

**STAFF REPORT ON
STREET NAME CHANGE APPLICATION
FILE NO. Z1500080STNC**

I. SUMMARY OF REQUEST AND RECOMMENDATION:

Description: An application was submitted by North Gorge Residential Properties, LLC for the renaming of Centennial Alley from the west side of Elm St to the south side of Summit Parkway AND naming of the public alley in alignment with Centennial on the east side of Elm St to the south side of Summit Parkway, to be renamed “Centennial Way.”

Recommendation: Staff recommends approval of the street name change.

II. GENERAL INFORMATION:

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| A. Applicant: | North Gorge Residential Partners LLC
1421 N. Meadowwood Lane, Suite 200
Liberty Lake, WA 99019 |
| B. Location of Proposal: | The subject property is the public right-of-way of Centennial Alley from the west side of Elm St to the south side of Summit Parkway the public alley in alignment with Centennial on the east side of Elm St to the south side of Summit Parkway |
| C. Existing Zoning: | RMF (Residential Multi-Family) |
| D. Land Use Plan Designation: | West of Elm is designated Residential 15-30, east of Elm is designated CC Core. |
| E. SEPA Status: | Categorically Exempt |
| F. Enabling Zoning: | SMC Chapter 17D.050 – Roadway Naming. |
| G. Hearing Date: | November 18, 2015, 4:00 p.m. |
| H. Staff Contact: | Tami Palmquist, 625-6157 |

III. DEPARTMENT REPORTS:

Notice and request for comments were sent to the City departments and outside agencies concerned with land development on October 29, 2015, and again on November 6, 2015. Copies of reports from those who responded to the notice and request for comments, if any, will be contained within the public record for this file and made part of this report by reference. Two responses were received from property owners along this stretch of right-of-way. Responses were also received from the Master Street Address Guide of Spokane County, the City of Spokane Public Safety GIS Specialist, the Spokane County GIS Manager, Spokane County Fire Dispatch Division Chief Atwood and City of Spokane Fire Chief Bobby Williams.

IV. CONCLUSIONS:

Procedure. The procedure for naming of roadways is detailed in SMC 17D.050.010 and outlined below:

17D.050.010 - Naming of Roadways – Procedure

- A. Any project permit action that results in a name being created to identify a new roadway, whether public or private, shall comply with the requirements of this chapter. The applicant will designate proposed roadway names. The Director of Planning shall review the proposed roadway names for consistency with this chapter.*
- B. Other than as provided in subsection (A) of this section, a roadway name shall be established or changed by ordinance upon recommendation of the Plan Commission. Any proposed roadway name change shall be consistent with the naming of roadways policy of SMC 17D.050.020.*
- C. Before submitting a proposed roadway name change to the Plan Commission, the Director of Planning shall cause the applicant to give notice to the owners of property fronting on the roadway, the United States Postal Service and emergency dispatching personnel, for the purpose of eliciting comments. The Director shall also cause the applicant to post notice pursuant to SMC 17G.060.120.*

Policy. The policy for naming of roadways is detailed in 17D.050.020 and outlined below:

17D.050.020 – Naming of Roadways – Policy.

- A. Only traveled ways that qualify as roadways may be named.*
- B. All roadways shall be named regardless of whether the ownership is public or private. Without limitation, this includes all roadways that are created within plats, short plats, binding site plans, PUDs and manufactured/mobile home parks. All named roadways shall meet the requirements outlined in SMC 17D.050.020(B)(1-11).*
- C. Roadway name suffixes will be assigned in reference to the nature of the roadway they are describing. The suffixes and corresponding abbreviations are outlined in SMC 17D.050.020(C)(1-14).*

Decision Criteria. The decision criteria for roadway name change is detailed in 17D.050.070 and outlined below:

17D.050.070 – Decision Criteria – Roadway Name Change

Roadway name changes should be approved only when they further the public interest or public safety, specifically in the dispatching of emergency vehicles. A change in the name of an existing roadway is subject to approval by the City Council. The City Council, subsequent to the recommendation of the Plan Commission, may grant a roadway name change if the proposed change is consistent with the policy for naming roadways found in SMC 17D.050.020.

Relevant Facts

Staff has reviewed the application and finds that the proposed street name change meets all the relevant criteria outlined in 17D.050.020 – Naming of Roadways – Policy.

With regards to comments received from emergency dispatch and GIS; Centennial Alley should be renamed to a street designation and not an alley designation so that it shows up in the GIS. The right-of-way measures 25 feet in width along the entire length in question and therefore meets the requirements of a roadway that can be named. The names of the two aligned streets should match, eliminating confusion. Specifically, the name change would further the public interest and public safety in the dispatching of emergency vehicles by eliminating a change in street name on a continuing street.

Therefore, the desired roadway name is specifically consistent with the criteria identified below:

17D.050.020(B)(2): Roadway names shall only change when there is a substantial intersection or significant “visual geometric cue.” Generally continuous roadways shall not be subdivided into segments with different names.

17D.050.020(C)(14): Way (Wy.): A curvilinear roadway.

Citizen Comments

Two comments have been received regarding the street name change. The comments, received by email, indicate that residents along the portion of roadway east of Elm, which are addressed with Elm addresses, are against the name change. Additional comments received, if any, will be presented at the Plan Commission public hearing.

VI. RECOMMENDATION

STAFF CONCLUSION: Based on the above findings, staff supports renaming the roadway “Centennial Way”.