Neighborhood Councils on March 12th, 2015;
- A SEPA Determination of Non Significance was issued on September 4, 2015;
- Notice of Public Hearing was posted and mailed by September 9, 2015;
- Notice of Public Hearing was published on September 9, 2015 and September 16, 2015;
- Hearing Date is scheduled with the Plan Commission for September 23, 2015.

IV. DEPARTMENT REPORTS and PUBLIC COMMENT

Notice of this proposal was sent to City departments and outside agencies for their review. Department comments are included in the file.

As of the date of the staff report, written public comments received has been one letter from a nearby property owner in opposition to the proposal, stating a deviation to the Spokane Comprehensive Plan (Land Use Chapter, 3.5 Description of Land Use Tables, page 34). This item is addressed in on page 7 of this staff report.

V. CONCLUSIONS

SMC 17G.020.030 provides a list of considerations that are to be used, as appropriate, in evaluating proposal to amend the comprehensive plan. The following is a list of those considerations followed by staff analysis relative each.

A. Regulatory Changes.

Amendments to the Comprehensive Plan must be consistent with any recent state or federal legislative actions, or changes to state or federal regulations, such as changes to the Growth Management Act, or new environmental regulations.

Relevant facts: The proposal is being considered and processed in accordance with the most current regulations of the Growth Management Act, the Washington State Environmental Policy Act (SEPA) and the Spokane Municipal Code. There are no known recent state or federal or local legislative actions with which the proposal would be in conflict. Staff concludes this criterion is met.

B. GMA.

The change must be consistent with the goals and purposes of the state Growth Management Act.

Relevant facts: The “Legislative findings” included in the Revised Code of Washington pertaining to GMA is essentially a call for coordinated and planned growth that is done cooperatively between citizens, government, and the private sector. The complete text of the “Legislative findings” follows:

RCW 36.70A.010, Legislative findings.

The legislature finds that uncoordinated and unplanned growth, together with a lack of common goals expressing the public's interest in the conservation and the wise use of our lands, pose a threat to the environment, sustainable economic development, and the health, safety, and high quality of life enjoyed by residents of this state. It is in the public interest that citizens, communities, local governments, and the private sector cooperate and coordinate with one another in comprehensive land use planning.

The Growth Management Act contains 13 goals to guide the development and adoption of the comprehensive plans and development regulations (RCW 36.70A.020, “Planning Goals”). The two goals that are most directly related to the land use element state:

- ◆ Urban growth. “Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.”
- ◆ Reduce sprawl. “Reduce the inappropriate conversion of undeveloped land into sprawling, low density development.”

Based on the evaluation provided elsewhere in this report, staff concludes that the application is consistent with these and the rest of the GMA Planning goals and the overall purpose of the Growth Management Act.

C. Financing.

In keeping with the GMA's requirement for plans to be supported by financing commitments, infrastructure implications of approved comprehensive plan amendments must be reflected in the relevant six-year capital improvement plan(s) approved in the same budget cycle.

Relevant facts: This proposal has been reviewed by city departments responsible for providing public services and facilities. No comments have been made to indicate that this proposal creates issues with any public services and facilities. Staff concludes that this criterion is met.

D. Funding Shortfall.

If funding shortfalls suggest the need to scale back on land use objectives and/or service level standards, those decisions must be made with public input as part of this process for amending the comprehensive plan and capital facilities program.

Relevant facts: Staff has concluded that this criterion is not applicable to this proposal. There are no funding shortfall implications.

E. Internal Consistency.

The requirement for internal consistency pertains to the comprehensive plan as it relates to all of its supporting documents, such as the development regulations, capital facilities program, shoreline master program, downtown plan, critical area regulations, and any neighborhood planning documents adopted after 2001. In addition, amendments should strive to be consistent with the parks plan, and vice versa. For example, changes to the development regulations must be reflected in consistent adjustments to the goals or policies in the comprehensive plan. As appropriate, changes to the map or text of the comprehensive plan must also result in corresponding adjustments to the zoning map and implementation regulations in the Spokane Municipal Code.

Relevant facts: The proposal does not result in the need for other amendments to the Comprehensive Plan text or development regulations.

The applicant provided a discussion of the applicable Goals and Policies from the Comprehensive Plan which supports their request for the Land Use Plan Map Amendment. Below are relevant Comprehensive Plan Goals and Policies. Staff discussion follows.

From Comprehensive Plan Chapter 3, Land Use

Goal: LU 1 CITYWIDE LAND USE

Offer a harmonious blend of opportunities for living, working, recreation, education, shopping, and cultural activities by protecting natural amenities, providing coordinated, efficient, and cost effective public facilities and utility services, carefully managing both residential and nonresidential development and design, and proactively reinforcing downtown Spokane's role as the urban center.

Policy: LU 1.8 General Commercial Uses: Contain general commercial areas within the boundaries occupied by existing business designations and within the boundaries of designated centers and corridors.

Discussion: The full text policy language of the General Commercial designation is found in LU 1.8 and is included in Exhibit A. The policy indicates that "existing commercial strips should be contained within their current boundaries with no further extension along arterial streets allowed. In the Comprehensive Plan's glossary, "should" is defined as indicating "an action specified in a policy discussion is discretionary." This suggests there is room for discussion on this particular policy.

Staff Discussion:

Aerial photographs document that this site has been used as unpaved parking and access for this site since the 1950s. Due to the zoning, this property cannot be improved parking with paving and stormwater controls, until the zoning is changed from RSF (residential single family.) The proposal would eliminate non-conforming uses within the existing parcel and establish a zoning boundary on an existing lot line. The proposal would unify the parcel with one consistent land use and zoning designation.

The parcel has existing infrastructure to support use.

Staff concludes that this criterion is met.

F. Regional Consistency.

All changes to the comprehensive plan must be consistent with the countywide planning policies (CWPP), the comprehensive plans of neighboring jurisdictions, applicable capital facilities or special district plans, the regional transportation improvement plan, and official population growth forecasts.

Relevant facts: *This amendment will not impact regional consistency.*

G. Cumulative Effect.

All amendments must be considered concurrently in order to evaluate their cumulative effect on the comprehensive plan text and map, development regulations, capital facilities program, neighborhood planning documents, adopted environmental policies and other relevant implementation measures.

i. Land Use Impacts.

In addition, applications should be reviewed for their cumulative land use impacts.

Where adverse environmental impacts are identified, mitigation requirements may be imposed as a part of the approval action.

ii. Grouping.

Proposals for area-wide rezones and/or site-specific land use plan map amendments may be evaluated by geographic sector and/or land use type in order to facilitate the assessment of their cumulative impacts.

Relevant facts: This application is being reviewed as part of the annual cycle of comprehensive plan amendments.

Staff concludes that this criterion is met.

H. SEPA.

SEPA review must be completed on all amendment proposals.

1. Grouping.

When possible, the SEPA review process should be combined for related land use types or affected geographic sectors in order to better evaluate the proposals' cumulative impacts. This combined review process results in a single threshold determination for those related proposals.

2. DS.

If a determination of significance (DS) is made regarding any proposal, that application will be deferred for further consideration until the next applicable review cycle in order to allow adequate time for generating and processing the required environmental impact statement (EIS).

Relevant facts: The application has been reviewed in accordance with the State Environmental Policy Act (SEPA) that requires that the potential for adverse environmental impacts resulting from a proposal be evaluated during the decision-making process. On the basis of information contained with the environmental checklist, the written comments from local and State departments and agencies concerned with land development within the city, a review of other information available to the Director of Planning Services, and in recognition of the mitigation measures that will be required by State and local development regulations at the time of development, a Determination of Non-Significance (DNS) was issued on September 4, 2015.

Staff concludes that this criterion is met.

I. Adequate Public Facilities.

The amendment must not adversely affect the City's ability to provide the full range of urban public facilities and services (as described in CFU 2.1 and CFU 2.2) citywide at the planned level of service, or consume public resources otherwise needed to support comprehensive plan implementation strategies.

Relevant facts: All affected departments and outside agencies providing services to the subject properties have had an opportunity to comment on the proposal and no agency or department offered comments suggesting the proposal would affect the City's ability to provide adequate public facilities to the property or surrounding

area or consume public resources otherwise needed to support comprehensive plan implementation strategies. Any specific site development impacts can be addressed at time of application for a building permit, when actual site development is proposed. Staff concludes that this criterion is met.

J. UGA.

Amendments to the urban growth area boundary may only be proposed by the city council or the mayor of Spokane and shall follow the procedures of the countywide planning policies for Spokane County.

Relevant facts: The proposal does not involve amendment of the urban growth area boundary. This criterion is not applicable to this proposal.

K. Consistent Amendments.

1. Policy Adjustments.

Proposed policy adjustments that are intended to be consistent with the comprehensive plan should be designed to provide correction or additional guidance so the community's original visions and values can better be achieved. The need for this type of adjustment might be supported by findings from feedback instruments related to monitoring and evaluating the implementation of the comprehensive plan. Examples of such findings could include:

- a. growth and development as envisioned in the plan is occurring faster, slower or is failing to materialize;
- b. the capacity to provide adequate services is diminished or increased;
- c. land availability to meet demand is reduced;
- d. population or employment growth is significantly different than the plan's assumptions;
- e. plan objectives are not being met as specified;
- f. the effect of the plan on land values and affordable housing is contrary to plan goals;
- g. transportation and/or other capital improvements are not being made as expected;
- h. a question of consistency exists between the comprehensive plan and its elements and chapter 36.70A RCW, the countywide planning policies, or development regulations.

Relevant facts: This proposal is a request for a Comprehensive Plan Land Use Plan Map amendment, not a policy adjustment. This criterion is not applicable to this proposal.

2. Map Changes.

Changes to the land use plan map (and by extension, the zoning map) may only be approved if the proponent has demonstrated that all of the following are true:

- a. The designation is in conformance with the appropriate location criteria identified in the comprehensive plan (e.g., compatibility with neighboring land uses, proximity to arterials, etc.);

Relevant facts: *Relevant Comprehensive Plan policies are addressed in Criterion E above.*

Staff concludes that the proposed amendment is compatible with neighboring land uses and is consistent with the Comprehensive Plan.

- b. The map amendment or site is suitable for the proposed designation;

Relevant facts: *The site is suitable and can be developed according the standards of the General Commercial zone. Staff finds that it is a suitable site.*

- c. The map amendment implements applicable comprehensive plan policies better than the current map designation.

Relevant facts: *Staff finds that the proposed amendment is not inconsistent with the Comprehensive Plan policies.*

3. Rezones, Land Use Plan Map Amendment.

Corresponding rezones will be adopted concurrently with land use plan map amendments as a legislative action of the city council. If policy language changes have map implications, changes to the land use plan map and zoning map will be made accordingly for all affected sites upon adoption of the new policy language. This is done to ensure that the comprehensive plan remains internally consistent and to preserve consistency between the comprehensive plan and supporting development regulations.

Relevant facts: *The applicant has requested a corresponding rezone to General Commercial, with 70-foot height limitation (GC-70). This is the same zoning designation as currently exists on the balance of the parcel.*

L. Inconsistent Amendments.

1. Review Cycle.

Because of the length of time required for staff review, public comment, and plan commission's in-depth analysis of the applicant's extensive supporting data and long-term trend analysis, proposals that are not consistent with the comprehensive plan are addressed only within the context of the required comprehensive plan update cycle every seven years pursuant to RCW 36.70A.130(4)(C) and every other year starting in 2005.

Relevant facts: *This is not an inconsistent Comprehensive Plan Land Use Map Plan amendment request.*

2. Adequate Documentation of Need for Change.

- a. The burden of proof rests entirely with the applicant to provide convincing evidence that community values, priorities, needs and trends have changed sufficiently to justify a fundamental shift in the comprehensive plan. Results from various measurement systems should be used to demonstrate or document the need to depart from the current version of the comprehensive plan. Relevant information may include:
- b. growth and development as envisioned in the plan is occurring faster, slower or is failing to materialize;

- c. the capacity to provide adequate services is diminished or increased;
- d. land availability to meet demand is reduced;
- e. population or employment growth is significantly different than the plan's assumptions;
- f. transportation and/or other capital improvements are not being made as expected;
- g. conditions have changed substantially in the area within which the subject property lies and/or Citywide;
- h. assumptions upon which the plan is based are found to be invalid; or
- i. sufficient change or lack of change in circumstances dictates the need for such consideration.

Relevant facts: This is not an inconsistent Comprehensive Plan Land Use Map Plan amendment request.

3. Overall Consistency.

If significantly inconsistent with the current version of the comprehensive plan, an amendment proposal must also include wording that would realign the relevant parts of the comprehensive plan and its other supporting documents with the full range of changes implied by the proposal.

Relevant facts: This is not an inconsistent Comprehensive Plan Land Use Map Plan amendment request.

VI. RECOMMENDATIONS

STAFF CONCLUSION: For reasons outlined within this report, staff recommends that this Comprehensive Plan Land Use Map Amendment request be approved with the property designation changed to "General Commercial" and that the zoning classification of the property be changed to "General Commercial, with 70-foot height limitation" (GC-70).

Exhibit A

From Chapter 3, Land Use:

LU 1 CITYWIDE LAND USE

Goal: Offer a harmonious blend of opportunities for living, working, recreation, education, shopping, and cultural activities by protecting natural amenities, providing coordinated, efficient, and cost effective public facilities and utility services, carefully managing both residential and nonresidential development and design, and proactively reinforcing downtown Spokane's role as the urban center.

LU 1.8 General Commercial Uses

Contain general commercial areas within the boundaries occupied by existing business designations and within the boundaries of designated centers and corridors.

Discussion: General commercial areas provide locations for a wide range of commercial uses.

Typical development in these areas includes freestanding business sites and larger grouped businesses (shopping centers). Commercial uses that are auto-oriented and include outdoor sales and warehousing are also allowed in this designation. Land designated for general commercial use is usually located at the intersection of or in strips along principal arterial streets. In many areas such as along Northwest Boulevard, this designation is located near residential neighborhoods.

To address conflicts that may occur in these areas, zoning categories should be implemented that limit the range of uses, and site development standards should be adopted to minimize detrimental impacts on the residential area. Existing commercial strips should be contained within their current boundaries with no further extension along arterial streets allowed.

Recognizing existing investments by both the City of Spokane and private parties, and given deference to existing land use patterns, an exception to the containment policy may be allowed by means of a comprehensive plan amendment to expand an existing commercial designation, (Neighborhood Retail, Neighborhood Mini-Center, or General Commercial) at the intersection of two principal arterial streets or onto properties which are not designated for residential use at a signalized intersection of at least one principal arterial street which as of September 2, 2003, has traffic at volumes greater than 20,000 vehicular trips a day. Expansion of the commercial designation under this exception shall be limited to property immediately adjacent to the arterial street and the subject intersection and may not extend more than 250' from the center of the intersection unless a single lot, immediately adjacent to the subject intersection and in existence at the time this comprehensive plan was initially adopted, extends beyond 250' from the center of the intersection. In this case the commercial designation may extend the length of that lot but in no event should it extend further than 500' or have an area greater than 3 acres.

If a commercial designation (Neighborhood Retail, Neighborhood Mini-Center, or General Commercial) exists at the intersection of two principal arterials, a zone change to allow the commercial use to be extended to the next street that runs parallel to the principal arterial street may be allowed. If there is not a street that runs parallel to the principal arterial, the maximum depth of commercial development extending from the arterial street shall not exceed 250 feet.

Areas designated general commercial within centers and corridors are encouraged to be developed in accordance with the policies for centers and corridors. Through a neighborhood planning process for the center, these general commercial areas will be designated in a land use category that is appropriate in the context of a center and to meet the needs of the neighborhood.

Residential uses are permitted in these areas. Residences may be in the form of single-family homes on individual lots, upper-floor apartments above business establishments, or other higher density residential uses.

SPOKANE ENVIRONMENTAL ORDINANCE

(WAC 197-11-970)

File # Z1400062-COMP

Determination of Nonsignificance (DNS)

NONPROJECT DETERMINATION OF NONSIGNIFICANCE

FILE NO(S): Z1400062-COMP

PROPONENT: Spurway Living Trust

DESCRIPTION OF PROPOSAL: This proposal is to change the land use of a portion of the parcel from "Residential, 4 to 10 units per acre" to "General Commercial". The parcel is currently split zoned (RSF/GC-70); Underlying lots are described as Lots 1 thru Lot 3 Riverside Peter Sapro Addition. The underlying Lot 3 is the subject site and zoned RSF. The approximate size of the proposal is 7500 square feet (0.17 acres). If approved, the zoning would be changed from RSF (Residential Single Family) to GC-70 (General Commercial, with 70-foot height limitation).

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: The subject site is at the west end of the parcel located at 2829 N. Market (parcel 35102.2003); (NW ¼ of Section 10, T25N, R43 EWM).

LEAD AGENCY: CITY OF SPOKANE, Planning & Development Department

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

- There is no comment period for this DNS.
- This DNS is issued after using the optional DNS process in section 197-11-355 WAC. There is no further comment period on the DNS.
- This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for At least 14 days from the date of issuance (below). Comments regarding this DNS must be submitted no later than noon September 23, 2015, if they are intended to alter the DNS.

Responsible Official: Louis Meuler

Position/Title: Acting Director, Planning Services **Phone:** (509) 625-6300

Address: 808 W. Spokane Falls Blvd., Spokane, WA 99201

Date Issued: September 4, 2015 **Signature:** 

APPEAL OF THIS DETERMINATION, after it becomes final, may be made to the City of Spokane Hearing Examiner, 808 West Spokane Falls Blvd., Spokane, WA 99201. The appeal deadline is fourteen (14) calendar days after the signing of the DNS. This appeal must be on forms provided by the Responsible Official, make specific factual objections and be accompanied by the appeal fee. Contact the Responsible Official for assistance with the specifics of a SEPA appeal.

Environmental Checklist

File No. *Sw Corner*
Cleveland + Market

Purpose of Checklist:

The State Environmental Policy Act (SEPA) chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An Environmental Impact Statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply."

IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (Part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

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A. BACKGROUND

1. Name of proposed project, if applicable: Comp Plan Amendment Map
2. Name of applicant: land Use Solutions and Entitlement, Dwight Hume Agent
3. Address and phone number of applicant or contact person: 9101 N Mt. View Lane Spokane WA 99218 509-435-3108
4. Date checklist prepared: 10-28-14
5. Agency requesting checklist: City of Spokane Planning
6. Proposed timing or schedule (including phasing, if applicable): Upon approval
7. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. No, remodel of existing commercial building and improvement of parking area.
b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain. No
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to his proposal. No
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. No
10. List any government approvals or permits that will be needed for your proposal, if known. Comp Plan Amendment, Zone change, building permits and on site drainage, landscaping and parking plans.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. A .41 acre site consisting of 1 ½ lots zoned GC-70 and one lot zoned RSF. This request will change the westerly lot from R-6-10 to GC consistent with the rest of the ownership. The 1 ½ lots zoned GC-70 contain an existing 2700 sf building built in 1948.

12. Location of the proposal. Give sufficient information to a person to understand the precise location of your proposed project, including a street address, if any, and section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit application related to this checklist. The site is located in NE Spokane at the SW corner of Cleveland and Market Street. It is located directly south of Knight's Diner and adjacent to ABC Office Equipment located south of the subject. The site is also located in the interchange of Illinois, Market and Green Street.

13. Does the proposed action lie within the Aquifer Sensitive Area (ASA)? The General Sewer Service Area? The Priority Sewer Service Area? The City of Spokane? (See: Spokane County's ASA Overlay Zone Atlas for boundaries.)
Yes

14. The following questions supplement Part A.

a. Critical Aquifer Recharge Area (CARA) / Aquifer Sensitive Area (ASA)

(1) Describe any systems, other than those designed for the disposal of sanitary waste, installed for the purpose of discharging fluids below the ground surface (includes systems such as those for the disposal of stormwater or drainage from floor drains). Describe the type of system, the amount of material to be disposed of through the system and the types of material likely to be disposed of (including materials which may enter the system inadvertently through spills or as a result of firefighting activities).

Non-project Application, to be determined upon approval.

- (2) Will any chemicals (especially organic solvents or petroleum fuels) be stored in aboveground or underground storage tanks? If so, what types and quantities of material will be stored?

Non-project Application, to be determined upon approval.

- (3) What protective measures will be taken to insure that leaks or spills of any chemicals stored or used on site will not be allowed to percolate to groundwater. This includes measures to keep chemicals out of disposal systems.

Non-project Application, to be determined upon approval.

- (4) Will any chemicals be stored, handled or used on the site in a location where a spill or leak will drain to surface or groundwater or to a stormwater disposal system discharging to surface or groundwater?

Non-project Application, to be determined upon approval.

b. Stormwater

- (1) What are the depths on the site to groundwater and to bedrock (if known)?

Unknown

- (2) Will stormwater be discharged into the ground? If so, describe any potential impacts?

Non-project Application, to be determined upon approval.

TO BE COMPLETED BY APPLICANT

B. ENVIRONMENTAL ELEMENTS

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1. Earth

- a. General description of the site (circle one): *flat, rolling, hilly, steep slopes, mountains, other.*

b. What is the steepest slope on the site (approximate percent slope)? N/A

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland. GqA per SCS Atlas

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. No

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill:
Non-project Application, to be determined upon approval.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
No

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? Non-project Application, to be determined upon approval.

h. Proposed measures to reduce or control erosion or other impacts to the earth, if any: Non-project Application, to be determined upon approval.

2. Air

a. What type of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial, wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known. _____
Non-project Application, to be determined upon approval.

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b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Traffic on Market and Green Street. Train traffic east of subject.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

None

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3. Water

a. SURFACE:

(1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No

(2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No

(3) Estimate the amount of fill and dredge material that would be placed in or removed from the surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None

(4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No

(5) Does the proposal lie within a 100-year floodplain? _____ If so, note location on the site plan.

No _____

(6) Does the proposal involve any discharge of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No _____

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b. GROUND:

(1) Will groundwater be withdrawn, or will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No _____

(2) Describe waste material that will be discharged into the ground from septic tanks or other sanitary waste treatment facility. Describe the general size of the system, the number of houses to be served (if applicable) or the number of persons the system(s) are expected to serve.

Non-project Application, to be determined upon approval. _____

c. WATER RUNOFF (INCLUDING STORMWATER):

(1) Describe the source of runoff (including stormwater) and method of collection and disposal if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Non-project Application, to be determined upon approval. _____

(2) Could waste materials enter ground or surface waters? If so, generally describe.

No

d. PROPOSED MEASURES to reduce or control surface, ground, and runoff water impacts, if any.
Non-project Application, to be determined upon approval.

4. Plants

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a. Check or circle type of vegetation found on the site:

- Deciduous tree: *alder, maple, aspen, other.*
 Evergreen tree: *fir, cedar, pine, other.*
 Shrubs
 Grass
 Pasture
 Crop or grain
 Wet soil plants, *cattail, buttercup, bullrush, skunk cabbage, other.*
 Water plants: *water lilly, eelgrass, milfoil, other.*
 Other types of vegetation.

b. What kind and amount of vegetation will be removed or altered? Non-project Application, to be determined upon approval.

c. List threatened or endangered species known to be on or near the site. None

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: Non-project Application, to be determined upon approval.

5. Animals

- a. Circle any birds and animals which have been observed on or near the site are known to be on or near the site:
birds: *hawk, heron, eagle, songbirds, other.* _____
mammals: *deer, bear, elk, beaver, other.* _____
fish: *bass, salmon, trout, herring, shellfish, other.* _____
other: _____

- b. List any threatened or endangered species known to be on or near the site.
None _____

- c. Is the site part of a migration route? If so, explain. _____
No _____

- d. Proposed measures to preserve or enhance wildlife, if any:
None _____

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6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. _____
Non-project Application. to be determined upon approval. _____

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. _____
No _____

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:
Non-project Application. to be determined upon approval. _____

7. Environmental health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe. Non-project Application, to be determined upon approval.

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(1) Describe special emergency services that might be required.
None

(2) Proposed measures to reduce or control environmental health hazards, if any:

None _____

b. NOISE:

(1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
Traffic and trains

(2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Non-project Application, to be determined upon approval. _____

(3) Proposed measure to reduce or control noise impacts, if any:
Non-project Application, to be determined upon approval.

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties?
Site: Retail and parking; North retail, South retail; East vacant retail, West residential

- b. Has the site been used for agriculture? If so, describe. No

- c. Describe any structures on the site. 2700 sf building built in 1948

- d. Will any structures be demolished? If so, which? Not anticipated

- e. What is the current zoning classification of the site? GC-70 and RSF

- f. What is the current comprehensive plan designation of the site? GC and R 6-10

- g. If applicable, what is the current shoreline master program designation of the site?
N/A

- h. Has any part of the site been classified as a critical area? If so, specify. No

- i. Approximately how many people would reside or work in the completed project?
Non-project Application, to be determined upon approval.
- j. Approximately how many people would the completed project displace? None

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k. Proposed measures to avoid or reduce displacement impacts, if any: N/A

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: This is a housekeeping amendment, no additional land is proposed. This eliminates a slit designation and zone.

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9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing. None

b. Approximately how many units, if any, would be eliminated? Indicate whether high-, middle- or low-income housing. None

c. Proposed measures to reduce or control housing impacts, if any: None

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? Single story

b. What views in the immediate vicinity would be altered or obstructed? No

- c. Proposed measures to reduce or control aesthetic impacts, if any: None _____

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? Non-project Application, to be determined upon approval. _____

- b. Could light or glare from the finished project be a safety hazard or interfere with views? No _____

- c. What existing off-site sources of light or glare may affect your proposal? None _____

- d. Proposed measures to reduce or control light and glare impacts, if any: Non-project Application, to be determined upon approval. _____

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12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? N/A _____

- b. Would the proposed project displace any existing recreational uses? If so, describe. No _____

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: None _____

13. Historic and cultural preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe. None known

b. Generally describe any landmarks or evidence of historic archaeological, scientific or cultural importance known to be on or next to the site.

None

c. Proposed measures to reduce or control impacts, if any: _____

None

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Agency Use
Only

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. Market street and Illinois and Cleveland access the site.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? Yes

c. How many parking spaces would the completed project have? How many would the project eliminate? Non-project Application, to be determined upon approval.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets not including driveways? If so, generally describe (indicate whether public or private). No

e. Will the project use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe. No impacts to rail

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak would occur. Non-project Application, to be determined upon approval.

(Note: to assist in review and if known indicate vehicle trips during PM peak, AM Peak and Weekday (24 hours).)

- g. Proposed measures to reduce or control transportation impacts, if any: Non-project Application, to be determined upon approval.

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15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe. No

- b. Proposed measures to reduce or control direct impacts on public services, if any: None

16. Utilities

- a. Circle utilities currently available at the site: **electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.** _____

- b. Describe the utilities that are proposed for the project, the utility providing the service and the general construction activities on the site or in the immediate vicinity which might be needed. No new utility connections are needed

C. SIGNATURE

I, the undersigned, swear under penalty of perjury that the above responses are made truthfully and to the best of my knowledge. I also understand that, should there be any willful misrepresentation or willful lack of full disclosure on my part, the agency must withdraw any determination of Nonsignificance that it might issue in reliance upon this checklist.

Date: 10-28-14

Signature: 

Please Print or Type:

Proponent: Dwight J Hume

Address: N 9101 Mt. View Lane

Phone: 435-3108

Spokane WA 99218

Person completing form (if different from proponent): _____

Address: _____

Phone: _____

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Staff member(s) reviewing checklist: _____

Based on this staff review of the environmental checklist and other pertinent information, the staff concludes that:

- A. there are no probable significant adverse impacts and recommends a Determination of Nonsignificance.
- B. probable significant adverse environmental impacts do exist for the current proposal and recommends a Mitigated Determination of Nonsignificance with conditions.
- C. there are probable significant adverse environmental impacts and recommends a Determination of Significance.

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D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS
(Do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage or release of toxic or hazardous substances; or production of noise?

The retail use has existed since 1948, no new expansion is contemplated, just improved on site parking.

Proposed measures to avoid or reduce such increases are:

N/A

2. How would the proposal be likely to affect plants, animals, fish or marine life?

No impacts

Proposed measures to protect or conserve plants, animals, fish or marine life are:

None

3. How would the proposal be likely to deplete energy or natural resources?

No new utility services are needed

Proposed measures to protect or conserve energy and natural resources are:

None

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4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, flood plains or prime farmlands?

No impacts are anticipated

Proposed measures to protect such resources or to avoid or reduce impacts are:

None

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

This could improve the transitional buffer by bringing the parking area into compliance with current screening requirements.

Proposed measures to avoid or reduce shoreline and land use impacts are:

Compliance with current applicable development standards.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

No impacts are foreseen

Proposed measures to reduce or respond to such demand(s) are:

None

7. Identify, if possible, whether the proposal may conflict with local, state or federal laws or requirements for the protection of the environment.

No conflicts are foreseen

C. SIGNATURE

I, the undersigned, swear under penalty of perjury that the above responses are made truthfully and to the best of my knowledge. I also understand that, should there be any willful misrepresentation or willful lack of full disclosure on my part, the agency may withdraw any Determination of Nonsignificance that it might issue in reliance upon this checklist.

Date: 10-28-14 Signature: 

Please Print or Type:

Proponent: Dwight Hume Address: 9101 N Mt. View Lane

Phone: 509 435 3108 Spokane WA 99218

Person completing form (if different from proponent): _____

Address: _____

Phone: _____

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Staff member(s) reviewing checklist: _____

Based on this staff review of the environmental checklist and other pertinent information, the staff concludes that:

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- C. there are probable significant adverse environmental impacts and recommends a Determination of Significance.

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**CITY PLAN COMMISSION FINDINGS OF FACT, CONCLUSIONS,
AND RECOMMENDATIONS ON THE COMPREHENSIVE PLAN
LAND USE PLAN MAP AMENDMENT FILE NO. Z1400062COMP**

A Recommendation of the City Plan Commission to the City Council approving a proposed Comprehensive Plan Amendment application by Dwight Hume, on behalf of Spurway Living Trust to amend the land use plan map designation from "Residential 4-10" to "General Commercial". The total size of the proposed land use plan map amendment is 0.17 acres. The implementing zoning designation requested is General Commercial, 70 foot height limit (GC-70).

FINDINGS OF FACT:

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 that complies with the requirements of the Growth Management Act.

C. Under the Growth Management Act, comprehensive plans may be amended no more frequently than once a year. All amendment proposals must be considered concurrently in order to evaluate for their cumulative effect. Also, the amendment period should be timed to coordinate with budget deliberations.

D. Comprehensive Plan amendment application Z1400062COMP was submitted by the October 31, 2014 deadline for Plan Commission review during the 2014/2015 amendment cycle.

E. The proposed amendment is to the Land Use Plan Map of the City's Comprehensive Plan for a change the 0.17 acre subject property from "Residential 4-10" to "General Commercial" for one lot located on Cleveland Avenue the closest intersection being Market Street and Cleveland Avenue. This lot is part of a parcel (comprised of three historic lots) which is "split-zoned" Residential Single Family and General Commercial; the parcel number is 35102.2003; Lot 3 Riverside Peter Sapro Addition is the subject property.

F. Market Street is designated as a principal arterial; the 2012-2013 traffic flow map states the average daily trips (ADT) on this section of Market Street is 39,000 ADT. N. Market and N. Greene Street are split into two roadways at the southeast corner of this parcel; both of these roadways are classified as principal arterials at this junction.

G. The requested implementing zoning designation is General Commercial with a 70 foot height limitation (GC-70).