

Spokane Plan Commission
FINDINGS, CONCLUSIONS, and RECOMMENDATION
North Foothills Center CC-3 Zoning Overlay Extension

A Recommendation of the Spokane Plan Commission to the City Council to APPROVE the amendment to the City's Zoning Map extending the CC-3 (Centers and Corridors, Type 3) Overlay Zone in the area of the North Foothills Center.

FINDINGS:

- A. Spokane City Council passed a resolution (RES 2020-0029) on May 11, 2020 directing planning staff to conduct an abbreviated subarea planning process to consider a zoning overlay in the vicinity of the North Foothills Employment Center.
- B. The CC-3 Overlay Zone is described in SMC 17C.122.020, Types of Centers/Corridors. The CC3-Overlay Zone is applied as an additional zoning overlay and does not necessitate changing the base zoning or the Comprehensive Plan Land Use Plan Map designation for the area, but is an amendment to the Zoning Map, a section of the Unified Development Code.
- C. The City's Comprehensive Plan, Chapter 3, Land Use, *Goal 3.4, Planning for Centers and Corridors* describes a subarea planning process as the process designated to amend zoning surrounding an area designated on the Land Use Plan Map as a center; and such a planning process was followed as outlined in RES 2020-0029.
- D. SMC 17G.025.010 lists the guiding principles for text amendments to the Unified Development Code, as follows:
 - a. The proposed amendment is consistent with the applicable provisions of the comprehensive plan.
 - b. The proposed amendment bears a substantial relation to public health, safety, welfare, and protection of the environment.
- E. On June 9, 2020, staff requested comments from agencies and departments. No adverse comments were received from agencies or departments regarding the Proposed Amendment.
- F. On June 9, 2020, the Washington State Department of Commerce and appropriate state agencies were given the required 60-day notice of intent to adopt before adoption of any proposed changes to the Comprehensive Plan or the Development Code.
- G. A SEPA Determination of Non Significance was issued on July 13, 2020.
- H. On July 13, 2020, the City provided Notice of Application, Notice of Public Hearing and Notice of SEPA Determination was circulated via email and was also mailed to owners, taxpayers, and residents within 400 feet of the proposal.
- I. A Plan Commission workshop was held on July 22, 2020.

- J. A Virtual Open House was held on July 29, 2020 to allow the public the opportunity to learn more about this proposal.
- K. On July 29, 2020 and August 5, 2020, the City caused notice to be published in the Spokesman Review providing notice of the SEPA Checklist and Determination of Non-Significance, the Comprehensive Plan Map amendment, and providing notice of the August 12, 2020 Plan Commission Public Hearing.
- L. Prior to the Plan Commission hearing, staff prepared a report providing staff's analysis of the merits of the proposal to extend the CC-3 Overlay Zone in the area of the North Foothills Center, and recommending approval of the application. Copies of the staff report were circulated as prescribed by SMC 17G.020.060B.8.

CONCLUSIONS:

The Plan Commission makes the following conclusions with respect to the review criteria outlined in SMC 17.G.025.010. The applicable criteria are as follows:

1. The proposed amendment is consistent with the applicable provisions of the comprehensive plan.

Staff Analysis: Staff has reviewed the proposed zoning overlay amendment and does not find it to be in conflict with any applicable provisions of the comprehensive plan. *Policy LU 3.4 Planning for Centers and Corridors* states:

Conduct a city-approved subarea planning process to determine the location, size, mix of land uses and underlying zoning within designated Centers and Corridors. Prohibit any change to land use or zoning within suggested Centers or Corridors until a subarea planning process is completed.

Following Policy LU 3.4 guidance, the City council's RES 2020-0029, which directed this planning effort, specified a narrow scope and nimble "abbreviated" planning process. A zoning overlay was the single consideration; no change to land use plan map designations or base zoning was considered. Within this narrow scope, the abbreviated planning process still provided agency notification, notification of neighborhood councils, notification of taxpayers, property owners, and residents within 400-feet, and signs posted on the property. A virtual open house was also held by staff for any members of the public and, in particular, for those in the notification area.

2. The proposed amendment bears a substantial relation to public health, safety, welfare, and protection of the environment.

Staff Analysis: Staff has reviewed and processed (including providing notice and appropriate opportunities for public participation) the proposed amendment in accordance with the most current regulations contained in the Growth Management Act, the Washington State Environmental Policy Act (SEPA), and the Spokane Municipal Code. Staff is unaware of any inadequacy of public facilities this proposal would create, and no comments were received to this effect from any applicable agencies receiving notice of the proposal. The proposal meets this criterion.

RECOMMENDATION:

In the matter of emergency ordinance North Foothills Center CC-3 Overlay Zone Extension, a proposal by the Spokane City Council to amend **the Unified Development Code to extend the CC-3 Overlay Zone in the vicinity of the North Foothills Center**, the Plan Commissions recommends to City Council the APPROVAL of the Proposed Amendment, and authorizes the President to prepare and sign on the Commission's behalf a written decision setting forth the Commission's findings, conclusions, and recommendation on the Proposed Amendment.

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Todd Beyreuther
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Todd Beyreuther, President
Spokane Plan Commission
August 18, 2020