



Spokane Plan Commission Agenda

June 13, 2018

2:00 PM to 4:00 PM

Council Chambers

808 W. Spokane Falls Blvd., Spokane WA 99201

TIMES GIVEN ARE AN ESTIMATE AND ARE SUBJECT TO CHANGE

Public Comment Period:

3 minutes each Citizens are invited to address the Plan Commission on any topic not on the agenda.

Commission Briefing Session:

2:00 -2:15	1) Approve May 23rd, 2018 meeting minutes	All
	2) City Council Liaison Report	
	3) Community Assembly Liaison Report	(Greg Francis)
	4) President Report	Dennis Dellwo
	5) Transportation Sub- Committee Report	John Dietzman
	6) Secretary Report	Heather Trautman

Workshops:

2:15 -2:35	1) Comprehensive Plan Amendments – Text Amendment	Shauna Harshman
2:35 -3:45	2) Continued Discussion of the DTC-100 motion	Kevin Freibott

Items of Interest:

3:45-4:00	1) Member Items of Interest/Requests for Future Agenda	All
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Adjournment:

Next Plan Commission meeting will be on June 27, 2018 at 2:00 pm

The password for City of Spokane Guest Wireless access has been changed: **Username: COS Guest Password: W3PPKfVV**

AMERICANS WITH DISABILITIES ACT (ADA) INFORMATION: The City of Spokane is committed to providing equal access to its facilities, programs and services for persons with disabilities. The Spokane City Council Chamber in the lower level of Spokane City Hall, 808 W. Spokane Falls Blvd., is wheelchair accessible and also is equipped with an infrared assistive listening system for persons with hearing loss. Headsets may be checked out (upon presentation of picture I.D.) at the City Cable 5 Production Booth located on the First Floor of the Municipal Building, directly above the Chase Gallery or through the meeting organizer. Individuals requesting reasonable accommodations or further information may call, write, or email Human Resources at 509.625.6363, 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or msteinolfson@spokanecity.org. Persons who are deaf or hard of hearing may contact Human Resources through the Washington Relay Service at 7-1-1. Please contact us forty-eight (48) hours before the meeting date.

Spokane Plan Commission

May 23, 2018

Meeting Minutes

Meeting called to order at 2:03 pm by Commissioner Dietzman

Attendance:

- Commission Members Present: Commissioner Todd Beyreuther- Vice-President Pro-Tem; Commissioner John Dietzman (*officiated meeting from 2:00-2:45*), Commissioner Michael Baker; Commissioner Diana Painter; Commissioner Greg Francis; Commissioner Sylvia St. Clair St. Clair; Commissioner Christopher Batten; Commissioner Patricia Kienholz; Councilmember Lori Kinnear - City Council Liaison.
- Commission Members Absent: Commissioner Dennis Dellwo, Commissioner Carole Shook, Community Assembly Liaison (TBD).
- Quorum met.
- Staff Members Present: Heather Trautman - Planning Director; Louis Meuler - City Planner; Jacqui Halvorson - Clerk.

Public Comment Period:

- **Katheryn Alexander from the Bemiss Neighborhood.** Congratulated the Commissioners for having the courage to revisit the DTC-100 Building Height motion made at the May 9th Plan Commission meeting; being willing to do what you feel is right. Would like to see the public comments brought forward. You are making decisions that will have impacts for a very long time. She hoped that when the Commissioners make their final decision they will be proud of the legacy they are leaving.

Commission Briefing Session:

1. Approve May 9, 2018 meeting minutes.

Commissioner Dietzman entertained a motion to approve the May 9 minutes.

Commissioner Baker made a motion to approve the minutes; Commissioner St. Clair seconded. Minutes approved as amended 7/0.

2. City Council Report: Councilmember Kinnear

- a. Councilmember Kinnear indicated that the City Council approved moving restricted money out of solid waste and utility billing that was originally intended to hire more employees, which did not happen, moved money to further fund environmental programs (\$500,000).
- b. She asked for a deferral of four weeks on a street vacation at 32nd and Napa. That will give Councilmember Beggs and her time to meet with Touchmark Care to negotiate a pedestrian and bike path that the residents say they want to preserve in that area.
- c. She and Beggs met with the Utilities Director to hire an independent engineering firm to look at connectivity options around the proposed Garden District project, and they will facilitate outreach to that neighborhood.
- d. Options will be presented to the PETT Committee for speed limits around parks that have splash pads or pools, and that includes hiring four additional traffic officers.

3. Community Assembly Liaison Report: Commissioner Francis gave a status report. (*CA Liaison position is currently vacant and in recruiting process - hoping to fill within two months.*)

- a. Commissioner Francis noted that he did not attend the Community Assembly Committee meeting, and did not attend the Land Use Committee meeting.

4. President Report:

No report.

5. Transportation Sub-Committee Report: Commissioner Dietzman

- a. Commissioner Dietzman noted that he went on the STA Central City Line (CCL) bus tour yesterday, which pointed out the stops and part of the route. Katheryn Miller and Karl Otterstrom spoke, and Katheryn has coordinated with all of the other projects going on that link into the CCL - the Riverside update, U-District Bridge, maintenance work, North-South Corridor - making sure funding is in place, and this has been a huge effort.
- b. This morning SRTC had an education event and workshop on roundabouts and walkability.
- c. SRTC is sponsoring an additional community education event on June 6 at Centerplace Event Center from 6:00-8:00 p.m.
- d. The next PCTS meeting will be July 3rd.

6. Secretary Report: Heather Trautman.

- a. Heather noted that Commissioner Dietzman is acting President pro-tem until Vice-President Beyreuther arrives around 2:45. Commissioner Dellwo is out of town.
- b. We are proposing a change on the agenda today: Kevin Freibott will be the second workshop agenda item, presenting the DTC-100 motion discussion at 2:45 today; switching with Nathan Gwinn who will be the third workshop presenter at 3:15. We alerted as many stakeholders as we could about this change.
 - a. **Commissioner Francis motioned; Commissioner Kienholz seconded; Motion passed 7/0.**
- c. We will be coordinating a Plan Commission training in July and have specific items we are looking at to cover at that training. There are quite a few items in the Mayor/City Council Strategic Plan that will be coming to the Commission as legislative items including, sub-area plans, ongoing infill projects, formal/informal trail systems, and a Shoreline Access Plan. Let Jacqui, Commissioner Beyreuther or myself know what topics you would like covered.

7. Electric Fence Text Amendment, Findings and Conclusions - Melissa Owen

- On May 9th the Plan Commission held a hearing for amending the City's Industrial Fence codes, specifically to allow electric fence use within the Light Industrial zone.
- The Findings and Conclusions are found in your Agenda Packet.
- Questions asked and answered.
- The hearing before the City Council will be on June 18th.
- No questions or comments.
- Commissioner Dietzman entertained a motion for the Plan Commission to approve the Electric Fence Text Amendment Findings and Conclusions, and to send a recommendation to the City Council. Commissioner Francis moved; Commissioner Baker seconded. Roll-call vote was unanimous 7/0.

Workshops:

1. Downtown Plan Update - Kevin Freibott

Kevin presented a brief update on Downtown Central which is the 2018 update of the Downtown Plan. He presented some background information and gave a summary of the public outreach event on May 21st, that included multiple partners - everything related to downtown and a booth representing them. Also, multiple departments from the City - Parks, folks from Riverfront Park gave updates and programming: Code enforcement - parking surveys; integrated Capital Management - rebuild on Riverside and preliminary discussion on the Post Street Bridge replacement; Downtown Spokane Partnership; STA - bus tours of CCL; Visit Spokane and their new Visitors Center; the University District; the Sports Complex had a representative talking about the SportsPlex and development on the North Bank.

A lot of input was given at the event, with several exercises for visitors. 300-400 people attended.

There was a lot of discussion around: downtown parking; character and feel; density; feel of the park vs the feel of the built environment; connections; the Howard Street corridor and the promenade through the park; favorite parts of downtown; folks interested in seeing other educational opportunities such as TED Talks for older non-college learners; and the river is very important to people.

Commissioner Baker was very impressed with the new Carousel complex; Commissioner Dietzman was impressed with the Riverside project proposals.

Kevin and Heather thanked the team and the community partners for making this event a success.

2. Discussion of the DTC-100 Building Height Motion - Kevin Freibott

Heather indicated there are a couple of things that will be proposed as part of this discussion today:

- 1) We are going to put on screen the alternatives the Plan Commission has around the DTC-100 discussion which has to do with the formal authorization that the Plan Commission has when it takes action and what those options are;
- 2) The opportunity for the Plan Commission to discuss first, a series of questions that were sent out in the packet; then encourage the Plan Commission, once you have those ideas, to move to motion.
- 3) Kevin will write down your thoughts so you can see the responses, which should help you to arrive at a conclusion as to what you want to do today. (While consensus is always the goal, it is not a requirement. You represent different perspectives, so we expect a difference of opinion.) Recommendations are dictated by the majority.

Kevin reviewed the three options that were presented in the packet today:

- Choose to ratify the findings and conclusions from the last meeting.
- Continue to discuss and reconsider prior recommendations
- Take no action.

It was noted that the City Council relies on the Plan Commission to research and deep-dive on the subject matter needed for the recommendation; the PC needs to state their position and why they are sending Council that recommendation.

Commissioner Beyreuther arrived and took control of the Plan Commission meeting.

Commissioner St. Clair asked how to include Design Review as a requirement in the new motion. Kevin indicated that under current code the DRB would already be required for development in these and any properties in the Downtown Zone, per 17G 040.020e, which shows requirements in the Downtown Zone.

Commissioner Francis is concerned with the strength of the DRB which is a recommending body based on DRB standards, and not regulatory. It can become a condition under the permit decision authority (e.g. hearing examiner). (Recording - 35:52)

Commissioner Beyreuther: Indicated he has done more research on the DTC-100 amendment; asking procedural questions. His proposal today is for Option 2 - to reconsider the original motion. The process would be rapid and tightly defined.

We need a two-week ad hoc committee with a few representatives from the Commission, the DRB, and Park Board that is focused, to come to very specific performance-based recommendations. The goal is that we would have a presentation in three weeks during the workshop, made by someone on the Commission to the Commission.

Commissioner Painter: Has the impression that one of the goals of some of the people in the group was to look at the massing, but you are suggesting leaving the massing as was decided in the last meeting?

Commissioner Beyreuther: Would propose a performance-based alternative, you would free up the massing and have to look at performance-based requirements.

Commissioner Batten: Has no objection with revisiting this in a very tight time-frame, but still not sure what we could accomplish in this short time. His concern is we have already gone through a lengthy process to get to where we are today.

Commissioner Baker: I'm for going back and revisiting this, but just one or two tight meetings and bringing in some expertise to define specific concerns.

Commissioner Dietzman asked for an example of a performance standard that could free up bulking.

Commissioner Beyreuther: Performance based micro-climate approach, is standard design analysis for any architect and developer that they would be able to provide an analysis on. We have been focused on sunlight in the Comprehensive Plan and Downtown Plan. If you look across the history of urban planning, the author of the book I was reading concluded that the following items are ranked in order: *vegetation, temperature, sunlight and wind*. Sunlight was number three - we might be overstressing sunlight in this issue. We could put into the policy and amendments that there is a more robust *design review*, and could we have the Plan Commission be part of that DRB; also the Park Board involvement, is not so much for review but for establishing the basis for design for that particular project. These are case-by-case projects.

The second would be a development approach where you take the mass of the building and have specific guidelines and requirements based on height, etc.

Heather: The Plan Commission has three alternatives to choose from as noted above:

We have heard from several of the PC members but not everyone; we would like to hear from the others which of the three options they prefer. If reconsideration is the option you choose, we would like to continue the conversation on the elements that Commissioner Beyreuther just presented and what that research would be. We would recommend that you take a formal vote, and staff will come back with how much time that will take and what resources will be required to accomplish that. The breadth of the subject matter you have identified may trigger additional public input and workshops, and we can help you with those tasks.

Commissioner Painter: Could you identify what you would ask the developer to do regarding the relevant studies, then establish what your values are in that analysis; this would provide some certainty to the developer; they would already know the studies and requirements we are requiring.

Motion: To vote for Option 2 and reconsider previous vote on May 9 to recommend approval Commissioner St. Clair, Commissioner Kienholz second.

Discussion:

Commissioner Batten: Would like to vote with a specific timeline, process, etc. feels proposed performance measures would take much longer than two weeks. Needs the reconsideration to be clear as to scope and schedule.

Commissioner Dietzman: Offered a friendly amendment: To include widening separation from 50-feet to 60-feet. Second: Commissioner Batten.

Commissioner St. Clair: Denied friendly amendment.

Commissioner Dietzman: This addresses bulk and leaves current increase in floor area allowed under original proposal. The 60-foot reconsideration would not require additional public input since it was already discussed during previous public workshops and is in the public record. Noticing all parties so they are aware that this motion is coming back for reconsideration on this single topic. Looking at survey results only 14 percent of respondents approved of a base plate exceeding 18,750 sf floor plate; less than half approved the distance of separation between buildings being 50 feet; this motion would address that comment. The Commission lost sight of the public input when we adopted the 50-foot separation. I think 60-feet gives some consideration to the public's opinion.

Commissioner Francis: Cannot support Commissioner Dietzman's amendment. This addresses one concern; it doesn't address some concerns that I have. If we aren't approving this today then I want to go back and consider some of the other options.

Commissioner Beyreuther: The focus on this meeting is about a very technical discussion and includes Parks and DRB, and proposes a technical meeting with Park Board and Design Review.

Commissioner Batten: Would support a technical meeting, and suggested tabling the discussion of this motion until after Commissioner Beyreuther returns to the next PC meeting with the independent research.

Call the question: Motion: Limit to a 60-foot tower separation.

Roll Call: Motion Failed. 7/2.

Heather: Before you is the original motion for reconsideration of the vote by the Plan Commission.

Call the question: Motion: Reconsider the vote of the Plan Commission from May 9th for approval of the draft that was before the Plan Commission at that time.

Discussion:

Commissioner Batten: We should table this motion until Commissioner Beyreuther brings back more information so we know what we are considering.

The motion can be withdrawn if your second agrees:

Commissioner St. Clair and Commissioner Kienholz withdrew the motion to reconsider the vote of the Plan Commission from May 9th for approval of the draft that was before the Plan Commission at that time..

Call the question: Motion: Postpone this item for three weeks [June 13] in expectation of Commissioner Beyreuther bringing new information to the group for the group to reconsider. Seconded by Commissioner Baker.

Heather: The record-keeping requirement still stands. Need to consider quorum/public meetings/open records requirement.

Commissioner Beyreuther: Recommends two formal meetings. Include staff from Planning, DRB and Parks if available. Seek to develop a proposal and presentation to see if there is a desire to move forward on reconsideration of the original motion to give to Plan Commission on June 13 to open for discussion. Commissioner Beyreuther will bring forth an alternative of how to move forward with reconsideration or the motion. Bring enough information so we can have a discussion and take action on this/these alternatives; but can still take action on existing motion. This should be the last time that the PC considers this; planning staff is available to work on technical pieces on this. Will be including outside resources.

Roll call: Motion Passed: 9/0.

Heather: we tried something new this time - an attempt at working through the discussion of an item and hopefully helps to form the motion of the item, and create clarity for the PC. We look forward to your feedback.

Dimensional and Transitional Standards Workshop - Nathan Gwinn

Nathan discussed the height exception that we discussed at the last meeting for residential family, where there is a 35-foot roof height, the proposal was to remove the wall height from 30-feet, and leaving the 35-foot roof height as the height limit for the residential multi-family zone, same as high-density residential. This illustrates the new exception to include the additional five feet in the primary roof height for uninhabited spaces, and could easily accommodate a third story and larger parapet and hide equipment, and match surrounding roof forms. This was the most popular option during public workshops.

Concern is in regards to vaulted ceilings.

Plan Commission would like to make slight edits to the text.

- Questions asked and answered.
- Nathan recommends that we bring it forth to a City Council hearing June 27.

Commissioner Painter offered some information and photos on dimensional standards in other cities.

1) Member Items of Interest/Requests for Future Agenda

- **Commissioner Batten:** Having been through the process we had members vested in particular sites. Will we bring in the owner and the DSP?
- Planning Department has the responsibility of public outreach - the PC is a body of experts and I'm confident in everyone's ability. Our goal is an expert recommendation from the Commission to City Council. We didn't modify anything from the Working Group recommendations.
- Commissioner St. Clair is looking forward to more technical information.

Special Presentation:

Rick Romero (past Utility Director for the City; came back to work on the Strategic Plan); gave a special presentation of the Strategic Plan.

Questions asked and answered.

Adjourned: 4:50

Briefing Paper
City Plan Commission, Workshops Reviewing
Annual Comprehensive Plan Amendment Work Program
June 13, June 27 and July 11, 2018

Subject:

- This workshop will begin the Plan Commission's review the City of Spokane Annual Comprehensive Plan Amendment Work Program items for 2018.
- A summary report outlining the proposed amendments is attached.
- Neighborhoods with land use plan map changes proposed have been notified several times. These are Cliff/Cannon, West Hills, and North Hill.
- The four land use plan map proposals and one text amendment have been circulated to agency and interested city department for review (April 20 to May 7, 2018).
- Public Comment Period, which is 60-days, is currently running from May 29 to July 27, 2018. Notification to properties within 400-feet; notification signs have been placed on the properties.
- Plan Commission Workshops occur during the public comment period. These are a chance for staff to introduce the proposal and comprehensive plan policy. The applicant may also speak to the plan commission.
 - Text Amendment, June 13
 - Plese & Plese and UHaul, June 27
 - Clanton Family and Kain Investments, July 11
 - Additional workshop on agenda if needed, July 25
- Plan Commission Hearing, tentatively September 12, 2018

General Background:

The City of Spokane accepts applications to amend the text or maps in the Comprehensive Plan between September 1 and October 31 of each year, per SMC 17G.020. All complete applications received are reviewed by a city council subcommittee and city council. Those placed on the Annual Comprehensive Plan Amendment Work Program for the City of Spokane will begin full review early in the calendar year. Anyone may make a proposal to amend the City's Comprehensive Plan.

The City of Spokane's Comprehensive Plan addresses many facets of city life, including land use, transportation, capital facilities, housing, economic development, natural environment and parks, neighborhoods, social health, urban design, historic preservation, and leadership. The City of Spokane is committed to conducting an annual process to consider amendments to the comprehensive plan. The Growth Management Act (GMA) specifies that amendments to a comprehensive plan cannot be made more frequently than once per year. The purpose for this is two-fold: it gives the plan stability over time, avoiding spontaneous changes in response to development pressures, and it groups all proposed amendments in a common process for consideration, providing the opportunity to examine their collective effects on the plan.

Following review by a City Council subcommittee, who sets the Annual Comprehensive Plan Amendment Work Program, Plan Commission consideration of each amendment proposal on the Work Program will be conducted at public workshops held during the public comment period, typically in the summer. Plan Commission will hold a public hearing and forward recommendations to the City Council. The City Council considers the amendment proposals, staff report, and Plan Commission's amendment recommendations

within the context of its budget discussions, and acts on the amendment proposals prior to or at the same time as it adopts the City budget, usually late fall.

Plan Commission Consideration of the proposed amendments:

- The Decision Criteria for each proposal will be reviewed in the written staff report before the Plan Commission Public Hearing. The staff report will be available to the applicant, the plan commission, and the public prior to the hearing. The Decision Criteria are outlined in the Spokane Municipal Code in section [SMC 17G.020.030](#)
- Plan Commissioner review of policies adopted in Chapter 3 Land Use will be useful in discussion both at workshops and during hearing deliberations. Chapter 3 is attached in your packet. The Comprehensive Plan is online.
- Site visits prior to the workshops will assist the workshop and deliberations. The sites are described on the webpage. If additional location information is needed, please contact staff.

General Procedural Steps:

- **Applications October 31, 2017**
- **Review Committee Meeting February 7, 2018**
- **City Council Set “Annual Amendment Work Program” March 26, 2018**
- **Agency and City Department Review April 20 to May 7, 2018**
- **Public Comment Period May 29 to July 27, 2018**
- **Plan Commission Workshops (during public comment period, outlined above)**
- Plan Commission Public Hearing (Fall 2018, tentatively September 12, 2018)
- City Council Public Hearing & Action (late fall or early winter 2018)

More Information:

- 2017/2018 Proposed Comprehensive Plan Amendment Page:
<https://my.spokanecity.org/projects/2017-2018-proposed-comprehensive-plan-amendments/>
- Spokane Municipal Code, Chapter 17G.020 Comprehensive Plan Amendment Procedure:
<https://my.spokanecity.org/smc/?Chapter=17G.020>
- Shaping Spokane: Comprehensive Plan:
<https://my.spokanecity.org/shapingspokane/comprehensive-plan/>

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Comprehensive Plan Annual Amendments 2017 - 2018

*Summary Report of Docket for City Annual Amendment Work
Program 2018*



Planning Services
Revised April 2018

Comprehensive Plan Annual Amendments 2017 - 2018

Summary Report of Docket for City Annual Amendment Work Program 2018

- *This is an abbreviated informational summary. Application materials and related documents are posted on the webpage [2017/2018 Proposed Comprehensive Plan Amendments](#).*
- *To view city land use plan map or zoning map, use the [MapSpokane](#) site.*
- *For additional information, contact Tirrell Black, Associate Planner, Planning & Development Services, 509-625-6300, tblack@spokanecity.org*

Comprehensive Plan Amendment Process

Once yearly, the City of Spokane accepts applications for the annual Comprehensive Plan Amendment process; the deadline for applications is typically October 31, per Spokane Municipal Code (SMC) [SMC 17G.020.010](#). Applications for annual amendments received from non-city applicants by October 31 are reviewed by an Ad Hoc Committee of the City Council and may be considered during the following year if they are added to the Annual Amendment Work Program.

For the 2017/2018 review cycle, five land use applications were received and forwarded to Ad Hoc City Council Committee for early threshold review. This review was completed on February 7, 2018. This committee recommended that the City Council move all five proposals onto the Annual Amendment Work Program. Additionally, at the February 7, 2018 meeting, the committee recommended that staff craft proposals to expand the geographic area of three of the proposed amendments and present these to the city council at time of Resolution setting the Annual Comprehensive Plan Amendment Work Program.

The City Council adopted the Annual Amendment Work Program for 2018 by resolution on March 26, 2018. The City Council adopted all of the five land use applications and included one expansion area for the "Plese & Plese" application. Also at that time, the Council added a city-sponsored proposals to the work program. Council Member Kinnear is the sponsor of a text amendment to Chapter 2, Section 2.1, to include a reference to the *Joint City Council-Administration Six-Year Strategic Plan*.

Following the City Council adoption of the Annual Amendment Work Program, the applicants are required to provide the full application materials and fees in order to begin review. One applicant, Ventura Land Holdings LLC on April 11, 2018 notified the Planning Department that

they decided to withdraw their application. Therefore the Annual Comprehensive Plan Amendment Work Program consists of four land use plan map applications/proposals (with one proposal modified with an expanded area for consideration) and one text amendment proposed.

The documents for each of these applications may be accessed by going to the [webpage](#).

Generalized Procedural Steps:

- City Council Process set Annual Comprehensive Plan Amendment Work Program
- Agency & Departmental Review
- Notice of Application & Notice of SEPA Review
- Public Comment Period
- Plan Commission Substantive Workshops
- SEPA Determination(s) issued prior to Plan Commission hearing
- Notice of Plan Commission Hearing & SEPA Determination(s)
- Plan Commission Hearing & Recommendation(s)
- City Council Public Hearing & Decision(s)

File Z17-612COMP, Clanton Family LLC

Cliff/Cannon Neighborhood

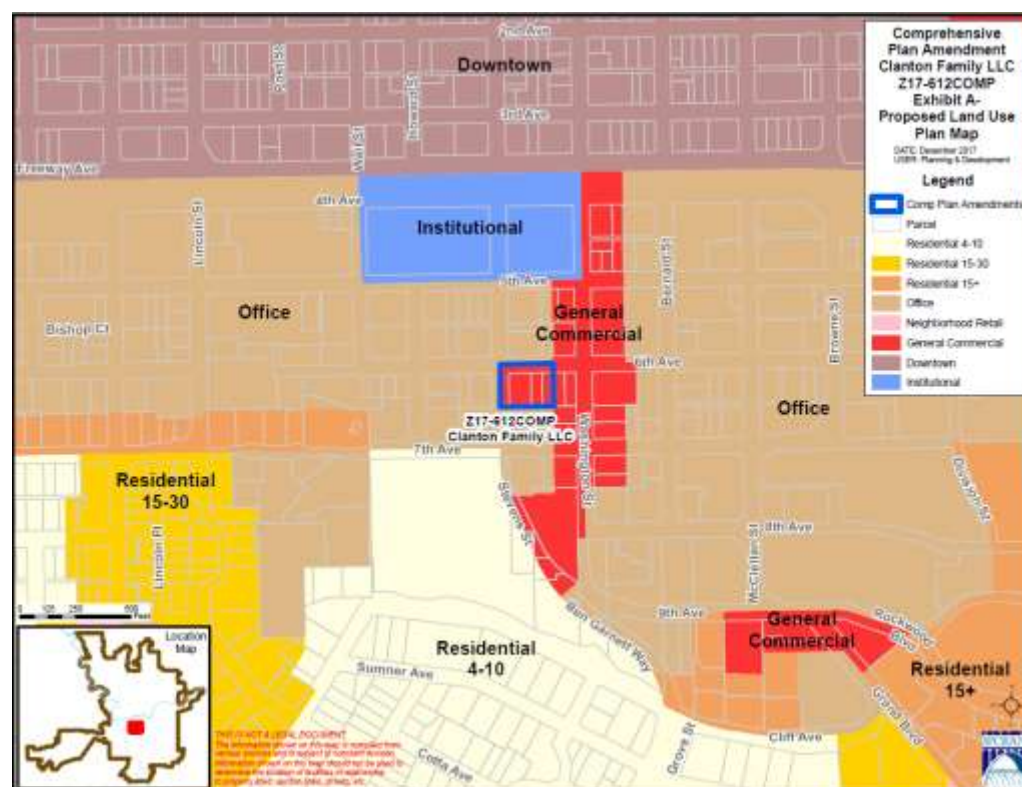
Proposed Map Amendment

Location: The subject site includes 3 parcels located on the southeast corner of W 6th Avenue and S Stevens St (parcels 35191.5101, .5102, and .5103). The concerned properties total approximately 0.68 acres.

Proposal: This proposal is to change the 3 parcels from Office Land Use and OR-150 zoning to Commercial Land Use and CB-150 zoning.

Agent: Dwight Hume, Land Use Solutions and Entitlement





Withdrawn April 11, 2018 by applicant

File Z17-622COMP, Ventura Land Holdings LLC West Hills Neighborhood

Proposed Map Amendment

Location: The subject site includes 2 parcels located at W 7th Avenue and S C St (parcels 25234.6501 & 25234.0902). The concerned properties total approximately 2.2 acres.

Proposal: This proposal is to change the 2 parcels from Residential 4-10 Land Use and RSF zoning to Residential 15-30 Land Use and RMF zoning.

Agent: Dwight Hume, Land Use Solutions and Entitlement



File Z17-623COMP, Kain Investments Cliff/Cannon Neighborhood

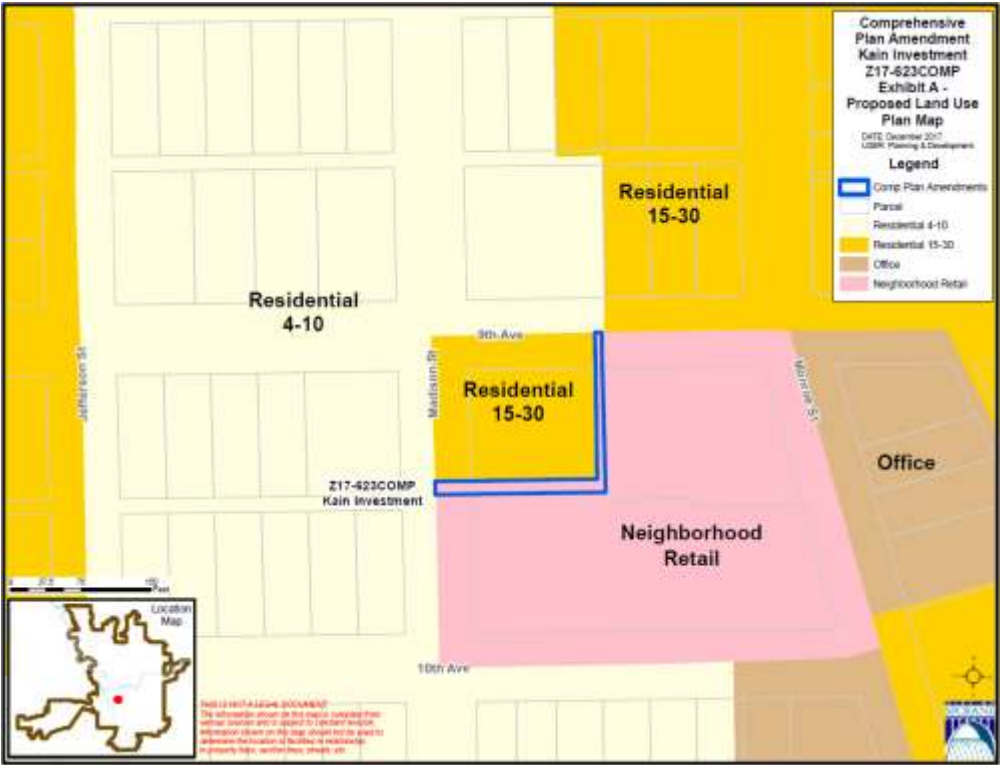
Proposed Map Amendment

Location: The subject site includes 1 parcel located at 9th Ave and S Madison St (parcel 35193.9017). The concerned property totals approximately 0.11 acres.

Proposal: This proposal is to change a portion of 1 parcel from Residential 15-30 Land Use and RMF zoning to Neighborhood Retail Land Use and NR-35 zoning (same as adjacent commercial Ace Hardware and Huckleberry's).

Agent: Dwight Hume, Land Use Solutions and Entitlement





File Z17-624COMP, U Haul West Hills Neighborhood

Proposed Map Amendment

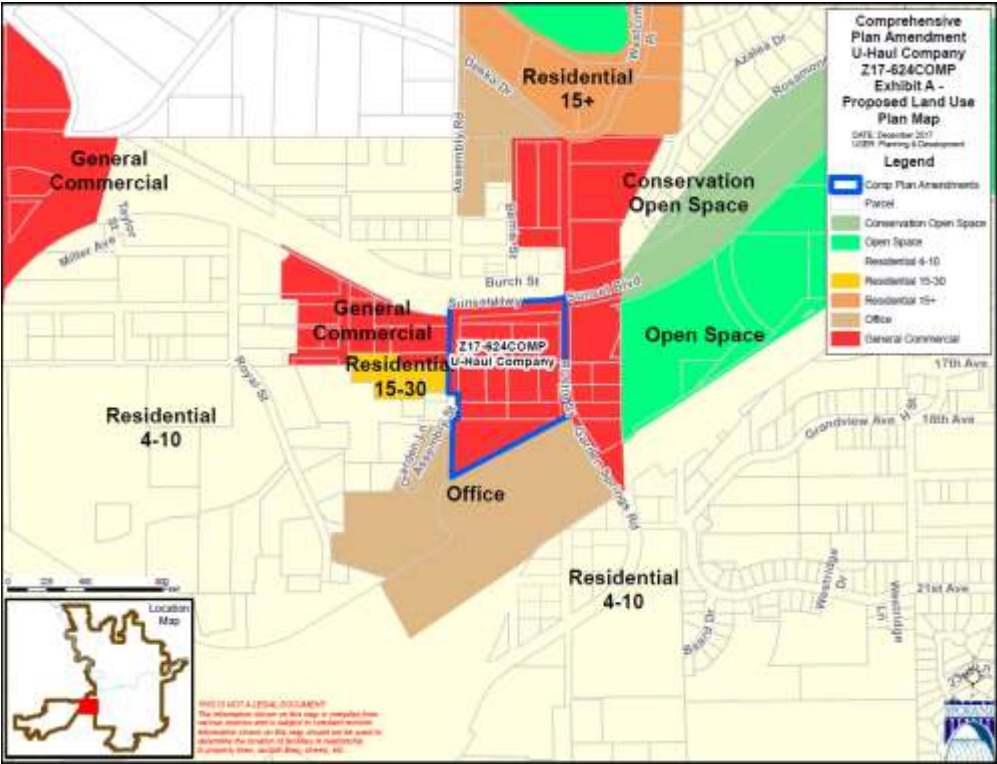
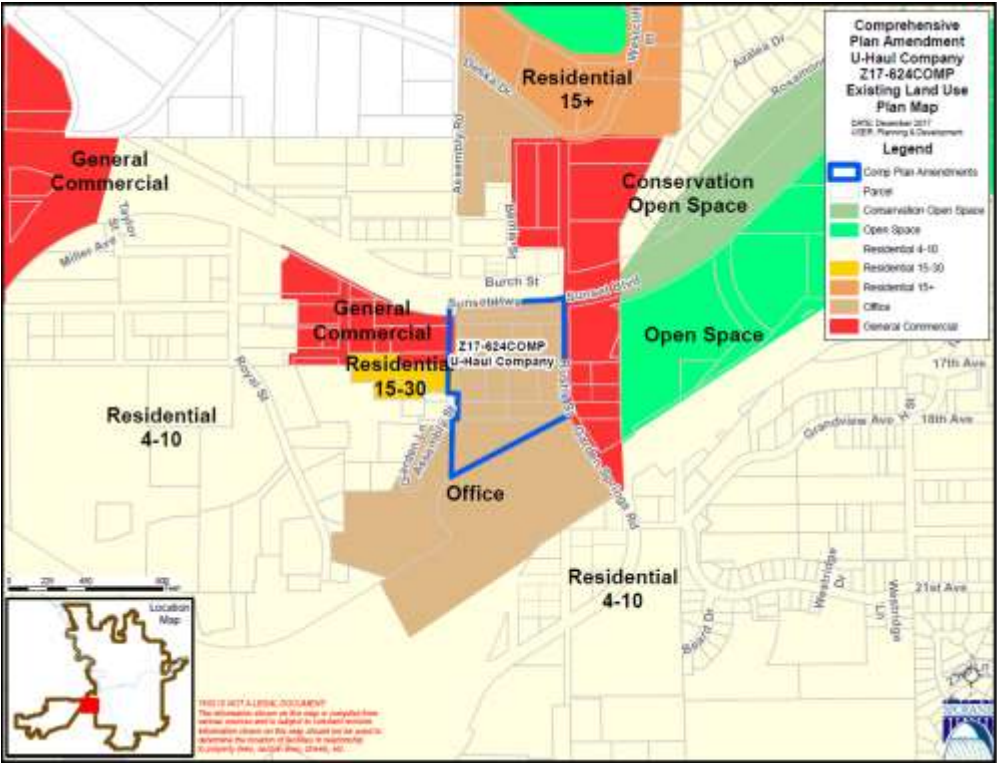
Location: The subject site includes 10 parcels located at 1616 S Rustle St, located south of Sunset Highway and west of S Rustle St (parcels 25262.0803, .0902, .0802, .0903, .0901, .0502, .0506, .0503, .0504, .0801, .0404, and .2212). The concerned properties total approximately 10.76 acres.

Proposal: This proposal is to change the 12 parcels from Office Land Use and OR-70 zoning to Commercial Land Use and GC-70 zoning.

Agent: Taud Hume, Parsons/Burnett/Bjordahl/Hume LLP

Committee Consideration for Expansion: See Exhibit B





File Z17-630COMP, Plese & Plese LLC

North Hill Neighborhood

Proposed Map Amendment

Location: The subject site includes a portion of 1 parcel located at 6216 N Washington St, located south of Francis Avenue (a portion of parcel 36311.0517, which is currently split-zoned). The concerned portion of the property totals approximately 0.175 acres.

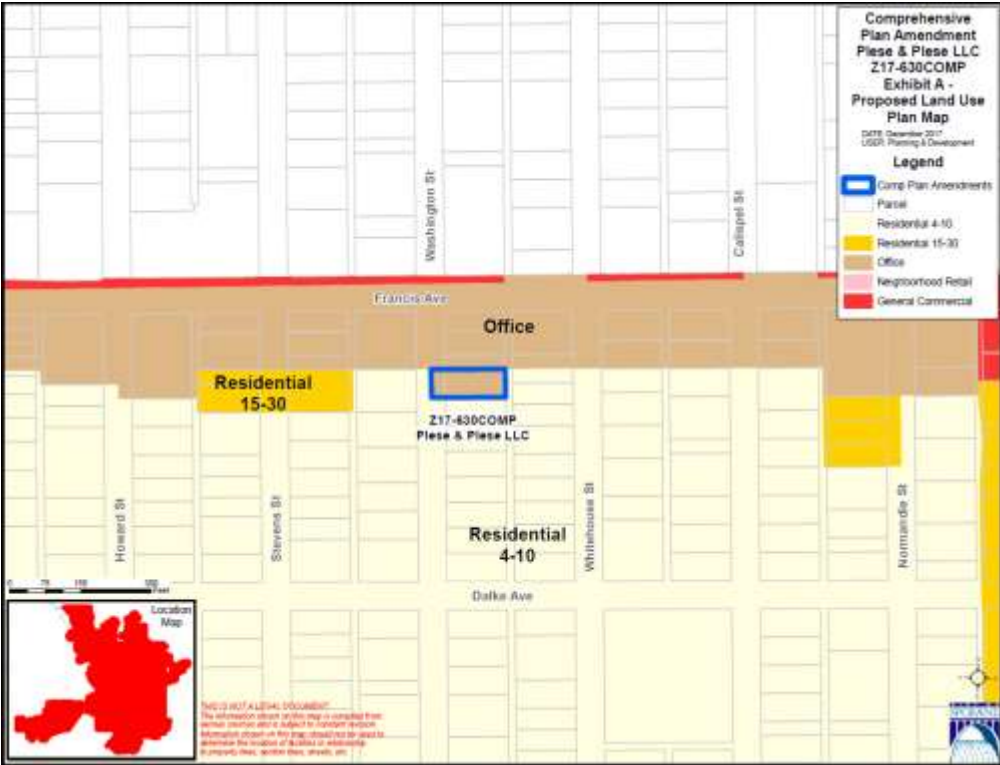
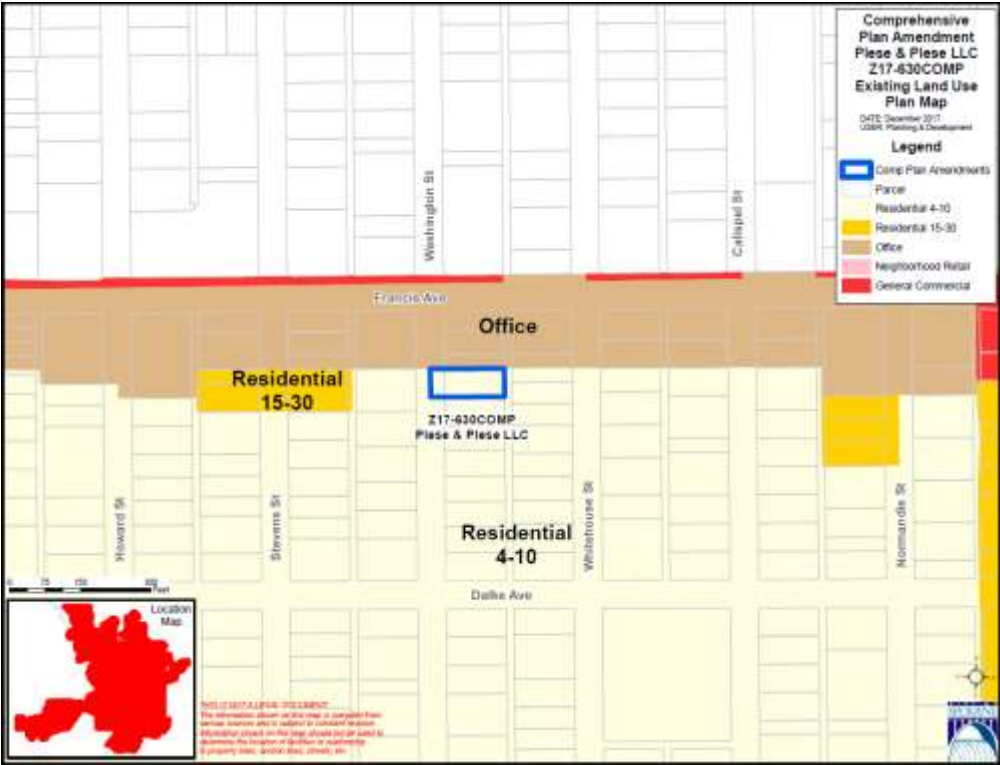
Original Proposal: This proposal is to change the portion of the 1 parcel from Residential 4-10 Land Use and RSF zoning to Office Land Use and OR-35 zoning.

Expansion Location: Parcel to the east, across the alley, 36311.0503, address at 6217 N. Whitehouse Street. This parcel is also split-zoned RSF and Office and is proposed to be changed to the same category. Expansion would encompass approximately 3,851 square feet or 0.09 acres. Expansion is illustrated in last map (below).

Staff note: Current parcel configurations in this area make a “straight line” from east to west for a zone boundary impossible to stay purely within parcel lines. It is currently a “straight line” east to west.

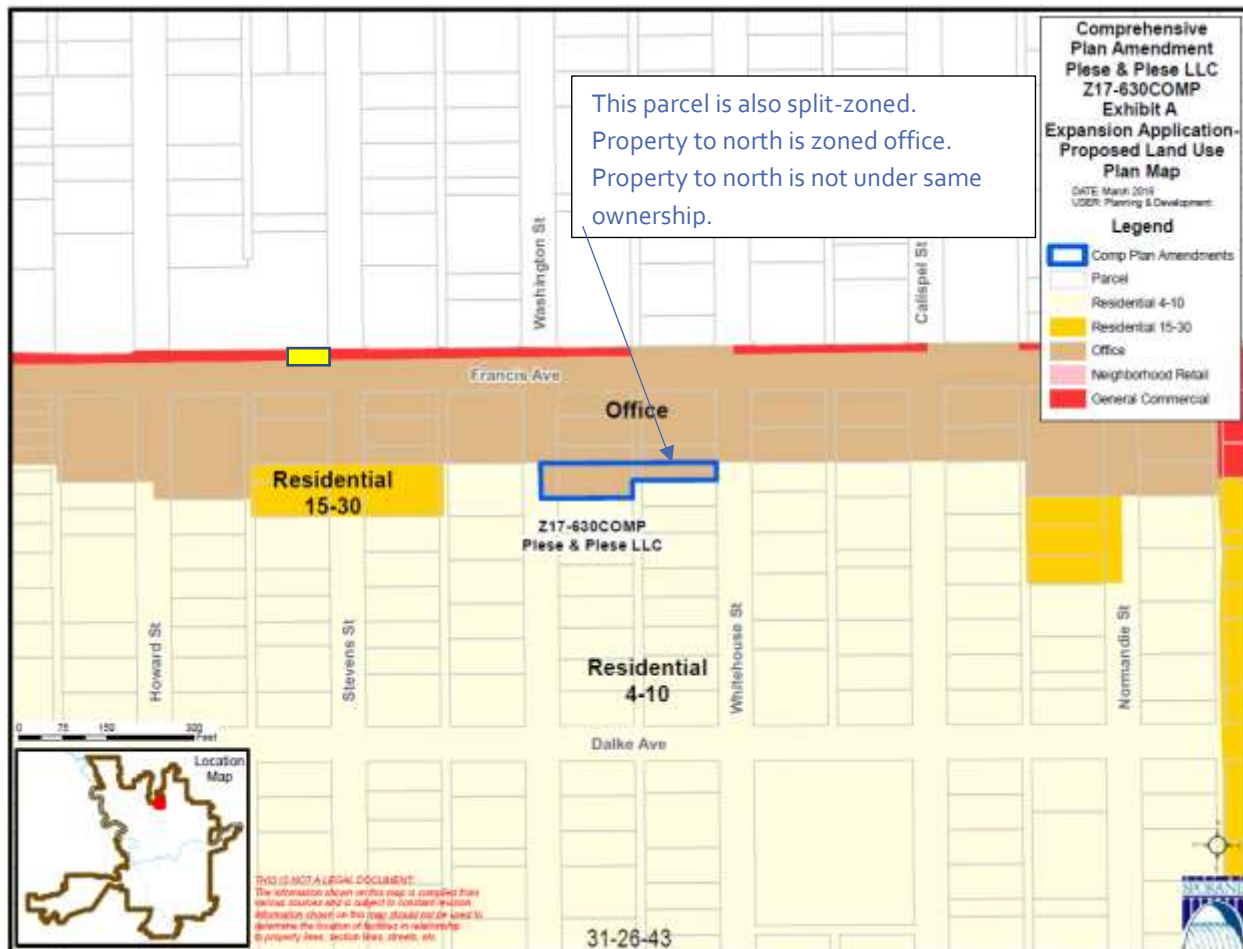
Agent: Taudd Hume, Parsons/Burnett/Bjordahl/Hume LLP





Proposal by Ad Hoc Committee to Amend File Z17-630COMP, Plese & Plese LLC; forwarded by City Council for Plan Commission Review North Hill Neighborhood

Proposed Map Amendment with Expanded Geographic Area



Committee Consideration for Expansion; Forwarded by City Council to Plan Commission:
Proposed expansion to include a parcel located to the east, across the alley, which is also “split zoned”. This is parcel 36311.0503. Parcel address is 6217 N. Whitehouse Street. This portion of the parcel would add 3,351 sq. ft. or 0.09 acres. Staff recommend that if this proposal is forwarded for consideration, the zoning map change considered be the same as for the other site – RSF to O-35 zoning.

Text Amendment Added by City Council

Z2018-253COMP

Text Amendment Proposal, Chapter 2, Section 2.1

Sponsored by Council Member Lori Kinnear

This proposed amendment is Categorically Exempt from SEPA per WAC 197-11-800(19)

Proposed Text:

In addition to these regulatory tools city staff will implement the tenets of the plan in their projects and programs. Because the Comprehensive Plan is designed to help the community realize a shared vision of the future, as the community, environment, and legal framework changes over time so should the community's guiding document. To ensure that the Comprehensive Plan functions as a living document, evolving to meet the needs of the community, the Joint Administration-Council Strategic Plan will serve as a strategic implementation guide to help direct the actions and priorities of elected officials and city staff. The Strategic Plan is designed to direct attention to projects that implement the goals and policies of the Comprehensive Plan.