



MEMO

Date: December 9, 2020
To: Spokane City Council
From: Todd Beyreuther, Plan Commission President
Re: **Plan Commission Action on City Council remand of Final Reading Ordinance C35974 Relating to Application Z19-502COMP and Amending the Land Use Plan Map of the City’s Comprehensive Plan**

During its December 9, 2020 regular meeting the City of Spokane Plan Commission held a workshop to discuss the City Council’s remand of Final Reading Ordinance C35974 relating to application file # Z19-502COMP. Previously, during the legislative session of your November 23, 2020 City Council meeting, the City Council took the following action:

Motion by Council Member Mumm, seconded by Council Member Stratton, **to defer** Final Reading Ordinance C35974—relating to application file Z19-502COMP amending Map LU 1, Land Use Plan Map, of the City’s Comprehensive Plan from “Residential 4-10” to “Office” for approximately 0.61 acres . . . for the opportunity for feedback on the possibility of this (parcels 35273.0219 and 35273.0220) being multifamily (and thereby remand back to the Plan Commission); **carried unanimously**.¹

During its December 9 meeting, the Plan Commission received a report and presentation from staff on the possible modification to the proposal and heard input from Mr. Dwight Hume, agent for the applicant on this proposal. Later that same day, during a public hearing, the Plan Commission took public testimony and heard from staff and the applicant’s agent again regarding the possible modification.

Upon closing the public record, Plan Commission took the following actions:

- **Motion** by Plan Commissioner Greg Francis, seconded by Plan Commissioner Michael Baker, **to amend** the Plan Commission’s original recommendation² to City Council to recommend approval of parcels 35273.0219 and 35273.0220 if the proposed land use and zoning for those parcels were modified to Residential 15-30 and Residential Multi-Family.
 - During deliberation of the main motion (above), Plan Commissioner Greg Francis agreed to **amend** his original motion for a land use plan map designation of “Residential 10-20” and a zoning designation of “Residential Two-Family (RTF)” instead.

¹ Council Action Memo, ORDs C359792 thru C35980, November 23, 2020

² See Plan Commission Findings of Fact, Conclusions, and Recommendations on Z19-502COMP, submitted previously.

This amendment to the motion was accepted by Plan Commissioner Michael Baker. Plan Commission accepted the amendment according to a vote, where it **passed 6 to 2** with one abstention.

- Following passage of the amendment, the **main motion** was considered and **passed 7 to 1** with one abstention.

The final motion, recommending Residential 10-20 for the two subject parcels, was made according to the following findings by the Plan Commission:

- The residential two-family zoning category is more restrictive than a multi-family zoning category, while still providing for greater density to serve the nearby Lincoln Heights District Center.
- Residential uses were envisioned by the City Council remand, and the public has had sufficient opportunity to provide input and comment on a residential use in this location.
- Residential Two-Family (RTF) zoning would not allow a conditional use permit for Office use on these parcels, as would be possible under Residential Multi-Family zoning category.
- Existing Land Use Plan Map Designations and Zoning designations around the Lincoln Heights District Center already provide for transitional land uses described in LU 3.2, Centers and Corridors.
- In consideration of decision criteria outlined in Spokane Municipal Code 17G.020.030, the Plan Commission finds the following:
 - The modified proposal recommended by Plan Commission meets the decision criteria outlined in 17G.020.030.A through J, including meeting the requirements of GMA and the Comprehensive Plan; without limiting the generality of the foregoing, the modified proposal is consistent with the City's Comprehensive Plan and regional plans and population forecasts.
 - A Land Use Plan Map designation of "Residential 10-20" and a zoning designation of "Residential Two-Family" would better meet the decision criteria outlined by Spokane Municipal Code 17G.020.030, especially as it relates to the location criteria in the Comprehensive Plan (criterion K.2.a), and would better implement the Comprehensive Plan (criterion K.2.c).
 - The site may not be entirely suitable for development of a single-family home due to access, traffic, and parking impacts related to the adjacent intersection (criterion K.2.b).

Sincerely,



[Todd Beyreuther \(Dec 10, 2020 11:45 PST\)](#)

Todd Beyreuther
President, City of Spokane Plan Commission