

**CITY COUNCIL MEETINGS  
RULES – PUBLIC DECORUM**

**Strict adherence to the following rules of decorum by the public will be observed and adhered to during City Council meetings, including open forum, public comment period on legislative items, and Council deliberations:**

- 1. No Clapping!**
- 2. No Cheering!**
- 3. No Booing!**
- 4. No public outbursts!**
- 5. Three-minute time limit for comments made during open forum and public testimony on legislative items!**

**In addition, please silence your cell phones when entering the Council Chambers!**

Further, keep the following City Council Rules in mind:

**Rule 2.2      Open Forum**

2.2.4 The open forum is a limited public forum and all matters discussed shall relate to affairs of the City. No person may use the open forum to speak on such matters and in such a manner as to violate the laws governing the conduct of municipal affairs. No person shall be permitted to speak on matters related to the current or advance agendas, potential or pending hearing items, or ballot propositions for a pending election. Individuals speaking during the open forum shall address their comments to the Council President and shall not make personal comment or verbal insults about any individual.

**Rule 5.4      Public Testimony Regarding Legislative Agenda Items – Time Limits**

- 5.3.1 Members of the public may address the Council regarding items on the Council's legislative agenda, special consideration items, hearing items and other items before the City Council requiring Council action that are not adjudicatory or administrative in nature. This rule shall not limit the public's right to speak during the open forum.
- 5.3.2 No one may speak without first being recognized for that purpose by the Chair. Except for named parties to an adjudicative hearing, a person may be required to sign a sign-up sheet and provide his or her address as a condition of recognition. In order for a council member to be recognized by the Chair for the purpose of obtaining the floor, the council member shall either raise a hand or depress the call button on the dais until recognized by the Council President.
- 5.3.3 Each person speaking at the public microphone shall verbally identify him(her)self by name and, if appropriate, representative capacity.
- 5.3.4 Each speaker shall follow all written and verbal instructions so that verbal remarks are electronically recorded and documents submitted for the record are identified and marked by the Clerk.
- 5.3.5 In order that evidence and expressions of opinion be included in the record and that — decorum befitting a deliberative process be maintained, no modes of expression not provided by these rules, such as demonstrations, banners, applause and the like will be permitted.
- 5.3.6 A speaker asserting a statement of fact may be asked to document and identify the source of the factual datum being asserted.
- 5.3.7 When addressing the Council, members of the public shall direct all remarks to the Council President and shall confine remarks to the matters that are specifically before the Council at that time.
- 5.3.8 When any person, including members of the public, City staff and others are addressing the Council, council members shall observe the same decorum and process, as the rules require among the members inter se. That is, a council member shall not engage the person addressing the Council in colloquy, but shall speak only when granted the floor by the Council President. All persons and/or council members shall not interrupt one another. The duty of mutual respect set forth in Rule 1.2 and the rules governing debate set forth in *Robert's Rules of Order* shall extend to all speakers before the City Council. The council president pro-tem shall be charged with the task of assisting the council president to insure that all individuals desiring to speak, be they members of the public, staff or council members, shall be identified and provided the opportunity to speak.

# THE CITY OF SPOKANE



## ADVANCE COUNCIL AGENDA

MEETING OF MONDAY, OCTOBER 19, 2015

### **MISSION STATEMENT**

**TO DELIVER EFFICIENT AND EFFECTIVE SERVICES  
THAT FACILITATE ECONOMIC OPPORTUNITY  
AND ENHANCE QUALITY OF LIFE.**

**MAYOR DAVID A. CONDON**

**COUNCIL PRESIDENT BEN STUCKART**

**COUNCIL MEMBER MICHAEL A. ALLEN**

**COUNCIL MEMBER CANDACE MUMM**

**COUNCIL MEMBER KAREN STRATTON**

**COUNCIL MEMBER MIKE FAGAN**

**COUNCIL MEMBER JON SNYDER**

**COUNCIL MEMBER AMBER WALDREF**

**CITY COUNCIL CHAMBERS  
CITY HALL**

**808 W. SPOKANE FALLS BLVD.  
SPOKANE, WA 99201**



## CITY COUNCIL BRIEFING SESSION

Council will adopt the Administrative Session Consent Agenda after they have had appropriate discussion. Items may be moved to the 6:00 p.m. Legislative Session for formal consideration by the Council at the request of any Council Member.

SPOKANE CITY COUNCIL BRIEFING SESSIONS (BEGINNING AT 3:30 P.M. EACH MONDAY) AND LEGISLATIVE SESSIONS (BEGINNING AT 6:00 P.M. EACH MONDAY) ARE BROADCAST LIVE ON CITY CABLE CHANNEL FIVE AND STREAMED LIVE ON THE CHANNEL FIVE WEBSITE. THE SESSIONS ARE REPLAYED ON CHANNEL FIVE ON THURSDAYS AT 6:00 P.M. AND FRIDAYS AT 10:00 A.M.

The Briefing Session is open to the public, but will be a workshop meeting. Discussion will be limited to Council Members and appropriate Staff and Counsel. There will be an opportunity for the expression of public views on any issue not relating to the Current or Advance Agendas during the Open Forum at the beginning and the conclusion of the Legislative Agenda.

### ADDRESSING THE COUNCIL

- No one may speak without first being recognized for that purpose by the Chair. Except for named parties to an adjudicative hearing, a person may be required to sign a sign-up sheet as a condition of recognition.
- Each person speaking at the public microphone shall print his or her name and address on the sheet provided at the entrance and verbally identify him/herself by name, address and, if appropriate, representative capacity.
- If you are submitting letters or documents to the Council Members, please provide a minimum of ten copies via the City Clerk. The City Clerk is responsible for officially filing and distributing your submittal.
- In order that evidence and expressions of opinion be included in the record and that decorum befitting a deliberative process be maintained, modes of expression such as demonstration, banners, applause and the like will not be permitted.
- A speaker asserting a statement of fact may be asked to document and identify the source of the factual datum being asserted.

**SPEAKING TIME LIMITS:** Unless deemed otherwise by the Chair, each person addressing the Council shall be limited to a three-minute speaking time.

**CITY COUNCIL AGENDA:** The City Council Advance and Current Agendas may be obtained prior to Council Meetings from the Office of the City Clerk during regular business hours (8 a.m. - 5 p.m.). The Agenda may also be accessed on the City website at [www.spokanecity.org](http://www.spokanecity.org). Agenda items are available for public review in the Office of the City Clerk during regular business hours.

**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 Christine Cavanaugh at (509) 625-6383, 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or [ccavanaugh@spokanecity.org](mailto:ccavanaugh@spokanecity.org). Persons who are deaf or hard of hearing may contact Ms. Cavanaugh at (509) 625-7083 through the Washington Relay Service at 7-1-1. Please contact us forty-eight (48) hours before the meeting date.

If you have questions, please call the Agenda Hotline at 625-6350.

**BRIEFING SESSION**

(3:30 p.m.)

(Council Chambers Lower Level of City Hall)

(No Public Testimony Taken)

Council Reports

Staff Reports

Committee Reports

Advance Agenda Review

Current Agenda Review

**ADMINISTRATIVE SESSION**

Roll Call of Council

**CONSENT AGENDA****REPORTS, CONTRACTS AND CLAIMS****RECOMMENDATION**

- |    |   |   |
|----|---|---|
| 1. | Setting public hearings:  | FIN 2015-0001                               |
|    | a. On possible revenue sources for the 2016 Budget for November 2, 2015.<br><b>Tim Dunivant</b>   | Set Hrg.<br>11-2-2015                       |
|    | b. For review of the 2016 Proposed Budget beginning Monday, November 9, 2015 and continuing thereafter at the regular council meetings during the month of November.  | Set Hrgs.<br>Beginning<br>11-9-2015         |
| 2. | Authorization to increase annual estimated expenditure for purchases of PC, Laptop and Mobile Data Hardware Equipment from Dell Marketing, L.P. (Dell Financial Services, LLC) (Austin, TX) from January 1, 2015 through December 31, 2015—increase of \$175,000 (plus tax). Total annual estimated expenditure: \$760,000.<br><b>Michael Sloon</b> | Approve<br><br>OPR 2015-0005                |
| 3. | Second of three one-year extensions to Master Contract OPR 2012-0938 with Structured Communication Systems, Inc. (Clackamas, OR) for the  | Approve<br><br>OPR 2012-0938<br>RFP 3884-12 |

Purchase of Hardware and Software from November 1, 2015 through October 31, 2016—maximum of \$200,000.

**Michael Sloon**

- |    |  |         |                              |
|----|--|---------|------------------------------|
| 4. | Contract with AssetWorks (Wayne, PA) for annual support and upgrades of Fleet Services (M-5) Equipment System Software from October 1, 2015 through September 30, 2016—\$86,984.38 (incl. tax).  | Approve | OPR 2015-0900                |
|    | <b>Michael Sloon</b>   |         |                              |
| 5. | Interlocal between Spokane County and Spokane City regarding certain Law Enforcement services and shared uses from January 1, 2009 through December 31, 2012—\$535,870 Revenue/Expense.  | Approve | OPR 2015-0901                |
|    | <b>Tim Schwering</b>   |         |                              |
| 6. | Multi-jurisdictional operational agreement for the drug task force known as the Spokane Regional Safe Streets Task Force. Participating agencies are Spokane County Sheriff's Office, Spokane Valley PD, Spokane PD, & WA State Patrol.  | Approve | OPR 2015-0902                |
|    | <b>Tim Schwering</b>   |         |                              |
| 7. | Contract Amendment/Extension with Morrison Maierle, Inc. (Spokane WA) to extend the contract through July 31, 2016 to provide additional Design Services, Bid Phase Support and Construction Phase Support—not to exceed \$16,098. Total contract amount: \$63,450.  | Approve | OPR 2014-0782<br>ENG 2013162 |
|    | <b>Dan Buller</b>  |         |                              |
| 8. | Recommendations to list on the Spokane Register of Historical Places:  | Approve |                              |
|    | <b>Megan Duvall</b>  |         |                              |
|    | a. Genesee Block, 819 - 821 West Riverside Avenue.   |         | OPR 2015-0903                |
|    | b. Lowell School, 2225 South Inland Empire Way.  |         | OPR 2015-0904                |
|    | c. Northwest Transport Truck Company, 1302 West Second Avenue.   |         | OPR 2015-0905                |
|    | d. Hutton Elementary School, 908 East 24th Avenue.   |         | OPR 2015-0906                |
|    | e. Civic Building, 1020 West Riverside Avenue.   |         | OPR 2015-0907                |
| 9. | Amendment No. 4 to Consultant Agreement with River Oaks Communications Corp. (Colorado Springs, CO) to provide for certain services in connection with updates to the City's wireless telecommunications facilities code—\$33,655.25. Total contract amount: Not to exceed \$82,043.97. (Relates to Emergency Budget Ordinance C35306) <b>Council Member Allen</b> | Approve | OPR 2015-0376                |

10. Report of the Mayor of pending: Approve &  
Authorize  
Payments CPR 2015-0002
- a. Claims and payments of previously approved obligations, including those of Parks and Library, through \_\_\_\_\_, 2015, total \$\_\_\_\_\_, with Parks and Library claims approved by their respective boards. Warrants excluding Parks and Library total \$\_\_\_\_\_.
- b. Payroll claims of previously approved obligations through \_\_\_\_\_, 2015: \$\_\_\_\_\_. CPR 2015-0003
11. City Council Meeting Minutes: \_\_\_\_\_, 2015. Approve  
All CPR 2015-0013
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## **EXECUTIVE SESSION**

(Closed Session of Council)

(Executive Session may be held or reconvened during the 6:00 p.m. Legislative Session)

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## **CITY COUNCIL SESSION**

(May be held or reconvened following the 3:30 p.m. Administrative Session)

(Council Briefing Center)

This session may be held for the purpose of City Council meeting with Mayoral nominees to Boards and/or Commissions. The session is open to the public.

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## **LEGISLATIVE SESSION**

(6:00 P.M.)

(Council Reconvenes in Council Chamber)

**WORDS OF INSPIRATION**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL OF COUNCIL**

**ANNOUNCEMENTS**

(Announcements regarding Changes to the City Council Agenda)

**NO BOARDS AND COMMISSIONS APPOINTMENTS**

## CITY ADMINISTRATION REPORT

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### COUNCIL COMMITTEE REPORTS

(Committee Reports for Finance, Neighborhoods, Public Safety, Public Works, and Planning/Community and Economic Development Committees and other Boards and Commissions)

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### OPEN FORUM

This is an opportunity for citizens to discuss items of interest not relating to the Current or Advance Agendas nor relating to political campaigns/items on upcoming election ballots. This Forum shall be for a period of time not to exceed thirty minutes. After all the matters on the Agenda have been acted on, unless it is 10:00 p.m. or later, the open forum shall continue for a period of time not to exceed thirty minutes. Each speaker will be limited to three minutes, unless otherwise deemed by the Chair. If you wish to speak at the forum, please sign up on the sign-up sheet located in the Chase Gallery.

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## LEGISLATIVE AGENDA

### EMERGENCY BUDGET ORDINANCE

(Require Five Affirmative, Recorded Roll Call Votes)

Ordinance No. C35306 amending Ordinance No. C35185 passed the City Council November 24, 2014, and entitled, "An Ordinance adopting the Annual Budget of the City of Spokane for 2015, making appropriations to the various funds, departments and programs of the City of Spokane government for the fiscal year ending December 31, 2015, and providing it shall take effect immediately upon passage," and declaring an emergency and appropriating funds in:

General Fund

FROM: Unappropriated Reserves, \$33,000,

TO: Contractual Services, same amount;

**Council Member Allen**

(This budgets additional funds for consulting services related to updates to the City's wireless communication facilities regulations as outlined in Ordinance No. C35243.) (Relates to Consent Agenda Item No. 9)

### NO EMERGENCY ORDINANCES

### RESOLUTIONS

(Require Four Affirmative, Recorded Roll Call Votes)

RES 2015-0113      Setting hearing before the City Council for November 30, 2015 for the vacation of a portion of Park Court and a portion of an unnamed adjacent street as requested by Whipple Consulting Engineers. (Chief Garry Park Neighborhood) **Eldon Brown**

RES 2015-0114 Regarding the preservation, maintenance and improvement of the John Wayne Pioneer Trail. **Council Member Snyder**

## NO FINAL READING ORDINANCES

### FIRST READING ORDINANCES

(No Public Testimony Will Be Taken)

ORD C35307 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 North Market; and amending the zoning map from "Residential Single Family" (RSF) to "General Commercial, 70 foot height limitation" (GC-70). (Applicant: Spurway Living Trust) (By a vote of 6 to 0, the Plan commission recommends approval.)

**Tirrell Black**

ORD C35308 Relating to application #Z1400063COMP and amending the Land Use Plan Map of the City's Comprehensive Plan from "Residential 4-10" to "Office" for 0.69 acres (30,056 square feet) located at 4610, 4617, 4618 North Maple Street; and amending the Zoning Map from "Residential Single Family" (RSF) to "Office-35" (O-35). (Applicant: GRR Family LLC) (By a vote of 6 to 0, the Plan commission recommends approval.)

**Tirrell Black**

ORD C35309 Relating to application #Z1400064COMP and amending the Land Use Plan Map of the City's Comprehensive Plan from "Residential 4-10" to "CC Core" for 0.31 acres (13,800 square feet) located at 1414 East 10th Avenue and 1415 East 11th Avenue; and amending the Zoning Map from "Residential Single Family" (RSF) to "Centers & Corridors, Type 1, Neighborhood Center" (CC1-NC). (Applicant: CCRC LLC) (By a vote of 6 to 0, the Plan commission recommends approval.)

**Tirrell Black**

ORD C35310 Amending the text of the City of Spokane Comprehensive Plan Chapter 3, Land Use, adopting a new policy entitled "LU 1.X Mobile Home Parks." (Applicant: Council Member Jon Snyder on behalf of Spokane City Council) (By a vote of 5 to 1, the Plan commission recommends denial.)

**Tirrell Black**

ORD C35311 Relating to junk vehicle abatement and related fees; amending SMC sections 10.05.160 and 10.16.070, and adopting new section 10.16.045 to chapter 10.16 of the Spokane Municipal Code.

**Suzanne Tresko**

FURTHER ACTION DEFERRED

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## NO SPECIAL CONSIDERATIONS

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## **NO HEARINGS**

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**Motion to Approve Advance Agenda for October 19, 2015**  
(per Council Rule 2.1.2)

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## **OPEN FORUM (CONTINUED)**

This is an opportunity for citizens to discuss items of interest not relating to the Current or Advance Agendas nor relating to political campaigns/items on upcoming election ballots. This Forum shall be for a period of time not to exceed thirty minutes. After all the matters on the Agenda have been acted on, unless it is 10:00 p.m. or later, the open forum shall continue for a period of time not to exceed thirty minutes. Each speaker will be limited to three minutes, unless otherwise deemed by the Chair. If you wish to speak at the forum, please sign up on the sign-up sheet located in the Chase Gallery.

## **ADJOURNMENT**

The October 19, 2015, Regular Legislative Session of the City Council is adjourned to October 26, 2015.

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## **NOTES**



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

<b>Date Rec'd</b>	10/7/2015
<b>Clerk's File #</b>	FIN 2015-0001
<b>Renews #</b>	
<b>Cross Ref #</b>	
<b>Project #</b>	
<b>Bid #</b>	
<b>Requisition #</b>	

<b>Submitting Dept</b>	FINANCE
<b>Contact Name/Phone</b>	TIM DUNIVANT 625-6845
<b>Contact E-Mail</b>	TDUNIVANT@SPOKANECITY.ORG
<b>Agenda Item Type</b>	Hearings
<b>Agenda Item Name</b>	0410 - SET REVENUE HEARING

**Agenda Wording**

Setting public hearing on possible revenue sources for the 2016 Budget for November 2, 2015.

**Summary (Background)**

A city such as Spokane that collects a regular property tax levy must hold a public hearing on possible revenue sources for the 2016 current expense budget, including consideration of possible increases in property tax revenues (RCW 84.55.120). This hearing must be held before the meeting at which the City Council considers levy adoption. The property tax ordinance will be on the Council's November 9th agenda.

<b><u>Fiscal Impact</u></b>		<b><u>Budget Account</u></b>	
Select	\$	#	
Select	\$	#	
Select	\$	#	
Select	\$	#	
<b><u>Approvals</u></b>		<b><u>Council Notifications</u></b>	
<b><u>Dept Head</u></b>	DUNIVANT, TIMOTHY	<b><u>Study Session</u></b>	
<b><u>Division Director</u></b>	DUNIVANT, TIMOTHY	<b><u>Other</u></b>	
<b><u>Finance</u></b>	DAVIS, LEONARD	<b><u>Distribution List</u></b>	
<b><u>Legal</u></b>	DALTON, PAT	tdunivant@spokanecity.org	
<b><u>For the Mayor</u></b>	SANDERS, THERESA	cmarchand@spokanecity.org	
<b><u>Additional Approvals</u></b>			
<b><u>Purchasing</u></b>			





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

<b>Date Rec'd</b>	10/7/2015
<b>Clerk's File #</b>	FIN 2015-0001
<b>Renews #</b>	
<b>Cross Ref #</b>	
<b>Project #</b>	
<b>Bid #</b>	
<b>Requisition #</b>	

<b>Submitting Dept</b>	FINANCE
<b>Contact Name/Phone</b>	TIM DUNIVANT 625-6845
<b>Contact E-Mail</b>	TDUNIVANT@SPOKANECITY.ORG
<b>Agenda Item Type</b>	Hearings
<b>Agenda Item Name</b>	0410 - SET BUDGET HEARINGS

**Agenda Wording**

Setting the hearings for review of the 2016 Proposed Budget beginning Monday, November 9, 2015 and continuing thereafter at the regular council meetings during the month of November.

**Summary (Background)**

As part of the annual budget process, the City Council will hold public hearings on the proposed 2016 budget for the City of Spokane. Public testimony is welcome on all sections of the budget at each hearing. The first hearing will be held on November 9, 2015 and are currently scheduled to continue each Monday during the month of November. The Council may continue the hearing up to the 25th day prior to the beginning of the next fiscal year.

<b><u>Fiscal Impact</u></b>	<b><u>Budget Account</u></b>
Select \$	#
Select \$	#
Select \$	#
Select \$	#

<b><u>Approvals</u></b>		<b><u>Council Notifications</u></b>	
<b><u>Dept Head</u></b>	DUNIVANT, TIMOTHY	<b><u>Study Session</u></b>	
<b><u>Division Director</u></b>	DUNIVANT, TIMOTHY	<b><u>Other</u></b>	
<b><u>Finance</u></b>	DAVIS, LEONARD	<b><u>Distribution List</u></b>	
<b><u>Legal</u></b>	DALTON, PAT	tdunivant@spokanecity.org	
<b><u>For the Mayor</u></b>	SANDERS, THERESA	cmarchand@spokanecity.org	

<b><u>Additional Approvals</u></b>	
<b><u>Purchasing</u></b>	



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

<b>Date Rec'd</b>	9/24/2015
<b>Clerk's File #</b>	OPR 2015-0005
<b>Renews #</b>	

<b>Submitting Dept</b>	INFORMATION TECHNOLOGY	<b>Cross Ref #</b>	
<b>Contact Name/Phone</b>	MICHAEL SLOON 625-6468	<b>Project #</b>	
<b>Contact E-Mail</b>	MSLOON@SPOKANECITY.ORG	<b>Bid #</b>	
<b>Agenda Item Type</b>	Purchase w/o Contract	<b>Requisition #</b>	VB MASTER
<b>Agenda Item Name</b>	5300 DELL MARKETING PURCHASE INCREASE 2 (2015)		

**Agenda Wording**

Approval to increase annual estimated expenditure for purchases of PC, Laptop and Mobile Data Hardware Equipment from Dell Marketing., L.P.,(Dell Financial Services, LLC)Austin, TX. January 1, 2015 through December 31, 2015 from \$585,000 to \$760,000.

**Summary (Background)**

Dell Marketing L.P. currently provides The City of Spokane with PC, Laptop and Mobile Data Hardware for purchase for various City Departments. The purpose of the new equipment is for efficiencies, improved service, high speed connectivity, future capacity, and aligns with The City's standard for PC, Laptop and Mobile Data equipment and deployment. The City of Spokane IT Department has utilized WA State Contract T10-MST-296/B27160 for its selection of Dell Marketing. L.P..

<b><u>Fiscal Impact</u></b>	<b><u>Budget Account</u></b>
Expense \$ 175,000.00 plus tax	# Various Accounts
Select \$	#
Select \$	#
Select \$	#

<b><u>Approvals</u></b>		<b><u>Council Notifications</u></b>	
<b><u>Dept Head</u></b>	SLOON, MICHAEL	<b><u>Study Session</u></b>	Finance - Oct. 5, 2015
<b><u>Division Director</u></b>	FINCH, ERIC	<b><u>Other</u></b>	
<b><u>Finance</u></b>	DAVIS, LEONARD	<b><u>Distribution List</u></b>	
<b><u>Legal</u></b>	WHALEY, HUNT	Accounting - kbustos@spokanecity.org	
<b><u>For the Mayor</u></b>	SANDERS, THERESA	Contract Accounting - jsalstrom@spokanecity.org	
<b><u>Additional Approvals</u></b>		Legal - hwhaley@spokanecity.org	
<b><u>Purchasing</u></b>	WAHL, CONNIE	Purchasing - cwahl@spokanecity.org	
		IT - jhamilton@spokancity.org	
		Taxes & Licenses	
		Dell - thomas_bedian@dell.com	

**BRIEFING PAPER**  
**City of Spokane**  
**Information Technology**  
**October 5, 2015**

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**Subject**

Approval to increase annual estimated expenditure of the purchases of PC, Laptop and Mobile Data Hardware Equipment from Dell Marketing L.P. (Dell Financial Services, L.L.C.)Austin, TX.  
January 1, 2015 through December 31, 2015 from \$ 585,000 to \$760,000 plus tax.

**Background**

Dell Marketing L.P. currently provides the City of Spokane with PC, Laptop and Mobile Data Hardware for purchase for various City Departments. The purpose of the new equipment is for efficiencies, improved service, high speed connectivity, future capacity, and aligns with The City's standard for PC, Laptop and Mobile Data equipment and deployment. The City of Spokane IT Department has utilized WA State Contract T10-MST-296/B27160 for its selection of Dell Marketing L.P..

2014 - \$355,223.66

**Impact**

Without this yearly Approval to Purchase, the IT Department would be required to bring any purchase over The City Purchase Limit(\$48,400) to City Council for Approval for each piece of equipment purchased.

**Action**

City IT Staff recommends approval

**Funding**

Various Accounts



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

<b>Date Rec'd</b>	9/29/2015
<b>Clerk's File #</b>	OPR 2012-0938
<b>Renews #</b>	
<b>Cross Ref #</b>	
<b>Project #</b>	
<b>Bid #</b>	RFP 3884-12
<b>Requisition #</b>	VB MASTER

<b>Submitting Dept</b>	INFORMATION TECHNOLOGY
<b>Contact Name/Phone</b>	MICHAEL SLOON 625-6468
<b>Contact E-Mail</b>	MSLOON@SPOKANECITY.ORG
<b>Agenda Item Type</b>	Contract Item
<b>Agenda Item Name</b>	5300 STRUCTURED MASTER CONTRACT EXT (2015)

**Agenda Wording**

Second of three one-year extensions to Master Contract OPR2012-0938 with Structured Communication Systems, Inc. (Clackamas, OR) for the Purchase of Hardware and Software. November 1, 2015 through October 31, 2016 for a maximum of \$200,000.00.

**Summary (Background)**

Purchase of this hardware and software is to meet the growth requirements of the City's Storage-Area-Network (SAN). This purchase will replace and upgrade the City's existing hardware that is at end of life or support that was originally purchased in 2002. The current SAN hardware was last upgraded in 2013. Because of the growth of the enterprise applications (both in size and number) components of the SAN need to be enlarged.

<b><u>Fiscal Impact</u></b>		<b><u>Budget Account</u></b>	
Expense	\$ 200,000.00	#	Various Accounts
Select	\$	#	
Select	\$	#	
Select	\$	#	
<b><u>Approvals</u></b>		<b><u>Council Notifications</u></b>	
<b><u>Dept Head</u></b>	SLOON, MICHAEL	<b><u>Study Session</u></b>	Finance, Oct. 5, 2015
<b><u>Division Director</u></b>	FINCH, ERIC	<b><u>Other</u></b>	
<b><u>Finance</u></b>	DAVIS, LEONARD	<b><u>Distribution List</u></b>	
<b><u>Legal</u></b>	WHALEY, HUNT	Accounting - kbustos@spokanecity.org	
<b><u>For the Mayor</u></b>	SANDERS, THERESA	Contract Accounting - jsalstrom@spokanecity.org	
<b><u>Additional Approvals</u></b>		Legal - hwhaley@spokanecity.org	
<b><u>Purchasing</u></b>	WAHL, CONNIE	Purchasing - cwahl@spokanecity.org	
		IT - jhamilton@spokancity.org	
		Taxes & Licenses	
		crichmond@structured.com; cschurter@structured.com	

**BRIEFING PAPER**  
**City of Spokane**  
**Information Technology**  
**October 5,2015**

---

**Subject**

Second of three one-year extensions to Master Contract OPR2012-0938 with Structured Communication Systems, Inc. for the purchase of hardware and software associated with The City's current Storage-Area-Network (SAN).

November 1, 2015 through October 31, 2016 for a maximum of \$ 200,000.00.

**Background**

Purchase of this hardware and software is to meet the growth requirements of the City's Storage-Area-Network (SAN). This purchase will replace and upgrade The City's existing hardware that is at end of life or support that was originally purchased in 2002. The current SAN hardware was last upgraded in 2013. Because of the growth of the enterprise applications (both in size and number) components of the SAN need to be enlarged.

2014 - \$200,000.00

**Impact**

The hardware and software upgrades are needed in order to accommodate the data storage demands of the applications and systems used throughout the City. Without additional storage and improved hardware performance, the services supported by the applications will be adversely impacted.

**Action**

City IT Staff recommends approval

**Funding**

Various Accounts



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

<b>Date Rec'd</b>	9/17/2015
<b>Clerk's File #</b>	OPR 2015-0900
<b>Renews #</b>	
<b>Cross Ref #</b>	OPR 2014-0438
<b>Project #</b>	
<b>Bid #</b>	
<b>Requisition #</b>	CR16053000

<b>Submitting Dept</b>	INFORMATION TECHNOLOGY
<b>Contact Name/Phone</b>	MICHAEL SLOON 625-6468
<b>Contact E-Mail</b>	MSLOON@SPOKANECITY.ORG
<b>Agenda Item Type</b>	Contract Item
<b>Agenda Item Name</b>	5300 ASSETWORKS ANNUAL (2015)

**Agenda Wording**

Contract with AssetWorks (Wayne, PA) for annual support and upgrades of Fleet Services (M-5) Equipment System Software. October 1, 2015 through September 30, 2016 for \$86,984.38 including tax.

**Summary (Background)**

The City of Spokane has been using AssetWorks since 1993 for the M-5 equipment management system. The M-5 equipment system software has been continually enhanced based on the City's enterprise needs and requirements. This M-5 equipment system software provides Fleet Services with corrections for any defect in the software, unlimited telephone/e-mail support, report writing and all updates and enhancements as they become available.

<b><u>Fiscal Impact</u></b>		<b><u>Budget Account</u></b>	
Expense	\$ 86,984.38 including tax	#	5300-73300-18850-54820
Select	\$	#	
Select	\$	#	
Select	\$	#	
<b><u>Approvals</u></b>		<b><u>Council Notifications</u></b>	
<b><u>Dept Head</u></b>	SLOON, MICHAEL	<b><u>Study Session</u></b>	Finance, Oct. 5, 2015
<b><u>Division Director</u></b>	FINCH, ERIC	<b><u>Other</u></b>	
<b><u>Finance</u></b>	DAVIS, LEONARD	<b><u>Distribution List</u></b>	
<b><u>Legal</u></b>	WHALEY, HUNT	Accounting - kbustos@spokanecity.org	
<b><u>For the Mayor</u></b>	SANDERS, THERESA	Contract Accounting - jsalstrom@spokanecity.org	
<b><u>Additional Approvals</u></b>		Legal - hwhaley@spokanecity.org	
<b><u>Purchasing</u></b>		Purchasing - cwahl@spokanecity.org	
		IT - jhamilton@spokancity.org	
		Taxes & Licenses	
		AssetWorks - kimberly.hamiter@assetworks.com	

CONTRACT

THIS CONTRACT is between the CITY OF SPOKANE, a Washington State municipal corporation, as "City", and ASSETWORKS, whose address is 998 Old Eagle School Road, Suite 1215, Wayne Pennsylvania 19087, as "Company".

The parties agree as follows:

1. PERFORMANCE. The Company shall provide SOFTWARE MAINTENANCE FOR THE FUEL FOCUS COMPONENT OF THE FLEETFOCUS M-5 APPLICATION, in accordance with the Company's quote.
2. CONTRACT TERM. The Contract shall begin October 1, 2015 and run through September 30, 2016, unless terminated sooner.
3. COMPENSATION. The City shall pay the Company an annual fee of EIGHTY SIX THOUSAND NINE HUNDRED EIGHTY FOUR AND 38/100 DOLLARS (\$86,984.38), including tax, for everything furnished and done under this Contract.
4. PAYMENT. The Company shall send its application for payment to Information Technology, Administration Office, Seventh Floor, City Hall, 808 West Spokane Falls Boulevard, Spokane, Washington 99201. Payment will be made within thirty (30) days after receipt of the Company's application.
5. COMPLIANCE WITH LAWS. Each party shall comply with all applicable federal, state, and local laws and regulations.
6. ASSIGNMENTS. This Contract is binding on the parties and their heirs, successors, and assigns. Neither party may assign, transfer or subcontract its interest, in whole or in part, without the other party's prior written consent.
7. AMENDMENTS. This Contract may be amended at any time by mutual written agreement.
8. ANTI-KICKBACK. No officer or employee of the City of Spokane, having the power or duty to perform an official act or action related to this Contract shall have or acquire any interest in the Contract, or have solicited, accepted or granted a present or future gift, favor, service or other thing of value from or to any person involved in this Contract.
9. TERMINATION. Either party may terminate this Contract by thirty (30) days written notice to the other party. In the event of such termination, the City shall pay the Company for all work previously authorized and performed prior to the termination date.

10. INDEMNIFICATION. The Company shall defend, indemnify and hold harmless the City, its officers and employees, from and against all claims for damages, liability, cost and expense arising out of the negligent conduct of the Company, its officers, employees and subcontractors in connection with the performance of the Contract, except to the extent of those claims arising from the negligence of the City, its officers and employees.

11. SEVERABILITY. In the event any provision of this Contract should become invalid, the rest of the Contract shall remain in full force and effect.

12. STANDARD OF PERFORMANCE. The silence or omission in the Contract regarding any detail required for the proper performance of the work, means that the Company shall perform the best general practice.

13. NONDISCRIMINATION. No individual shall be excluded from participation in, denied the benefit of, subjected to discrimination under, or denied employment in the administration of or in connection with this Contract because of age, sex, race, color, religion, creed, marital status, familial status, sexual orientation including gender expression or gender identity, national origin, honorably discharged veteran or military status, the presence of any sensory, mental or physical disability, or use of a service animal by a person with disabilities. The Company agrees to comply with, and to require that all subcontractors comply with, Section 504 of the Rehabilitation Act of 1973 and the Americans with Disabilities Act, as applicable to the Company.

14. BUSINESS REGISTRATION REQUIREMENT. Section 8.01.070 of the Spokane Municipal Code states that no person may engage in business with the City without first having obtained a valid annual business registration. The Company shall be responsible for contacting the State of Washington Business License Services at <http://bls.dor.wa.gov> or 1-800-451-7985 to obtain a business registration. If the Company does not believe it is required to obtain a business registration, it may contact the City's Taxes and Licenses Division at (509) 625-6070 to request an exemption status determination.

15. AUDIT / RECORDS. The Company and its subcontractors shall maintain for a minimum of three (3) years following final payment all records related to its performance of the Contract. The Company and its subcontractors shall provide access to authorized City representatives, at reasonable times and in a reasonable manner to inspect and copy any such record. In the event of conflict between this provision and related auditing provisions required under federal law applicable to the Contract, the federal law shall prevail.

Dated: \_\_\_\_\_

CITY OF SPOKANE

By: \_\_\_\_\_

Title: \_\_\_\_\_



Attest: \_\_\_\_\_  
City Clerk

Dated: \_\_\_\_\_

ASSETWORKS

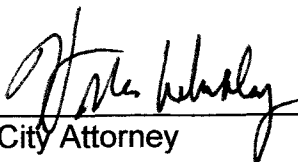
E-Mail address, if available: \_\_\_\_\_

\_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

Approved as to form:

  
\_\_\_\_\_  
Assistant City Attorney



## MAINTENANCE RENEWAL

998 Old Eagle School Road | Suite 1215 | Wayne PA 19087-1805  
Tel (610) 687-9202 Fax (858) 452-0478

Number 8366 M5FL MNT15

TO: City of Spokane  
FROM: AssetWorks LLC  
DATE: September 17, 2015  
RE: FleetFocus M5 Maintenance and Support Renewal

Prices valid through September 30, 2016

### Annual Software Maintenance and Support - for period 10/1/2015 - 9/30/2016

FleetFocus M5	\$	53,295.95
Crystal Reports	\$	1,141.09
FuelFocus Software	\$	8,491.39

Includes product updates and enhancements, unlimited email and telephone support for 12 months

### Software Upgrade Assistance

AssetWorks will provide remote technical assistance to upgrade the FleetFocus M5 application. This includes the upgrade of components, pages and reports as well as the Oracle database. Spokane must provide appropriate required access to test and production FleetFocus M5 environments. AssetWorks will not be responsible for additional database administration services such as export and import functions nor back-up and recovery processes.

Product Releases - Estimated 2 per year	32 hour:	\$194.25 / hour	\$	6,216.00
Patch Upgrades - Estimated 2 per year	16 hour:	\$194.25 / hour	\$	3,108.00
Remote Training and PM Services	40 hour:	\$194.25 / hour	\$	7,770.00

2015 Annual Maintenance, not including tax \$ 80,022.43

Washington State Sales Tax: 8.7000% \$ 6,961.95

Total annual invoice \$US \$ 86,984.38

### REMIT TO:

#### CHECKS

AssetWorks  
PO Box 202525  
Dallas TX 75320-2525

OPTIONAL: Monthly billing \$ 6,668.54

Washington State Sales Tax, per month: 8.7000% \$ 580.16

Total monthly invoice \$US \$ 7,248.70

#### EFT, ACH, OR DIRECT DEPOSIT

Wells Fargo, 8601 N. Scottsdale Rd., Scottsdale AZ 85253  
ABA # 122105278  
Account # 5076434348

US Tax ID # 98-0358175

Canada GST/HST # 834113896 RT0001

For Visa, MasterCard, and American Express payments, add 4%

If you require a separate invoice, complete this form and return it by email or fax; AssetWorks will issue an invoice as you instruct below. If your organization requires us to reference a purchase order number on our invoice, we must receive that PO by email to Kimberly.Hamiter@AssetWorks.com or by fax to (858) 452-0478. **Do not mail POs to our remittance address.**

### Terms

This maintenance renewal is issued pursuant to the terms of the current AssetWorks contract with your organization. The parties will continue to be bound by those terms during any renewal period unless otherwise agreed by both parties through a signed amendment. Notification of termination of maintenance is required 90 days prior to annual renewal date.

### SOLE SOURCE

FleetFocus is proprietary property of AssetWorks LLC and protected by law. Another party cannot alter, modify, change, manipulate or provide maintenance for this product without infringing upon AssetWorks' ownership rights. Accordingly, **AssetWorks is the sole source for software, maintenance and services of its products.**

I, the undersigned, accept this maintenance renewal as described above.

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

☐ PO REQUIRED: # \_\_\_\_\_ ☐ NO PO REQUIRED ☐ WILL PAY BY QUOTE - NO SEPARATE INVOICE NEEDED

☐ Please MAIL invoice to: \_\_\_\_\_

☐ Please E-MAIL invoice to: \_\_\_\_\_

→ If you have any questions, please contact Kimberly Hamiter at (858) 866-9022 or Kimberly.Hamiter@AssetWorks.com. **Thank You!** ←

**BRIEFING PAPER**  
**City of Spokane**  
**Information Technology**  
**October 5, 2015**

---

**Subject**

Contract with AssetWorks for annual support and upgrades of Fleet Services(M-5) Equipment System Software.

October 1, 2015 through September 30, 2016 for \$ 86,984.38 including tax.

**Background**

The City of Spokane has been using AssetWorks since 1993 for the M-5 equipment management system. The M-5 equipment system software has been continually enhanced based on the City's enterprise needs and requirements. This M-5 equipment system software provides Fleet Services with corrections for any defect in the software, unlimited telephone/e-mail support, report writing and all updates and enhancements as they become available.

2014 - \$82,842.27 including tax

**Impact**

Without this yearly maintenance contract, the Fleet Services(M-5) Equipment System Software used by The City of Spokane would not be supported by the vendor and the City would not be able to benefit from future enhancements and upgrades.

**Action**

City IT Staff recommends approval

**Funding**

5300-73300-18850-54820 Software Maintenance



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

<b>Date Rec'd</b>	10/6/2015
<b>Clerk's File #</b>	OPR 2015-0901
<b>Renews #</b>	
<b>Cross Ref #</b>	
<b>Project #</b>	
<b>Bid #</b>	
<b>Requisition #</b>	
<b>Agenda Item Name</b>	0680-INTERLOCAL-COST SHARING COUNTY/CITY PUBLIC SAFETY

<b>Submitting Dept</b>	POLICE
<b>Contact Name/Phone</b>	TIM SCHWERING 625-4109
<b>Contact E-Mail</b>	TSCHWERING@SPOKANEPOLICE.ORG
<b>Agenda Item Type</b>	Contract Item

**Agenda Wording**

To approve Interlocal between Spokane County and Spokane City regarding certain Law Enforcement services and shared uses for the time frame January 1, 2009-December 31,2012.

**Summary (Background)**

During the years 2009 through 2012, Spokane County was the owner of the Spokane County-City Public Safety Building located at 1100 W. Mallon and Property Building and the Property Warehouse at 1307 W. Gardner. Historically, the County and City bill each other based on shared uses of these buildings and services. This agreement settles the costs for the time frame January 1, 2009-December 31,2012.

**Fiscal Impact**

Revenue	\$ 535,870.00
Expense	\$ 535,870.00
Select	\$
Select	\$

**Budget Account**

# 0680*00000*00000*33821
# Various Accounts
#
#

**Approvals**

<b>Dept Head</b>	DOBROW, RICK
<b>Division Director</b>	DOBROW, RICK
<b>Finance</b>	DAVIS, LEONARD
<b>Legal</b>	WHALEY, HUNT
<b>For the Mayor</b>	SANDERS, THERESA

**Council Notifications**

<b>Study Session</b>	Finance-August 31,2015
<b>Other</b>	

**Distribution List**

<b>Additional Approvals</b>	ewade
<b>Purchasing</b>	achirowamangu
	contract accounting



OFFICE OF COUNTY COMMISSIONERS

TODD MIELKE, 1ST DISTRICT • SHELLY O'QUINN, 2ND DISTRICT • AL FRENCH, 3RD DISTRICT

April 20, 2015

**Ms. Theresa Sanders, City Administrator**  
**City of Spokane**  
**808 West Spokane Falls Boulevard**  
**Spokane, Washington 99201**

Re: *Memorandum of Understanding Regarding cost sharing for the use of County/City Public Safety Building/Gardner Avenue Building and cost sharing with regard to certain County and City Law Enforcement Services (January 1, 2009 through December 31, 2012)*

Dear Theresa:

This correspondence will act as a Memorandum of Understanding ("MOU") between Spokane County ("County") and the City of Spokane ("City") (jointly "Parties") with respect to the above referenced matters.

## **I. BACKGROUND**

Spokane County is the owner of the Spokane County-City Public Safety Building located at 1100 West Mallon Avenue, Spokane, Washington 99260 and Property Warehouse Building located at 1307 West Gardner Avenue, Spokane, Washington 99260, hereinafter jointly referred to as the "Buildings". The Buildings were occupied and used by various County and City departments for the timeframe from January 1, 2009 through December 31, 2012. The Parties agreed that each party would pay a proportionate share of the costs of operating, maintaining and improving the Buildings for this time frame.

The County through the Spokane County Sheriff provided certain services to the City commonly described as Forensics, Bomb Unit and Communications M&O for the timeframe from January 1, 2009 through December 31, 2012, hereinafter referred to as "County Services". The Parties agreed that the City would pay the County a proportionate share of the costs of Forensics, Bomb Unit and Communications M&O for this time frame.

The City through the City Police Department provided certain services to the County commonly described as Evidence, Explosive Disposal, Records and Exercise Equipment for the timeframe from January 1, 2009 through December 31, 2012, hereinafter referred to as "City Services". The Parties agreed that the County would pay the City a proportionate share of the costs of Evidence, Explosive Disposal, Records and Exercise Equipment for this time frame.

After determining the proportionate share of the costs of each party for the Buildings, County Services and City Services for the time frame January 1, 2009 through December 31, 2012, and crediting any amount the City owed the County, the County owed the City the amount of \$535,870. The County paid the City the amount of \$535,870.

## II. PURPOSE

The Parties desire to reduce to writing their agreement that the County's payment to the City of the net amount of \$535,870 fulfills all obligations of the Parties related to their respective financial obligations for the costs of Buildings, costs of County Services and costs City Services for the timeframe from January 1, 2009 through December 31, 2012.

Pursuant to the terms of this MOU, the Parties agree as follows:

- (1) The Parties agree the payment made by the County to the City in the net amount of \$535,870 fulfills all obligations of the Parties related to their respective financial obligations for the costs of Buildings, costs of County Services and costs City Services for the timeframe from January 1, 2009 through December 31, 2012.
- (2) The Parties agree that each party releases and forever discharges the other party, its heirs, successors and assigns from any and all claims, demands, or cause of action either may have with regard to its proportionate share of the costs of Buildings, costs of County Service and costs of City Service whether known or unknown for the timeframe from January 1, 2009 through December 31, 2012.
- (3) Consistent with the provisions of chapter 39.34 RCW, the Parties agree and acknowledge:
  - (a) **Purposes:** See II PURPOSE above.
  - (b) **Duration:** See II PURPOSE above.
  - (c) **Separate Legal Entity:** This MOU does not create, nor seek to create, a separate legal entity pursuant to RCW 39.34.030.
  - (d) **Responsibilities of the Parties:** See provisions above.
  - (e) **Agreement to be Filed:** The City and County shall be responsible for filing this MOU as provided for in RCW 39.34.040. The City shall file this MOU with its City Clerk. The County shall file this MOU with its County Auditor or place it on its web site or other electronically retrievable public source.
  - (f) **Financing:** Each party shall be solely responsible for financing its obligations under this MOU or as otherwise provided for herein.
  - (g) **Termination:** Once executed, the MOU may be terminated only by mutual agreement of the Parties.
  - (h) **Property upon Termination:** Except as provided for to the contrary herein, title to all personal property acquired by any party in the performance of this MOU shall remain with the acquiring party upon termination of the MOU.

This MOU may be executed in counterparts, each of which when so executed and delivered, shall be an original, but such counterparts shall constitute one and the same.

The Parties warrant that the officers/individuals executing below have been duly authorized to act for and on behalf of their respective party for purposes of confirming this MOU.

**Ms. Theresa Sanders, City Administrator**  
**April 20, 2015**  
**Page 3**

The County's execution of this MOU shall act as its agreement with all of the terms and conditions set forth herein.

The City's execution of this MOU shall act as its agreement with all of the terms and conditions set forth herein.

This MOU will supersede and replaces any prior understanding or discussions among the Parties regarding the matters set forth herein.

Very truly yours,



Marshall Farnell

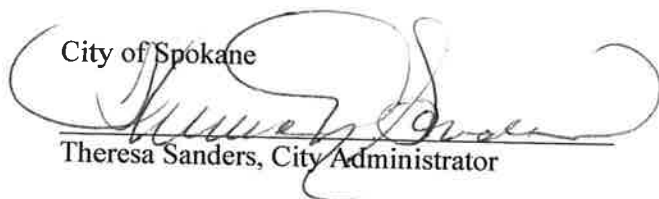
Chief Executive Officer

*(Authorized by Board of County Commissioners on April 20, 2015)*

\*\*\*\*\*

Reviewed and agreed to this 18<sup>th</sup> day of May, 2015.

City of Spokane



Theresa Sanders, City Administrator

**REVISED - FINANCE & TECHNOLOGY MEETING  
MEETING AGENDA FOR  
August 31, 2015  
1:30 p.m. – COUNCIL BRIEFING CENTER**

The Spokane City Council's Finance & Technology Committee meeting will be held at **1:30 p.m. on August 31, 2015** in Council Briefing Center –Lower Level City Hall, 808 West Spokane Falls Boulevard, Spokane, Washington.

The meeting will be conducted in a standing committee format. Because a quorum of the City Council may be present, the standing committee meeting will be conducted as a committee of the whole council.

The meeting will be open to the public, with the possibility of moving or reconvening into executive session only with the members of the City Council and the appropriate staff. No legislative action will be taken. No public testimony will be taken and discussion will be limited to appropriate officials and staff.

**AGENDA**

**I. Call to Order**

**II. Approval of Minutes from July 13, 2015 Meeting**

**III. Council Requests**

1. Financial Note Discussion
2. Warming Center Contract

**IV. Staff Requests**

- |   |                 |
|---|-----------------|
| 1. Joint Use MOU                                  | Sarah Lynds     |
| 2. Amendment to the CAD RMS Inter Local Agreement | Arianne Schmidt |
| 3. SIP Loan to Fleet                              | Gimpel/Romero   |
| 4. Insurance Renewals                             | Tim Dunivant    |
| 5. Accountant II – New Position Parks Dept        | Parks           |
| 6. IT Contracts                                   | Sloon/Finch     |
| a. Cerium Networks                                |                 |
| 7. Financial Update                               | Cooley/Dunivant |

**V. Executive Session:**

**VI. Adjournment:**

**Next Finance & Technology Committee meeting will be on Monday, October 5, 2015.**

***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 Council Chambers and the Council Briefing Center in the lower level of Spokane City Hall, 808 W. Spokane Falls Blvd., are both wheelchair accessible. The Council Briefing Center is equipped with an***



***audio loop system for persons with hearing loss. The Council Chambers currently has an infrared system and headsets may be checked out by contacting the meeting organizer. Individuals requesting reasonable accommodations or further information may call, write, or email Chris Cavanaugh at (509) 625-6383, 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or [ccavanaugh@spokanecity.org](mailto:ccavanaugh@spokanecity.org). Persons who are deaf or hard of hearing may contact Ms. Lowe at (509) 625-6383 through the Washington Relay Service at 7-1-1. Please contact us forty-eight (48) hours before the meeting date.***



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

<b>Date Rec'd</b>	9/10/2015
<b>Clerk's File #</b>	OPR 2015-0902
<b>Renews #</b>	
<b>Cross Ref #</b>	C35297
<b>Project #</b>	
<b>Bid #</b>	
<b>Requisition #</b>	

<b>Submitting Dept</b>	POLICE
<b>Contact Name/Phone</b>	TIM SCHWERING 625-4109
<b>Contact E-Mail</b>	TSCHWERING@SPOKANEPOLICE.ORG
<b>Agenda Item Type</b>	Contract Item
<b>Agenda Item Name</b>	0680-SPOKANE REGIONAL SAFE STREETS TASK FORCE

**Agenda Wording**

To accept multi-jurisdictional operational agreement for the drug task force known as the Spokane Regional Safe Streets Task Force (SRSSTF). The participating agencies are Spokane County Sheriff's Office, Spokane Valley PD, SPD, & WA State Patrol.

**Summary (Background)**

SRSSTF replaces the Spokane Regional Task Force (SRDTF). SRDTF is now being dissolved and reformed under SRSSTF with a revised mission and collaboration to involve the gang unit. Purpose of SRSSTF is to provide a coordinated and concentrated effort to identify, disrupt, and dismantle existing and emerging violent gangs and mid to upper level drug trafficking organizations operating in Spokane County. Spokane County will be responsible for administering SRSSTF funding.

<b><u>Fiscal Impact</u></b>		<b><u>Budget Account</u></b>	
Neutral	\$	#	
Select	\$	#	
Select	\$	#	
Select	\$	#	
<b><u>Approvals</u></b>		<b><u>Council Notifications</u></b>	
<b><u>Dept Head</u></b>	LYNDS, SARAH	<b><u>Study Session</u></b>	08/17/2015
<b><u>Division Director</u></b>	DOBROW, RICK	<b><u>Other</u></b>	
<b><u>Finance</u></b>	SALSTROM, JOHN	<b><u>Distribution List</u></b>	
<b><u>Legal</u></b>	JACOBSON, ERIN	achirowamangu	
<b><u>For the Mayor</u></b>	SANDERS, THERESA	mmartinez	
<b><u>Additional Approvals</u></b>		ewade	
<b><u>Purchasing</u></b>		slynds	

**RETURN NAME and ADDRESS**

SPOKANE REGIONAL SAFE STREETS TASK FORCE

1100 WEST MALLON

SPOKANE WA 99260-0300

Please Type or Print Neatly and Clearly All Information**Document Title(s)**

AGREEMENT

**Reference Number(s) of Related Documents**

6260654

**Grantor(s)** (Last Name, First Name, Middle Initial)

SPOKANE, COUNTY SHERIFF'S OFFICE

SPOKANE, VALLEY POLICE DEPARTMENT SEE ATTACHED

**Grantee(s)** (Last Name, First Name, Middle Initial)

THE PUBLIC

**Legal Description** (Abbreviated form is acceptable, i.e. Section/Township/Range/Qtr Section or Lot/Block/Subdivision)

N/A

**Assessor's Tax Parcel ID Number** N/A

The County Auditor will rely on the information provided on this form. The Staff will not read the document to verify the accuracy and completeness of the indexing information provided herein.

**Sign below only if your document is Non-Standard.**

I am requesting an emergency non-standard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some parts of the text of the original document. Fee for non-standard processing is \$50.

**Signature of Requesting Party**

Spokane Regional Safe Streets Task Force  
1100 West Mallon  
Spokane, Washington 99260-0300

## **SPOKANE REGIONAL SAFE STREETS TASK FORCE**

### **OPERATIONAL AGREEMENT**

THIS AGREEMENT IS ENTERED INTO BY THE FOLLOWING PARTIES PURSUANT TO RCW 39.34 AND RCW 10.93. IT DESCRIBES THE DURATION, PURPOSE, FORMATION, ADMINISTRATION, TERMINATION, AND FINANCING OF THE SPOKANE REGIONAL SAFE STREETS TASK FORCE (SRSSTF).

THIS AGREEMENT REPLACES THE AGREEMENT SIGNED BY THE REPRESENTATIVE AGENCY HEADS IN 2013, AND FILED WITH THE SPOKANE COUNTY AUDITOR, FILE #6260654.

#### **I. PURPOSE**

Spokane County and the surrounding region have experienced a continuing increase in illegal drug manufacturing and trafficking, along with an increase in related criminal activity. Experience has shown that individual agencies, acting separately, do not have the capacity to significantly impact the mid to upper level manufacturing, trafficking, and distribution of illegal drugs.

The purpose of the multi-jurisdictional drug and gang task force, known as the Spokane Regional Safe Streets Task Force (SRSSTF) is to, provide a coordinated and concentrated effort to identify, disrupt, and dismantle existing and emerging violent gangs and mid to upper level drug trafficking organizations operating in the Spokane County area thereby reducing the availability, use and trafficking of illegal drugs, guns, and the profits of their criminal enterprise. The SRSSTF will maintain, equip, train, and operate efficient investigative, intelligence, and proactive suppression components capable of immediate response to the most serious criminal acts.

#### **II. ORGANIZATION**

The Spokane County Sheriff's Office (SCSO), Spokane Valley Police Department (SVPD), Spokane Police Department (SPD), and the Washington State Patrol (WSP) each agree to assign full-time commissioned officers to the SRSSTF in compliance with the annual Washington State Department of Commerce JAG Grant application.

The WSP agrees to assign one full-time Sergeant, who in conjunction with the assigned SCSO/SVPD, and SPD Sergeants, will share in the duties as unit supervisor's. They will be responsible for supervision of day-to-day Task Force operations, pursuant to the direction of the Task Force Commander.

The SCSO/SVPD agrees to assign one full-time Sheriff Technical Assistant for clerical support.

The SCSO/SVPD agrees to assign four full-time detectives and one full-time deputy.

The SCSO/SVPD also agrees to assign a Lieutenant who will have the responsibility of SRSSTF Commander. The Task Force Commander may have other duties within the SCSO/SVPD, but will dedicate the necessary time to the administration of the SRSSTF.

The SPD agrees to assign two full time detectives, one full time Corporal, one full-time officer, and one full time Sergeant.

The Spokane County Prosecuting Attorney's Office (SCPAtty) agrees to assign prosecutors to the SRSSTF. The number of prosecutor FTEs will be determined by the Board of Directors when setting the yearly budget for the SRSSTF. Assigned prosecutors will have the responsibility to prosecute criminal and civil forfeiture cases generated and filed by the SRSSTF.

All persons assigned to the SRSSTF shall work under the direct supervision of the unit supervisors. All persons assigned to the unit shall adhere to the rules and regulations as set forth in the SRSSTF policy and procedures manual, applicable FBI and/or DEA policies and procedures, as well as their individual departmental rules, policies and procedures. Variance between SRSSTF policy and procedures and individual agency rules, policies and procedures shall require the employee to comply with his/her individual agency rules, policies, and procedures. When operating under the authority of their FBI or DEA credentials, Task Force members shall adhere to that agency's respective policies and procedures.

For the purpose of indemnification of participating agencies against any losses, damages, or liabilities arising from the activities of the SRSSTF, the assigned personnel shall be deemed to be continuing under the employment of his/her individual agency. Each agency contributing personnel to the SRSSTF will continue that employee as an employee of the contributing agency and will be solely responsible for the employee.

Any duly sworn peace officer, while assigned to the SRSSTF and working at the direction of the Board of Directors, the SRSSTF Commander, and the unit supervisors, shall have the same powers, duties, privileges, and immunities as are conferred upon him/her as a peace officer in his/her own jurisdiction.

#### TRAVEL POLICY

For the purpose of establishing a single travel policy for all persons assigned to the SRSSTF, regardless of the individual person's department or agency. All persons assigned to the SRSSTF, while traveling on either day trip or per diem, will comply with Spokane County's travel policy that is in effect at the time of the travel. (Amendment to Task Force Operational Agreement (#6006742), Auditor File Number #6100830).

### **III. ADMINISTRATION**

Overall governance of SRSSTF operations, including the setting of investigative priorities and general operating procedures, will be vested in a Board of Directors (BOD) consisting of the elected official/agency executive, or their designee, from each participating organization. Each member of the Board of Directors will have an equal vote in SRSSTF business. In the absence of a majority vote, the deciding vote will be cast by the executive director of the Board of Directors. The Executive Director shall be the elected official/ agency executive of the organization which serves as the fiscal agent and Contractor under the Justice Assistance Grant (JAG) – Drug Interdiction Program.

Under the direction of the Board of Directors, the SRSSTF Commander shall act as the principal liaison and facilitator between the Board and SRSSTF. The SRSSTF Commander will be responsible for keeping the

Board informed on all matters relating to the function, expenditures, accomplishments, and challenges of the SRSSTF.

The Board of Directors may meet monthly to review the SRSSTF activities and policies. Extra sessions can be called by any member of the Board, or at the request of the SRSSTF Commander. When the Board votes on any matter, a majority shall be required for passage. In the absence of a majority vote, the executive director of the Board of Directors will cast the deciding vote. In an emergency, the SRSSTF Commander may conduct a telephone poll of the Board to resolve an issue.

Full time participation in the SRSSTF by additional agencies will occur only if a memorandum of understanding (MOU) has been completed between the SRSSTF BOD and the new participating agency. Once the MOU is established, the new agency may be awarded a seat and a vote as a member of the SRSSTF Board of Directors (BOD). Additional local agencies may, with a formal MOU, participate in a limited role and with approval of the Task Force Commander. Federal agencies may participate in the task force without a formal MOU, which will result in a limited role and with the approval of the Task Force Commander. Federal Agencies who do not establish an MOU with the BOD may have a vote and may be considered members of the SRSSTF BOD, with prior approval of the BOD.

The SRSSTF works in concert with the FBI-led Spokane Violent Crime Gang Enforcement Team/Safe Streets Task Force (SVCGET) wherein task force personnel for both task forces are identical. Both the SRSSTF and the SVCGET share the same mission to disrupt and dismantle violent gangs and other criminal enterprises responsible for drug trafficking and other criminal activity. In the event of conflict regarding supervision and operation of the task force, the SUPERVISION AND CONTROL and OPERATIONS sections of the MOUs between the FBI and individual agencies will supersede this MOU.

#### **IV. FINANCING**

The SRSSTF will have four funding sources. These sources will be used for the SRSSTF maintenance and operation and capital expenses, as well as some personnel expenses, as set forth in the annual SRSSTF JAG Grant contract and budget. SRSSTF funding will be detailed in an annual SRSSTF budget, approved by the BOD.

Local funds will be expended by the participating agencies in relation to the wages/benefits of their employees assigned to the SRSSTF. Since grant and forfeiture funds change annually the personnel costs to be paid by participating agencies will also change. The division of personnel expenses between the SRSSTF budget and participating agencies will be addressed annually by the BOD, during the budget process, and will be detailed in an annual memorandum of understanding or contract.

The second funding source will be the JAG Grant funds administered each year by the Washington State Department of Commerce. The SCSO will be the contracting agency for the grant and will have the responsibility of administering the grant through the SRSSTF Commander.

The third funding source will be forfeited funds generated by the enforcement activities of the SRSSTF. The forfeited funds are maintained by the Spokane County Auditor in a designated unreserved fund balance. The forfeited funds will be used in accordance with state statute (RCW 69) and the federal asset sharing guidelines. The SCSO as the contracting agency for the grant will have the responsibility of administering the forfeiture funds through the SRSSTF Commander.

The fourth funding source for SRSSTF activities will be available HIDTA (High Intensity Drug Trafficking Area) funds. The SCSO is the fiduciary for HIDTA funds. HIDTA funds are distributed through the SRSSTF unit supervisors. To enhance and support partnerships with other Spokane County narcotic law enforcement entities, HIDTA funds may be dispersed, at the direction of the SRSSTF unit supervisors, to support cooperative investigations targeting illicit, existing and emerging violent gangs, and mid to upper level drug trafficking organizations operating in Spokane County area and the surrounding region.

#### **Forfeiture and Seizure Funds**

The SRSSTF Commander will have responsibility for the management of the SRSSTF budget and funds, subject to the direction and approval of the BOD.

### **V. MANNER OF ACQUIRING/DISPOSING OF PROPERTY USED**

Property/equipment supplied to the SRSSTF by a particular agency will remain the property of that agency. Property/equipment purchased with the grant or matching funds will remain with the SRSSTF as long as it is operating. Funding and expenditures will be documented. In the event the SRSSTF is disbanded, property/equipment belonging to the SRSSTF and any remaining forfeited funds will be distributed equally to the participating agencies on a pro-rated basis commensurate with participation since the inception the SRSSTF, after compliance with all applicable requirements of the JAG grant contract, RCW 69 and the federal asset sharing guidelines regarding property/equipment acquired with grant and/or forfeiture funds.

### **VI. TERMINATION OF AGREEMENT**

Participating agencies may withdraw from the SRSSTF by written statement of termination directed to the Board of Directors. Termination of the agency's participation will take place automatically thirty (30) days after receipt of the written notification, or immediately upon written notification that the agency is unable to sustain the necessary funding for participation. Other than the disbanding of the SRSSTF, no agency will be awarded SRDGTF forfeiture funds as a result of the agency terminating participation in the SRSSTF. If, at any time Task Force participating agencies are not able to comply with the personnel requirements set forth in the annual JAG grant application, the SRSSTF will be disbanded and the property/equipment and any remaining forfeited funds will be dispersed as described in section V.

### **VII. DURATION OF AGREEMENT**

This agreement shall remain valid as long as law enforcement agencies continue to assign personnel to the SRSSTF and abide by the agreement.

To maintain continuity and validity of the agreement the newly elected official or newly appointed department head of any signing agency will be asked to review and sign an identical agreement. As required by RCW 39.34 this and subsequent agreements will be filed with the Spokane County Auditor.





### VIII. AGREEMENT

On behalf of my agency, I hereby agree to participate in the SRSSTF in accordance with the policies set forth in this agreement.

Signature      Agency Date

\* [Signature] 11/24/14 Spokane County Sheriff's Office \_\_\_\_\_

\* [Signature] 12-1-14 Spokane Valley Police Department \_\_\_\_\_

\* [Signature] Spokane Police Department 12/4/14 \_\_\_\_\_

\* [Signature] 12-26-14 Washington State Patrol \_\_\_\_\_  
WSP Contract No. K10511

\* [Signature] 12/9/14 Spokane County Prosecuting Attorney's Office \_\_\_\_\_

\*Signature of elected official/department head of participating city, county, tribal, state, or federal agency.

# Briefing Paper

## City of Spokane – SPD - PSC

### August 17, 2015

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#### Subject

Interlocal Agreement to dissolve Spokane Regional Drug Task Force (SRDTF) and form Spokane Regional Safe Streets Task Force (SRSSTF).

#### Background

The SRDTF was made up of commissioned personnel from the Spokane Police Department, Spokane County Sheriff's Office and the Washington State Patrol and is now being dissolved and reformed under SRSSTF with a revised mission and collaboration to involve the gang unit.

- **Mission-** Focus on illegal drug activity that has a direct impact on our city and county even when those activities take them outside the normal jurisdictions.
- **Operations-** Local surrounding area of the city and county of Spokane. All agencies agree to assign personnel to the task force as described in the agreement and follow applicable FBI/DEA or department policies as prescribed.
- **Prosecution-** Completed criminal cases may be prosecuted either in the jurisdiction of occurrence by local prosecutors but also through the federal system by the U. S. Attorney's Office.
- **Fiscal-**
  - **Revenue-** Due to the Spokane Police Department's participation in the task force, the department participates in asset sharing from forfeitures and will be allocated a portion back to SPD based on their level of effort.
  - **Expenses-** SPD agrees to assign two Detectives, One Corporal, one Officer, and one Sergeant to the task force.
  - **Dissolution-** Upon dissolution of the SRDTF agreement it was agreed to split a share of the funds in task force and then reform the SRSSTF.

#### Impact

Dissolution of SRDTF and shared monies of \$72,000 was deposited into the Contribution and Forfeiture fund as this is Considered State Forfeiture funds. SPD will use this to fund the Youth Police Initiative, Police Action League, and other Community Outreach programs for the next 3 years. An EBO will need to be created and approved in order to establish the budget.

#### Action

Council approval of interlocal agreement with the Spokane County Sheriff's Office and EBO.



**Agenda Sheet for City Council Meeting of:**  
08/31/2015

<b>Date Rec'd</b>	8/18/2015
<b>Clerk's File #</b>	ORD C35297
<b>Renews #</b>	
<b>Cross Ref #</b>	
<b>Project #</b>	
<b>Bid #</b>	
<b>Requisition #</b>	

<b>Submitting Dept</b>	POLICE
<b>Contact Name/Phone</b>	TIM SCHWERING 625-4109
<b>Contact E-Mail</b>	TSCHWERING@SPOKANEPOLICE.ORG
<b>Agenda Item Type</b>	Emergency Budget Ordinance
<b>Agenda Item Name</b>	0680-POLICE-EBO FORFEITURE & CONTRIBUTION FUND

**Agenda Wording**  
Amending Ordinance No. C-35185 and appropriating funds in the Forfeitures and Contribution Fund, FROM: Contributions/Donations, \$72,200.00; TO: Operating Supplies, same amount.

**Summary (Background)**  
This action appropriates recently contributed revenue in the Forfeiture and Contributions Fund. These funds will be used for Community Outreach Programs.

<b>Fiscal Impact</b>	<b>Budget Account</b>
Revenue \$ 72,200.00	# 1560-11330-21390-36710
Expense \$ 72,200.00	# 1560-11330-21390-53201
Select \$	#
Select \$	#

<b>Approvals</b>		<b>Council Notifications</b>	
<b>Dept Head</b>	STRAUB, FRANK	<b>Study Session</b>	Public Safety 08/17/2015
<b>Division Director</b>	DOBROW, RICK	<b>Other</b>	
<b>Finance</b>	SALSTROM, JOHN	<b>Distribution List</b>	
<b>Legal</b>	MURAMATSU, MARY	achirowamangu	
<b>For the Mayor</b>	SANDERS, THERESA	mmartinez	
<b>Additional Approvals</b>		ewade	
<b>Purchasing</b>		slynds	

SPOKANE CITY COUNCIL:

8/31/2015

*[Signature]*  
CITY CLERK

ORDINANCE NO C35297

An ordinance amending Ordinance No. C-35185, passed the City Council November 24, 2014, and entitled, "An ordinance adopting the Annual Budget of the City of Spokane for 2015, making appropriations to the various funds, departments, and programs of the City of Spokane government for the fiscal year ending December 31, 2015, and providing it shall take effect immediately upon passage", and declaring an emergency.

WHEREAS, subsequent to the adoption of the 2015 budget Ordinance No. C-35185, as above entitled, and which passed the City Council November 24, 2014, it is necessary to make changes in the appropriations of the Forfeitures & Contributions Fund, which changes could not have been anticipated or known at the time of making such budget ordinance; and

WHEREAS, this ordinance has been on file in the City Clerk's Office for five days; - Now, Therefore,

The City of Spokane does ordain:

Section 1. That in the budget of the Forfeitures & Contributions Fund, and the budget annexed thereto with reference to the Forfeitures & Contributions Fund, the following changes be made:

FROM:	1560-11330	Forfeitures & Contributions Fund	
	21390-36710	Contributions/Donations	<u>\$ 72,200</u>
TO:	1560-11330	General Fund	
	21390-53201	Operating Supplies	72,200
			<u>\$ 72,200</u>

Section 2. It is, therefore, by the City Council declared that an urgency and emergency exists for making the changes set forth herein, such urgency and emergency arising from the need to budget additional funding from dissolution of the Spokane Regional Drug Task Force. These are State Forfeiture Revenues. SPD will be using the funds for Community Outreach Programs and because of such need, an urgency and emergency exists for the passage of this ordinance, and also, because the same makes an appropriation, it shall take effect and be in force immediately upon its passage.

Passed the City Council

August 31, 2015

Ben Stuchell  
Council President

Attest:

Kim H. Harte  
City Clerk

Approved as to form:

Pat Dahl  
Assistant City Attorney

Dan A. Cunniff  
Mayor

9/10/15  
Date

09-10-2015  
Effective Date



# **Briefing Paper**

## **City of Spokane – SPD - PSC**

### **August 17, 2015**

---

#### **Subject**

Interlocal Agreement to dissolve Spokane Regional Drug Task Force (SRDTF) and form Spokane Regional Safe Streets Task Force (SRSSTF).

#### **Background**

The SRDTF was made up of commissioned personnel from the Spokane Police Department, Spokane County Sheriff's Office and the Washington State Patrol and is now being dissolved and reformed under SRSSTF with a revised mission and collaboration to involve the gang unit.

- **Mission-** Focus on illegal drug activity that has a direct impact on our city and county even when those activities take them outside the normal jurisdictions.
- **Operations-** Local surrounding area of the city and county of Spokane. All agencies agree to assign personnel to the task force as described in the agreement and follow applicable FBI/DEA or department policies as prescribed.
- **Prosecution-** Completed criminal cases may be prosecuted either in the jurisdiction of occurrence by local prosecutors but also through the federal system by the U. S. Attorney's Office.
- **Fiscal-**
  - **Revenue-** Due to the Spokane Police Department's participation in the task force, the department participates in asset sharing from forfeitures and will be allocated a portion back to SPD based on their level of effort.
  - **Expenses-** SPD agrees to assign two Detectives, One Corporal, one Officer, and one Sergeant to the task force.
  - **Dissolution-** Upon dissolution of the SRDTF agreement it was agreed to split a share of the funds in task force and then reform the SRSSTF.

#### **Impact**

Dissolution of SRDTF and shared monies of \$72,000 was deposited into the Contribution and Forfeiture fund in order to fund the Youth Police Initiative & Police Action League for the next 3 years. An EBO will need to be created and approved in order to establish the budget.

#### **Action**

Council approval of interlocal agreement with the Spokane County Sheriff's Office and EBO.

FEB 09 2007

COUNTY AUDITOR  
SPOKANE COUNTY WA

Spokane Regional Drug Task Force  
1124 W. Riverside, Suite L300  
Spokane, WA 99201

## SPOKANE REGIONAL DRUG TASK FORCE

### OPERATIONAL AGREEMENT

THIS AGREEMENT IS ENTERED INTO BY THE FOLLOWING PARTIES PURSUANT TO RCW 39.34 AND RCW 10.93. IT DESCRIBES THE DURATION, PURPOSE, FORMATION, ADMINISTRATION, TERMINATION, AND FINANCING OF THE SPOKANE REGIONAL DRUG TASK FORCE (SRDTF).

THIS AGREEMENT REPLACES THE AGREEMENT SIGNED BY THE REPRESENTATIVE AGENCY HEADS IN 1999, AND FILED WITH THE SPOKANE COUNTY AUDITOR, FILE # C950185CSC.

#### **I. PURPOSE**

Spokane County and the surrounding region have experienced a continuing increase in illegal drug manufacturing and trafficking, along with an increase in related criminal activity. Experience has shown that individual agencies, acting separately, do not have the capacity to significantly impact upper level manufacturing, trafficking, and distribution of illegal drugs.

The purpose of the multi-jurisdictional drug task force is to provide a coordinated and concentrated effort toward investigations that have a direct nexus to Spokane County and the surrounding region and prosecution of violations of the Uniform Controlled Substance Act (RCW 69.32, 69.40, and 69.50) at the highest level possible.

#### **II. ORGANIZATION**

The Spokane County Sheriff's Office (SCSO)/Spokane Valley Police Department (SVPD), Spokane Police Department (SPD), and the Washington State Patrol (WSP) each agree to assign full-time commissioned officers to the SRDTF in compliance

Spokane Regional Drug Task Force Operational Agreement

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with the annual Washington State Department of Community, Trade and Economic Development (CTED) JAG Grant application.

The WSP agrees to assign one full-time Sergeant who will be the unit supervisor and will be responsible for supervision of day to day operations.

The SCSO agrees to assign one full-time Sheriff Technical Assistant I for clerical support. The SCSO also agrees to assign a Lieutenant who will have the responsibility of SRDTF Commander. The Board of Directors may designate a Task Force commander from any other participating agency by a majority vote. The Lieutenant may have other duties within the SCSO, but will dedicate the necessary time to the administration of the SRDTF.

The Spokane County Prosecuting Attorney's Office (SCPAtty) agrees to assign 1.825 FTE prosecutors to the SRDTF. The SCPAtty agrees to assign at least one full-time prosecutor to prosecute criminal cases filed by the SRDTF and a part time prosecutor to prosecute civil forfeiture cases generated by the SRDTF.

All persons assigned to the SRDTF shall work under the direct supervision of the unit supervisor. All persons assigned to the unit shall adhere to the rules and regulations as set forth in the SRDTF policy and procedures manual, as well as their individual departmental rules, policies and procedures. Variance between SRDTF policy and procedures and individual agency rules, policies and procedures shall require the employee to comply with his/her individual agency rules, policies and procedures.

For the purpose of indemnification of participating agencies against any losses, damages, or liabilities arising from the activities of the SRDTF, the assigned personnel shall be deemed to be continuing under the employment of his/her individual agency. Each agency contributing personnel to the SRDTF will continue that employee as an employee of the contributing agency and will be solely responsible for the employee.

Any duly sworn peace officer, while assigned to the SRDTF and working at the direction of the Board of Directors, the SRDTF Commander, and the unit supervisor, shall have the same powers, duties, privileges, and immunities as are conferred upon him/her as a peace officer in his/her own jurisdiction.

Participation in the SRDTF by additional agencies will occur only if a memorandum of understanding has been completed between the SRDTF and the new participating agency, and with a supporting vote of the SRDTF Board of Directors.

### **III. ADMINISTRATION**

Overall governance the SRDTF operations, including the setting of investigative priorities and general operating procedures, will be vested in a Board of Directors consisting of the elected official/department head, or their designee, from each participating agency. Each member of the Board of Directors will have an equal vote in the conduct of its business. In the absence of a majority vote, the deciding vote will be cast by the executive director of the Board of Directors. The Executive Director shall be the elected official/department head of the agency which serves as the fiscal agent as Contractor under the Justice Assistance Grant (JAG) – Drug Interdiction Program.

Under the direction of the Board of Directors, the SRDTF Commander shall act as the principal liaison and facilitator between the Board and SRDTF. The SRDTF Commander will be responsible for keeping the Board informed on all matters relating to the function, expenditures, accomplishments, and problems of the SRDTF.

The Board of Directors may meet quarterly to review the SRDTF activities and policies. Extra sessions can be called by any member of the Board, or at the request of the SRDTF Commander. When the Board votes on any matter a majority shall be required for passage, except in the absence of a majority vote, when the deciding vote will be cast by the executive director of the Board of Directors. In an emergency, the SRDTF Commander may conduct a telephone poll of the Board to resolve an issue.

### **IV. FINANCING**

The SRDTF will have two primary funding sources. These sources will be used for the SRDTF maintenance and operation and capital expenses, as well as some personnel expenses, as set forth in the annual SRDTF JAG Grant contract and budget. Annual contracts and SRDTF budgets will be detailed in an annual memorandum of understanding or contract.

The first primary funding source will be the JAG Grant funds administered each year by the Washington State Department of Community, Trade and Economic Development. The SCSO will be the contracting agency for the grant, and will have the responsibility of administering the grant through the SRDTF Commander.

The second primary funding source will be the forfeited funds generated by the enforcement activities of the SRDTF. The forfeited funds will be used as the matching funds required by the grant and are maintained by the Spokane County

Spokane Regional Drug Task Force Operational Agreement

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Auditor in a designated unreserved fund balance. The forfeited funds will be used in accordance with the state statute (RCW 69) and the federal asset sharing guidelines. The SCSO as the contracting agency for the grant will have the responsibility of administering the match funds through the SRDTF Commander.

In addition to the grant and match funds there will be funds expended by the participating agencies in relation to the wages/benefits of their employees assigned to the SRDTF. Since grant and match funds change annually the personnel costs to be paid by participating agencies will also change. The division of personnel expenses between the SRDTF budget and participating agencies will be addressed annually by the Board of Directors, during the budget process, and will be detailed in an annual memorandum of understanding or contract.

A tertiary funding source for SRDTF activities are available HIDTA funds. The SCSO is the contractor for HIDTA funds and the HIDTA funds are distributed through the SRDTF unit supervisor. To enhance and support partnerships with other Spokane County narcotic law enforcement entities, HIDTA funds shall be dispersed, at the direction of the SRDTF unit supervisor, to support cooperative investigations targeting illicit narcotic trafficking organizations at the highest level possible that have a direct nexus to Spokane County and the surrounding region.

The SRDTF Commander will have responsibility for the management of the SRDTF budget and funds, subject to the direction and approval of the Board of Directors.

#### **V. MANNER OF ACQUIRING/DISPOSING OF PROPERTY USED**

Property/equipment supplied to the SRDTF by a particular agency will remain the property of that agency. Property/equipment purchased with the grant or matching funds will remain with the SRDTF as long as it is operating. Funding and expenditures will be documented. In the event the SRDTF is disbanded the property/equipment belonging to the SRDTF, and any remaining forfeited funds, will be distributed to the participating agencies on a pro rated basis commensurate with participation in the SRDTF after compliance with all applicable requirements of the JAG grant contract, the state statute (RCW 69) and the federal asset sharing guidelines regarding property/equipment acquired with grant and/or forfeiture funds.

#### **VI. TERMINATION OF AGREEMENT**

Participating agencies may withdraw from the SRDTF by written statement of termination directed to the Board of Directors. Termination of the agency's participation will take place automatically thirty (30) days after receipt of the written notification, or immediately upon written notification that the agency is unable to

Spokane Regional Drug Task Force Operational Agreement

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sustain the necessary funding for participation. If, at any time, there are not three or more of the largest local law enforcement agencies willing to continue participation in the SRDTF, the SRDTF will be disbanded and the property/equipment and any remaining forfeited funds will be dispersed as described in section V.

#### **VII. DURATION OF AGREEMENT**

This agreement shall remain valid as long as the three largest local law enforcement agencies continue to assign personnel to the SRDTF and abide by the agreement.

To maintain continuity and validity of the agreement the newly elected official or newly appointed department head of any signing agency will be asked to review and sign an identical agreement. As required by RCW 39.34 this and subsequent agreements will be filed with the Spokane County Auditor.

#### **VIII. AGREEMENT**

On behalf of my agency I hereby agree to participate in the SRDTF in accordance with the policies set forth in this agreement.

# VIII. AGREEMENT

On behalf of my agency I hereby agree to participate in the SRDTF in accordance with the policies set forth in this agreement.

Signature

Agency

Date

Type/print name below

[Signature]  
Debbie D. Hancock Spokane County Sheriff's Office 12/15/06

[Signature]  
Nina D. Rojas AIC Spokane Valley Police Department 1/29/07

[Signature]  
Anne Kirkpatrick Spokane Police Department 12/18/06

[Signature]  
P. S. Beckley Washington State Patrol 1-19-07

[Signature]  
STEVEN J. TUCKER Spokane County Prosecuting Attorney's Office 12/14/06

02/09/2007 03:15P

RECEIPT # 521836

SPOKANE COUNTY  
AUDITOR  
SPOKANE COUNTY, WA

FROM : SPOKANE REGIONAL DRUG TASK FORCE  
BY : CHAKI

FILE NO. 5495542 # Pgs: 6  
DOC.: (AGR) AGREEMENT (NO CHARGE)  
DOCUMENT FEE: 37.00

Spokane Regional Drug Task Force Operational Agreement  
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TOTAL NO CHARGE FEE -----> 37.00

TOTAL RECORDING FEE -----> 37.00

CHANGE -----> 0.00

\*\*\* RECEIPT \*\*\*

## SPOKANE REGIONAL DRUG AND GANG TASK FORCE

### Policy Board Meeting Minutes February 12<sup>th</sup>, 2015

The Spokane Regional Drug and Gang Task Force Policy Board met on Thursday, February 12<sup>th</sup>, 2015, from 10:30 a.m. to 11:50 a.m. in the Spokane County Sheriff's Conference Room at the Public Safety Building, 1100 West Mallon Avenue, Spokane, Washington 99260. Present were: Spokane County Sheriff's Office: Sheriff Knezovich, Lt. John Nowels. Spokane Police Department: Chief Frank Straub, Assistant Chief Selby Smith, Captain Eric Olsen, Lt. Dave Singley. Washington State Patrol: Lt. Chris Sweet. Spokane Valley Police Dept.: Chief Rick VanLeuven. Spokane County Prosecutor's Office: Prosecutor Larry Haskell. SRDTF: Sgt. Dan McDonald, Sgt. Mike Kittilstved, Sgt. Kevin Keller, Admin Assistant Contessa Tucker. FBI: SSRA Christian Parker. DEA: SAC Tracy Simmons.

Mrs. Tucker updated the board on current budget balances.

**HIDTA14** - \$50,000. Expended \$13,120. Balance \$34,380. (To be expended by December 2015)

**BRYNE Jag Grant 2014** - \$149,697.00. Expended \$145,500. Balance: \$4,167.

**TF Budget 2014/2015** (from DUFB/Seizure acct) - \$622,198.

- o January Expenditures: M/O \$7,633 / Salaries \$92,158 / OT \$3,104

Estimate DUFB balance as of 01/31/15 - \$689,246

Lt. Nowels spoke about the DUFB balance and advised that the task force would need an M&O budget of approximately \$200,000 per year to cover all costs to include the admin's salary. As of June 30<sup>th</sup>, 2015 it looks like that DUFB balance could be down to approximately \$489,246 taking into account potential expenditures to include S&B's for the remaining SCSO and Prosecutors. He would like to suggest that the lowest the DUFB can be drawn down to was the \$200,000 mark or whatever the board felt was an appropriate threshold amount. He also stated that once a threshold was agreed upon then the board would need to determine a percentage to asset share with the main participating agencies. Then for future asset sharing that percentage can be applied. This of course was dependent on the county agreeing to provide the additional funding for the SCSO officers and the prosecutor's office.

Sheriff Knezovich stated he was advised by Attorney Jim Emacio that he advised the BOCC that the DUFB was not theirs to do with as they wanted.

Discussion ensued regarding the sharing percentages for the state, city, county, prosecutors, and valley.

Sheriff Knezovich stated that he would like to see a 5yr average of what was spent on maintenance and operation as well as overtime.

Chief Straub asked those present that if we are moving more task force assets through the federal way, why keep the task force?

The FBI was asked to absorb the task force in order to keep funding. The mission of the task force has always been mid-upper lever criminal organizations. With the merger the task force was combined with the current gang unit whose mission was gangs and violent crimes. Lt. Nowels stated that the governor wanted to take the money the state received from this program and move it somewhere else, but that didn't happen this year. The emphasis is to fund "innovative" programs which include violent crimes, human trafficking, drugs, and gangs which with the merger meets this "innovative" approach to not just drugs and gangs.

Lt. Sweet stated that the JAG Advisory Committee was initially going to give money to other programs and not the task forces.

Lt. Nowels advised that Dan Davis, contractor for Commerce on Peer Reviews, asked about our current model and Lt Sweet stated that our current model was also presented to West Sound Narcotics Enforcement Team (WestNET) which was well received.

Discussion ensued regarding human trafficking aspect.

Sheriff Knezovich stated that we are not doing a good enough job of self-promoting. Discussions need to occur and who do we need to present the information to? Lt. Sweet stated that they need to go to the JAG advisory meetings. Sheriff Knezovich asked when the next meeting was and Lt. Sweet stated he would find out. Lt. Nowels stated that stats will be added in the presentation.

Sheriff Knezovich re-directed the conversations back to asset sharing and the amount for each agency discussed at the last meeting which would be 1/5<sup>th</sup> or 20% for each. A motion was then presented.

#### **MOTION**

Sheriff Knezovich motioned to make the asset sharing 20% for each the City of Spokane Police Department, the Spokane County Sheriff's Office, the Spokane County Prosecutor's Office, the City of Spokane Valley Police Department, and the Washington State Patrol. Chief Straub seconded the motion. *All in favor:* Chief Rick VanLeuven, Lt. Chris Sweet, and Prosecutor Larry Haskell.

Sheriff Knezovich added in a qualifier for asset sharing and stated that if the prosecutors can't get funded then they would need to re-look at the \$200,000 limit to make sure they are solvent.

Discussion ensued regarding how federal asset sharing would be split with the agencies now that the task force was combined. SSRA Christion Parker stated that a sharing agreement would need to be completed with the task force only and from there it can be distributed to each agency.

Sgt. McDonald went over current task force activities.

Sgt. Kittilstved talked about WAGang database training. Discussion ensued regarding WAGang, WSIN, and GangNet.

Assistant Chief Smith asked why pay for GangNet when only Washington and California can see it. Sheriff Knezovich stated that while it does cost the system has the potential of going national.

More discussion ensued on who can see the information and in what states.

Sgt. Kittilstved stated that now that the task force and gang unit are merged, why not fund the program out of the DUFB?

Chief Straub asked SSRA Christion Parker about a national database? Why not just use the federal system? SSRA Parker deferred answering to Sgt. Kittilstved who advised that the FBI's system is basically a notification system only; they don't have a central database.

#### **MOTION**

Sheriff Knezovich motioned that GangNet and the WSIN bridge be funded out of the DUFB at a cost of \$32,000 for GangNet and \$8,000 for the WSIN bridge (\$40,000). Chief Straub seconded the motion. *All in favor:* Prosecutor Larry Haskell, Chief Rick VanLeuven, and Lt. Chris Sweet.

Sgt. Keller went over gang update and other activities for the gang unit.

#### **Discussion**

Discussion ensued regarding current happenings regarding the Hell's Angels and Mongol shooting which occurred in Arizona.

Meeting adjourned at 11:50 a.m.

Submitted by Contessa Tucker, SRDTF Administrative Assistant



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

<b>Date Rec'd</b>	10/5/2015
<b>Clerk's File #</b>	OPR 2014-0782
<b>Renews #</b>	

<b>Submitting Dept</b>	ENGINEERING SERVICES	<b>Cross Ref #</b>	
<b>Contact Name/Phone</b>	DAN BULLER 625-6391	<b>Project #</b>	2013162
<b>Contact E-Mail</b>	DBULLER@SPOKANECITY.ORG	<b>Bid #</b>	
<b>Agenda Item Type</b>	Contract Item	<b>Requisition #</b>	BT
<b>Agenda Item Name</b>	0370 - MORRISON MAIERLE, INC. - CONTRACT AMENDMENT/EXTENSION		

**Agenda Wording**

Contract Amendment/Extension with Morrison Maierle, Inc. to extend the contract through July 31, 2016 to provide additional Design Services, Bid Phase Support and Construction Phase Support for an amount not to exceed \$16,098.00, for a total

**Summary (Background)**

The Consultant Agreement provided for the submittal of a design capacity and research study, 35 percent concept level designs, 65 percent intermediate designs, and 95 and 100 percent final designs. In addition, the project includes support of public and stakeholder involvement through neighborhood meetings and some direct interaction with neighbors. This amendment along with the \$47,352.00 from the original agreement exceeds the maximum allowable under the Minor Contract.

<b>Fiscal Impact</b>		<b>Budget Account</b>	
Expense	\$ 16,098.00	#	3200 95079 95100 56501 99999
Select	\$	#	
Select	\$	#	
Select	\$	#	
<b>Approvals</b>		<b>Council Notifications</b>	
<b>Dept Head</b>	BULLER, DAN	<b>Study Session</b>	
<b>Division Director</b>	SIMMONS, SCOTT M.	<b>Other</b>	
<b>Finance</b>	DAVIS, LEONARD	<b>Distribution List</b>	
<b>Legal</b>	WHALEY, HUNT	lhattenburg@spokanecity.org	
<b>For the Mayor</b>	SANDERS, THERESA	kbustos@spokanecity.org	
<b>Additional Approvals</b>		jsalstrom@spokanecity.org	
<b>Purchasing</b>		htrautman@spokanecity.org	
		jahensley@spokanecity.org	



**Continuation of Wording, Summary, Budget, and Distribution**

**Agenda Wording**

contract amount of \$63,450.00

**Summary (Background)**

**Fiscal Impact**

Select      \$

Select      \$

**Budget Account**

#

#

**Distribution List**




CONTRACT AMENDMENT/EXTENSION

THIS CONTRACT AMENDMENT/EXTENSION is between the CITY OF SPOKANE, a Washington State municipal corporation, as "City", and MORRISON MAIERLE, INC., whose address is P. O. Box 30097, Spokane, Washington 99223, as "Consultant".

WHEREAS, the parties entered into a Contract wherein the Consultant agreed to provide services for the City of Spokane as outlined in the attached scope of work, and budget estimate dated October 1, 2014. Project deliverables include the submittal of a design capacity and research study, 35 percent concept level designs, 65 percent intermediate designs, and 95 and 100 percent final designs. In addition, the project includes support of public and stakeholder involvement through neighborhood meetings and some direct interaction with neighbors; and

WHEREAS, additional work and time to perform the work has been requested; --  
Now, Therefore,

The parties agree as follows:

1. DOCUMENTS. The Contract dated November 7, 2014, any previous amendments and/or extensions/renewals thereto are incorporated by reference into this document as though written in full and shall remain in full force and effect except as provided herein.
2. EFFECTIVE DATE. This Contract Amendment shall become effective upon execution by all parties.
3. AMENDMENT. Section 4 of the contract documents is amended to read as follows:

The City will pay the Consultant an amount not to exceed ~~FORTY-SEVEN THOUSAND THREE HUNDRED FIFTY TWO AND NO/00 DOLLARS (\$47,352.00)~~ SIXTY-THREE THOUSAND FOUR HUNDRED FIFTY AND NO/100 DOLLARS (\$63,450.00) as full compensation for everything furnished and done under this agreement.

4. ADDITIONAL WORK. The scope of work of the original Contract is amended to add the following:

Provide additional design services for an amount not to exceed \$6,000.00, Bid Phase Support for an amount not to exceed \$2,200.00 and Construction Phase Support for an amount not to exceed \$7,898.00.

5. EXTENSION. The contract documents are hereby extended and shall run through July 31, 2016.

6. COMPENSATION. The City shall pay SIXTEEN THOUSAND NINETY-EIGHT AND NO/100 DOLLARS, (\$16,098.00) for everything furnished and done under this Contract Amendment/Extension.

MORRISON MAIERLE, INC.

CITY OF SPOKANE

By: \_\_\_\_\_  
(Signature)

By: \_\_\_\_\_  
(Signature)

Print Name: \_\_\_\_\_

Print Name: Scott Simmons

Title: \_\_\_\_\_

Title: Director, Business & Developer Services

Date: \_\_\_\_\_

Date: \_\_\_\_\_

E-Mail address: \_\_\_\_\_

Attest:

Approved as to form:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Assistant City Attorney

Date: \_\_\_\_\_

Attachments that are part of this Contract Amendment/Extension:

Supplemental Scope of Work dated August 26, 2015



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

<b>Date Rec'd</b>	10/2/2015
<b>Clerk's File #</b>	OPR 2015-0903
<b>Renews #</b>	
<b>Cross Ref #</b>	
<b>Project #</b>	
<b>Bid #</b>	
<b>Requisition #</b>	
<b>Submitting Dept</b>	HISTORIC PRESERVATION
<b>Contact Name/Phone</b>	MEGAN DUVALL 625-6543
<b>Contact E-Mail</b>	MDUVALL@SPOKANECITY.ORG
<b>Agenda Item Type</b>	Contract Item
<b>Agenda Item Name</b>	0780 - THE GENESEE BLOCK - 819 - 821 WEST RIVERSIDE AVENUE

**Agenda Wording**

Recommendation to list the Genesee Block, 819 - 821 West Riverside Avenue, on the Spokane Register of Historic places.

**Summary (Background)**

SMC #17D.040.120 provides that the City/County Historic Landmark Commission can recommend to the City Council that certain properties in Spokane be placed on the Spokane Register of Historic Places. The Genesee Block has been found to meet the criteria set forth for such designation and a management agreement has been signed by the owners.

<b><u>Fiscal Impact</u></b>		<b><u>Budget Account</u></b>	
Neutral	\$	#	
Select	\$	#	
Select	\$	#	
Select	\$	#	
<b><u>Approvals</u></b>		<b><u>Council Notifications</u></b>	
<b><u>Dept Head</u></b>	MEULER, LOUIS	<b><u>Study Session</u></b>	
<b><u>Division Director</u></b>	DUVALL, MEGAN	<b><u>Other</u></b>	
<b><u>Finance</u></b>	DAVIS, LEONARD	<b><u>Distribution List</u></b>	
<b><u>Legal</u></b>	PICCOLO, MIKE	lhattenburg@spokanecity.org	
<b><u>For the Mayor</u></b>	SANDERS, THERESA	lmeuler@spokanecity.org	
<b><u>Additional Approvals</u></b>		amcgee@spokanecity.org	
<b><u>Purchasing</u></b>		mduvall@spokanecity.org	
		evance@spokanecity.org	

After Recording Return to:  
Office of the City Clerk  
5<sup>th</sup> Floor Municipal Bldg.  
808 W. Spokane Falls Blvd.  
Spokane, WA 99201-3333

**NOTICE OF MANAGEMENT AGREEMENT**

NOTICE IS HEREBY GIVEN that the property legally described as:

RES&ADD SPOKANE FALLS W1/2 L4 B23; RES&ADD SPOKANE FALLS E1/2 L5 B23

Parcel Number 35183.0605; 35183.0606, is governed by a Management Agreement between the City of Spokane and the Owner(s), Genesee Block, LLC (Michael Craven), of the subject property.

The Management Agreement is intended to constitute a covenant that runs with the land and is entered into pursuant to Spokane Municipal Code Chapter 6.05. The Management Agreement requires the Owner of the property to abide by the "Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" (36 CFR Part 67) and other standards promulgated by the Historic Landmarks Commission.

Said Management Agreement was approved by the Spokane City Council on \_\_\_\_\_, I certify that the original Management Agreement is on file in the Office of the City Clerk under File No. \_\_\_\_\_.

I certify that the above is true and correct.

Spokane City Clerk

\_\_\_\_\_  
Dated: \_\_\_\_\_

Historic Preservation Officer

  
\_\_\_\_\_  
Dated: 9/24/15

City Clerk No. \_\_\_\_\_

### **MANAGEMENT AGREEMENT**

The Management Agreement is entered into this \_\_\_\_\_ **day of** \_\_\_\_\_, **2015**, by and between the City of Spokane (hereinafter "City"), acting through its Historic Landmarks Commission ("Commission"), and **Genesee Block, LLC** (hereinafter "Owner(s)"), the owner of the property located at **819 - 821 W. Riverside Avenue**, commonly known as **The Genesee Block** in the City of Spokane.

WHEREAS, the City of Spokane has enacted Chapter 6.05 of the Spokane Municipal Code (SMC) and Spokane has enacted Chapter 1.48 of the Spokane County Code (SCC), both regarding the establishment of the Historic Landmarks Commission with specific duties to recognize, protect, enhance and preserve those buildings, districts, objects, sites and structures which serve as visible reminders of the historical, archaeological, architectural, educational and cultural heritage of the city and county is a public necessity and.

WHEREAS, both Ch. 17D.040 SMC and Ch. 1.48 SCC provide that the City/County Historic Landmarks Commission (hereinafter "Commission") is responsible for the stewardship of historic and architecturally significant properties in the City of Spokane and Spokane County; and

WHEREAS, the City has authority to contract with property owners to assure that any owner who directly benefits by action taken pursuant to City ordinance will bind her/his benefited property to mutually agreeable management standards assuring the property will retain those characteristics which make it architecturally or historically significant;

NOW THEREFORE, -- the City and the Owner(s), for mutual consideration hereby agree to the following covenants and conditions:

1. CONSIDERATION. The City agrees to designate the Owner's property an Historic Landmark on the Spokane Register of Historic Places, with all the rights, duties, and privileges attendant thereto. In return, the Owner(s) agrees to abide by the below referenced Management Standards for his/her property.

2. COVENANT. This Agreement shall be filed as a public record. The parties intend this Agreement to constitute a covenant that runs with the land, and that the land is bound by this Agreement. Owner intends his/her successors and assigns to be bound by this instrument. This covenant benefits and burdens the property of both parties.

instrument. This covenant benefits and burdens the property of both parties.

3. ALTERATION OR EXTINGUISHMENT. The covenant and servitude and all attendant rights and obligations created by this Agreement may be altered or extinguished by mutual agreement of the parties or their successors or assigns. In the event Owner(s) fails to comply with the Management Standards or any City ordinances governing historic landmarks, the Commission may revoke, after notice and an opportunity for a hearing, this Agreement.

4. PROMISE OF OWNERS. The Owner(s) agrees to and promises to fulfill the following Management Standards for his/her property which is the subject of the Agreement. Owner intends to bind his/her land and all successors and assigns. The Management Standards are: "THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION AND GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS (36 CFR Part 67)." Compliance with the Management Standards shall be monitored by the Historic Landmarks Commission.

5. HISTORIC LANDMARKS COMMISSION. The Owner(s) must first obtain from the Commission a "Certificate of Appropriateness" for any action which would affect any of the following:

- (A) demolition;
- (B) relocation;
- (C) change in use;
- (D) any work that affects the exterior appearance of the historic landmark; or
- (E) any work affecting items described in Exhibit A.

6. In the case of an application for a "Certificate of Appropriateness" for the demolition of a landmark, the Owner(s) agrees to meet with the Commission to seek alternatives to demolition. These negotiations may last no longer than forty-five (45) days. If no alternative is found within that time, the Commission may take up to forty-five (45) additional days to attempt to develop alternatives, and/or to arrange for the salvage of architectural artifacts and structural recording. Additional and supplemental provisions are found in City ordinances governing historic landmarks.

This Agreement is entered into the year and date first above written.



Owner

Owner

CITY OF SPOKANE

By:



Title:

HPO

ATTEST:

\_\_\_\_\_  
City Clerk

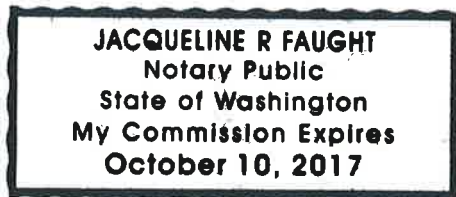
Approved as to form:

\_\_\_\_\_  
Assistant City Attorney

STATE OF WASHINGTON )  
 ) ss  
County of Spokane )

On this 23<sup>rd</sup> day of September, 2015, before me, the undersigned,  
a Notary Public in and for the State of Washington, personally appeared  
Michael W Craven  
\_\_\_\_\_, to me known to be the  
individual(s) described in and who executed the within and foregoing  
instrument, and acknowledged that he (he/she/they) signed the same as  
his (his/her/their) free and voluntary act and deed, for the uses and purposes  
therein mentioned.

23<sup>rd</sup> IN WITNESS WHEREOF, I have hereunto set my hand and official seal this  
day of September, 2015.



Jacqueline R. Faught  
Notary Public in and for the State  
of Washington, residing at Spokane

My commission expires 10-10-2017

STATE OF WASHINGTON )  
 ) ss.  
County of Spokane )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2015, before me, the  
undersigned, a Notary Public in and for the State of Washington,  
personally appeared DAVID A. CONDON, MAYOR and TERRI L. PFISTER,  
to me known to be the Mayor and the City Clerk, respectively, of the CITY  
OF SPOKANE, the municipal corporation that executed the within and  
foregoing instrument, and acknowledged the said instrument to be the free  
and voluntary act and deed of said municipal corporation, for the uses and  
purposes therein mentioned, and on oath stated that they were authorized  
to execute said instrument and that the seal affixed is the corporate seal of  
said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this  
\_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Notary Public in and for the State  
of Washington, residing at Spokane  
My commission expires \_\_\_\_\_



## **Attachment A**

Addition of the tin ceiling in storefront of 821. Changes to the ceiling must be reviewed by Historic Preservation Officer and/or the Spokane Historic Landmarks Commission.

## **Secretary of The Interior's Standards**

**1.** A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

**2.** The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

**3.** Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

**4.** Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

**5.** Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

**6.** Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color,

texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

**7.** Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

**8.** Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

**9.** New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

**10.** New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

# Spokane Register of Historic Places Nomination

*Spokane City/County Historic Preservation Office, City Hall, Third Floor  
808 Spokane Falls Boulevard, Spokane, Washington 99201-3337*

## 1. Name of Property

Historic Name: Genesee Block  
And/Or Common Name:

## 2. Location

Street & Number: 819-821 W. Riverside Avenue  
City, State, Zip Code: Spokane, Washington 99201  
Parcel Number: 35183.0605 & 35183.0606

## 3. Classification

### Category

- ☒ building  
☐ site  
☐ structure  
☐ object

### Ownership

- ☐ public ☐ both  
☒ private

### Public Acquisition

- ☐ in process  
☐ being considered

### Status

- ☒ occupied  
☐ work in progress

### Accessible

- ☒ yes, restricted  
☐ yes, unrestricted  
☐ no

### Present Use

- ☐ agricultural ☐ museum  
☒ commercial ☐ park  
☐ educational ☐ residential  
☐ entertainment ☐ religious  
☐ government ☐ scientific  
☐ industrial ☐ transportation  
☐ military ☐ other

## 4. Owner of Property

Name: Michael Craven, Craven Company, LLC  
Street & Number: 1414 S. Bernard Street  
City, State, Zip Code: Spokane, Washington 99203  
Telephone Number/E-mail: 509-309-3303/ Mike@cravencompany.com

## 5. Location of Legal Description

Courthouse, Registry of Deeds  
Street Number:  
City, State, Zip Code:  
County:

Spokane County Courthouse  
1116 West Broadway  
Spokane, WA 99260  
Spokane

## 6. Representation in Existing Surveys

Title: Historic Landmarks Survey: A Report and Site Inventory of Spokane's Historic Resources

Date: February 1979 ☐ Federal ☐ State ☐ County ☒ Local

Depository for Survey Records: Spokane Historic Preservation Office

## 7. Description

### Architectural Classification

### Condition

- ☐ excellent  
☒ good  
☐ fair  
☐ deteriorated  
☐ ruins  
☐ unexposed

### Check One

- ☐ unaltered  
☒ altered

### Check One

- ☒ original site  
☐ moved & date \_\_\_\_\_

*Narrative statement of description is found on one or more continuation sheets.*

## 8. Spokane Register Criteria and Statement of Significance

**Applicable Spokane Register of Historic Places criteria: Mark "x" on one or more for the categories that qualify the property for the Spokane Register listing:**

- ☒ A Property is associated with events that have made a significant contribution to the broad patterns of Spokane history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☐ C Property embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory history.

*Narrative statement of significance is found on one or more continuation sheets.*

## 9. Major Bibliographical References

*Bibliography is found on one or more continuation sheets.*

## 10. Geographical Data

Acreage of Property: less than 1  
Verbal Boundary Description: RES&ADD SPOKANE FALLS W1/2 L4 B23  
Verbal Boundary Justification: Nominated property includes entire parcel and urban legal description.

## 11. Form Prepared By

Name and Title: Jennifer Gorman, Principal Architectural Historian  
Organization: Gorman Preservation Associates  
Street, City, State, Zip Code: 432 E. 27<sup>th</sup> Avenue Spokane, Washington 99203  
Telephone Number: 509.279.5845  
E-mail Address: jennifer@gormanpreservation.com  
Date Final Nomination Heard: September 23, 2015

## 12. Additional Documentation

*Additional documentation is found on one or more continuation sheets.*

**13. Signature of Owner(s)**

Michael McQuinn

**14. For Official Use Only:**

Date nomination application filed: 8/17/15

Date of Landmarks Commission hearing: 9/23/2015

Landmarks Commission decision: 9/23/2015

Date of City Council/Board of County Commissioners' hearing: \_\_\_\_\_

City Council/Board of County Commissioners' decision: \_\_\_\_\_

**I hereby certify that this property has been listed in the Spokane Register of Historic Places based upon the action of either the City Council or the Board of County Commissioners as set forth above.**

Megan Duvall

**Megan Duvall**  
**City/County Historic Preservation Officer**  
City/County Historic Preservation Office  
3<sup>rd</sup> Floor - City Hall, Spokane, WA 99201

9/24/15

**Date**

Attest:

Approved as to form:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Assistant City Attorney

### SUMMARY STATEMENT

The Genesee Block is a two-story commercial building constructed in 1892 that has stylistic features of Romanesque Revival. The building is located on the south side of W. Riverside Avenue between Lincoln and Post streets. It features a symmetrical façade with two ground floor storefronts that flank a central door which leads to an interior staircase that accesses the second story of the building. The architect and builder are not known. With a footprint of approximately 4,500 square feet, the modest building is in good condition but has undergone several alterations since its original construction.

### DESCRIPTION OF PROPERTY

#### CURRENT APPEARANCE & CONDITION

##### *NORTH ELEVATION*

The north elevation of the Genesee Block is the main façade of the building. The lower story of the building consists of a central main entrance (819 ½) flanked by two commercial storefronts: 819 to the east; 821 to the west. 819 has a main entryway consisting of a single recessed door made of metal and glass surmounted by a transom. On either side of this entryway are large fixed glass storefront windows sitting atop a tile water table. The storefront entrance is covered with a vinyl awning that reads, "RE Loans Pawn Shop; Tools-Guns-Jewelry." 821 has an angled recessed double door main entrance consisting of metal and glass doors surmounted by a transom. On either side of this entrance are large fixed pane glass storefront windows with three lights on either side. The water table is made of lightly textured stucco covering brick. The flooring is square tiles. In between 819 and 821 is a non-original brick veneer that arches over the entrance of 819 ½ and covers the space between the lower and upper stories. Remnants of the original façade can be seen on the narrow decorative pilasters on either side of the storefronts as well as on the granite door sill. These decorative cast iron columns feature geometric flowers oriented vertically on the column. The entrance to 819 ½ consists of a single glass and metal door that opens to a staircase leading to the second story. Above the door is an arched transom surrounded by brick. Above the arch is brick inlaid in a stepped pattern that leads to a wall plane of six rows of soldier bond brick pattern that separates the first from the second story. Above this brick veneer is a band of masonry.

The second story of the main façade features mostly original elements including its original brick, which is deteriorating in places. There is a central arched window that slightly projects from the wall plane. An arched masonry band is located above this window. There is a decorative inlay above this central window that reads "1892." Three windows sit on either side of the central bay. These windows consist of double hung vinyl sashes surmounted by vinyl transoms with sandwich muntins to give the appearance of multi-lights. Ornamental details on the second story of this façade include a dentil line, as well as a patterned roofline with rectangular inlays along the cornice. Two brick pilasters are spaced asymmetrically; the one to the east is situated between the last

easterly bay and the one to the west is on the end of the building. The roof is flat with a raised parapet. On the roof is a central skylight and two triangular skylights on the east and west sides.

#### *EAST ELEVATION*

The east elevation is devoid of any architectural features or fenestration. In 1967 the Pacific National Bank building adjacent to the Genesee to the east was demolished. Today this façade features ghost marks of a large vehicle-size door opening on the northern part of the facade. Above these ghost marks is a modern light fixture rod that is fastened to the building and holds two outdoor track lights, this is connected to electrical boxes and lights that are placed within the wall plane and are surrounded by small corbeled brick walls. Four metal posts are also fastened into this façade and are part of the Spokane Regional Business Center courtyard installation.

#### *WEST ELEVATION*

The west elevation is attached to 825 W Riverside Avenue. The second story of 819-821 is exposed and the exterior siding has decorative castellated brickwork underneath the roofline. There are no windows or doors on this façade.

#### *SOUTH ELEVATION*

The rear of the building (south elevation) consists of two main bays with non-original one-story shed-roof enclosed additions. The addition on the west end of the building features a brick water table over which sits a large multi-paned glass window that has been boarded over with plywood on the interior. The shed roof is covered with standing seam metal. There is a door within this addition. The addition on the east end of the building is accessed through a chain link gate and features a brick exterior with a small window opening that has been boarded over with plywood and a door. The roof is standing seam metal. The second story of the south façade consists of eight windows with non-original vinyl sash windows.

#### *INTERIOR 819*

The interior of 819 includes some of the original features from its 1940 conversion to a beauty shop. The room is large with vinyl tile flooring and a staircase that leads to the mezzanine which has Art Moderne-style curved railings that extend to the front of the store. Round metal poles support the mezzanine and the original Art Deco etchings within the cornice beneath the railings are still evident. The room maintains its original 16-foot ceiling height, however, the ceiling has been textured. Original wood built-in cabinets are found along the west wall. The storefront windows are accessed from behind the glass showcase counters, as walls were constructed with large pane glass windows to prevent access to the windows as you enter the store. The upper section of the storefront has vertical metal windows but they have been boarded over and are currently obscured by the vinyl awning sign. The upper section can also be accessed on the mezzanine level by two doors on either end of the storefront. The flooring in this area has been demolished and consists of the ceiling tiles from the storefront window area beneath it. The wall that overlooks the interior of the store was originally part of the mezzanine with

a railing and a central clock which have since been removed. At the rear of the mezzanine on the south end of the store are skylight windows that have also been boarded over. Beneath the mezzanine toward the southwest part of the store there is a large storage room and a door that leads to the basement.

*INTERIOR 819 ½*

The interior of 819 ½ is accessed through a long staircase at the center of the building. At the top of the staircase are two doors on either side of the landing. Both doors are wood with glass panels and surmounted by transom lights. The door on the east side of this hallway platform leads to the east unit which is one large room that has been largely demolished. Any interior partition walls have been removed, and debris from the demolition covers the wood floor. The ceiling has been torn down, exposing non-original insulation, the non-original HVAC system and a variety of electrical wires. Non-original light fixtures and air conditioning vents hang from the ceiling by wires. The wall that divides the east unit from the west side of the building is lathe and plaster. The east unit wall is brick that has been painted. At the north end of the room, there are three vinyl windows with transoms and a fourth window that is half exposed. The wall between the east and west units was constructed in a way that it divides the fourth window (central window); a portion of the window is visible in both units. The windows have wood moldings that appear to be original. The south end of the east unit has four vinyl windows, also with wood surrounds. There is a bathroom and shower on the east wall of the east unit. The walls have been removed to the studs and the bathroom has been demolished. A triangular skylight with a contemporary window is visible in the center of the eastern portion of the east unit. There is also an opening within the ceiling to accommodate a rectangular skylight on the west wall of the east unit. This skylight, which lies directly south of the stair landing, can also be seen in the west unit.

Across the hall is a second unit that has also been largely demolished. Similar to the east unit, the west unit has vinyl windows on the north and south walls. There are also two vinyl sash windows with wood molding on the west wall. There is a bathroom that has been partially demolished on the west wall. Some of the walls and wood molding remain. The bathroom has a door with a transom window and a narrow window next to the door. Inside the bathroom is a bathtub and shower, toilet, and sink. Outside of the bathroom is a water tank and a sink. Much like the east unit, this room has demolition debris covering the floor and the ceiling wires and HVAC system have been exposed. The room is in a state of disrepair. On the south end of the west unit is a wood platform in front of the south wall and windows. The south windows have been covered with Styrofoam shutters. There is a triangular skylight in the western half of the west unit and the central rectangular skylight above the eastern portion of the unit. A washing machine and dryer sit along the east wall.

*INTERIOR 821*

The interior of 821 features a large show room with composite wood floors and painted drywall with wainscoting. The storefront windows include built-in showcase tabletops. The dropped ceiling with tiles and recessed light panels hide the heating, ventilation, and



air conditioning (HVAC) system and original tin ceiling behind it. The tin ceiling is in remarkably intact condition and extends throughout much of the space. A door on the east wall leads to the basement. There is another door on the south wall of the room that opens to a service room with a counter, sink, cabinets, and a partition wall that leads to the restroom. At the south end of this service room is another sink and a small room that is part of the rear addition; however, the interior has been boarded over. A door on the south wall leads to the exterior as well as access to the basement.

#### *BASEMENT*

##### *819*

The basement in 819 is partially finished with drywall and built-in cabinets. The basement in this half of the building is partitioned into six main rooms that have a concrete floor and wood cabinets. The north, east, and south walls of the basement are exposed basalt and brick. The two northernmost rooms contain the original coal hopper and boiler system along with a vaulted ceiling that sits underneath the commercial storefront sidewalks. The ceiling has a metal door that opens onto the sidewalk above. On the west wall of the boiler room are the original electrical panels for the store from the 1940s and 1950s. To the south of these rooms is a large space with four small storage closets on the west wall. There is a bathroom and a closet south of this. Behind the stairwell are two rooms, one with a sink and one with the original safe from the beauty shop. The southernmost section of the basement features a basalt wall with an entrance that leads to a narrow room. Two window openings that have been infilled with brick and stone along the wall that partitions the main basement with this narrow room.

##### *821*

The basement in 821 is partitioned into five main rooms accessed by a hallway. These rooms were mostly used for storage space by previous tenants. The basement overall is unfinished with exposed basalt and inlaid brick walls on the south, west and north walls. Behind the stairway is an unfinished room with a bathroom. Similar to the southernmost section of 819, there is also a basalt wall with an entrance that leads to a narrow room. To the north of the stairway are two interior rooms, one is covered in wood paneling with wood shelves; the other room is made of corkboard. There is a small name plate on the floor of the entrance of this room that reads,

“Nonpareil Corkboard  
Manufactured by  
Armstrong Cork & Insulation Company  
Pittsburgh, PA.  
Installed by  
D.E. Fryer & Company  
Distributors  
Seattle-Tacoma-Spokane”

Although there is no date for when this corkboard room was installed, nonpareil corkboard insulation is typically used for fur vaults, as well as other goods. It is assumed

this room was installed sometime when Carlson Furs was the tenant of the storefront, although this room could also have been installed for Staples Candies. To the north of this room is a general room under the vaulted sidewalk that accesses the northernmost section of the basement. It features basement "lights" that sit within the concrete sidewalks as well as a tree vault that was installed during the 1974 Expo. A small storage room and a staircase are located to the east. The staircase leads to the main storefront room of 821.

### ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

A historic photograph from 1921 shows part of the exterior of the north façade. From this photograph, it appears the storefront of 819 had pivoted windows above the storefront entrance. The storefront of 821 appears to have had classical columns supporting the recessed porch roof. 821 also had clerestory transom windows above the entrance to the storefront.

Building records disclosed some of the building's obvious alterations. Those that contained pertinent information about the building's evolution are as follows:

- 1911: Water meter installed in 819
- 1939: Alteration of the front and balcony of 819
- 1956: Burning stove (?) installed in 819 ½
- 1959: Remove non-loadbearing partition to enlarge room in 819 ½
- 1962: Interior alterations in 819
- 1967: Reinforce corner of building in 819
- 1968: Install sprinkler alarm system in 819
- 1970: Install paneling; partitions to provide fitting rooms in 821
- 1971: two new doors, reface (brick)
- 1973: Interior alterations in 821

In 1967, the Pacific National Bank located to the east was demolished. According to the book *Spokane Building Blocks*, this exposed the east wall which used to have a drive-in garage door that was later filled in with bricks (Hyslop 1983). However, no evidence of a driveway could be found, and it is unclear why a drive-in garage door was needed for the tenants that used this storefront in the 1960s and 1970s. In 1996, the building had a fire on the second floor (Morlin 2003).

Visual observation indicated other alterations to the building that include the non-original brick on the main façade that has changed the original central entryway to include an arch, whereas the 1921 photograph indicates the entrance was squared; the enclosure of the office space on the mezzanine storefront in 819; the boarding over of the skylights at the rear addition of 819 (ground floor addition); the addition of the vinyl awning over 819's storefront; the retiling of the water tables on the main façade of 819; the addition of

the drop ceiling in 821; the installation of the floor and the complete reconfiguration of the interior of 821; the demolition of the rooms in 819 ½; and the rear additions on the exterior of the building on the south façade. The dates of these alterations are unknown, and could not be verified through building records or archival research.

### SUMMARY STATEMENT

The Genesee Block at 819-821 W. Riverside Avenue is eligible for the Spokane Register of Historic Places under Category A for its association with the historic themes of Commerce and Community Development, specifically the Commercial Development of Downtown Spokane. The Genesee Block is a good representation of this theme as one of the earliest and last remaining commercial buildings from the 1890s in Spokane's downtown commercial core. The period of significance is 1892-1965; it begins when the building was constructed and extends up to a period of 50 years ago since the building has continued to be used as a commercial property throughout its history.

### HISTORIC CONTEXT

#### **EARLY SPOKANE HISTORY**

The first non-Indian settlers to arrive in the Spokane area were fur traders and missionaries in the early part of the nineteenth century. In 1810, the Canadian North West Company established the Spokane House, a fur-trading post located approximately ten miles west of present-day Spokane. Missionaries Elkanah Walker and Cushing Eells set up the Tshimakain Mission, about 25 miles northwest of Spokane. Subsequent to the establishment of these two sites, more white settlers arrived to the Spokane area over the next several decades, drawn to the area by the Spokane River falls and its potential as an economic hub. By the 1880s, Spokan Falls, later renamed Spokane in 1891, was the main trade center of several industrial, commercial, and institutional activities in the region. The booming lumber industry brought the Northern Pacific Railroad to Spokane. Gold, silver, and other valuable minerals discovered in the Coeur d'Alene region of northern Idaho enticed mining prospectors and settlers to the Spokane area. Fertile soil and wheat fields to the south of Spokane in the Palouse generated a farming and agriculture industry that continues to present day.

#### **EARLY DEVELOPMENT OF DOWNTOWN SPOKANE**

The establishment of these major industries made Spokane the trading center of the Inland Empire. Seven railroad companies laid tracks through Spokane, which accommodated the mining and lumber industries and connected Spokane west to the Puget Sound, south through the Palouse, and east toward mining country. Spokane's downtown core was bustling with activity and prosperity approximately five thousand passengers traveling to and from Spokane every month. By 1886, the population of Spokane reached 2,000. In the following year, Gonzaga College (now University) opened its doors and Sacred Heart Hospital opened. Other businesses in downtown included flour mills, brick manufacturers, saw mills, general office buildings, lodging and hotels, banks, and mercantile establishments.

Real estate developers such as John J. Browne and Anthony M. Cannon, Francis H. Cook, and others purchased and platted luxurious neighborhoods surrounding downtown with impressive mansions for the wealthiest citizens in Spokane. In 1887, the first street

car line was built along Riverside Avenue and traveled through Cannon's Addition. In the subsequent two years, Spokane's downtown flourished as the number of banks grew from two to ten; output of lumber mills valued \$150,000 a month; the flour mills manufactured 300 barrels a day; brick manufacturing and lime and granite quarries gained from abundant production; and the city's capital grew to nearly \$1,000,000 (Durham 1912:413).

On August 4, 1889, a fire destroyed 32 blocks of Spokane's downtown core within four hours. The fire originated in a frame building on Railroad Avenue and Post Street and quickly spread to engulf the city blocks between Lincoln and Washington, and north toward the river. Most of the property in downtown was lost to the fire and one death was reported. In the following months, Spokane invested approximately five million dollars in redeveloping its business district. Despite the devastating fire, Spokane's economy continued to prosper; and the city retained its standing as one of the most important cities between Seattle and Minneapolis. Real estate transactions in the city in 1890 totaled \$18,000,000; flour mills were producing 700 barrels a day; eleven banks had \$5,000,000 on deposit (Durham 1912). The lumber industry was booming, the railroads increased freight transfers; the street railway and telephone systems accommodated a larger portion of the Spokane area. Buildings such as the Germond Block, the Woodward Building, and the Bennett Block were all constructed just one year after the fire and remain city landmarks today. By 1892, most of the downtown area that had succumbed to the fire was rebuilt, including the Genesee Block at 819-821 W. Riverside Avenue.

### **RIVERSIDE AVENUE**

As Spokane's role as a major trading center became evident in the late nineteenth century, Riverside Avenue was established as one of downtown's more important corridors of commercial development. As abovementioned, the first street car line in Spokane ran along Riverside Avenue to accommodate consumers and business people traveling to and from the many commercial establishments along the route. Hotels, jewelers, cafes, five-and-dime stores, clothing stores, beauty schools, theaters, music shops, grocers, and other mercantile stores were the types of businesses that could be found on Riverside Avenue from the early development of Spokane in the nineteenth century through the twentieth century. In historic photographs, such as the image (in Section 12 of this nomination) of Riverside Avenue in 1921, it is evident that the street was an important commercial corridor busy with vehicle and pedestrian traffic through the twentieth century. Riverside Avenue's commercial storefronts were lined with commercial signage that advertised a wide variety of services. The Genesee Block is located within this industrious setting, and played an important role as an establishment that helped foster the commercial stimulus of Riverside Avenue. It is a role that the Genesee Block has participated in from the late nineteenth century into the twentieth century and today. Over the subsequent decades Riverside Avenue remained a main commercial street in downtown Spokane. Today Riverside Avenue contains prominent local commercial landmarks such as the Paulsen Building (1908), First National Bank of Spokane (1954), the Fernwell Building (1890), the Peyton Building and Annex (1898),

the Empire State Building (1900), and the home of the Spokesman-Review newspaper, the Review Building (1890), just one block west of the Genesee Block.

### **DOWNTOWN SPOKANE THROUGH THE TWENTIETH AND TWENTY-FIRST CENTURIES**

Throughout the twentieth and twenty-first centuries, downtown Spokane has undergone several declines and resurgences. The endurance of the railroad and mining industries at the turn of the twentieth century resulted in a financial upswing for the city. By 1900, the population in Spokane reached 40,000. Upscale neighborhoods such as Browne's Addition and the South Hill were developed with millionaire mansions of affluent architectural design undertaken by prominent firms such as Cutter & Malmgren. A system of parks was created throughout the city that would become the pride of the community. The Great Depression in the 1930s affected Spokane's downtown business district much like other cities in the United States at the time; soup lines were long and unemployment was high. The advent of World War II rejuvenated the city's economy with companies such as the Velox Naval Supply Depot and the local presence of Galena Army Air Corps supply and repair depot (later renamed Fairchild Air Force Base), and Fort George Wright (now defunct) employing locals and providing support for the war effort. The 1960s and 1970s in downtown Spokane were marked by the construction of Interstate 90 and the beginning of urban sprawl. The 1974 World's Fair Expo resulted in a new riverfront design. Buildings and structures such as the United States Pavilion and the Great Northern Railway Depot Clock Tower define the city's landscape to this day. Decline in the local economy and the closure of several businesses downtown marked the 1980s in Spokane. A revival of downtown began in the 1990s through to the twenty-first century and resulted in the restoration of historic buildings such as the Fox Theater, the construction of a new downtown shopping mall, and the business import of successful national chains. As downtown Spokane continues to reinvent itself, several of its nineteenth century commercial buildings, such as the Genesee Block remain standing as reminders that the city of Spokane emerged as one of the most influential and important cities in the Pacific Northwest.

### **819-821 RIVERSIDE AVENUE BUILDING HISTORY**

The Genesee Block was constructed in 1892. It first appears on 1891 Sanborn Fire Insurance Map as, "Being Built." In the 1902 Sanborn map, the building is labeled as the "Genesee Block." According to the book, Spokane Building Blocks, the first occupant of the building was Eugene Bertrand, a local grocer of E. Bertrand & Co. However, city directories in 1892 and 1893 indicate that Bertrand was located at 821 Sprague Avenue. Because the city directories are not referenced by address until 1929, the first tenant of the building could not be found in either the city directories, archived newspapers, or historic maps. No information could be found to determine why the building was named the Genesee Block.

The Genesee Block consists of three addresses, 819, 819 ½, and 821. 819 and 821 are located on the ground floor of the building. 819 ½ is located on the second story of the

building and is accessed through the central door that leads to an interior staircase on the north façade. A tenant history of the building, as found in city directories, Spokane Chronicle newspaper articles and Sanborn maps is as follows:

819 W. Riverside

In 1895, the Fred T. Merrill Cycle Co. was located at the building. This business moved to 209 Post by 1897. That same year, Marcus Sobol, a jeweler, and Ida M. Fera, a hatmaker moved into the space. Fera moved out by 1900; Sobol remained until 1902. From 1915 to 1927, *Spokane Chronicle* advertisements show this space was used for Bartlett's Women's Clothing. A 1921 historic photograph shows a sign on the second story of the building that reads, "Musician's Club," while the storefront at 821 has a sign that reads "Staples Candies." In 1929, the space was shared by Bartlett's Women's Furnishings and Osborne Millinery Store. 819 was occupied by Wolper's Ladies' Shop in the 1930s. They moved out and in 1940 Western Hair Company Beauty Shop moved in, renovating the interior. Some of the remnants from this business, such as the Art Moderne mezzanine and railing remain in the space. Western Hair remained in the space until the late 1950s. By the 1960s, Mister Lee's Spokane Beauty School had taken over the storefront, and remained until the late 1970s. In the 1980s, 819 was used by the Spokane School of Hair Fashion and then Mr. J's Academy of Cosmetology. By 1990, RE Loans and Pawn moved into the space and remains today.

821 W. Riverside

The first tenant found through archival research at 821 W. Riverside was the Spokane Cloak & Suit House that appeared in city directories in the space as early as 1899. The Spokane Cloak & Suit House remained at the Genesee Block until 1907. Shortly after Spokane Cloak and Suit left, CG Staples & Sons Confectionary Store and Factory opened and was recorded at the space on a 1910 Sanborn Map. A *Spokane Chronicle* article indicates the business located in this space was sold in 1913 to Arthur Lee and Ray R. Jones, who opened a dry goods store. In the 1929 city directory, CE Carlson Co. Furs occupied the space and remained in this storefront until 1955. Jade Tree oriental imports used the storefront until the mid-1960s, and newspaper advertisements show that Binyon Optometrists and H.L. Men's Clothing were in the space in the late 1960s. By 1970, Tom Crowley Shoppe for Men was in the space but only for a short period since the space was vacant in the mid-1970s. In 1980, Hallmark card store set up shop at 821, but left by 1985. In the 1990s, the space was used by Subway sandwich shop. The 2000 city directory lists James LaVigne in this space, possibly used as a storefront for his artwork. It was also space utilized for an ink store for a short time. By the mid-2000s, it was listed under Stuart and Kathryn Zimmerman.

819 ½ W. Riverside

The earliest listing in the city directory for the space at 819 ½ W. Riverside appears in 1906 as the "Genesee Rooming House." In 1909, it lists Carrie E Winslow as the proprietor. City directories do not list tenants or owners associated with the space every year, but some of the tenants from 1910 to 1940 include the Socialist Party of America, a violinmaker, Barbers Union Local 66, and Cooks/Waiters & Waitresses Local 40. 819½

became home to Parent Engraving & Art Service in 1940, and they remained at this location until the early 2000s. In 1996, local artist James Francis LaVigne lived and worked in the building on the upper story shared by Parent Engraving. A fire broke out at Parent Engraving which resulted in a law suit filed by LaVigne for damages to his living space and studio. LaVigne was a local artist who painted Spokane landmarks such as Lewis and Clark High School, the Monroe Street Bridge, and the Davenport Hotel.

#### STATEMENT OF SIGNIFICANCE

The Genesee Block is eligible for the Spokane Register of Historic Places under Category A for its association with the historic themes of Commerce and Community Development, specifically the Commercial Development of Downtown Spokane, an event that has made a significant contribution to the history of Spokane. The Genesee Block is a good representation of this theme as one of the earliest and last remaining commercial buildings in Spokane's downtown commercial core from the 1890s. The period of significance is 1892-1965; the span of time when the building actively contributed to this trend. Therefore the period of significance begins when the building was constructed and extends up to a period of 50 years ago. The building retains integrity of its location and setting in the downtown commercial core. Since its construction, it has remained a commercial building, utilized by various businesses over its 123-year lifespan; thereby retaining its integrity of feeling and association. The building has undergone alterations that have affected the integrity of its materials and craftsmanship, such as the replacement of windows, doors, and non-original brick siding on the main façade. However, the building retains integrity of its overall design which is defined as a two-story commercial building with a symmetrical façade, two ground floor storefronts, and a central door that leads to an interior staircase to the second level of the building. Given its retention of design, feeling, association, setting, and location, the Genesee Block retains integrity.



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Stratton, David H., ed. Spokane & the Inland Empire. (Pullman: Washington State University Press, 1991).

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North Façade.



East façade.



Detail of northwest oblique.



South Façade.



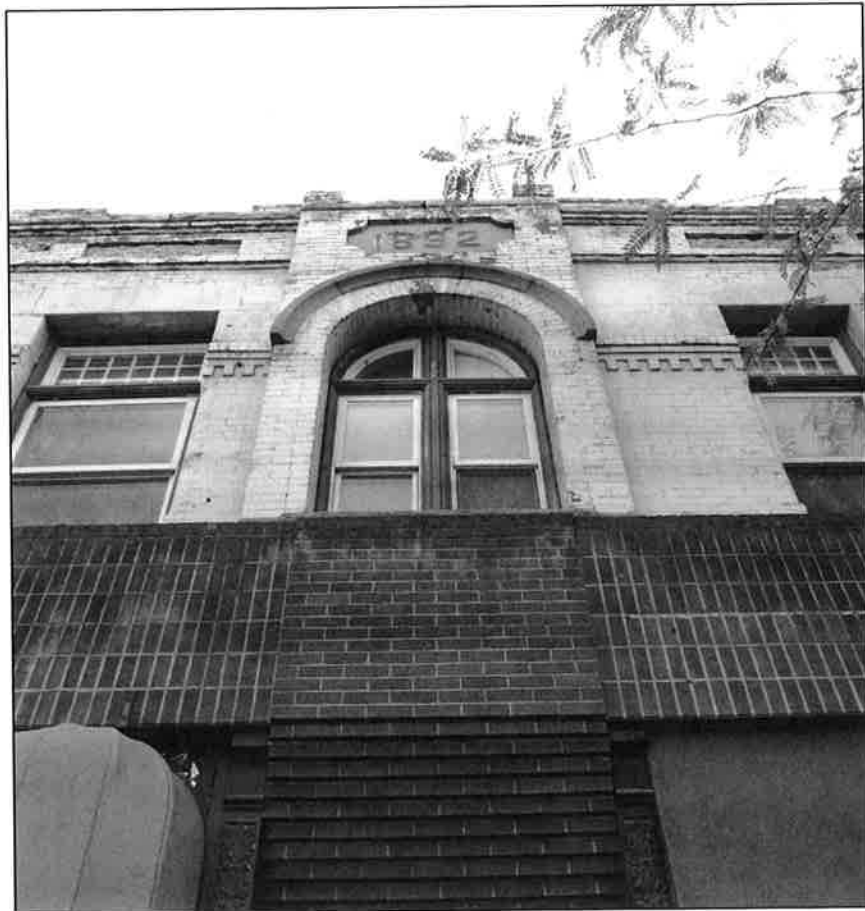
Storefront of 819.



Storefront of 821.



Entrance to 819 ½.



Detail of "1892" on second story of north façade.

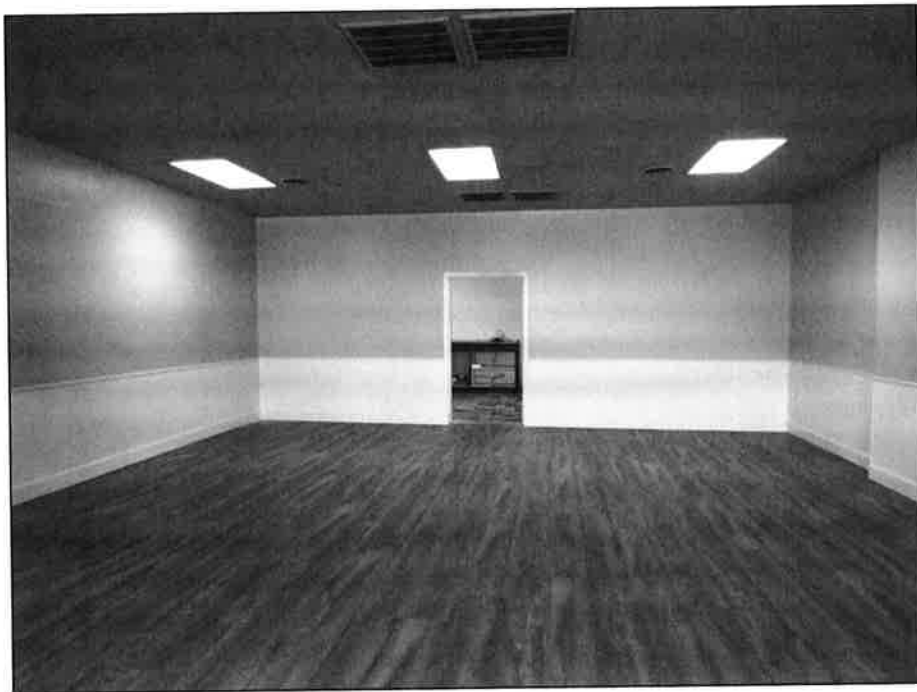




Interior of 819 looking south.



Interior of 819 looking north.



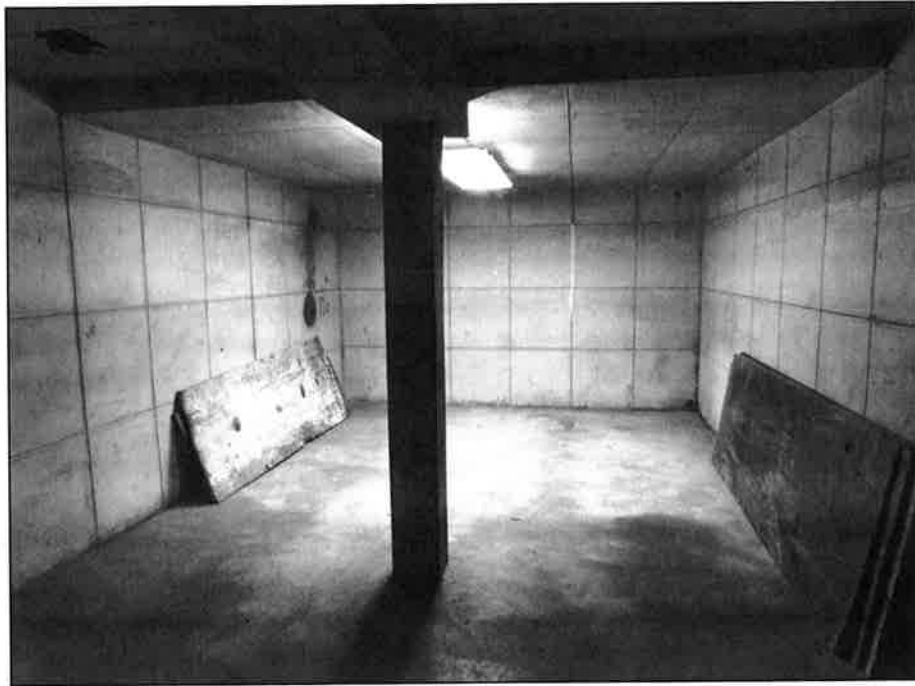
Interior of 821 looking south.



Interior of 821 looking north.



Basement in 819.



Corkboard room in basement of 821.



819 ½ east half looking north.



819 ½ east half looking south.



819 ½ west half looking north.



Photo of Riverside Avenue looking southeast in 1921.  
Photo courtesy of the Museum of Arts & Culture, Spokane.

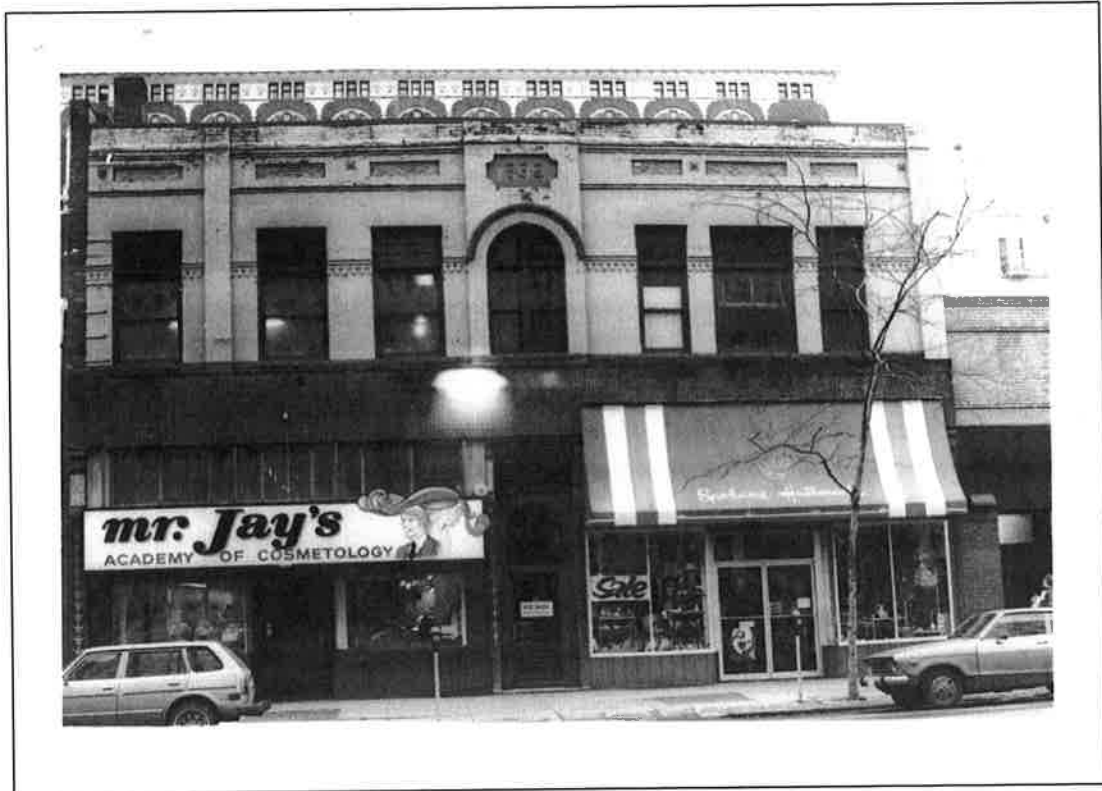


Photo of Interior of 819 Western Hair Company in 1940.  
Photo courtesy of the Museum of Arts & Culture, Spokane.

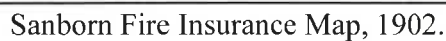
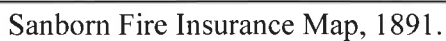


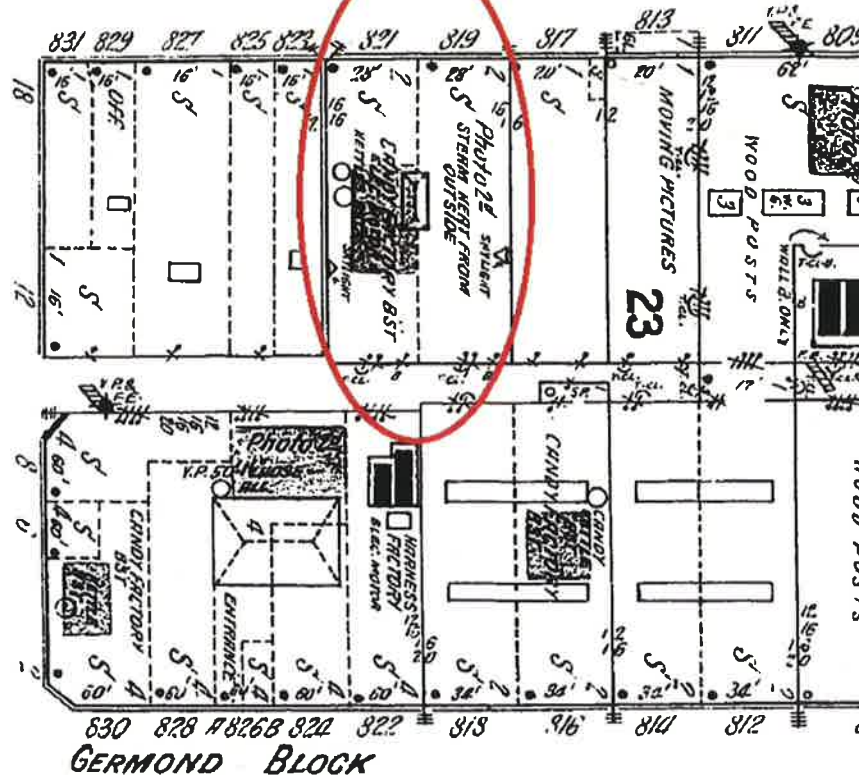
Photo of Interior of 821 Carlson Furs Showroom in 1926.  
Photo courtesy of the Museum of Arts & Culture, Spokane.





Photograph of Genesee Block in 1982.  
Photo courtesy of the Museum of Arts & Culture, Spokane.





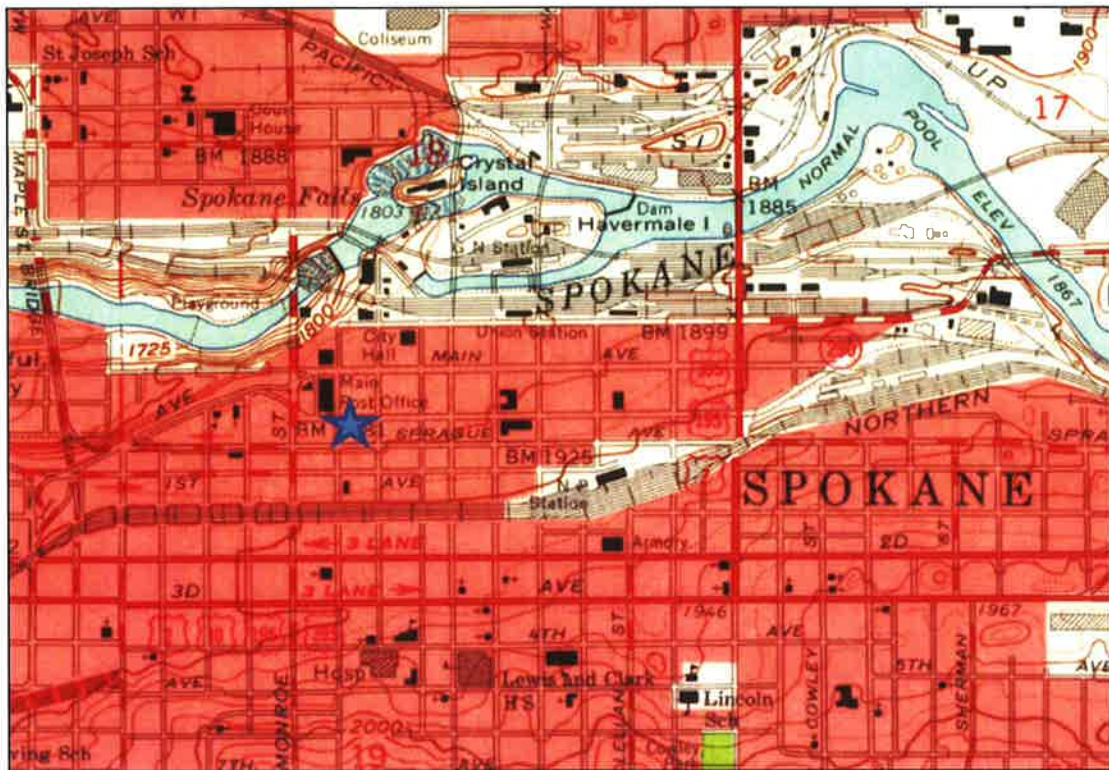
Sanborn Map - 1910, Vol 1, Sheet 284

Sanborn Fire Insurance Map, 1910.



Sketch map of Genesee Block at 819-821 W. Riverside Avenue.  
Aerial photograph courtesy of Google Earth 2015.





USGS Topographic Map, Spokane NW Quadrangle, 1963.



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

<b>Date Rec'd</b>	10/2/2015
<b>Clerk's File #</b>	OPR 2015-0904
<b>Renews #</b>	
<b>Cross Ref #</b>	
<b>Project #</b>	
<b>Bid #</b>	
<b>Requisition #</b>	

<b>Submitting Dept</b>	HISTORIC PRESERVATION
<b>Contact Name/Phone</b>	MEGAN DUVALL 625-6543
<b>Contact E-Mail</b>	MDUVALL@SPOKANECITY.ORG
<b>Agenda Item Type</b>	Contract Item
<b>Agenda Item Name</b>	0780 - LOWELL SCHOOL - 2225 SOUTH INLAND EMPIRE WAY

**Agenda Wording**

Recommendation to list the Lowell School, 2225 South Inland Empire Way, on the Spokane Register of Historic places.

**Summary (Background)**

SMC #17D.040.120 provides that the City/County Historic Landmark Commission can recommend to the City Council that certain properties in Spokane be placed on the Spokane Register of Historic Places. Lowell School has been found to meet the criteria set forth for such designation and a management agreement has been signed by the owners.

<b><u>Fiscal Impact</u></b>		<b><u>Budget Account</u></b>	
Neutral	\$	#	
Select	\$	#	
Select	\$	#	
Select	\$	#	
<b><u>Approvals</u></b>		<b><u>Council Notifications</u></b>	
<b><u>Dept Head</u></b>	MEULER, LOUIS	<b><u>Study Session</u></b>	
<b><u>Division Director</u></b>	DUVALL, MEGAN	<b><u>Other</u></b>	
<b><u>Finance</u></b>	DAVIS, LEONARD	<b><u>Distribution List</u></b>	
<b><u>Legal</u></b>	PICCOLO, MIKE	lhattenburg@spokanecity.org	
<b><u>For the Mayor</u></b>	SANDERS, THERESA	mduvall@spokanecity.org	
<b><u>Additional Approvals</u></b>		lmeuler@spokanecity.org	
<b><u>Purchasing</u></b>		amcgee@spokanecity.org	
		avance@spokanecity.org	

*After Recording Return to:*  
Office of the City Clerk  
5<sup>th</sup> Floor Municipal Bldg.  
808 W. Spokane Falls Blvd.  
Spokane, WA 99201-3333

**NOTICE OF MANAGEMENT AGREEMENT**

*NOTICE IS HEREBY GIVEN that the property legally described as:*

WENTEL GRANT AC TR B11 BEG AT SW COR TH E290.40FT TH N150FT TH W290.40FT TH S150FT  
TO BEG

*Parcel Number 25254.0703, is governed by a Management Agreement between the City of Spokane and the Owner(s), Kayano Properties, LLC (Lynda Peterson, of the subject property.*

*The Management Agreement is intended to constitute a covenant that runs with the land and is entered into pursuant to Spokane Municipal Code Chapter 6.05. The Management Agreement requires the Owner of the property to abide by the "Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" (36 CFR Part 67) and other standards promulgated by the Historic Landmarks Commission.*

*Said Management Agreement was approved by the Spokane City Council on \_\_\_\_\_ I certify that the original Management Agreement is on file in the Office of the City Clerk under File No. \_\_\_\_\_.*

*I certify that the above is true and correct.*

*Spokane City Clerk*

*Dated: \_\_\_\_\_*

*Historic Preservation Officer*

*W. J. McCall*  
*Dated: 9/24/15*

City Clerk No. \_\_\_\_\_

### **MANAGEMENT AGREEMENT**

The Management Agreement is entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2015, by and between the City of Spokane (hereinafter "City"), acting through its Historic Landmarks Commission ("Commission"), and **Kayano Properties, LLC (Lynda Peterson)** (hereinafter "Owner(s)"), the owner of the property located at **2225 S. Inland Empire Way**, commonly known as **Lowell School** in the City of Spokane.

WHEREAS, the City of Spokane has enacted Chapter 6.05 of the Spokane Municipal Code (SMC) and Spokane has enacted Chapter 1.48 of the Spokane County Code (SCC), both regarding the establishment of the Historic Landmarks Commission with specific duties to recognize, protect, enhance and preserve those buildings, districts, objects, sites and structures which serve as visible reminders of the historical, archaeological, architectural, educational and cultural heritage of the city and county is a public necessity and.

WHEREAS, both Ch. 17D.040 SMC and Ch. 1.48 SCC provide that the City/County Historic Landmarks Commission (hereinafter "Commission") is responsible for the stewardship of historic and architecturally significant properties in the City of Spokane and Spokane County; and

WHEREAS, the City has authority to contract with property owners to assure that any owner who directly benefits by action taken pursuant to City ordinance will bind her/his benefited property to mutually agreeable management standards assuring the property will retain those characteristics which make it architecturally or historically significant;

NOW THEREFORE, -- the City and the Owner(s), for mutual consideration hereby agree to the following covenants and conditions:

1. **CONSIDERATION.** The City agrees to designate the Owner's property an Historic Landmark on the Spokane Register of Historic Places, with all the rights, duties, and privileges attendant thereto. In return, the Owner(s) agrees to abide by the below referenced Management Standards for his/her property.

2. **COVENANT.** This Agreement shall be filed as a public record. The parties intend this Agreement to constitute a covenant that runs with the land, and that the land is bound by this Agreement. Owner intends his/her successors and assigns to be bound by this



instrument. This covenant benefits and burdens the property of both parties.

3. ALTERATION OR EXTINGUISHMENT. The covenant and servitude and all attendant rights and obligations created by this Agreement may be altered or extinguished by mutual agreement of the parties or their successors or assigns. In the event Owner(s) fails to comply with the Management Standards or any City ordinances governing historic landmarks, the Commission may revoke, after notice and an opportunity for a hearing, this Agreement.

4. PROMISE OF OWNERS. The Owner(s) agrees to and promises to fulfill the following Management Standards for his/her property which is the subject of the Agreement. Owner intends to bind his/her land and all successors and assigns. The Management Standards are: "THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION AND GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS (36 CFR Part 67)." Compliance with the Management Standards shall be monitored by the Historic Landmarks Commission.

5. HISTORIC LANDMARKS COMMISSION. The Owner(s) must first obtain from the Commission a "Certificate of Appropriateness" for any action which would affect any of the following:

- (A) demolition;
- (B) relocation;
- (C) change in use;
- (D) any work that affects the exterior appearance of the historic landmark; or
- (E) any work affecting items described in Exhibit A.


6. In the case of an application for a "Certificate of Appropriateness" for the demolition of a landmark, the Owner(s) agrees to meet with the Commission to seek alternatives to demolition. These negotiations may last no longer than forty-five (45) days. If no alternative is found within that time, the Commission may take up to forty-five (45) additional days to attempt to develop alternatives, and/or to arrange for the salvage of architectural artifacts and structural recording. Additional and supplemental provisions are found in City ordinances governing historic landmarks.

This Agreement is entered into the year and date first above written.

  
Owner

Owner

CITY OF SPOKANE

By:   
Title: H.P.O.

ATTEST:

\_\_\_\_\_  
City Clerk

Approved as to form:

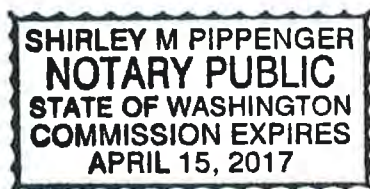
\_\_\_\_\_  
Assistant City Attorney

STATE OF WASHINGTON )  
 ) ss  
County of Spokane )

On this 23rd day of September 2015, before me, the undersigned,  
a Notary Public in and for the State of Washington, personally appeared  
Linda Satrio Peterson

\_\_\_\_\_, to me known to be the  
individual(s) described in and who executed the within and foregoing  
instrument, and acknowledged that \_\_\_\_\_ (he/she/they) signed the same as  
\_\_\_\_\_ (his/her/their) free and voluntary act and deed, for the uses and purposes  
therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this  
23rd day of September, 2015.



Shirley M. Pippenger  
Notary Public in and for the State  
of Washington, residing at Spokane

04-15-2017  
My commission expires \_\_\_\_\_

STATE OF WASHINGTON )  
 ) ss.  
County of Spokane )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2015, before me, the  
undersigned, a Notary Public in and for the State of Washington,  
personally appeared DAVID A. CONDON, MAYOR and TERRI L. PFISTER,  
to me known to be the Mayor and the City Clerk, respectively, of the CITY  
OF SPOKANE, the municipal corporation that executed the within and  
foregoing instrument, and acknowledged the said instrument to be the free  
and voluntary act and deed of said municipal corporation, for the uses and  
purposes therein mentioned, and on oath stated that they were authorized  
to execute said instrument and that the seal affixed is the corporate seal of  
said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this  
\_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Notary Public in and for the State  
of Washington, residing at Spokane  
My commission expires \_\_\_\_\_

## **Attachment A**

## **Secretary of The Interior's Standards**

**1.** A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

**2.** The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

**3.** Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

**4.** Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

**5.** Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

**6.** Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color,

texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

**7.** Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

**8.** Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

**9.** New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

**10.** New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

City Clerk No. \_\_\_\_\_

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- (C) change in use;
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Spokane City/County Register of Historic Places Nomination  
LOWELL SCHOOL

***Spokane Register of Historic Places  
Nomination***

*Spokane City/County Historic Preservation Office, City Hall, 3<sup>rd</sup> Floor  
808 W. Spokane Falls Boulevard, Spokane, WA 99201*

**1. HISTORIC NAME**

Historic Name **LOWELL SCHOOL**  
Common Name Lowell School

**2. LOCATION**

Street & Number 2225 S. Inland Empire Way  
City, State, Zip Code Spokane, WA 99224  
Parcel Number 25254.0703

**3. CLASSIFICATION**

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> building	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agricultural <input type="checkbox"/> museum
<input type="checkbox"/> site	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> work in progress	<input checked="" type="checkbox"/> commercial park
<input type="checkbox"/> structure	<input type="checkbox"/> both		<input type="checkbox"/> educational <input type="checkbox"/> religious
<input type="checkbox"/> object	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment <input type="checkbox"/> residential
	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes, restricted	<input type="checkbox"/> government scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes, unrestricted	<input type="checkbox"/> industrial <input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military <input type="checkbox"/> other

**4. OWNER OF PROPERTY**

Name Kayano Properties LLC c/o Lynda Peterson  
Street & Number 10 E. Third Avenue  
City, State, Zip Code Spokane, WA 99202  
Telephone Number/E-mail 993-4447, dickshamburgers@yahoo.com

**5. LOCATION OF LEGAL DESCRIPTION**

Courthouse, Registry of Deeds Spokane County Courthouse  
Street Number 1116 West Broadway  
City, State, Zip Code Spokane, WA 99201  
County Spokane

**6. REPRESENTATION OF EXISTING SURVEYS**

Title City of Spokane Historic Landmarks Survey  
Date Federal \_\_\_\_\_ State \_\_\_\_\_ County \_\_\_\_\_ Local \_\_\_\_\_  
Location of Survey Records Spokane Historic Preservation Office



**Spokane City/County Register of Historic Places Nomination  
LOWELL SCHOOL**

**7. DESCRIPTION**

*(continuation sheets attached)*

**Architectural Classification**

**Condition**

☒ excellent

☐ good

☐ fair

☐ deteriorated

☐ ruins

☐ unexposed

**Check One**

☐ unaltered

☒ altered

**Check One**

☐ original site

☐ moved & date

**8. SPOKANE REGISTER CATEGORIES & STATEMENT OF SIGNIFICANCE**

*(continuation sheets attached)*

**Applicable Spokane Register of Historic Places Categories: Mark "x" on one or more for the categories that qualify the property for the Spokane Register listing:**

☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of Spokane history.

☐ **B** Property is associated with the lives of persons significant in our past.

☒ **C** Property embodies the distinctive characteristics of a type, period, or method or construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

☐ **D** Property has yielded, or is likely to yield, information important in prehistory history.

**9. MAJOR BIBLIOGRAPHICAL REFERENCES**

*Bibliography is found on one or more continuation sheets.*

**10. DIGITAL PHOTOS, MAPS, SITE PLANS, ARTICLES, ETC.**

*Items are found on one or more continuation sheets.*

**11. GEOGRAPHICAL DATA**

Acreage of Property

Less than one acre.

Verbal Boundary Description

Wentel Grant Acre Tract Addition, Block 11, beginning at SW corner, then east 290.40 feet, then north 150 feet to beginning.

Verbal Boundary Justification

Nominated property includes entire parcel and urban legal description.

**12. FORM PREPARED BY**

Name and Title

Linda Yeomans, Consultant

Organization

Historic Preservation Planning & Design

Street, City, State, Zip Code

501 West 27<sup>th</sup> Avenue, Spokane, WA 99203

Telephone Number

509-456-3828

Email Address

[lindayeomans@comcast.net](mailto:lindayeomans@comcast.net)

Date Final Nomination Heard

September 16, 2015

**13. Signature of Owner(s)**



**14. For Official Use Only:**

Date nomination application filed: 8/17/15

Date of Landmarks Commission hearing: 9/23/2015

Landmarks Commission decision: 9/23/2015

Date of City Council/Board of County Commissioners' hearing: \_\_\_\_\_

City Council/Board of County Commissioners' decision: \_\_\_\_\_

**I hereby certify that this property has been listed in the Spokane Register of Historic Places based upon the action of either the City Council or the Board of County Commissioners as set forth above.**



**Megan Duvall**  
**City/County Historic Preservation Officer**  
City/County Historic Preservation Office  
3<sup>rd</sup> Floor - City Hall, Spokane, WA 99201

9/24/15  
**Date**

Attest:

Approved as to form:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Assistant City Attorney



*Lowell School in 2013*

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## ***SECTION 7: DESCRIPTION OF PROPERTY***

### ***Summary Statement***

Located in the center of Latah Valley<sup>1</sup> in southwest Spokane, Washington, Lowell School was built in 1899, and enlarged/remodeled in 1917 to accommodate an increased student population growth. The stucco-clad public schoolhouse is a one-story Mission Revival-style building with unreinforced brick masonry construction, a low-pitched hip roof, widely overhanging eaves, arched windows, and a pronounced center front-facing cross-gable with a gable-shaped parapet. Distinctive interior schoolhouse features include arched multi-paned interior vestibule windows, original woodwork, built-in storage cupboards/cabinets, oak floors, and thick plaster walls with rounded molded-plaster corners and beveled molded-plaster window sills. The schoolhouse retains good/excellent integrity in original location, design, materials, workmanship, and association.

### ***CURRENT APPEARANCE & CONDITION***

#### ***Site***

Lowell School is located in the southeast corner of Block 11 in the Wentel Grant Acre Tract Addition in Latah Valley (also called Hangman Valley). The school site has a level

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<sup>1</sup> Latah Valley and Latah Creek are commonly known as Hangman Valley and Hangman Creek.

**Spokane City/County Register of Historic Places Nomination**  
**LOWELL SCHOOL**

---

grade, measures 150 feet wide and 290.4 feet deep,<sup>2</sup> and is surrounded by single-family homes built from the early 1900s to 1945. The school is located in the west half of the property while tall 100-year-old pine trees grow in the east half of the property. Lowell School fronts west along S. Inland Empire Way, a paved north-south-direction street. A single-family home is located adjacent next north of the school, and an undeveloped pasture/field is located adjacent next south. Latah Creek runs in a north-south direction about 1500 feet east behind the school through an undeveloped flood plain dotted with natural brush and pine trees.

***School Exterior***

The footprint for Lowell School forms a wide, irregular rectangular shape, which measures 121 feet in width and 56 feet in depth. The schoolhouse is one-story high and has a symmetrical design with two hip-roof end wings joined by a low-pitched recessed center section. Clad with asphalt shingles, the roof has a very shallow pitch with three-foot-deep widely overhanging eaves. Due to the very low pitch of the roof and deep eaves, sharp horizontal shadows are cast across the building's broad façade and exterior walls, rendering a low-slung design for the building. At the building's west façade, a gable-shaped parapet distinguishes a front-facing lower cross gable in the center of the schoolhouse. The building is constructed of unreinforced brick masonry and is clad with stucco cladding. The foundation is made of a combination of basalt rock and poured concrete. Multi-paned windows with a combination of flat and curved arches punctuate exterior walls in a symmetrical pattern.

The schoolhouse faces west and is readily visible from S. Inland Empire Way and W. 23<sup>rd</sup> Avenue, two public streets that form a T-shaped intersection in front of the building. The west façade is prominent with a symmetrical design, broad width, low-pitched hip roof, widely overhanging eaves, and center parapet. Soffits are clad with original tongue-in-groove wood planks with mitered corners. The center shaped parapet has a gable shape with flared ends. Below the shaped gabled parapet are three symmetrical arches in a slightly recessed center bay. Of the three symmetrical arches, the center arch has an original arched multi-paned wood-sash transom window over original wood-paneled double entry doors. The two north and south flanking arches hold original arched multi-paned wood-sash transom windows which cap multi-paned casement windows. Arched 9/1 and 15/1 multi-paned double-hung wood-sash windows flank the center front bay of the schoolhouse. A horizontal water table separates a concrete foundation from the first floor.

The north and south faces of the schoolhouse are mirror images of each other. They reveal low-pitched hip rooflines with widely overhanging eaves, tongue-in-groove soffits, stucco cladding, and a symmetrical combination of multi-paned 15/1 wood-sash windows with flat and curved arches. Window sills are clad in stucco, and a stucco-clad water table extends around the building, separating the first floor from a concrete foundation. Two arched window openings at the west end of the school's south face, and two arched

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<sup>2</sup> Spokane County Tax Assessor records. Spokane County Courthouse, Spokane, WA.

window openings at the school's west end of the north face do not contain windows but instead are enclosed with stucco infill (it appears from the interior of the schoolhouse that windows never existed in the window openings, which were located in girls' and boys' bathrooms).

The rear east face of the schoolhouse reveals a broad symmetrical design, very low-pitched roof with hip-roof wings, and stucco cladding that extends from a stucco-clad watertable to roof eaves. Four pairs of tall, multi-paned 4/4, wood-sash, double-hung windows are symmetrically arranged and located on the recessed center section of the building between the two wings located at the north and south ends of the schoolhouse. One back door is located in the south face of the north wing, and one back door is located in the north face of the south wing. The doors face each other across a paved patio located between the north and south wings. A square brick chimney rises from the center of the roof. A small square cupola with a low-pitched hip roof, widely overhanging eaves, and louvered vents is located in the center of the rear east-facing roof slope behind the brick chimney.

### ***School Interior***

Lowell School is one story with a partial basement. The first floor has 5,233 finished square feet and the partial basement has 1,000 unfinished square feet.<sup>3</sup> Located in the center of Lowell School's west façade, oak paneled-wood double front entry doors open into a central vestibule. The vestibule is 22 feet wide and 6 feet 9 inches deep. Symmetrically placed, two large multi-paned arched windows flank the front entry doors and illuminate the vestibule. Originally the ceiling was made of lathe-and-plaster construction; in 2013 the ceiling was removed to repair damage to the roof, joists, and ceiling beams. Ceiling height is ten feet. Exterior and interior walls are made of plaster applied over brick masonry construction. Molded-plaster corners around doors and windows are rounded, and molded-plaster window sills are beveled. The east interior wall of the vestibule is a mirror image of the west exterior wall. The east interior wall has an arched center entrance with double doors. The doors are made of fir with nine divided lights in the upper half of each door. A multi-paned arched transom window is located above the doors. Two pairs of multi-paned windows with nine lights each flank the center doors. Each window pair is capped by a multi-paned arched transom light.

The vestibule's center double doors on the east wall open to a six-foot-wide uninterrupted hallway that runs 118 feet from the north end of the hallway to the south end of the hallway. One multi-paned arched window is located at the north end of the hallway and a duplicate window at the south end of the hallway. The ceiling in the hallways is 10 feet high, the walls are made of molded plaster with rounded molded-plaster corners that abut door jams and window sashes. Window sills are beveled and made of molded-plaster.

Three doorways are located at the north end of the hallway's west wall. They open into three rooms: one room in the northwest corner of the building (public school bathroom)

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<sup>3</sup> See floorplan of school in this nomination for square feet.

**Spokane City/County Register of Historic Places Nomination**  
**LOWELL SCHOOL**

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and two adjacent rooms (school offices). The south end of the hallway's west wall has a mirror image arrangement of doors that lead to a bathroom located in the southwest corner of the schoolhouse and one adjacent room (an interior wall that divided the room is missing).

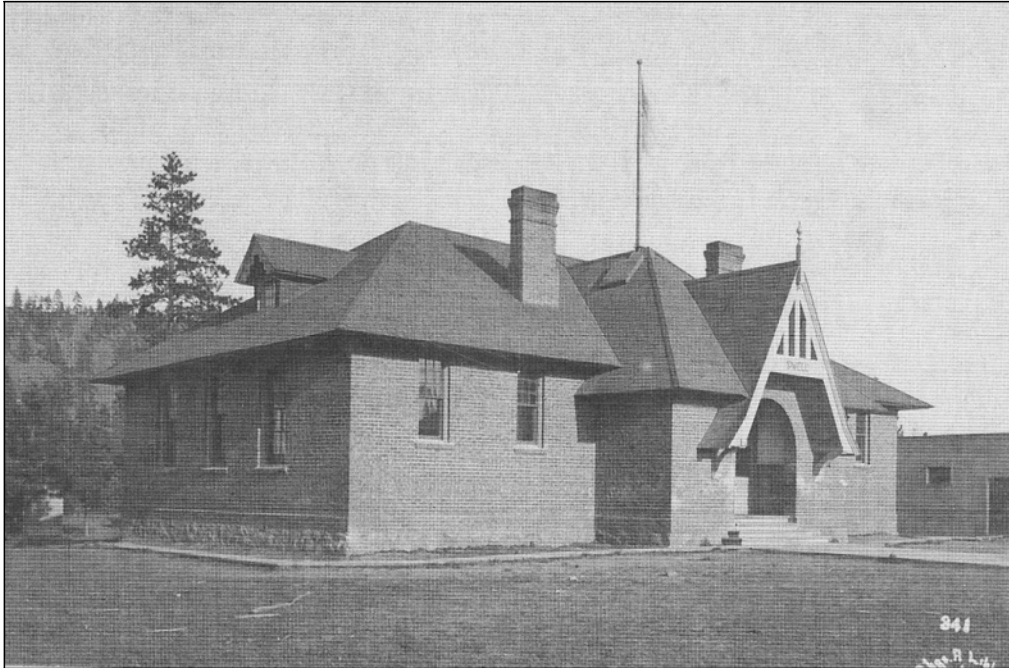
The east wall in the hallway has a symmetrical design with one door at the hallway's north end that opens to a school classroom in the northeast corner of the building, and one door at the hallway's south end that opens to a classroom in the southeast corner of the building. Two doors open across from the vestibule on the east hallway wall to two classrooms in the center of the building. An interior wall that originally divided the two classrooms is missing. A corridor that measures 5 feet 8 inches-wide and runs east and west separates the northeast classroom from the large undivided center classroom. A duplicate hallway is located between the south classroom and center undivided classroom, and is also 5 feet 8 inches wide. The two east-west hallways are 33 feet. A door opens from the north hallway into the northeast classroom, and a door from the south hallway opens into the southeast classroom. A back entry door in the north hallway opens to the exterior, and an identical back entry door in the south hallway opens to the exterior. A concrete patio is located at the exterior east rear of the building between the two exterior back doors.

The north, south, and center classrooms have 10 foot high ceilings and exterior walls made of unreinforced brick masonry construction covered with plaster. Like the rest of the building, molded-plaster corners surround doors and windows. Window sills are beveled and made of molded plaster. The north hallway and the south hallway that separate classrooms have 10-foot-high ceilings and interior walls made of lathe-and-plaster construction. At present, all the floors in the hallways and classrooms are covered with plywood but will be restored with original, saved oak plank flooring. Floor molding is plain 4-inch-deep fir finished with a medium brown hue. Interior fir doors are plain with two recessed panels, and are finished in a medium brown hue that matches the floor molding. Original slate "blackboards" no longer exist in classrooms but pendant-drop "schoolhouse-style" light fixtures are suspended from classroom ceilings. Finished medium brown, plain built-in Shaker-style cabinets made of fir with recessed-panel doors exist in the building with one in the northeast classroom and two in the undivided center classroom. The original built-in cabinet in the southeast classroom is missing.

An egress stairway was built in 2014 in the center of the undivided center classroom. The framed stairway descends to a landing, turns, and descends to an unfinished basement with a concrete floor. A mechanical room is located at the north end of the basement. A back entry with double wood-paneled doors opens to an enclosed concrete staircase below grade that ascends to a concrete patio at grade at the east rear of the schoolhouse.

***ORIGINAL APPEARANCE & MODIFICATIONS***

Built in 1899, Lowell School was erected as a one-story schoolhouse with 1,000 square feet on the main floor and 1,000 square feet in a full basement. A circa 1908-1910



*Lowell School in circa 1908-1910*

photograph<sup>4</sup> of the school pictured an irregular rectangular one-story building with a symmetrical design, hip roof, widely overhanging eaves, and brick cladding. Fenestration patterns were symmetrical and windows were 9/9 double-hung wood-sash multi-paned units. The roof pictured in the photograph appeared to be wood shingle, and the foundation was made of basalt rock. A front-facing lower cross gable with a hip roof projected from the center of the school's west facade. The front entrance to the school was located in an arched recessed entry beneath a massive, steeply pitched, gabled pediment on the lower front-facing cross gable. A dominant feature of the schoolhouse, the gabled pediment was embellished with wide bargeboards articulated with flared ends and brackets, and false half-timbering with stucco infill in the gable field. A spire was attached to the gabled pediment's apex where the two bargeboards met at the pediment's gable roof peak. A tall flagpole was attached to the center hip roof on the school. When the school was enlarged and remodeled in 1917, the new school building was extended north, south, and west from the rear east wall of the 1899 schoolhouse. Part of the original 1899 basalt foundation is evident in the basement today. Crawl spaces were built under the remodeled extended school.

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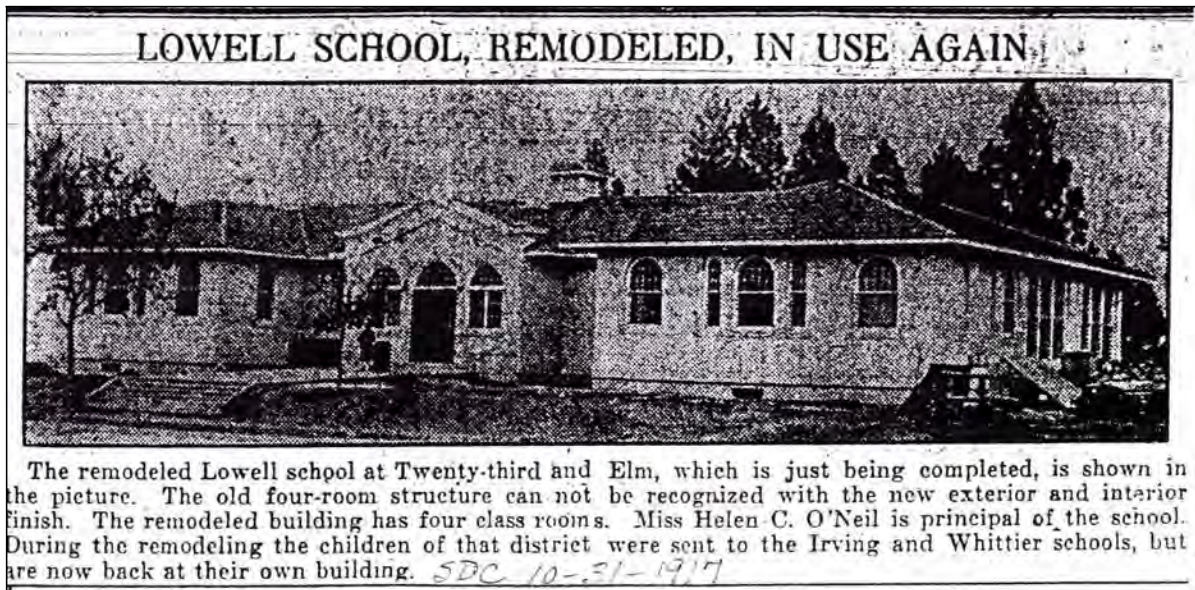
<sup>4</sup> Eastern Washington Historical Society. *Photo archive L87-1.341*. MAC archive library, Northwest Museum of Arts & Culture, Spokane, WA.



**Spokane City/County Register of Historic Places Nomination  
LOWELL SCHOOL**

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The original appearance of the 1917 enlarged/remodeled schoolhouse is well documented in a building footprint sketch and at least seven photographs that span more than 70 years. A sketch of the school's 1917 footprint was pictured on a 1953 Sanborn Fire Insurance map. A photograph taken of the school just after it was remodeled was featured in the October 31, 1917 edition of the *Spokane Daily Chronicle* with the following headlines, "LOWELL SCHOOL, REMODELED, IN USE AGAIN."<sup>5</sup> A 1923 photograph from Spokane Public School District 81 archives pictured the school with elementary students standing in front of the school's front entry. Spokane newspapers again featured the school in 1943, 1966, and 2011. Spokane County Tax Assessor photographs pictured the building in 1959 and the 1990s. All of the photographs reveal the school's west facade unchanged today from its 1917 design. Modifications to the 1917 school have been to the building's interior.



***Lowell School in 1917***

The following is a list of modifications to the building after the 1917 enlargement and remodel:

*1950s* A wall that divided the two center classrooms was removed. It was replaced with a moveable accordion partition made of wood slats. A one-inch-thick layer of bright orange Styrofoam insulation was sprayed on perimeter plaster walls in the school, and was sealed and painted with white paint. The original multi-paned windows, doors, and transoms were removed from the vestibule's east wall in preparation for installation of the foam insulation (fortunately the vestibule's original east wall windows and doors were not destroyed but saved in a classroom).

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<sup>5</sup> "Lowell School, Remodeled, In Use Again." *Spokane Daily Chronicle*, 31 Oct 1917



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*1968* Spokane building permit #B69547, dated August 16, 1968, reported the schoolhouse was altered for use as a single-family residence. The office south of the center vestibule was stripped of plaster to expose brick masonry construction. Built-in kitchen cabinets, cupboards, counters, appliances, and fixtures were installed in the office. Carpet samples 12-inches-square were glued to the hardwood floor in the school's main north-south hallway, located between the vestibule and the classrooms. Carpet was installed over hardwood floor planks in the southeast classroom. Classroom blackboards were removed. One built-in storage cabinet/cupboard was removed. Original interior doors removed and replaced with doors from a downtown Spokane bank.

*1970s-1980s* The roof was replaced with new asphalt shingles.

*2013-2015* A rehabilitation of the school began with repairs to the roof, which had leaked for many years into the school. All ceilings, carpet, and hardwood floors were removed. Hardwood floors were saved, to be reinstalled later in school. Plywood sheeting was installed as a subfloor. Styrofoam insulation was removed from interior perimeter walls. Damaged floor molding was removed and replaced. Interior doors (1960s replacements) were replaced with new plain two-panel fir doors that replicate the building's original interior doors. Original east wall windows, doors, transoms, and woodwork from the vestibule were reinstalled. Ceilings and some interior walls were repaired with new sheetrock. Circa 1968 built-in kitchen cupboards, cabinets, counters, fixtures, and appliances were removed. A Spokane building code requirement, a stairway to the basement was installed on the first floor. Mechanical and electrical panels/equipment was replaced with up-dated code-required panels and equipment. Plumbing/AC was replaced as per building codes. A concrete patio was poured at the east rear of the school between the north and south wings. An ADA-accessible concrete ramp was built at the south end of the east rear of the school. The school's exterior stucco cladding was repaired and repainted. The concrete foundation was painted to match the stucco. Soffits and trim were repaired and repainted.

## **SECTION 8: STATEMENT OF SIGNIFICANCE**

<i>Areas of Significance</i>	<i>Education</i>
<i>Period of Significance</i>	<i>1899-1954</i>
<i>Built Dates</i>	<i>1899, 1917</i>
<i>Architect for 1899</i>	<i>Albert Held</i>
<i>Architect for 1917</i>	<i>C. Harvey Smith</i>

### **STATEMENT OF SIGNIFICANCE**

#### ***Summary Statement***

Built in 1899 and enlarged/remodeled in 1917, Lowell School is eligible for listing on the Spokane Register of Historic Places under Categories A and C. The period of significance for the property is defined as 1899 when the school was built, to 1954 when public education offered at Lowell School ended. The building is significant in the area, “education,” as a school that offered public education, National Youth Administration classes, and Technical & Vocational School training to the Latah Valley community. In 1899, Lowell School was erected by Spokane Public School District 81 as a public elementary school, and was named in honor of James Russell Lowell, a noted American educator, philosopher, and poet. Lowell School is further significant in the area, “architecture,” as a good example of the Mission Revival style and a product of prominent Spokane architects Albert Held (1899 school) and C. Harvey Smith (1917 school remodel). Distinguishing Mission Revival-style features of the school include the building’s wide, one-story, horizontally emphasized mass, low-pitched hip roof, widely overhanging eaves, stucco cladding, arched windows, and prominent gable-shaped center parapet. Lowell School was in use for more than five decades from 1899 to 1954, and demonstrated Latah Valley’s longstanding commitment to public education

### **HISTORIC CONTEXT**

#### ***Latah Valley and Latah Creek***

In the 1870s, the city of Spokane was developed around the Spokane River and its cascading waterfalls. As the city grew outward in all directions from the city’s downtown central business core, southward settlement went up and over a high bluff to the Manito Plateau, characterized by rocky forested land that ascended further uphill to the crest of a high bluff. A U-shaped valley with fertile soil and a meandering creek lay below the high bluff on the valley floor. In the early 1800s, the valley and creek were named Latah Valley and Latah Creek. A name change took place in 1858 when a Yakima Indian chief and several Palouse Indians were hung in the valley, and the valley and creek were renamed Hangman Valley and Hangman Creek. In 1899, a Federal government act legally reversed the name to Latah Valley and Latah Creek. In 1997, local Spokane County Commissioners decreed that all county documents and maps would use the names Latah Creek and Latah Valley. At the Federal level, however, the names Hangman Creek and Hangman Valley remained unchanged on USGS maps.

Latah Creek flows northwest through Latah Valley into the Spokane River. In the 1800s, as many as 800 Indians from several Indian tribes lived on the banks of Latah Creek. By

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the 1880s, a brickyard was built west of the creek, and employees of the brickyard began building homes in which to live in the valley. In 1888, Spokane businessman and brewer, J.G.F. Hieber, built a brewery, bringing workers from Spokane to work and live in the area. Two years later Spokane Vinegar Works began making cider, malt, and white wine vinegar at a factory, located at the corner of 12<sup>th</sup> Avenue and Spruce Street in Latah Valley. Workers from the brewery and vinegar factory continued to flock to the area, and Latah Valley settlement increased. As the vinegar factory became one of the largest in the country, it filled the valley with the uninviting acrid smell of vinegar. Residents in neighboring upscale Browne's Addition dubbed the valley with a third name: "Vinegar Flats."<sup>6</sup> Today in 2015, the valley and creek are called by all three names: Latah Valley/Latah Creek, Hangman Valley/Hangman Creek, and Vinegar Flats.

***Lowell School***

With increased settlement in Latah Valley came the need for public school education for children of valley residents. Spokane Public School District 81 foresaw increased future settlement in Latah Valley and in 1898, purchased for \$200 a portion of Block 11 in the Wentel Grant Addition, located in the center of Latah Valley at the intersection of Inland Empire Way and West 23<sup>rd</sup> Avenue. The school district's speculation proved beneficial.

In February 1899, the *Spokesman-Review* newspaper outlined the plight of Latah Valley residents:

***WANT TO COME IN***  
***Hangman Creek Pupils Want to Attend City Schools***

*Parents of children who have no place to go to school applied to the city school board last evening for admission to the city schools. The delegation... told the members of the school board that the residents of...Hangman Creek were absolutely without school facilities. The high bluff of Hangman Creek, they said, separated their houses from the [South Hill's Irving] school, and when anyone wanted to go from their places to the schoolhouse, it was necessary to pass through Spokane.<sup>7</sup>*

In response to the pleas of Latah Valley residents and their school-age children, Spokane Public School District 81 erected a two-room public elementary school in the center of Latah Valley seven months later. Lowell School opened its doors to the school's first students on the first day of school in September 1899.<sup>8</sup>

After 70 years of ownership, Spokane School District 81 sold Lowell School to James & Janette Rogers in March 1968. Employed in Spokane as a carpet layer, James Rogers modified the schoolhouse for use as a single-family residence. After eight years, the

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<sup>6</sup> "History Alive in Vinegar Flats." *Spokesman-Review*, 17 July 2000

<sup>7</sup> "Want to Come In." *Spokesman-Review*, 7 Feb 1899

<sup>8</sup> Spokane School District 81. *First Class for 100 Years—Spokane Public Schools 1889-1989*. Spokane, WA, 1989.

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Rogers sold the property in 1976 to George Chicha. In 2005, the property was purchased by Lynda Peterson, Kayano Properties LLC. In 2013, Peterson began carefully rehabilitating the property for use as a restaurant and community center through the United States Secretary of the Interior's *Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*.

### ***HISTORIC SIGNIFICANCE***

#### ***Lowell School***

Lowell School is historically significant under Category A in the area of “education” as the one and only public elementary school built in Latah Valley. Built in 1899, the school remained in use for more than five decades from 1899 to 1954. Lowell School is further historically significant as an educational property that housed and promoted other educational enterprises. These included National Youth Administration classes, a “New Deal” program created by United States President Franklin D. Roosevelt and offered by the Federal Government. Technical & Vocational School curriculum and education was offered at Lowell School through Spokane Public School District 81 in the early 1940s. The school was further used as a community meeting place for children who were transported to Irving School on Spokane’s South Hill when elementary school classes were cancelled for a short time at Lowell School. After Lowell School closed its public elementary school classes at the end of the 1954 school year, Spokane Public School District 81 leased the property to the Northwest Air College in 1955 and 1956. The college trained airline stewardesses, stewards, and other airline personnel for airline employment and careers. From 1957 to 1968, Lowell School was used as a storage center for Spokane Public School District 81.

### ***ARCHITECTURAL SIGNIFICANCE***

A property in Category C of the Spokane Historic Register must be architecturally significant for its physical design or construction, and must embody distinctive characteristics of a type, period, or method of construction, and/or represent the work of a master. Significant in the area of “architecture,” Lowell School is nominated for its existing 1917 design and for the architects who designed it.

In 1914, it was decided by the Spokane School Board that Lowell School would be enlarged and remodeled with two additional classrooms and two additional teachers. Vocation training was to be implemented in the school as soon as possible. Three years later work was underway. A July 1, 1917 article in the *Spokesman-Review* reported “contracts for school building additions and improvements were closed with nine Spokane architects.” Spokane architect, C. Harvey Smith, was chosen to enlarge and remodel Lowell School.<sup>9</sup> Four months later, the additions and remodel to Lowell School were completed. An October 31, 1917 photograph of the “new school” was featured in the *Spokane Daily Chronicle* with the headline, “LOWELL SCHOOL, REMODELED, IN USE AGAIN.”<sup>10</sup> The remodeled school was built onto the east basalt foundation wall of the original 1899 school. The basement area remained the same while the school was

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<sup>9</sup> “Architects Get School Jobs.” *Spokesman-Review*, 1 July 1917

<sup>10</sup> “Lowell School, Remodeled, In Use Again.” 31 Oct 1917

enlarged forward and with two additions, one at the north end and one at the south end of the school. The remodeled school boasted a vestibule, a full-width center hallway, four offices, and four classrooms. The school was covered with a new hipped roof and stucco cladding, and finished with arched multi-paned windows. The reported construction cost was \$16,310.<sup>11</sup>

***C. Harvey Smith, Architect***

C. Harvey Smith was born in 1868 in Kansas, was educated in architecture and as a building contractor, and moved to Spokane in 1888. Smith established his architectural business in Spokane in 1893, worked alone, and for a short time shared offices in downtown Spokane with W. W. Hyslop, another prominent Spokane architect. As recounted by newspaper reporter and Spokane historian, N. W. Durham, Smith enjoyed wide recognition and prosperity from his many architectural and contracting responsibilities throughout Spokane and surrounding region as well as Chewelah, Mullan, Idaho, and Twin Falls, Idaho. He “built a number of schoolhouses” in Spokane and Southern Idaho, “business blocks in Spokane,” and “has been the architect for between five and six hundred residences” in Spokane and the Inland Empire.<sup>12</sup> Documented Spokane commissions completed by C. H. Smith include the Donald McLeod House (W. 1722 Riverside Avenue, built 1900), the R. D. Hansen House (S. 2407 Garfield, built 1911), the Opportunity Township Hall (E. 12114 Sprague Avenue, built 1912), the Lindsley-Larsen House E. 2314 South Altamont Boulevard, built 1914), the R. Gordon House (E. 808 Syringa Road, built 1923), and the enlarged/remodeled Lowell School (S. 2225 Inland Empire Way, built 1917).

The above-referenced documented homes and buildings designed by Smith reflect a variety of high styles and influences from Colonial Revival and Tudor Revival to Neoclassical, Mission Revival, and Craftsman. Examples of his work include modest dwellings and buildings to large, estate-size mansions and business blocks. One of C. H. Smith’s designs, the sprawling Colonial Revival-style Lindsley-Larsen House built in 1914 on Altamont Boulevard, won a prestigious award in the contest, “The Most Notable Architecture and Landscape Architecture of Spokane, Washington.” The contest was sponsored by the professional journal, *The Architect and Engineer*, in 1921. The Lindsley-Larsen House was selected from hundreds of Spokane homes and met the requirements of the contest as one of the most beautiful residential designs and landscaped grounds found in Spokane—a tribute to the designs rendered by C. H. Smith.<sup>13</sup>

Smith’s design for Lowell School is most like his design for the Opportunity Township Hall. Both are one story buildings, both are embellished in the Mission Revival style, both have front-facing prominent parapets, both have arched windows, and both are clad

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<sup>11</sup> “Building Permits.” *Spokesman-Review*, 29 June 1917

<sup>12</sup> Durham, N. W. *History of the City of Spokane and Spokane Country, Volume 3*. Spokane: Clark Publishing Co, 1912, pp.103-104.

<sup>13</sup> Jennings, Frederick. “The Most Notable Architecture and Landscape Architecture of Spokane, Washington.” *The Architect & Engineer, Vol LXV, No 3*, June 1921.

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in stucco. Differences occur in construction dates and use: the Opportunity Township Hall was built in 1912 while Lowell School was enlarged/remodeled five years later in 1917. Both buildings reflect C. Harvey Smith's professional success with various styles and influences, including the Mission Revival style illustrated by the Opportunity Township Hall and Lowell School remodel.

***Albert Held, Architect***

Professional architect, Albert Held, designed the Lowell School in 1899, ten years after he came to Spokane. Born in 1866 in Minnesota, Held graduated in architecture from the University of Minnesota and moved to Spokane after the devastating 1899 Spokane Fire, which destroyed 32 downtown city blocks of buildings. Held had immediate work in 1899, and was continually employed as an architect in Spokane for 35 years until his death in 1924. His designs spanned some of Spokane's most prominent buildings, including various warehouses, railroad depots, commercial buildings, schools, apartment houses, and single-family homes. Surviving examples of his work include the Holley-Mason Hardware Store, Spokane Dry Goods, Realty Building, Home Telegraph & Telephone Building, Altamont Carnegie Library, Parental School, and the San Marco, Breslin, Amman, and Knickerbocker Apartments. Single-family homes designed by Held include the historic Woldson House, Armstrong House, James Clark House, Kuhn-Reid House, Phelps House, Leo Long House, Robbins House, Page-Ufford House, Wren House, Weil House, and Williams House. Although many buildings and houses that Held designed have been demolished, examples of remaining intact work for which he was responsible is in good to excellent condition—confirming his reputation for designing strong buildings and houses that last.

Albert Held came to Spokane to help rebuild the city, and was always interested in its positive growth. He was appointed to the Spokane Parks Commission for a time, was a member of the American Institute of Architects and the Washington State Association of Architects, and served as a prominent member of the Spokane Chamber of Commerce, Spokane City Club, and the Spokane Realty Company. He belonged to the Imperial Oddfellows Lodge, the Spokane Club, Spokane Amateur Athletic Club, and was director of the Exchange National Bank. Albert Held died in June 1924 after 35 years in Spokane as one of the city's most accomplished master architects.

Albert Held was praised and featured in numerous newspaper articles, promotional booklets and pamphlets, advertisements, and city directories throughout his career in Spokane. One promotional booklet was *Western Progress: Spokane, Washington, Queen of the Inland Empire*, published in 1902—three years after he designed Lowell School. The promotional booklet listed Held as the architect for the Lowell School, and lauded Held as “an able, progressive architect, and a capable, honorable businessman...thoroughly versed in all that pertains to architectural and building affairs.”<sup>14</sup> Like all of Held's work, Lowell School was designed and built as a sturdy

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<sup>14</sup> Murphy, I. I. *Western Progress: Spokane, Washington, The Queen of the Inland Empire*. Chicago, August 1902.

brick building. The school's basalt foundation and basement survives partially intact, and helps support the enlarged and remodeled school built in 1917.

### ***Mission Revival Style***

Identifying features of the Mission Revival style include:

- Built dates 1890-1920
- Shaped parapet on the main roof or porch roof, many shaped dormers and roof parapets mimic those found on Spanish Colonial mission buildings
- Red tile roof covering, common on most examples
- Hipped roofs
- Widely overhanging eaves, usually open (not boxed)
- Symmetrical plans (more than 50%), simple square or rectangular plans with hipped roofs
- Porch piers, large and square, some with arches and arcades
- Stucco wall surface, smooth
- Arched windows and/or doors
- Bell towers or cupolas similar to those seen on Spanish Colonial missions, an infrequent and uncommon detail

California was the birthplace of the Mission Revival style—a revival of earlier Spanish Colonial mission forms and architectural elements. The Mission Revival style was popular in California and southwestern cities, with fashionable architects and national builders' magazines, and spread east and north across the country. Short-lived, the style quickly faded from favor after World War I as "architectural fashion shifted from free, simplified adaptations of earlier prototypes to more precise, correct copies."<sup>15</sup>

### ***Mission Revival Style Features of Lowell School***

The enlarged/remodeled Lowell School is a good example of the Mission Revival style. Architectural features and elements that embellish Lowell School include the building's symmetrical design, low-pitched hipped roof, widely overhanging eaves, shaped façade parapet, roof-top cupola (mimics mission bell towers), arched windows and doors, and smooth stucco cladding. Interior Mission Revival-style features at Lowell School are found in plain, square-cut woodwork and two-panel wood doors—elements borrowed from early Craftsman traditions. Lowell School's unique interior molded plaster formed as beveled window sills and rounded corners around doors and windows resemble exterior features of Mission Revival-style houses and buildings with smooth stucco exterior wall surfaces and rounded corners around arched porches and porch arcades.

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<sup>15</sup> McAlester, Lee & Virginia. *A Field Guide to American Houses*. New York: Knopf, 1989, pp.408-410.

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***ADDITION INFORMATION***



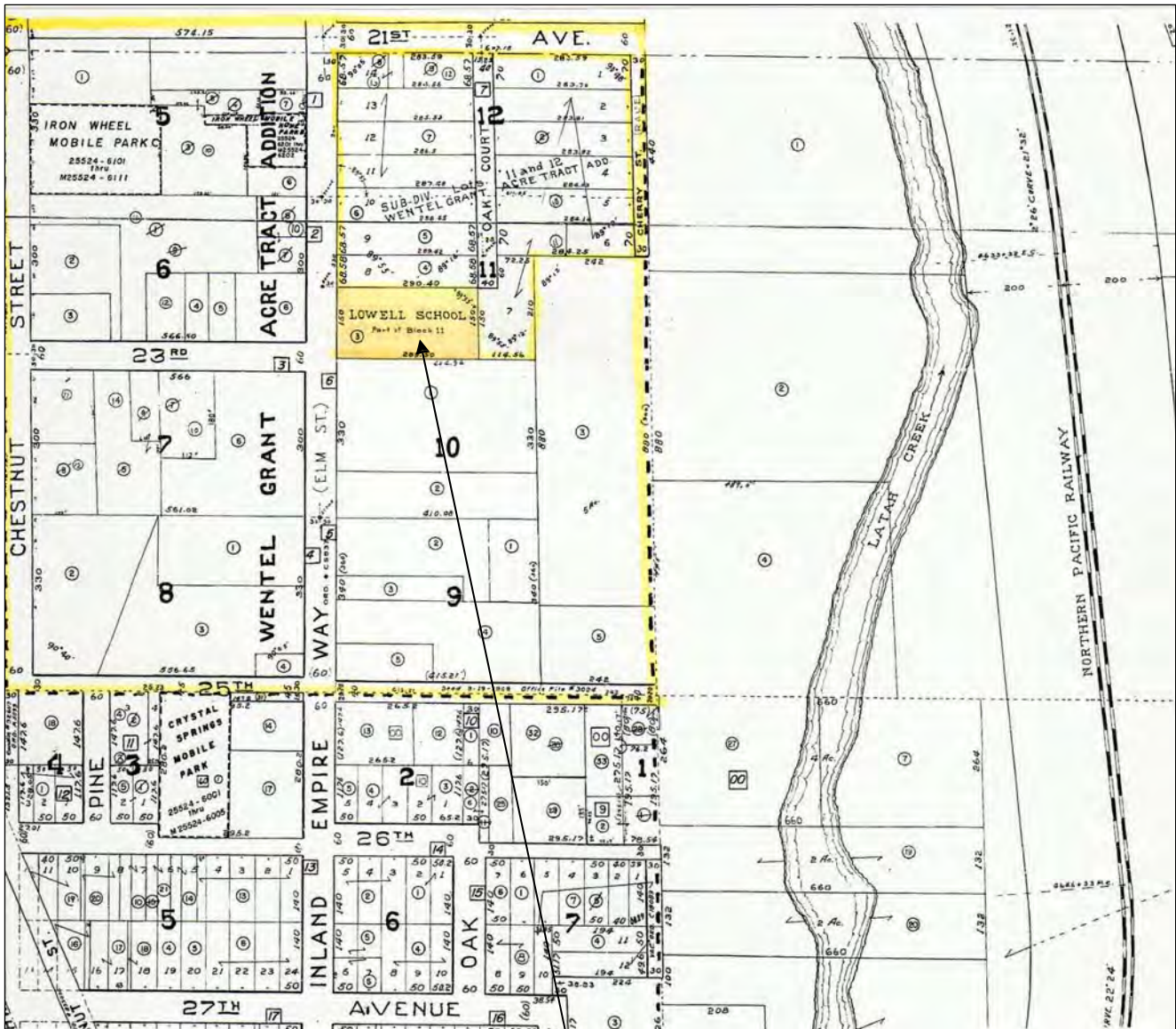
***Lowell School in 2015***

***Source: Google Maps with Latitude and Longitude Coordinates***





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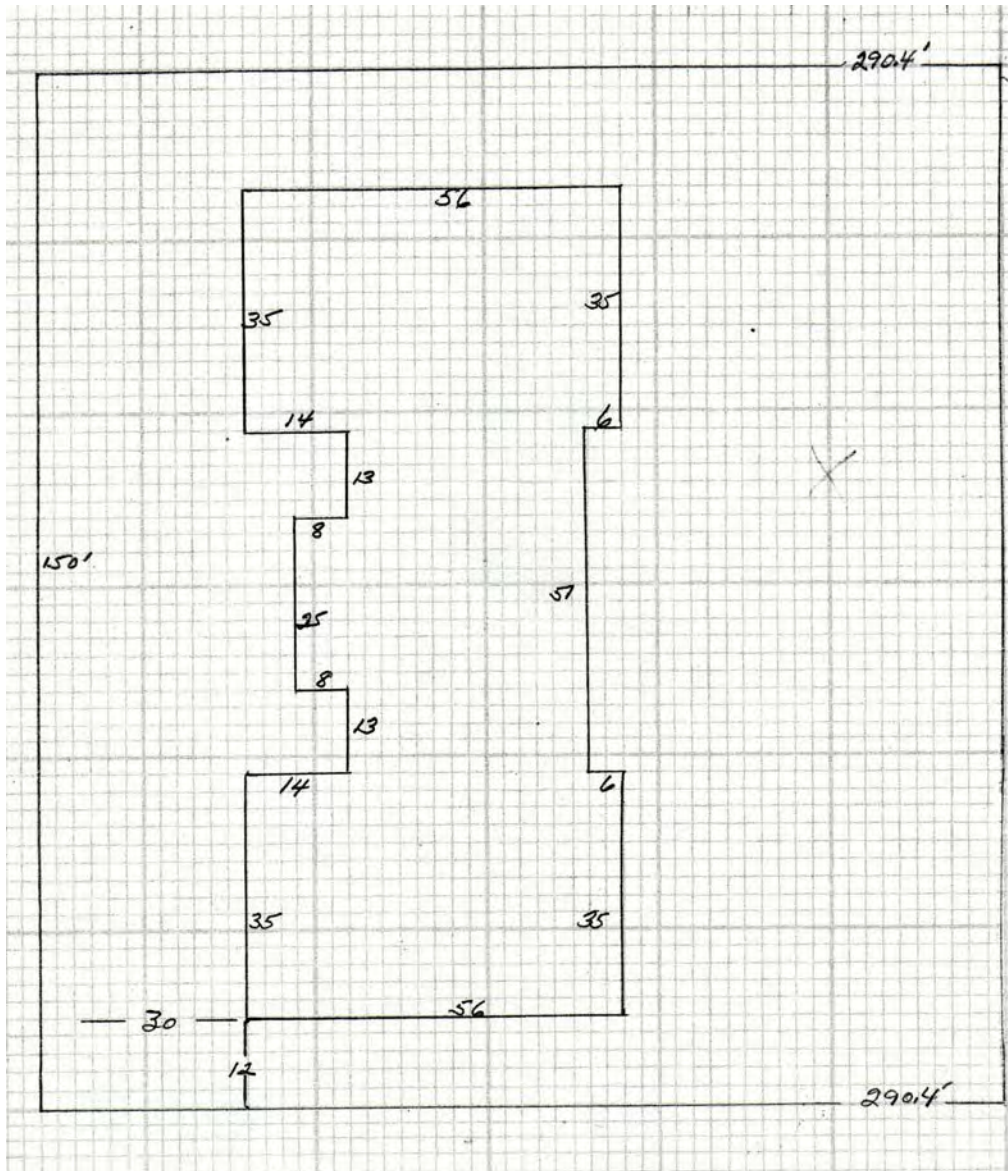
*Lowell School*

*2015 Spokane County Plat Map  
Source: Spokane County Assessor Records*

*North* ↑

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LOWELL SCHOOL

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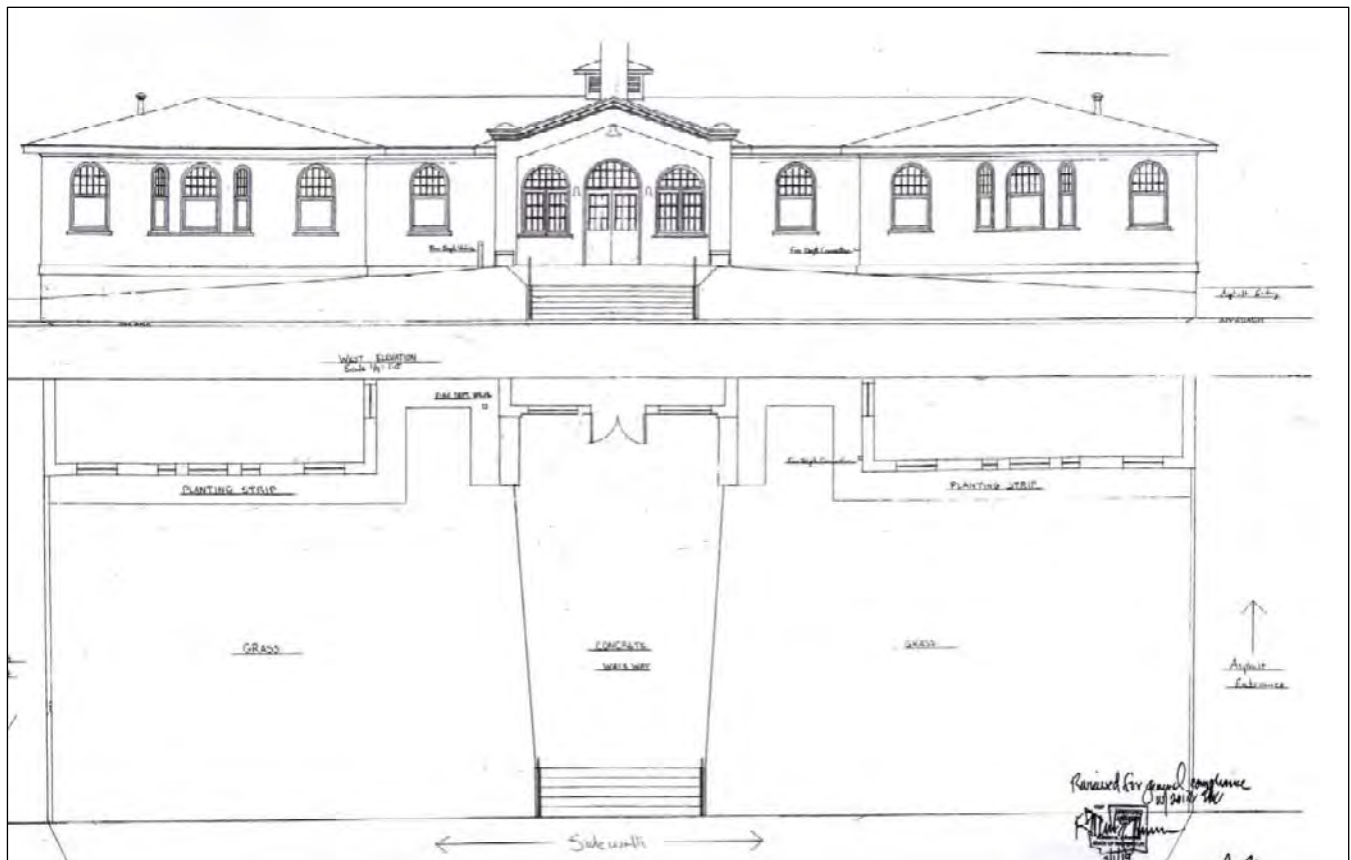


*Plat Map of Lowell School*  
*Source: Spokane County Assessor Records, Spokane, WA*

North ↑

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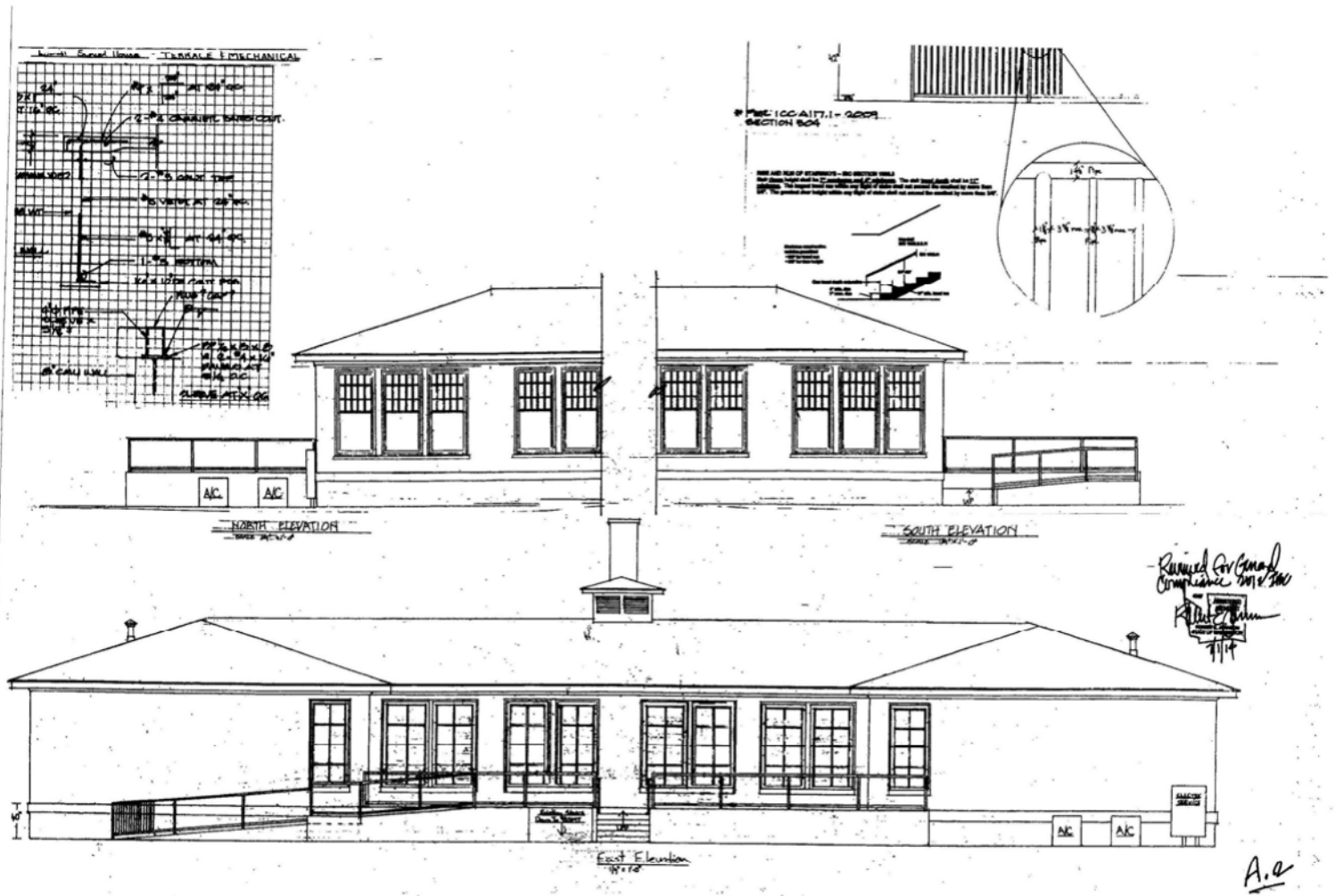


*Lowell School  
West Façade Elevation in 2014*

*Source: Matt Gentry, Professional Contractor*



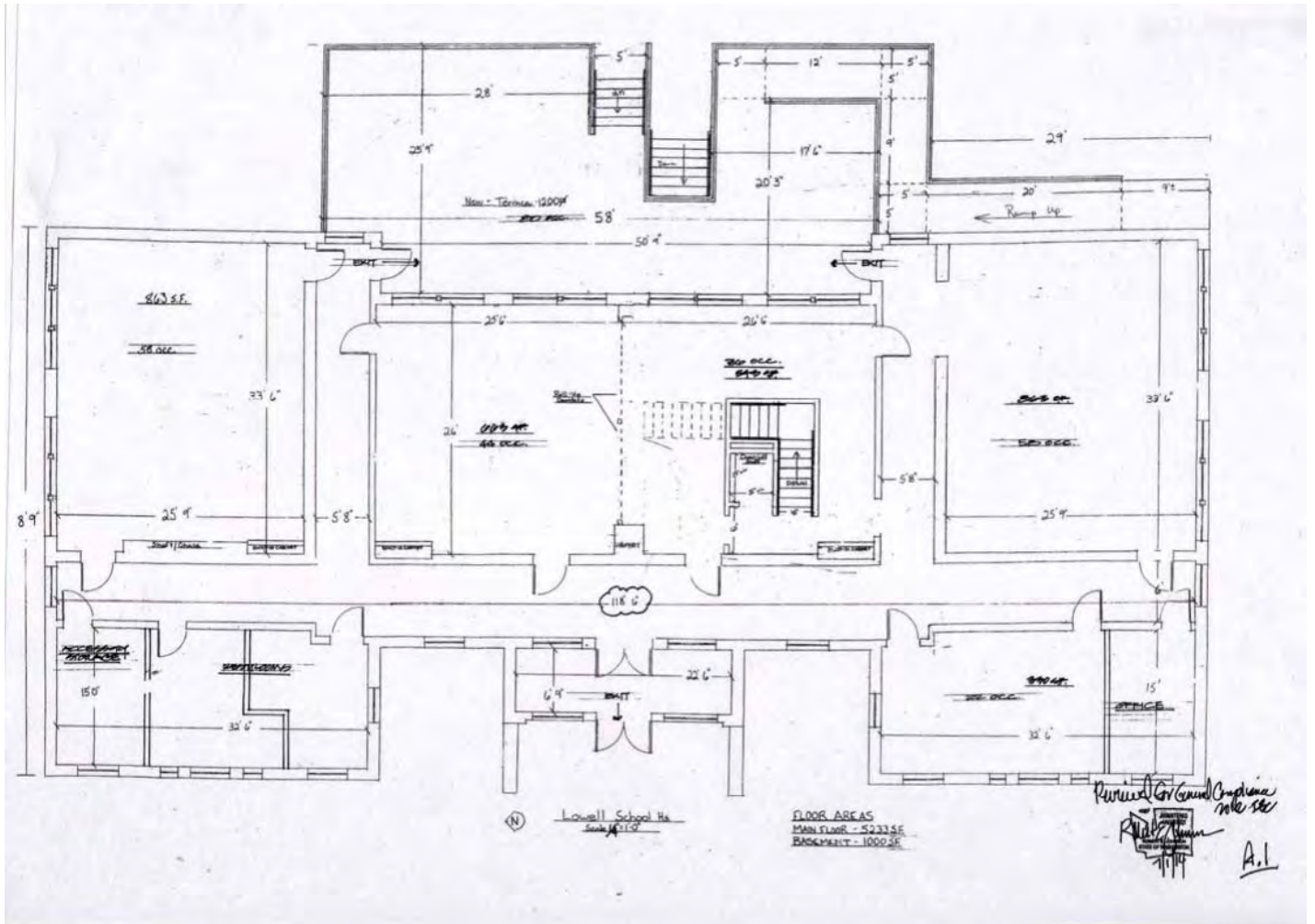
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*Lowell School  
North, South, and East Elevations in 2014*

*Source: Matt Gentry, Professional Contractor*

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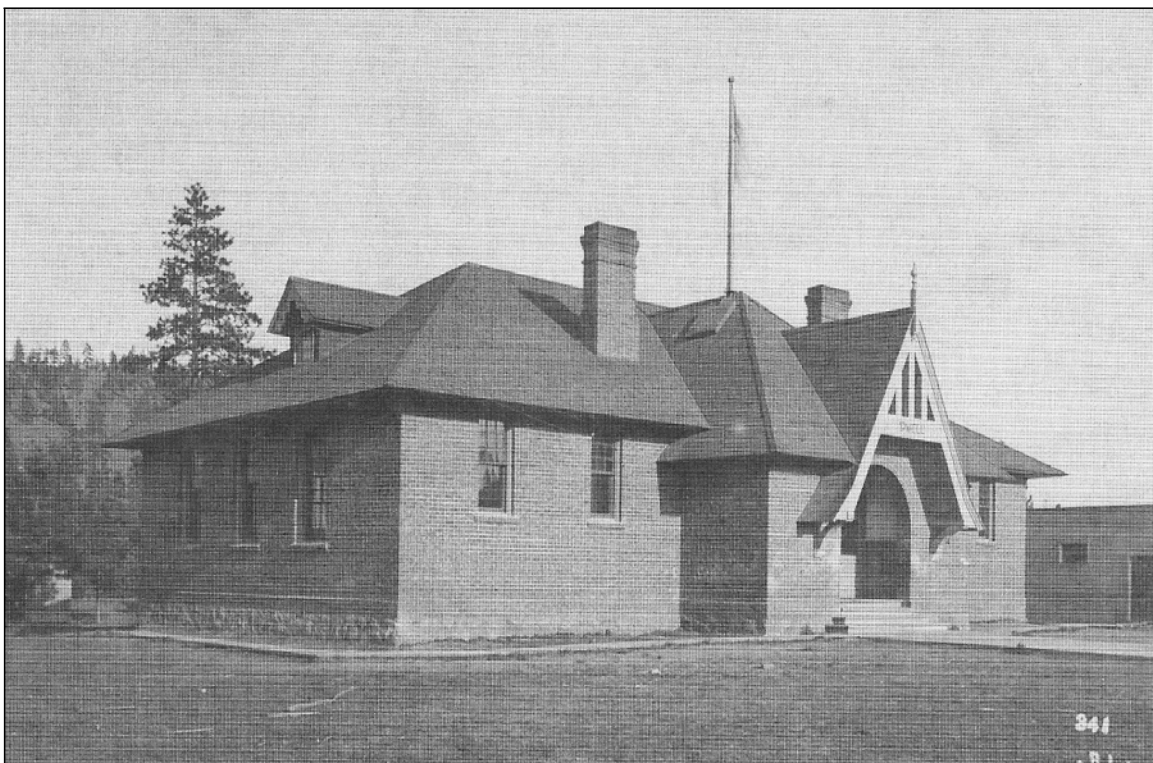


**Lowell School  
Floor Plan in 2014**

**Source: Matt Gentry, Professional Contractor**

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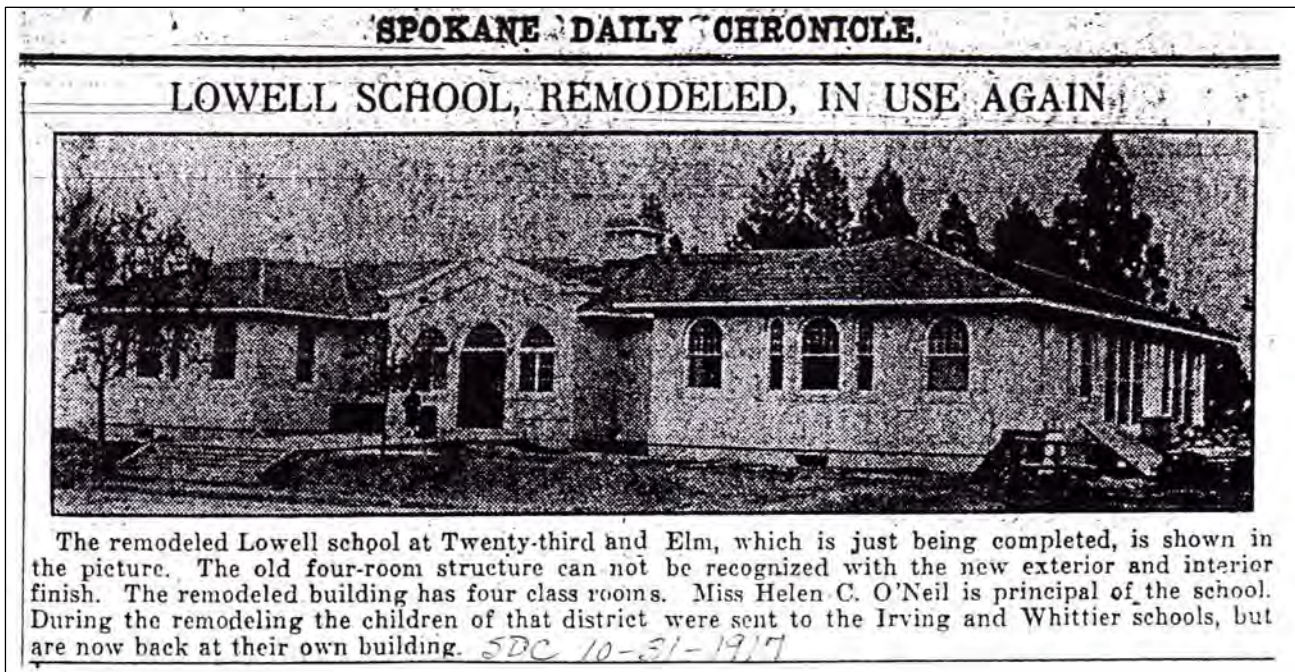


*Lowell School  
circa 1908-1910*

*Source: Northwest Museum of Arts & Culture, Spokane, WA  
MAC photo archive L87-1.341*

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LOWELL SCHOOL

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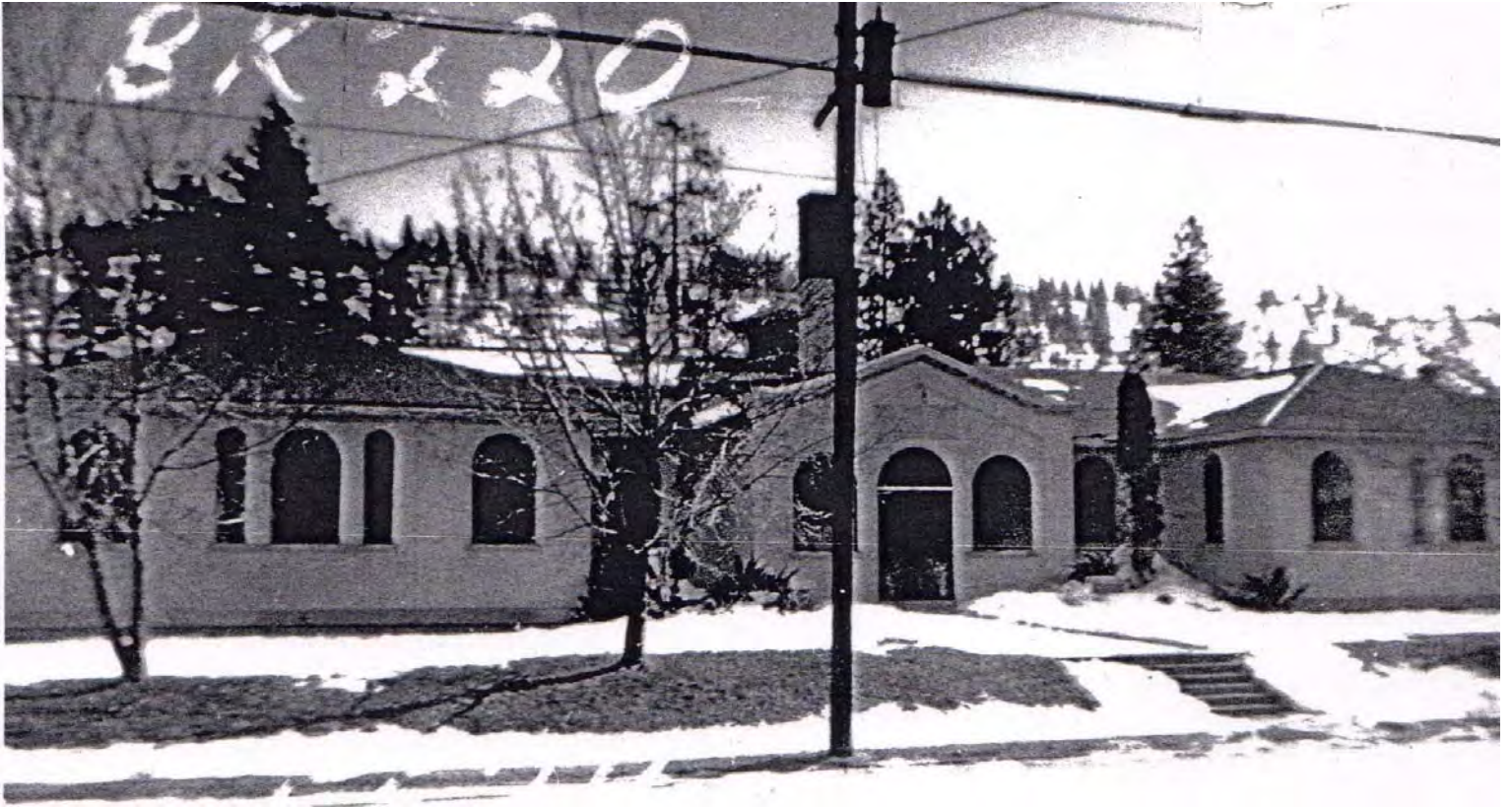
*Lowell School*

*Source: Spokane Daily Chronicle, 31 October 1917*



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*Lowell School in circa 1959*

*Source: Spokane County Assessor Records  
Spokane County Courthouse, Spokane, WA*

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*West façade in 2015*



*West façade in 2015*



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*South face in 2015*



*North face in 2015*

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*Rear east face in 2015*



*First floor, looking northwest into front vestibule and front door in 2015*





*First floor, looking northwest in 2015 into front vestibule*



*Looking from front vestibule into hallway and center classroom in 2015*



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*Looking south down center hallway on first floor in 2015*

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*Looking north down center hallway on first floor in 2015*



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*Looking south in center classroom on first floor in 2015*



*Looking north in center classroom on first floor in 2015*

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*Looking east in north classroom on first floor in 2015*



*Looking west in southwest room on first floor in 2015*



*Window sill detail in 2015*



*Window sill detail in 2015*



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*Basement, looking southwest in 2015*



*Basement, looking east in 2015*



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

<b>Date Rec'd</b>	10/2/2015
<b>Clerk's File #</b>	OPR 2015-0905
<b>Renews #</b>	

<b>Submitting Dept</b>	HISTORIC PRESERVATION	<b>Cross Ref #</b>	
<b>Contact Name/Phone</b>	MEGAN DUVALL 625-6543	<b>Project #</b>	
<b>Contact E-Mail</b>	MDUVALL@SPOKANECITY.ORG	<b>Bid #</b>	
<b>Agenda Item Type</b>	Contract Item	<b>Requisition #</b>	
<b>Agenda Item Name</b>	0780 - NORTHWEST TRANSPORT TRUCK COMPANY - 1302 WEST SECOND AVENUE		

**Agenda Wording**

Recommendation to list the Northwest Transport Truck Company, 1302 West Second Avenue, on the Spokane Register of Historic places.

**Summary (Background)**

SMC #17D.040.120 provides that the City/County Historic Landmark Commission can recommend to the City Council that certain properties in Spokane be placed on the Spokane Register of Historic Places. Northwest Transport Truck Company has been found to meet the criteria set forth for such designation and a management agreement has been signed by the owners.

<b><u>Fiscal Impact</u></b>	<b><u>Budget Account</u></b>
Neutral \$	#
Select \$	#
Select \$	#
Select \$	#

<b><u>Approvals</u></b>		<b><u>Council Notifications</u></b>
<b><u>Dept Head</u></b>	MEULER, LOUIS	<b><u>Study Session</u></b>
<b><u>Division Director</u></b>	DUVALL, MEGAN	<b><u>Other</u></b>
<b><u>Finance</u></b>	DAVIS, LEONARD	<b><u>Distribution List</u></b>
<b><u>Legal</u></b>	PICCOLO, MIKE	lhattenburg@spokanecity.org
<b><u>For the Mayor</u></b>	SANDERS, THERESA	lmeuler@spokanecity.org
<b><u>Additional Approvals</u></b>		mduvall@spokanecity.org
<b><u>Purchasing</u></b>		amcgee@spokanecity.org
		avance@spokanecity.org

After Recording Return to:  
Office of the City Clerk  
5<sup>th</sup> Floor Municipal Bldg.  
808 W. Spokane Falls Blvd.  
Spokane, WA 99201-3333

**NOTICE OF MANAGEMENT AGREEMENT**

NOTICE IS HEREBY GIVEN that the property legally described as:

1<sup>st</sup> Addition to Spokane Falls: Lots 6 & 7, BLK 40

Parcel Number 35192.1507, is governed by a Management Agreement between the City of Spokane and the Owner(s), Goat Works, LLC (Heather Brandt), of the subject property.

The Management Agreement is intended to constitute a covenant that runs with the land and is entered into pursuant to Spokane Municipal Code Chapter 6.05. The Management Agreement requires the Owner of the property to abide by the "Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" (36 CFR Part 67) and other standards promulgated by the Historic Landmarks Commission.


Said Management Agreement was approved by the Spokane City Council on \_\_\_\_\_, I certify that the original Management Agreement is on file in the Office of the City Clerk under File No. \_\_\_\_\_.

I certify that the above is true and correct.

Spokane City Clerk

\_\_\_\_\_  
Dated: \_\_\_\_\_

Historic Preservation Officer

  
\_\_\_\_\_  
Dated: 9/24/15

City Clerk No. \_\_\_\_\_

### **MANAGEMENT AGREEMENT**

The Management Agreement is entered into this \_\_\_\_\_ day of \_\_\_\_\_, **2015**, by and between the City of Spokane (hereinafter "City"), acting through its Historic Landmarks Commission ("Commission"), and **Goat Works, LLC** (hereinafter "Owner(s)"), the owner of the property located at **1302 W. Second Avenue** commonly known as **Northwest Transport Truck Company** in the City of Spokane.

WHEREAS, the City of Spokane has enacted Chapter 6.05 of the Spokane Municipal Code (SMC) and Spokane has enacted Chapter 1.48 of the Spokane County Code (SCC), both regarding the establishment of the Historic Landmarks Commission with specific duties to recognize, protect, enhance and preserve those buildings, districts, objects, sites and structures which serve as visible reminders of the historical, archaeological, architectural, educational and cultural heritage of the city and county is a public necessity and.

WHEREAS, both Ch. 17D.040 SMC and Ch. 1.48 SCC provide that the City/County Historic Landmarks Commission (hereinafter "Commission") is responsible for the stewardship of historic and architecturally significant properties in the City of Spokane and Spokane County; and

WHEREAS, the City has authority to contract with property owners to assure that any owner who directly benefits by action taken pursuant to City ordinance will bind her/his benefited property to mutually agreeable management standards assuring the property will retain those characteristics which make it architecturally or historically significant;

NOW THEREFORE, -- the City and the Owner(s), for mutual consideration hereby agree to the following covenants and conditions:

1. **CONSIDERATION.** The City agrees to designate the Owner's property an Historic Landmark on the Spokane Register of Historic Places, with all the rights, duties, and privileges attendant thereto. In return, the Owner(s) agrees to abide by the below referenced Management Standards for his/her property.

2. **COVENANT.** This Agreement shall be filed as a public record. The parties intend this Agreement to constitute a covenant that runs with the land, and that the land is bound by this Agreement. Owner intends his/her successors and assigns to be bound by this instrument. This covenant benefits and burdens the property of both parties.

3. ALTERATION OR EXTINGUISHMENT. The covenant and servitude and all attendant rights and obligations created by this Agreement may be altered or extinguished by mutual agreement of the parties or their successors or assigns. In the event Owner(s) fails to comply with the Management Standards or any City ordinances governing historic landmarks, the Commission may revoke, after notice and an opportunity for a hearing, this Agreement.

4. PROMISE OF OWNERS. The Owner(s) agrees to and promises to fulfill the following Management Standards for his/her property which is the subject of the Agreement. Owner intends to bind his/her land and all successors and assigns. The Management Standards are: "THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION AND GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS (36 CFR Part 67)." Compliance with the Management Standards shall be monitored by the Historic Landmarks Commission.

5. HISTORIC LANDMARKS COMMISSION. The Owner(s) must first obtain from the Commission a "Certificate of Appropriateness" for any action which would affect any of the following:

- (A) demolition;
- (B) relocation;
- (C) change in use;
- (D) any work that affects the exterior appearance of the historic landmark; or
- (E) any work affecting items described in Exhibit A.

6. In the case of an application for a "Certificate of Appropriateness" for the demolition of a landmark, the Owner(s) agrees to meet with the Commission to seek alternatives to demolition. These negotiations may last no longer than forty-five (45) days. If no alternative is found within that time, the Commission may take up to forty-five (45) additional days to attempt to develop alternatives, and/or to arrange for the salvage of architectural artifacts and structural recording. Additional and supplemental provisions are found in City ordinances governing historic landmarks.




This Agreement is entered into the year and date first above written.


  
Owner

\_\_\_\_\_  
Owner

CITY OF SPOKANE

By:   
Title: H.P.O.

ATTEST:

  
City Clerk

Approved as to form:

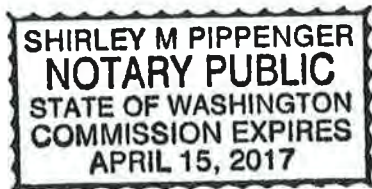
\_\_\_\_\_  
Assistant City Attorney

STATE OF WASHINGTON )  
 ) ss  
County of Spokane )

On this 23rd day of Sept., 2015, before me, the undersigned,  
a Notary Public in and for the State of Washington, personally appeared

Heather Brant, to me known to be the  
individual(s) described in and who executed the within and foregoing  
instrument, and acknowledged that (he/she/they) signed the same as  
(his/her/their) free and voluntary act and deed, for the uses and purposes  
therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this  
23rd day of September, 2015.



Shirley M. Pippenger  
Notary Public in and for the State  
of Washington, residing at Spokane

My commission expires 04/15/2017

STATE OF WASHINGTON )  
 ) ss.  
County of Spokane )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2015, before me, the  
undersigned, a Notary Public in and for the State of Washington,  
personally appeared DAVID A. CONDON, MAYOR and TERRI L. PFISTER,  
to me known to be the Mayor and the City Clerk, respectively, of the CITY  
OF SPOKANE, the municipal corporation that executed the within and  
foregoing instrument, and acknowledged the said instrument to be the free  
and voluntary act and deed of said municipal corporation, for the uses and  
purposes therein mentioned, and on oath stated that they were authorized  
to execute said instrument and that the seal affixed is the corporate seal of  
said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this  
\_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Notary Public in and for the State  
of Washington, residing at Spokane  
My commission expires \_\_\_\_\_

## **Attachment A**

## **Secretary of The Interior's Standards**

**1.** A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

**2.** The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

**3.** Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

**4.** Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

**5.** Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

**6.** Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color,

texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

**7.** Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

**8.** Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

**9.** New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

**10.** New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

# Spokane Register of Historic Places Nomination

*Spokane City/County Historic Preservation Office, City Hall, Third Floor  
808 Spokane Falls Boulevard, Spokane, Washington 99201-3337*

## 1. Name of Property

Historic Name: Transport Truck Company

And/Or Common Name: Jones Automotive Engine (AKA Ben's Trim Shop)

## 2. Location

Street & Number: 1302 West Second Avenue

City, State, Zip Code: Spokane, WA 99201

Parcel Number: 35192.1507

## 3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> building	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agricultural	<input type="checkbox"/> museum
<input type="checkbox"/> site	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> work in progress	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both		<input type="checkbox"/> educational	<input type="checkbox"/> residential
<input type="checkbox"/> object	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes, restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes, unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other

## 4. Owner of Property

Name: Goat Works LLC – Heather Brandt, partner

Street & Number: 2204 East Mallon Avenue

City, State, Zip Code: Spokane, WA 99202

Telephone Number/E-mail: 509-701-8244/ heather@irongoatbrewing.com

## 5. Location of Legal Description

Courthouse, Registry of Deeds	Spokane County Courthouse
Street Number:	1116 West Broadway
City, State, Zip Code:	Spokane, WA 99260
County:	Spokane

## 6. Representation in Existing Surveys

Title: West Downtown Historic Transportation District, National Register Nomination

Date: 2-18-1997

Federal ☒ State ☐ County ☐ Local ☐

Depository for Survey Records

Spokane Historic Preservation Office

## 7. Description

### Architectural Classification

(see nomination, section 8)

### Condition

- ☐ excellent
- ☐ good
- ☐ fair
- ☒ deteriorated
- ☐ ruins
- ☐ unexposed

### Check One

- ☐ unaltered
- ☒ altered

### Check One

- ☒ original site
- ☐ moved & date \_\_\_\_\_

*Narrative statement of description is found on one or more continuation sheets.*

## 8. Spokane Register Criteria and Statement of Significance

**Applicable Spokane Register of Historic Places Categories: Mark "x" on one or more for the categories that qualify the property for the Spokane Register listing:**

- ☒ A Property is associated with events that have made a significant contribution to the broad patterns of Spokane history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory history.

*Narrative statement of significance is found on one or more continuation sheets.*

## 9. Major Bibliographical References

*Bibliography is found on one or more continuation sheets.*

## 10. Geographical Data

Acreage of Property: Less than one acre

Verbal Boundary Description: 1<sup>st</sup> Addition to Spokane Falls: LOTS 6&7, BLK 40

Verbal Boundary Justification: Nominated property includes entire parcel and urban legal description.

## 11. Form Prepared By

Name and Title: Jim Kolva

Organization: Jim Kolva Associates LLC

Street, City, State, Zip Code: 115 South Adams Street, Spokane, WA 99201

Telephone Number: 509-458-5517

E-mail Address: jim@kolva.comcastbiz.net

Date Final Nomination Heard:

## 12. Additional Documentation

Map:

Photographs:

13. Signature of Owner(s)



14. For Official Use Only:

Date nomination application filed: 8/17/15

Date of Landmarks Commission hearing: 9/23/2015

Landmarks Commission decision: 9/23/2015

Date of City Council/Board of County Commissioners' hearing: \_\_\_\_\_

City Council/Board of County Commissioners' decision: \_\_\_\_\_

**I hereby certify that this property has been listed in the Spokane Register of Historic Places based upon the action of either the City Council or the Board of County Commissioners as set forth above.**



**Megan Duvall**  
**City/County Historic Preservation Officer**  
City/County Historic Preservation Office  
3<sup>rd</sup> Floor - City Hall, Spokane, WA 99201

9/24/15  
**Date**

Attest:

Approved as to form:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Assistant City Attorney

## DESCRIPTION OF PROPERTY

### **Description -Summary**

The one-story brick vernacular commercial building is on the northwest corner of Adams Street and Second Avenue in the west end of downtown Spokane. An auto service building, it is contributing to the West Downtown Transportation Corridor National Register District. Built in 1921, the 50' x 140' building retains its basic form and rhythm with primary facades facing south (front) and east. A concrete block addition, built ca. 1980s, set back about 20 feet from the front facade plane, is about 30' by 105'. The building fronts along 2<sup>nd</sup> Avenue with three bays, shop door, pedestrian entry, and window bay separated by brick piers rising to a corbeled cornice and low parapet. The east façade, along Adams Street is divided into nine bays configured similarly to the front.

### CURRENT APPEARANCE & CONDITION

The front facade is divided into three bays, defined by slightly projecting brick piers and corbeled cornice. The centered entry bay is flanked on each side by wider equally-sized bays, one with a wood and glass panel roll-up garage door, and the other, a boarded-up window bay. The entry bay has a single aluminum frame glass panel door with glass and aluminum panel sidelights, and boarded-over transom. Although the original sash and detailing within the bays have been altered, they can be approximated when the bays are reopened. The façade is terminated by a corbeled cornice and low parapet wall capped by a painted metal flashing.

The east facade is along Adams Street and composed of nine equally-spaced and sized bays configured similarly to the front: six window bays (all but one boarded over), two garage door bays, and one bay with a pedestrian door. The door openings remain in their original locations although the configurations of the doors and sash have been altered. The configuration of the window bays consists of a bulkhead wall, window sash (storefront and multi-light), transom windows, concrete lintels, flat brick panels and corbeled cornice and parapet wall. A painted sheet metal coping covers the top of the parapet wall. The roof is flat tar composition penetrated by four skylights.

The existing configuration of east facade Bay 1 (south) is unknown as is the condition of the transoms above bays 2 and 3. Bay 2 consists of aluminum sash that divides the window vertically into three sections. Bay 3 is also divided into three sections by a pedestrian door with glass panel transom and flanking fixed glass panels framed in aluminum sash. Bay 4 is a full multi-light shop door. Bays 5, 6, 8, and 9 are boarded over, but a couple of windows have been opened by removing the interior panels. The sash is multi-light fixed wood, divided into two six lite sections vertically by a flat wood mullion. The wood sash transoms are divided vertically into four lights.

The overall condition of the exterior is fair to poor. The brick is covered with peeling and chipping paint and has some areas where mortar joints have deteriorated. There are also areas on the rear where sill bricks are chipped and broken. The windows are mostly boarded over wooden sash that have dryrot and are structurally unsound. Likewise the shop doors are deteriorated with peeling paint and missing glass lights. A pedestrian door has also been cut into the shop doors of Bay 7, exacerbating the deteriorated condition of the doors.

### Floor Plan

The floor plan consists of the original 1921 building and the 1980s concrete block addition. The existing configuration of the 1921 building consists of an office and a shop floor. The front façade is composed of a roll-up shop door that provides access to the rear shop floor. East of and forming the wall of the corridor to the rear is the office. The office encloses the front pedestrian



entry and southeast corner window bays of the front and east facades. The rear wall terminates between the first and second bays of the east façade. The floor area to the rear of the office is open and extends to a roll-up shop door on the north side of the building that provides access to the alley.

Original terrazzo floors are evident in the front portion of the building where the office had been located. Floors in the shop area are concrete. Walls around the office are sheetrock and sheetrock clad with T111 plywood. Walls within the shop consist of painted brick and plaster-coated brick. The ceiling in the office is sheetrock, while in the shop it is exposed wood truss and decking.

Two pedestrian doors are located in the west wall of the 1921 building and provide access to the concrete block addition. The addition is divided into two large rooms and restrooms along the south wall. Floors are concrete, walls concrete block and sheetrock, with sheetrock ceilings.

The nomination reflects the condition of the building in August 2015 prior to its renovation. The owners are undertaking a Federal Investment Tax Credit project and have an approved NPS Part 2 Application dated 8/13/2015. The building will be restored in accordance with the Part 2 approval. This will involve cleaning, repointing and repainting the exterior brick; removing plywood covering the windows and transoms; and either restoring or replacing in kind the window and transom sash; removing and replacing the pedestrian doors in the front entry and Bay 3; and replacing the roll-up garage doors in the front façade and Bays 4 and 8 in the east façade.

#### ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

Photographs from 1921 and 1933 show the original building that has been altered somewhat from when originally built. Other than the sash and door configurations within original openings, the only significant change is the truncation of the piers that rose above the top of the parapet walls by approximately 12 inches.

Both the 1921 and 1933 photos show that the original front façade was symmetrical with the centered entry bay flanked on each side by a window bay—slightly recessed bulkhead wall, single light storefront windows (possibly divided by a narrow vertical metal muntin), and five-light transom windows. The westerly bay was modified by removing the windows to the full height of the bay opening and replacing with a rollup shop door. The center pedestrian bay has been “modernized” by removing the multi-light doors and three-light transom and replacing with aluminum-framed sash, a single glass panel door with single-panel sidelights and transom. The easterly bay is boarded over.

On the east façade, the nine bays remain distinctive, but have been slightly altered. Bay 1 window is boarded over, the sash in the Bay 2 window has been altered from a single panel to three vertical panels divided by aluminum muntins, and the transom is boarded over. The door and sidelights in Bay 3 have been “modernized” and the transom boarded over. Bay 4 was originally configured with a shop door but, similarly to Bay 7, the door was shorter and the opening included a four-light transom. When the existing door was installed the transom was removed so as to accommodate a taller door. Bays 5 and 6 are boarded over, but appear to have the original sash and transoms beneath. Bay 7 has the original door and transom configuration (transom boarded over on outside), but the door has been modified to include a pedestrian door in the northerly panel and is in deteriorated condition. Bays 8 and 9 are boarded over wood sash windows.

A concrete block addition was added to the west side in the 1980s. The south (front) façade is blank, but recessed about 20 feet from the plane of the 1921 building. The west side is also without detailing. Garage door bays are in the northwest corner and provide access to the alley along the north side of the building. The roof is flat.

**Areas of Significance –****Category A - Broad Patterns of Spokane History, Commerce****Category C – Architecture****Period of Significance – 1921-1950, constructed in 1921****Architect – Unknown****Builder: Unknown****Summary**

As a contributing building to the West Downtown Transportation Corridor National Historic District, the Jones Automotive Building (Transport Truck), built in 1921, is significant as a building associated with the evolution of the automobile and automobile-related business in Spokane. The 1920s was the first decade in which buildings were built downtown Spokane specifically to house automobile sales and accessories. This building was constructed with a showroom and service facility for the sale of automotive trucks during the formative stages of Spokane's auto row. The trucks distributed from this building worked the streets of Spokane and the fields of the Inland Northwest farm county. Although First Avenue was Spokane's auto row, Second Avenue, during the same period, was dominated by automobile sales and automobile-related businesses.

The building is also significant as a vernacular commercial building that was built for the sales and service of automobiles. The showroom and sales gallery in the front part of the building entered through the front pedestrian entrance, and the garage in the rear with shop doors to accommodate the passage of vehicles, trucks and automobiles. Although altered over the years, the building continues to retain its essential character and place in the continuum of the automobile commerce of the downtown.

**HISTORICAL CONTEXT**

The Spokane Falls and its surroundings were a gathering place and focus for settlement for the area's indigenous people due to the fertile hunting grounds and abundance of salmon in the Spokane River. The first humans to arrive in the Spokane area arrived between twelve thousand and eight thousand years ago and were hunter-gatherer societies that lived off the plentiful game in the area. Initially, the settlers hunted predominantly bison and antelope, but after the game migrated out of the region, the native people became dependent on gathering roots, berries, and fish. The Spokane tribe used the Spokane Falls as the center of trade and fishing.

The first American settlers, squatters J.J. Downing, with his wife, stepdaughter, and S.R. Scranton, built a cabin and established a claim at Spokane Falls in 1871. James N. Glover and Jasper Matheney, Oregonians passing through the region in 1873 recognized the value of the Spokane River and its falls. They realized the investment potential and bought the claims of 160 acres and the sawmill from Downing and Scranton. The Reverend Henry T. Cowley followed in October 1874 as a missionary and Indian Sub-Agent to the Spokan Indians. Glover and Matheney knew that the Northern Pacific Railroad Company had received a government charter to build a main line across this northern route. By 1875, Matheney became doubtful that the Northern Pacific Railroad came to Spokane and sold his stake in the venture to Glover.

The Northern Pacific Railroad arrived in Spokane Falls in 1881, providing connection to the Puget Sound. The line was completed in 1883 when the eastern and western branches of the railroad came together, thus establishing transcontinental service through Spokane Falls.

The newly incorporated city continued to grow through the 1880s. Between 1886 and 1889 the population increased from 3,500 to 20,000 people. In spite of the devastating fire of August 4, 1889, which destroyed approximately thirty-two blocks of the business district from the railroad tracks to the river and from Lincoln to Washington Streets, the city quickly rebounded. Because of city ordinance to reduce fire hazard, brick and terra cotta became the dominant building materials of the rebuilt downtown.

When Spokane rebuilt the downtown after the fire, the new buildings were constructed in an area much larger than the original business district. The business district spread east to Division Street. Sanborn Fire Insurance maps from 1891, 1902, and 1910 show a dramatic increase in the construction of commercial buildings in west downtown. Frame dwellings gave way to commercial buildings that would meet the demand of the influx in population. Among the property types and businesses that were prevalent were hotels, lodging houses, and restaurants.

From the turn of the new century, Spokane's population exploded from 36,848 in 1900 to 104,402 in 1910. This growth mirrored the population expansion of the state that saw its greatest increase in the same decade. Many people moving to Washington settled in the state's three largest cities: Seattle, Tacoma, and Spokane. Various industries rapidly developed and with it a demand for more buildings. Most of the city's urban downtown skyline was created from the late 1890s to 1912 with the construction of office buildings, banks, hotels, department stores and other commercial buildings. As author John Fahey describes, Spokane, which had put up 675 new structures in 1900 as migration accelerated, built 1,500 to 1,900 buildings a year from 1904 through 1909.

The economic boom and population expansion of approximately the first fifteen years of the 20th century was short-lived. Growth in both areas in the next decade slowed considerably. But prosperity seemed to return in 1917. In February of that year, the Spokane Daily Chronicle would announce that "Spokane Banks Made Most Gain," with the largest clearings on the west coast (2/2/1917, p8/3), and a "Rosy Future Seen for Local Business," in reporting that Spokane was named as one of the nine most promising cities in the whole country (2/8/1917, p12/1). New buildings were announced and the downtown saw construction activity. Some 32 projects were listed as proposed or under construction as proclaimed by the Spokane Daily Chronicle on March 6, 1917: "Two Millions And Half for New Buildings Here," for buildings that included the Crescent, Chronicle Building, Elks Temple and Overland Garage among others.

By 1920, the population of Spokane was only 104,437, an increase of only 35 people from 1910 (Decennial Census Counts. OFM). Investors soon realized the city was overbuilt. The region it served (the Inland Northwest) was not able to sustain the city and keep pace with the speculative growth. The 1920s and 1930s saw similar, but less drastic slow growth due to economic factors. The Inland Northwest region's dependency on extractive products from farms, forests, and mines suffered from declining demand.

But, the 1920s also saw the advent of the automobile and the improvement in roads throughout the state. Mechanized machinery including motorized trucks replaced the draft horses on the farm and in the woods. Modern buildings were built specifically to house these new businesses and they were concentrated in the western part of downtown, predominantly between Sprague and 2<sup>nd</sup> avenues, bracketing the Northern Pacific Railroad viaduct.

### **1920s, the Burgeoning Automobile Business in Downtown Spokane**

In the United States and Washington State, the 1920s was a major growth period for the automobile ownership and infrastructure. In the U.S., by the end of the 1920s the number of registered owners of automobiles almost tripled from the year 1920 to 23 million.

In the state of Washington, there were 9,311 registered vehicles in 1910. By 1921, the number of registered vehicles reached 137,000 and by 1934 had increased to 460,000 vehicles. In May of 1925, the Spokesman-Review reported that 27,022 automobiles had been licensed in Spokane, compared to 25,287 for the same period last year (5/10/25 pA6/c6).

([www.dol.wa.gov/vehicleregistration](http://www.dol.wa.gov/vehicleregistration))

Downtown Spokane's auto row was also taking shape, the term was first used in the 20 August 1911 edition of the Spokesman-Review in captioning a cartoon that depicted the "Inhabitants of Spokane's auto row." By 1920, one of those inhabitants G.E. Riegel had opened a new auto showroom at the corner of 1<sup>st</sup> and Adams. The area west of Monroe along 1<sup>st</sup> and 2<sup>nd</sup> avenues became the city's auto row with six auto dealership showrooms constructed between 1920 and 1926. In addition, garages, auto repair shops, and suppliers of parts and accessories including tires were in this district.

The automobile business was transitioning to modern day sales in the 1920s. The automobile and rail were still integrally related, since the new dealerships and the suppliers were along the Northern Pacific corridor as well as the US 10 highway corridor.

Six auto dealerships built new buildings in the West First Avenue district between 1920 and 1926. They include Riegel Brothers Dodge, Willys-Overland Pacific, Findlay-Studebaker, Chandler Auto, Wells Chevrolet, and Eldridge Buick. Several of these buildings had raised viaducts by which new automobiles that arrived by rail were conveyed to the dealerships. According to the West Downtown Historic Transportation Corridor National Register Nomination (1999), "During the two decades after World War 1, nine brick buildings, all related to the growing automobile industry were erected in the corridor. Most were built in the mid-1920s, only one was constructed after 1930 ... The building boom of the automobile-related structures that occurred during the twenties was never matched again in the West Downtown Historic Transportation Corridor."

Auto and truck-related businesses also found home on Second Avenue. Barton Auto Company (1911) at 916 West 2<sup>nd</sup> was used for automobile sales beginning in the 1920s through the 1960s. Fisk Tire Company at 928 W. 2<sup>nd</sup> (1918) occupied the building in 1920 and it was occupied by tire companies through the 1920s. Federal Tire Sales (1923) occupied 1002 W. 2<sup>nd</sup> from 1923 to 1928, followed by a variety of automobile-related businesses. March-Strickle Motor Company occupied 1126 W. 2<sup>nd</sup> (1921) from 1925 to 1930 and was followed by Hatch Motor Company, a Chrysler dealer in the early 1930s, and other dealers used the building through the 1960s. The site that housed Gentle Touch (razed) was home to auto-related business from 1925 when G.A. Sindler, auto dealer occupied 1208 W. 2<sup>nd</sup>. Automobile Clearing House, followed by a variety of auto-related businesses over the years occupied the present home of Mid-City Concerns Building (ca. 1920) at 1222 W. 2<sup>nd</sup>.

### **The Transport Truck Company**

The Transport Truck Company was founded in Mount Pleasant, Michigan in 1918 (Petroleum Register, 1922) and apparently had early success in building and marketing its trucks. "TRUCK SALES SHOW TREND," reported the Michigan Manufacturer & Financial Record, in 1920. According to the article:

...sales records for the Transport Truck Company, of Mount Pleasant, Mich., over the past several months have surpassed those of any corresponding period in the company's history. The benefit of this demand for trucks for immediate use is being realized by distributors and factory alike. Phenomenal sales of its complete line are bringing to Transport the largest and most successful truck distributors in the country. In the last few months leading distributors at the following points have taken on the Transport line. ...New York City, ...Tampa Fla, ... Minneapolis, Minn." [Spokane not yet mentioned]

The Automotive Manufacturer in September 1920 in reporting the "ACTIVITIES OF AUTOMOTIVE MANUFACTURERS" revealed that "Transport Truck Co., Mount Pleasant, Mich. manufacturer of motor trucks, is planning a new one story addition 90 x 240 ft."

Although not yet listed in the Spokane Polk Directory, Transport Truck was advertising to the farm

country. The Genesee News (Idaho) in May 1920 carried a boxed advertisement for Transport Trucks.

“Transport Trucks”

The Ideal Farm Truck

Internal Gear Drive

“Mr. Farmer, we want to see a Transport Truck on your farm. It will solve your transportation problems whether they are large or small.

We invite your closest inspection and will be pleased to demonstrate [sic] to your entire satisfaction the merits of Transport Trucks.

Standard equipment throughout, guaranteed by the most reliable manufactures of every individual part.

Write us for circulars and specifications.

See this truck in “Ship by Truck” demonstration.

Northwest Transport Truck Co.,

Spokane, Washington,

512 Railroad Avenue, Phone Main 6171.

The Spokesman-Review in its 19 June 1921 edition showed a photo captioned “Home of Transport Truck,” and reported:

New home of Northwest Transport Trust company, northwest distributors of Transport Trucks at Second and Adams, occupied recently. This is one of the finest homes in the northwest to be used for the sale and service of trucks. It contains a large show room and offices, a large parts room and offices for the service department. The shop is large and well ventilated and equipped with the latest machinery.

The Spokane City Directory (Polk) listed Northwest Transport Truck Company at 1302 W. 2<sup>nd</sup> Avenue for the first time in the 1921 directory, and the last time in Spokane in the 1922 directory. In both listings “Aug (August) Johnson” was the manager.

In the 1920 Polk Directory, Aug Johnson was listed as a warehouseman, and in the 1923 edition, he was listed as Manager of Transport Motor Company, distributors of Oldsmobile and Velie automobiles at West 1103 Sprague. It is interesting to note that for the years NW Transport Truck Company was in Spokane based upon advertisements, Polk listings, and new articles 1920 to 1923, it was never listed in the classified pages under “Automobile Trucks.”

In March 1921, the City of Spokane purchased two trucks from the company. Reporting the regular administrative session of the city council of 2/25/1921: “Northwest Transport Truck Co: \$12,350.00 on two Transport trucks, less 20 per cent discount, f.o.b. Spokane. (Official Gazette, 1921)

“AUTO FOLK LOOK FOR BUSY YEAR’ reported The Spokesman-Review in December 1923. “A. Johnson of Transport Motors, Home From East Tells of Activity at Factories.”

“Never before has the automobile industry displayed the attentive heed to the public demand that it has for 1924,” declared August Johnson, general manager of the Transport Motor company, upon his return from a three weeks’ stay in motor manufacturing centers of the east.

#### **Transport Company Busy**

“Before leaving the east I visited the factory of the Transport Truck company [sic] at Mount Pleasant, Mich., and found the expectation for truck business for 1924 high. Truck manufactures are figuring strongly on sales in the northwest

because of the demand for lumber is apparently sure, in the face of building permits issued in every eastern city for extensive construction. This will call for larger lumbering operations and the enhanced demand for trucks, the manufactures reason. The Transport company makes trucks along and has a complete line for the 1924 season now in productions."

"General conditions are rather slow in the middle west and my trip served to satisfy me once more as to Spokane and its possibilities and, as usual, I was glad to get back west."

Although the Michigan-based Transport Truck Company christened the new building, it's time there was short-lived, only two, possibly three years. A reference to the Transport Truck Company in the Mt. Pleasant Centennial booklet (1964) may provide a clue as to why after 1923, there was no record of the company in Spokane.

"In their zeal to expand industrially (1917-1924), great number of Mt. Pleasant citizens hopefully and expectantly bought stock in the Transport Truck Company. It turned out to be a monstrous fiasco. It climaxed an era and blasted much of the hope for industrial expansion for some years to come."

#### **Chronology of the Jones Automotive Engine Building: R. L. Polk Directory and Building Permits for West 1302 2<sup>nd</sup> Avenue**

The building opened its doors as a place for the sales and service of Transport Truck Company, a company that spent less than three years in the building. By August 1922, a building permit was issued for alterations. Modern Automobile and Tractor School followed and over the next eight years or so, the building continued its use for auto parts and services. A photograph from 1931 shows "Chrysler Motor Cars Sales and Service" painted on the frieze of the front and east elevations. The only break in its long history of automotive-related business was its brief stint as Betty's Cafe in 1934 and 1935. Jones Automotive, a rebuilder of automobile engines was the longest-term occupant having worked in the building between 1978 to ca. 2010.

#### **The Chronology for 1302 W. Second Avenue**

Sanborn maps from 1902 and 1910 show two single-family dwellings on the site of the 1921 building and a dwelling and shed on the lot to the west on which the 1980s addition is sited.

8/30/1920 – Electrical Permit to Meyers & Telander (Walter G. Meyers was secretary of the Master Builders Assoc.)

Polk - 1921-1922 NW Transport Truck Company

8/26/1922 - Building Permit to C.W. Vickers, owner, Alterations for Public Garage

Polk -1923-1925 – Modern Automobile and Tractor School

12/21/1927 – Building Permit to Modern Paint & Body Works for electrical

1931 Libby Photo with signage "CHRYSLER MOTOR CARS SALES AND SERVICE" But, in Polk no Chrysler dealers were listed in the 1931 Polk; and "Chrysler Automobiles were listed with Hatch Motor Company at W1126 2<sup>nd</sup> Avenue [Not 1302 2<sup>nd</sup>].

Polk -1928-1933 – Modern Auto Paint & Body Works

8/30/1933 – Electrical permit to Otto Anderson

5/1934 – Electrical permit to Betty's Café

Polk -1934-1935 – Betty's Cafe

Polk -1936 - Vacant

Polk -1937-1943 – Ben's Trim Shop auto top repairs

8/25/1939 – Building permit to D. W.G. Coplen for Alt. for Public Garage \$100 (chimney)

No Polk in 1944

Polk -1945-46 – vacant

1947 – Inland Bolt and Motors

1948- No Polk Directory

Polk -1949 – Empire Radio Service

Polk -1950 Griswold B.W. Upholstery

1951 – No Polk Directory

Polk -1952-53 – Vacant with Utter Motors across the street at 1301 W. 2nd

11/9/19/1953 – Electrical permit to Harms-Rofinot Chev. Co.

12/27/1954 - Electrical permit to Harms-Rofinot

8/19/1955 – Electrical Permit to Utter Motor

Polk -1955-1958 – the address 1302 is not listed in Polk; Utter Motors at 1301 W. 2nd.

1959 – Electrical permit to Utter Motor on 4/22/59; and to Midas Muffler 12/28/59

Polk -1959 – 1302 listed as Utter Motor delivery depot; Utter continues to be listed at 1301

Polk -1960-1977 – Midas Muffler Shop

10/14/1968 – permit for space heaters, owner W. G. Coplan

7/27/1971 – Permit for gas unit heaters to Midas Muffler

10/20/1971 – Permit to Midas Muffler Shop for interior alterations to enlarge waiting room, value of \$600. (2X4 studs, sheet rocked, paneled)

1978 – vacant, but building permit to Jones Automotive Engine on 8/17/1978 (framing and drywall) and on 11/15/1978 (electrical)

Polk -1979 – Jones Automotive

Jones Automotive Engines, a company that rebuilds automobile engines occupied the building from 1978 until around 2010. Jones moved to a larger facility on North Monroe Street. The company with distribution warehouses in Seattle and Portland at the time remanufactured 600 engines per month and sold them to Napa Auto Parts stores and various automotive shops and car dealerships in the Northwest. At the time of the article, Jones was one of six engine rebuilders in the Spokane market, down from 14 companies in 1987. (Spokane Journal of Business. 2000)



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The Spokane Daily Chronicle. "Spokane Banks Made Most Gain." 2/2/1917. p8c3.

--. Rosy Future Seen for Local Business. 2/8/1917. p12c1.

--. "Two Millions And Half For New Buildings Here." 3/6/1917. p2c1-3.

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--. "Auto folk look for busy year." 12/9/1923. pD3/c2.

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"West Downtown Historic Transportation Corridor." National Register of Historic Places Nomination. Washington State University, History Department, Graduate Seminar. 1999.

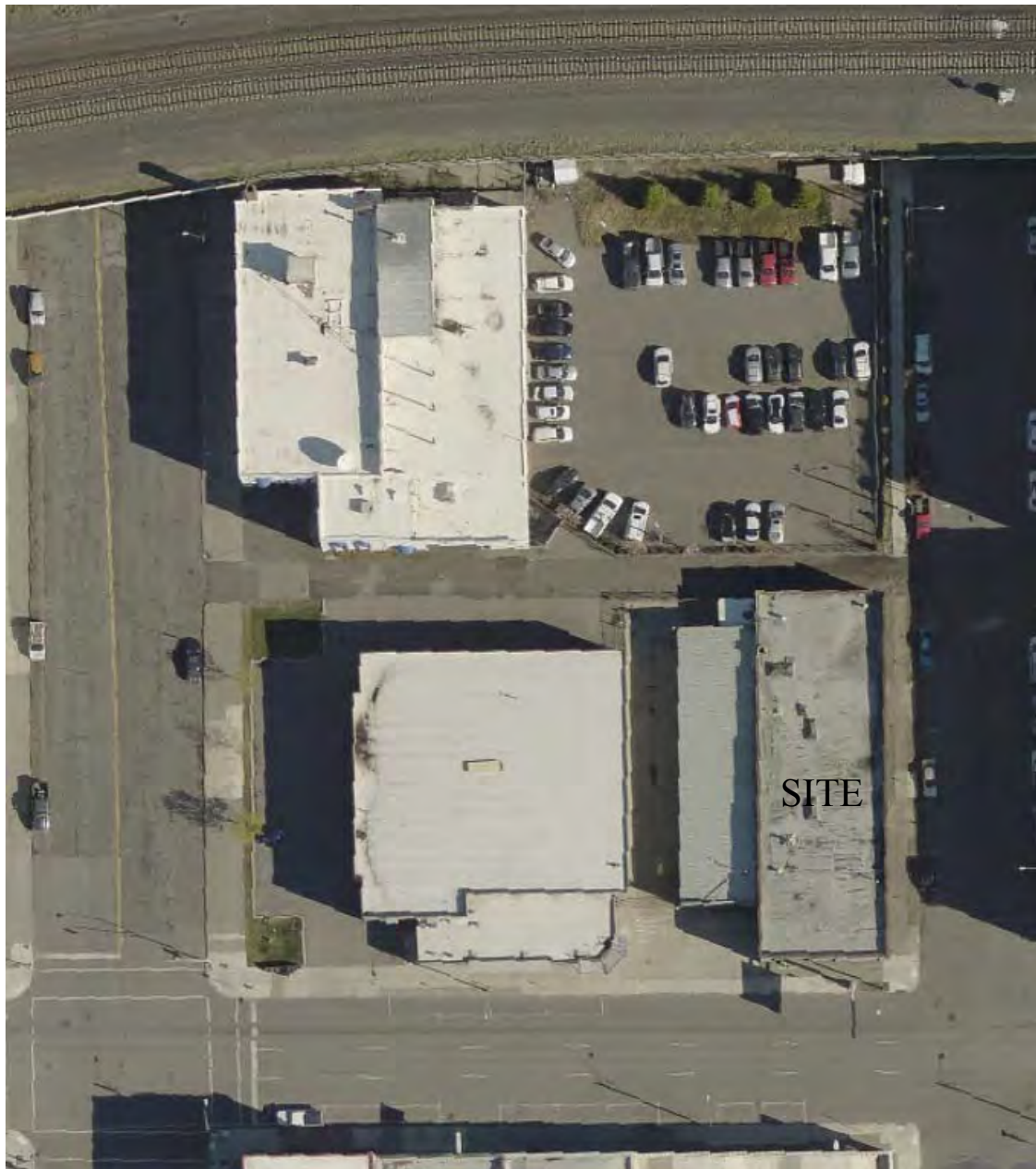
MAPS, PHOTOS, DRAWINGS, NEWS ARTICLES



USGS 7.5 Minute Quadrangle. Spokane NW, Wash. 1974. Photo revised 1986

**JONES AUTOMOTIVE ENGINE**  
**1302 WEST SECOND AVENUE**

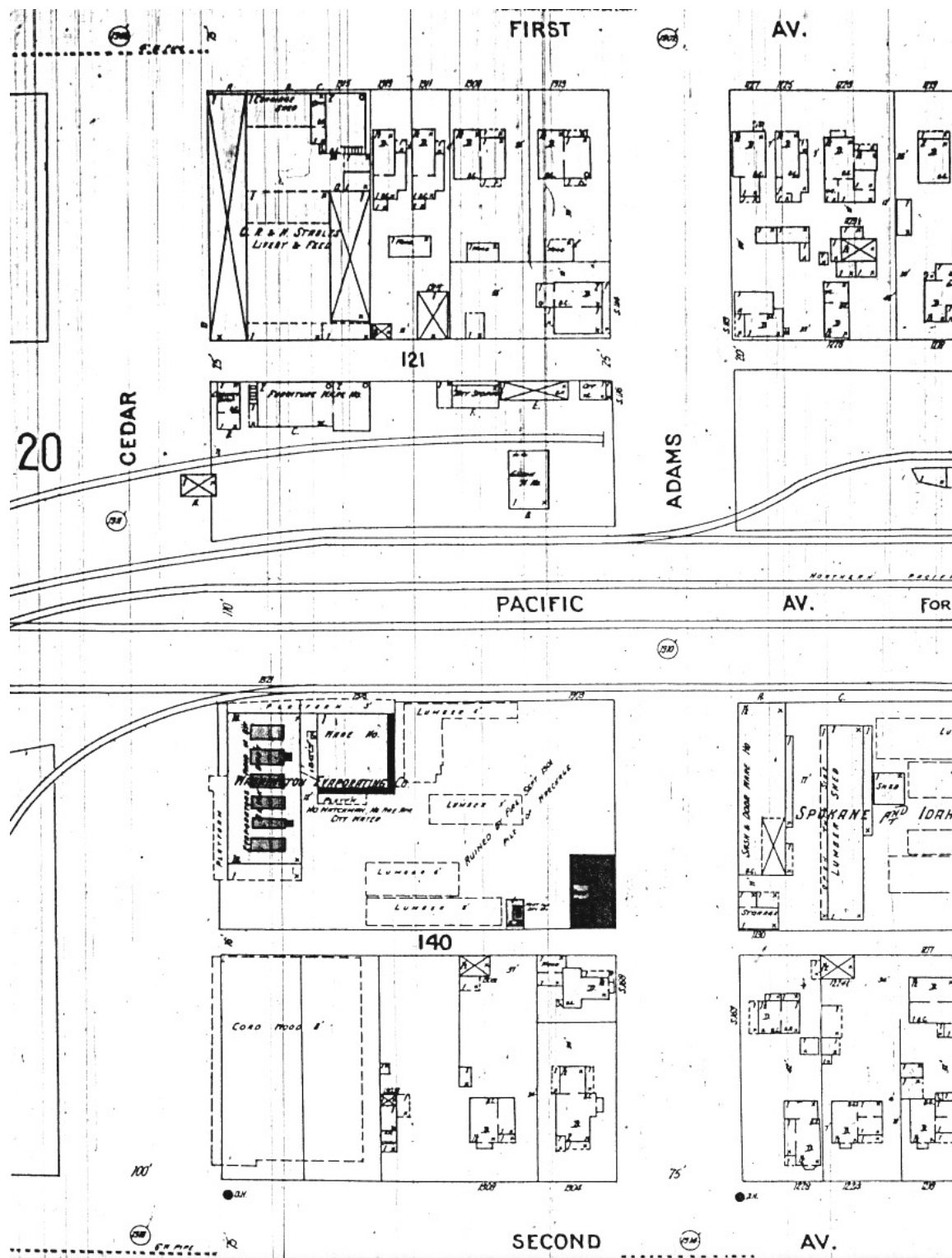
↑  
N  
1" = 2000'



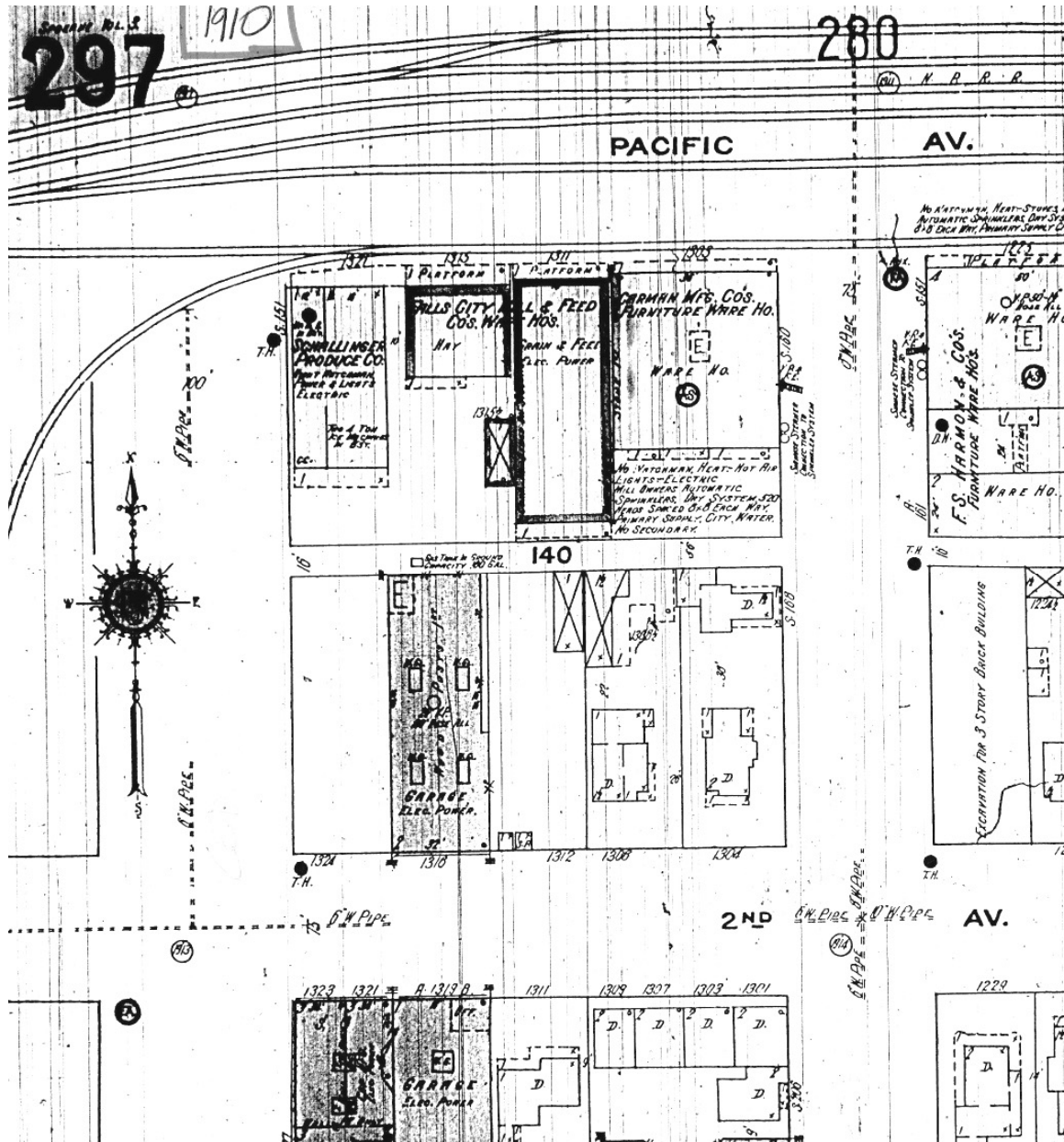
**JONES AUTOMOTIVE ENGINE AERIAL**  
**1302 WEST SECOND AVENUE**

↑  
N  
No scale

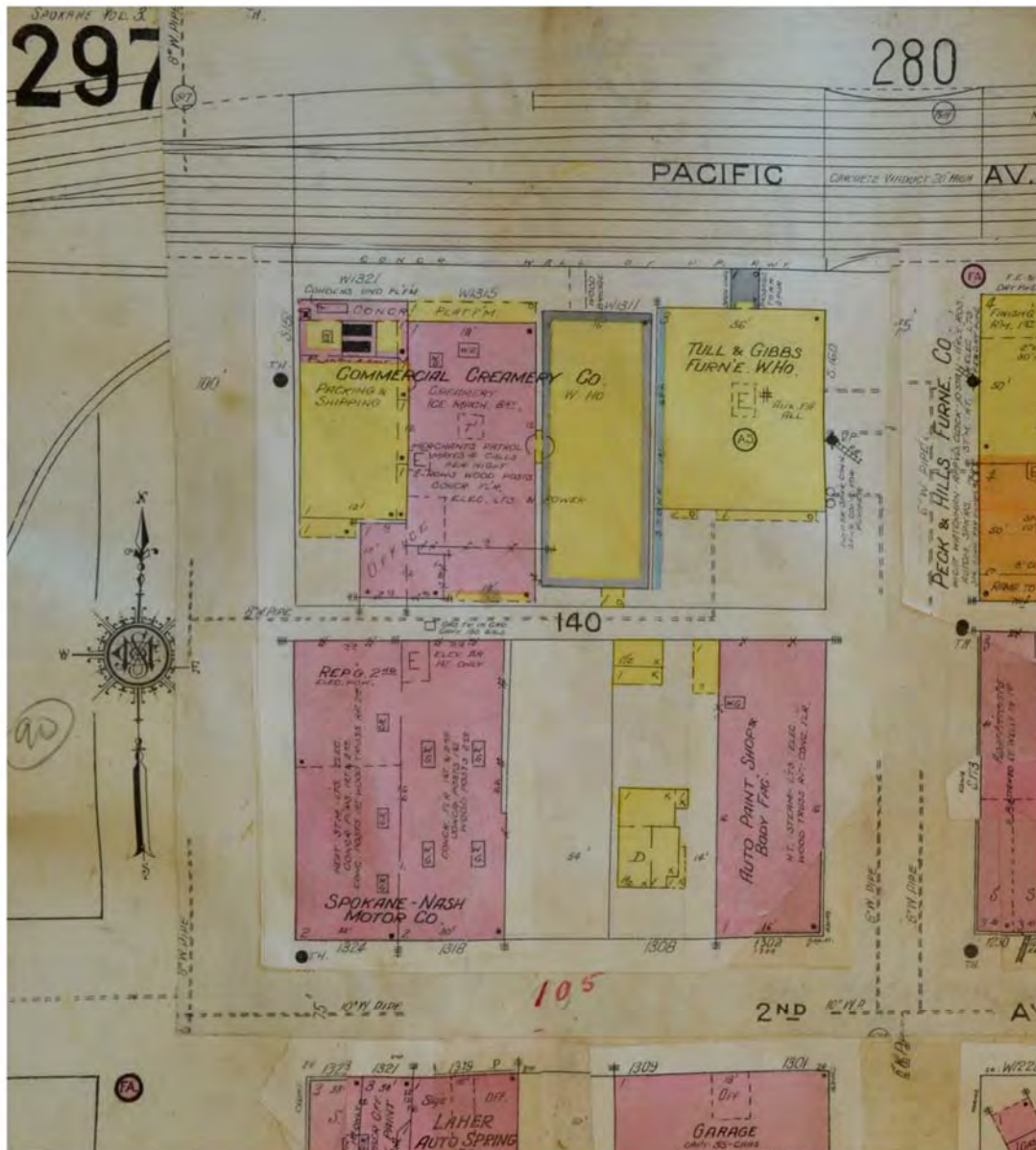




1902 Sanborn Insurance Map

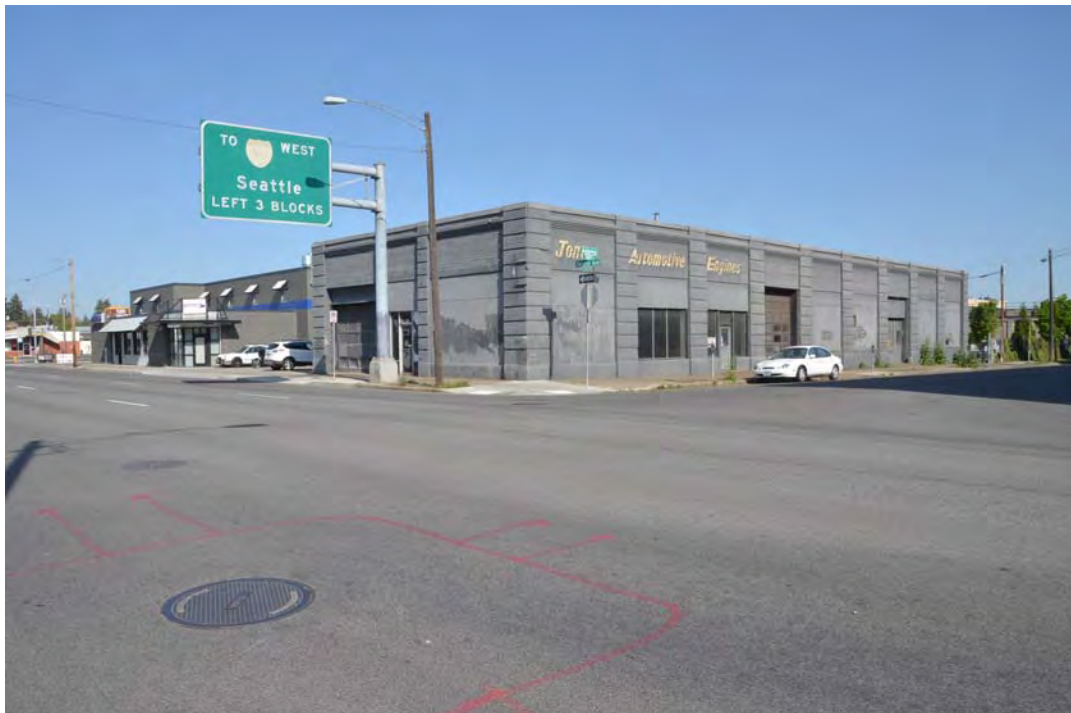


1910 Sanborn Insurance Map



1910, updated to 1926 Sanborn Insurance Map





Looking NW at Jones Automotive Context Before Remodel



Looking NE at Jones Automotive Context Before Remodel



Photo 1 – View to North Showing Front Façade of 1302 West 2<sup>nd</sup> Avenue  
(Building Built ca. 1921; Addition 1980)



Photo 2 – View to Northeast Showing Southwest Corner and Addition



Photo 3 – View to Northwest Showing Front and East Facades



Photo 4 – View to Southwest Showing East Façade, Rear Façade





Photo 5 – Looking South at Rear (North Façade)



Photo 6 - View to SE Showing Rear Façade (northwest corner) and West Side Addition



Photo 7 – Looking West Showing East Façade Bays 1 through 5



Photo 8 - East Façade, North End Showing Bays 5 through 9

JONES AUTOMOTIVE – SPOKANE, WA

INTERIOR PHOTOs



Photo 1 – Looking NE From Front Facade Entry Door in Toward Door to Shop Area



Photo 2 – Looking East Toward Showing Front Office (Bay 1 Covered)





Photo 3 – Looking West Toward Main Entry on Front Facade



Photo 4 – Looking South Toward Front Office (SE Corner of Building)



Photo 5 – Looking South Toward Truck Door in Front Façade (SW Corner)



Photo 6 – Looking North Toward Rear of Building Showing Shop Area

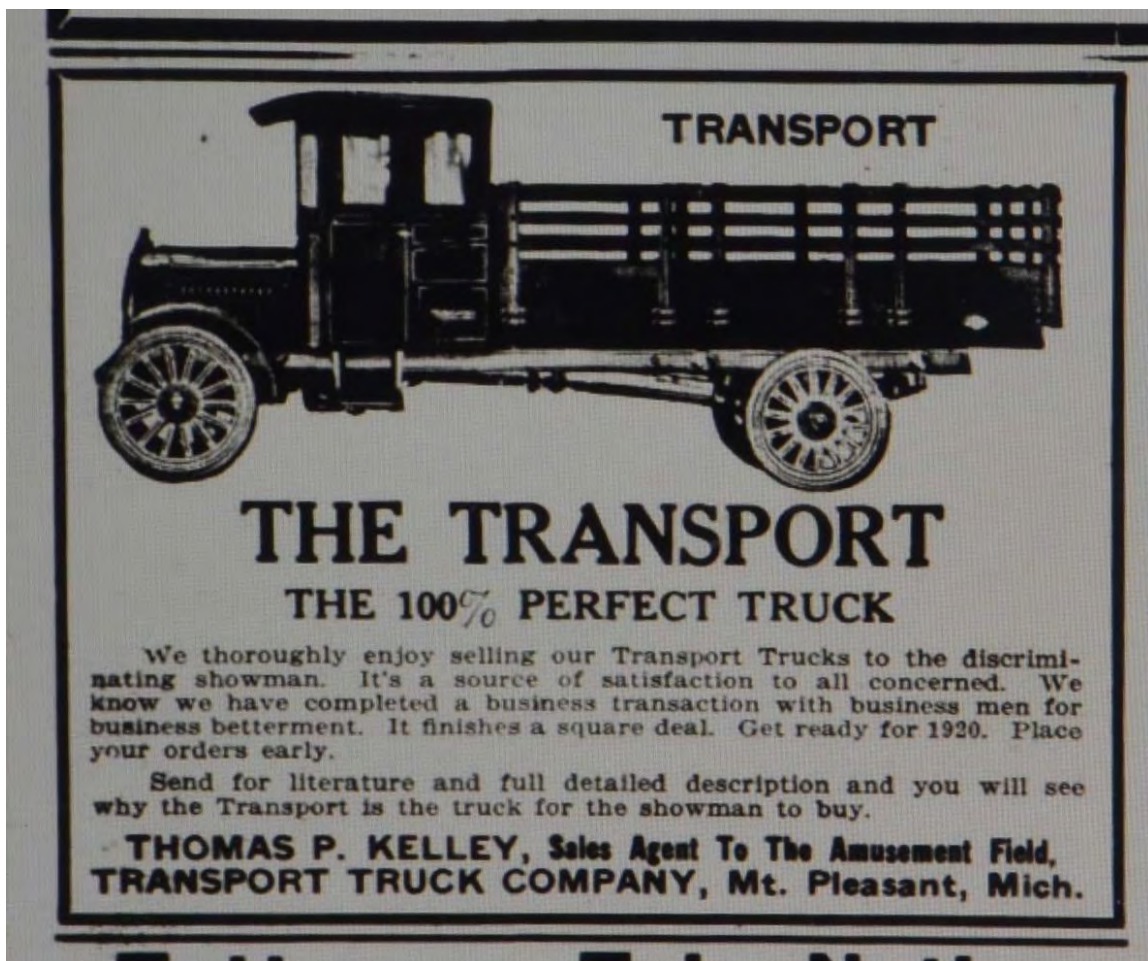




Photo 7 – Looking West Toward West Wall and Door to 1980 Addition  
(View From Bay 2)

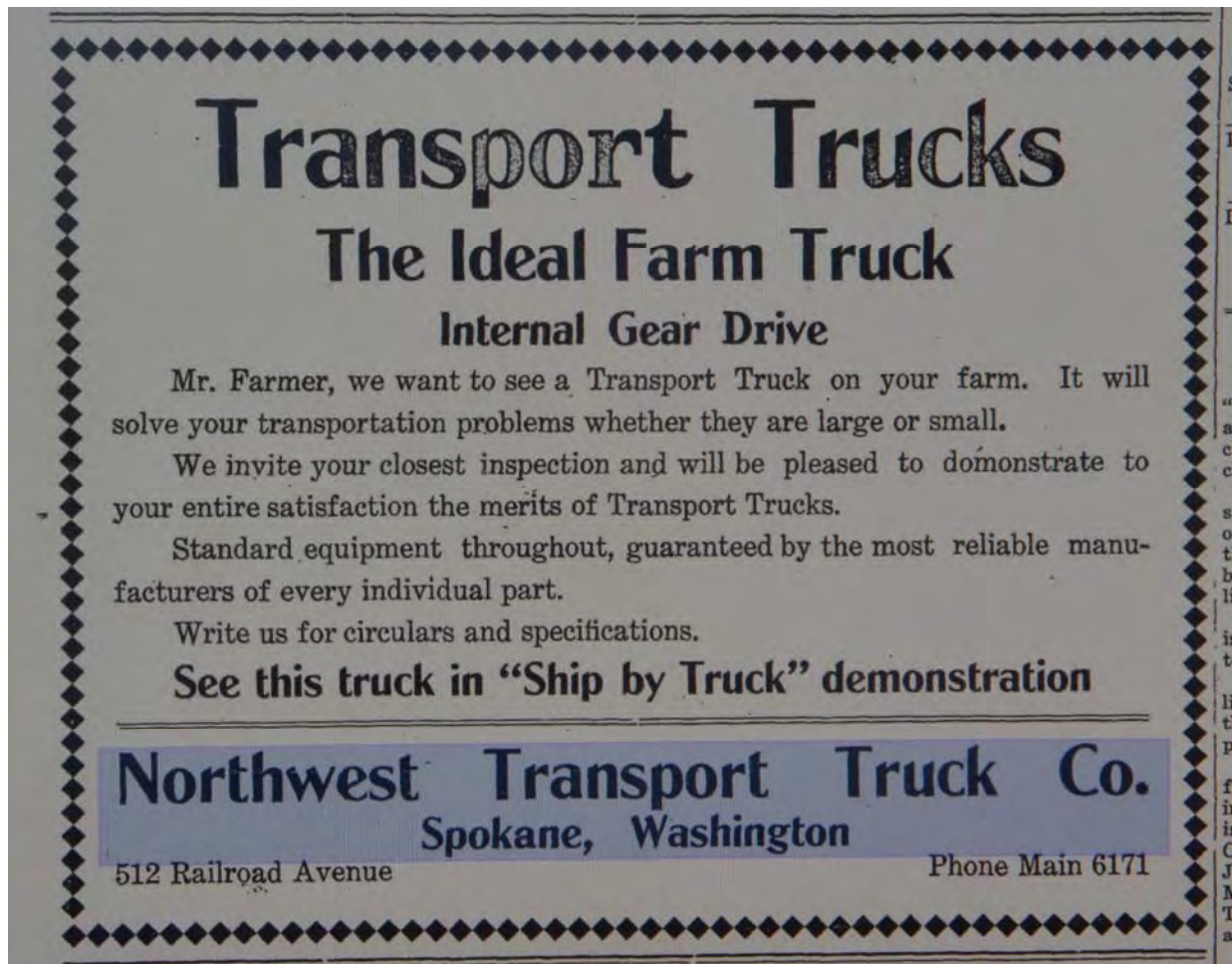


Photo 8 – Looking South Across Shop Floor Toward Front Office



**The Transport**  
The Billboard. 12/27/1919





**Transport Trucks**  
**The Ideal Farm Truck**  
**Internal Gear Drive**

Mr. Farmer, we want to see a Transport Truck on your farm. It will solve your transportation problems whether they are large or small.

We invite your closest inspection and will be pleased to demonstrate to your entire satisfaction the merits of Transport Trucks.

Standard equipment throughout, guaranteed by the most reliable manufacturers of every individual part.

Write us for circulars and specifications.

**See this truck in "Ship by Truck" demonstration**

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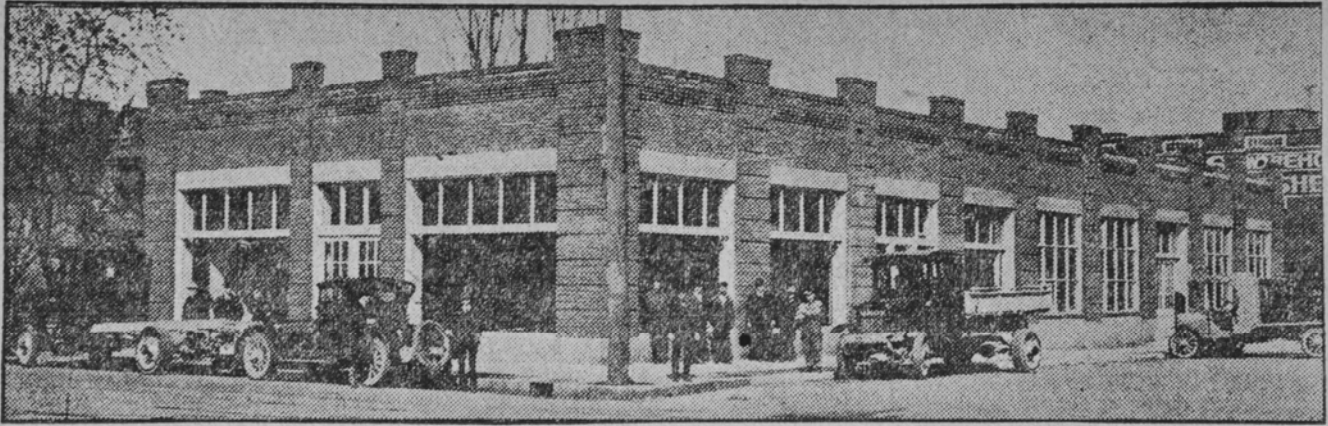
**Northwest Transport Truck Co.**  
**Spokane, Washington**

512 Railroad Avenue Phone Main 6171

**Transport Trucks**  
The Genesee News. 5/14/1920. p4.

THE SPOKESMAN-REVIEW, SPOKANE, WASH

## *Home of Transport Truck*



**New House for Truck Firm.**

New home of the Northwest Transport Trust company, northwest distributors for Transport trucks, at Second and Adams, occupied recently. This is one of the finest homes in the northwest to be used for the sale and service of trucks. It contains a large show room and offices, a large parts room and offices for the service department. The shop is large and well ventilated and equipped with the latest machinery.

**Home of Transport Truck**  
The Spokesman-Review 6/21/1921



Chrysler Motor Cars  
1931 Libby Photo





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

<b>Date Rec'd</b>	10/2/2015
<b>Clerk's File #</b>	OPR 2015-0906
<b>Renews #</b>	
<b>Cross Ref #</b>	
<b>Project #</b>	
<b>Bid #</b>	
<b>Requisition #</b>	

<b>Submitting Dept</b>	HISTORIC PRESERVATION
<b>Contact Name/Phone</b>	MEGAN DUVALL 625-6543
<b>Contact E-Mail</b>	MDUVALL@SPOKANECITY.ORG
<b>Agenda Item Type</b>	Contract Item
<b>Agenda Item Name</b>	0780 - HUTTON ELEMENTARY SCHOOL - 908 EAST 24TH AVENUE

**Agenda Wording**

Recommendation to list the Hutton Elementary School, 908 East 24th Avenue, on the Spokane Register of Historic places.

**Summary (Background)**

SMC #17D.040.120 provides that the City/County Historic Landmark Commission can recommend to the City Council that certain properties in Spokane be placed on the Spokane Register of Historic Places. Hutton Elementary School has been found to meet the criteria set forth for such designation and a management agreement has been signed by the owners.

<b><u>Fiscal Impact</u></b>		<b><u>Budget Account</u></b>	
Neutral	\$	#	
Select	\$	#	
Select	\$	#	
Select	\$	#	
<b><u>Approvals</u></b>		<b><u>Council Notifications</u></b>	
<b><u>Dept Head</u></b>	MEULER, LOUIS	<b><u>Study Session</u></b>	
<b><u>Division Director</u></b>	DUVALL, MEGAN	<b><u>Other</u></b>	
<b><u>Finance</u></b>	DAVIS, LEONARD	<b><u>Distribution List</u></b>	
<b><u>Legal</u></b>	PICCOLO, MIKE	lhattenburg@spokanecity.org	
<b><u>For the Mayor</u></b>	SANDERS, THERESA	lmeuler@spokanecity.org	
<b><u>Additional Approvals</u></b>		mduvall@spokanecity.org	
<b><u>Purchasing</u></b>		amcgee@spokanecity.org	
		evance@spokanecity.org	

After Recording Return to:  
Office of the City Clerk  
5<sup>th</sup> Floor Municipal Bldg.  
808 W. Spokane Falls Blvd.  
Spokane, WA 99201-3333

### **NOTICE OF MANAGEMENT AGREEMENT**

*NOTICE IS HEREBY GIVEN that the property legally described as:*

29-25-43 that portion of the Southeast Quarter of said Section 29 more particularly described as follows: Beginning at a point 26 feet East and 30 feet north of the Southwest corner of the Northeast Quarter of the Southeast Quarter of said Section 29; Thence North parallel with the West line of said section sub-division, a distance of 300 feet; Thence East parallel with the South line of said section sub-division, a distance of 300 feet; Thence South parallel with the South line of said section sub-division, a distance of 300 feet; Thence West parallel with the South line of said section sub-division, a distance of 300 feet to the Point of beginning; Together with Lot 9 of Replat of Part of Rockwood Pines 2nd Addition; And together with Lots 1 to 13, inclusive, Block 16 of Manito Park 2nd Addition; And together with those portions of Arthur Street and 24th Avenue, as vacated under ordinance No. C-9893, which would attach by operation of Law; And together with that portion of Lot 7 of said Replat of Part of Rockwood Pines 2nd Addition more particularly described as follows: Beginning at the Southwest corner of said Lot 7; Thence along the West line of said Lot 7, North 00°04'24" West a distance of 76.09 feet; Thence leaving said West line, South 30°23'34" East a distance of 64.68 feet to the South line of said Lot 7; Thence along said South line, South 58°06'23" West a distance of 38.43 feet to the Point of Beginning for this description; And together with that portion of Lot 8 of said Replat of Part of Rockwood Pines 2nd Addition more particularly described as follows: Beginning at the West corner of said Lot 8; Thence along the North line of said Lot 8, North 58°06'23" East a distance of 38.43 feet; Thence leaving said North line South 12°07'51" West a distance of 26.20 feet to the South line of said Lot 8; Thence along said South line North 78°55'17" West a distance of 27.63 feet to the Point of beginning for this description.

*Parcel Number 35294.0836, is governed by a Management Agreement between the City of Spokane and the Owner(s), Spokane School District #81, of the subject property.*

*The Management Agreement is intended to constitute a covenant that runs with the land and is entered into pursuant to Spokane Municipal Code Chapter 6.05. The Management Agreement requires the Owner of the property to abide by the "Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" (36 CFR Part 67) and other standards promulgated by the Historic Landmarks Commission.*

*Said Management Agreement was approved by the Spokane City Council on \_\_\_\_\_, I certify that the original Management Agreement is on file in the Office of the City Clerk under File No. \_\_\_\_\_.*

*I certify that the above is true and correct.*

*Spokane City Clerk*

\_\_\_\_\_  
Dated: \_\_\_\_\_

*Historic Preservation Officer*

\_\_\_\_\_  
Dated: 9/24/15

**MANAGEMENT AGREEMENT**

The Management Agreement is entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2015, by and between the City of Spokane (hereinafter "City"), acting through its Historic Landmarks Commission ("Commission"), and **Spokane School District #81** (hereinafter "Owner(s)"), the owner of the property located at **908 E. 24<sup>th</sup> Avenue** commonly known as **Hutton Elementary School** in the City of Spokane.

WHEREAS, the City of Spokane has enacted Chapter 6.05 of the Spokane Municipal Code (SMC) and Spokane has enacted Chapter 1.48 of the Spokane County Code (SCC), both regarding the establishment of the Historic Landmarks Commission with specific duties to recognize, protect, enhance and preserve those buildings, districts, objects, sites and structures which serve as visible reminders of the historical, archaeological, architectural, educational and cultural heritage of the city and county is a public necessity and.

WHEREAS, both Ch. 17D.040 SMC and Ch. 1.48 SCC provide that the City/County Historic Landmarks Commission (hereinafter "Commission") is responsible for the stewardship of historic and architecturally significant properties in the City of Spokane and Spokane County; and

WHEREAS, the City has authority to contract with property owners to assure that any owner who directly benefits by action taken pursuant to City ordinance will bind her/his benefited property to mutually agreeable management standards assuring the property will retain those characteristics which make it architecturally or historically significant;

NOW THEREFORE, -- the City and the Owner(s), for mutual consideration hereby agree to the following covenants and conditions:

1. **CONSIDERATION.** The City agrees to designate the Owner's property an Historic Landmark on the Spokane Register of Historic Places, with all the rights, duties, and privileges attendant thereto. In return, the Owner(s) agrees to abide by the below referenced Management Standards for his/her property.

2. **COVENANT.** This Agreement shall be filed as a public record. The parties intend this Agreement to constitute a covenant that runs with the land, and that the land is bound by this Agreement. Owner intends his/her successors and assigns to be bound by this instrument. This covenant benefits and burdens the property of both parties.

3. ALTERATION OR EXTINGUISHMENT. The covenant and servitude and all attendant rights and obligations created by this Agreement may be altered or extinguished by mutual agreement of the parties or their successors or assigns. In the event Owner(s) fails to comply with the Management Standards or any City ordinances governing historic landmarks, the Commission may revoke, after notice and an opportunity for a hearing, this Agreement.

4. PROMISE OF OWNERS. The Owner(s) agrees to and promises to fulfill the following Management Standards for his/her property which is the subject of the Agreement. Owner intends to bind his/her land and all successors and assigns. The Management Standards are: "THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION AND GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS (36 CFR Part 67)." Compliance with the Management Standards shall be monitored by the Historic Landmarks Commission.

5. HISTORIC LANDMARKS COMMISSION. The Owner(s) must first obtain from the Commission a "Certificate of Appropriateness" for any action which would affect any of the following:

- (A) demolition;
- (B) relocation;
- (C) change in use;
- (D) any work that affects the exterior appearance of the historic landmark; or
- (E) any work affecting items described in Exhibit A.


6. In the case of an application for a "Certificate of Appropriateness" for the demolition of a landmark, the Owner(s) agrees to meet with the Commission to seek alternatives to demolition. These negotiations may last no longer than forty-five (45) days. If no alternative is found within that time, the Commission may take up to forty-five (45) additional days to attempt to develop alternatives, and/or to arrange for the salvage of architectural artifacts and structural recording. Additional and supplemental provisions are found in City ordinances governing historic landmarks.

This Agreement is entered into the year and date first above written.

  
Owner

Owner

CITY OF SPOKANE

By:   
Title: Historic Preservation Officer

ATTEST:

\_\_\_\_\_  
City Clerk

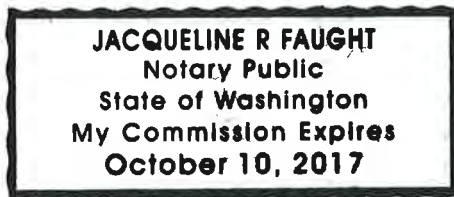
Approved as to form:

\_\_\_\_\_  
Assistant City Attorney

STATE OF WASHINGTON )  
 ) ss  
County of Spokane )

On this 23<sup>rd</sup> day of September, 2015, before me, the undersigned,  
a Notary Public in and for the State of Washington, personally appeared  
Gregory J. Forsyth  
\_\_\_\_\_, to me known to be the  
individual(s) described in and who executed the within and foregoing  
instrument, and acknowledged that (he) (he/she/they) signed the same as  
(his/her/their) free and voluntary act and deed, for the uses and purposes  
therein mentioned.

23<sup>rd</sup> IN WITNESS WHEREOF, I have hereunto set my hand and official seal this  
day of September, 2015.



Jacqueline R. Faught  
Notary Public in and for the State  
of Washington, residing at Spokane

My commission expires 10-10-2017

STATE OF WASHINGTON )  
 ) ss.  
County of Spokane )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2015, before me, the  
undersigned, a Notary Public in and for the State of Washington,  
personally appeared DAVID A. CONDON, MAYOR and TERRI L. PFISTER,  
to me known to be the Mayor and the City Clerk, respectively, of the CITY  
OF SPOKANE, the municipal corporation that executed the within and  
foregoing instrument, and acknowledged the said instrument to be the free  
and voluntary act and deed of said municipal corporation, for the uses and  
purposes therein mentioned, and on oath stated that they were authorized  
to execute said instrument and that the seal affixed is the corporate seal of  
said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this  
\_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Notary Public in and for the State  
of Washington, residing at Spokane  
My commission expires \_\_\_\_\_

## **Attachment A**



## **Secretary of The Interior's Standards**

**1.** A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

**2.** The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

**3.** Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

**4.** Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

**5.** Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

**6.** Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color,

texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

**7.** Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

**8.** Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

**9.** New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

**10.** New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

# Spokane Register of Historic Places Nomination

*Spokane City/County Historic Preservation Office, City Hall, Third Floor  
808 Spokane Falls Boulevard, Spokane, Washington 99201-3337*

## 1. Name of Property

Historic Name: Hutton Elementary School  
And/Or Common Name: Hutton School

## 2. Location

Street & Number: 908 E. 24<sup>th</sup> Avenue  
City, State, Zip Code: Spokane, WA  
Parcel Number: 35294.0836

## 3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> building	<input checked="" type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agricultural	<input type="checkbox"/> museum
<input type="checkbox"/> site	<input type="checkbox"/> private	<input checked="" type="checkbox"/> work in progress	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both		<input checked="" type="checkbox"/> educational	<input type="checkbox"/> residential
<input type="checkbox"/> object	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes, restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes, unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other

## 4. Owner of Property

Name: Spokane School District #81  
Street & Number: 200 North Bernard Street  
City, State, Zip Code: Spokane, WA 99201  
Telephone Number/E-mail:

## 5. Location of Legal Description

Courthouse, Registry of Deeds	Spokane County Courthouse
Street Number:	1116 West Broadway
City, State, Zip Code:	Spokane, WA 99260
County:	Spokane

## 6. Representation in Existing Surveys

Title: Rockwood Historic District	City of Spokane Historic Landmarks Survey
Date: 2-18-1997	Federal x State County Local
Depository for Survey Records	Spokane Historic Preservation Office

## 7. Description

### Architectural Classification

(see nomination, section 8)

### Condition

- ☒ excellent
- ☐ good
- ☐ fair
- ☐ deteriorated
- ☐ ruins
- ☐ unexposed

### Check One

- ☐ unaltered
- ☒ altered

### Check One

- ☒ original site
- ☐ moved & date \_\_\_\_\_

*Narrative statement of description is found on one or more continuation sheets.*

## 8. Spokane Register Criteria and Statement of Significance

**Applicable Spokane Register of Historic Places Categories: Mark "x" on one or more for the categories that qualify the property for the Spokane Register listing:**

- ☒ A Property is associated with events that have made a significant contribution to the broad patterns of Spokane history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory history.

*Narrative statement of significance is found on one or more continuation sheets.*

## 9. Major Bibliographical References

*Bibliography is found on one or more continuation sheets.*

## 10. Geographical Data

Acreage of Property: 6.14 acres (267,300 square feet)

Verbal Boundary Description:

Verbal Boundary Justification: Nominated property includes entire parcel and urban legal description.

## 11. Form Prepared By

Name and Title: Jim Kolva

Organization: Jim Kolva Associates LLC

Street, City, State, Zip Code: 115 South Adams Street, Spokane, WA 99201

Telephone Number: 509-458-5517

E-mail Address: jim@kolva.comcastbiz.net

Date Final Nomination Heard:

## 12. Additional Documentation

Map:

Photographs:

13. Signature of Owner(s)



14. For Official Use Only:

Date nomination application filed: 8/17/15

Date of Landmarks Commission hearing: 9/23/2015

Landmarks Commission decision: 9/23/2015

Date of City Council/Board of County Commissioners' hearing: \_\_\_\_\_

City Council/Board of County Commissioners' decision: \_\_\_\_\_

**I hereby certify that this property has been listed in the Spokane Register of Historic Places based upon the action of either the City Council or the Board of County Commissioners as set forth above.**



**Megan Duvall**  
**City/County Historic Preservation Officer**  
City/County Historic Preservation Office  
3<sup>rd</sup> Floor - City Hall, Spokane, WA 99201

9/24/15  
**Date**

Attest:

Approved as to form:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Assistant City Attorney

## DESCRIPTION OF PROPERTY

### **Description -Summary**

Hutton School is in the southeast quadrant of Spokane, within the Rockwood Neighborhood and the Rockwood National Historic District. Set back on a triangular embankment that broadens from a point on the west to a broad flat base, the steep gable roof, clad with red terra cotta tile, rises to prominence behind a partial screen of tall pines. The central salient of the cross gable entry wing divides the expansive roof and flat façade into two symmetrical segments: the central wing, 1.5 stories in height; a recessed one story classroom wing also with red tile roof, and a flat-roof one-story classroom wing at each end that steps forward. Stucco walls, red barrel tile gable roof, arcaded entry and windows, exposed timber brackets and narrow shed roof, and chimney tower, are elements of a Spanish Eclectic design, the only example of its type for Spokane Schools.

### CURRENT APPEARANCE & CONDITION

Symmetrical and horizontal, the front façade is dominated by the centered cross gable entry bay, given prominence by the triple-arch arcade, and above, within the tympanum, a large round-arched window fronted by a spindled balcony. The round arches of the enclosed entry porch are supported by smooth round columns set on square plinths (Roman Doric order). The four columns support three semi-circular arches with molded extrados. The outside arches terminate in the edges of the opening wall. Flanking each side of the arcade is a narrow vertical 4-over-4-lite window centered in the wall segment. Centered above the arches is a cast concrete balcony with turned spindles supported by heavy curved brackets on each outside corner. Behind the balcony is a semi-circular arched fan window over a pair of 6-over-6-lite sashes within a wide molded arch. Narrow vertical windows, 4-over-4 metal clad wood sash, flank the window arch. Widely spaced wood timber brackets support the overhanging eaves and rustic verge board. The recessed walls flanking the projecting gable end are composed of a single vertical window with a bank of five windows, all rising same height; though the single windows have a higher sill height. The single windows are metal clad wood with 4-over-4 lights as with the smaller vertical windows of the gable end with which they share the same sill elevation. The red tile roof overflows the creamy-yellow stucco walls with undressed rustic lookouts showing beneath the roof edge.

Within each of the recessed single-story sections is an arcade of five round-arched windows. Above the watertable course is a shallow ledge that runs the width of the arcade and supports the square pilasters and capitals from which the arches spring. Centered in the wall field between each of the arch openings is a slightly raised rondel. The sash is fixed, metal clad wood with 24 lites (4/6).

The end classroom wings (added in 1930-31) intersect with and project from the recessed section, extending slightly forward of the plane of the central salient. The end wing is dominated by a bank of five multi-light sash windows, similar to those of the main wing. Overhanging the window assembly is a narrow shed roof clad with red tiles. Solid concave-arched wood timber brackets support a wood beam that supports the rustic lookouts below the edge of the tiles. The brackets are aligned at the edges of the wall opening and each of the mullions separating the sash

sections. They drop below the narrow stucco wall section above the windows to engage the mullions. The corners of the wall are extended above the low parapet behind the shed roof section and terminate in a cast concrete cap accentuated by a small triangle in the middle that wraps a four-tile diamond pattern at the top of the wall.

Behind the historic classroom building is the gymnasium built along with the end classroom wings in 1931. Although this was part of the original plan, it was not completed in the 1920-21 structure because there was not sufficient funding. The west wall of the gymnasium is not visible because of a glass wall corridor that connects the historic front section with the newly constructed classroom wing. Note this wing has replaced the classroom wings built in 1949 that were recently demolished. The original gymnasium façade and its chimney tower are visible on the north side. The gymnasium, topped by a flat roof, is divided into four bays, separated by flat buttresses that meld via a sloped concrete cap into the wall. The parapet wall is articulated by square merlons that rise above the buttresses and separate the crenel sections that are fronted by sloping shed roofs clad with red tile. Wooden timber brackets support the shed roof sections that are aligned over the window assemblies. Brown metal coping caps the low walls. Within the bays, from west to east, are a door and a flat-arch, metal-clad wood sash window that is divided horizontally into three sections, each with eight lites (four columns/two rows). Bays two and three each contain two similar window openings, and bay four contains one window and the towering chimney. Flat, low relief stucco sills are below each window opening.

### **2015 Addition**

The Hutton School has just completed a modernization remodel of the historic 1921 and 1931 wings and the construction of a new addition to the rear. In this project, begun in the spring of 2014, the two 1949 wings extending from the 1931 end wings were demolished, the 1956 classroom unit in front of the main 1921 building was demolished, and the portable units in the yard behind the school were removed.

The historic wings continue to be used for classrooms and administrative functions: six classrooms (three at each end), an art/community room, toilet rooms, and administrative rooms. The 1931 gymnasium is converted to administrative rooms at the west end with most devoted to a new location for the library. The former library at the north end (1931 wing) was converted back into two classrooms as originally configured. The north and south halls that formed a "T" from the central hallway and extended to the 1949 additions were truncated and turned to entry vestibules to the two classrooms in each end wing (north and south).

The new addition, extending from the rear of and wrapping around the west wall of the gymnasium consists of a two-story classroom wing, computer lab, a new multipurpose room, gymnasium, miscellaneous rooms, and kitchen. The classroom wing includes eight classrooms (including resource and kindergarten) on the ground floor, and eight classrooms on the second floor.

The south facade of the 2015 wing is a gradual curve, two-stories in height, that is clad in brick, red for the primary surfaces, articulated by narrow recessed segments of buff brick.

The lower bulkhead wall sections are split face concrete block in a buff color. The façade is divided by three such vertical segments into four sections, one with a single pair of two-part sash, and three with two pairs of two-part sash. Banks of five sash are beneath each of the paired sash at ground floor level. This sash ensemble dips below the split face concrete block that faces the bulkhead wall. The roof is flat and its projecting eaves are supported by open triangular timber brackets. The vertical segments rise slightly above the main roof and are topped with a low, hipped roof. Within the walls is a pair of flat arched windows on the first floor and round-arched windows on the second floor. Elements carried from the historic front section include the round arches, open brackets and diamond medallion at roof level.

#### ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

##### **1920-1921 Hutton School Building**

The original classroom building was built in 1921 based on plans by the architectural firm of Rigg and Vantyne. The plans called for a six-room classroom with multi-purpose room (gymnasium) but construction bids exceeded the budget and the school was built with only four classrooms. The 1926 Sanborn Insurance Map illustrates a fireproof structure to the rear of the school with a footprint that appears to match the auditorium that was added in 1931. This reinforced concrete structure housed the fuel and boiler rooms and was intended as a foundation to accommodate the auditorium to be constructed later. [Note: this supposition is based on the Sanborn map and Board minutes, but no drawings or photographic evidence was available to verify.]

##### **1930-1931 Classroom Expansion**

An expansion was authorized by the board in 1930 and completed in 1931. Rigg and Vantyne were selected to complete the project in accordance with plans largely based on those completed in 1920. The 1931 project included the addition of classroom wings to each end to retain the symmetry of the original building, and the addition of an auditorium/gymnasium to the rear. The new plans differed somewhat from the original 1920 plans in that the end classroom wings each contained two classrooms that extended slightly forward of the front plane of the main building; the tile gable roof was changed to a flat roof accented by narrow tile shed roofs; the window configuration was changed from round arch to flat arch; and the end entry bay was shifted to the inward facing wall of the new classroom wing. The same changes were applied to the gymnasium flat roof accented by narrow tile shed roofs, and flat-arched rather than round-arched windows.

The 1921 and 1931 construction consists of wood floor over a crawl space, masonry walls covered with stucco, wood roof framing with clay tile shingle, plaster partitions and wood windows with single pane glazing.

The 1921 and 1931 additions constitute the “historic” core of Hutton School. The following additions completed in 1949 and 1956 were razed during the current modernization project, 2014-2015, completed September 2015.



**1948-1949 Expansion and Additions**

Lewis Klaue was authorized by the Board in 1948 to complete drawings for the single-story wing at the north side and a two-story wing at the south side. The 1949 addition has a slab on grade, wood floors, masonry walls covered with stucco, wood roof framing with built-up roof and single pane glass in aluminum window frames.

The south wing was two stories with the first story partially below grade, the stairs in the vestibule between the east end of the 1931 wing and the new addition were split, down to the lunch room, kitchen, utility room and indoor play room (later converted to classrooms) boy's toilets and girl's toilets on the ground floor and the classrooms on the first floor. Three classrooms and two kindergarten rooms flanking a central hall, and boy's toilets and girl's toilets, a health unit and supply rooms are shown on the plans. Plans for the single level north wing showed rooms for arts and crafts, two classrooms, storage rooms, boy's toilet, girl's toilet, teacher's and custodian's rooms flanking a central corridor. An enclosed vestibule connected the new wing to the east end of the 1931 addition.

On 8/12/1948 a building permit was issued to District 81 with Lewis Klaue, as architect, and Walton H. Petach, as builder, for a concrete block school addition with a value of \$212,000.

**1956 Classroom Building**

A free-standing wood frame one-story four classroom building was constructed in front of the historic school building 1956. It was infilled with one additional classroom in 1989. A building permit was issued on 3/27/1956 to Selkirk Co. to build a "frame school annex" with a value of \$60,000.

**1984 Modifications**

A covered walkway between the main 1921 classroom building and the 1956 building was built in 1984. In the same year the original single-pane, multi-light windows in the entire school were replaced with aluminum thermopane windows where they are required to be operable and thermopane in existing wood frames where they are fixed. Permits were also issued by the city of Spokane in 1983 for retrofitting the lighting fixtures, replacing the incandescent with fluorescents.

**1992 Portable Units**

A relocatable unit with two classrooms and two toilet rooms was installed next to the southeast wing in 1992. A Movan (metal storage unit) was put just outside the multi-purpose room in 1993.

**Site**

The site configuration of Hutton School is incorporated into the landscape design for the Rockwood Neighborhood by the renowned Olmsted Brothers. Partially screened by towering pines, the school is an iconic neighborhood landmark. The layout for the Rockwood Neighborhood was shown in a Spokesman-Review article "Park System Which Will Make

Rockwood Most Beautiful Part of City” published on January 30, 1910. As it works its way up the South Hill in graceful tree-lined curves, Garfield Road, between 23<sup>rd</sup> and 24<sup>th</sup> avenues, encounters a small triangular park that points east to the juncture of 24<sup>th</sup> Avenue and Plateau Road. At this juncture rising between the two streets is a westward pointed triangular “park” on which rests Hutton School. Although likely not planned when designed, this site would become the perfect location for the neighborhood school.

### **The Rockwood District (National Register Nomination)**

Instantly recognizable on city maps because of its dramatic departure from the standard grid street pattern, the Rockwood neighborhood is an eighteen-block long and three-block wide residential area located in the southeast portion of the City of Spokane. Its northwest entrance denoted by a pair of stone pillars at Rockwood Boulevard and Eleventh Avenue, is just southeast of the city’s medical complex. After following Rockwood Boulevard around the great bluff that forms a portion of Spokane’s South Hill, the neighborhood stretches south along Garfield Road ending at Twenty-ninth Avenue. The street design, largely the work of the Olmsted Brothers Landscape Architecture firm of Brookline, Massachusetts, acquiesces to the area’s natural features, particularly its slopes and rock outcroppings. A series of open space completed of natural areas, wide planting strips, boulevards, and small triangular parks are unique to this Spokane neighborhood. Homes, set well back from sidewalks and behind both evergreens and a dense summer canopy of street trees, range from imposing mansions to bungalows, reflecting styles that were in vogue between 1908 and 1943. Lots are frequently irregular in shape and vary from less than one-quarter acre to well over an acre in size. A second pair of stone pillars at the west entrance to Highland Boulevard, as well as several walls, gates, and landscaped ground incorporate basalt rock in their designs. An elementary school in the area’s southeast section and a small apartment house on Twenty-ninth Avenue are the only departures from single-family residential structures.”

The first Sanborn Insurance map to depict the Hutton School site was published in 1926, and shows the school as built in 1921. It is interesting to note that the footprint of the gymnasium, which had not been built in 1921 because it’s cost exceeded the budget amount, was shown as a fireproof structure of reinforced concrete with a coal bin, boiler and chimney. Notes from the Spokane School Board suggest that the concrete work was for a heating plant that would eventually accommodate a 16-room school (8/23/1920). At this time none of the lots immediately facing the school were yet occupied by houses.

**The 1958 Sanborn** depicts the school as built after the 1948 expansion and includes the modular classroom building that was placed in front of the 1921 classroom building in 1956. At that time, only three houses had been constructed on the lots across from the school. Arthur Street was depicted on the map, but did not appear to be a through street.

**Areas of Significance –**

**Category A - Broad Patterns of Spokane History, Education**

**Category C – Architecture**

**Significant Dates – 1921 and 1931 Completion of Construction (period of significance 1921-1931)**

**Architect – Rigg and Vantyne**

**Builder: Spokane School District No. 81, with C. L. Muller as contractor**

**Summary**

A contributing structure to the Rockwood National Historic District, the Hutton School is significant under categories A and C, for its contribution to public education in Spokane and as an outstanding example of public school design. Further, the combination of its prominent site and soaring gable roof make it an iconic structure in Spokane's Rockwood Neighborhood. Hutton is only one of five active public elementary schools extant from the first three decades of the Twentieth Century.

Constructed in 1921 with additions in 1930-1931, Hutton is significant for its unique Spanish Eclectic design and as one of the few remaining, mostly intact, elementary schools in Spokane. Designed by master architect Archibald G. Rigg and his partner Roland Vantyne, the building is notable for its prominent gabled entry, arcaded entry porch, stucco-clad walls, and steeply sloping red Spanish tile roof. Rising prominently on an elevated basalt and earthen platform Hutton is a South Hill landmark. At the eastern edge of the Rockwood historic district, the approach along Garfield Road to the school site is introduced by a small triangle park and bracketed by two curvilinear streets, hallmarks of the Olmsted Brothers design. The 1931 additions—two-classroom wings on each end and a gymnasium at the rear—with a slight variation, complete the original 1920 plans of Rigg and Vantyne. The building is named after mining millionaire and public benefactor Levi H. Hutton, “a man who loved children.”

**STATEMENT OF SIGNIFICANCE**

Sally Reynolds in the Rockwood National Historic District Nomination (Section 8, page 4) informs:

Hutton Elementary School was added to the district in 1921, on a vacant block in the southeast portion. The architectural firm of Rigg and Vantyne chose Spanish Colonial Revival as the style for this replacement school named after mining magnate and civic benefactor Levi Hutton. Its predecessor was the one-room Rockwood School built just west of the district in 1917. Originally only six rooms, four rooms and an auditorium were added in 1930. A southeast wing with nine more rooms was completed in 1949. Portable classrooms currently obstruct full views of the building's façade. The generously shared school facilities have served as a community resource. Once a favored location for finding Indian arrowheads, the rocky bluff around the school are presumed to have been an Indian gathering place.

### **HISTORICAL CONTEXT**

The following narrative about the development of the Spokane school system is adapted in large part from the National Register Nomination for John A. Finch School (Emerson, Oct. 2013, listed on 1/8/2014). Discussion about Spokane elementary schools was derived in part from a 1989 centennial publication "First Class for 100 Years."

The first school in Spokane was opened by Spokane Garry, a Spokane Indian, in 1870. This was followed by Protestant missionary, Henry T. Cowley who came as the first white school teacher and established the first public school in Spokane. Cowley's arrival coincided with the organization of the first Spokane school district in what was then Stevens County. District No. 8 covered the area between the Spokane River and Hangman Creek. James Monaghan was the superintendent of the Stevens County schools, and Cowley's school became part of the new district. At the formation of Spokane County in 1879, J.J. Browne was appointed superintendent of the newly designated Spokane School District No. 41. Maggie M. Halsell was elected, in the first county election held in 1880, to succeed Browne.

In the year 1889, downtown Spokane was destroyed by fire in August, Washington became a state in November, and the Spokane schools were reorganized as School District No. 81. David Bemis, a Canadian and school administrator, was hired as superintendent of the district. Bemis in his ten-year stint is largely credited with getting the district on its feet by promoting a local bond issue that provided \$250,000 for system improvements, and subsequently the original Spokane High School and six elementary schools were built.

The new high school was built in 1891 and rapidly increasing enrollment required the construction of a north side high school, North Central, in 1908. The original high school then became South Central. School bond levies of 1907 and 1909, coinciding with the rapid growth of the city, were approved to continue the building of new schools in Spokane. In 1910, fire again struck Spokane and destroyed the South Central High School. Voters approved a bond for a new school, and Lewis and Clark High School was opened in 1912.

As reported in "First Class for 100 Years," by 1890 Spokane had constructed six elementary schools (Central [within South Central High School], Bancroft, Lincoln, Irving, Bryant, Franklin [2<sup>nd</sup> Franklin, 1909, extant]), and by 1900, Spokane had constructed eleven more (Whittier, Emerson Logan, Longfellow, Edison, Washington, Garfield, Hawthorne, Grant, Lowell [1919, extant, privately owned], and Holmes. Eighteen elementary schools were built between 1900 and 1910, the heyday of school expansion [McKinley, 1903 [extant, privately owned], Adams, 1908; and Jefferson, 1908, are extant. The next ten years through 1920, the year in which Hutton was begun, saw the construction of six new schools, Mann, Alcott, Yardley, Rockwood, and Cowley. (Spokane Public Schools 1889-1989, 11/1989) Rockwood's span though would be quite short, only four years, since it was replaced by Hutton in 1921. Cowley school, built in 1918, is privately-owned and listed on the Spokane Historic Register. Two existing schools that followed Hutton in the 1920s include Wilson (1927) and Finch (1923). Finch was recently modernized and expanded and listed in the National Register of Historic Places.

Several of the original buildings in addition to Hutton remain from the early years. They include Adams, Finch, Franklin, Jefferson, and Wilson and continue to serve the children of District 81. While Hutton School is undergoing expansion and rehabilitation, Hutton students have attended Jefferson Elementary on 37<sup>th</sup> and Grand Boulevard. Hutton's completion in the fall of 2015, will leave the old Jefferson School vacated and awaiting its next chapter. Extant former, but privately-owned, elementary schools include Cowley, Lowell, and McKinley. Cowley is currently listed on the Spokane Register and has been converted to housing.

### **The Approval and Building of Hutton School**

The path to Hutton's construction was not without consternation and controversy as neighborhood citizens, including a former governor of the state, rallied for a new school in their growing district. In the meantime, the chamber of commerce complained about the high cost of building schools in Spokane. The following narrative is extracted from Spokane School District No. 81 Board minutes, articles from *The Spokesman-Review*, *Spokane Daily Chronicle*, and City of Spokane Building Permits. It is presented as a chronology to illustrate the steps involved in getting the new school.

The following history is derived from the Record Books of the Spokane School Board meeting minutes, *The Spokesman-Review*, and city of Spokane Building Permits.

#### **Spokane School Board Record Book H – 1/8/1912 – 4/21/1917**

3/26/1917. "Want school in Rockwood District." A committee from the Rockwood district addressed the board in reference to a school building in the district. Mr. Pratt [superintendent] was requested to report as to the number of children to be accommodated.

#### **Spokane School Board Record Book I – 4/23/1917 – 9/12/1921**

9/24/1917 (p51). M.E. Hay and others Address Board "...in reference to a school building in the Rockwood District. No action was taken.

*The Spokesman-Review* reported the meeting in its 9/25/17 edition in reporting the news of the board. **"ASKS DELAY ON SCHOOL ADDITION"**

#### **"Give Relief to Rockwood"**

A committee of four residents of the Rockwood district headed by M. E. Hay and J.A. Tormey, renewed to the school board the request for a school in the vicinity of Twenty-first avenue and Overbluff road, where children now have a mile or more to go to the nearest building. It was urged that residents there are maintaining a private school for the younger children because of this condition. Agreement was made by the board that a portable building will be erected on any site which the residents will find, to take care of the immediate need, and that provision for a new school building there will be made in the budget for 1919. The committee of residents agreed to make a survey of all children in the first four grades now living within a half-mile radius of the site of the proposed building.

NOTE: - M. E. Hay (Marion E. Hay) was governor of the state of Washington from 1909 to 1913, having been elected as Lieutenant Governor and taking over at the death of Samuel G. Cosgrove after only two months in office. He served the remainder of Cosgrove's term and left office in 1913. He was defeated for re-election in 1912 and returned to Spokane to manage his personal business interests and property holdings. Born in Adams County, Wisconsin in March 28, 1909 and died in Spokane 11/21/1933. (NGA, 2015)

10/8/1917 (p56). Mr. Butler and Mr. Sampson address the Board. "... in reference to a school building in the Rockwood District." No action was taken.

"Seek New School East of Manito," reported *The Spokesman-Review* two days later, on 10/10/1917.

**"Citizens Plead for Children Mile Distant From Nearest Grade Buildings."**

A.D. Butler and H.C. Sampson appeared last night at the school board meeting to put in a plea for school accommodation for at least the first three or four grades for children living east of Manito boulevard, extending south to Twenty-eight avenue and north to Seventeenth avenue. Mr. Butler said that the center of the district in question was a mile distant from the Roosevelt and also from the Grant school. There are 145 children in the district under school age, or who, however, 35 were 5 years old or over, and 222 children of first to eight grade ages, of whom 84 were from 6 to 8 years of age, making a total of 367 children for the district, not counting those of high school age.

Mr. Butler thought that owing to the distance to either of the two nearest schools provision should be made for at least the earlier grades somewhere near the center of the district. Mr. Sampson said that he had seen S. H. Williams of the Security Trust company, who owned four lots, and found he was willing to lease them to the school board for two years if the board would pay the taxes. "I believe" said Mr. Sampson, "that there is a portable room belonging to the Jefferson school which would be available for placing on the plot of ground in question.

*The Spokesman-Review* would report the School Board meeting of the previous day. "Plans for School East of Manito" on 10/23/1917. M.E. Hay and Alfred D. Butler represented local parents interested in the site of the proposed temporary school for the district east of Manito boulevard. The matter was left in the hands of the buildings and sites committee to see Grinnell & Co. about site offers and the four lots at 21<sup>st</sup> and Hatch. The committee was given full power to get a temporary school up before bad weather.

3/26/1918 (p93-98). Superintendent Pratt's Presidents Report. Lists schools and election of teachers [first time Rockwood listed]. On page 98: Rockwood School – Florence Meyer.

7/22/1918 (p22). Salaries of Janitors Discussed. Mr. Lindsey motioned to increase the salaries of janitors ..., except the Rockwood and Lowell janitors.

8/12/1918 (p126-27). "Janitors Elected for the Present Year. Rockwood was listed but no name was provided.

8/27/1918 (p137). Estimate expenses ... 1918-1919 – On the motion of Mr. La Rue it was voted to Install Telephone at Rockwood School.

9/23/1918 (p142). Request from Rockwood District – A request from the Rockwood District for installation of another portable building to accommodate an additional grade was referred to the Superintendent to report.

11/11/1918 (p148). Communication for Rockwood Parent-Teachers Association. Request for the additional building was received and referred to the committee of Buildings and Grounds (B&GC).

11/25/1918 (p150). Matter of Site for Rockwood School ... was referred to the committee of Buildings and Grounds for further report.

1/27/1919 (p158). A.D. Butler from the Rockwood District addressed the Board in reference to additional room for the coming term. On the motion of Mr. Engdahl, it was voted the B&GC be instructed to enter into a lease with the owner of the site, at the rate of \$1000 per year, less taxes, until June 30, 1920 and that the Superintendent of B&GC be instructed to move another portable building from the Roosevelt school onto this site.

2/3/1919 (p159). Have lease for Rockwood site prepared.

4/14/1919 (p174). Ms. Florence Meyer, Principal of Rockwood School.

5/5/1919 (p181). A large Delegation from Rockwood School District was present. Mr. Allardyce and others addressed the Board in reference to new school in the Rockwood District. Referred to B&GC.

6/23/1919 (p192). Tom Blankenbrige was elected as custodian for Rockwood School, and the B&GC was to report on the Rockwood site.

7/7/1919 (p194). F. B. Grinnell appeared before the board to discuss a site in the Rockwood District. Mr. Engdahl motioned and it was voted to authorize Mr. Grinnell to purchase lots 4-11, block 13, Manito Park Second Addition, provided that the price shall not exceed \$7,000.



[Note: Mr. Grinnell was a prominent Spokane real estate broker, and a member of the ownership group that hired the Olmsted Brothers to develop the Rockwood Neighborhood plan. He was instrumental in developing the property and selling the lots.]

7/22/1919 (p201). The board rescinded the resolution regarding lots in Rockwood.

#### **Site Proposed for New School**

7/24/1919 (p202). Mr. Grinnell presented to the board a proposition to purchase for a school site all of Block 16, Manito Park 2<sup>nd</sup> Addition, except Lot 6, for \$5,600. They said lot 6 would be purchased or condemned later.

2/23/1920 (p251). A matter of the Rockwood Building was deferred to the B&G committee to report at next meeting.

3/8/1920 (p253). A delegation from the Rockwood District, comprised of Mr. Butler, Judge Mann, and Mrs. Millgard, addressed the board regarding a new building. The issue was referred to the B&GC.

At the same meeting Mr. Smith reported on the Rockwood Building and recommended that a six-room building be erected to be ready for occupancy by next fall.

The B&G committee was asked to prepare a building program for the coming year and estimate the cost of additions to Garfield, Sheridan and Whitman schools and a new building at Rockwood, as estimate the cost of an additional site at Garfield School.

3/23/1920 (p255). Mr. Smith presented a report in which a six-room school was recommended for the Rockwood site.

4/12/1920 (p260). Mrs. Florence L. Meyer was elected Principal of Rockwood School.

4/27/1920 (p272). Mr. Smith recommended a four-room school at Rockwood.

4/29/1920 (p274). On a motion of Mr. Smith, the board voted to build a four-room building and auditorium in Rockwood.

#### **Architect Selected for New School**

On a motion of Mr. Engdahl, it was voted to secure A.E. Rigg as architect for the Rockwood School. It was stated: "...no architect shall receive more than 5% commission."

5/24/1920 (p281). Mr. Smith reported that plans for all new buildings were progressing very nicely. The same was reported at the 6/14/1920 board meeting. Additionally, at the same meeting, Rockwood patrons presented a petition requesting an auditorium. Finally,

Leonard Funk, city commissioner, provided communication regarding a walk and curbing around Rockwood School.

6/14/1920 (p287). Architect Rigg presented the preliminary plans for Rockwood and was instructed to make certain changes for plans for the entrance and complete the same and submit specifications at the next meeting.

7/1/1920 (p292). On the motion of Mr. Engdahl, the B&GC was instructed to notify Mr. Rigg that the cost of the building and improvements for the Rockwood site must not exceed \$60,000.

7/15/1920 (p296). "Archibald Rigg presented plans for the Rockwood Building" On a motion of Mr. Smith it was voted to accept same and the Secretary was instructed to advertise for bids for construction of building on three plans. 1. Six rooms with auditorium, 2. Four rooms with auditorium, and 3, Four rooms without auditorium. Board members present at that meeting included J.G. La Rue, J.G. Rogers, E.E. Engdahl, C.H. Smith, and C.F. Eikenbary. Also attending Superintendent Pratt and Mr. Williamson (Superintendent of Building and Grounds).

8/2/1920 (p302). The board received the first round of bids for the new school. Eight contractors submitted bids on Plan 1 that ranged from \$84,063 to \$112,406.60. Eight bidders also submitted on the plumbing, and six bidders on the heating packages. Another component of the bids was blasting since the site contained extensive basalt.

#### **Bids for New School Rejected, Discussion Ensues**

8/4/1920 (p304). The board voted to reject all bids for Rockwood School. In a previous action, they had rejected all bids on the Whitman School as well. Mr. Rogers motioned that, per specifications prepared by Rigg and Van Tyne, the solicitation of bids for the Rockwood School be readvertised, due Monday, August 16<sup>th</sup> by 7:30 PM.

8/16/1920 (p307-308). Seven bids were received on the building, four on the heating, and six on the plumbing. Building bids were much lower and ranged from \$72,800 to \$77,000. Bids for rockwork ranged from \$3.50 to \$4.00 per cubic yard; heating, \$11,991 to \$15,793.74; and plumbing \$7,792 to \$8,200.

8/23/1920 (p309). A committee from the Rockwood Precinct addressed the Board regarding the Rockwood School. A committee from the Chamber of Commerce was also present and requested that the action on Rockwood School be deferred for one week. This request was granted by motion by Mr. Smith.

A full report of the discussion at the Board meeting was reported in *The Spokesman-Review* the next day, 8/24/1920. **"Probe School at Rockwood" "Board Postpones Matter of Order New Building Until Monday Night." "COST IS ATTACKED" "Chamber of Commerce Delegation Asks Permission to Study Matter."**

The special business of the regular meeting of the school board last night was the consideration of the revised estimates and costs of the new school unit of four rooms to be erected at Rockwood. There were present a large delegation of Rockwood people including Dr. H. Moorehouse, Fred N. Martin, A.T. West and representatives of the chamber of commerce including W.S. Gilbert, the president; Frances E. Pope, chairman of the public affairs committee, and J. C. Ralston.

“At a meeting of the public affairs committee of the chamber of commerce today, a taxpayer brought up the matter of the proposed cost of the new school at Rockwood,” said Mr. Pope. The estimated cost seemed to be so tremendous that the committee decided to ask the school board that action might be deferred so as to allow the public affairs committee to look into them. As we only got the figures today it was impossible to take intelligent action unless we had time to go thoroughly “into them.”

#### **La Rue Explains Initial Cost**

“Figures of the Rockwood School have been discussed at open meetings of the board, well announced and well reported for more than five weeks during which time it was open to any one to attend and offer suggestions,” remarked J.G. La Rue, chairman of the board. “The costs are not merely for a four room school but for a four room unit of an eventual 16 room school building which brings the initial cost of each room of the unit much higher than it otherwise would be. Although we do not propose to build an auditorium we have to provide a heating plant which eventually will serve one and then, too, the site is of a rocky formation which adds greatly to the cost.”

Mr. Pope – “I understand that the highest price hitherto given per room in a school building was \$7000 while Rockwood will cost \$22,000 for each of the four rooms.”

J.G. La Rue --“The \$7000 standard does not apply now. I wish it did. Take the new school at Yardley, a two-room school planked down in the midst of the valley. That is costing \$26,000 or \$13,00 per room.”

....

#### **A.T. West Opposes Delay**

“I think it is the duty of the school board to get the Rockwood School building under way without delaying further,” said A.T. West of the Rockwood delegations. “I doubt if the chamber of commerce can add anything to what the board has already considered and discussed. Now a higher class of school building is needed than those put up 20 to 30 years ago.”

W.S. Gilbert: "I wish to say that we from the chamber of commerce are not here in any antagonism to the school board nor to oppose any action. All we respectfully ask is that the matter be held over so as to enable us to examine the matter carefully and impartially. I ask you to put the matter off for a week so that all of us who are interested may get together as neighbors and go into the matter thoroughly. If this school is rushed through now, it will cause bad feeling."

J.G. La Rue: "I don't know yet what action we may take, but the board can not rightfully be said to have rushed the matter."

J.G. Rogers: "We have had two set of plans and we have had the cost cut down already \$17,000."

Dr. Moorehouse: "I think we ought to consider the children. We want the new building ready for them by January, so they may not have so far to go to school during our worst winter months, January and February."

Fred N. Martin: "I think the chamber of commerce committee of 12 might consider the needs of the parents of the Rockwood children of more importance than the complaint of one taxpayer."

Charles H. Smith: "I do think the cost is excessive as compared with other buildings. If any means can be devised for reducing it. I move that the matter be held over a week to give all a chance to go into the matter again, board members, chamber of commerce, school patrons or any others interested."

Mr. Smith's motion for a special meeting was carried and the chairman called it for 7:30 next Monday pointing out that the board at its meeting July 1 set the price of the Rockwood School at \$60,000 to \$65,000, but that no bid came near the mark.

Adding to the debate on school costs, on August 24th, *The Spokesman-Review* would report **"SCHOOL HOUSES NOW TOO COSTLY" Architect Rand Gives Comparative Figures to Chamber Committee. HUGE ADVANCE SHOWN. Says New Rockwood Structure Would Cost \$596 Per Pupil Taxes Too High**

At the request of the public affairs committee of the chamber of commerce, L.L. Rand, architect, gave statistics regarding the erection of school buildings at the committee's luncheon yesterday in the Crescent tea room.

"Counting 40 pupils in the room and regardless of architects' and superintendents' fees, the cost of school buildings between 1893 and 1920 has greatly increased." Said Mr. Rand.

Rand provided a table showing the comparative cost figures per student for Spokane schools between 1902 and 1920 ranging from McKinley to Logan (remodel).

Mr. Rand continued: "The lowest bid for the building was \$91,706 making the cost per room \$22,926. This brings the cost per student to \$573. The auditorium for the school will cost approximately \$15,000 additional, bringing the total cost per student to \$596. To bring these figures down it will be necessary to enlarge the boundary lines between the school districts so that more children may attend."

"This cost in building will bring the taxes to too high a level and it is important that every citizen should know the facts as the are."

8/30/1920 (p311). Delegations from the Rockwood District and the Chamber of Commerce vied for the votes of the Board. The Chamber was concerned about the cost of the school, while the Rockwood District delegation "...urging the Board to proceed on the Rockwood building at once." A motion by Mr. Smith to award the contract to the lowest bidder received no second. A committee from the Central Labor Council "endorsed the present plans on the Rockwood School." Mr. Smith motioned that architect Rigg be instructed to make certain changes in plans and get figures from the lowest bidder as to the difference in cost and report at a special meeting to be held Thursday, September 2<sup>nd</sup> at 12:00 PM.

9/2/1920 (p313). C.L. Muller reduced the bid by \$200 on account of changes made by the architect, for a total of \$72,428. The board then accepted the Muller bid with a couple of stipulations: the bid total would be \$72,428 less \$4,000 for all electric wiring and \$75 for leaving out the partition between two classrooms, making a total bid of \$68,353, it being understood that the question of style of roof should be settled later.

#### **New School to be Named in Honor of L. W. Hutton**

Dr. Eikenbary "...moved that the school in the Rockwood District be named the Hutton School in honor of L. W. Hutton, a citizen of Spokane whose interest in children has been manifested by his donation of the Hutton's Children's Home." Bids for wiring were requested.

On 3 September 1920, The Spokesman-Review announced that the bid to build Hutton School had been accepted and reported the board meeting. **"Let Rockwood Contract to C.L. Muller for \$68,428—Call it Hutton School." "Decisions By School Board" "Bid for Rockwood school accepted, \$88,733"**

At a special meeting of the school board held at noon yesterday, the revised bid on the general contract to meet the changes in the plans of the Rockwood

school authorized at the last meeting of the board was presented by C.L. Muller, contractors, amounting to \$72,428.

The revised plans prepared by Architect Rigg call for a unit of six class rooms, two of which when thrown together can be used as an auditorium. A principal's room and a library, which can be used as a teacher's room, are also provided for.

**Building to Cost \$68,428**

The board decided that the electric wiring and standard clocks, costing \$4,000, should be taken out of the contract and that no partition should be between two rooms to be used as an auditorium, saving \$75 thereby.

On the motion of Charles Smith, seconded by Dr. C.F. Eikenbary, the bid of C.L. Muller, revised to eliminate the wiring, clocks and auditorium partition, was accepted. This contract price is \$68,428. A question as to the roof tiling was left undecided

**Plumbing and Heating Bids**

On the motion of Dr. Eikenbary seconded by E.E. Engdahl, the bids of the Arnold Evans company, \$7900 for the plumbing and of James Smyth company, \$12,405.50, for the heating were accepted.

The John W. Graham company was also given the contract to supply various Universal wall maps to the schools and also National wall maps of Washington.

**Honor L. W. Hutton**

The chairman brought up the matter of naming the Rockwood School and said he would be glad to entertain a motion to call it the Hutton school. Every member of the board spoke in favor of the suggestion in view of L. W. Hutton's love of children as shown by his founding of the children's settlement. It was unanimously decided that the school should be called the Hutton School.

The budget for the coming year, amounting to \$2,219,880, of which \$1,444,880 must be raised by taxation and \$775,000 will be received from the state and county taxes was passed

9/13/1920 (p318). Inland Electric Company was awarded the electrical contract at a bid of \$1,961.50, the low of five bids. In another motion, it was voted to carry out the original specifications on the roof. Tiles would be used.

On 9/23/1920, the City of Spokane issued a building permit (No. 12794) for the construction of a school with a value of \$90,000. Chas. Muller was listed as builder and Riggs & Van Fyne [sic] were listed as architect.

Board meetings of 9/20/20 (p319), 10/4/1920 (p323) discussed the additional excavation of rock at Hutton and a bid from Alberg and Carlson was presented by architect Rigg to do extra blasting and leveling of the Hutton school grounds for \$2,250. The bid was approved by the Board. On 10/11/1920 (p324), the Board accepted the bid of Arnold-Evans Company to connect the water at Hutton for \$185.00.

12/27/1920 (p336). Communication was received from L.W. Hutton “thanking the board for the honor conferred upon him by the naming of Hutton School.”

During board meetings from 3/14/1921 to 5/23/1921, progress on the school was reported as well as requests for and approval of contracts for blackboards, shades, and sidewalks.

A photo captioned NEW HUTTON SCHOOL IN ROCKWOOD was displayed in the June 10, 1921 edition of the *Spokane Daily Chronicle* (p18/c1-3). “The new Hutton school in the Rockwood district has been completed and will be used for school purposes at the opening of the fall term in September. The building was erected at the contract price of \$97,513. It is a four-room building of the late style architecture.”

The building was based on the full plans of Rigg and Vantyne, but was truncated because of budget. First the cupola was not built; nor were the gymnasium at the rear and the single-classroom wings at each end. The building was clad with stucco and capped with a red tile roof (Italian tile per the architect’s plans). A three-arch arcade at the main entry with an arched window and balcony on the second floor, and exposed rafters, supporting the overhanging gable roof, cast the building in the Spanish Colonial mode.

### **Hutton School is Completed**

6/13/1921 (p374). “HUTTON SCHOOL COMPLETED” The Buildings and Grounds committee reported the completion of Hutton School, Ms. Meyer, principal of Hutton School was granted permission to move supplies into the school. Board meetings between 6/27/1921 and 9/12/1921 discussed establishing grades at Hutton, blasting and grading contracts, electrical fixtures, a motor for the boiler room, sub-grading, landscape gardening, and finally, the installation of a mailbox at Hutton School.

### **Five Years Later, a Call for More Classrooms**

It was only five years after the new school was complete that the neighborhood was requesting more classrooms. It was obvious that the four-room school was not large enough to accommodate the growth in students. The Board meeting minutes of 12/13/1926 (p32) received a “request for portables for Hutton School.” Mr. Whortman, acting as spokesman for a committee from Hutton School, requested that two Wilson School portables be transferred to the Hutton School ground for the installation of the 7<sup>th</sup> and 8<sup>th</sup> grades. He also requested a complete survey to be made regarding the same.



At the 12/27/1926 Board meeting, the Hutton Committee again spoke of transferring two portables from Wilson. The board deferred action. But School Superintendent Pratt in his report stated: "...it would be advisable to wait until later to see what the situation is before making any further additions."

12/1/1927 (p50). The board considered requests from Wilson and Hutton Schools for additional classrooms, and voted to provide portables at Hutton for the 7A and 7B grades. Mr. Williamson was given permission by the Board to advertise for bids to move the portables from Wilson School. On 12/14/1927, it was reported that the portables would be moved in sections and be ready for occupancy by next week.

The Superintendent's report of 4/11/1927 (p75) noted the election of teachers for Hutton: Ethel Youngren, Elizabeth Turner, Florence Nelson, Sara Tryggvi, Ina B. Wilson, Florence L. Meyer, and Elanore Little.

Board meetings from 2/13/1928 through 4/23/1928 discussed a petition by surrounding property owners for grading, curb and sidewalk on 24<sup>th</sup> Avenue from Arthur Street to Garfield Road and Plateau Road between Laura Street and Garfield Road, and agreed to sign said petition. A meeting with Commissioner Funk and city engineer Butler revealed both the city and county had property nearby and would circulate a petition at a later date.

### **Gable Roof Reveals Problems**

Apparently there were structural defects with the gable roofing system that were causing concerns at the school. In 1928, the board would discuss and ask the architect and contractor to resolve the deficiencies – at no cost to the school district.

7/20/1928 (p197). A motion by Board member R.L. Campbell to employ Wells and Whitehouse architects to make a survey of Hutton School and report on the general structural defects, if any, and recommend solutions was approved.

A special meeting was held on 8/21/1928 and included board members Dr. T.D. Burger, Kate F. Simpson, R.L. Campbell, C.A. Blodgett, Alex Turnbull, and Mr. Williamson. William A. Wells, architect was also present to discuss the condition of Hutton School. In a previous special session of the board of 8/6/1928 (p200), Mr. Rigg was asked to furnish copies of the roof construction so that the matter could be further investigated. With the information provided by Rigg, and Mr. Wells and Mr. Whitehouse, regarding the school's condition the board voted to remedy certain defects in the roof structure. Such would be repaired by Mr. C.L. Muller at no expense to the Board. "...certain bracing, necessary spiking, and additional measures are taken as may be required to make the same structurally secure...."

Board meetings of September through November 1928 reported about the improvements to the sidewalks and curbs around the school and that the structural defects had been

corrected. The sidewalk and curb improvements were to be funded by contributions from the city, adjacent property owners, the PTA, and the school district.

*The Spokesman-Review* in its Sunday 4/21/1929 edition featured Hutton School with photos of the student classes and the teachers. Writer Leoti L. West reported Hutton “**Is One of City’s Finest Plants**” “**Building of Spanish Bungalow Type Is Striking — Grounds in Time Will Make it Beauty Spot—All Teachers are Enthusiastic**”

Includes photos of classes and faculty (Ethel Youngren, Elizabeth Turner, Florence Nelson, Sara Tryggvi, Frances Featherstone, Marie Fitzgerald, principal, Louella George and Elanore Little. The article further advised:

#### **ADDITIONS ARE NEEDED**

It will be difficult to build additions without destroying the symmetry of the structure. These additions must be made in the near future as witness the attendance which has already grown beyond the school capacity.

The exterior of the building is inviting except for the fact that the stucco is now peeling off in places presenting a rather ragged appearance. This can be easily remedied at a nominal expense.

A thing which specially appealed to me was the nicely dressed and polite little folk giving evidence that their home training is not neglected, as is a fact in so many of our modern homes.

In the fall of 1929, Board approved the refinishing of the exterior of the Hutton School to repair the peeling stucco. On 8/26/1929, a contract was awarded to Magnesite Sales Company in the amount of \$2,400 to make the exterior repairs. The board minutes of 11/12/1929 acknowledged receipt of a letter of appreciation from the Hutton PTA for exterior and grounds improvements to their school.

#### **Addition Built in 1930-1931**

In a meeting of 1/13/1930, the Board approved the following resolution: “There shall be constructed an addition to the existing Hutton School within said district to provide for additional school rooms for teaching and other grade school purposes....” Also approved was an addition to Finch School and a new north side high school [Rogers High School]. The total bond amount was \$625,000.

Orville C. Pratt, the former Superintendent of Schools (when Hutton was built), wrote in his “The Story of Spokane” “In March, school bonds to the amount of \$625,000 were voted for building purposes. The building of the Rogers High School and additions to the Hutton, Longfellow and Finch elementary school were thus financed.”

Board business of April through June 1930 consisted of hiring Rigg and Vantyne to complete the plans for the addition, approving the plans and specifications, and

advertising for construction bids. Bids were received at the 6/9/1930 meeting—fourteen bids for general construction, six for electrical, and eight for heating and plumbing. At the 6/11/1930 meeting Brown & Johnston Co., with a bid of \$967, were selected as electrical contractors, and M. Isbister Heating and Plumbing, with a bid of \$5,283, was selected for heating. The general contract and plumbing contract were deferred until the 6/16/1930 meeting at which time Larson Brothers, with a bid of \$26,813, was awarded the general contract, and Warren Latham was awarded the Plumbing contract in the amount of \$643. Contracts were also let for Finch and Longfellow.

Building Permit 36936 was issued by the City of Spokane on 7/3/1930 for an addition with a value of \$40,000. Larson Brothers was the builder, and Rigg and Vantyne, the architects.

Work progressed on the school with minor glitches here and there. The contractor was unable to secure the right kind of tile for the interior of the gymnasium, the chimney was to be coated with magnesite, and a special session of the board on 10/14/1930 accepted the rooms and auditorium on the recommendation of Mr. Williamson (facilities manager) and vote of the board. At the following meeting, the final payment of \$500 to contractor Larson Brothers was authorized; and, according to Mr. Williamson, "...the squeaks in the floor at the Hutton School are just temporary."

The 1930 addition essentially finished the original plans of 1920. The gymnasium was added to the rear and one classroom wing, each with two classrooms, was added to each end. The plan differed in a couple of ways from the original plans: the end wings were increased in length to provide two classrooms rather than one classroom each, in the drawing of the original, and the gable roof was changed to a flat roof.

### **Completion of the Historic School and Subsequent Additions**

The 1920-21 building and 1930-1931 addition constitute the historic Hutton School, although the history of the building and its evolution do not end there. Growth in the city led to the addition of two classroom wings in 1948, the construction of a frame classroom building placed in front of the school in 1956, and portable units at the rear of the school in following years.

The post WWII 1948 addition was issued a building permit (92065) by the city on 8/12/1948 with a value of \$212,000. Lewis Klaue was the architect and Walton H. Petach, the builder. The addition consisted of two classroom wings that extended rearward from the two 1930 wings, creating a U-shape floor plan that bracketed the gymnasium. These wings included a two-story wing along the south and one-story wing along the north. These wings were demolished in the 2014-2015 modernization and expansion.

In 1956, a six-room frame building was constructed in the yard area in front of the historic building. A covered walkway connected this classroom annex with the main school. The building permit (B32304) was issued by the city on 3/27/1956 with a value of \$60,000. The wood frame structure was constructed by Selkirk Company. This building was also removed during the 2014-15 modernization and expansion.

### **The Olmsted Brothers**

The Olmsted Brothers Landscape Architectural Firm of Brookline, Massachusetts, was the pre-eminent landscape design firm of its time and followed the firm's founder, Frederick Law Olmsted Sr. who had designed projects throughout the United States such as New York City's Prospect Park and Central Park, the master plans of the University of California, Berkeley and Stanford University in California. John Charles Olmsted, nephew, stepson, and business partner of Olmsted Sr. took over the business when his father passed away in 1903. He would travel to the Pacific Northwest in 1903 and spend many trips there, including Seattle, Portland, and Spokane as he advised cities, universities, and individuals on landscape and parks planning.

According to Laurence Cotton in his designing America series (2014) Olmsted had a lasting impact on Spokane parks and landscape.

Olmsted visited Spokane in 1906, where he offered advise regarding the ten existing parks and recommended the development of at least 20 new ones, along with connecting boulevards. He consulted on many of these and sketched plans for three - Adams (now Cannon Hill), Liberty, and Corbin parks. He also consulted regarding land use in Manito Park... Olmsted initiated more than 30 separate projects for private clients and more than 12 separate Spokane park projects. In 1908 he delivered his Spokane Parks Report, which had lasting impact. Spokane is still actively improving and adding to its park system, inspired by the plan and principles set forth by John Charles Olmsted.

### **Archibald Grant Rigg, Rigg and Vantyne Architects**

The biography of Archibald Rigg was provided by Michael Houser, State Architectural Historian( <http://www.dahp.wa.gov/learn-and-research/architect-biographies/archibald-g-rigg>), and Durham in his history of Spokane.

Archibald Grant Rigg was born in Stratford, Ontario, Canada on April 5, 1878 and received his formal education from Trinity College in Toronto, and Columbia University in New York. Upon graduation Rigg took a job in Danville, Illinois and formed the partnership of Lewis & Rigg, through which "several notable buildings" were designed.

Because of health concerns, Rigg moved west, landing in Spokane where some reports indicate he became the head draftsman for the architectural firm of Cutter & Malmgren (1904-1905). His time in the west however was short-lived and around 1906, he was

called back to east to Indianapolis to take care of his ill father.

While in Indianapolis he worked for architects Herbert Foltz and Wilson Parker. At the time, the firm was busy conducting a large amount for the State of Indiana, which gave Rigg additional experience and insight on how to handle large government projects. Projects by Foltz & Parker during his time in Indianapolis included several structures at the Indiana State Insane Asylum; the First Christian Church of Indianapolis; the J. A Sutherland House (1907); the Harry W. Long House (1907); the Senator Beveridge House; and the Indianapolis County Club (1910).

In 1910, he returned to Spokane and formed a partnership with Arthur W. Cowley. They made a specialty of designing apartment houses. Projects include the Wellington Apartments; the Altadena Apartments (c.1912); the Garry Apartments; the Buckman Apartments; and the Close-In Apartments. Other projects included the Gandy/Willard Hotel (1911) [Otis Hotel, and down First Avenue, the Norman and the Jefferson] the Spokane Taxicab Garage (c.1912); and a variety of homes for several of Spokane's most prominent citizens.

By 1914 Cowley and Rigg had parted ways and Rigg formed a private independent practice (1914-1919). His projects during this time period included the Spokane County Tuberculosis Sanitarium (1914); a School in Davenport (1915); St. Luke's Hospital and attached wings (1917-1919), the Downriver Club House (1916); the Symons Building (1917); a remodel of the Tidball Block (1917); the Robert Grinnell House; the Dr. Cunningham House; and the Dr. Charles & Edith Rigg House (1914). [Rigg also designed the Shoshone County infirmary and Isolation Hospital in Silverton, ID and the Spokane County Infirmary and Isolation Hospital in Spangle.]

In 1919 he entered into a new partnership with Roland M. Vantyne. The new partnership may have been formed to take on the work of designing over 50 buildings for the U.S. Army at Greene Park Amusement Park in Tacoma. For the Greene Park development, Rigg & Vantyne opened an office in Tacoma to coordinate the firm's designs with local contractors, Pratt & Watson. Their most notable design at the Park was the Red Shield Inn (1919); a Swiss Chalet inspired structure which now serves at a military museum for Joint Base Lewis-McChord.

It was during this time that Rigg received his architect's license - #220, on March 17, 1920. He was part of a large group of individuals whom were grandfathered in when the State began requiring architectural licenses in 1919.

Other projects in the Spokane area included the Salvation Army Headquarters Building (1921); Hutton Elementary School (1921); the Masonic Temple and subsequent enlargements; the Idaho State Tuberculosis Sanitarium (1922) in Payette, ID; the US Post Office (1933, with G. Albin Pherson); the Science Hall/Abelson Hall (1935) at WSU; KFPY Radio Station Building (1936); and Shriner's Hospital for Crippled Children (1938).

When Roland Vantyne passed away suddenly in 1938, Rigg continued the firm. Projects during this phase of his career included the Engineering Laboratory Building (1942) at WSU Pullman; the Edgecliff Tuberculosis Sanatorium; the Riverside Mausoleum (1954); Cheney & Harriet Cowles Library at Whitworth College, Additions to Emerson and Columbia Schools (1951); and City Light Building (1952) in Grand Coulee.

Eventually Roland Vantyne's son, Carl, was named partner in 1957 after previously serving as an associate (1950-1957). The name of the firm was then changed back to Rigg & Vantyne. Projects during this later period include the Greenwood Garden Crypts Mausoleum (1957); the Roundup Grocery Warehouse in Walla Walla (1958); an addition and alterations to St. Luke's Hospital (1959); and an addition to a Jr. High School in Libby, MT (1960).

Over the course of his 50+ year practice, Rigg designed hundreds of buildings in a wide range of architectural styles spanning from the Revival period of the teens and twenties and into the post WWII era. Rigg and his wife, Mayme Ethel Beck, were socially active and prominent members of Spokane's society. Together they had one daughter, Marian Beck. Rigg was a Mason in Oriental Lodge Number 74, and was a member of several social and professional organizations, including the Scottish Rite, El Katif Shrine, the Spokane Chamber of Commerce, the Spokane Amateur Athletic Club, the Inland Club, the Rotary Club, the Spokane Society of Architects, and the Spokane Chapter of the AIA where he served as chapter Vice President in 1931.

Rigg passed away in Spokane at the age of 80 on February 18, 1959.

Roland Vantyne was trained in business at Buffalo Polytechnic Institute. He worked in Buffalo and Duluth, Minnesota for several architects before moving to Spokane in 1910. He worked as a draftsman for Albert Held and Julius Zittel. In 1919, Vantyne formed a partnership with Archibald Rigg, and while still in partnership with Rigg, he passed away suddenly in 1938. (Woo, 2003)

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The Spokesman-Review. "Parking System Which Will Make Rockwood Most Beautiful  
Part of City." 1/30/1910 (clipping from NW Room, Spokane Public Library).

--. "Seek New School East of Manito." 10/10/1917. p8/c3.

--. Pratt Opposes Food Poster Plan." 10/23/1917. p6/c1.



--. "Probe School at Rockwood." 8/24/1920. p6/3.

--. Let Rockwood Contract to C.L. Muller for \$68,428—Call It Hutton School." 9/3/1920. p1/7.

--. Architect's New Home Delights (includes photo of Rigg House). 11/2/1924. B/c1-4.

--. "Is One of City's Finest Plants" West, Leoti L. 4/21/1929.

--. "Official Facts About Spokane Schools." 2/25/1930.

--. Spokane Schools End Year With Best Health Record For Years. 6/12/1931.

--. "Officials View 15 School Units." 9/3/1948. p6/c2-3.

Rigg and Vantyne Architects. Plans for Rockwood School (147A-25-01 to 147A-25-12). 7/1/1920, and 147C-2100-Plan for Grading-1921.

Rigg and Vantyne Architects (147A-3011-01, and 147A-3011-02). 5/19/1930.

Woo, Eugenia. "East Downtown Historic District." National Register of Historic Places Registration Form. 4/23/2003.

## **MAPS, PHOTOS, DRAWINGS, ARTICLES**

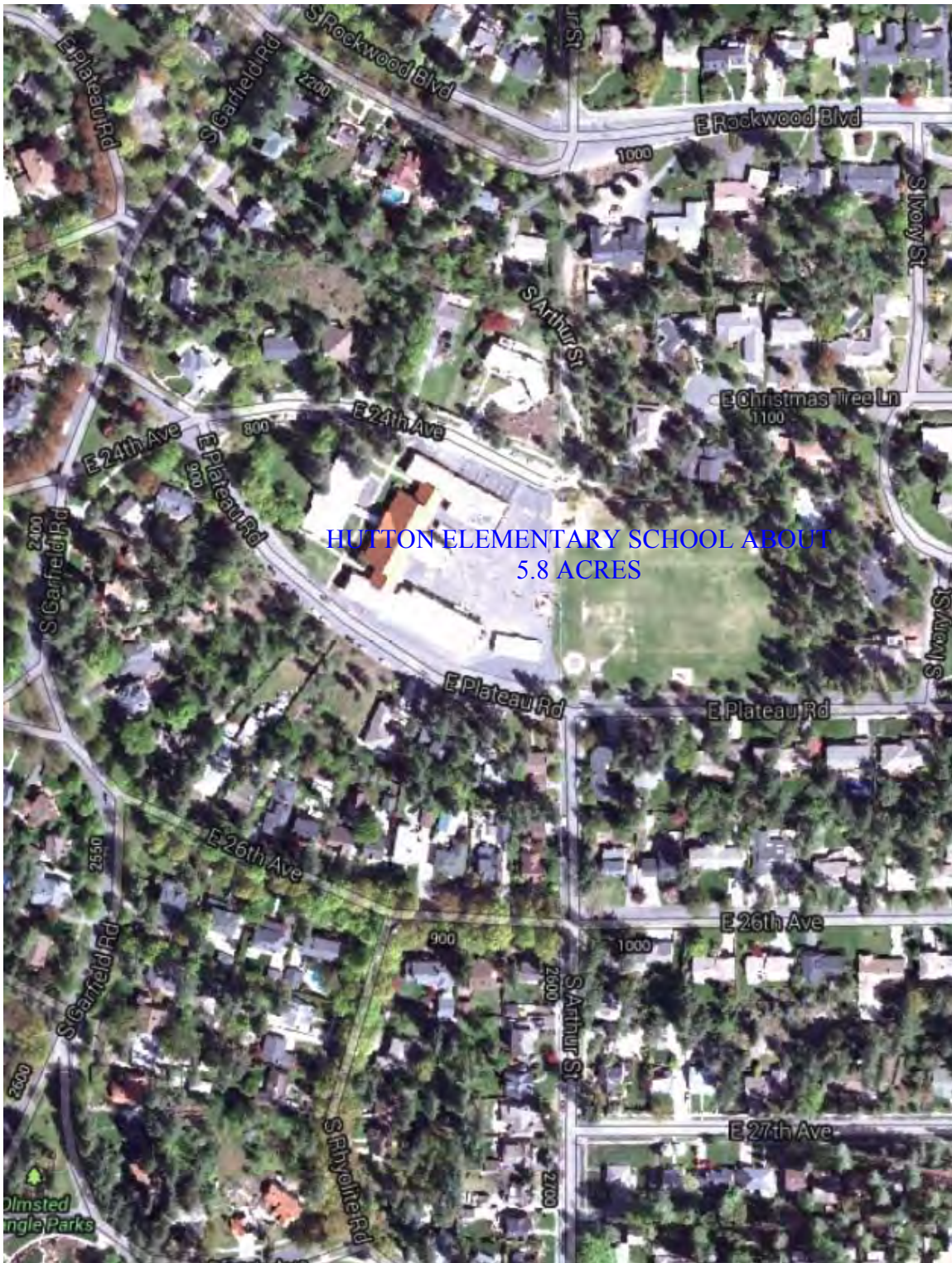


USGS 7.5 Minute Quadrangle. Spokane NW, Wash. 1974. Photorevised 1986

**SPOKANE SCHOOL DISTRICT NO. 81**  
**HUTTON SCHOOL LOCATION**

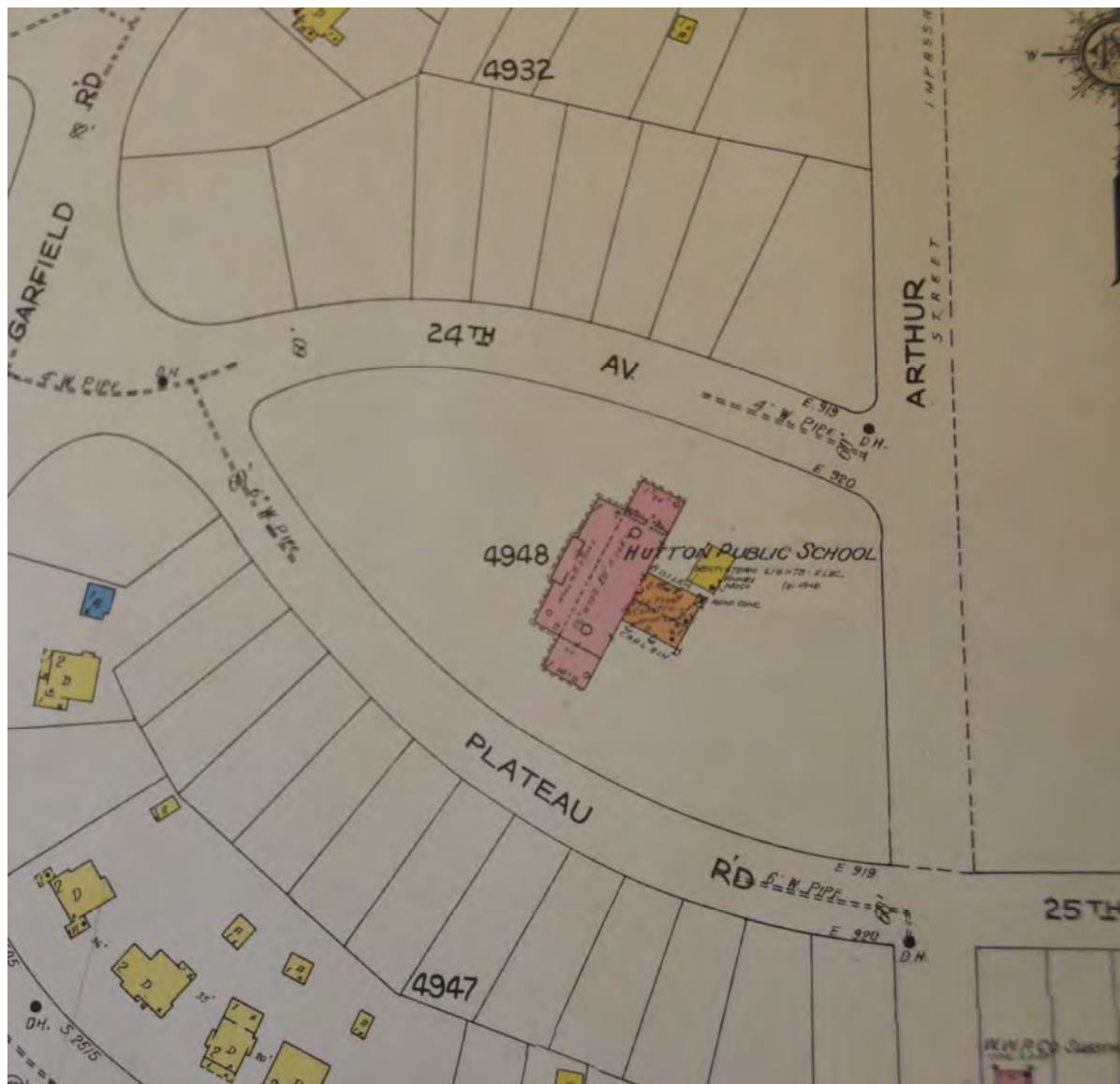
↑  
N  
1" = 2000'





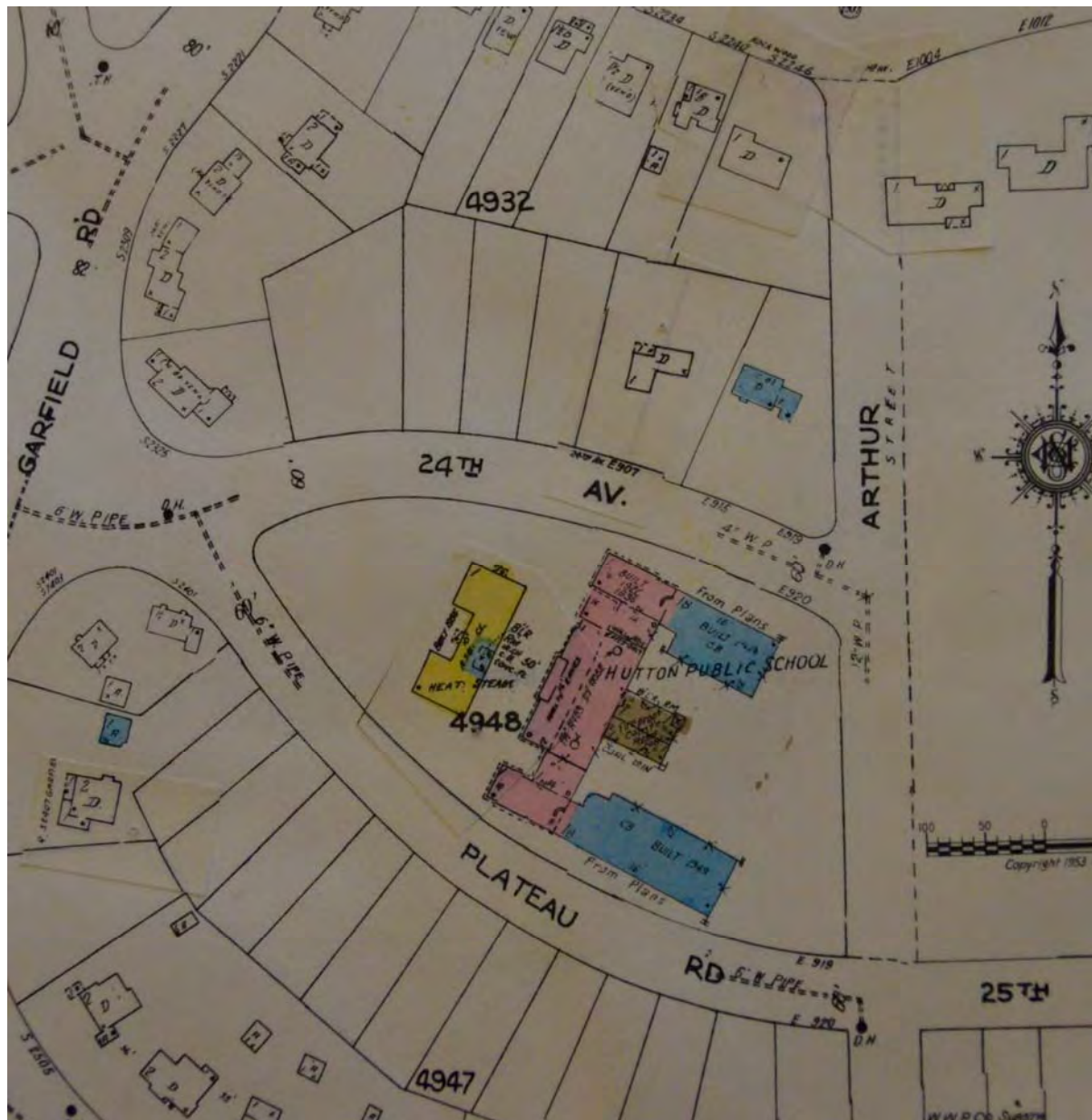
**HUTTON ELEMENTARY SCHOOL  
AERIAL PHOTO - SITE LOCATION**

▲  
N  
no scale



Sanborn Insurance Rate Map  
1926, page 384





Sanborn Insurance Rate Map  
1952, corrected to June 1958, Volume 6, Page 621

## **PHOTOS BEFORE CONSTRUCTION – 2014**





Photo 1 - West End of Hutton School Site at East 24<sup>th</sup> Avenue & Plateau Road



Photo 2 - Looking East at 1956 Classroom Unit in Front of 1921 Wing of Hutton School



Photo 3 - Looking SE at Front (West Façade) of 1921 Wing of Hutton School



Photo 4 - Looking East at 1930-31 Classroom Wing Addition (NE Corner) of Hutton School





Photo 5 - Looking SW at NE Corner of Hutton School (1930-31 and 1949 Additions)



Photo 6 - North Façade of 1931 Addition, Juncture with 1949 Addition to East



Photo 7 - Looking NW at 1949 North Wing Addition, East Facade



Photo 8 - Looking NE at 1949 North Wing Addition, West Facade



Photo 9 - Looking North at 1931 Gymnasium/Auditorium Addition, West Facade



Photo 10 - Looking South at 1931 Gymnasium/Auditorium Addition, East Facade





Photo 11 - Looking West at Rear of 1930-31 Gymnasium/Auditorium, NE Corner



Photo 12 - Rear of Hutton with 1930-31 Gymnasium and 1949 South & North Wings



Photo 13 - Looking NE at 1921 Classroom Building-Covered Walkway to 1956 Unit



Photo 14 - Looking East at 1931 Classroom Wing (South End)





Photo 15 - Looking North at SW Corner, South Façade of 1930-31 Addition  
(At Juncture with 1949 Addition)



Photo 16 - SW Corner of 1931 Addition, 1949 Addition to East



Photo 17 - Looking NW at 1949 Addition SE Corner of South Wing



Photo 18 - Looking SW at 1949 Addition, North Façade of South Wing



Photo 19 - Looking West at Portable Unit near East End of 1949 South Wing



Photo 20 - Looking North at Portable Unit East of 1949 South Wing





Photo 21 - Looking NE at 1956 Classroom Unit



Photo 22 - Looking West at Covered Walkway Connecting 1956 Classroom Unit and  
1921 Main Building



Photo 23 – Looking NW at SE Corner of School During Demolition – 7/17/2014



Photo 24 – Looking West at Rear of School During Demolition – 7/17/2014





Photo 25 – Looking NW at SE Corner of 1930-31 Wing During Demolition – 7/17/2014



Photo 26 – Looking North at West Side of Gymnasium During Demolition – 7/17/2014

## **PHOTOS AFTER CONSTRUCTION 2015 EXTERIOR**

Photos taken 7/26, 8/21, and 8/22/2015





Photo 1 – West End of Hutton School Site at East 24<sup>th</sup> Avenue & Plateau Road  
(Looking East From Olmsted Triangle Park)



Photo 2 – Looking East at Main Façade-1921 Building & 1930-31 Additions



Photo 3 – Looking SW at NE Corner of Hutton School



Photo 4 – Looking East at North End Showing 1930-31 Wing





Photo 5 – Looking NE at SW Corner of Building – 1930-31 Wing



Photo 6 – Looking East at South End Showing 1930-31 Wing



Photo

7 – Looking North at South End Showing 1930-31 Wing



Photo 8 – Looking North at 2015 Addition, East Side of Historic Hutton School



Photo 9 – Looking West at Southeast Corner of 2015 Addition



Photo 10 – Looking West at Rear of 2015 Addition and Historic Hutton School





Photo 11 – Looking South at North Façade of 1930-31 Gymnasium/Multipurpose





Photo 12 – Looking South at North Façade of 1930-31 Addition



Photo 13 – Looking East at Front Façade of 1921 School – 1930-31 Additions at Edges  
(Light Filtered by Forest Fire Smoke)

## **INTERIOR**

### **PHOTOS BEFORE CONSTRUCTION**



Photo 1 – Looking East at Front Entry of 1921 Building



Photo 2 – Looking East at Front Entry Vestibule Toward Central Hall and Gymnasium

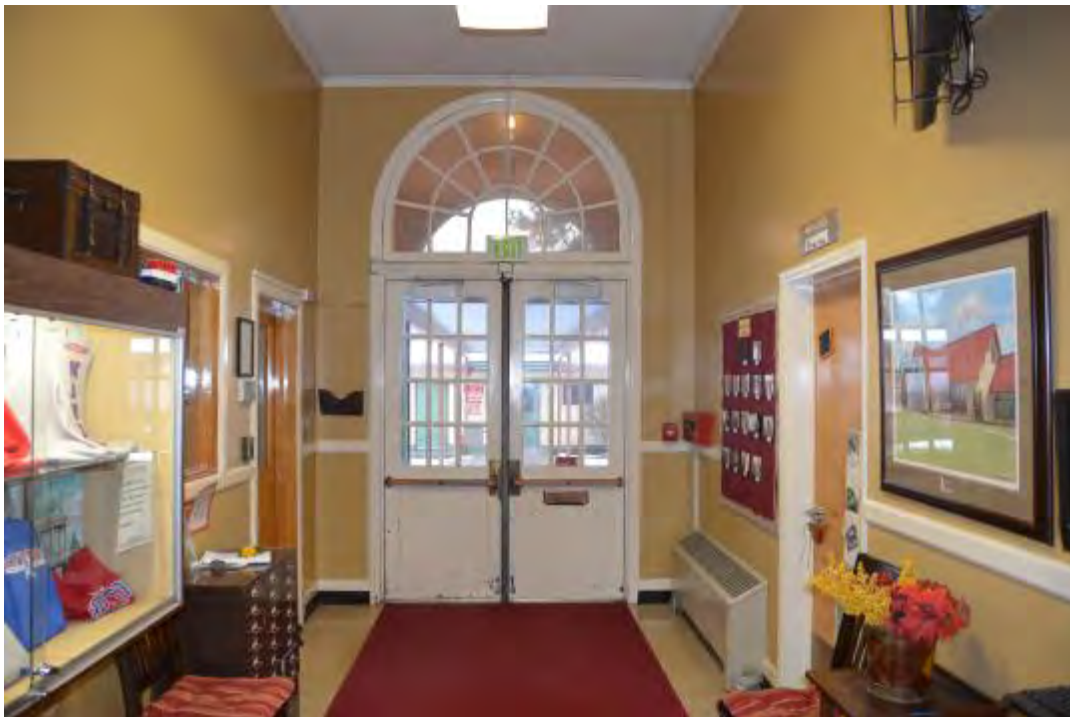


Photo 3 – Looking West at Front Entry from Central Hallway

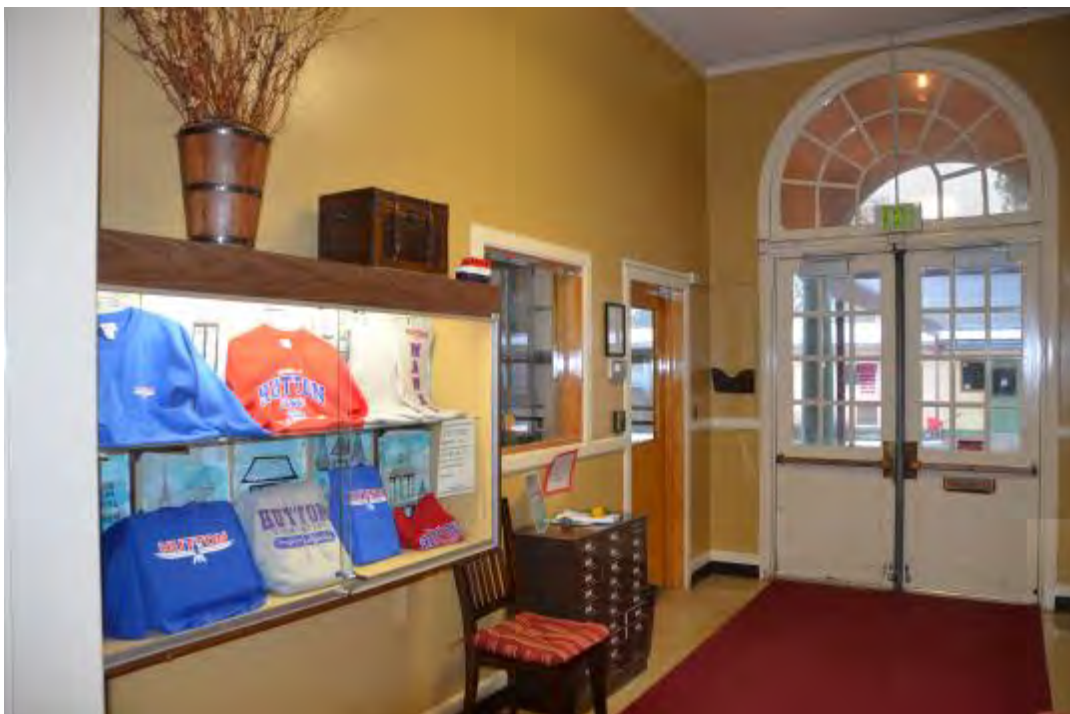


Photo 4 – Looking West at Front Entry and Door to Reception Office





Photo 5 – Looking South at Reception Office



Photo 6 – Looking North Along Main Hallway, From Near Front Entry



Photo 7 – Looking South Along Main Hallway, From Near Front Entry

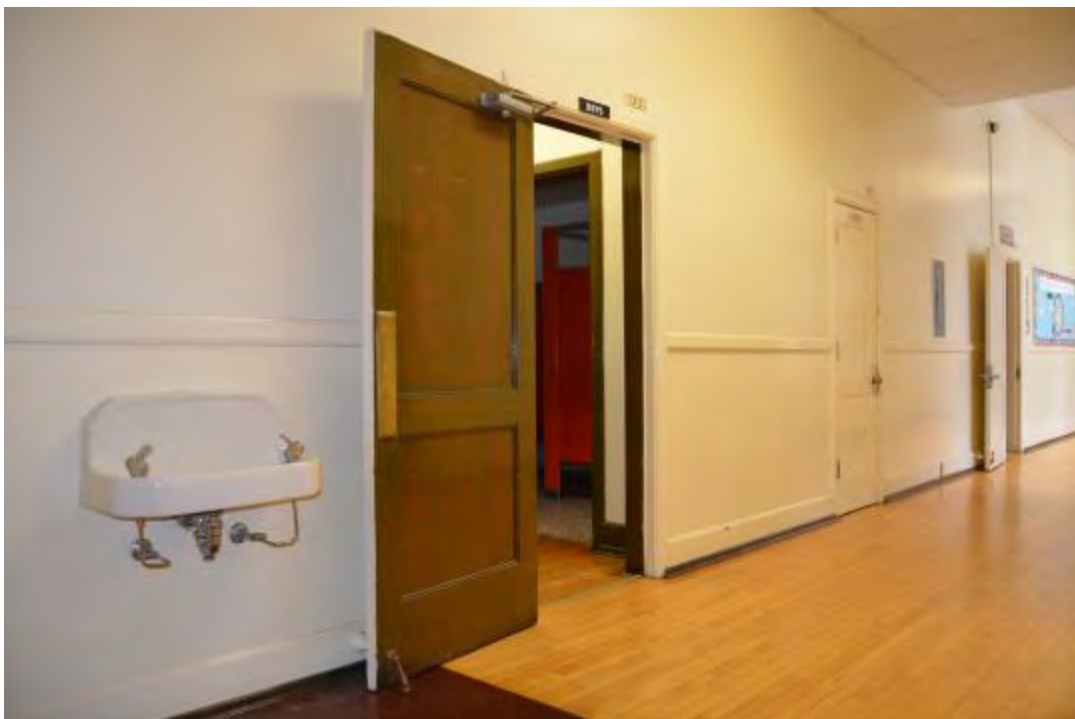


Photo 8 – Looking Along Main Hallway at Drinking Fountain & Door to Boy's Restroom





Photo 9 – Looking South Along Main Hallway From North End

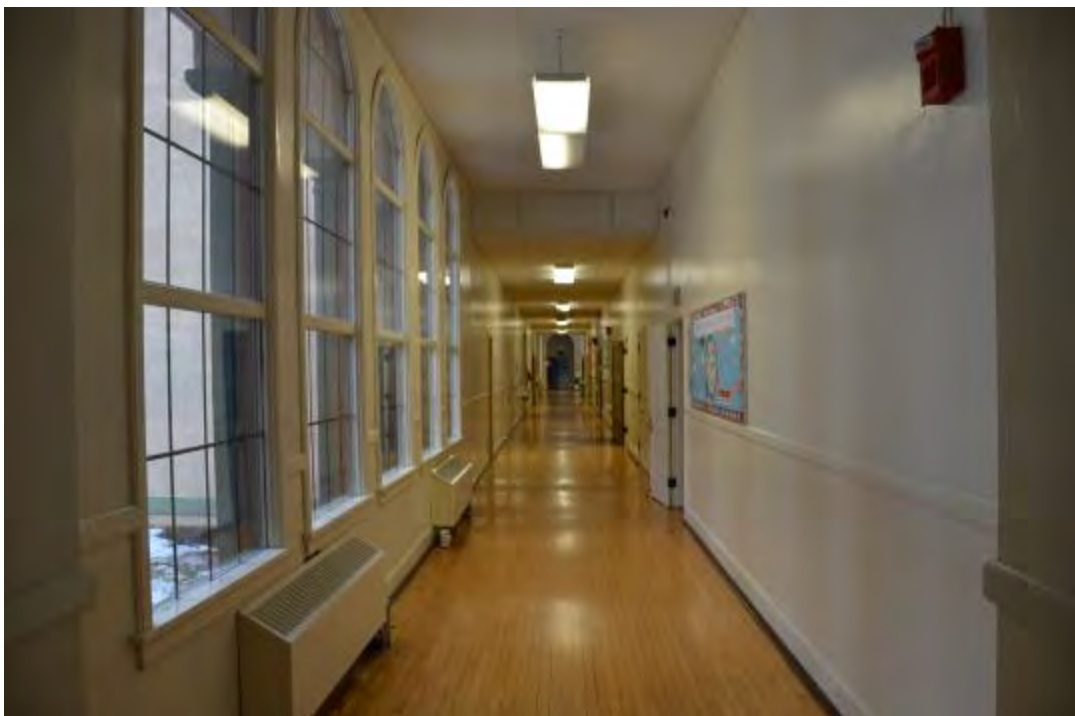


Photo 10 – Looking North Along Main Hallway From South End



Photo 11 – Looking East From Main Entry Toward Gymnasium



Photo 12 – Looking East Across Gymnasium Toward Stage



Photo 13 – Looking North Across Computer Room in 1921 Building



Photo 14 – Looking South Across Computer Room in 1921 Building



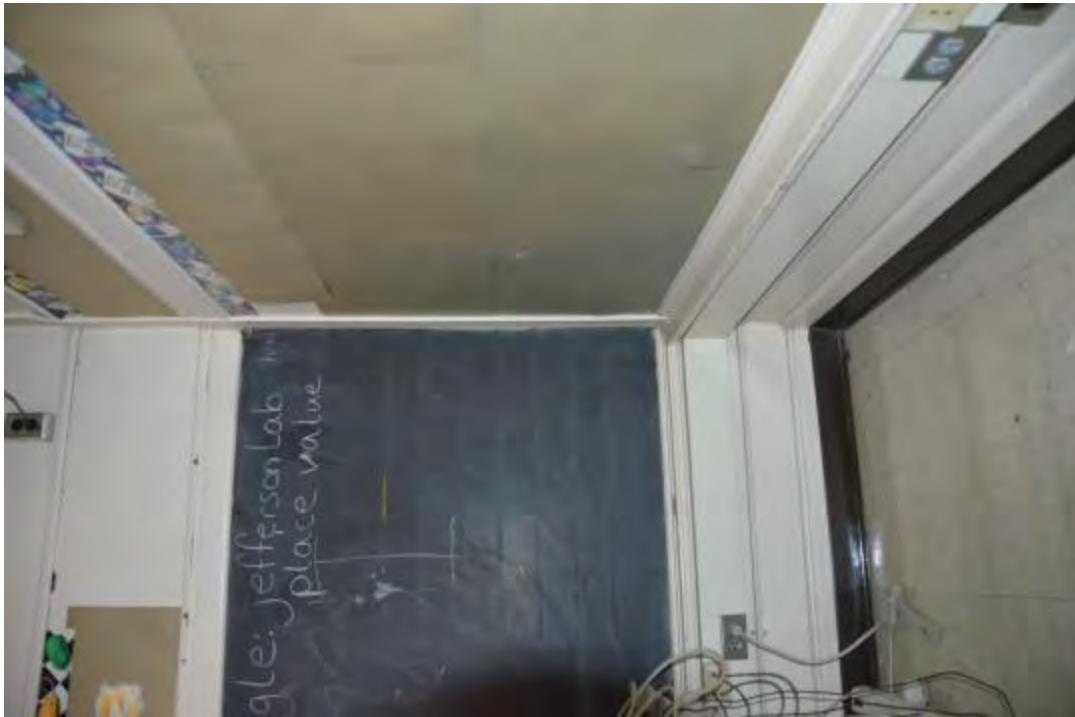


Photo 15 – Looking at Trim Moldings and Blackboard in 1921 Classroom

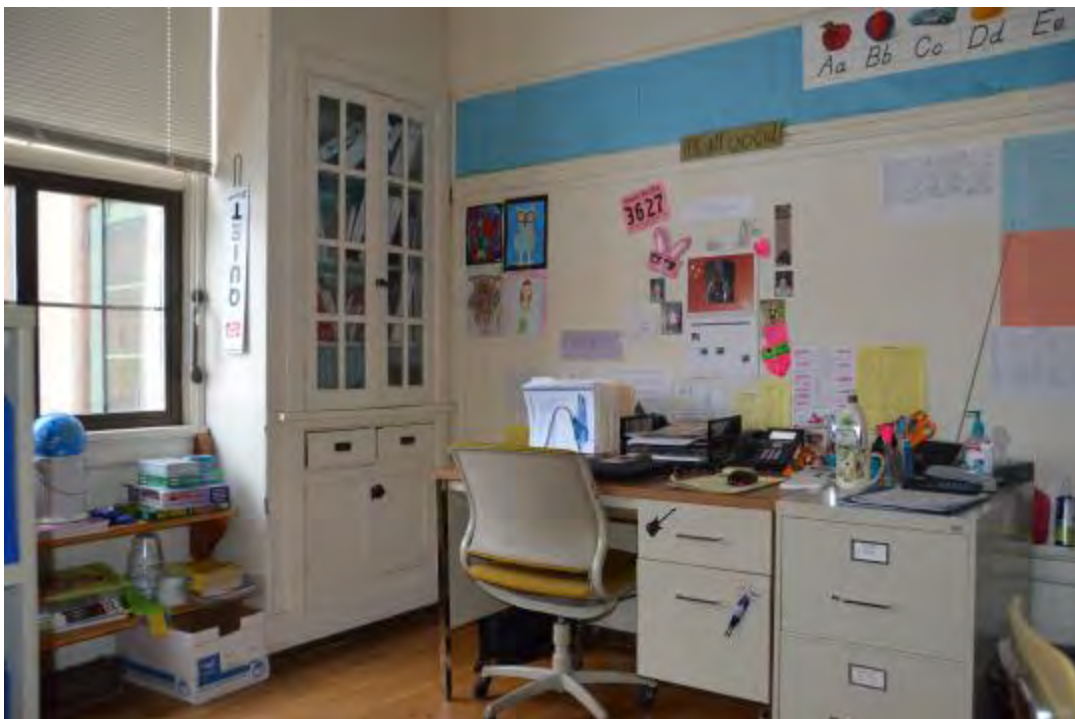


Photo 16 – Looking at Typical Storage Cabinet in 1921 Classroom

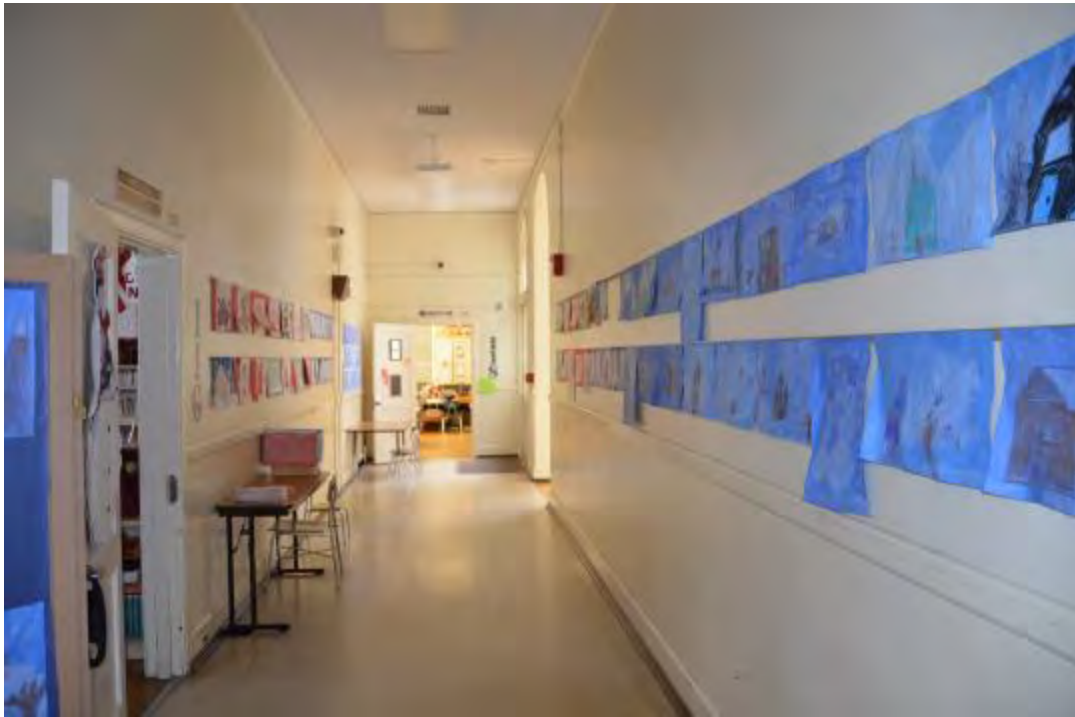


Photo 17 – Looking West Along South Hall at Classrooms 116-118 in 1930-31 Addition



Photo 18 – Looking North Across Room 118 in 1930-31 Addition



Photo 19 – Looking South at Cloakroom in Classroom in 1930-31 Addition



Photo 20 – Looking Northwest at Doors to Library in North End, 1930-31 Addition





Photo 21 – Looking North at Library Counter



Photo 22 – Looking West Across Library



Photo 23 – Looking East Along 1930-31 South Hallway Toward 1949 Wing

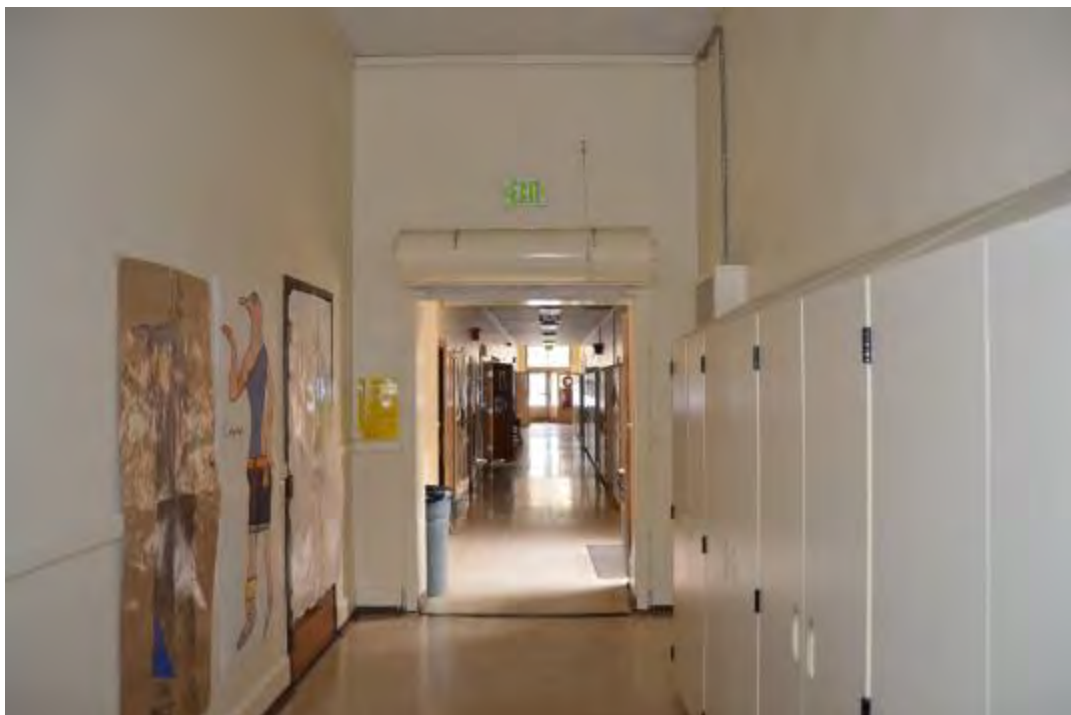


Photo 24 – Looking East Along 1930-31 North Hallway Toward 1949 Wing



Photo 25 – Looking East Along Hallway in 1949 Wing to Room 144



Photo 26 – Looking West Across Classroom 144 in 1949 Wing





Photo 27 – Looking West Across Classroom 142 in 1949 Wing



Photo 28 – Looking East Across Classroom 142 in 1949 Wing



Photo 29 – Looking at Girls Restroom in 1949 Wing



Photo 30 – Looking at Boys Restroom in 1949 Wing

**INTERIOR**

**PHOTOS AFTER CONSTRUCTION**





Photo 1 - Looking East at Front Entry Vestibule Toward Library (Former Gymnasium)



Photo 2 – Looking West Toward Reception-Office From Entry Vestibule



Photo 3 – Looking North Along Central Hallway of Original 1921 Building



Photo 4 – Looking South Along Main Hallway



Photo 5 – Looking East at Doors to Library (Former Multi-purpose-Gymnasium)



Photo 6 – Looking East at Library Toward Stage (Former Multi-purpose-Gymnasium)



Photo 7 – Looking North at Classroom 110 – Former Computer Room



Photo 8 – Looking South Along Main Hall at Juncture with West Hall to 2015 Addition.





Photo 9 – Looking West at Juncture of Main Hall and South Hall in 1930-31 Addition

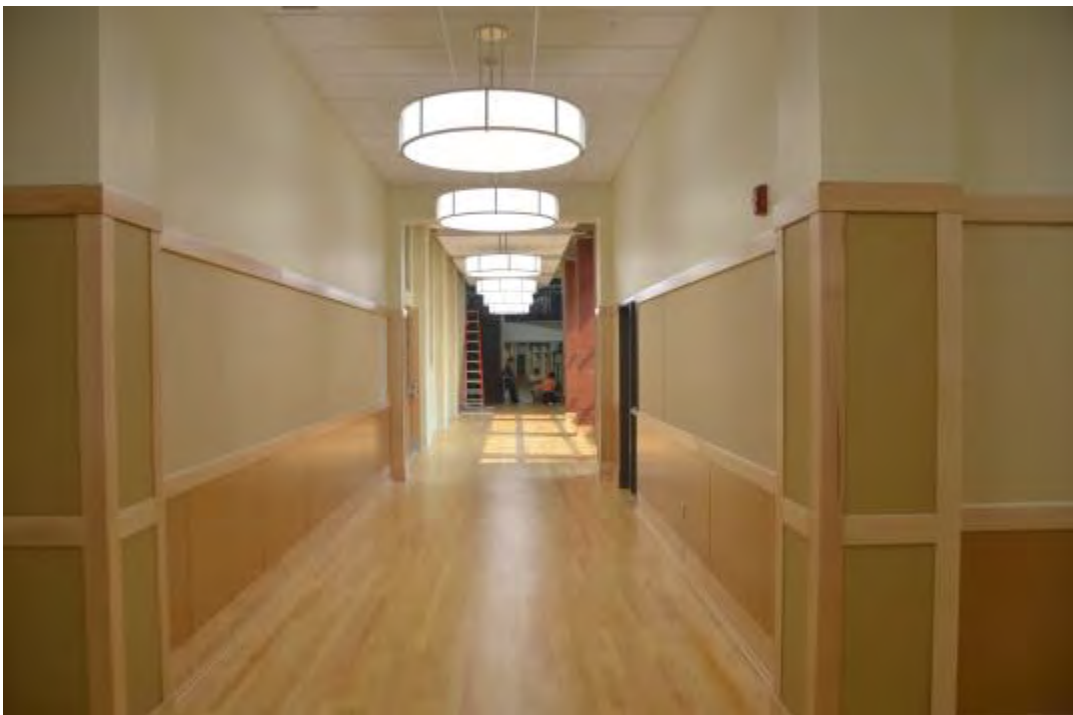


Photo 10 - Looking East Along South Hall Toward 2015 Addition From 1921 Main Hall



Photo 11 – Looking Northeast at Former Classroom 118 in 1930-31 Addition



Photo 12 – Looking Southwest at Former Classroom 118 in 1930-31 Addition





Photo 13 - Looking East Along South Hall in 1930-31 Addition Toward 2015 Addition

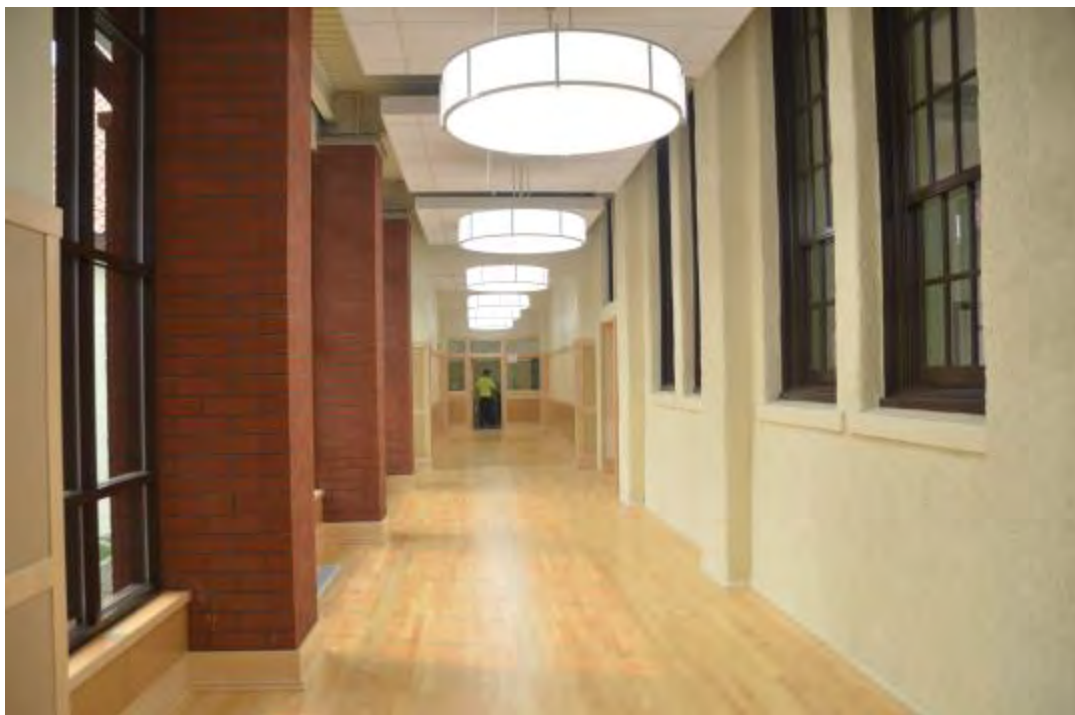


Photo 14 – Looking West Along Hall To 1930-31 Addition, Former Gym to North



Photo 15 – Looking East at 2015 Addition First Floor, Stairs to Second Floor



Photo 16 - Looking East Along First Floor Hallway



Photo 17 – Looking Southwest Across 2015 Gymnasium Toward Cafeteria



Photo 18 – Looking West Along First Floor of 2015 Addition From Second Floor





Photo 19 – Looking West Along Second Floor Hallway



Photo 20 – Looking at Entrance to Girls and Boys Restrooms

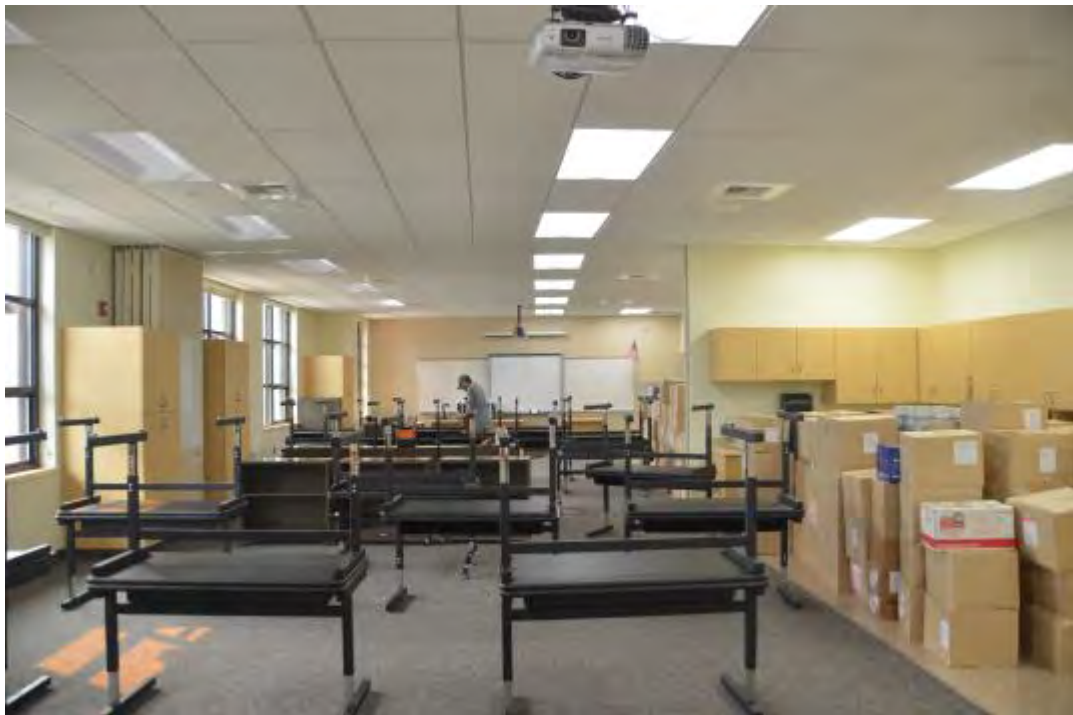


Photo 21 – Looking at Typical Classroom on Second Floor



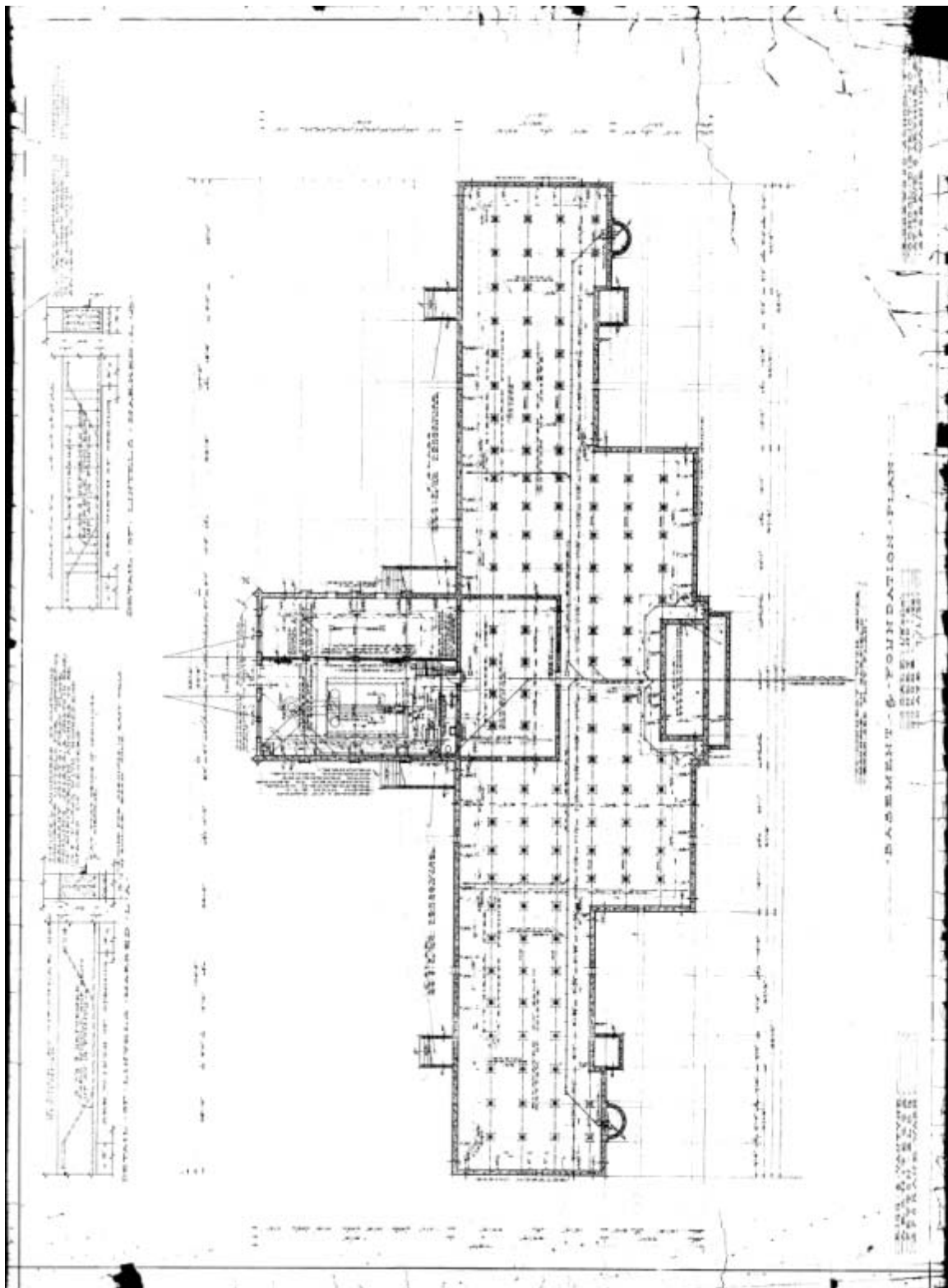
Photo 22 – Looking East Along Second Floor Hallway

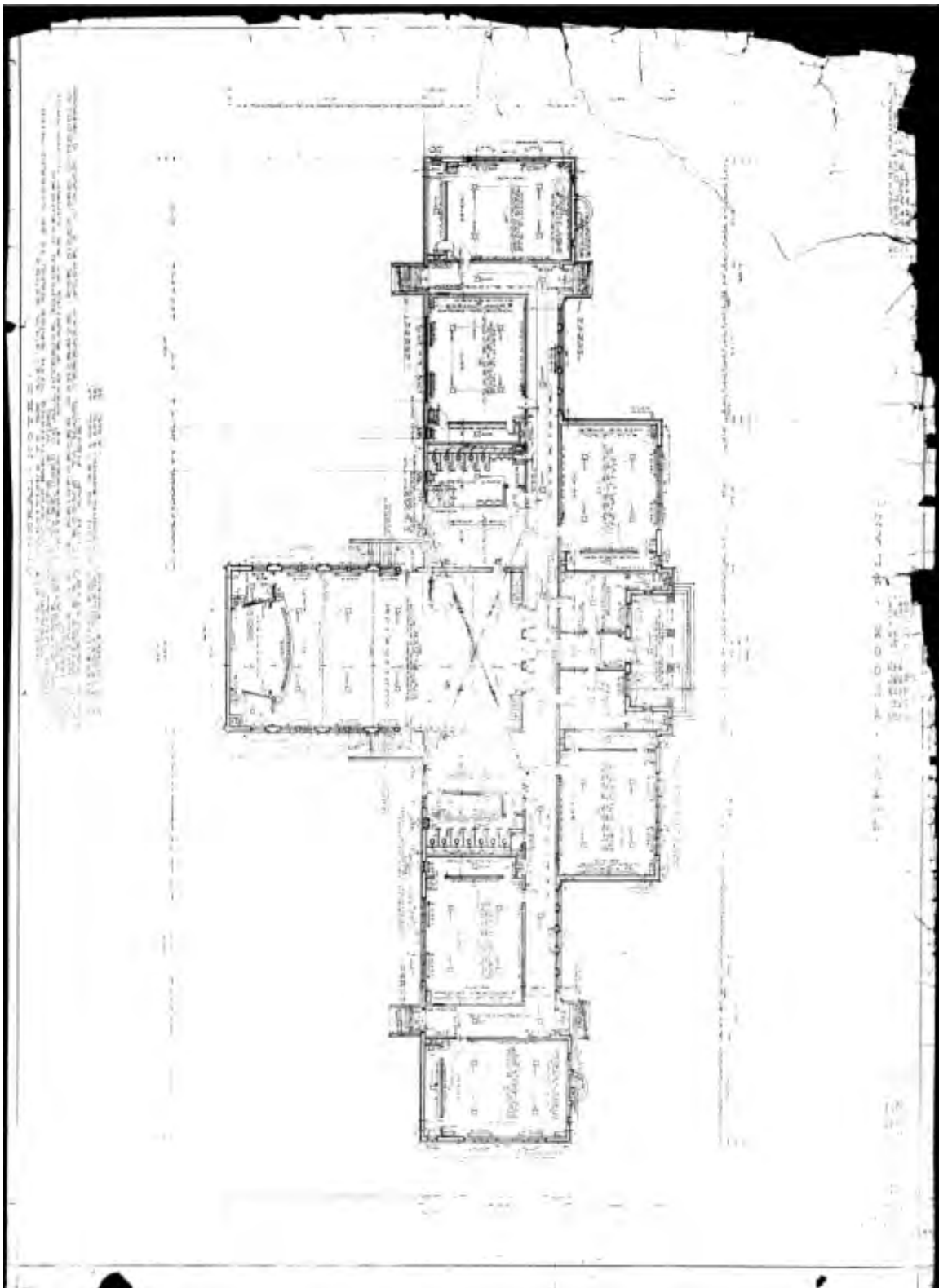
## **DRAWINGS AND PLANS OF HISTORIC BUILDING – 1921 Construction**

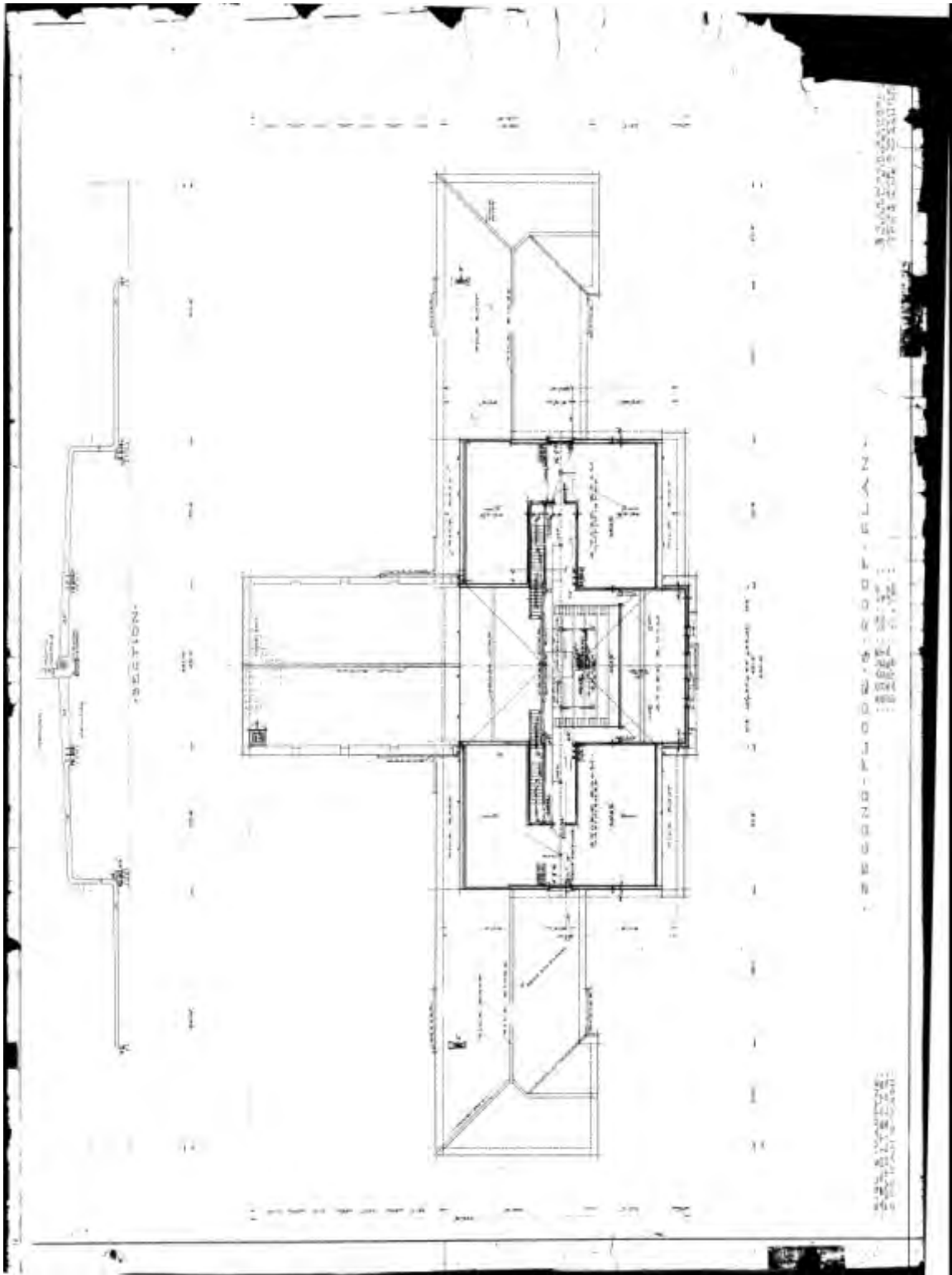
Partial Set for Original 1920 Building—

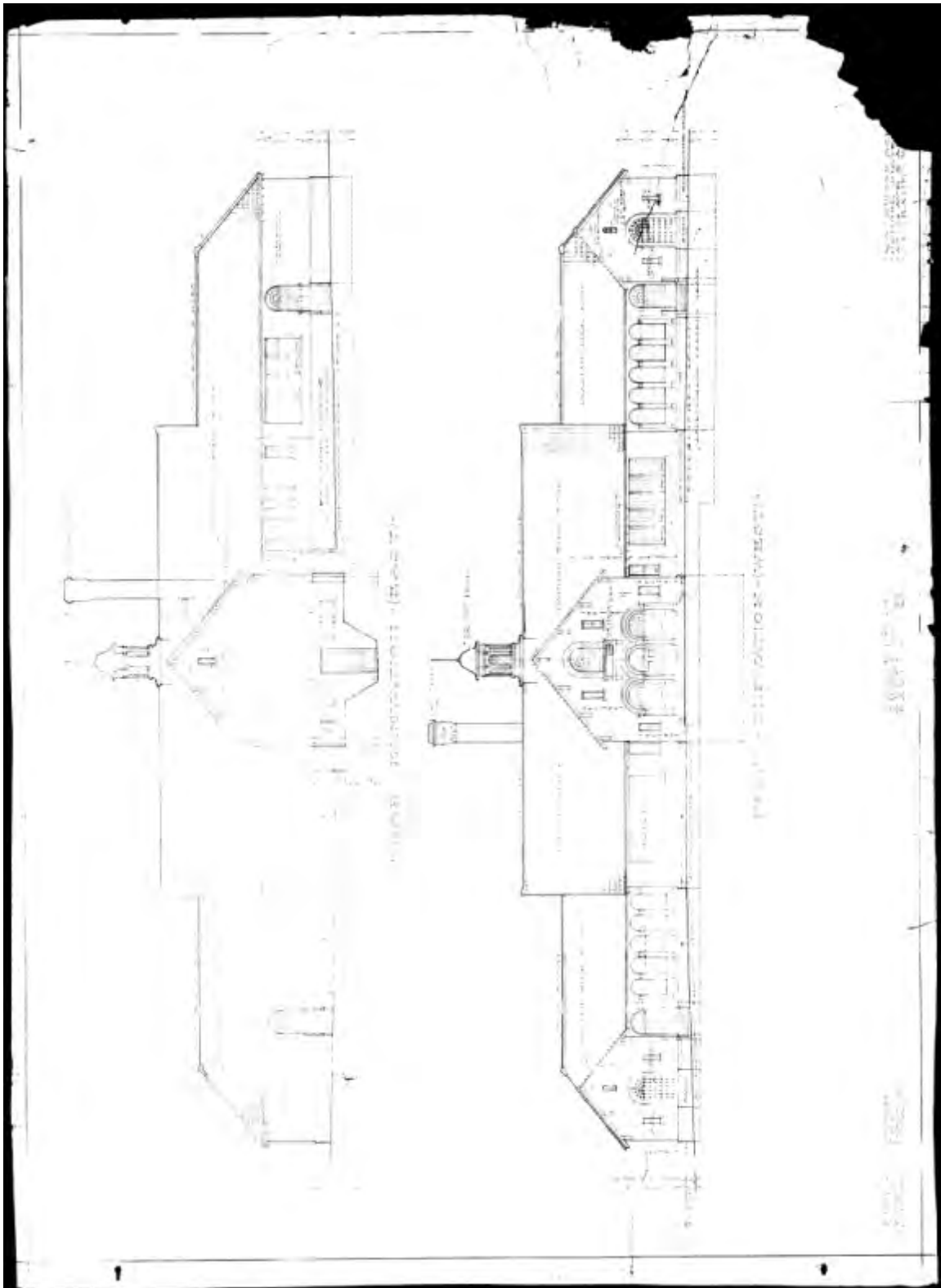
Note that Building was not Built Exactly to Plans, and that Plans Were Used for Addition  
in 1930-31

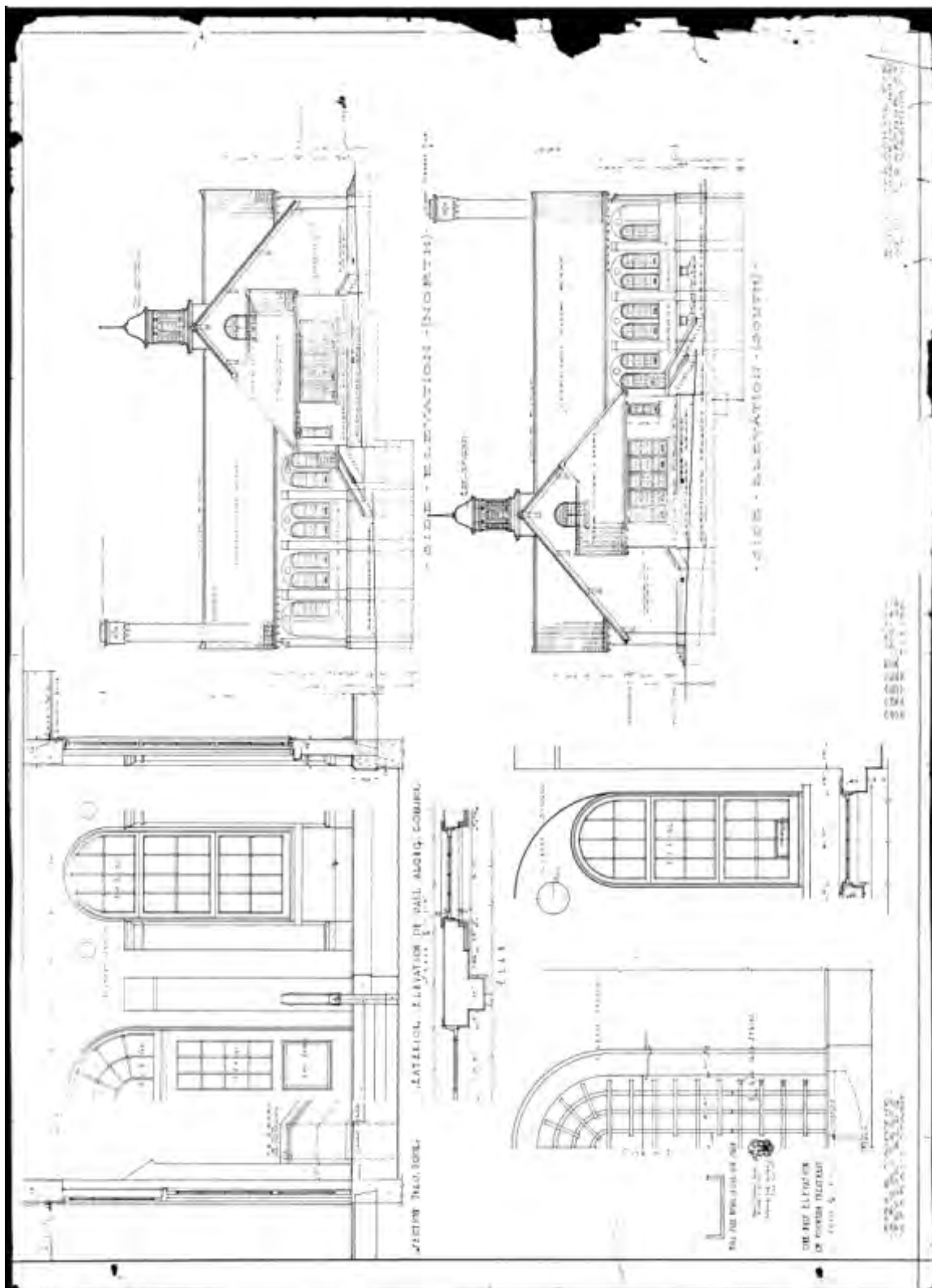


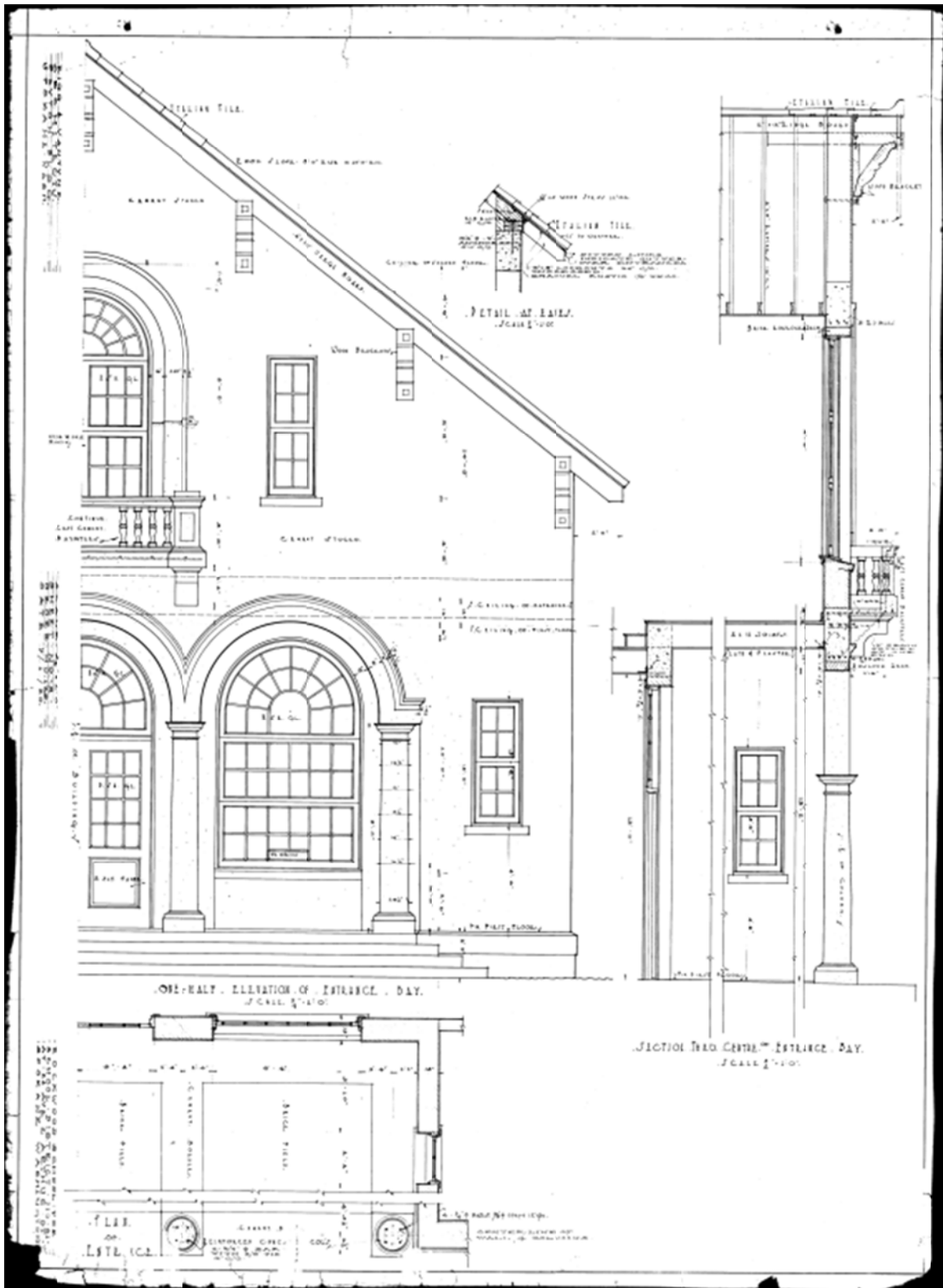




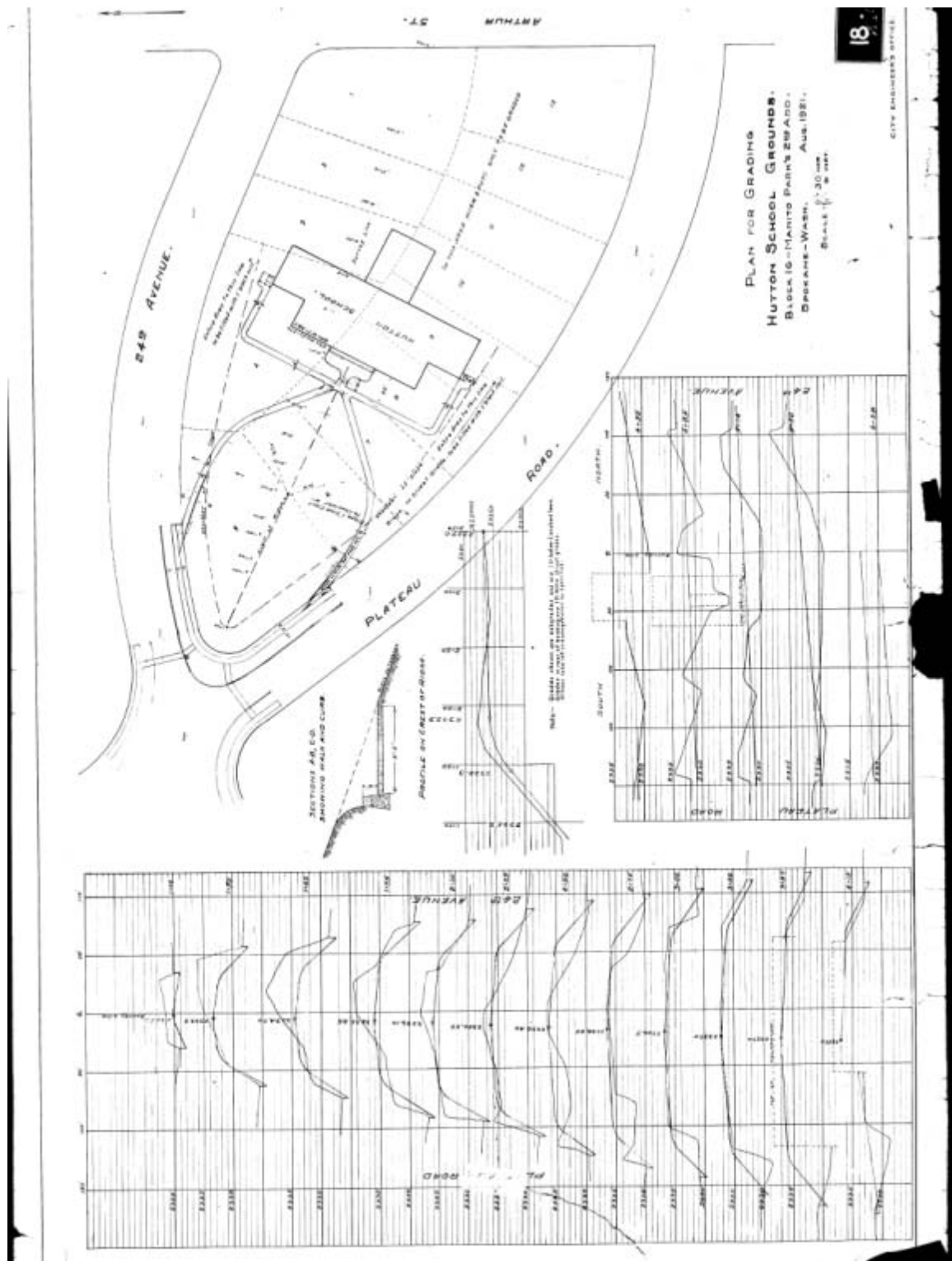






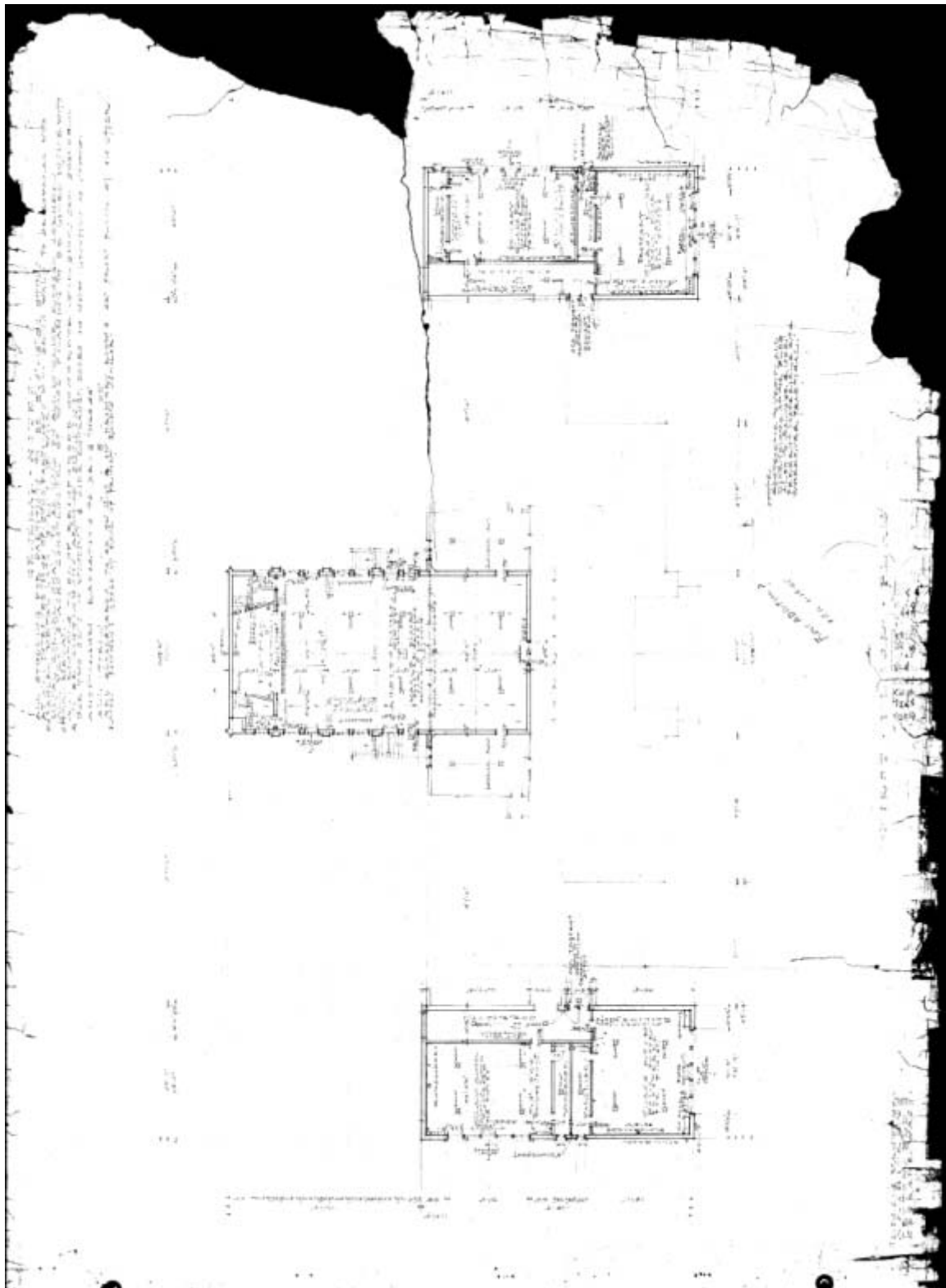






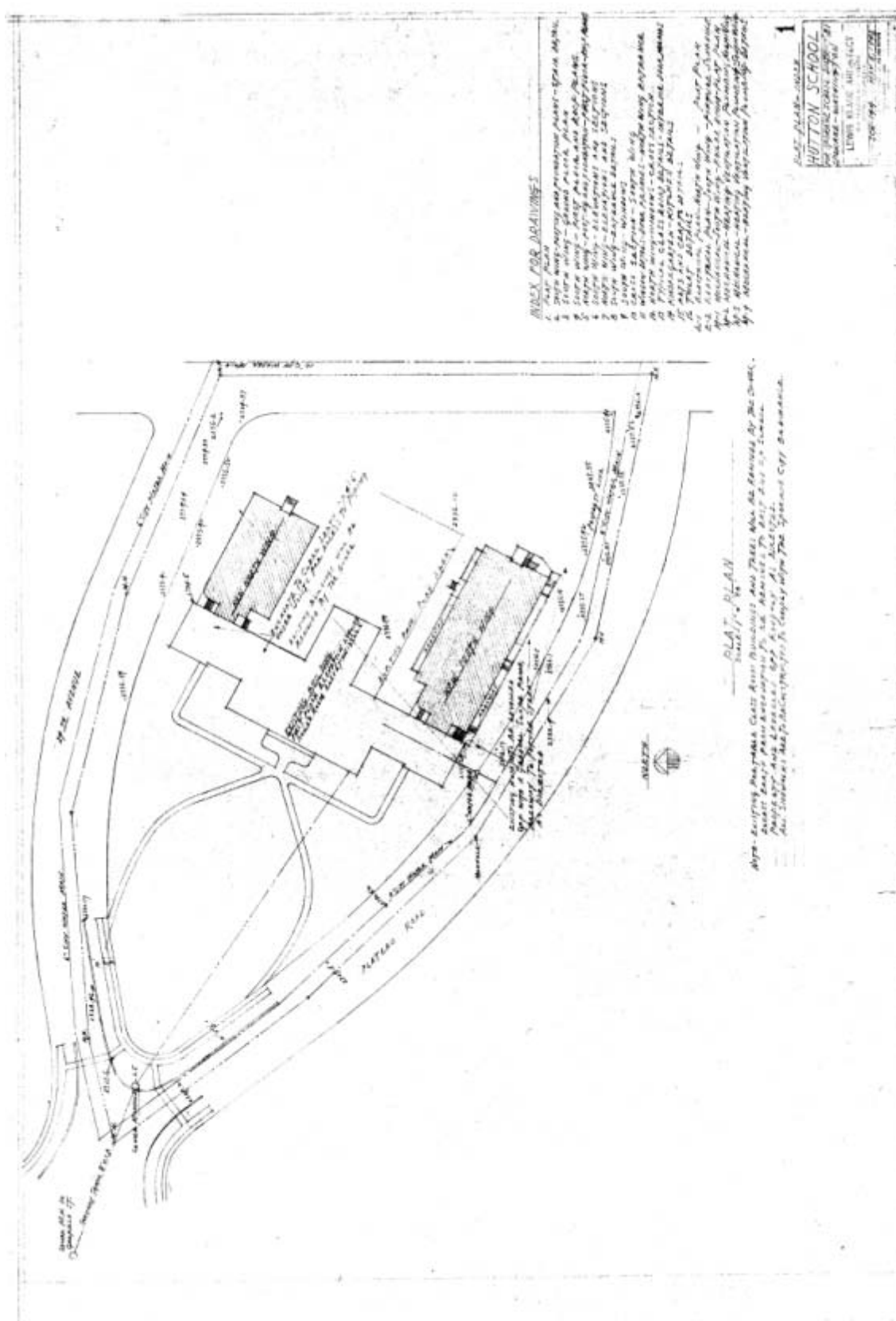
**DRAWINGS AND PLANS OF HISTORIC  
BUILDING – 1930-31 Construction, Classroom  
Wings on North & South Ends, and Gymnasium**

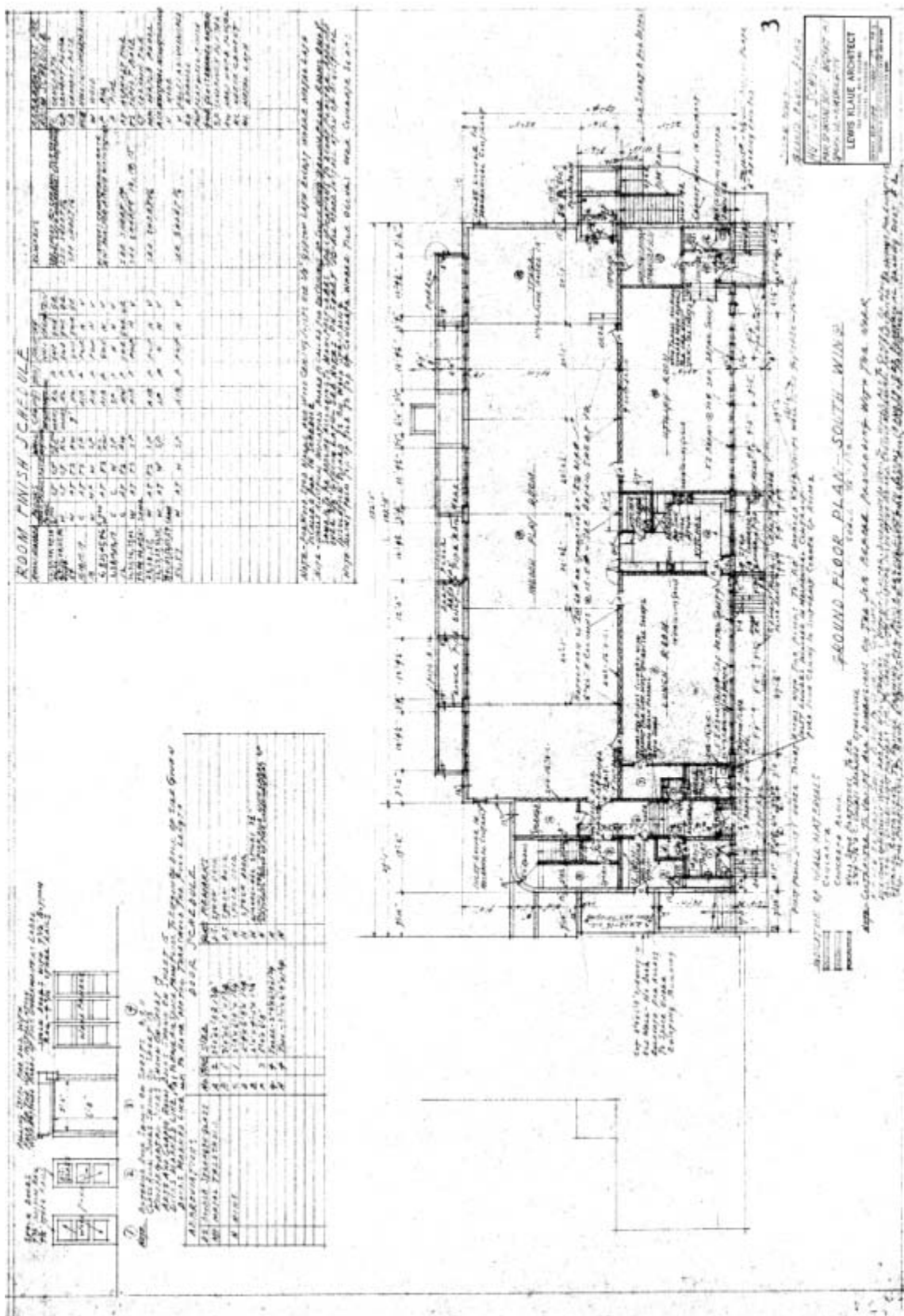
Note: These Plans Completed the Original 1920 Drawings, Again, with Modifications



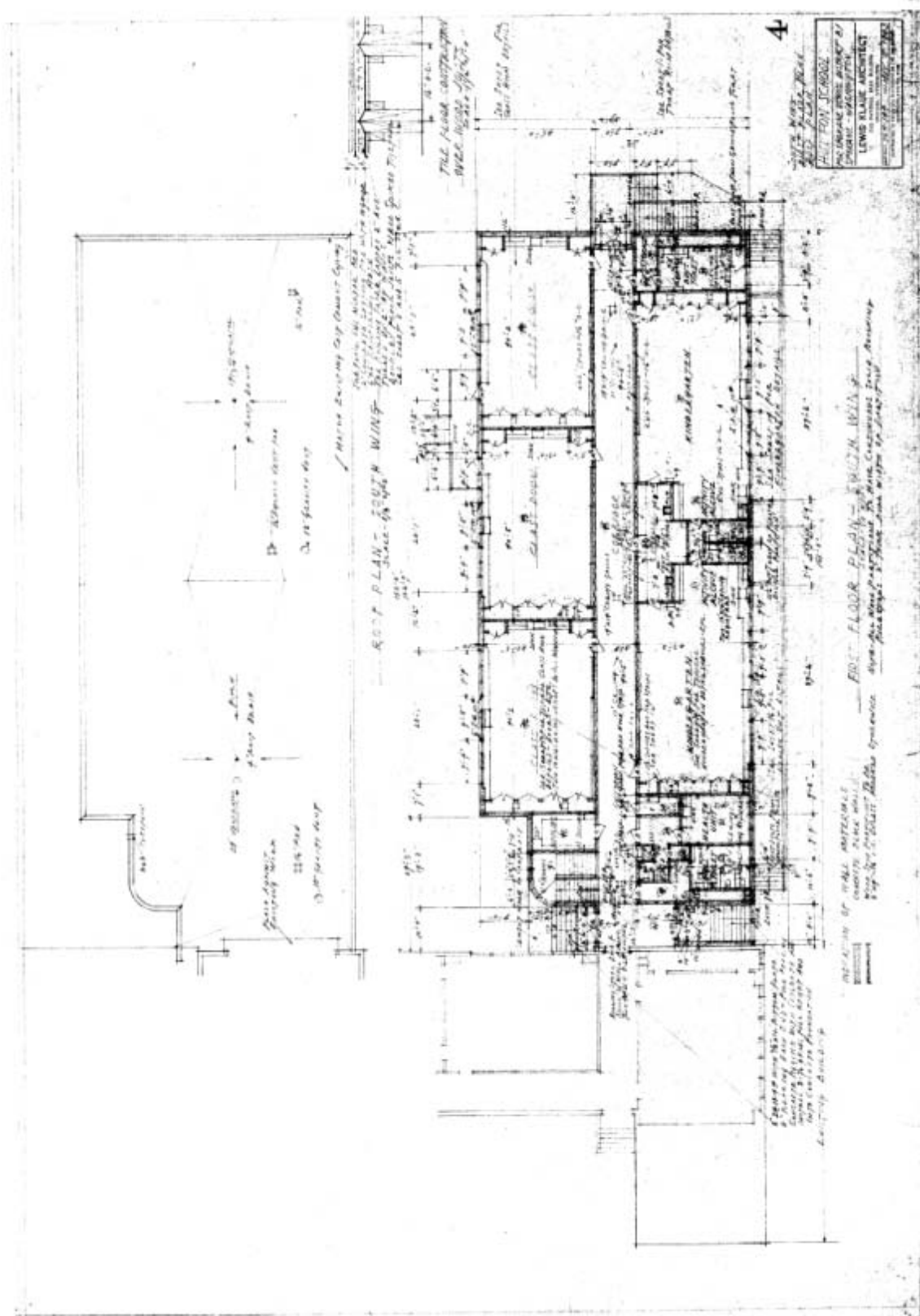
## **DRAWINGS AND PLANS OF 1949 WINGS**

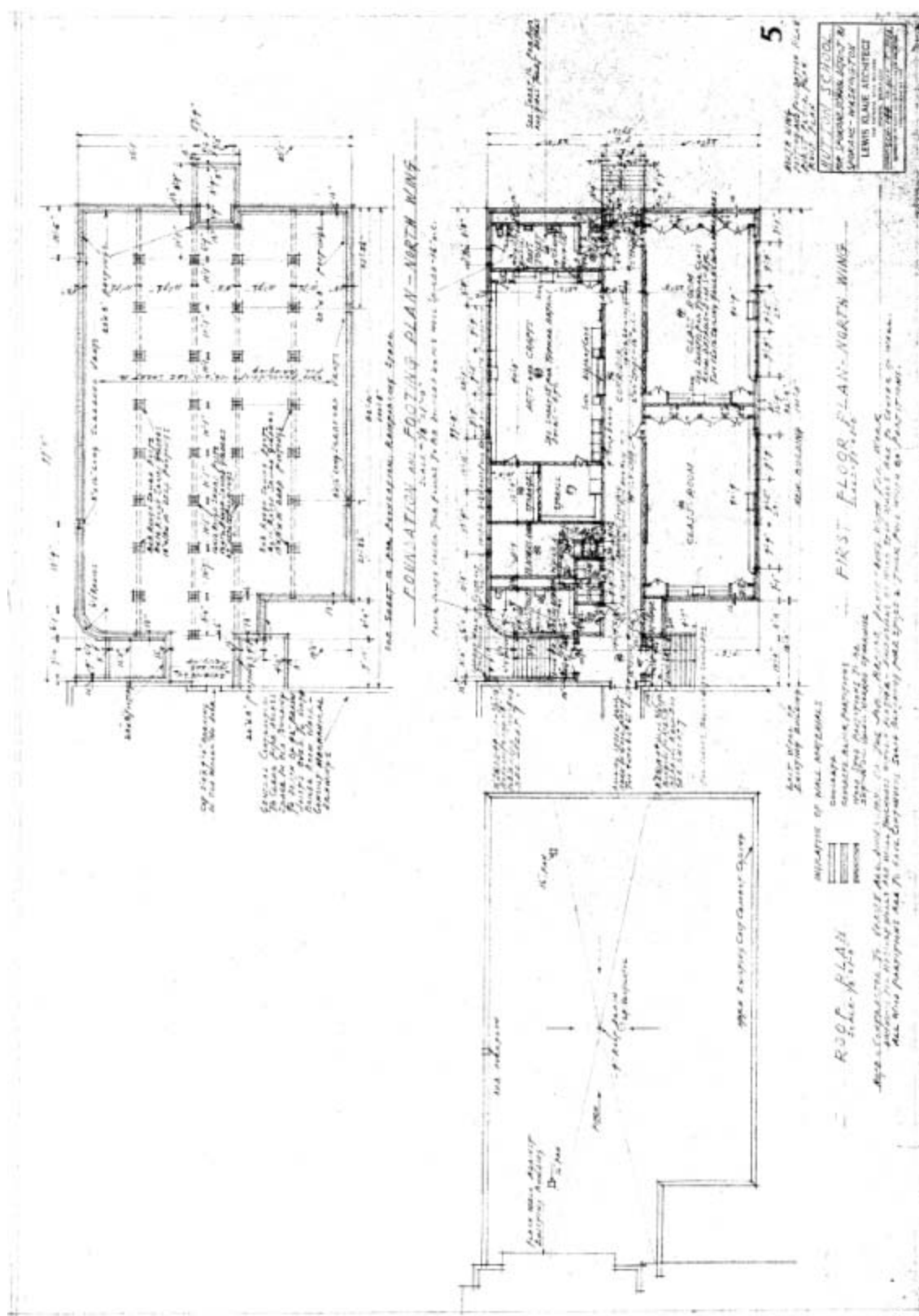
Note: These Wings were Demolished for the 2014 Addition to and Modernization of the  
1921-31 Historic Hutton School

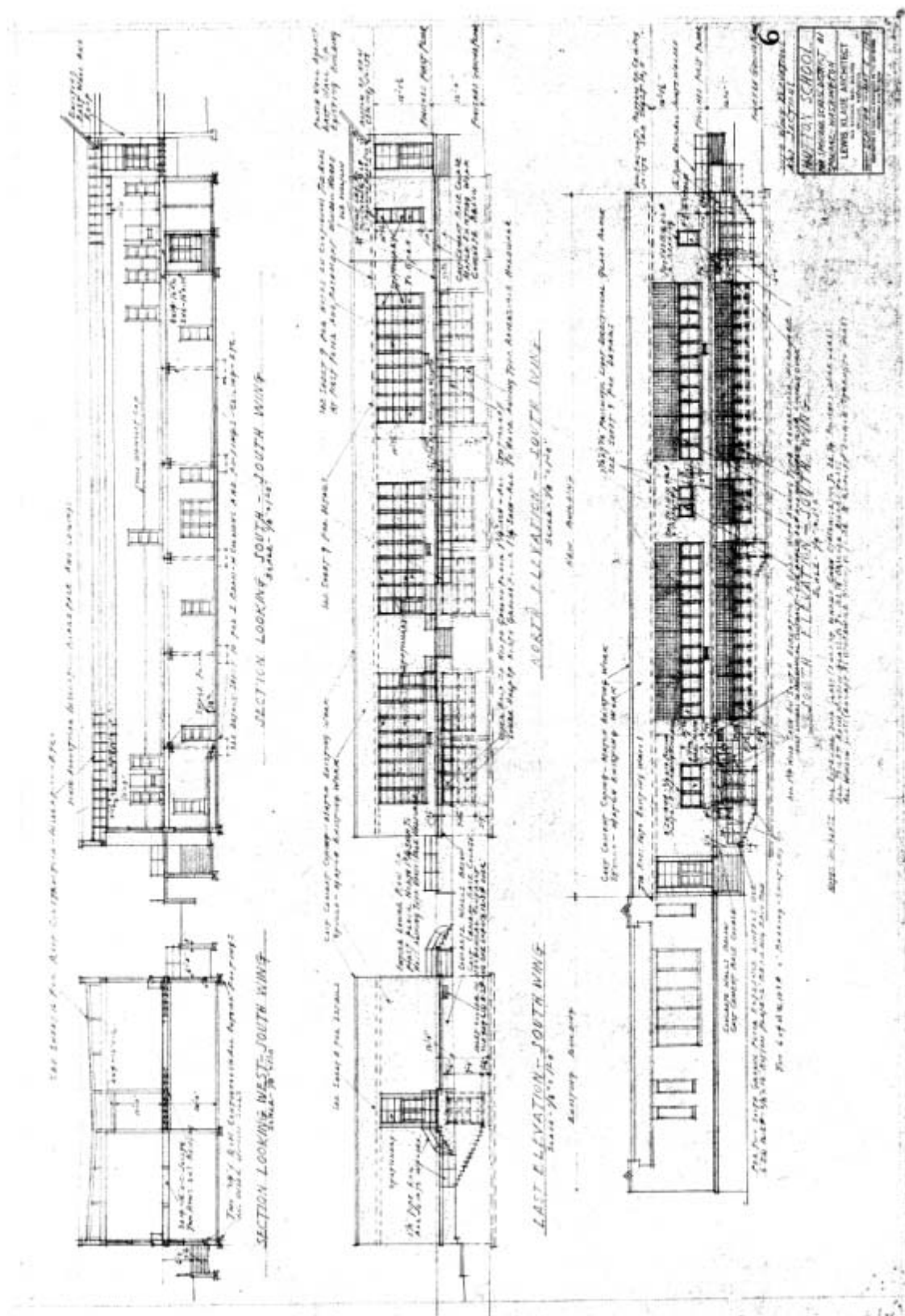


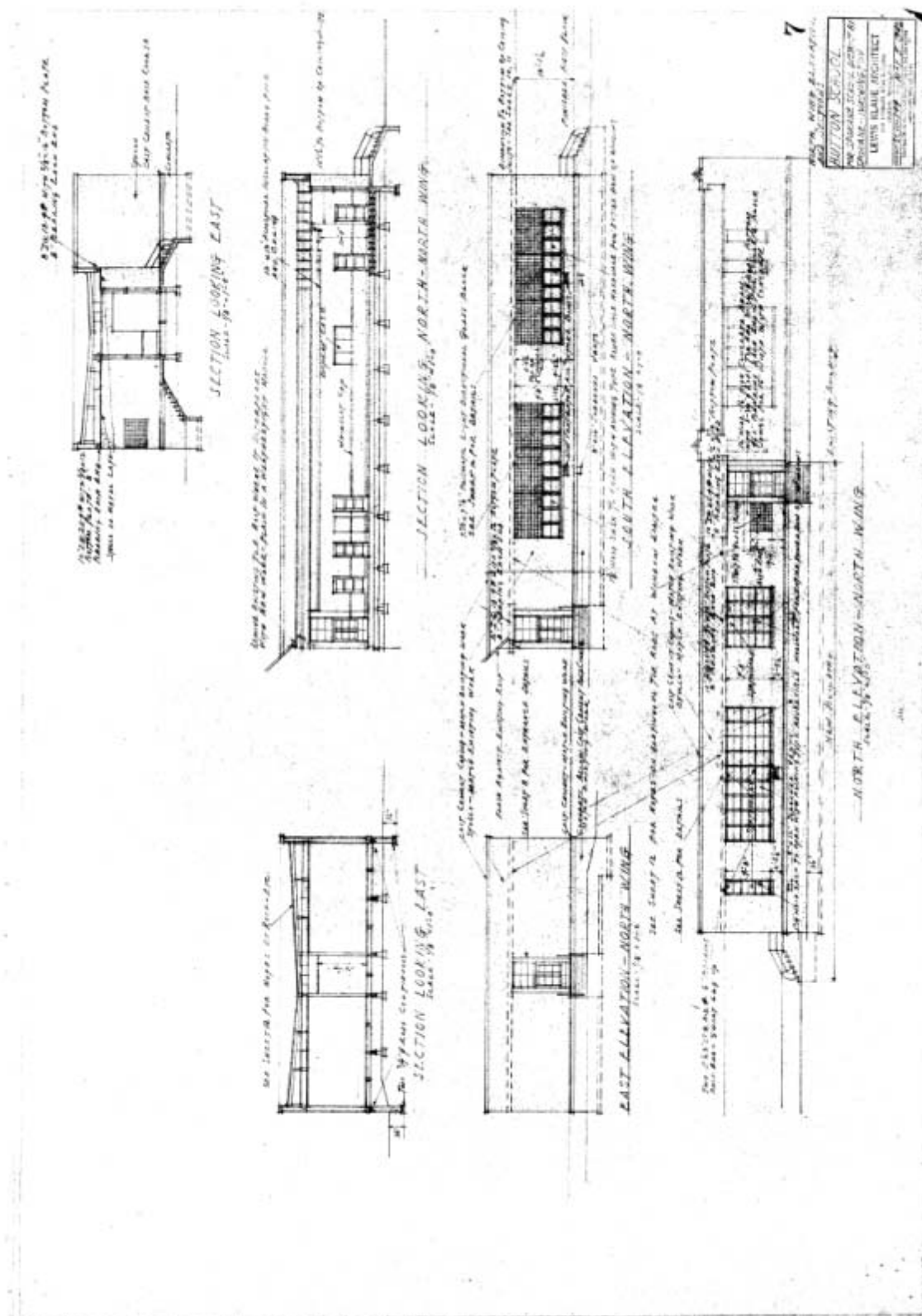












## **NEWS ARTICLES**

PAGE EIGHTEEN.

## NEW HUTTON SCHOOL IN ROCKWOOD



The new Hutton school in the Rockwood district has been completed and will be used for school purposes at the opening of the fall term in September. The building was erected at the contract price of \$97,513. It is a four-room building of the late style architecture.

*Spokane Daily Chronicle* – 10 June 1921





## A black and white photograph of a large group of young women, likely a choir or a school group, standing in two rows outdoors. They are wearing similar light-colored, long-sleeved dresses or uniforms. The background shows a line of trees.



**HIGH SCHOOL FACULTY:**

Joni C. Eide—Vice Principal; Kimberly Tupper, Elizabeth Nelson, Gary Fitzgerald, Frances Pedersen, Marie Stangerud, Christine

Lynette George and Sherrilee Little

[illegible]

1. *Examine the growth rate of the stock market from 1929 until the late 1930s. According to the data on the stock market, the growth rate of the stock market was relatively low during the 1930s. After 1945, the growth rate of the stock market was relatively high.*

to the fifth grade, we wrote the descriptions of some wild flowers and butterflies. We have a large egg plant which is watered by the water, and which is very important

It is difficult to speculate on the reasons for the differences in the two studies. One possibility is that the two studies were conducted in different environments, which may have influenced the results. Another possibility is that the two studies used different methods of data collection, which may have influenced the results. Finally, it is possible that the two studies used different samples of participants, which may have influenced the results.



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

<b>Date Rec'd</b>	10/2/2015
<b>Clerk's File #</b>	OPR 2015-0907
<b>Renews #</b>	
<b>Cross Ref #</b>	
<b>Project #</b>	
<b>Bid #</b>	
<b>Requisition #</b>	

<b>Submitting Dept</b>	HISTORIC PRESERVATION
<b>Contact Name/Phone</b>	MEGAN DUVALL 625-6543
<b>Contact E-Mail</b>	MDUVALL@SPOKANECITY.ORG
<b>Agenda Item Type</b>	Contract Item
<b>Agenda Item Name</b>	0780 - THE CIVIC BUILDING - 1020 WEST RIVERSIDE AVENUE

**Agenda Wording**

Recommendation to list the Civic Building, 1020 West Riverside Avenue, on the Spokane Register of Historic places.

**Summary (Background)**

SMC #17D.040.120 provides that the City/County Historic Landmark Commission can recommend to the City Council that certain properties in Spokane be placed on the Spokane Register of Historic Places. The Civic Building has been found to meet the criteria set forth for such designation and a management agreement has been signed by the owners.

<b><u>Fiscal Impact</u></b>		<b><u>Budget Account</u></b>	
Neutral	\$	#	
Select	\$	#	
Select	\$	#	
Select	\$	#	
<b><u>Approvals</u></b>		<b><u>Council Notifications</u></b>	
<b><u>Dept Head</u></b>	MEULER, LOUIS	<b><u>Study Session</u></b>	
<b><u>Division Director</u></b>	DUVALL, MEGAN	<b><u>Other</u></b>	
<b><u>Finance</u></b>	DAVIS, LEONARD	<b><u>Distribution List</u></b>	
<b><u>Legal</u></b>	PICCOLO, MIKE	lhattenburg@spokanecity.org	
<b><u>For the Mayor</u></b>	SANDERS, THERESA	lmeuler@spokanecity.org	
<b><u>Additional Approvals</u></b>		mduvall@spokanecity.org	
<b><u>Purchasing</u></b>		amcgee@spokanecity.org	
		evance@spokanecity.org	

After Recording Return to:  
Office of the City Clerk  
5<sup>th</sup> Floor Municipal Bldg.  
808 W. Spokane Falls Blvd.  
Spokane, WA 99201-3333

**NOTICE OF MANAGEMENT AGREEMENT**

NOTICE IS HEREBY GIVEN that the property legally described as:

GLOVERS ADD: LOT 35 BLK 4 EXC W 22.5FT & EXC E 67.5 FT INC VAC STP S OF & ADJ TO SD PTN  
LOT 35 SUBJ TO ESMT TO CITY OF SPOKANE

Parcel Number 35183.2230, is governed by a Management Agreement between the City of Spokane and the Owner(s), Philanthropy Center, LLC, of the subject property.

The Management Agreement is intended to constitute a covenant that runs with the land and is entered into pursuant to Spokane Municipal Code Chapter 6.05. The Management Agreement requires the Owner of the property to abide by the "Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" (36 CFR Part 67) and other standards promulgated by the Historic Landmarks Commission.

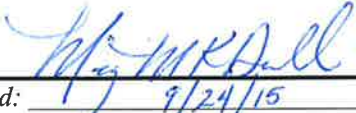
Said Management Agreement was approved by the Spokane City Council on \_\_\_\_\_. I certify that the original Management Agreement is on file in the Office of the City Clerk under File No. \_\_\_\_\_.

I certify that the above is true and correct.

Spokane City Clerk

\_\_\_\_\_  
Dated: \_\_\_\_\_

Historic Preservation Officer

  
\_\_\_\_\_  
Dated: 7/24/15



### **MANAGEMENT AGREEMENT**

The Management Agreement is entered into this \_\_\_\_\_ day of \_\_\_\_\_, **2015**, by and between the City of Spokane (hereinafter "City"), acting through its Historic Landmarks Commission ("Commission"), and **The Philanthropy Center, Empire Health Foundation** (hereinafter "Owner(s)"), the owner of the property located at **1020 W. Riverside Avenue** commonly known as **The Civic Building** in the City of Spokane.

WHEREAS, the City of Spokane has enacted Chapter 6.05 of the Spokane Municipal Code (SMC) and Spokane has enacted Chapter 1.48 of the Spokane County Code (SCC), both regarding the establishment of the Historic Landmarks Commission with specific duties to recognize, protect, enhance and preserve those buildings, districts, objects, sites and structures which serve as visible reminders of the historical, archaeological, architectural, educational and cultural heritage of the city and county is a public necessity and.

WHEREAS, both Ch. 17D.040 SMC and Ch. 1.48 SCC provide that the City/County Historic Landmarks Commission (hereinafter "Commission") is responsible for the stewardship of historic and architecturally significant properties in the City of Spokane and Spokane County; and

WHEREAS, the City has authority to contract with property owners to assure that any owner who directly benefits by action taken pursuant to City ordinance will bind her/his benefited property to mutually agreeable management standards assuring the property will retain those characteristics which make it architecturally or historically significant;

NOW THEREFORE, -- the City and the Owner(s), for mutual consideration hereby agree to the following covenants and conditions:

1. **CONSIDERATION.** The City agrees to designate the Owner's property an Historic Landmark on the Spokane Register of Historic Places, with all the rights, duties, and privileges attendant thereto. In return, the Owner(s) agrees to abide by the below referenced Management Standards for his/her property.

2. **COVENANT.** This Agreement shall be filed as a public record. The parties intend this Agreement to constitute a covenant that runs with the land, and that the land is bound by this Agreement. Owner intends his/her successors and assigns to be bound by this

instrument. This covenant benefits and burdens the property of both parties.

3. ALTERATION OR EXTINGUISHMENT. The covenant and servitude and all attendant rights and obligations created by this Agreement may be altered or extinguished by mutual agreement of the parties or their successors or assigns. In the event Owner(s) fails to comply with the Management Standards or any City ordinances governing historic landmarks, the Commission may revoke, after notice and an opportunity for a hearing, this Agreement.

4. PROMISE OF OWNERS. The Owner(s) agrees to and promises to fulfill the following Management Standards for his/her property which is the subject of the Agreement. Owner intends to bind his/her land and all successors and assigns. The Management Standards are: "THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION AND GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS (36 CFR Part 67)." Compliance with the Management Standards shall be monitored by the Historic Landmarks Commission.

5. HISTORIC LANDMARKS COMMISSION. The Owner(s) must first obtain from the Commission a "Certificate of Appropriateness" for any action which would affect any of the following:

- (A) demolition;
- (B) relocation;
- (C) change in use;
- (D) any work that affects the exterior appearance of the historic landmark; or
- (E) any work affecting items described in Exhibit A.

6. In the case of an application for a "Certificate of Appropriateness" for the demolition of a landmark, the Owner(s) agrees to meet with the Commission to seek alternatives to demolition. These negotiations may last no longer than forty-five (45) days. If no alternative is found within that time, the Commission may take up to forty-five (45) additional days to attempt to develop alternatives, and/or to arrange for the salvage of architectural artifacts and structural recording. Additional and supplemental provisions are found in City ordinances governing historic landmarks.



This Agreement is entered into the year and date first above written.

  
\_\_\_\_\_  
Owner

\_\_\_\_\_  
Owner

CITY OF SPOKANE

By: \_\_\_\_\_  
Title: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
City Clerk

Approved as to form:

\_\_\_\_\_  
Assistant City Attorney

STATE OF WASHINGTON )

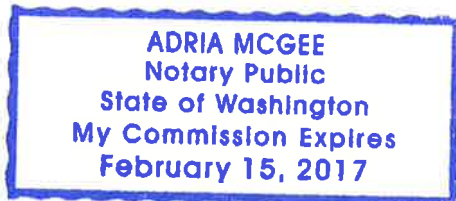
) ss

County of Spokane )

On this 29 day of September, 2015, before me, the undersigned,  
a Notary Public in and for the State of Washington, personally appeared  
Rich Kier

\_\_\_\_\_, to me known to be the  
individual(s) described in and who executed the within and foregoing  
instrument, and acknowledged that he (he/she/they) signed the same as  
his (his/her/their) free and voluntary act and deed, for the uses and purposes  
therein mentioned.

29 IN WITNESS WHEREOF, I have hereunto set my hand and official seal this  
day of September, 2015.



Adria McGee  
Notary Public in and for the State  
of Washington, residing at Spokane

February 15, 2017  
My commission expires \_\_\_\_\_

STATE OF WASHINGTON )

) ss.

County of Spokane )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2015, before me, the  
undersigned, a Notary Public in and for the State of Washington,  
personally appeared DAVID A. CONDON, MAYOR and TERRI L. PFISTER,  
to me known to be the Mayor and the City Clerk, respectively, of the CITY  
OF SPOKANE, the municipal corporation that executed the within and  
foregoing instrument, and acknowledged the said instrument to be the free  
and voluntary act and deed of said municipal corporation, for the uses and  
purposes therein mentioned, and on oath stated that they were authorized  
to execute said instrument and that the seal affixed is the corporate seal of  
said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this  
\_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Notary Public in and for the State  
of Washington, residing at Spokane  
My commission expires \_\_\_\_\_

## **Attachment A**

## **Secretary of The Interior's Standards**

**1.** A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

**2.** The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

**3.** Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

**4.** Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

**5.** Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

**6.** Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color,

texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

**7.** Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

**8.** Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

**9.** New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

**10.** New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

# Spokane Register of Historic Places Nomination

*Spokane City/County Historic Preservation Office, City Hall, Third Floor  
808 Spokane Falls Boulevard, Spokane, Washington 99201-3337*

## 1. Name of Property

Historic Name: Spokane Civic Building

And/Or Common Name: Chamber of Commerce Building

## 2. Location

Street & Number: 1020 W. Riverside Avenue

City, State, Zip Code: Spokane, WA 99201

Parcel Number: 35183.2230

## 3. Classification

### Category

☒ building

☐ site

☐ structure

☐ object

### Ownership

☐ public ☐ both

☒ private

### Public Acquisition

☐ in process

☐ being considered

### Status

☒ occupied

☐ work in progress

### Accessible

☒ yes, restricted

☐ yes, unrestricted

☐ no

### Present Use

☐ agricultural

☒ commercial

☐ educational

☐ entertainment

☐ government

☐ industrial

☐ military

☐ museum

☐ park

☐ residential

☐ religious

☐ scientific

☐ transportation

☐ other

## 4. Owner of Property

Name: The Philanthropy Center, Empire Health Foundation

Street & Number: 1020 W. Riverside Avenue

City, State, Zip Code: Spokane WA 99201

Telephone Number/E-mail: 509-309-3436, Richard@empirehealthfoundation.org

## 5. Location of Legal Description

Courthouse, Registry of Deeds

Spokane County Courthouse

Street Number:

1116 West Broadway

City, State, Zip Code:

Spokane, WA 99260

County:

Spokane

## 6. Representation in Existing Surveys

Title: Riverside Avenue Historic District

Date: 1976

☒ Federal

☐ State

☐ County

☐ Local

Depository for Survey Records:

Spokane Historic Preservation Office

## 7. Description

### Architectural Classification

### Condition

- ☒ excellent
- ☐ good
- ☐ fair
- ☐ deteriorated
- ☐ ruins
- ☐ unexposed

### Check One

- ☐ unaltered
- ☒ altered

### Check One

- ☒ original site
- ☐ moved & date \_\_\_\_\_

*Narrative statement of description is found on one or more continuation sheets.*

## 8. Spokane Register Criteria and Statement of Significance

**Applicable Spokane Register of Historic Places criteria: Mark "x" on one or more for the categories that qualify the property for the Spokane Register listing:**

- ☒ A Property is associated with events that have made a significant contribution to the broad patterns of Spokane history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory history.

*Narrative statement of significance is found on one or more continuation sheets.*

## 9. Major Bibliographical References

*Bibliography is found on one or more continuation sheets.*

## 10. Geographical Data

Acreage of Property:

< 1

Verbal Boundary Description:

GLOVERS ADD: LOT 35 BLK 4 EXC W22.5FT & EXC 67.5 FT INC VAC STP S OF & ADJ TO SD PTN LOT 35 SUBJ TO ESMT TO CITY OF SPOKANE

Verbal Boundary Justification:

Nominated property includes entire parcel and urban legal description.

## 11. Form Prepared By

Name and Title: Stephen Emerson, Director

Organization: Archisto Enterprises

Street, City, State, Zip Code: W. 212 Dawn Avenue, Spokane WA 99218

Telephone Number: 509-466-8654

E-mail Address: semerson@ewu.edu

Date Final Nomination Heard:



13. Signature of Owner(s)



14. For Official Use Only:

Date nomination application filed: 8/17/15

Date of Landmarks Commission hearing: 9/23/2015

Landmarks Commission decision: 9/23/2015

Date of City Council/Board of County Commissioners' hearing: \_\_\_\_\_

City Council/Board of County Commissioners' decision: \_\_\_\_\_

**I hereby certify that this property has been listed in the Spokane Register of Historic Places based upon the action of either the City Council or the Board of County Commissioners as set forth above.**



**Megan Duvall**  
**City/County Historic Preservation Officer**  
City/County Historic Preservation Office  
3<sup>rd</sup> Floor - City Hall, Spokane, WA 99201

9/24/15  
**Date**

Attest:

Approved as to form:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Assistant City Attorney

### SUMMARY STATEMENT

The Spokane Civic Building, located at 1020 W. Riverside Avenue, was designed by the architectural firm of Whitehouse and Price. It is an outstanding example of the Italian Renaissance Style, an idiom that was popular for both residential and commercial structures in the first half of the 20<sup>th</sup> century. Diagnostic elements of the style present in this commercial building include the distinctive red Spanish tile roof, the shallow pitch of the roof, the symmetrical arrangement of the fenestration, the Palladian window of the east elevation and, most strikingly, the elaborate front porch, or loggia, with its impressive arcade of round arches mounted on Classical Order columns. These universal classical traits are combined with other ornamentation that give the building a distinctly Inland Empire feeling through the use of motifs based on local products and activities, such as the pine cone, apple, and wheat sheaves designs that are employed in the cornice friezes and in the use of the war bonneted Indian heads. Another remarkable characteristic of the exterior is the skillful use of masonry materials: the brickwork of the walls, the use of ceramic tiles in the roof and the porch floor, as well as the granite of the porch steps and the sandstone of the loggia columns. Durable, and definitive, features of the interior include terrazzo floors in the foyer and main staircases, the cast iron railings of the mezzanine, and the wood trim of the bannisters and crown molding of the foyer.

### DESCRIPTION OF PROPERTY

The Spokane Civic Building is a nearly rectangular structure of reinforced concrete construction. The front (south) wall of the building is slightly canted to make the façade flush with Riverside Avenue. The building is situated on a steep slope, consisting of the two-story portion about street level and two daylight basement levels with windows facing north, over Main Avenue. The foundation is poured concrete. Two side-gabled roofs, with parapets at the gable ends, face to the front (south) and rear. Clad with red Spanish tile, these are the roofs that are visible from the street. The central portion of the roof, not visible from below, is flat and recessed below the crests of the front and rear tile-clad roofs. The upper skylight and large HVAC units are situated on this flat part of the roof, which is sealed with a white waterproof membrane.

The front (south) façade of the Spokane Civic Building is dominated by the arcaded and colonnaded porch, sometimes called a loggia, consisting of five round-arched openings. The arches are supported by sandstone columns which are a composite of several classical orders. The unfluted shafts and the simple bases are reminiscent of the Tuscan order, while the terra cotta capitals are a variation of the Corinthian order, with the typical scroll-work. The porch steps and water table to either side are granite. The floor surface of the porch is clad with square red ceramic tiles.

On each side of the loggia there is a rectangular, metal sash window with two lights. These windows have a terra cotta molding on the sides and in the sills. The lintels consist of an entablature with terra cotta dentils and a frieze featuring pine cone and wheat sheaves motifs. The cornice above the porch is a terra cotta entablature consisting of the

overhanging cymatium and corona, above a row of dentils. Beneath this is a terra cotta frieze displaying the words "The Philanthropy Center" at the center, and flanked by pine cone, apple, and wheat stalk motifs. The brick work of the front employs both common bond and header bond. The arches of the loggia are constructed of a soldier course of stretcher bricks along the inner rim and a course of header bricks along the outer rim. The interior of the porch has a series of plaster vaulted roofs, each above the five round arches. The central front entry is situated beneath a brick and terra cotta arch and contains a double set of steel frame and glass doors, with transom light above. The door is framed in a terra cotta molding featuring fruit and floral motifs. Above the door, within the arch, is a stained glass window portraying the Spokane River falls, the Monroe Street Bridge, and a rainbow. To the left of the entry are two metal sash, two light windows, each facing an arched opening in the loggia, with terra cotta molding and entablature similar to those flanking the exterior arcade. A similar window, situated at the left end of the porch interior, facing east, has been replaced by a steel frame glass door. Another such window is placed directly to the right of the front entry. The next space to the right contains a steel frame glass door, which also replaced an original window. On the right side of the porch interior, facing west, is an incised granite plaque bearing the words "Spokane Civic Building, Home of the Spokane Chamber of Commerce, erected in the year 1930 for the citizens of Spokane as a tribute to the city they love, site given by John A. Finch and W.H. Cowles," bordered with decorative scroll work. Finch was a wealthy philanthropist and Cowles was the publisher of the *Spokesman-Review*. In the tympanum of each arch above the windows of the porch interior is a circular ceramic tile mosaic, each depicting scenes of Inland Empire industry, agriculture, and transportation. The scenes include a logging operation, a mine, an oncoming locomotive, an airplane, a pottery kiln, and a tractor. Each circle is bordered by terra cotta featuring pine cone, fruit, and floral motifs. The porch interior is further embellished by terra cotta, war-bonneted Indian heads with scroll work.

The east wall of the Spokane Civic Building is closely encroached upon by the adjacent Spokane Club Building. It is clad with common bond brick and features a Palladian window with terra cotta trim. The west wall of the building abuts the adjacent Masonic Temple Building.

The rear (north) elevation of the Spokane Civic Building is less ornate than the front, but still exhibits some decorative elements. The walls are clad with brick laid in both common bond and header bond. The cornice is similar to that of the front, consisting of a projecting entablature exhibiting pine cone, apple, and wheat stalk motifs, above a row of dentils, and lacking the terra cotta frieze of the front. Instead the frieze employs soldier bricks in this space. The upper level has seven banks of windows, each containing three metal sash, multiple pane windows. The next level down displays the most ornate row of windows of the rear elevation. The three central banks consist of sets of two metal sash, multiple pane windows. These window banks are framed in pilasters and a round arch constructed of stretcher bricks. Each of these three banks is flanked by narrow, vertical metal sash windows. Placed above and between these window banks are two terra cotta medallions, one with a wheat sheave motif, the other with an apple motif. An ornate cast

iron fire escape deck and railing, with extendable ladder, is situated to the front of the three central window banks. To either side of these three central window banks are two banks of windows with soldier brick lintels, each containing two metal sash, multiple pane windows. The next level down contains seven window banks that are identical to those just described. The lowest level of the building is partially below grade, due to the inclined level of Main Avenue. The central four window banks are identical to those of the second level, described above. At the east end of this level are steps that descend to a steel frame glass door, with transom light above. At the west end is a double set of steel frame glass doors with a marble surround. Directly adjacent to the entry, to the right, is a cast iron ventilation grill.

The interior of the Spokane Civic Building consists of two 2-story spaces, one at the street level, and one in the daylight basement level. Each is composed of a 2-level central space, the main floor and mezzanines above, and the former banquet room below, with enclosed former mezzanines. From the front entry, one passes through a short vestibule into a wide foyer. The vestibule is flanked by decorative wood planters, with terrazzo borders around metal flower boxes that rest on cast iron grills. The foyer features high, half-circular ceiling arches above wood crown moldings. The walls and arches of the foyer appear to be clad with plaster. The floors are terrazzo tile. To each side of the entry vestibule, beneath the front windows flanking the entry, are two more wood planters similar to those of the vestibule, but longer. Two wide openings and a marble reception desk are situated along the inside wall of the lobby. At each end of the lobby are doors leading to smaller rooms. The wide openings in the inside wall of the foyer lead into the large central space with a high, 2-story ceiling and open mezzanines on the north and east sides. The former mezzanine of the west side has been walled off and contains windows. The floor is covered with wood plank. The ceiling is supported by square wood pillars that extend from the main floor to the high ceiling. Along the periphery of both the main floor and the mezzanine level are enclosed office spaces, most with glass entry doors. In the northwest corner of the main floor is a dogleg staircase that accesses the mezzanine level. The banisters of this staircase and the railings along the mezzanine feature cast iron newels and balusters, and wood handrails. The central portion of the ceiling of the upper level features skylights, with metal sashes, that allows light from the attic above, which itself has skylights.

The attic is a cramped place with low ceilings, steel trusses, and many utilities. The central floor of the attic contains the skylight described above and another skylight that allows light from the outside. A small room in the southeast corner of the attic is the former boiler room, with partial walls of hollow ceramic K-blocks, containing various supplies, including stacks of spare Spanish roof tiles.

The lower, daylight basement level of the building consists of the central 2-level space, with high ceiling, flanked on the south and west by enclosed former mezzanines. Offices are situated in the former mezzanine spaces. The central space with the high ceiling is the former banquet room. On the east wall is a recessed area with a large curtain, used as a back drop for presentations. The former kitchen space is located beneath the enclosed

former mezzanine on the west. It contains modern appliances, counter, and cupboards. The primary access to the lower daylight basement level is via two quarter-turn staircases situated in the southeast corner. These are wide, and feature terrazzo tile steps and landings, and banisters and railings similar to those of the mezzanines of the upper floor. Other narrow staircases are less ornate and offer alternative passages between floors.

#### ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

The Spokane Civic Building has undergone extensive rehabilitations at least twice. Work conducted in the late 1960s cost about \$250,000.00 and consisted of the installation of acoustical tile ceilings, new partitions, and new floor cladding. The more recent rehabilitation also altered floor and wall treatment, as well as room configuration, but did not include the replacement of the original multiple-pane windows, an action which occurred at an earlier date. Despite the several remodeling efforts, the building retains many of the character-defining elements present in the original 1931 construction. On the exterior front façade, the only changes that have been made are the replacement of the original windows and doors, and the removal of the words Spokane Chamber of Commerce in the cornice frieze. Other components, including the brickwork, the terra cotta and ceramic appliques, the sandstone columns, the cornice décor, and the granite steps, are original. The same is true for the rear elevation; the brickwork and terra cotta ornamentation remain. The windows have been mostly replaced and several entrances rebuilt. The roof is mostly intact, as well. The interior has been altered the most, but a number of original features have been retained, including the terrazzo floors of the main staircases and the entry foyer, the terrazzo window boxes of the foyer, the wood trim in the crown molding and the banisters of the mezzanine, and the iron frame of the mezzanine. Except for the reconfiguration of offices spaces, the original two large central areas of the main floor and the auditorium have been retained and, for most of the main floor, the mezzanine also remains.

### SUMMARY STATEMENT

The Spokane Civic Building is eligible for placement on the Spokane Register of Historic Places under Criterion A for its contributions to the civic life and the economy of the Spokane area, not just as the Spokane Chamber of Commerce, but also as the home base for many philanthropic, charitable, and promotional organizations. Its upper floors and mezzanine provided space for these diverse activities, while the auditorium and kitchen of the lower floors served as a venue for business presentations, conventions, and social events, such as dances. Furthermore, the building is eligible for placement on the Spokane Register of Historic Places under Criterion C, architecture, as an excellent example of the Italian Renaissance style as designed by the prominent local architectural firm of Whitehouse and Price. Although the integrity of the building has been somewhat compromised by later modifications, it retains many of the features, characteristics, and construction materials that define it.

### HISTORIC CONTEXT

The origins of Spokane can be traced to two ambitious settlers named J.J. Downing and S.R. Scranton, who arrived in the vicinity in the early 1870s. Recognizing the energy potential of the powerful falls of the Spokane River, they built a saw mill near a channel of the river west of Havermale Island. In 1874 they sold their holdings to a partnership that included James N. Glover, who would in time be hailed as the "Father of Spokane." Glover profited from the mill and other enterprises, as did other early entrepreneurs such as Fredrick Post, who built the first flourmill, A.M. Cannon, who started the first bank in town, J.J. Browne, who helped develop a new residential neighborhood west of downtown, and Francis Cook, who printed the first local newspaper in Spokane Falls. The Falls part of the name was later dropped. Another important early resident was Henry T. Cowley. Using logs from Glover's mill, he and carpenter William Pool, built the first school in town, an enterprise that eventually led to the establishment of elementary and high school education in the area.

The town grew rapidly during the 1880s, reaching a population of 2,000 by 1886. Prosperous businesses were amassing bank capital, attracting more investments and commercial enterprise. The construction of railroads through the area turned Spokane into a transportation and commerce hub. The Northern Pacific was the first intercontinental railroad to pass through Spokane, followed by the Great Northern, the Union Pacific and, later the Chicago, Milwaukee, and St. Paul. Smaller rail lines that connected with Spokane included the Spokane and Palouse, which built into the rich wheat fields to the south, the Spokane Falls and Idaho, which reached toward Coeur d'Alene Lake and the nearby mining districts, and the Spokane Falls and Northern, which connected with Colville and Canada to the north. All of these lines brought further wealth into Spokane, spurring growth of both the economy and the population. Historian N.W. Durham reports that by 1889:



The banks of the city had risen in number from two to ten, the capital had grown to nearly \$1,000,000, with deposits of over \$2,000,000. Mercantile transactions had swelled in proportion, the material results of the country had been developed, the manufacture of lumber had grown till the output of the mills was valued at \$150,000 per month. The flour mills had been enlarged and new ones built till the manufacture was 300 barrels a day. The manufacture of brick, the production of lime and quarrying of the beautiful gray granite of the country, had taken up large capital. Scores of fine business buildings had been built and occupied. Beautiful residences crowned the hills and points of vantage, where the owners could look out upon the permanent character of their work, and view with pride the thousands of happy homes around them, for in this brief period, the city had grown in population to nearly twenty thousand souls.

Into this scene of bustling prosperity, the threat of fire was occasionally interjected. The danger was great because the majority of structures within the rapidly growing community were built of wood, the cheapest and most easily acquired building material. Several early conflagrations had prompted the establishment of a volunteer fire department in 1884, but neither the volunteers nor the inadequate water supply system could stop flames that raced through downtown on August 4, 1889. As illustrated in a map produced by R.B. Hyslop, between the Northern Pacific tracks to the south and the Spokane River to the north, the fire cut a swath through the center of the main business district. In all, about 300 buildings were destroyed, only about thirty of which were brick or stone. The community rebounded quickly, conducting business on the streets from tents for a time. Several lessons were learned; a professional fire department was created and builders determined that future construction in downtown Spokane would be of masonry - brick, stone and, later, glazed terra cotta.

Among the first to suffer from the Panic of 1893 in Spokane was pioneer A.M. Cannon, who had overextended his investments, some of which subsequently failed. When he was denied funding from local banks to recoup, the bank that Cannon had founded, the Bank of Spokane Falls, closed its doors on June 5, 1893, insolvent. Within just days, a chain reaction of panic closed other major banks and people's savings were snuffed out. Before things leveled out, many formerly rich men had lost their fortunes. But by 1896, the economy was well on its way to recovering. In that year, N.W. Durham wrote: "Spokane stands on the threshold of a new career. It is not a boast to say that the outlook, as we stand in the dawn of a new year, is better than ever for further progress and substantial development. With the planning here of national government interests, the establishment of new productive industries, and the rapid growth of mining interests, Spokane's future is assured."

During the first decade of the Twentieth Century, Spokane underwent a spate of growth unprecedented before or since. The population explosion was largely fueled by great numbers of blue collar workers who found employment in the climate of burgeoning industries and service businesses. This led to a boom in Single Room Occupancy hotels. These, along with new financial, civic, and medical facilities, led to the rapid expansion of the central business district.

With the thriving agricultural, industrial, and commercial enterprises, Spokane's leaders, like those of other towns across the United States, saw the need for an organization that would protect and promote the economic interests of the city. The Spokane Chamber of Commerce was established to do just that. It was initially incorporated in 1891 and located at 519 W. First Avenue. It was subsequently reorganized, and next appears on the second floor of the Old City Hall, located at the northeast corner of Trent Avenue and Howard Street. The Chamber next occupied a number of locations around downtown in rapid succession, finally settling down in the second floor of the Hutton Building in 1907. In 1911, it moved into space vacated in the Metals Building by the Spokane Club. That building, sometimes referred to as the American Legion Building, is located at the northeast corner of Riverside Avenue and Washington Street. The Spokane Chamber of Commerce remained there until the Spokane Civic Building was completed in 1931.

The Spokane Civic Building was designed by the architectural firm of Whitehouse and Price. The builder was F.E. Martin, a local contractor who constructed many Spokane buildings, including Finch Elementary School. Harold C. Whitehouse (1884-1974) arrived in Spokane in 1907, entering a partnership with George Keith doing residential work. He became a member of the All Saints Episcopal Church, which was planning to build a new cathedral in Spokane. This inspired Whitehouse to go back to school, studying architecture at Cornell University. He returned to Spokane and formed a partnership with Ernest V. Price (1881-1975) in 1914, a collaborative effort that lasted until Price's retirement in 1964. Price also studied architecture at Cornell University, arriving in Spokane in 1910. The firm of Whitehouse and Price became one of the most successful and prolific architectural endeavors in the Pacific Northwest. They designed hundreds of buildings, including over 200 schools and 16 fraternity and sorority houses. Many of their projects were churches. Probably the best known of these designs was the Cathedral of St. John the Evangelist, whose prominent tower rises above the crest of the South Hill. Whitehouse had previously travelled to Europe to view the great churches and cathedrals of the Old World, getting ideas for the design of St. John's. Other prominent designs of the firm include the Lincoln Building, the Farragut Naval Training Station, the Hutton Settlement, the Culmstock Arms Apartments, and the Spokane Coliseum.

The Spokane Civic Building was completed in 1931, and by 1932 had several tenants, according to the Polk City Directory for Spokane. The primary occupant was the Spokane Chamber of Commerce (SCC). The presence of extensive office space allowed for other tenants as well. In 1932 these included the Spokane News Bureau (SNB), the Spokane Manufacturers Association, the Columbia Basin Irrigation League (CBIL), and the U.S. Bureau of Reclamation. The latter two entities were associated with the Grand Coulee Dam Project, a Federal undertaking that was in the planning stages.

In 1933, besides the SCC, only the SNB and the CBIL remained. In 1934, the name of the CBIL was changed to the Columbia Basin Commission (CBC). These three entities remained the building's sole occupants until 1938, when they were joined by the Spokane Junior Chamber of Commerce (SJCC). The next year, 1939, the Knife and Fork Club, a

cafeteria, opened. In 1940, the SCC and the SNB were listed as occupants, along with a newcomer, the Retail Trade Bureau (RTB). In 1941, these three occupants were joined by the offices of *Spokane Affairs*, a trade publication (SA). These four entities remained the primary tenants of the building until 1950, when Mrs. Violet Davis managed a catering service, ostensibly from the cafeteria. By 1952, Mrs. Velma Camp was listed as the caterer. By 1954, these four occupants had been joined by the Military Order of the World Wars and the Pacific Northwest Travel Association (PNWTA). By 1955, both the catering service and the Military Order were gone, leaving the SCC, the PNWTA, the RTB, and the SA as the sole occupants. These four organizations remained the primary occupants until 1959, when the PNWTA presumably moved to other quarters. The remaining three entities were sole tenants throughout the 1960s and the first half of the 1970s. In 1972, the Polk Directory listed the name of the building, for the first time, as the Chamber of Commerce Building. Later, in 1977, the name of the SCC was changed to the Spokane Area Chamber of Commerce (SACC), reflecting the expanding scope of the organization. Two years later, The Spokane Area Development Council, was added to the list of tenants, an organization that changed its name to the Spokane Central Business Association (SCBA), in 1982. The offices of the SA were absent by 1987, presumably because that publication was no longer being printed. By 1990, only two tenants occupied the building, the SACC and the SCBA. By the next year, only the SACC remained with offices in the building, a situation that remained until 1998, when three more organizations were listed as tenants, the Spokane Agricultural Expo, the Northwest Natural Resource Institute, and the U.S. Export Assistance Center. The next several years were a time of transition for the SACC, as it transferred its operations to a new location at 801 W. Riverside Avenue, a move that was complete by 2003. In 2000, the primary occupant of the building was the Spokane Agricultural Expo. Over the next dozen years or so, a variety of organizations occupied offices in the building. Among them were the Youth for Christ, broadcasting company KQUP, and the Pacific Northwest Inlander.

For many years the Spokane Civic Building maintained a second address in the western portion of the building, indicated by an historic 1931 photograph that pictured a AAA (American Automobile Association) sign in a window of the building. Its address was listed in the Polk City Directory as 1022 W. Riverside, which was the location of offices for numerous organizations. Until about 1953, these offices were all associated with automobile transportation. Among the primary tenants during this 20-year period were, besides AAA, the Inland Automobile Association, the Eastern Washington Highway Association, the Spokane County Good Roads Association, and the Inter-Mountain Motorist. By 1954, all these travel organizations were gone, replaced at the address by the American National Red Cross. Ten years later, in 1964, the Inland Empire Council of the Boy Scouts of America occupied the address. By 1971, the Boy Scouts had left the building, and the use of the 1022 address was dropped.

#### STATEMENT OF SIGNIFICANCE

As noted above, the Spokane Civic Building is eligible for placement on the Spokane Register of Historic Places under Category A for its contributions to the civic life and the economy of the Spokane area. An article published in the *Spokesman-Review* in 1931 aptly demonstrates this association: "The beautiful structure is not only perfectly appointed for the transaction of Chamber of Commerce business, but its facilities are being utilized more and more by numerous civic groups. It is selling Spokane and the Inland Empire to all who pass that way all the time."

Additionally, the building is eligible for placement on the Spokane Register of Historic Places under Category C, architecture, as an excellent example of the Italian Renaissance style as designed by the prominent local architectural firm of Whitehouse and Price. Despite several rehabilitation efforts, the building retains many of its significant architectural components, including the entire front façade, except for the windows and doors, the rear elevation, again except for replaced windows and added doors, and significant features of the interior, including the basic floor plan and some important historic elements, such as terrazzo floors of the foyer and main staircases and much of the wood trim throughout.

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1950 Sanborn Fire Insurance Maps, City of Spokane.

*Spokesman-Review*

1931 Civic Building Has Proved Its Worth. June 21, 1931:4.



SCB-1 Historic photograph of the front (south) façade, Libby Collection, 1931, courtesy of the Eastern Washington Historical Society.





SCB-2 Historic photograph of the front (south) façade, Libby Collection, 1931, courtesy of the Eastern Washington Historical Society.



SCB-3 Historic photograph of the front (south) façade and east elevation, unknown photographer, ca. 1931, courtesy of the Eastern Washington Historical Society.



SCB-4 Front (south) façade, view to the northeast.



SCB-5 Front (south) façade, view to the north.





SCB-6 Palladian window on east elevation, view to the northwest.



SCB-7 Window lintel and cornice designs, south (front) elevation, view to the northwest.



SCB-8 Stained glass window above front (south) entry, view to the north.



SCB-9 Indian face capital on porch column, view to the northwest.





SCB-10 Indian face medallion on front façade, view to the north.



SCB-11 Ceramic tile mosaic depicting a tractor, view to the west.





SCB-12 Ceramic tile mosaic depicting a brick kiln, view to the north.



SCB-13 Ceramic tile mosaic depicting a logging operation, view to the north.



SCB-14 Ceramic tile mosaic depicting a mining operation, view to the north.

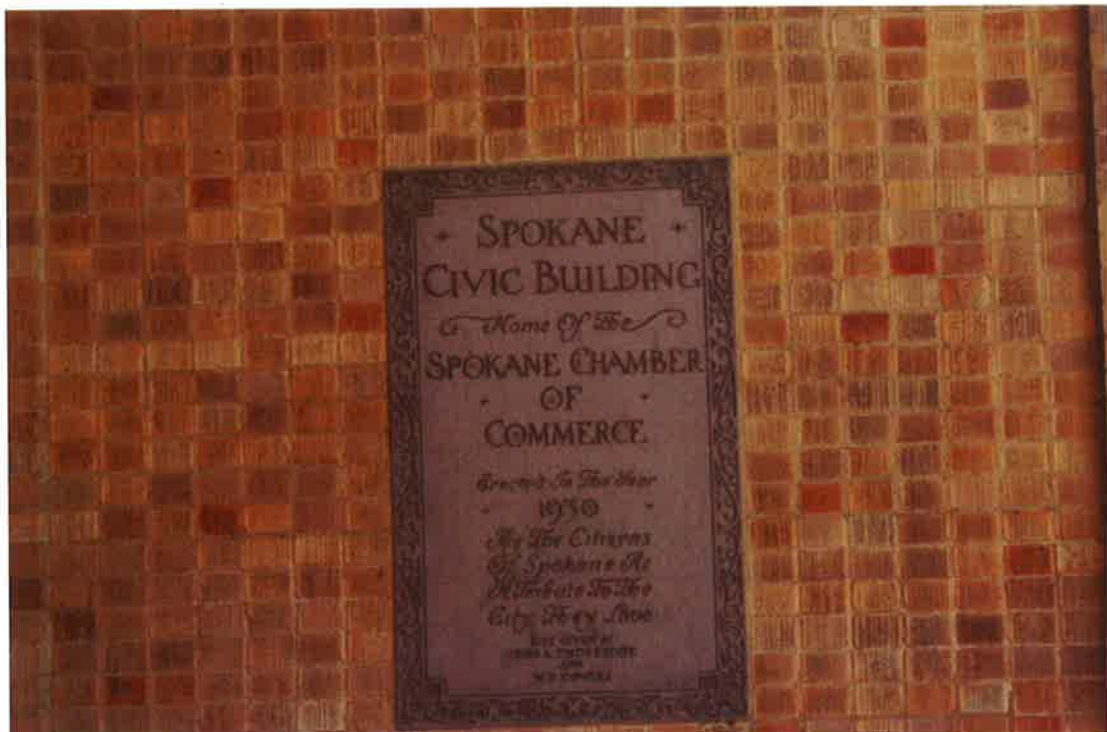


SCB-14 Ceramic tile mosaic depicting an airplane.





SCB-15 Ceramic tile mosaic depicting a locomotive.



SCB-16 Granite commemorative plaque, view to the east.



SCB-17 Rear (north) elevation, view to the southeast.



SCB-18 Rear cornice, view to the south.





SCB-19 Rear central window bank and terra cotta medallions, view to the southwest.



SCB-20 Skylight on flat roof, view to the northeast.



SCB-21 Roof tile close up, view to the southeast.



SCB-22 Attic space above skylight, view to the northeast.





SCB-23 Foyer ceiling, view to the east.



SCB-24 Window box in foyer alcove, view to the southeast.



SCB-25 Main room, mezzanine, and skylight, view to the northeast.



SCB-26 Main room and mezzanine, view to the southwest.



SCB-27 Mezzanine framework detail, view to the southeast.



SCB-28 Staircase down to lower level, view to the southeast.



SCB-29 Auditorium space in lower level, view to the southwest.



SCB-30 Kitchen space adjacent to auditorium, view to the southwest.

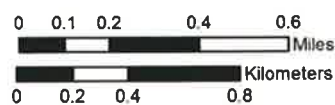




SCB-31 Typical office space, view to the northeast.



SCB-32 W. Riverside overview, view to the northeast.



1:24,000

*Spokane Civic Building, 1020 W. Riverside Avenue, Spokane, Washington.*



**Agenda Sheet for City Council Meeting of:**

10/19/2015

<u>Date Rec'd</u>	10/5/2015
<u>Clerk's File #</u>	OPR 2015-0376
<u>Renews #</u>	

<u>Submitting Dept</u>	CITY COUNCIL	<u>Cross Ref #</u>	
<u>Contact Name/Phone</u>	Mike Allen 625-6261	<u>Project #</u>	
<u>Contact E-Mail</u>	MALLEN@SPOKANECITY.ORG	<u>Bid #</u>	
<u>Agenda Item Type</u>	Contract Item	<u>Requisition #</u>	
<u>Agenda Item Name</u>	RIVER OAKS COMMUNICATIONS CORP.		

Agenda Wording

Council approval of 4th Amended Consultant Agreement for services performed under and within the Scope of that Agreement(not to exceed EIGHTY-TWO THOUSAND FORTY THREE and 97/100 (\$82,043.97)in total.

Summary (Background)

The City of Spokane and River Oaks Communications Corp. entered into a Consultant Agreement, dated April 20, 2105, providing for certain services in connection with updates to the City's wireless telecommunications facilities code, and that work, now having expanded into a comprehensive rewrite of the City's Wireless Code, has resulted in an increase of the cost of the work needing to be completed from \$48,388.72 as paid to date, to the amount of \$82,043.97 in total unless otherwise amended.

<u>Fiscal Impact</u>		<u>Budget Account</u>
Expense	\$ 33,655.25	# 0320-36100-11600-54201
Select	\$	#
Select	\$	#
Select	\$	#
<u>Approvals</u>		<u>Council Notifications</u>
<u>Dept Head</u>	STUCKART, BEN	<u>Study Session</u>
<u>Division Director</u>		<u>Other</u>
<u>Finance</u>	DAVIS, LEONARD	<u>Distribution List</u>
<u>Legal</u>	RICHMAN, JAMES	bstuckart@spokanecity.org
<u>For the Mayor</u>	SANDERS, THERESA	jrichman@spokanecity.org
<u>Additional Approvals</u>		rriedinger@spokanecity.org
<u>Purchasing</u>		pdalton@spokanecity.org
		ywang@spokanecity.org
		drobble@spokanecity.org

# ***River Oaks Communications Corporation***

**Colorado Springs Office:**

3 South Tejon Street, Suite 200  
Colorado Springs, Colorado 80903  
Telephone: (719) 477-6850  
Fax: (719) 477-0818  
E-Mail: [tduchen@rivoaks.com](mailto:tduchen@rivoaks.com)

**Denver Office:**

6860 South Yosemite Court, Suite 2000  
Centennial, Colorado 80112  
Telephone: (303) 721-0653  
Fax: (303) 721-1746  
E-Mail: [bduchen@rivoaks.com](mailto:bduchen@rivoaks.com)

**FAX TRANSMITTAL SHEET**

**TO:** James A. Richman, Esq.  
Assistant City Attorney  
City of Spokane, Washington  
Fax No. 509-625-6277

**FROM:** Thomas F. Duchen, President  
River Oaks Communications Corporation  
Cellular: 719-339-4604

**DATE:** September 29, 2015

**RE:** Consultant Agreement

**# PAGES:** 3 including this Transmittal Sheet

---

Dear Jim:

Consultant Agreement - 4<sup>th</sup> Amendment is attached.

Regards,

Tom

**CONFIDENTIALITY NOTICE**

THIS FACSIMILE TRANSMISSION AND ANY ACCOMPANYING DOCUMENTS CONTAIN INFORMATION BELONGING TO THE SENDER WHICH MAY BE CONFIDENTIAL AND LEGALLY PRIVILEGED. THIS INFORMATION IS ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHOM THIS FACSIMILE TRANSMISSION WAS SENT AS INDICATED ABOVE. IF YOU ARE NOT THE INTENDED RECIPIENT, ANY DISCLOSURE, COPYING, DISTRIBUTION, OR ACTION TAKEN IN RELIANCE ON THE CONTENTS OF THE INFORMATION CONTAINED IN THIS FACSIMILE TRANSMISSION IS STRICTLY PROHIBITED. IF YOU RECEIVE THIS TRANSMISSION IN ERROR, PLEASE CALL US COLLECT TO ARRANGE FOR THE RETURN OF THE DOCUMENTS TO US AT OUR EXPENSE. THANK YOU.

City Clerk's No. OPR 2015-0376CONSULTANT AGREEMENT – 4<sup>th</sup> AMENDMENT

THIS 4<sup>th</sup> AMENDMENT is between the CITY OF SPOKANE, a Washington State municipal corporation, as "City", and RIVER OAKS COMMUNICATIONS CORPORATION, whose address is 3 South Tejon Street, Suite # 200, Colorado Springs, Colorado 80903, as "Consultant" or "River Oaks".

WHEREAS, City and River Oaks previously entered into a Consultant Agreement, dated April 20, 2015, providing for certain services in connection with updates to the City's wireless telecommunications facilities code (the "Agreement"); and

WHEREAS, following the initial round of stakeholder kick-off meetings, the scope of work under the Agreement expanded into a comprehensive rewrite of the City's wireless code; and

WHEREAS, the parties have since entered into three amendments reflecting the increased time and cost associated with the balancing the competing interests and complexity of rewriting the City's wireless code, and the City has paid Consultant a total of \$48,388.72 in total compensation and expenses under the Agreement; and

WHEREAS, City and River Oaks wish to enter a final and last amendment the Agreement to reflect the final and total compensation to be paid by the City to Consultant under the Agreement; —

NOW, THEREFORE, City and River Oaks agree as follows:

1. CONTRACT DOCUMENTS. The Agreement, dated April 20, 2015, and any previous amendment and/or extensions/renewals, thereto, are incorporated by reference into this document as though written in full and shall remain in full force and effect except as provided herein.
2. AMENDMENT. Section 3 of the Agreement is deleted and replaced with the following language:
  3. TOTAL COMPENSATION. The City shall pay the Consultant FOR ALL SERVICES WITHIN THE SCOPE OF THIS AGREEMENT a maximum total amount not to exceed EIGHTY TWO THOUSAND FORTY THREE and 97/100 DOLLARS (\$82,043.97), including any and all expenses, as full compensation for the services provided under this Agreement. This is the maximum amount to be paid to Consultant and/or the Telecom Law Firm under this Agreement, and shall not be exceeded without the prior written authorization of the City in the form of an executed amendment to this Agreement. The parties anticipate no further amendments of this Agreement relating to compensation.

Dated: \_\_\_\_\_

CITY OF SPOKANE

By: \_\_\_\_\_

Title: \_\_\_\_\_

Attest:

Approved as to form:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Assistant City Attorney

Dated: September 29, 2015

RIVER OAKS COMMUNICATIONS  
CORPORATION

E-mail Address, if available:

tduchen@rivoaks.com

By: Thomas F. Duchen, President

Thomas F. Duchen, President

Title: President



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

<b>Date Rec'd</b>	10/6/2015
<b>Clerk's File #</b>	ORD C35306
<b>Renews #</b>	
<b>Cross Ref #</b>	
<b>Project #</b>	
<b>Bid #</b>	
<b>Requisition #</b>	

<b>Submitting Dept</b>	CITY COUNCIL
<b>Contact Name/Phone</b>	MIKE ALLEN 625-6715
<b>Contact E-Mail</b>	RBARDEN@SPOKANECITY.ORG
<b>Agenda Item Type</b>	Emergency Budget Ordinance
<b>Agenda Item Name</b>	ORDINANCE AMENDING ORDINANCE NO. C-35185

**Agenda Wording**

Subsequent to the adoption of the 2015 budget Ordinance No. C-35185, as above entitled, and which passed the City Council November 24, 2014, it is necessary to make changes in the appropriations of the General Fund.

**Summary (Background)**

Ordinance amending Ordinance No. C-35185, passed the City Council November 24, 2014, and entitled, "An ordinance adopting the Annual Budget of the City of Spokane for 2015, making appropriations to the various funds, departments, and programs of the City of Spokane government for the fiscal year ending December 31, 2015, and providing it shall take effect immediately upon passage", and declaring an emergency.

<b><u>Fiscal Impact</u></b>		<b><u>Budget Account</u></b>	
Select	\$	#	
Select	\$	#	
Select	\$	#	
Select	\$	#	
<b><u>Approvals</u></b>		<b><u>Council Notifications</u></b>	
<b><u>Dept Head</u></b>	STUCKART, BEN	<b><u>Study Session</u></b>	
<b><u>Division Director</u></b>		<b><u>Other</u></b>	
<b><u>Finance</u></b>	DAVIS, LEONARD	<b><u>Distribution List</u></b>	
<b><u>Legal</u></b>	RICHMAN, JAMES	jrichman@spokanecity.org	
<b><u>For the Mayor</u></b>	SANDERS, THERESA	tdunivant@spokanecity.org	
<b><u>Additional Approvals</u></b>			
<b><u>Purchasing</u></b>			

ORDINANCE NO C35306

An ordinance amending Ordinance No. C-35185, passed the City Council November 24, 2014, and entitled, "An ordinance adopting the Annual Budget of the City of Spokane for 2015, making appropriations to the various funds, departments, and programs of the City of Spokane government for the fiscal year ending December 31, 2015, and providing it shall take effect immediately upon passage", and declaring an emergency.

WHEREAS, subsequent to the adoption of the 2015 budget Ordinance No. C-35185, as above entitled, and which passed the City Council November 24, 2014, it is necessary to make changes in the appropriations of the General Fund, which changes could not have been anticipated or known at the time of making such budget ordinance; and

WHEREAS, this ordinance has been on file in the City Clerk's Office for five days; - Now, Therefore,

The City of Spokane does ordain:

Section 1. That in the budget of the General Fund, and the budget annexed thereto with reference to the General Fund, the following changes be made:

FROM:	0100-99999	General Fund	
	99999-	Unappropriated Reserves	<u>\$ 33,000</u>
TO:	0320-36100	General Fund – City Council	
	11600-54201	Contractual Services	<u>\$ 33,000</u>

Section 2. It is, therefore, by the City Council declared that an urgency and emergency exists for making the changes set forth herein, such urgency and emergency arising from the need to budget additional funds for consulting services related to updates to the City's wireless communication facilities regulations as outlined in Ordinance No. C35243, and because of such need, an urgency and emergency exists for the passage of this ordinance, and also, because the same makes an appropriation, it shall take effect and be in force immediately upon its passage..

Passed the City Council \_\_\_\_\_

\_\_\_\_\_  
Council President

Attest: \_\_\_\_\_  
City Clerk

Approved as to form: \_\_\_\_\_  
Assistant City Attorney

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Effective Date



**Agenda Sheet for City Council Meeting of:**

10/19/2015

<u>Date Rec'd</u>	9/30/2015
<u>Clerk's File #</u>	RES 2015-0113
<u>Renews #</u>	
<u>Cross Ref #</u>	
<u>Project #</u>	
<u>Bid #</u>	
<u>Requisition #</u>	

<u>Submitting Dept</u>	DEVELOPMENT SERVICES CENTER
<u>Contact Name/Phone</u>	ELDON BROWN 625-6305
<u>Contact E-Mail</u>	EBROWN@SPOKANECITY.ORG
<u>Agenda Item Type</u>	Resolutions
<u>Agenda Item Name</u>	0650 - PARK COURT STREET VACATION

**Agenda Wording**

Resolution setting hearing before the City Council for November 30, 2015 for the vacation of a portion of Park Ct. and a portion of the adjacent alley as requested by Whipple Consulting Engineers. (Chief Garry Park Neighborhood Council)

**Summary (Background)**

A petition was submitted representing 100% of the abutting property. Staff requests that City Council set a public hearing on the vacation petition.

<u>Fiscal Impact</u>		<u>Budget Account</u>	
Neutral	\$	#	
Select	\$	#	
Select	\$	#	
Select	\$	#	
<u>Approvals</u>		<u>Council Notifications</u>	
<b><u>Dept Head</u></b>	BECKER, KRIS	<b><u>Study Session</u></b>	
<b><u>Division Director</u></b>	SIMMONS, SCOTT M.	<b><u>Other</u></b>	PCED 9/28/15
<b><u>Finance</u></b>	DAVIS, LEONARD	<u>Distribution List</u>	
<b><u>Legal</u></b>	RICHMAN, JAMES	lhattenburg@spokanecity.org	
<b><u>For the Mayor</u></b>	SANDERS, THERESA	edjohnson@spokanecity.org	
<u>Additional Approvals</u>		ebrown@spokanecity.org	
<b><u>Purchasing</u></b>		sbishop@spokanecity.org	

## **RESOLUTION 2015-0113**

WHEREAS, on July 15, 2015 the Spokane City Council received a petition for the vacation of a portion of Park Court and a portion of an unnamed adjacent street, more particularly described below, in the City of Spokane from owners having an interest in real estate abutting the above right-of-way; and

WHEREAS, it was determined that the petition was signed by the owners of more than two-thirds of the property abutting the North 66 feet, more or less of Park Court adjacent to that portion of Lot 1, Block 55, C.L. Marshalls Subdivision of a portion of Block 55, Dated August 17, 1889; further described as the northerly 139 feet in length, for the westerly boundary and;

The alley adjacent to Lots 1,2,3,4,5,6, and 7, as noted on the plat of "Larue's Subdivision of Lots 3,4,5, and 6, C.L. Marshall's Subdivision, Block 55, Southeast Addition, Ross Park, Spokane, Washington", Document No. 3100519, Dated April 1, 1909 in the City of Spokane

WHEREAS, the City Council desires to set a time and date through this resolution to hold a public hearing on the petition to vacate the above property in the City of Spokane;

NOW, THEREFORE,

The City Council does hereby resolve the following:

That hearing on the petition to vacate the above described property, in the City of Spokane will be held in front of the City Council at 6:00 P.M. or as soon thereafter as possible on **November 30, 2015** and the City Clerk of the City of Spokane is instructed to proceed with all proper notice according to State law.

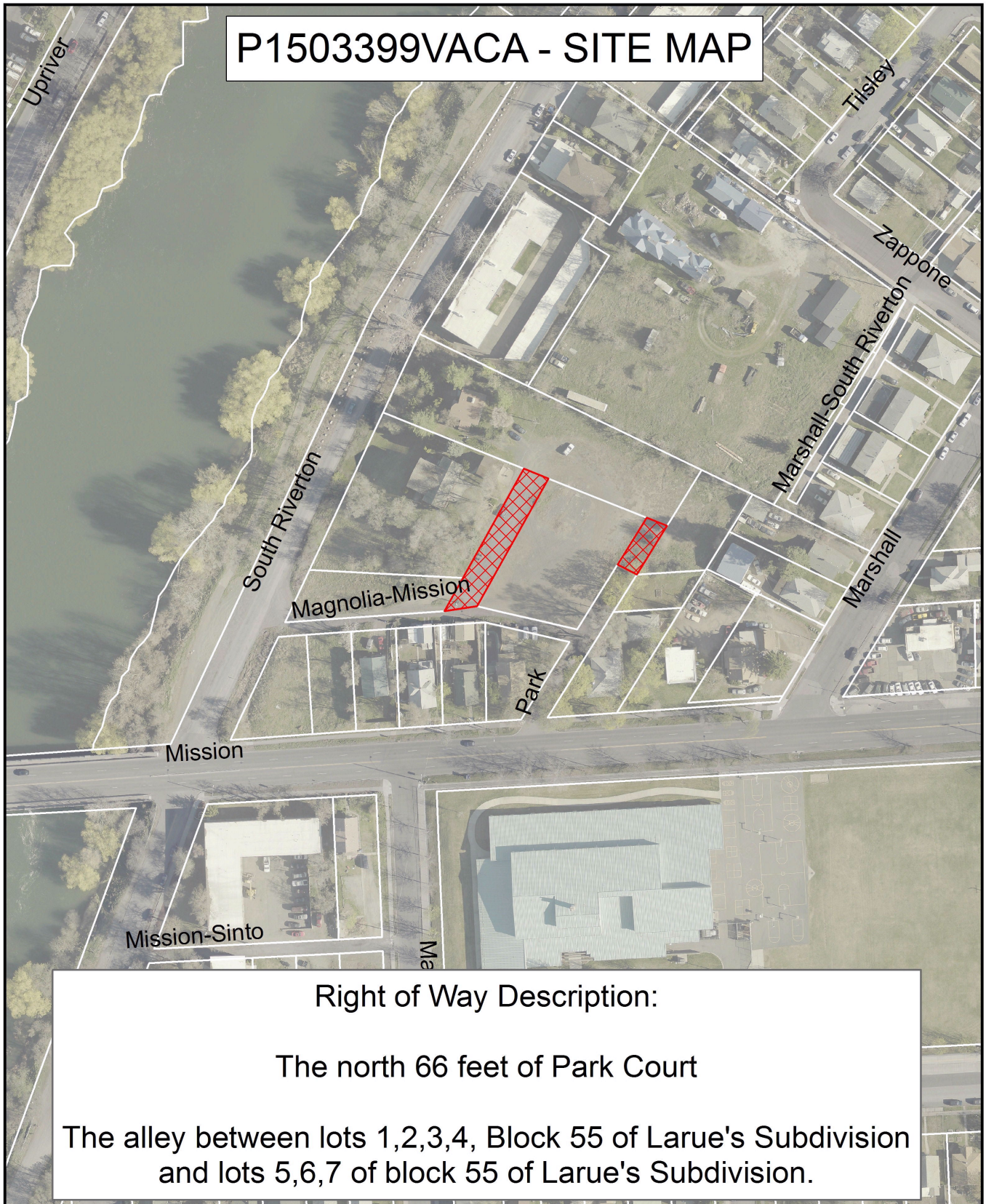
ADOPTED by the Spokane City Council, this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
City Clerk

Approved as to form:

\_\_\_\_\_  
Assistant City Attorney

# P1503399VACA - SITE MAP



Disclaimer: This is not a legal document. The information shown on this map is compiled from various sources and is subject to revision. This map should not be used to determine the location of facilities in relationship to property lines, sections lines, streets, etc. Not suitable for design purposes.

90 45 0 90 180 Feet



AREA

 **COSGIS**  
City of Spokane GIS

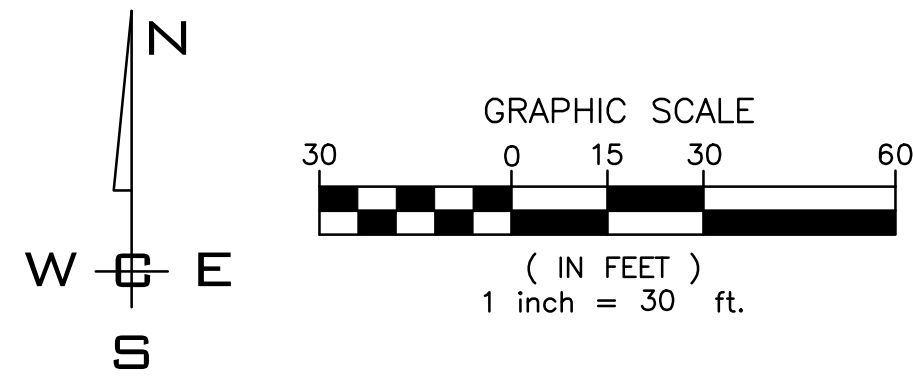






LEGEND

- REQUIRED BUFFER
- LAWN/LANDSCAPING
- BIKE RACK



SCALE:	PROJ #:	15-1432
HORIZONTAL:	DATE:	08/31/15
1"=30'	DRAWN:	SMM
VERTICAL:	REVIEWED:	TRW
NA		

CIVIL
STRUCTURAL
SURVEYING
TRAFFIC
<input checked="" type="checkbox"/> PLANNING
LANDSCAPE
OTHER

**WCE**  
WHIPPLE CONSULTING ENGINEERS  
2528 NORTH SULLIVAN ROAD  
SPOKANE VALLEY, WA 99216  
PH: 509-893-2617 FAX: 509-926-0227

**RIVER VIEW LOFTS  
SITE PLAN  
1601 E. MISSION AVE.  
SPOKANE, WA 99207**

<b>SHEET 14 OF 14</b>
JOB NUMBER <b>15-1432</b>



**DISTRIBUTION LIST**  
**VACATION OF PARK COURT AND A PORTIO OF AN UNNAMMED**  
**ADJACENT STREET**

**POLICE DEPARTMENT**

ATTN: SGT JOHN GATELY

**FIRE DEPARTMENT**

ATTN: LISA JONES  
MIKE MILLER

**CURRENT PLANNING**

ATTN: TAMI PALMQUIST  
DAVE COMPTON

**WATER DEPARTMENT**

ATTN: DAN KEGLEY  
JAMES SAKAMOTO  
ROGER BURCHELL  
CHRIS PETERSCHMIDT  
HARRY MCLEAN

**STREETS**

ATTN: MARK SERBOUSEK  
DAUN DOUGLASS

**TRANSPORTATION OPERATIONS**

ATTN: BOB TURNER

**PLANNING & DEVELOPMENT**

ATTN: ERIK JOHNSON  
ELDON BROWN  
JOHN SAYWERS

**CONSTRUCTION MANAGEMENT**

ATTN: KEN BROWN

**INTEGRATED CAPITAL MANAGEMENT**

ATTN: KATHERINE MILLER

**WASTEWATER MANAGEMENT**

ATTN: BILL PEACOCK

**PARKS & RECREATION DEPARTMENT**

ATTN: LEROY EADIE

**NEIGHBORHOOD SERVICES**

ATTN: JACKIE CARO  
JONATHAN MALLAHAN  
ROD MINARIK  
HEATHER TRAUTMAN

**BICYCLE ADVISORY BOARD**

ATTN: LOUIS MEULER

**SOLID WASTE MANAGEMENT**

ATTN: Scott Windsor

**CITY CLERK'S OFFICE**

ATTN: JACQUELINE FAUGHT

**PUBLIC WORKS**

ATTN: RICK ROMERO  
MARCIA DAVIS

**AVISTA UTILITIES**

ATTN: DAVE CHAMBERS  
RANDY MYHRE

**COMCAST DESIGN & CONSTRUCTION**

ATTN: BRYAN RICHARDSON

**CENTURY LINK**

ATTN: KAREN STODDARD

MENDOZA, KATHY L  
1623 E MISSION AVE  
SPOKANE WA 99202-2619

DISTRIBUTION LIST  
VACATION OF PARK COURT AND A PORTIO OF AN UNNAMMED  
ADJACENT STREET

WANG, WAN ZING & XIU LIAN  
1707 E MISSION AVE  
SPOKANE WA 99202-2621

RIVER HOUSE CONDOS HMOWNRS ASSOC  
1610 E SOUTH RIVERTON AVE  
SPOKANE WA 99207-5175

BREITHAUP, MARK P & TAMZEN N  
6623 N VICTOR ST  
SPOKANE WA 99208-3826

SPOKANE SCHOOL DISTRICT #81  
200 N BERNARD ST  
SPOKANE WA 99201-0206

RIVERTON, LLC  
11808 E MANSFIELD AVE STE 1  
SPOKANE VALLEY WA 99206-4795

VIETZ, BRIDGETT L/GREEN, KENNETH J  
3870 CHILTON LN  
SAN BRUNO CA 94066

ENOMOTO-SOUZA JOINT TRUST  
68-238 AU ST  
WAIALUA HI 96791

BEACH, LARRY  
1624 E SOUTH RIVERTON AVE  
SPOKANE WA 99207-5108

L'HEUREUX, ANDREW & SELENE  
1627 E MISSION AVE  
SPOKANE WA 99202

BLAGROVE, ANTHONY L  
1031 CLYDE AVE #403  
SANTA CLARA CA 95054

WANG, WAN ZING & XIU LIAN  
PO BOX 210415  
SAN FRANCISCO CA 94121-0415

ASTA PROPERTIES, LLC  
PO BOX 501  
COEUR D ALENE ID 83816

DAVES RENTALS, LLC  
4924 N POST ST  
SPOKANE WA 99205-5241

HELEN SANDIFUR & ASSOC. INC.  
1108 E 27TH AVE  
SPOKANE WA 99203-3349

COLEMAN, JAMES D / PARKER, JENNIFER N  
35903 N DUNN RD  
CHATTAROY WA 99003-8733

STEVENS, TRACY  
17308 E ALKI AVE  
GREENACRES WA 99016-9363

AME INVESTMENTS LLC  
16616 N DARTFORD DR  
SPOKANE WA 99208

SWEITZER, ERIK & LINDA  
1816 E MARSHALL AVE  
SPOKANE WA 99207





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

<b>Date Rec'd</b>	10/7/2015
<b>Clerk's File #</b>	RES 2015-0114
<b>Renews #</b>	
<b>Cross Ref #</b>	
<b>Project #</b>	
<b>Bid #</b>	
<b>Requisition #</b>	

<b>Submitting Dept</b>	CITY COUNCIL
<b>Contact Name/Phone</b>	JON SNYDER 509-625-6254
<b>Contact E-Mail</b>	JSNYDER@SPOKANECITY.ORG
<b>Agenda Item Type</b>	Resolutions
<b>Agenda Item Name</b>	0320 RE: JOHN WAYNE PIONEER TRAIL

**Agenda Wording**

A resolution regarding the preservation, maintenance and improvement of the John Wayne Pioneer Trail.

**Summary (Background)**

This resolution expresses support from the City of Spokane to preserve the John Wayne Pioneer Trail and the allocation of additional resources from the State of Washington for the maintenance and improvement of the trail east of the Columbia River.

<b><u>Fiscal Impact</u></b>		<b><u>Budget Account</u></b>	
Select	\$	#	
Select	\$	#	
Select	\$	#	
Select	\$	#	
<b><u>Approvals</u></b>		<b><u>Council Notifications</u></b>	
<b><u>Dept Head</u></b>	MCDANIEL, ADAM	<b><u>Study Session</u></b>	
<b><u>Division Director</u></b>		<b><u>Other</u></b>	CHE, 10/5/15
<b><u>Finance</u></b>	DAVIS, LEONARD	<b><u>Distribution List</u></b>	
<b><u>Legal</u></b>	DALTON, PAT		
<b><u>For the Mayor</u></b>	SANDERS, THERESA		
<b><u>Additional Approvals</u></b>			
<b><u>Purchasing</u></b>			

Resolution No. 2015-0114

A resolution regarding the preservation, maintenance and improvement of the John Wayne Pioneer Trail.

WHEREAS, the John Wayne Pioneer Trail is a 300 mile long stretch of former railway roadbed that goes from the western slopes of the Cascade Mountains to the Idaho Border and is the longest rail trail in the United States; and

WHEREAS, the Washington State Parks Department and Washington State Department of Natural Resources own the land the trail sits on; and

WHEREAS, in 2002 the trail was designated a National Recreational Trail by the federal government; and

WHEREAS, the trail is used by cyclists and horse riders, including the John Wayne Pioneer Wagons and Riders Association for their annual "Ride Across Washington" event; and

WHEREAS, Fish Lake Trail, which turns in to the Columbia Plateau Trail near Cheney, provides a direct connection to the John Wayne Pioneer Trail for recreational enthusiasts in Spokane; and

WHEREAS, the City of Spokane has spent more than \$3 million on improving the Fish Lake Trail, and long term plans call for another \$4 million for the final phase of improvements; and

WHEREAS, there has been recent discussion of closing a portion of the John Wayne Pioneer Trail east of the Columbia River; and

WHEREAS, the closure of the trail would decrease recreational opportunities for citizens of Spokane and the surrounding areas, and close a critical connection to Fish Lake Trail/Columbia Plateau Trail, and forfeit the right-of-way for any possible future rail transport connection; and

WHEREAS, adjacent landowners have brought forward concerns about ongoing maintenance of the trail;

NOW, THEREFORE, be it resolved by the City Council of City of Spokane that the city expresses its support for the preservation of the John Wayne Pioneer Trail as well as the allocation of additional state resources for the maintenance and improvement of the trail east of the Columbia River.

---

City Clerk

Approved as to form:

---

Assistant City Attorney



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

<b>Date Rec'd</b>	10/6/2015
<b>Clerk's File #</b>	ORD C35307
<b>Renews #</b>	

<b>Submitting Dept</b>	PLANNING & DEVELOPMENT	<b>Cross Ref #</b>	
<b>Contact Name/Phone</b>	TIRRELL BLACK 625-6185	<b>Project #</b>	
<b>Contact E-Mail</b>	TBLACK@SPOKANECITY.ORG	<b>Bid #</b>	
<b>Agenda Item Type</b>	First Reading Ordinance	<b>Requisition #</b>	
<b>Agenda Item Name</b>	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.

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



**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)**

<b>Fiscal Impact</b>		<b>Budget Account</b>
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 \_\_\_\_\_, 2015.

\_\_\_\_\_  
Council President

Attest:

Approved as to form:

\_\_\_\_\_  
City Clerk

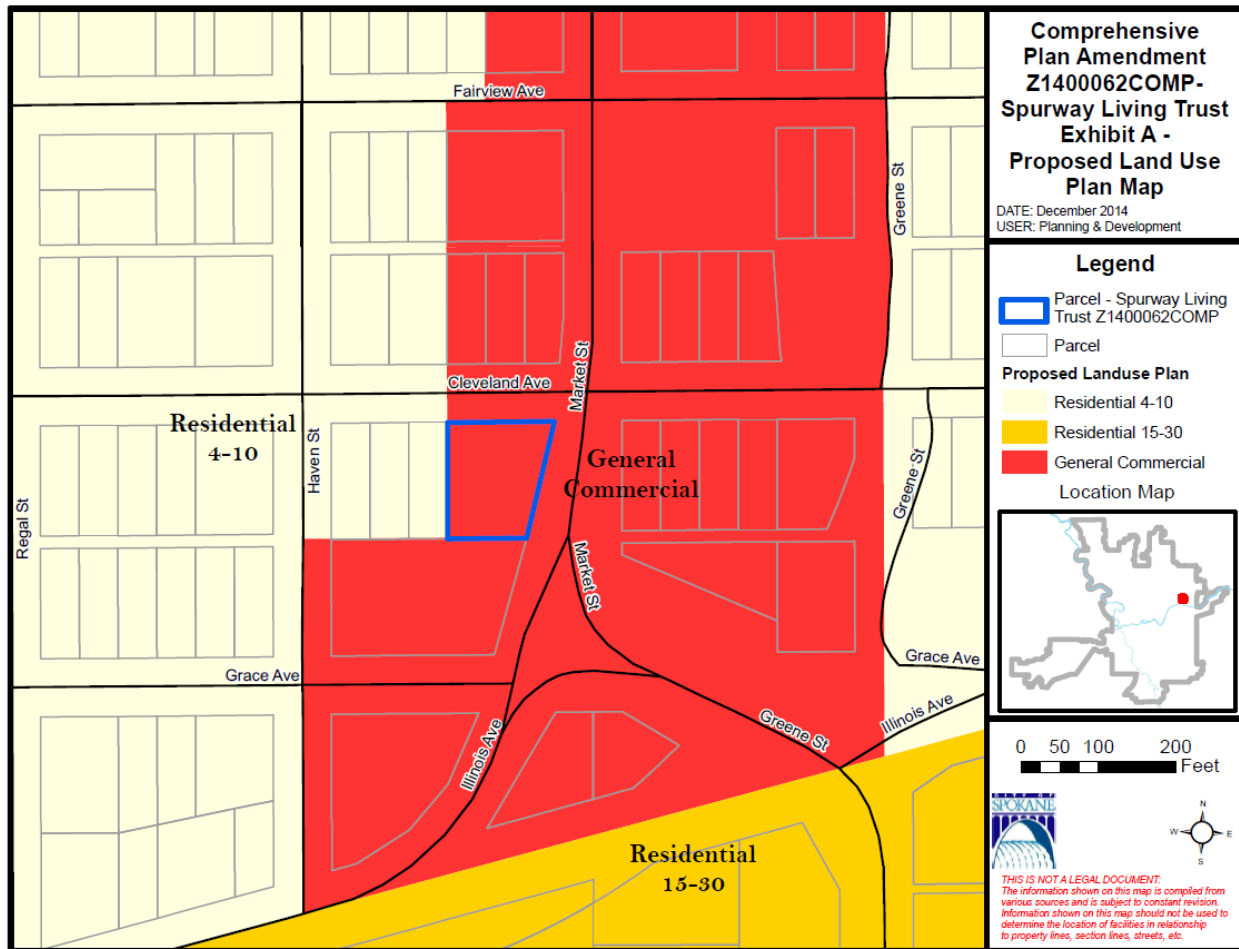
\_\_\_\_\_  
Assistant City Attorney

\_\_\_\_\_  
Mayor

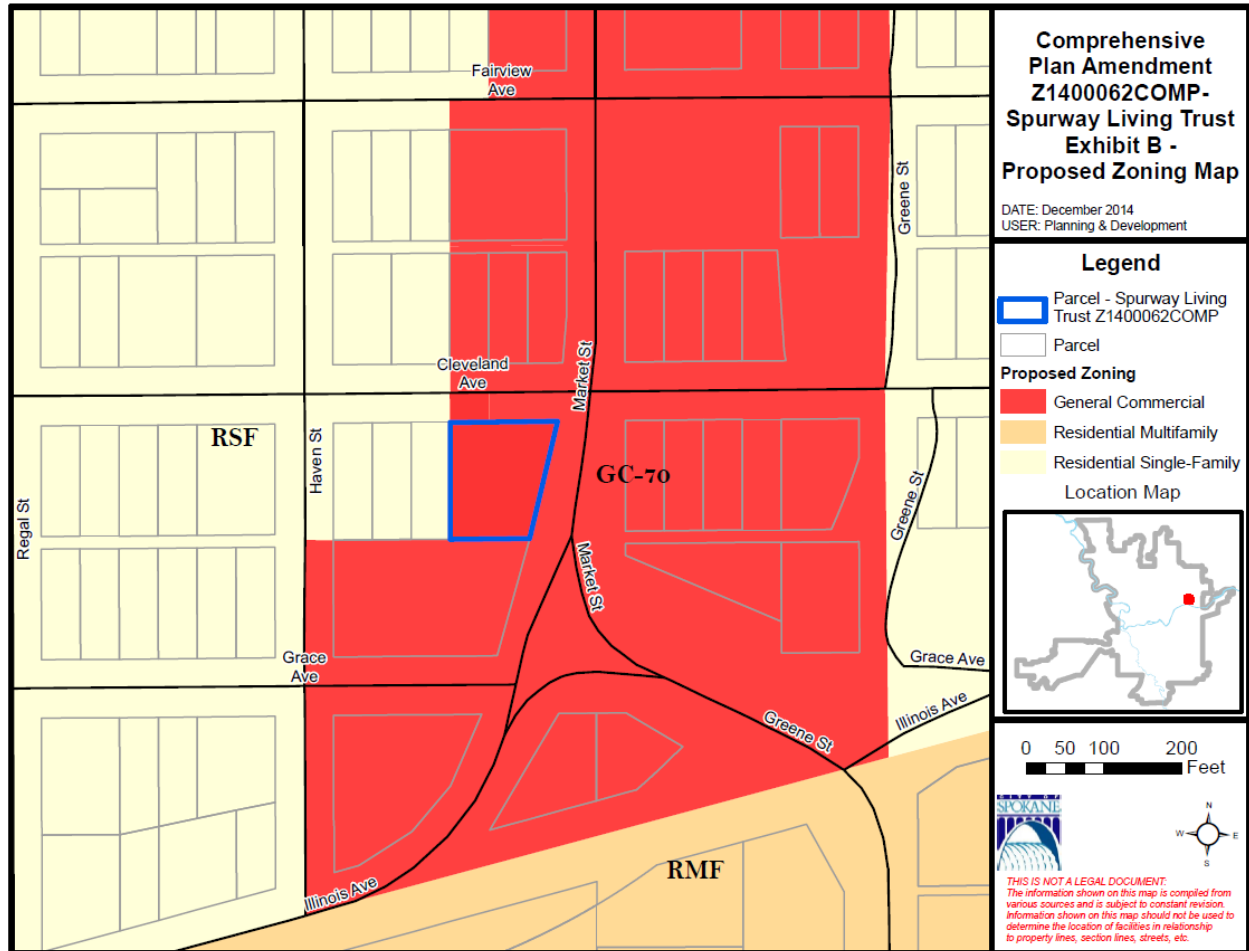
\_\_\_\_\_  
Date

\_\_\_\_\_  
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:**

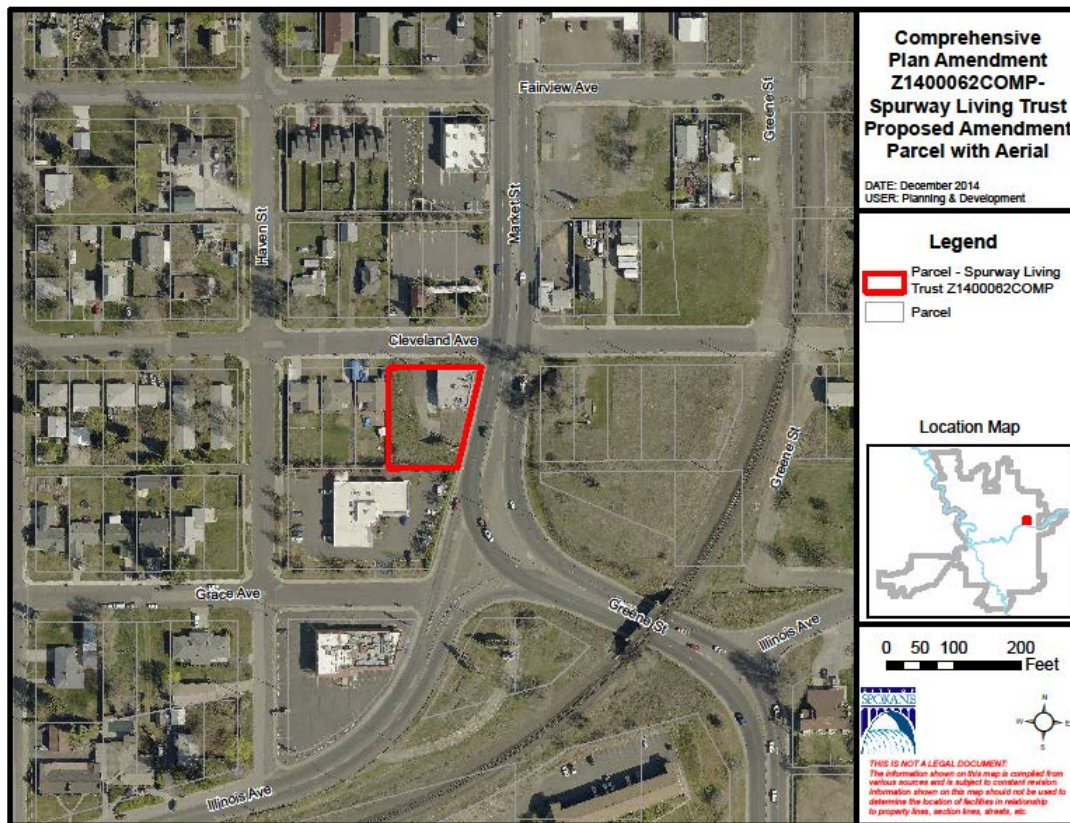
**DESCRIPTION OF PROPOSAL:**

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:**

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

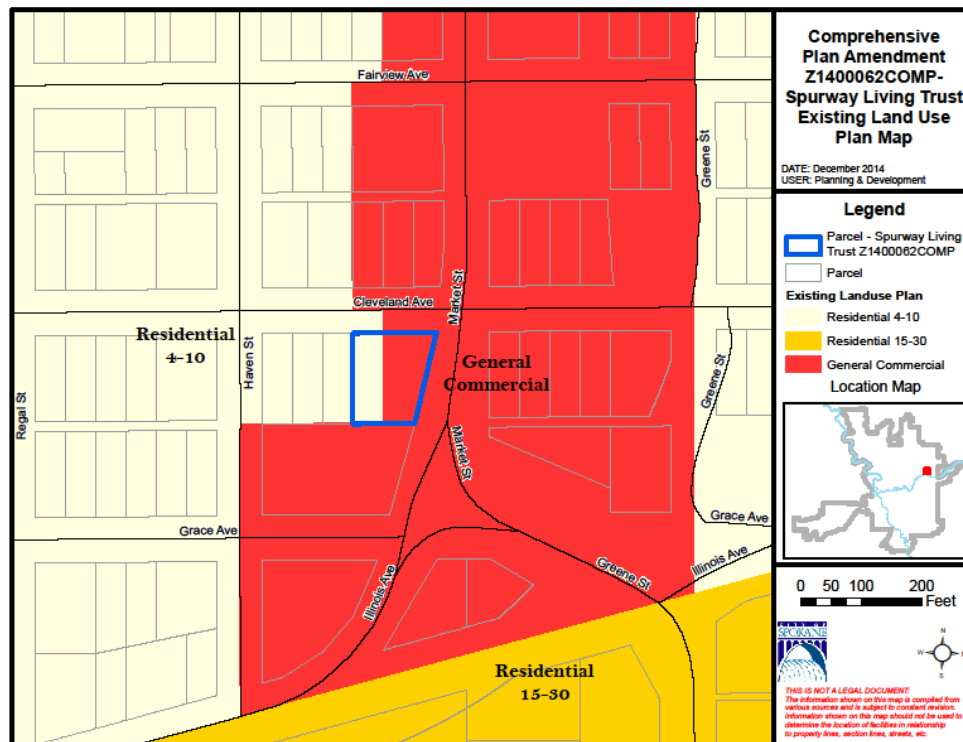
### III. FINDINGS OF FACT:



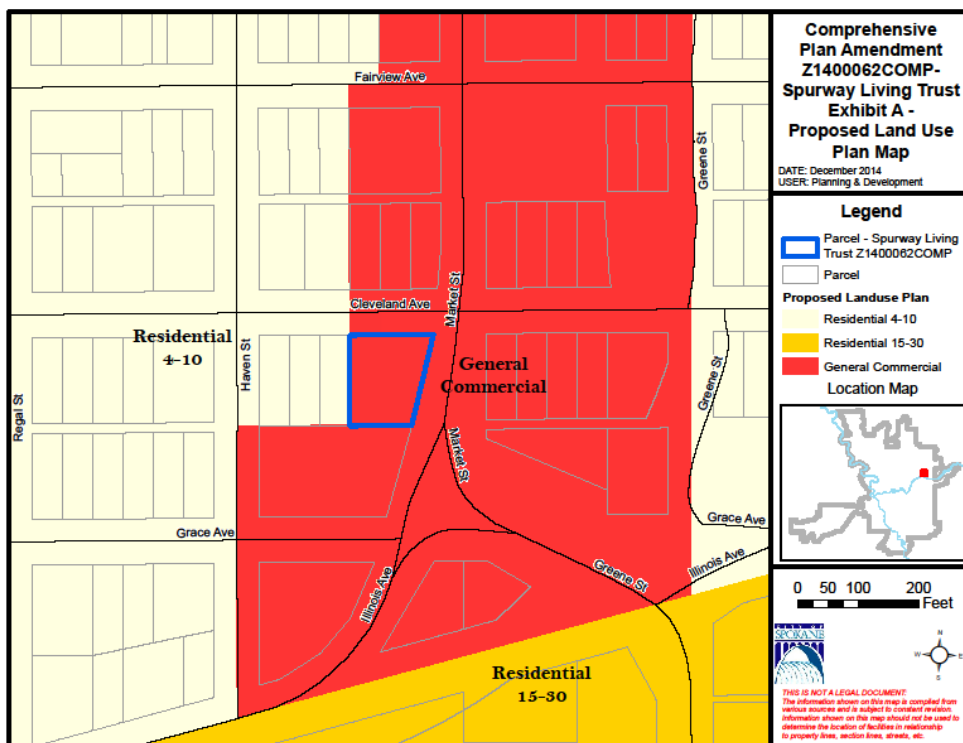
- A. Site Description:** The total property consists of one parcel with an area of 17,775 square feet (0.4 acres) which is addressed at 2829 N. Market. The parcel is at the corner of Market Street and Cleveland Avenue. Market Street is a principal arterial and a bus line for STA Route 33 and 39. The 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 12<sup>th</sup>, 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.
- [ X ] 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 this 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.
- \_\_\_\_\_
- \_\_\_\_\_

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## 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.
- \_\_\_\_\_

- \_\_\_\_\_
- 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 \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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- (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 \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.

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#### 4. Plants

- 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

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

None

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**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

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- (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.

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- (3) Proposed measure to reduce or control noise impacts, if any:

Non-project Application, to be determined upon approval.

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**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

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- 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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Agency Use  
Only

## 9. Housing

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

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

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

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## 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

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

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- 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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Only

#### 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:

#### FOR STAFF USE ONLY

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: Dwight Hume

**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: \_\_\_\_\_

**FOR STAFF USE ONLY**

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 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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## **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).

**H.** Staff requested comments from agencies and departments on January 15, 2015. No adverse comments were received from agencies or departments.

**I.** A public comment period ran from March 9, 2015 to May 7, 2015 which provided a 60 day public comment period. There were no negative comments received regarding the application.

**J.** The Community Assembly received a presentation regarding the draft proposed amendments on March 6, 2015 and have been given information regarding the dates of Plan Commission workshops and hearings.

**K.** The Spokane City Plan Commission held a substantive workshop to study the amendment on March 25, 2015.

**L.** 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. The public appeal period for the SEPA determination ended on September 23, 2015 at noon.

**M.** On September 14, 2015, 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.

**N.** Notice of the SEPA Checklist and Determination of Non-Significance, the Comprehensive Plan Land Use Map amendment, and announcement of the September 23, 2015 Plan Commission Public Hearing were published in the Spokesman-Review on September 9 and September 16, 2015 and the Official City Gazette on September 9 and September 16, 2015.

**O.** Notice of 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.

**P.** The staff report found that the amendment met all the decision criteria for approval of a Comprehensive Plan amendment as prescribed by SMC 17G.020, Comprehensive Plan Amendment Procedure.

**Q.** The Plan Commission held a public hearing on the recommended amendment on September 23, 2015.

**R.** The Plan Commission recommended, by a vote of 6-0 approval of the amendment on September 23, 2015; and

**S.** As a result of the City's efforts, the public has had extensive opportunities to participate throughout the process and persons desiring to comment were given that an opportunity to comment.


## CONCLUSIONS:

A. The Plan Commission adopted the following staff recommended findings for the decision criteria and review guidelines for Comprehensive Plan amendments, as listed in SMC 17G.020.030:

B. The proposed amendment has been reviewed by the City Plan Commission and found to be in conformance with the goals and policies of the City's 2001 Comprehensive Plan, as well as the Spokane Municipal Code Chapter 17G.020.

## RECOMMENDATIONS:

By a vote of 6 to 0, the Plan Commission recommends to the City Council the approval of a proposed amendment to the Land Use Plan Map of the City's Comprehensive Plan for a change from the land use plan map designation "Residential 4-10" to "General Commercial". The total size of the proposed land use plan map amendment is 0.17 acres and the implementing zoning designation of General Commercial; 70 feet height limit (GC-70).

  
\_\_\_\_\_  
~~Dennis Dellwo, President~~ Evan Jeron, Vice-President  
Spokane Plan Commission  
September 23, 2015



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

<b>Date Rec'd</b>	10/6/2015
<b>Clerk's File #</b>	ORD C35308
<b>Renews #</b>	

<b>Submitting Dept</b>	PLANNING & DEVELOPMENT	<b>Cross Ref #</b>	
<b>Contact Name/Phone</b>	TIRRELL BLACK 625-6185	<b>Project #</b>	
<b>Contact E-Mail</b>	TBLACK@SPOKANECITY.ORG	<b>Bid #</b>	
<b>Agenda Item Type</b>	First Reading Ordinance	<b>Requisition #</b>	
<b>Agenda Item Name</b>	0650 - ORDINANCE RELATING TO APPLICATION Z1400063COMP		

**Agenda Wording**

An Ordinance relating to application #Z1400063COMP and amending the Land Use Plan Map of the City's Comprehensive Plan from "Residential 4-10" to "Office" for 0.69 acres (30,056 square feet) located at 4610, 4617, 4518 North Maple Street;

**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.

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



**Continuation of Wording, Summary, Budget, and Distribution**

**Agenda Wording**

and amending the Zoning Map from "Residential Single Family" (RSF) to "Office-35" (O-35).

**Summary (Background)**

<b>Fiscal Impact</b>		<b>Budget Account</b>
Select	\$	#
Select	\$	#
<b><u>Distribution List</u></b>		



ORDINANCE NO. C35308

AN ORDINANCE RELATING TO APPLICATION #Z1400063COMP AND AMENDING THE LAND USE PLAN MAP OF THE CITY'S COMPREHENSIVE PLAN FROM "RESIDENTIAL 4-10" TO "OFFICE" FOR 0.69 ACRES (30,056 SQUARE FEET) LOCATED AT 4610, 4617, 4618 N. MAPLE STREET; AND AMENDING THE ZONING MAP FROM "RESIDENTIAL SINGLE FAMILY" (RSF) TO "OFFICE-35" (O-35).

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 Z1400063COMP was timely submitted to the City for consideration during the City's 2015 Comprehensive Plan amendment cycle; and

WHEREAS, Application Z1400063COMP seeks to amend the Land Use Plan Map of the City's Comprehensive Plan for a change from "Residential 4-10" to "Office" for 0.69 acres of 4610 S. Maple (parcel 25011.0215), 4618 N. Maple (parcel 25011.0215) and 4617 N. Maple (parcel 25011.0320). If approved, the implementing zoning designation requested is "Office-35" (O-35); 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 Z1400063COMP 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 Z1400063COMP and other proposed amendments; and

WHEREAS, the Spokane Plan Commission found that Application Z1400063COMP is consistent with and implements the Comprehensive Plan; and

WHEREAS, the Plan Commission voted 6 to 0 to recommend approval of Application Z1400063COMP; 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 Z1400063COMP is approved.
2. Amendment of Land Use Map. The Spokane Comprehensive Plan Land Use Map is amended from "Residential 4-10" to "Office" for 0.69 acres located at 4610 S. Maple (parcel 25011.0215), 4618 N. Maple (parcel 25011.0215) and 4617 N. Maple (parcel 25011.0320) as shown in Exhibit A.
3. Amendment of Zoning Map. The City of Spokane Zoning Map is amended from "RSF" to "O-35" for this same area as shown in Exhibit B.

PASSED BY THE CITY COUNCIL ON \_\_\_\_\_, 2015.

\_\_\_\_\_  
Council President

Attest:

Approved as to form:

\_\_\_\_\_  
City Clerk

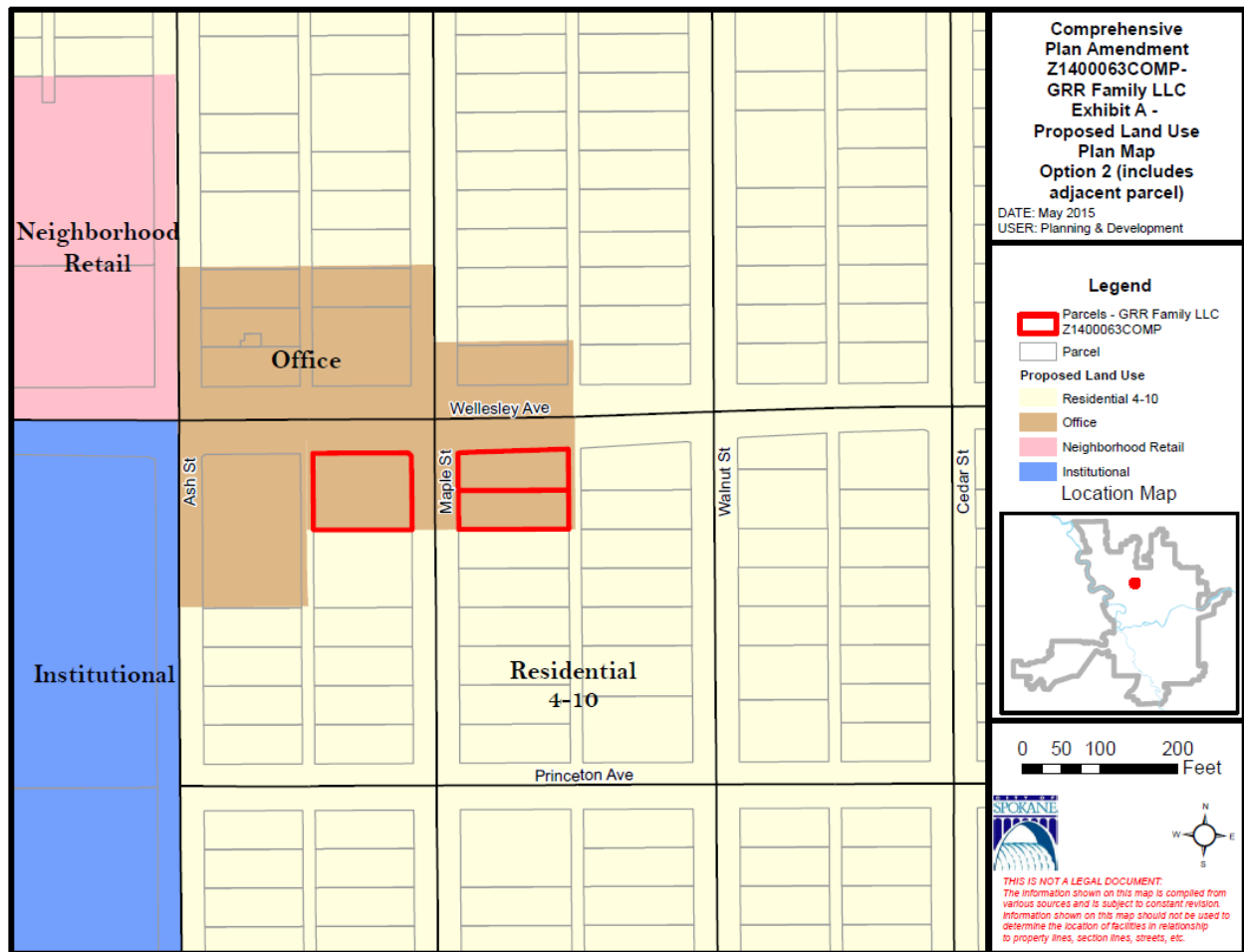
\_\_\_\_\_  
Assistant City Attorney

\_\_\_\_\_  
Mayor

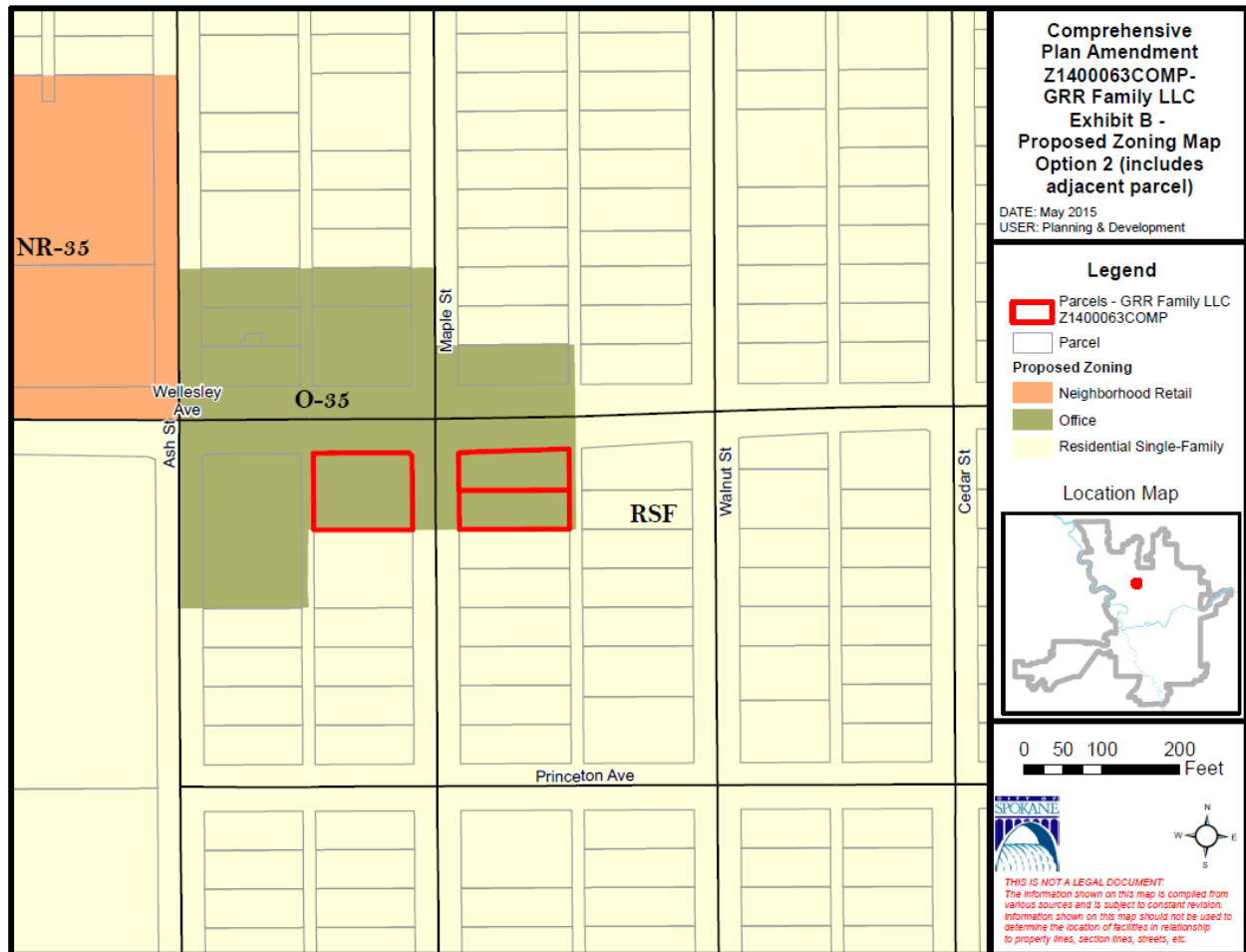
\_\_\_\_\_  
Date

\_\_\_\_\_  
Effective Date

# Exhibit A



# Exhibit B



**STAFF REPORT ON COMPREHENSIVE PLAN  
LAND USE AMENDMENT APPLICATION  
4610 & 4618 N. MAPLE (GRR Family LLC) FILE NO. Z1400063-COMP**

**I. SUMMARY OF REQUEST AND RECOMMENDATIONS:**

**Applicant's Proposal:**

The applicant's proposal is to change the land use of two parcels from "Residential, 4 to 10 units per acre" to "Office". The size of the proposal is 17,821 square feet (0.41 acres). If approved, the zoning would be changed from RSF (Residential Single Family) to O-35 (Office 35 foot height limit). No specific development proposal is being approved at this time.

**Proposal (Revised Proposal) – Revised by Plan Commission:**

During a workshop session on March 25, 2015, the Plan Commission modified the amount of land area involved in the proposed amendment. As a result, the proposed amendment includes an adjacent parcel on the southwest corner of the intersection of Wellesley and N. Maple. This parcel (number 25011.0320) is addressed as 4817 N Maple. The modification adds 0.28 acres to the size of the land use plan amendment. The total size of the proposed land use plan map amendment is 0.70 acres (maps follow). This staff report describes the proposal as revised by the Plan Commission.

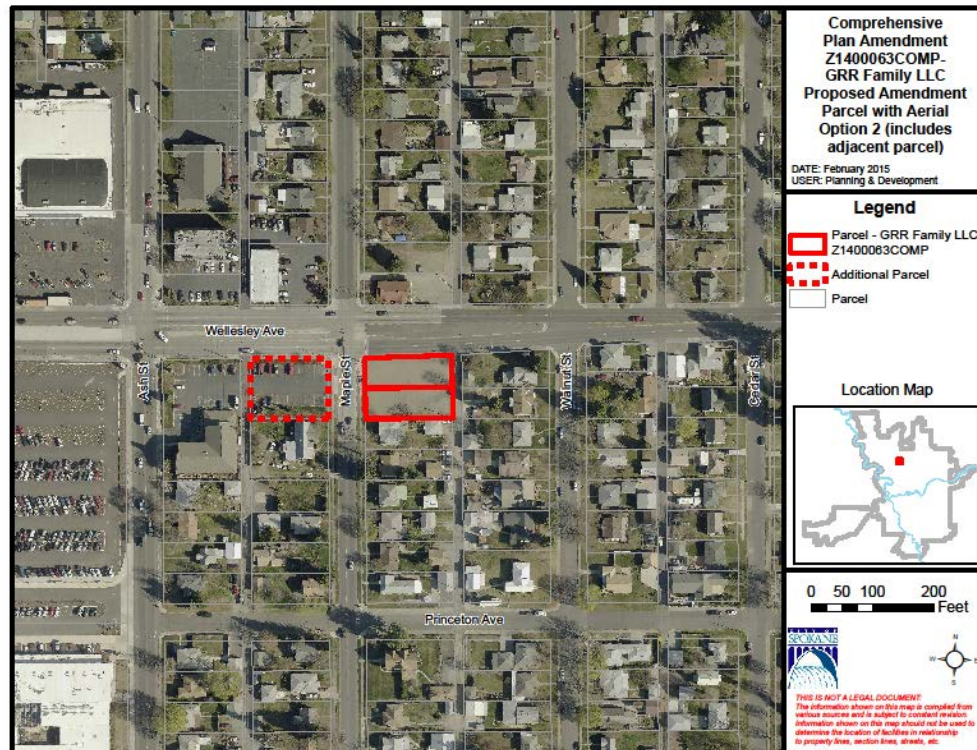
**II. GENERAL INFORMATION:**

<b>Agent:</b>	Mr. Dwight Hume, Land Use Solutions and Entitlement
<b>Applicant/Property Owner(s):</b>	GRR Family LLC
<b>Location of Proposal:</b>	The addresses are 4610 N. Maple (parcel 25011.0214) and 4618 N. Maple (parcel 25011.0215). Parcel added by Plan Commission: parcel 25011.0320 (NE ¼ 01-25-42; SE ¼ 36-26-42)
<b>Legal Description</b>	Green's Addition Lots 16-18 Block 2 (parcel 25011.0214 & parcel 25011.0215)
<b>Existing Land Use Plan Designation:</b>	"Residential, 4 to 10 units per acre"
<b>Proposed Land Use Plan Designation:</b>	"Office"
<b>Existing Zoning:</b>	RSF (Residential Single Family)
<b>Proposed Zoning:</b>	O-35 (Office 35 foot height limit)
<b>SEPA Status:</b>	A SEPA threshold Determination of Non-Significance (DNS) was made on September 4, 2015. The appeal period closed on September 23, 2015 at noon.
<b>Enabling Code Section:</b>	SMC 17G. 020, Comprehensive Plan Amendment Procedure



<b>Plan Commission Hearing Date:</b>	September 23, 2015
<b>Staff Contact:</b>	Tirrell Black, Planner; <a href="mailto:tblack@spokanecity.org">tblack@spokanecity.org</a>

### III. FINDINGS OF FACT:

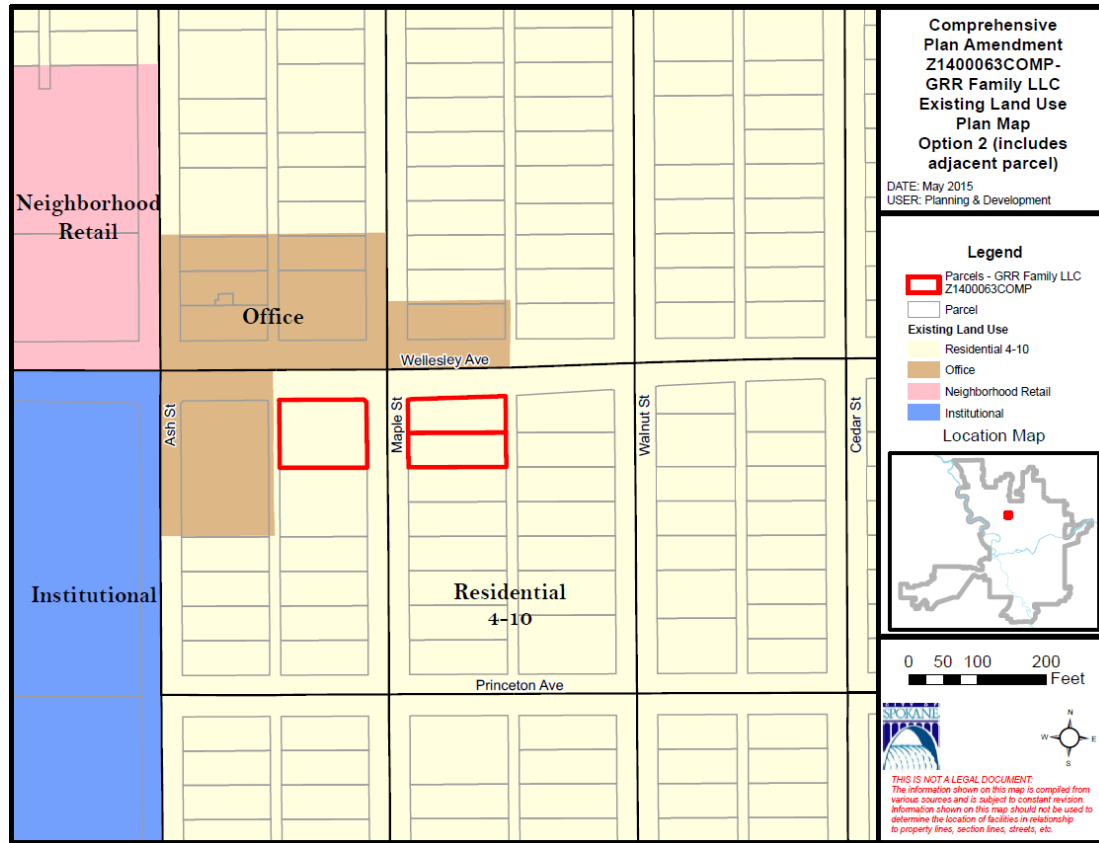


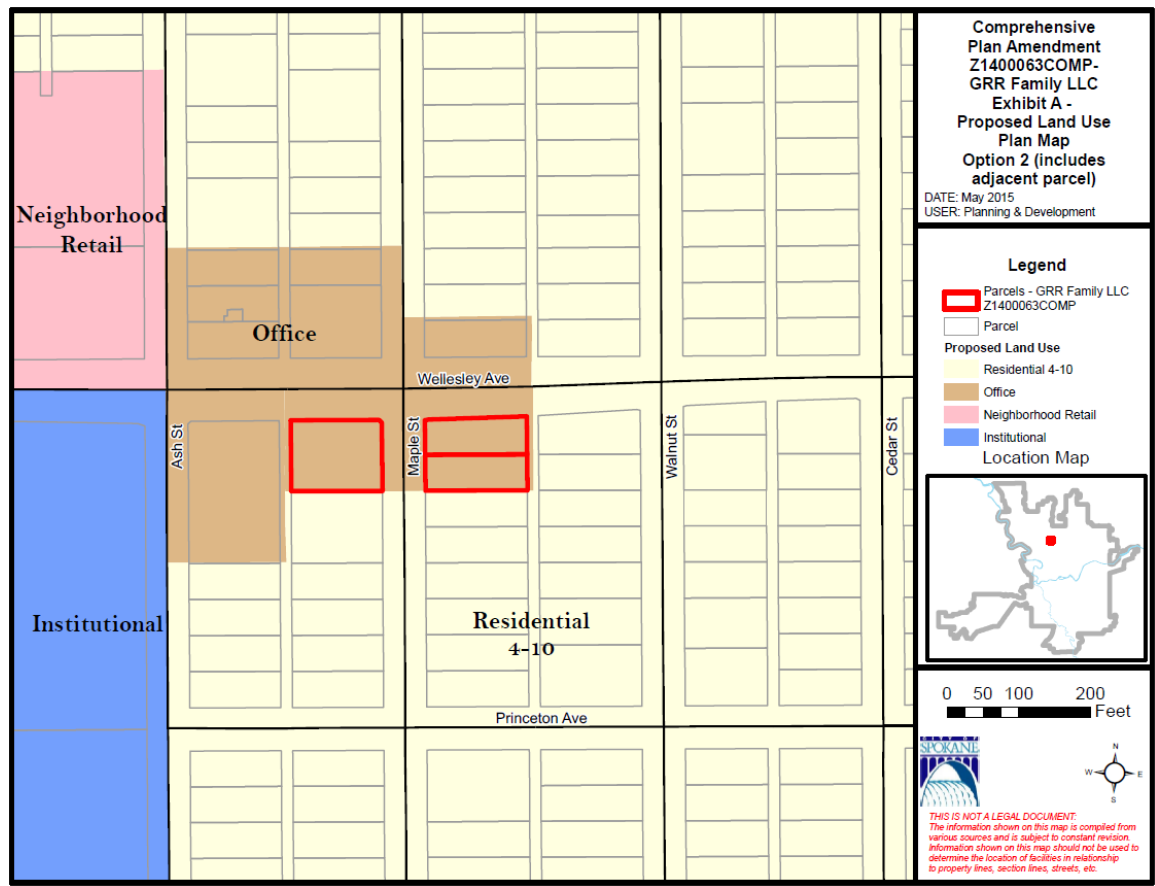
**A. Site Description:** The total property consists of three platted lots with an area of 30,056 square feet (0.69 acres). The lots are at the southeast and southwest corners of Wellesley Avenue and Maple Street. The addresses are 4610 N. Maple, 4618 N. Maple, with an unknown address on the southwest lot. Wellesley Avenue is a principal arterial with a traffic volume of 16,300 average trips per day, and is Bus Route STA # 33. Maple Street is a principal arterial with a traffic volume of 14,300 average trips per day, and is STA Bus Route #23. The two lots on the southeast corner are presently vacant. The one lot on the southwest corner is used for office parking. Existing office use is to the north and west of the property. Residential use is to the east and south. On-street parking is not available adjacent to the property on Wellesley or Maple. Alley access is adjacent to all three lots.

**B. Project Description:** As authorized by Spokane Municipal Code Section 17G.020, "Comprehensive Plan Amendment Procedure," the applicant is requesting a comprehensive plan land use plan map designation change from "Residential 4-10 units per acre" to "Office" for parcels totaling 0.69 acres in size. The City of Spokane Plan Commission modified the land area included

in this request at their March 25, 2015 workshop to expand the proposed land use plan map amendment to include the parcel directly west of the subject property (see subsection E below). If approved, the zoning would be changed from RSF (Residential Single Family) to O-35 (Office 35 foot limitation). 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 with initial subject area in red (includes expansion by Plan Commission)**



D. Proposed Land Use Plan MapE. Zoning and Land Use Designation History:

All of these properties included in this proposal have been zoned in a residential category since 1952. The two parcels east of Maple were originally 3 platted lots, (Green's Addition, lots 16-18, block 2). The parcel west of Maple has a legal description of Green's Addition, lot 3, block 2. This parcel (parcel 25011.0320) was granted a special permit in 1983 for off-street office parking to serve the adjacent office development. It continues to function as parking for the office development on the corner of Wellesley Ave & Ash Street.

F. Adjacent Land Use:

To the north: office use  
 To the west: office use  
 To the south: residential single family use  
 To the east: residential single family use

The intersection of Wellesley Avenue and Maple Street is adjacent to these properties. Wellesley Avenue has four travel lanes and a high traffic volume of 16,300 average daily trips per day. Maple Street has two one-way, northbound travel lanes and a volume of 14,300 average daily trips per day.

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, 2015;
- 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 Northwest Neighborhood Council on March 19, 2015 and the North Hill Neighborhood Council on April 16, 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, one written public comment has been received regarding this proposal from the North Hill Neighborhood Council. In addition, two phone calls received are summarized:

- Phone call from a nearby resident needing clarification of the property location, no objection to proposal.
- Phone call from an adjacent property owner wondering how the existing gravel alley might be improved with the potential development of the subject property, no objection to change.

The letter from the North Hill Neighborhood Council, dated May 5, 2015 states that there is no objection but summarizes some of the discussion which occurred at the applicants presentation to the North Hill Neighborhood Council. The discussion was situated around landscaping, fencing, lighting and traffic flow of the property. These would be reviewed at time of building permit application. At time of building application, the property owner would need to meet whatever development standards are in place at that time.

#### **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.*

Relevant Comprehensive Plan and Spokane Municipal Code Goals and Policies  
From 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 1.5 Office Uses:** Direct new office uses to centers and corridors designated on the land use plan map.



The full policy discussion for Comprehensive Plan Policy LU 1.5 Office Uses is contained in Exhibit A of this report.

Staff Discussion: Primarily this policy directs new office zoning to areas designated as centers and corridors in the Comprehensive Plan; however it also contains a secondary situation in which expansion of office would be acceptable. This is described as in an area that is “trending toward office”. This request is for continuation of office zoning to the only corner of a two arterial intersection with office zoning.

Currently the lots which make up the original application are without structures currently and provide little buffer to the existing single family residential homes from the nearby busy transportation network. If these properties were zoned office, at time of development site landscaping and screening would be required which may provide a benefit to adjacent single family residential properties. The Plan Commission addition to this proposal which is the parking lot at the southwest corner of Ash Street and Wellesley Avenue is developed as a paved parking lot.

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 and office use 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 Office 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 consistent 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: If the land use plan map amendment is approved the zoning designation of the parcels will change from RSF (Residential Single Family) to O-35 (Office, 35-foot height limitation). Staff has concluded that no amendments to comprehensive plan policy are needed to support the proposed land use plan map amendment.*

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 including the modification by the Plan Commission be approved with the property designation changed to “Office” and that the zoning classification of the property be changed to O-35 (Office, with 35-foot height limitation).*

## **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.**

#### **Policy LU 1.5 Office Uses**

**Direct new office uses to centers and corridors designated on the land use plan map.**

**Discussion:** Office use of various types is an important component of a center. Offices provide necessary services and employment opportunities for residents of a center and the surrounding neighborhood. Office use in centers may be in multi-story structures in the core area of the center and transition to low-rise structures at the edge.

To ensure that the market for office use is directed to centers, future office use is generally limited in other areas. The Office designations located outside centers are confined to the boundaries of existing office designations. Office use within these boundaries is allowed outside of a center.

The Office designation is also located where it continues an existing office development trend and serves as a transitional land use between higher intensity commercial uses on one side of a principal arterial street and a lower density residential area on the opposite side of the street. Arterial frontages that are predominantly developed with single-family residences should not be disrupted with office use. For example, office use is encouraged in areas designated Office along the south side of Francis Avenue between Cannon Street and Market Street to a depth of not more than approximately 140 feet from Francis Avenue.

Drive-through facilities associated with offices such as drive-through banks should be allowed only along a principal arterial street subject to size limitations and design guidelines. Ingress and egress for office use should be from the arterial street. Uses such as freestanding sit-down restaurants or retail are appropriate only in the office designation located in higher intensity office areas around downtown Spokane in the North Bank and Medical Districts shown in the Downtown Plan.

Residential uses are permitted in the form of single-family homes on individual lots, upper-floor apartments above offices, or other higher density residential uses.

#### **Staff analysis of Policy LU 1.5:**

1. The policy directs office uses to centers and corridors.
2. The policy limits expansion of existing or the addition of new locations of the Office land use plan map designation outside centers and corridors.
3. Under the discussion of the policy, there is an exception that allows the Office designation to be applied to locations ".....where it continues an existing office development trend and serves as a transitional land use between higher intensity commercial uses on one side of a principal arterial street and a lower density residential area on the opposite side of the street."
4. This proposal does continue an office trend at the intersection of Wellesley Avenue and Maple Street and Wellesley and Ash. The subject parcels do not directly buffer higher intensity commercial uses on one side and residential on the other. There is however nearby Neighborhood Retail land use on the northwest corner of Wellesley and Ash.



**SPOKANE ENVIRONMENTAL ORDINANCE**

(WAC 197-11-970)

File # Z1400063-COMP

Determination of Nonsignificance (DNS)

**NONPROJECT DETERMINATION OF NONSIGNIFICANCE**

**FILE NO(S):** Z1400063-COMP

**PROPONENT:** GRR Family LLC

**DESCRIPTION OF PROPOSAL:** This proposal is to change the land use of three parcels from "Residential, 4 to 10 units per acre" to "Office". The size of the proposal is 30,321 square feet (0.70 acres). If approved, the zoning would be changed from RSF (Residential Single Family) to O-35 (Office 35 foot height limit). No specific development proposal is being approved at this time.

**LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY:** The addresses are 4610 N. Maple (parcel 25011.0214) and 4618 N. Maple (parcel 25011.0215); and 4617 N. Maple St. (parcel 25011.0320) (NE ¼ 01-25-42; SE ¼ 36-26-42)

**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.
- [ X ] 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. Comp Plan Amendment  
Wellesley + Maple

### 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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PLANNING & DEVELOPMENT

## 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: 10-30-14
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  
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 this 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.

8/31/2015

Staff note:  
Plan Commission  
on 3/25/2015  
increased  
proposal to  
include  
25011.0320  
4617 N. Maple  
increase  
0.28 acres.  
Total size  
now 0.70  
acres. JHB

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 3  
platted vacant lots to be used for office and related parking.

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 at the SE corner of Maple and Wellesley.

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**

Evaluation for  
Agency Use  
Only

**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. GgA per SCS Atlas \_\_\_\_\_

Evaluation for  
Agency Use  
Only

- 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.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. \_\_\_\_\_  
Traffic along adjoin Principle Arterials of Maple and Wellesley
- 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

Evaluation for  
Agency Use  
Only

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.

Evaluation for  
Agency Use  
Only

#### 4. Plants

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

\_\_\_\_\_ Deciduous tree: *alder, maple, aspen, other.*

\_\_\_\_\_ Evergreen tree: *fir, cedar, pine, other.*

\_\_\_\_\_ Shrubs

  X   Grass (natural grasses)

\_\_\_\_\_ 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

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

d. Proposed measures to preserve or enhance wildlife, if any:  
None \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## 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. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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Only

- (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 along both frontages \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- (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: Vacant; North, Office; West, Office/Parking; South Residential S/F \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

- c. Describe any structures on the site. None \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- d. Will any structures be demolished? If so, which? No \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Evaluation for  
Agency Use  
Only

- e. What is the current zoning classification of the site? RSF \_\_\_\_\_
- f. What is the current comprehensive plan designation of the site? R 4-10 \_\_\_\_\_
- 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 \_\_\_\_\_
- 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: Development in compliance with adopted and applicable Development regulations. \_\_\_\_\_

## 9. Housing

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

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Agency Use  
Only

*One page only  
revised*  
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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? 35 ft. is allowed. Actual is unknown

b. What views in the immediate vicinity would be altered or  
obstructed? None

c. Proposed measures to reduce or control aesthetic impacts,  
if any: Develop to development code standards

#### 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

Evaluation for  
Agency Use  
Only

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

## 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

Evaluation for  
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. Wellesley and Maple flank the site and serve it.
- 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
- 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.

#### 15. Public services

Evaluation for  
Agency Use  
Only

- 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: 10/30/14 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: \_\_\_\_\_

**FOR STAFF USE ONLY**

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 site will have office use and normal office hours are M-F 8-5. Minimal impacts from noise to adjacent residences.

Proposed measures to avoid or reduce such increases are:

Parking could be planned along the street frontages and building used as a buffer against the Residential

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

8/31/2015  
Currently  
no parking is  
permitted on  
arterials.  
Currently all  
parking must  
be on-site.  
JWB

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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: 10/30/14 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: \_\_\_\_\_

**FOR STAFF USE ONLY**

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 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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## **CITY PLAN COMMISSION FINDINGS OF FACT, CONCLUSIONS, AND RECOMMENDATIONS ON THE COMPREHENSIVE PLAN LAND USE PLAN MAP AMENDMENT FILE NO. Z1400063COMP**

**A Recommendation of the City Plan Commission to the City Council approving a proposed Comprehensive Plan Amendment application by Dwight Hume, on behalf of GRR family LLC to amend the land use plan map designation from "Residential 4-10" to "Office". The total size of the proposed land use plan map amendment is 0.69 acres. The implementing zoning designation requested is to change to Office with 35 foot height limit (O-35).**

### **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 Z1400063COMP was submitted by the October 31, 2014 deadline for Plan Commission review during the 2014/2015 amendment cycle.

**E.** The proposed amendment is to change the land use of three parcels from "Residential, 4 to 10 units per acre" to "Office". The size of the proposal is 30,056 square feet (0.69 acres).

**F.** The requested implementing zoning designation is Office with a 35 foot height limitation (O-35).

**G.** Staff requested comments from agencies and departments on January 15, 2015. No adverse comments were received from agencies or departments.

**H.** A public comment period ran from March 9, 2015 to May 7, 2015 which provided a 60 day public comment period. There were no negative comments received regarding the application.

**I.** The Community Assembly received a presentation regarding the draft proposed amendments on March 6, 2015 and have been given information regarding the dates of Plan Commission workshops and hearings.

**J.** The Spokane City Plan Commission held a substantive workshop to study the amendment on March 25, 2015.

**K.** 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. The public appeal period for the SEPA determination ended on September 23, 2015 at noon.

**L.** On September 14, 2015, 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.

**M.** Notice of the SEPA Checklist and Determination of Non-Significance, the Comprehensive Plan Land Use Map amendment, and announcement of the September 23, 2015 Plan Commission Public Hearing were published in the Spokesman-Review on September 9 and September 16, 2015 and the Official City Gazette on September 9 and September 16, 2015.

**N.** Notice of 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.

**O.** The staff report found that the amendment met all the decision criteria for approval of a Comprehensive Plan amendment as prescribed by SMC 17G.020, Comprehensive Plan Amendment Procedure.

**P.** The Plan Commission held a public hearing on the recommended amendment on September 23, 2015.

**Q.** The Plan Commission recommended, by a vote of 6-0, approval of the amendment on September 23, 2015; and

**R.** As a result of the City's efforts, the public has had extensive opportunities to participate throughout the process and persons desiring to comment were given that an opportunity to comment.

## **CONCLUSIONS:**

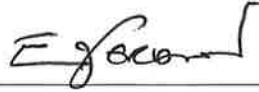
**A.** The Plan Commission adopted the following staff recommended findings for the decision criteria and review guidelines for Comprehensive Plan amendments, as listed in SMC 17G.020.030:

**B.** The proposed amendment has been reviewed by the City Plan Commission and found to be in conformance with the goals and policies of the City's 2001 Comprehensive Plan, as well as the Spokane Municipal Code Chapter 17G.020.

## **RECOMMENDATIONS:**

By a vote of 6 to 0, the Plan Commission recommends to the City Council the approval of a proposed amendment to the Land Use Plan Map of the City's

Comprehensive Plan for a change from the land use plan map designation "Residential 4-10" to "Office". The total size of the proposed land use plan map amendment is 0.63 acres and the implementing zoning designation of Office; 35 feet height limit (O-35).



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**Dennis Dellwo, President**  
**Spokane Plan Commission**  
**September 23, 2015**

**EVON VERDUIN, VICE-PRESIDENT**



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

<b>Date Rec'd</b>	10/6/2015
<b>Clerk's File #</b>	ORD C35309
<b>Renews #</b>	

<b>Submitting Dept</b>	PLANNING & DEVELOPMENT	<b>Cross Ref #</b>	
<b>Contact Name/Phone</b>	TIRRELL BLACK 625-6185	<b>Project #</b>	
<b>Contact E-Mail</b>	TBLACK@SPOKANECITY.ORG	<b>Bid #</b>	
<b>Agenda Item Type</b>	First Reading Ordinance	<b>Requisition #</b>	
<b>Agenda Item Name</b>	0650 - ORDINANCE RELATING TO APPLICATION Z1400064COMP		

**Agenda Wording**

An Ordinance relating to application #Z1400064COMP and amending the Land Use Plan Map of the City's Comprehensive Plan from "Residential 4-10" to "CC Core" for 0.31 acres (13,800 square feet) located at 1414 East 10th Avenue and 1415 East 11th Avenue

**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.

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





**Continuation of Wording, Summary, Budget, and Distribution**

**Agenda Wording**

and amending the Zoning Map from "Residential Single Family" (RSF) to "Centers & Corridors, Type 1, Neighborhood Center" (CC1-NC).

**Summary (Background)**

**Fiscal Impact**

Select     \$

Select     \$

**Budget Account**

#

#

**Distribution List**


ORDINANCE NO. C35309

AN ORDINANCE RELATING TO APPLICATION #Z1400064COMP AND AMENDING THE LAND USE PLAN MAP OF THE CITY'S COMPREHENSIVE PLAN FROM "RESIDENTIAL 4-10" TO "CC CORE" FOR 0.31 ACRES (13,800 SQUARE FEET) LOCATED AT 1414 E. 10<sup>TH</sup> AVENUE AND 1415 E. 11<sup>TH</sup> AVENUE; AND AMENDING THE ZONING MAP FROM "RESIDENTIAL SINGLE FAMILY" (RSF) TO "CENTERS & CORRIDORS, TYPE 1, NEIGHBORHOOD CENTER" (CC1-NC).

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 Z1400064COMP was timely submitted to the City for consideration during the City's 2015 Comprehensive Plan amendment cycle; and

WHEREAS, Application Z1400064COMP seeks to amend the Land Use Plan Map of the City's Comprehensive Plan for a change from "Residential 4-10" to "CC Core" for 0.31 acres located at 1414 E. 10<sup>th</sup> Avenue and 1415 E. 11<sup>th</sup> Avenue. If approved, the implementing zoning designation requested is "Centers & Corridors Type1, Neighborhood Center" (CC1-NC); 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 11, 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 Z1400064COMP 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 Z1400064COMP and other proposed amendments; and

WHEREAS, the Spokane Plan Commission found that Application Z1400064COMP is consistent with and implements the Comprehensive Plan; and

WHEREAS, the Plan Commission voted 6 to 0 to recommend approval of Application Z1400064COMP; 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 Z1400064COMP is approved.
2. Amendment of Land Use Map. The Spokane Comprehensive Plan Land Use Map is amended from “Residential 4-10” to “CC Core” for 0.31 acres located at 1414 E. 10<sup>th</sup> Avenue (parcel 35213.2170) and 1415 E. 11<sup>th</sup> Avenue (parcel 35213.2716) as shown in Exhibit A.
3. Amendment of Zoning Map. The City of Spokane Zoning Map is amended from “RSF” to “CC1,NC” for this same area as shown in Exhibit B.

PASSED BY THE CITY COUNCIL ON \_\_\_\_\_, 2015.

\_\_\_\_\_  
Council President

Attest:

Approved as to form:

\_\_\_\_\_  
City Clerk

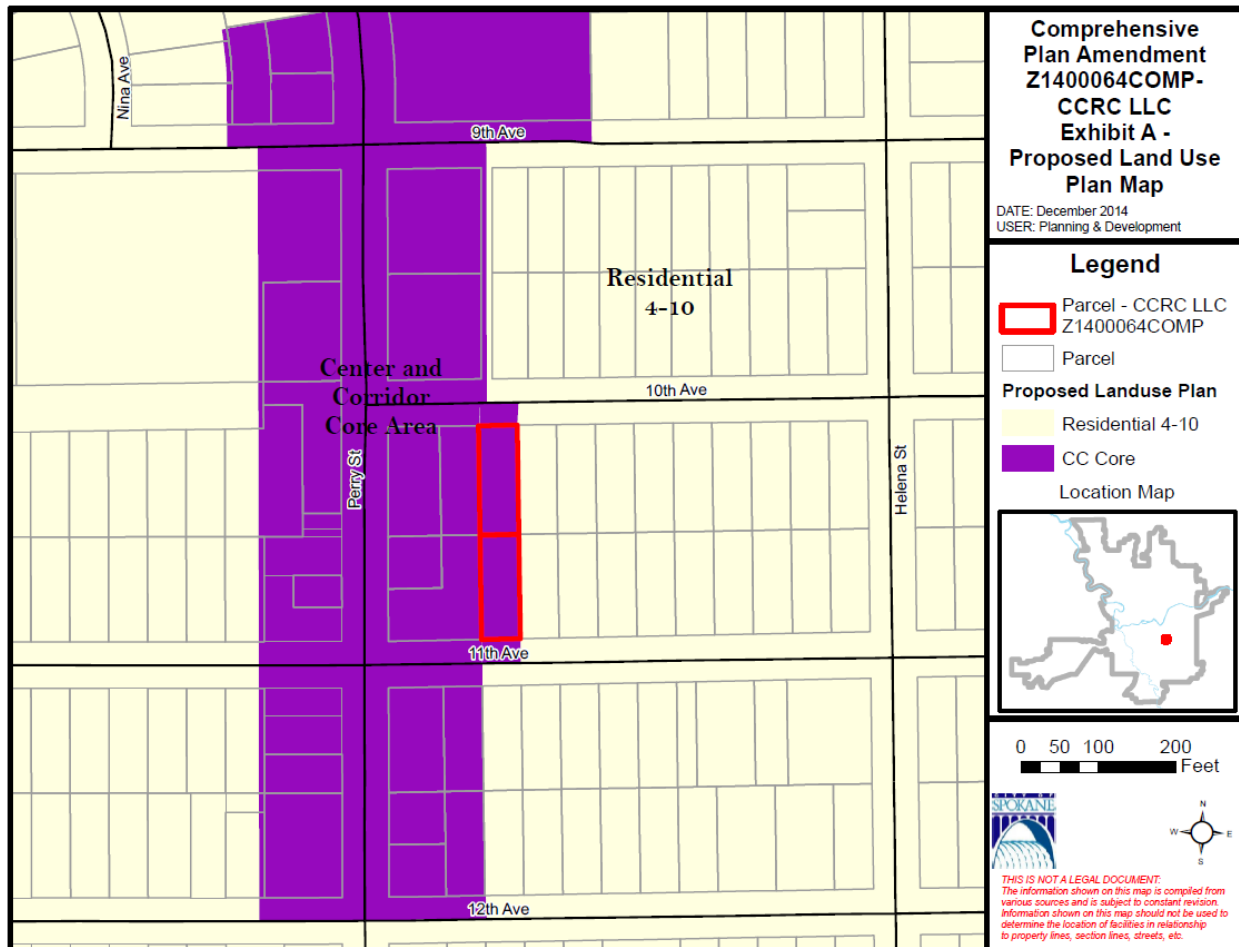
\_\_\_\_\_  
Assistant City Attorney

\_\_\_\_\_  
Mayor

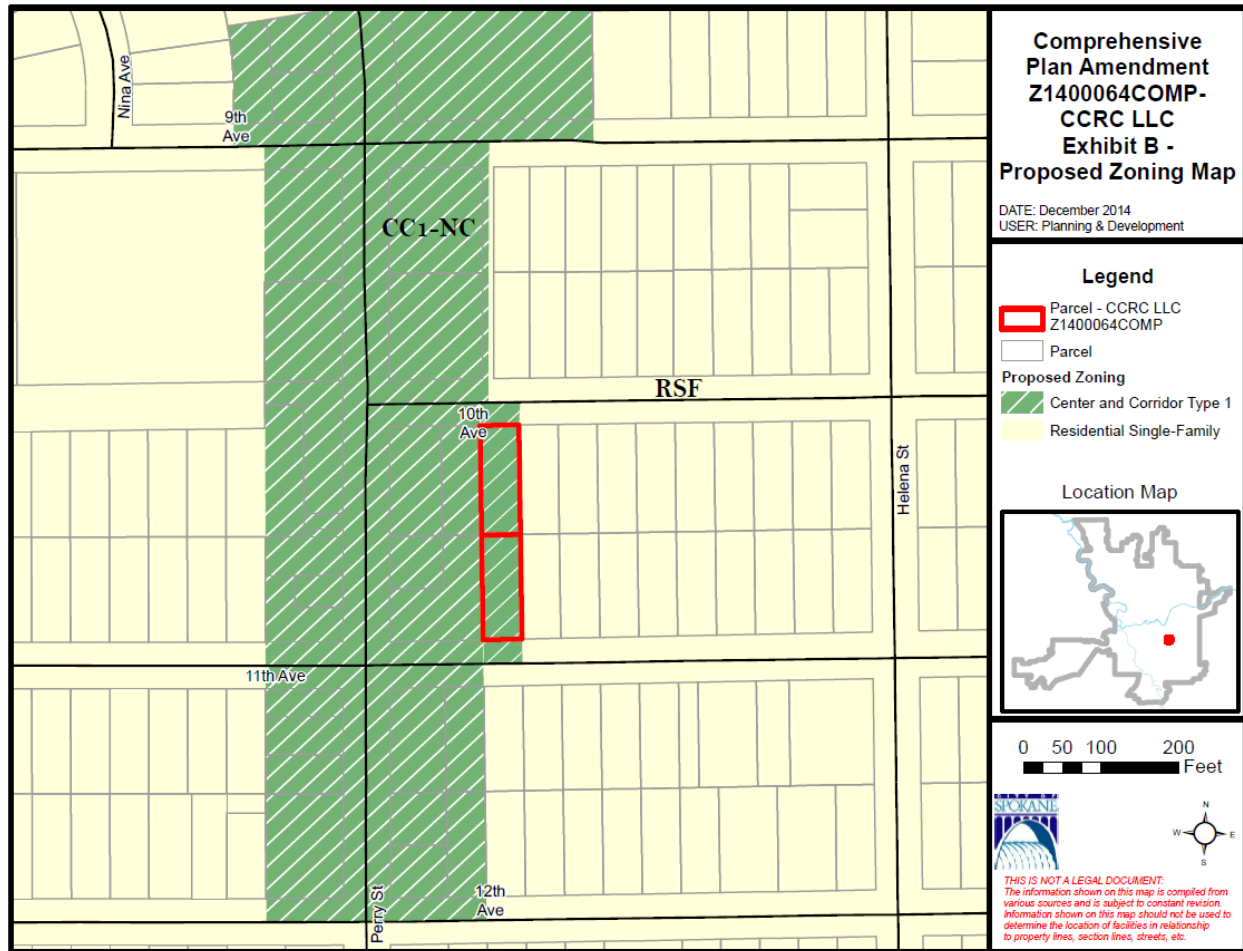
\_\_\_\_\_  
Date

\_\_\_\_\_  
Effective Date

# Exhibit A



# Exhibit B





**STAFF REPORT ON COMPREHENSIVE PLAN  
LAND USE AMENDMENT APPLICATION  
1414 E. 10<sup>th</sup> Ave & 1415 E. 11<sup>th</sup> Ave.; CCRC LLC; File Z140064COMP**

**I. SUMMARY OF REQUEST AND RECOMMENDATIONS:**

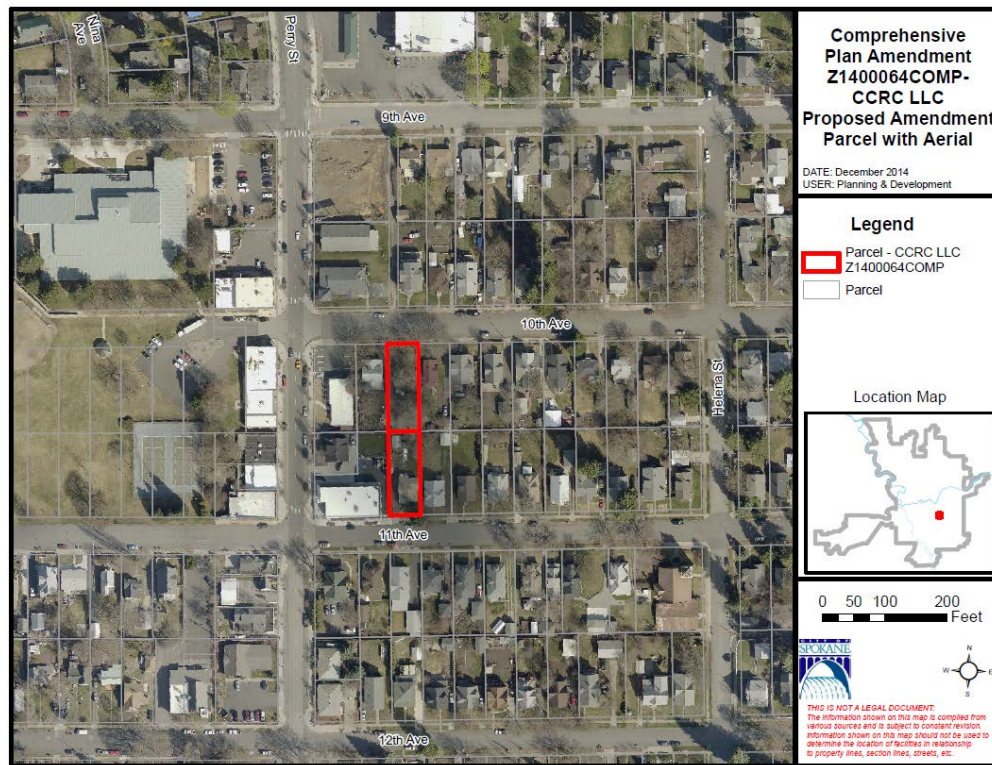
**DESCRIPTION OF PROPOSAL:**

This proposal is to change the land use of two parcels from “Residential, 4 to 10 units per acre” to “CC Core”. The size of the proposal is 13,800 square feet (0.31 acres). If approved, the zoning would be changed from RSF (Residential Single Family) to CC1-NC (Centers & Corridors Type 1, Neighborhood Center). No specific development proposal is being approved at this time.

**II. GENERAL INFORMATION:**

<b>Agent:</b>	Mr. Dwight Hume, Land Use Solutions and Entitlement
<b>Applicant/Property Owner(s):</b>	CCRC LLC
<b>Location of Proposal:</b>	The addresses are 1414 E. 10 <sup>th</sup> Avenue (parcel 35213.2710) and 1415 E. 11 <sup>th</sup> Avenue (parcel 35213.2716).
<b>Legal Description</b>	Richland Park, Block 2, Lot 10; and Richland Park, Block 2, Lot 17
<b>Existing Land Use Plan Designation:</b>	“Residential, 4 to 10 units per acre”
<b>Proposed Land Use Plan Designation:</b>	“CC Core”
<b>Existing Zoning:</b>	RSF (Residential Single Family)
<b>Proposed Zoning:</b>	CC1-NC (Centers & Corridors Type 1, Neighborhood Center)
<b>SEPA Status:</b>	A SEPA threshold Determination of Non-Significance (DNS) was made on September 4, 2015. The appeal period closed on September 23, 2015 at noon.
<b>Enabling Code Section:</b>	SMC 17G. 020, Comprehensive Plan Amendment Procedure
<b>Plan Commission Hearing Date:</b>	September 23, 2015
<b>Staff Contact:</b>	Tirrell Black, Planner; <a href="mailto:tblack@spokanecity.org">tblack@spokanecity.org</a>

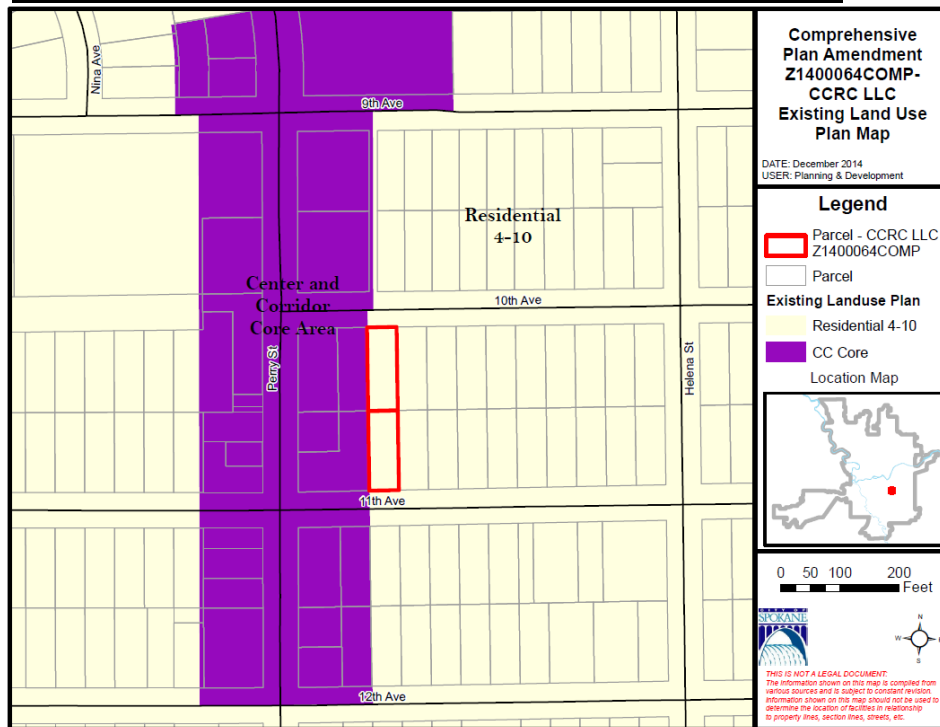
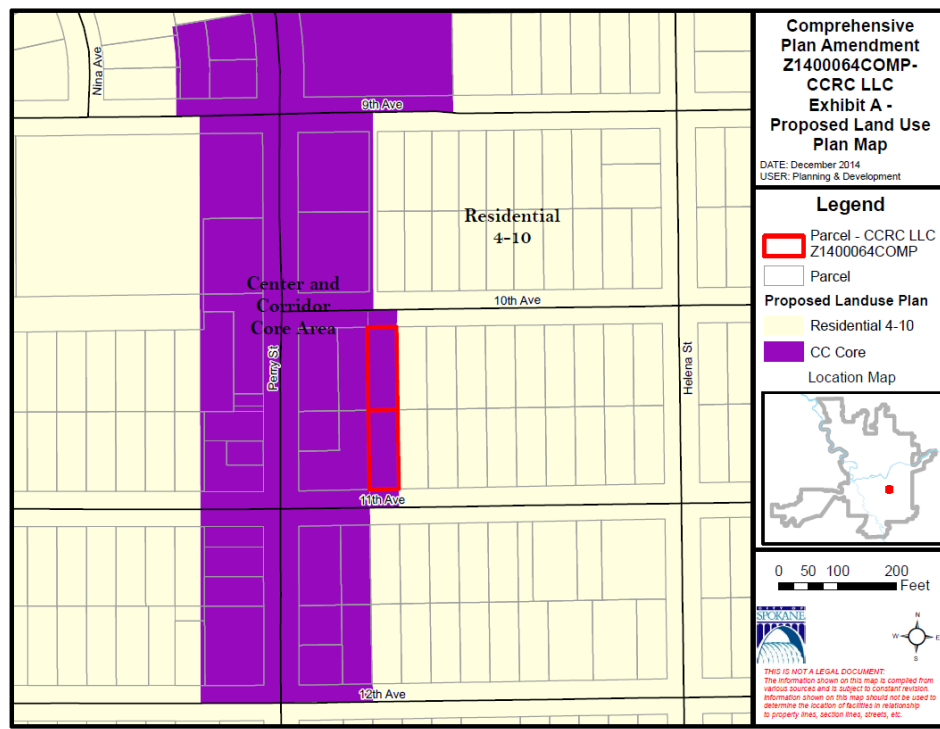
### III. FINDINGS OF FACT:



#### A. Site Description:

The subject property is two platted lots with a combined size of approximately 13,800 square feet (0.31 acres). The addresses are 1414 E. 10<sup>th</sup> Avenue (parcel 35213.2710) and 1415 E. 11<sup>th</sup> Avenue (parcel 35213.2716). See illustration above. These parcels are located near the Perry Street District. 10<sup>th</sup> Avenue and 11<sup>th</sup> Avenue are classified as local access streets.

**B. Project Description:** As authorized by Spokane Municipal Code Section 17G.020, "Comprehensive Plan Amendment Procedure," the applicant is requesting a comprehensive plan land use plan map designation change from "Residential 4-10 units per acre" to "CC Core" for parcels totaling 0.31 acres in size. If approved, the zoning would be changed from RSF (Residential Single Family) to CC1-NC (Centers and Corridors Type 1, Neighborhood Center). Development and improvement of the site would be subject to all relevant provisions of the City's unified development code at time of building or other permit application.

**C. Existing Land Use Plan Map Designations with subject area in red****D. Applicant Proposed Land Use Plan Map; if adopted proposed zoning is CC1-NC (Centers & Corridors Tye 1, Neighborhood Center)**

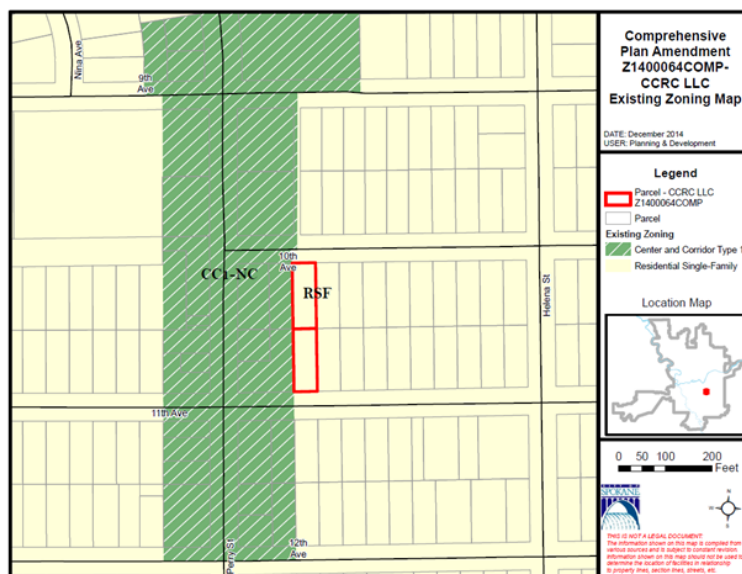
### **E. Zoning and Land Use Designation History:**

The oldest zoning map that could be located regarding these properties was the 1975 zoning map which showed these parcels as zoned “R2”. The 1986 zoning map designates them as “R1” which is equivalent to today’s RSF zoning. The 2001 zoning map identifies them as “R1”. As part of pilot planning for Centers & Corridors, some adjacent lots were rezoned in 2003 from “B1-L and R1” to CC1-NC; this action was undertaken in June 2003 by ordinance number C33249. The lots under discussion in this staff report were left in single family residential designation or “R1” and later “RSF” designation at that time.

Zoning in 2003 prior to zoning change



Current zoning (as adopted by ORD C33249 in June 2003):



F. Adjacent Zoning Overlay on Perry Street (Pedestrian Street Designation)

Perry Street from 7<sup>th</sup> Avenue to 12<sup>th</sup> Avenue is designated as a “Pedestrian Street” on the city’s zoning map. This overlay zone requires conformance with the Pedestrian Street Standards within the Centers & Corridors Design Guidelines which are adopted in the Spokane Municipal Code 17C.122.060.

G. Adjacent Land Use:

To the north (across 10<sup>th</sup> Avenue): residential use

To the west: immediately to the west of the 11<sup>th</sup> Avenue parcel is commercial use (brewery); immediately to the west of the 10<sup>th</sup> Avenue parcel is a residential use (owned by applicant) to the west of this is commercial use (pizza)

To the south (across 11<sup>th</sup> Avenue): residential use

To the east: residential use

10<sup>th</sup> and 11<sup>th</sup> Avenue are classified as local streets. E. 9<sup>th</sup> Avenue & Perry Street are both classified as minor arterials. Perry Street is served by STA Bus 45.

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

I. Procedural Requirements:

- Application was submitted on October 31, 2015 and Certified Complete on December 1, 2014;
- Applicant was provided Notice of Application on February 23, 2015;
- 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 East Central Neighborhood Council on March 17, 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 comment has been received regarding this proposal. Sixteen public comment letters and emails have been received and none have been in favor of this proposal.



## **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. Relevant Comprehensive Plan Goals and Policies are excerpted from the Comprehensive Plan and contained in Attachment A of this report.*

*Staff Discussion:* The Perry District Center is categorized as a Neighborhood Center on the Comprehensive Plan Land Use Plan Map. Policy LU 3.2 Centers and Corridors, within the discussion section oriented to Neighborhood Centers, states this as a guideline for the size of Neighborhood Centers:

*The size and composition of neighborhood centers, including recreation areas, vary by neighborhood, depending upon location, access, neighborhood character, local desires, and market opportunities. Neighborhood centers should be separated by at least one mile (street distance) or as necessary to provide economic viability. As a general rule, the amount of commercial space and percent devoted to office and retail should be proportional to the number of housing units in the neighborhood. The size of individual commercial business buildings should be limited to assure that the business is*

*truly neighborhood serving. The size of the neighborhood center, including the higher density housing surrounding the center, should be approximately 15 to 25 square blocks. The density of housing should be about 32 units per acre in the core of the neighborhood center and may be up to 22 units per acre at the perimeter.*

*The borders of the Perry Street District are now limited to roughly 9<sup>th</sup> Avenue to 12<sup>th</sup> Avenue and generally extend east and west only one parcel off of Perry Street. This is much smaller than the policy language description of “15 to 25 square blocks”.*

*Another way to look at the current size of the district is to use acreage. The total parcel area of the South Perry CC1-NC zoned properties is 8.505 acres. The increase proposed is 0.317 acres. That will increase the total CC1-NC zoning to 8.822 acres. This is an increase of 3.73% in parcel acreage size of the Neighborhood Center.*

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 will 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 adjacent to parcels currently zoned CC1-NC and is not inconsistent with the Comprehensive Plan guidance on the appropriate size of neighborhood center designation within Centers & Corridors classification as described in Policy LU 3.2.*

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

*Relevant facts: The site is served by public utilities and local streets (10<sup>th</sup> Avenue & 11<sup>th</sup> Avenue). There have been no indications that the site cannot be developed due to lack of infrastructure or other physical features.*

- 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: If the land use plan map amendment is approved the zoning designation of the parcels will change from RSF (Residential Single Family) to CC1-NC (Centers and Corridors, Type 1, Neighborhood Center). Staff has concluded that no text amendments to comprehensive plan policy are needed to support the proposed land use plan map amendment.*

#### 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 “CC Core” and that the zoning classification of the property be changed to CC1-NC (Centers & Corridors Type 1, Neighborhood Center).*



## **Exhibit A, Excerpt Goals/Policies City of Spokane Comprehensive Plan**

For full copy of City of Spokane Comprehensive Plan, [go to:my.spokanecity.org/services/](http://go.to:my.spokanecity.org/services/)

From Chapter 3, Land Use:

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### **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.

#### **Policy: LU 1.3 Single-Family Residential Areas**

***Protect the character of single-family residential neighborhoods by focusing higher intensity land uses in designated centers and corridors.***

**Discussion:** The city's residential neighborhoods are one of its most valuable assets. They are worthy of protection from the intrusion of incompatible land uses. Centers and corridors provide opportunities for complementary types of development and a greater diversity of residential densities.

Complementary types of development may include places for neighborhood residents to work, shop, eat, and recreate. Development of these uses in a manner that avoids negative impacts to surroundings is essential. Creative mechanisms, including design standards, must be implemented to address these impacts so that potential conflicts are avoided.

From Chapter 3, Land Use:

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### **LU 3 EFFICIENT LAND USE**

**Goal:** Promote the efficient use of land by the use of incentives, density and mixed-use development in proximity to retail businesses, public services, places of work, and transportation systems.

#### **Policy: LU 3.2 Centers and Corridors**

***Designate centers and corridors (neighborhood scale, community or district scale, and regional scale) on the land use plan map that encourage a mix of uses and activities around which growth is focused.***

**Discussion:** Suggested centers are designated where the potential for center development exists. Final determination is subject to the neighborhood planning process.

#### **Neighborhood Center**

Neighborhood centers designated on the Land Use Plan map have a greater intensity of development than the surrounding residential areas. Businesses primarily cater to neighborhood residents, such as convenience businesses and services. Drive-through facilities, including gas stations and similar auto-oriented uses tend to provide services to people living outside the surrounding neighborhood and should be allowed only along principal arterials and be subject to size limitations and design guidelines. Uses such as a day care center, a church, or a school may also be found in the neighborhood center. Businesses in the neighborhood center are provided support by including housing over ground floor retail and office uses. The most dense housing should be focused in and around the neighborhood center. Density is high enough to enable frequent transit service to a neighborhood center and to sustain neighborhood businesses. Housing density should decrease as the distance from the neighborhood center increases. Urban design guidelines of the Comprehensive Plan or a neighborhood plan are used to

guide architectural and site design to promote compatible, mixed land uses, and to promote land use compatibility with adjoining neighborhoods.

Buildings in the neighborhood center are oriented to the street. This encourages walking by providing easy pedestrian connections, by bringing activities and visually interesting features closer to the street, and by providing safety through watchful eyes and activity day and night. Parking lots should not dominate the frontage of these pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding neighborhoods. Parking lots should be located behind or on the side of buildings as a rule.

To promote social interaction and provide a focal point for the center, a central gathering place, such as a civic green, square, or park, should be provided. To identify the center as the major activity area of the neighborhood, it is important to encourage buildings in the core area of the neighborhood center to be taller. Buildings up to three stories are encouraged in this area. Attention is given to the design of the circulation system so pedestrian access between residential areas and the neighborhood center is provided. To be successful, centers need to be integrated with transit. Transit stops should be conveniently located near commercial and higher density residential uses, where transit service is most viable.

The size and composition of neighborhood centers, including recreation areas, vary by neighborhood, depending upon location, access, neighborhood character, local desires, and market opportunities. Neighborhood centers should be separated by at least one mile (street distance) or as necessary to provide economic viability. As a general rule, the amount of commercial space and percent devoted to office and retail should be proportional to the number of housing units in the neighborhood. The size of individual commercial business buildings should be limited to assure that the business is truly neighborhood serving. The size of the neighborhood center, including the higher density housing surrounding the center, should be approximately 15 to 25 square blocks. The density of housing should be about 32 units per acre in the core of the neighborhood center and may be up to 22 units per acre at the perimeter.

### **District Center**

District centers are designated on the land use plan map. They are similar to neighborhood centers, but the density of housing is greater (up to 44 dwelling units per acre in the core area of the center) and the size and scale of schools, parks, and shopping facilities are larger because they serve a larger portion of the city. As a general rule, the size of the district center, including the higher density housing surrounding the center, should be approximately 30 to 50 square blocks. As with a neighborhood center, buildings are oriented to the street and parking lots are located behind or on the side of buildings whenever possible. A central gathering place, such as a civic green, square, or park is provided. To identify the district center as a major activity area, it is important to encourage buildings in the core area of the district center to be taller. Buildings up to five stories are encouraged in this area.

The circulation system is designed so pedestrian access between residential areas and the district center is provided. Frequent transit service, walkways, and bicycle paths link district centers and the downtown area.

### **Employment Center**

Employment centers have the same mix of uses and general character features as neighborhood and district centers but also have a strong employment component. The employment component is expected to be largely non-service related jobs incorporated into the center or on land immediately adjacent to the center. Employment centers vary in size from 30 to 50 square blocks plus associated employment areas. The residential density in the core area of the employment center may be up to 44 dwelling units per acre. Surrounding the center are medium density transition areas at up to 22 dwelling units per acre.

### **Corridors**

Corridors are areas of mixed land use that extend no more than two blocks in either direction from the center of a transportation corridor.

Within a corridor, there is a greater intensity of development in comparison to the surrounding residential areas. Housing at a density up to 44 units per acre and employment densities are adequate to support frequent transit service. The density of housing transitions to a lower level (up to 22 units per acre) at the outer edge of the corridor. A variety of housing styles, apartments, condominiums, rowhouses, and houses on smaller lots are allowed. A full range of retail services, including grocery stores serving several neighborhoods, theaters, restaurants, dry-cleaners, hardware stores, and specialty shops are also allowed. Low intensity, auto-dependent uses (e.g., lumber yards, automobile dealers, and nurseries) are prohibited.

Corridors provide enhanced connections to other centers, corridors, and downtown Spokane. To accomplish this, it is important to make available safe, attractive transit stops and pedestrian and bicycle ways. The street environment for pedestrians is much improved by placing buildings with multiple stories close to the street with wide sidewalks and street trees, attractive landscaping, benches, and frequent transit stops. Parking lots should not dominate the frontage of these pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding neighborhoods. Parking lots should be located behind or on the side of buildings whenever possible.

#### **Regional Center**

Downtown Spokane is the regional center, containing the highest density and intensity of land use. It is the primary economic and cultural center of the region. Emphasis is on providing more housing opportunities and neighborhood services for downtown residents, in addition to enhancing economic, cultural, and social opportunities for the city and region.

### **LU 3.5 Mix of Uses in Centers**

***Achieve a proportion of uses in centers that will stimulate pedestrian activity and create mutually reinforcing land uses.***

***Discussion:*** Neighborhood, District, and Employment Centers are designated on the land use plan maps in areas that are substantially developed. New uses in centers should complement existing on-site and surrounding uses, yet seek to achieve a proportion of uses that will stimulate pedestrian activity and create mutually reinforcing land use patterns. Uses that will accomplish this include public, core commercial/office and residential uses.

All centers are mixed-use areas. Some existing uses in designated centers may fit with the center concept; others may not. Planning for centers should first identify the uses that do not fit and identify sites for new uses that are missing from the existing land use pattern. Ultimately, the mix of uses in a center should seek to achieve the following minimum requirements:

<b>TABLE LU 1 MIX OF USES IN CENTERS</b>		
<b>Use</b>	<b>Neighborhood Center</b>	<b>District and Employment Center</b>
<b>Public</b>	10 percent	10 percent
<b>Commercial/Office</b>	20 percent	30 percent
<b>Higher Density Housing</b>	40 percent	20 percent
Note: All percentage ranges are based on site area, rather than square footage of building area.		

This recommended proportion of uses is based on site area and does not preclude additional upper floors with different uses.

The ultimate mix of land uses and appropriate densities should be clarified in a site-specific planning process in order to address site-related issues such as community context, topography, infrastructure capacities, transit service frequency, and arterial street accessibility. Special care should be taken to respect the context of the site and the character of surrounding existing neighborhoods. The 10 percent public use

component is considered a goal and should include land devoted to parks, plazas, open space, and public facilities.

### **LU 3.6 Neighborhood Centers**

**Designate the following seven locations as neighborhood centers on the land use plan map.**

- Indian Trail and Barnes;
- South Perry;
- Grand Boulevard/12th to 14th;
- Garland;
- West Broadway;
- Lincoln and Nevada;
- Fort George Wright Drive and Government Way.

## **LU 5 DEVELOPMENT CHARACTER**

**Goal: Promote development in a manner that is attractive, complementary, and compatible with other land uses.**

### **LU 5.3 Off-Site Impacts**

*Ensure that off-street parking, access, and loading facilities do not adversely impact the surrounding area.*

**Discussion:** Off-street parking, access, and loading facilities are usually associated with the development of higher density residential, office, and commercial uses. These features often have major impacts on single-family residential areas. The impacts are most significant when these facilities are next to or intrude between homes. When these facilities are accessory to a higher density residential or nonresidential use, they should be developed according to the same policies and zoning regulations as govern the primary use. New parking lots should also have the same zoning classification as the primary use. In addition, these facilities should be developed to minimize adverse impacts to adjacent properties. All parking lots should be paved. Parking lots and loading areas should have appropriate buffers to fully screen them from adjacent, less intensive uses. Access to business and higher density residential sites should be controlled to avoid impacts on adjacent uses, pedestrian movement, and street functions.

END

## **CITY PLAN COMMISSION FINDINGS OF FACT, CONCLUSIONS, AND RECOMMENDATIONS ON THE COMPREHENSIVE PLAN LAND USE PLAN MAP AMENDMENT FILE NO. Z1400064COMP**

**A Recommendation of the City Plan Commission to the City Council approving a proposed Comprehensive Plan Amendment application by Dwight Hume, on behalf of CCRC LLC to amend the land use plan map designation from “Residential 4-10” to “CC Core”. The total size of the proposed land use plan map amendment is 0.31 acres. The implementing zoning designation requested is Centers & Corridors Type 1, Neighborhood Center (CC1-NC).**

### **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 Z1400064COMP 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 0.31 acres.
- F.** The requested implementing zoning designation is Centers & Corridors Type 1, Neighborhood Center (CC1-NC).
- G.** Staff requested comments from agencies and departments on January 15, 2015. No adverse comments were received from agencies or departments.
- H.** A public comment period ran from March 9, 2015 to May 7, 2015 which provided a 60 day public comment period. There were no negative comments received regarding the application.
- I.** The Community Assembly received a presentation regarding the draft proposed amendments on March 6, 2015 and have been given information regarding the dates of Plan Commission workshops and hearings.

**J.** The Spokane City Plan Commission held a substantive workshop to study the amendment on March 25, 2015.

**K.** 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. The public appeal period for the SEPA determination ended on September 23, 2015 at noon.

**L.** On September 14, 2015, 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.

**M.** Notice of the SEPA Checklist and Determination of Non-Significance, the Comprehensive Plan Land Use Map amendment, and announcement of the September 23, 2015 Plan Commission Public Hearing were published in the Spokesman-Review on September 9 and September 16, 2015 and the Official City Gazette on September 9 and September 16, 2015.

**N.** Notice of 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.

**O.** The staff report found that the amendment met all the decision criteria for approval of a Comprehensive Plan amendment as prescribed by SMC 17G.020, Comprehensive Plan Amendment Procedure.

**P.** The Plan Commission held a public hearing on the recommended amendment on September 23, 2015.

**Q.** The Plan Commission recommended, by a vote of 6-0, approval of the amendment on September 23, 2015; and

**R.** As a result of the City's efforts, the public has had extensive opportunities to participate throughout the process and persons desiring to comment were given that an opportunity to comment.

## **CONCLUSIONS:**

**A.** The Plan Commission adopted the following staff recommended findings for the decision criteria and review guidelines for Comprehensive Plan amendments, as listed in SMC 17G.020.030:

**B.** The proposed amendment has been reviewed by the City Plan Commission and found to be in conformance with the goals and policies of the City's 2001 Comprehensive Plan, as well as the Spokane Municipal Code Chapter 17G.020.

## **RECOMMENDATIONS:**

By a vote of 6 to 0, the Plan Commission recommends to the City Council the approval of a proposed amendment to the Land Use Plan Map of the City's



Comprehensive Plan for a change from the land use plan map designation "Residential 4-10" to "CC Core". The total size of the proposed land use plan map amendment is 0.31 acres and the implementing zoning designation of Centers & Corridors Type 1; Neighborhood Center (CC1-NC).



**Dennis Dellwo, President**  
Spokane Plan Commission  
September 23, 2015

**EVAN VERDUIN, VICE-PRESIDENT**



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

<b>Date Rec'd</b>	10/6/2015
<b>Clerk's File #</b>	ORD C35310
<b>Renews #</b>	

<b>Submitting Dept</b>	PLANNING & DEVELOPMENT	<b>Cross Ref #</b>	
<b>Contact Name/Phone</b>	TIRRELL BLACK 625-6185	<b>Project #</b>	
<b>Contact E-Mail</b>	NGWINN@SPOKANECITY.ORG	<b>Bid #</b>	
<b>Agenda Item Type</b>	First Reading Ordinance	<b>Requisition #</b>	
<b>Agenda Item Name</b>	0670 - ORDINANCE RELATING TO APPLICATION Z1400065COMP		

**Agenda Wording**

An Ordinance amending the text of the City of Spokane Comprehensive Plan chapter 3, Land Use, adopting a new policy entitled "LU 1.X Mobile Home Parks."

**Summary (Background)**

This proposal is a Comprehensive Plan text amendment to add a new Land Use Policy regarding the location of appropriate areas to preserve mobile and manufactured home parks. The new policy is designated "LU 1.X Mobile Home Parks" and would be added to Chapter 3, Land Use, of the City of Spokane's Comprehensive Plan. The Plan Commission Held a Public Hearing on September 23, 2015 to consider this amendment and recommended denial of the amendment. Plan Commission Findings and Conclusions attached

<b>Fiscal Impact</b>		<b>Budget Account</b>	
Neutral	\$	#	
Select	\$	#	
Select	\$	#	
Select	\$	#	
<b>Approvals</b>		<b>Council Notifications</b>	
<b>Dept Head</b>	MEULER, LOUIS	<b>Study Session</b>	
<b>Division Director</b>	SIMMONS, SCOTT M.	<b>Other</b>	PCED 9/28/15 / PC
<b>Finance</b>	DAVIS, LEONARD	<b>Distribution List</b>	
<b>Legal</b>	RICHMAN, JAMES	lhattenburg@spokanecity.org	
<b>For the Mayor</b>	SANDERS, THERESA	tblack@spokanecity.org	
<b>Additional Approvals</b>		smsimmons@spokanecity.org	
<b>Purchasing</b>		jrichman@spokanecity.org	
		lmeuler@spokanecity.org	
		ngwinn@spokanecity.org	
		jsnyder@spokanecity.org / bstum@spokanecity.org	

## ORDINANCE NO. C35310

AN ORDINANCE amending the text of the City of Spokane Comprehensive Plan chapter 3, Land Use, adopting a new policy entitled “LU 1.X Mobile Home Parks.”

WHEREAS, in compliance with the Washington State Growth Management Act, chapter 36.70A RCW (the “GMA”), the City of Spokane adopted a Comprehensive Plan on May 21, 2001; and

WHEREAS, the GMA 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, pursuant to RCW 36.70A.070(2)(c), the GMA requires jurisdictions to identify sufficient land for manufactured housing; and

WHEREAS, according to a June 2007 publication by the Washington State Housing Finance Commission (“Manufactured Housing Community Article”), manufactured housing communities are one of the largest sources of unsubsidized affordable housing in Washington State and provide affordable housing for about 500,000 people, or approximately 8 percent of Washington’s residents, many of them elderly; and

WHEREAS, according to the Manufactured Housing Community Article, in Washington State, approximately 143 communities have closed in the 15 years prior to 2007, displacing more than 4,000 families, and between May 2006 and December 2007, another 38 communities closed, displacing another 1,400 households; and

WHEREAS, for a majority of the residents displaced by manufactured home park community closures, residents may likely lose their homes because many older “mobile Homes” cannot be moved and must be demolished at the homeowner’s expense; and

WHEREAS, even when a mobile home can be moved, the homeowners often cannot find another park with room for their home; and

WHEREAS, while these communities continue to close in Washington, it is believed few are opening to take their place; and

WHEREAS, no new mobile/manufactured home parks have been proposed in Spokane for over a decade; and

WHEREAS, pursuant to GMA’s requirement to identify sufficient land for manufactured housing, the City Council previously adopted Resolution 2014-0103 requesting a Comprehensive Plan Amendment in 2015 that would establish a policy of

preserving manufactured housing as an affordable housing option in the City of Spokane; and

WHEREAS, following the City Council's adoption of Resolution 2014-0103, the City Council submitted an application seeking to amend Comprehensive Plan Chapter 3, Land Use, to add a new policy to designate appropriate areas for the preservation of mobile and manufactured home parks; and

WHEREAS, the proposed amendment does not seek to designate any particular mobile or manufactured home park or property for preservation but instead will establish a forum for exploring feasible methods for ensuring a sufficient supply of land for mobile and manufactured home parks in the future and for preserving mobile and manufactured home parks as an affordable housing option in the City of Spokane; and

WHEREAS, an annual survey of manufactured home parks conducted by the City of Spokane reported a total of 1,174 units in 19 manufactured home parks inside the City in 2015; and

WHEREAS, the 2015 Spokane area 80 percent median income limit used by the U.S. Housing and Urban Development Department to define a low-income, two-person family is \$41,300 annually; and

WHEREAS, the Spokane County Assessor's office reported in 2015 that 279 households within manufactured home parks in the city of Spokane participated in a homeowner property tax relief program for seniors and persons with disabilities with annual household incomes of less than \$35,000; such household income is less than the defined limit for area low-income families of any size; and

WHEREAS, the rate of participating households in property tax relief for seniors and persons with disabilities per residence type, based on the total of 1,174 units in the city's manufactured home parks, is more than three times the rate reported for other owner-occupied housing types in the city; and

WHEREAS, the high use of property tax relief by occupants in manufactured home parks in the city of Spokane indicates that those occupants are more likely to be seniors or disabled and have lower household income than people within the general population of the city; and

WHEREAS, manufactured home parks are a source of affordable single-family and senior housing to low-income households in Spokane; and

WHEREAS, the Washington Department of Commerce reported in March 2015 that the Manufactured Housing Relocation Fund was sufficient to reimburse only 89 low-income applicants statewide; and

WHEREAS, under current funding levels for the Washington Manufactured Housing Relocation Fund, increases in manufactured home park closures elsewhere in the state could increase the time by which local homeowners affected by a park closure would wait for reimbursement in the event of a park closure in the city of Spokane; and

WHEREAS, the proposed amendment is consistent with GMA's requirement that jurisdictions subject to the GMA must have a Comprehensive Plan that "...identifies sufficient land for housing, including, but not limited to, government-assisted housing, housing for low-income families, manufactured housing, multifamily housing, and group homes and foster care facilities;" [RCW 36.70A.070(2)(c)]; and

WHEREAS, the amendment is consistent with planning Goal #4 of the Growth Management Act: "Housing. Encourage the availability of affordable housing to all economic segments of the population of this State; promote a variety of residential densities and housing types; and encourage preservation of existing housing stock." [RCW 36.70A.020]; and

WHEREAS, the amendment is consistent with Goal H 1, Affordable Housing, of the City of Spokane Comprehensive Plan to provide sufficient housing for the current and future population that is appropriate, safe, and affordable for all income levels; and

WHEREAS, the preservation of manufactured home parks will help to maintain a sufficient amount of manufactured homes and other types of affordable housing units for the current and future population; and

WHEREAS, the State Housing Trust Fund has diminished in size; and

WHEREAS, the number of vacant affordable rentals available to low-income families reported by the Spokane Low Income Housing Consortium among its member housing providers has declined since 2011, the number of vacant units decreasing from 162 to 74 over that period, despite an increase in the combined number of occupied and vacant units offered by these providers, from 2,413 units to 3,210 units (2,371 of which are located in the city of Spokane); and

WHEREAS, the amendment is consistent with Comprehensive Plan Policy H 1.9, Low-Income Housing Development, to support and assist the public and private sectors in developing low-income or subsidized housing for households that cannot compete in the market for housing by using federal, state, and local aid; and

WHEREAS, the amendment is consistent with Comprehensive Plan Goal H 2, Housing Choice and Diversity, to increase the number of housing alternatives within all areas of the city to help meet the changing needs and preferences of a diverse population; and

WHEREAS, the preservation of manufactured home parks is consistent with Comprehensive Plan Policy H 2.2, Senior Housing, in that it would retain manufactured

housing among other forms in the city's housing stock as one alternative that allows senior homeowners to age in place; and

WHEREAS, the amendment is consistent with Comprehensive Plan Policy 3.3, Housing Preservation, to encourage preservation of viable housing; and

WHEREAS, manufactured home parks in Spokane exist in areas designated for residential, industrial and commercial use; and

WHEREAS, the preservation of manufactured home parks in certain areas may not be appropriate due to the community's expected transition of the property to other uses, or for other reasons which may be determined; and

WHEREAS, Spokane Municipal Code chapter 17G.020 "Comprehensive Plan Amendment Procedure" identifies terms and conditions for Comprehensive Plan amendments; and

WHEREAS, staff requested comments from agencies and departments on January 22, 2015, and a public comment period ran from March 9 to May 15, 2015; and

WHEREAS, the Spokane City Plan Commission held workshops regarding this proposed Comprehensive Plan amendment on April 8, July 22, and August 26, 2015; and

WHEREAS, stakeholder group meetings regarding the text amendment were held on June 17 and July 9, 2015; and

WHEREAS, a State Environmental Policy Act (SEPA) Checklist and Determination of Non-Significance were released on September 4, 2015 for the Comprehensive Plan text changes. The public comment period for the SEPA determination ended on September 23, 2015; and

WHEREAS, notice of the SEPA Checklist and Determination, the text amendment, and announcement of the September 23, 2015 Plan Commission Public Hearing were published in the Spokesman-Review on September 9 and 16, 2015; and

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

WHEREAS, the City Plan Commission conducted a public hearing and deliberated on September 23, 2015, for the Application Z1400065COMP and other proposed amendments; and

WHEREAS, the Plan Commission voted 5 to 1 to recommend denial of Application Z1400065COMP, and further recommended that a Plan Commission



housing review program should be put on the 2016 Plan Commission work program; and

WHEREAS, the Spokane City Council held a public hearing on the proposed text amendment on \_\_\_\_\_, to accept public testimony relating to this matter; and

WHEREAS, after this amendment to the Comprehensive Plan is enacted by the City Council, it is anticipated that the City will conduct a public process to determine what implementation strategy to pursue, and whether or not that strategy will involve any change to local development regulations; and

WHEREAS, the Plan Commission and City Council will both hold public hearings on any future proposed amendments to the Unified Development Code; and

WHEREAS, the Spokane City Council, after considering all of the testimony and evidence, finds the proposed text amendment Application Z1400065COMP supports the health, safety, and welfare and is in the best interest of the residents of the City of Spokane; and

WHEREAS, the proposed amendment does not designate any particular mobile or manufactured home park(s) or property for preservation but instead establishes a forum for exploring feasible approaches to ensuring a sufficient supply of land for mobile and manufactured home parks in the future and for preserving mobile and manufactured home parks as an affordable housing option in the City of Spokane; 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 from the Planning and Development Staff Report for the same purposes; -- Now, Therefore,

The City of Spokane does ordain:

Section 1. That Application Z1400065COMP is approved.

Section 2. That the text of Chapter 3, Land Use, of the City of Spokane Comprehensive Plan is amended to read as follows:

LU 1.X Mobile Home Parks

Designate appropriate areas for the preservation of mobile and manufactured home parks.

**Discussion:** Manufactured and/or mobile home parks provide affordable housing to many city residents. In many cases, they provide the opportunity of home ownership to households which cannot afford to purchase other types of housing. When existing manufactured home parks are redeveloped, many homeowners

are unable to move their homes to other sites. Additionally, redeveloped mobile and manufactured home parks are generally not replaced by new parks within the city, resulting in a net loss of this type of housing.

ADOPTED BY THE CITY COUNCIL ON \_\_\_\_\_

\_\_\_\_\_  
Council President

Attest:

Approved as to form:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Assistant City Attorney

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Effective Date

**STAFF REPORT ON COMPREHENSIVE PLAN  
TEXT AMENDMENT APPLICATION FILE NO. Z1400065-COMP  
SPOKANE CITY COUNCIL**

**I. SUMMARY OF REQUEST AND RECOMMENDATIONS:**

**DESCRIPTION OF PROPOSAL:** This application, initiated by Council Member Jon Snyder by direction from the Spokane City Council, requests to add a new policy to Chapter 3, Land Use, of the Comprehensive Plan. The new policy would be added to support Land Use Goal LU 1, Citywide Land Use. It authorizes the designation of appropriate areas where manufactured home parks should be preserved.

**Note: Citizen comment letters are included in the file.**

**II. GENERAL INFORMATION:**

Agent/Applicant:	Council Member Jon Snyder, on behalf of the Spokane City Council
Location of Proposal:	Locations unknown - to be determined within the city of Spokane
Zoning/Land Use Plan Designation:	Varies
SEPA Status:	A SEPA threshold Determination of Non-Significance (DNS) was issued September 4, 2015. The appeal period will close September 23, 2015 at 12:00 P.M.
Enabling Procedure:	SMC 17G. 020, Comprehensive Plan Amendment Procedure
Plan Commission Hearing Date:	September 23, 2015
Staff Contact:	Nathan Gwinn, Asst. Planner, 808 W. Spokane Blvd., Spokane, WA 99201, Phone: (509) 625-6893 <a href="mailto:ngwinn@spokanecity.org">ngwinn@spokanecity.org</a>

### **III. FINDINGS OF FACT:**

- A. Site Description: No locations are directly affected by the proposal. The city of Spokane currently contains at least 19 existing mobile or manufactured home parks. Since the amendment concerns preserving existing manufactured home parks, the locations of existing mobile and manufactured home parks provide information about potentially affected locations, but the locations that may be affected by a future designation for manufactured home parks, or for incentives to preserve them, may include fewer or additional areas than the inventory of parks shown in maps submitted with the original application.
- B. Project Description: As authorized by Spokane Municipal Code chapter 17G.020, “Comprehensive Plan Amendment Procedure,” the applicant is requesting a comprehensive plan text change to the Comprehensive Plan, Chapter 3, Land Use. The changes would add text authorizing the designation of appropriate areas for preserving mobile and manufactured home parks in Spokane, and supporting discussion (see Section I above).
- C. Existing and Proposed Text: The text would be a policy with all new language in Chapter 3 (Land Use) to support Land Use Goal 1, Citywide Land Use:

#### LU 1.X Mobile Home Parks

*Designate appropriate areas for the preservation of mobile and manufactured home parks.*

**Discussion:** Manufactured and/or Mobile Home Parks provide affordable housing to many City residents. In many cases, they provide the opportunity of home ownership to house-holds which cannot afford to purchase other types of housing. When existing manufactured home parks are redeveloped many homeowners are unable to move to their homes to other sites. Additionally, redeveloped mobile and manufactured home parks are generally not replaced by new parks within the City, resulting in a net loss of this type of housing.

- D. Applicable Municipal Code Regulations: SMC 17G.020, Comprehensive Plan Amendment Procedures.
- E. Procedural Requirements:
- Application was submitted on October 31, 2014;
  - Notice of Application was posted and published on March 9, 2015, which began a 60-day public comment period;
  - A SEPA Determination of Nonsignificance was issued September 4, 2015, following the end of the public comment period May 15, 2015;
  - Notice of Plan Commission Public Hearing was posted and mailed by September 9, 2015;
  - Notice of Public Hearing was published in the Spokesman Review on September 9 and 16, 2015;
  - Plan Commission Public Hearing Date is scheduled 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. No department or agency comments were received.

Written public comment has been received regarding this proposal. As of the date of the staff report, 147 comment letters and emails have been received, with 28 in support of the

proposal, and 109 opposing it, along with several neutral or informational comments.

## **V. CONCLUSIONS:**

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

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

*Following is an additional GMA goal related to this proposal:*

- (4) Housing. Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

*The GMA also requires under [RCW 36.70A.070](#)(2)(c) that sufficient land be available for all types of housing including manufactured housing. The proposed change would be consistent with these goals and requirements.*

*Staff concludes that this criterion is met.*

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 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 concludes 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 is consistent with all supporting documents of the Comprehensive Plan. The proposed change to the text does not specify that a change to regulations is required. The proposal does not result in the need for other amendments to the comprehensive plan or development regulations. Staff concludes the proposal is consistent with the especially relevant Comprehensive Plan Goals and Policies listed below. See the [full text of the Comprehensive Plan](#) for discussion following most Policies.*

Relevant Comprehensive Plan Goals and Policies

From 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 non-residential development and design, and proactively reinforcing downtown Spokane's role as the urban center.*

Goal: LU 7 IMPLEMENTATION

*Ensure that the goals and policies of the comprehensive plan are implemented.*

- Policy LU 7.1 Regulatory Structure: *Develop a land use regulatory structure that utilizes creative mechanisms to promote development that provides a public benefit.*



## Goal: LU 8 URBAN GROWTH AREA

Provide an urban growth area that is large enough to accommodate the expected population growth for the next 20 years in a way that meets the requirements of the [countywide planning policies].

- Policy LU 8.1 Population Accommodation: *Accommodate the majority of the county's population and employment in urban growth areas in ways that ensure a balance between livability, preservation of environmental quality, open space retention, varied and affordable housing, high quality cost-efficient urban services, and an orderly transition from county to city jurisdiction.*

## From Chapter 6, Housing

### Vision

"Affordable housing of all types will be available to all community residents in an environment that is safe, clean, and healthy. Renewed emphasis will be placed on preserving existing houses and rehabilitating older neighborhoods."

## Goal: H 1 AFFORDABLE HOUSING

*Provide sufficient housing for the current and future population that is appropriate, safe, and affordable for all income levels.*

- Policy H 1.1 Regional Coordination: *Coordinate the city's comprehensive planning with other jurisdictions in the region to address housing-related needs and issues.*
- Policy H 1.2 Regional Fair Share Housing: *Participate in a process that monitors and adjusts the distribution of low-income housing throughout the region.*
- Policy H 1.5 Housing Information: *Participate in and promote the development of educational resources and programs that assist low and moderate-income households in obtaining affordable and appropriate housing.*
- Policy H 1.7 Socioeconomic Integration: *Promote socioeconomic integration throughout the city.*
- Policy H 1.9 Low-Income Housing Development: *Support and assist the public and private sectors in developing low-income or subsidized housing for households that cannot compete in the market for housing by using federal, state, and local aid.*
- Policy H 1.10 Low-Income Housing Funding Sources: *Support the development of low-income housing development funding sources.*
- Policy H 1.15 New Manufactured Housing: *Permit manufactured homes on individual lots in all areas where residential uses are allowed.*
- Policy H 1.16 Partnerships to Increase Housing Opportunities: *Create partnerships with public and private lending institutions to find solutions that increase opportunities and reduce financial barriers for builders and consumers of affordable lower-income housing.*

## Goal: H 2 HOUSING CHOICE AND DIVERSITY

*Increase the number of housing alternatives within all areas of the city to help meet the changing needs and preferences of a diverse population.*

- Policy H 2.1 Distribution of Housing Options: *Promote a wide range of housing types and housing diversity to meet the needs of the diverse population and ensure that this housing is available throughout the community for people of all income levels and special needs.*

- Policy H 2.7 Taxes and Tax Structure: *Support state consideration of property tax reform measures that provide increased local options that contribute to housing choice and diversity.*

Goal: H 3 HOUSING QUALITY

*Improve the overall quality of the City of Spokane's housing.*

- Policy H 3.2 Property Responsibility and Maintenance: *Assist in and promote improved and increased public and private property maintenance and property responsibility throughout the city.*
- Policy H 3.3 Housing Preservation: *Encourage preservation of viable housing.*
- Policy H 3.5 Housing Goal Monitoring: *Provide a report annually to the City Plan Commission that monitors progress toward achieving the housing goals and includes recommended policy change if positive direction toward achieving the housing goals is not occurring.*

From Chapter 8, Urban Design and Historic Preservation

Goal: DP 6 NEIGHBORHOOD QUALITIES

*Preserve, improve, and support the qualities of individual neighborhood areas.*

- Policy DP 6.2 Access to Housing Choices. *Encourage building and site design that that allows a variety of housing forms while being compatible with the character of the immediate surrounding area, thereby generating community support for development at planned densities.*

From Chapter 10 Social Health

Goal: SH 4 DIVERSITY

*Develop and implement programs that attract and retain city residents from a diverse range of backgrounds and life circumstances so that all people feel welcome and accepted, regardless of their race, religion, color, sex, national origin, marital status, familial status, age, sexual orientation, economic status, or disability.*

- Policy 4.1 Socioeconomic Mix. *Ensure that all neighborhoods contain a mixture of housing types in order to provide an environment that allows for socioeconomic diversity.*

From Chapter 11 Neighborhoods

Goal: N 2 NEIGHBORHOOD DEVELOPMENT

*Reinforce the stability and diversity of the city's neighborhoods in order to attract long-term residents and businesses and to insure the city's residential quality and economic vitality.*

- Policy N 2.4 Neighborhood Improvement. *Encourage rehabilitation and improvement programs to conserve and upgrade existing properties and buildings.*
- Policy N 2.6 Housing Options. *Provide housing options within neighborhoods to attract and retain neighborhood residents, consistent with the neighborhood planning process.*

*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: Countywide Planning Policy Topic 7, Policy 5 provides for development regulations to facilitate rehabilitation, restoration and relocation of existing structures of affordable housing. The proposal does not conflict with facilities identified in the Citywide Capital Improvement Program.*

#### 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.

##### 1. 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.

##### 2. 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: The text changes do not impact the land use plan map or development regulations at this time. Implementation of the changes may occur through eventual changes to the land use plan map or development regulations and, if so, will be subject to SEPA review at that time. 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 is being 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, and a review of other information available to the Director of Planning and Development, a Determination of Non-Significance (DNS) was issued on September 4, 2015.*

#### 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 on the subject facilities 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 facilities or services or consume public resources otherwise needed to support comprehensive plan implementation strategies. 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 fact: This criterion is not applicable.*

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: The proposed amendment to the text of the comprehensive plan is discussed under subsection "E. Internal Consistency" above. Staff concludes that these text changes will better achieve the community's original vision and values through the identification of areas for the preservation of existing housing, that they provide additional guidance, and that they are consistent with the comprehensive plan.*

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.);
- b. The map amendment or site is suitable for the proposed designation;
- c. The map amendment implements applicable comprehensive plan policies better than the current map designation.

*Relevant fact: This proposal is limited at this time to a text amendment to add a new policy, not a Land Use Plan Map amendment. This criterion is not applicable to this proposal.*

### 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 fact: This proposal is limited at this time to a text amendment to add a new policy, not a Land Use Plan Map amendment. This criterion is not applicable to this proposal.*

## 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.

### 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 year (2015), the Plan Commission may consider proposals that are inconsistent with the comprehensive plan. Usually inconsistent amendments require amendments to the text of the comprehensive plan to achieve consistency with policies of the comprehensive plan. Consistency is discussed under subsections “E. Internal Consistency” and “K. Consistent Amendments” above. In this case, staff concludes that the changes to text amount to a new consistent policy, and do not cause a need to change any existing policy.*

### 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: The proposed application has been determined to be consistent with the comprehensive plan. The criteria listed above are intended to be used to evaluate applications that are inconsistent with the comprehensive plan.*

## **VI. CONCLUSION:**

Under [SMC 17G.020.060](#)(M), the Plan Commission recommendation is made based “on the review guidelines and required decision criteria, public input, conclusions from any required studies, the staff report, and the SEPA determination.” The code provides that the Plan Commission may recommend (1) approval, (1)(a) approval with modification, or (2) denial based on such factors as insufficient information and that the proposal may be addressed by other means.

Plan Commission members raised several questions during consideration of the amendment proposal. The Plan Commission formed a three-member subcommittee to address the questions. The subcommittee participated in additional workshops with several manufactured home park stakeholders to determine problem areas, gather information, and try to generate consensus by discussing potential alternatives. Staff members worked within the application timeframe to assemble some information, provided in a supplemental background report (dated August 19, 2015).

### **Plan Commission Does Not Have Enough Information and Recommends Denial.**

Following the stakeholder workshops, the subcommittee issued a report (dated August 18, 2015) that anticipated the Plan Commission, following its public hearing, may not be able to reach a recommendation of approval. Instead, it may find that there is still insufficient information to be able to make a decision based on the merits of the proposal and that before adopting the proposed policy, further study should be conducted on manufactured home park demographics and regulations, as well as broader issues related to local affordable housing and Comprehensive Plan goals. These factors are detailed at [SMC 17G.020.060](#)(M)(2) for recommendations of denial. At this time, many questions remain unanswered; the subcommittee’s recommended housing review study would provide answers and Plan Commission recommendations for action going forward.



**Plan Commission Recommendation of Approval with Modifications.** It is also reasonable to consider a final decision to adopt the proposed policy and that this adoption may not necessarily require a change to the land use plan map. In this case, options for preserving manufactured home parks might still be studied, developed and pursued, such as identification and implementation of existing housing incentive programs, without resulting in changes to any regulations. The Plan Commission may find that existing regulations already designate appropriate locations for preserving manufactured home parks by their allowed use in certain zones. The purpose of limiting the proposal to a text amendment, rather than pursuing a land-use plan map amendment as was originally conceived, was to step back, stimulate community discussion, identify issues, and pursue a strategy. Significant discussion is expected to continue to occur no matter what final decision is made on the application.

If the Plan Commission recognizes the merits of the proposal and decides on approval based on community support and/or that the proposed amendment is consistent with the comprehensive plan and the Spokane Municipal Code criteria for amendments, then staff suggests considering an amendment to the policy discussion that refers to and builds upon the work of the Plan Commission subcommittee and public participation on this proposal. Recommendations for modified approvals are provided at [SMC 17G.020.060\(M\)\(1\)\(a\)](#). The policy discussion text should state:

- A. That any proposed regulations, programs or legislation will be studied by the Plan Commission and considered along with other measures that are likely to further the goals and objectives of the Comprehensive Plan before their adoption, and
- B. That additional work is needed before specific areas are identified.

**Summary of Described Options.** As described above, the Plan Commission may find there is not enough information, and will recommend denial if that is the case. Alternatively, another option discussed would be to recommend approval, and if the Plan Commission decides on this option, then staff suggests an approval recommendation upon modification of the proposal with the added text as described.

**SPOKANE CITY PLAN COMMISSION FINDINGS OF FACT, CONCLUSIONS, AND  
RECOMMENDATION ON THE PROPOSED COMPREHENSIVE PLAN TEXT  
AMENDMENT FOR MOBILE AND MANUFACTURED HOME PARK PRESERVATION  
FILE NO. Z1400065COMP**

**A recommendation from the City Plan Commission to the City Council to deny proposed Comprehensive Plan Amendments to add a new policy, LU 1.X Mobile Home Parks, to the text of Chapter 3, Land Use.**

**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.** Spokane Municipal Code (SMC), Title 17G, Administration and Procedures, chapter 17G.020 Comprehensive Plan Amendment Procedure was used to prepare this proposed amendment to the Comprehensive Plan.
- D.** SMC chapter 17G.020 "Comprehensive Plan Amendment Procedure" identifies terms and conditions for Comprehensive Plan amendments.
- E.** City of Spokane Comprehensive Plan, Land Use Chapter, Goal LU 1, Citywide Land Use states: *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 non-residential development and design, and proactively reinforcing downtown Spokane's role as the urban center.*
- F.** City of Spokane Comprehensive Plan, Land Use Chapter, Goal LU 7, Implementation states: *Ensure that the goals and policies of the comprehensive plan are implemented.*
- G.** City of Spokane Comprehensive Plan, Land Use Chapter, Policy LU 7.1 Regulatory Structure states: *Develop a land use regulatory structure that utilizes creative mechanisms to promote development that provides a public benefit.*
- H.** City of Spokane Comprehensive Plan, Housing Chapter, Goal H 1, Affordable Housing states: *Provide sufficient housing for the current and future population that is appropriate, safe, and affordable for all income levels.*
- I.** City of Spokane Comprehensive Plan, Housing Chapter, Goal H 2, Housing Choice and Diversity states: *Increase the number of housing alternatives within all areas of the city to help meet the changing needs and preferences of a diverse population.*
- J.** City of Spokane Comprehensive Plan, Housing Chapter, Goal H 3, Housing Quality states: *Improve the overall quality of the City of Spokane's housing.*
- K.** City of Spokane Comprehensive Plan, Housing Chapter, Policy H 3.2 Property Responsibility and Maintenance states: *Assist in and promote improved and increased public and private property maintenance and property responsibility throughout the city.*
- L.** City of Spokane Comprehensive Plan, Housing Chapter, Policy H 3.3 Housing Preservation states: *Encourage preservation of viable housing.*

- M. City of Spokane Comprehensive Plan, Housing Chapter, Policy H 3.5 Housing Goal Monitoring states: *Provide a report annually to the City Plan Commission that monitors progress toward achieving the housing goals and includes recommended policy change if positive direction toward achieving the housing goals is not occurring.*
- N. City of Spokane Comprehensive Plan, Urban Design and Historic Preservation Chapter, Goal DP 6 Neighborhood Qualities states: *Preserve, improve, and support the qualities of individual neighborhood areas.*
- O. City of Spokane Comprehensive Plan, Urban Design and Historic Preservation Chapter, Policy DP 6.2 Access to Housing Choices states: *Encourage building and site design that allows a variety of housing forms while being compatible with the character of the immediate surrounding area, thereby generating community support for development at planned densities.*
- P. City of Spokane Comprehensive Plan, Social Health Chapter, Policy SH 4.1 Socioeconomic Mix states: *Ensure that all neighborhoods contain a mixture of housing types in order to provide an environment that allows for socioeconomic diversity.*
- Q. City of Spokane Comprehensive Plan, Neighborhoods Chapter, Policy N 2.4 Neighborhood Improvement states: *Encourage rehabilitation and improvement programs to conserve and upgrade existing properties and buildings.*
- R. Staff requested comments on the Environmental Checklist from City Departments and outside agencies on January 22, 2015. The comment period ended on February 5, 2015. No comments were received from agencies or departments.
- S. Staff presented the proposal to the Community Assembly at its meeting on March 6, 2015.
- T. Notice of the proposed Comprehensive Plan Amendment application and State Environmental Policy Act (SEPA) review was sent to agencies, organizations and neighborhood councils on March 9, 2015. This initiated a 60-day public comment period. Notice was also published in the *The Spokesman Review* on March 9 and 16, 2015 and the *Official Gazette* of the City of Spokane on March 4 and 11, 2015. Comments were provided by interested parties.
- U. The Spokane City Plan Commission held workshops to study the proposed amendment on April 8, July 22 and August 26, 2015.
- V. A Public Open House was held on April 15, 2015, in the Chase Gallery in the Lower Level of City Hall, to receive public feedback and respond to questions about the proposal.
- W. Stakeholder group meetings regarding the text amendment were held on June 17 and July 9, 2015.
- X. A State Environmental Policy Act (SEPA) Determination of Non-Significance was issued on September 4, 2015 relating to this Comprehensive Plan Amendment.
- Y. Announcement of the Plan Commission's September 23, 2015 hearing was published in *The Spokesman Review* on September 9 and 16, 2015. Notice was also provided in the September 9, 2015 issue of the *Official Gazette*.
- Z. On September 14, 2015, the Washington State Department of Commerce and appropriate state agencies were given the required 60-day notice before adoption of proposed changes to the Spokane Comprehensive Plan. An acknowledgement letter from the Department of Commerce was received by the City on September 15, 2015.

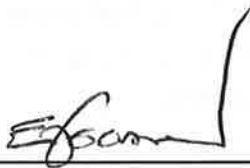
**AA.** The City Plan Commission held a Public Hearing on September 23, 2015 to obtain public comments on the proposed amendments; deliberations followed.

**CONCLUSIONS:**

- A.** The Plan Commission has reviewed all public testimony received during the public hearings.
- B.** The proposed amendments have been reviewed by the City Plan Commission, which believes there is not enough information available to determine the proposal's conformance with the goals and policies of the City's 2001 Comprehensive Plan.
- C.** The City Plan Commission questioned whether the proposal will achieve the desired mix of housing, whether it furthers affordable housing goals, and whether the policy is needed if other factors may be remedied.
- D.** The proposal will be more appropriately and effectively addressed through a complete housing review of existing policies, as recommended by the Plan Commission subcommittee that participated in the stakeholder meetings. The time needed for this review is outside the 2014/2015 comprehensive plan amendment cycle.
- E.** The City Plan Commission recognizes it has been some time since it has been briefed on the progress toward achieving the City's housing goals.
- F.** The City Plan Commission concurs with the subcommittee and believes the proposal may be more appropriately studied as part of the work program in the year 2016, outside the 2014/2015 comprehensive plan amendment cycle.
- G.** For the reasons outlined in the subcommittee's August 18, 2015 attached report, the Plan Commission believes there is not enough information to make a decision on the merits of the proposal at this time and that this proposal would be more appropriately addressed as another part of the Plan Commission's work program.

**RECOMMENDATION:**

By a vote of 5 to 1, the Plan Commission recommends to the City Council the denial of the proposed amendment to the Comprehensive Plan, and that a Plan Commission housing review program be put on the 2016 Plan Commission work program.



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**Evan Verduin, Vice President  
Spokane Plan Commission  
September 23, 2015**

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MEMORANDUM

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DATE: August 18, 2015

TO: City Plan Commission

FROM: Commissioners F.J. Dullanty, Jr., John Dietzman, and Gail Prosser

RE: Plan Commission Subcommittee Report  
for Proposed Comprehensive Plan Text Amendment  
File Z1400065COMP, Mobile and Manufactured Home Park  
Preservation

A subcommittee of the Plan Commission participated in discussions about manufactured home parks with a number of stakeholders that represented both park owners, industry consultants and tenants. The stakeholder group meetings were held June 17, 2015 and July 9, 2015 to provide information to the subcommittee and staff regarding issues surrounding manufactured home parks. This memorandum summarizes the Plan Commission subcommittee's consensus regarding suggested action by the Plan Commission on the proposed text amendment. It was the consensus of the subcommittee that the proposed Amendment Z1400065COMP should be sent to the City Council with a recommendation of denial for these summarized reasons, and for such other reasons the Plan Commission may adopt, if the Plan Commission cannot reach a recommendation of approval.

The subcommittee believes the application materials for the proposed text amendment offer insufficient evidence to support its adoption. The subcommittee feels that there is a lack of information on the relation of manufactured home parks to the promoting of increased densities in centers and corridors as well as affordable housing.

Plan Commission subcommittee members, however, developed an alternative to adopting the proposed Amendment. A Plan Commission workshop on the Mobile and Manufactured Home Park Preservation Amendment is scheduled for August 26, 2015. Following the workshop, staff will request a public hearing on this and the other proposed Comprehensive Plan amendments. The subcommittee asks that the Plan Commission consider the following alternative if the Commission cannot support the Amendment proposal. The Commission should then adopt the alternative into its Findings & Conclusions to be forwarded to the City Council.

### **PROPOSED ALTERNATIVE:**

**The Amendment should be denied and a Housing Review of progress toward all housing goals, including manufactured housing, should be conducted.**

The subcommittee believes that the proposed Comp Plan Text Amendment should be denied, and the Plan Commission should conduct a complete Housing Review of existing housing goals and policies, including but not limited to, mobile/manufactured homes and mobile/manufactured home parks. Input to this Review will include City Comprehensive Plan Policy H 3.5, "Housing Goal Monitoring," which outlines instructions for Staff to produce a Monitoring Report that will provide direction to the Plan Commission for recommended policy change if progress toward the City's housing goals is not achieved. The Staff's preliminary report of the status of mobile home parks provides a good start on this effort. This Housing Review would necessitate further study outside the timeframe of the 2015 Comprehensive Plan amendment cycle, so it should be included as part of the Plan Commission's 2016 Work Program.

A component of a complete Housing Review would include review of Development Standards for Mobile Home Parks (17-345.120) both as to site size and current issues in manufactured housing as it may relate to affordable housing, plus policy implementation measures to incentivize the maintenance of current manufactured home parks and the creation of new parks. The current 10 acre minimum parcel size required for a new manufactured home park may actually restrict park development in the City. Revising the SMC Section 17C.345.120 would possibly eliminate the need for new Comp Plan language.

For all types of housing citywide, part of the analysis should include housing needs and housing location plus local job generation related to housing. A complete review would also include citywide options to upgrade housing infrastructure and affordable housing of all types as well as innovations such as current use taxation or utility assessment programs.



**SPOKANE ENVIRONMENTAL ORDINANCE  
NONPROJECT DETERMINATION OF NONSIGNIFICANCE**

**FILE NO(S):** Z1400065COMP – Mobile/Manufactured Home Park Preservation Comprehensive Plan Text Amendment

**PROPOSER:** City of Spokane

**DESCRIPTION OF PROPOSAL:** Amendments to the Spokane Comprehensive Plan Chapter 3, Land Use, are proposed to insert a new policy and accompanying supportive discussion that states:

**LU 1.X Mobile Home Parks**

Designate appropriate areas for the preservation of mobile and manufactured home parks.

Discussion: Manufactured and/or Mobile Home Parks provide affordable housing to many City residents. In many cases, they provide the opportunity of home ownership to households which cannot afford to purchase other types of housing. When existing manufactured home parks are redeveloped, many homeowners are unable to move their homes to other sites. Additionally, redeveloped mobile and manufactured home parks are generally not replaced by new parks within the City, resulting in a net loss of this type of housing.

*(Corrections to the attached checklist reflect changes from the original proposal.)*

**LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY:** This proposal is to adopt a text amendment to the City's Comprehensive Plan. This proposal is limited to a community policy and does not directly change the land use category or zoning regulations governing any property.

**LEAD AGENCY:** City of Spokane

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.
- [x] 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 must be submitted no later than September 23, 2015 at 12:00 p.m. if they are intended to alter the DNS.

\*\*\*\*\*

**Responsible Official:** Louis Meuler

**Position/Title:** Interim Director, Planning and Development      **Phone:** (509) 625-6300

**Address:** 808 West Spokane Falls Boulevard, Spokane, WA 99201-3329

**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. 21400065 COMP

### **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: **N/A.**
2. Name of applicant: **Spokane City Council.**
3. Address and phone number of applicant or contact person: **808 W. Spokane Falls Blvd., 509-625-6254.**
4. Date checklist prepared: **11/4/2014.**
5. Agency requesting checklist: **City of Spokane Planning Service**
6. Proposed timing or schedule (including phasing, if applicable): **Proposal would follow Comprehensive Plan Amendment timeline.**
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.**
  - b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain: **No, the applicant does not own any land that this proposal would impact.**
8. List any environmental information you know that has been prepared, or will be prepared, directly related to this proposal: **The applicant is not aware of any environmental information that has been prepared or will need to be prepared for this proposal.**
9. Do you know whether applicants 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: **City Plan Commission and City Council Approval of Comprehensive Plan Amendment.**
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: **Comprehensive Plan Amendment to create a new ~~land use designation and zoning designation~~ for Mobile Home Parks.**

9/2/2015 NG  
Staff Note:  
On 3/5/2015,  
the applicant  
limited the  
proposal to a  
text amendment  
only. No change  
to land use or  
zoning designation  
is proposed.  
The proposed new  
policy states,  
"Designate  
appropriate  
areas for the  
preservation of  
mobile and  
manufactured  
home parks."  
See application  
for full text of  
accompanying  
discussion.

^  
policy ← —

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12. Location of the proposal. Give sufficient information to a person to understand the precise location of your proposed project, including 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 for 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: **This is a non-project proposal and is therefore not site specific at the moment.**

w/in city

*however, the location of manufactured home parks as of 2012 is noted on attached map.*

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): **This is a non-project proposal and is therefore not site specific at the moment; but affected areas lie within the City of Spokane.**

14. The following questions supplement Part A.

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

- i. Describe any systems, other than those designed for the disposal of sanitary waste, installed for the purpose of discharging fluids below the ground surface (include 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): **This is a non-project action; thus this does not apply.**
- ii. 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?: **This is a non-project action; thus this does not apply.**
- iii. 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: **This is a non-project action; thus this does not apply.**
- iv. 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?: **This is a non-project action; thus this does not apply.**

b. Stormwater

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- i. What are the depths on the site to groundwater and to bedrock (if known)?: **This is a non-project action; thus this does not apply.**
- ii. Will stormwater be discharged into the ground? If so, describe any potential impacts: **This is a non-project action; thus this does not apply.**

TO BE COMPLETED BY APPLICANT

B. ENVIRONMENTAL ELEMENTS

Evaluation for  
Agency Use  
Only

1. Earth

- a. General description of the site (circle one): *flat, rolling, hilly, steep, slopes, mountains, other*: **Current mobile home parks exist in a variety of locations that encompass flat, rolling, other, etc.**
- b. What is the steepest slopes on the site (approximate percent slope?): **This is a non-project action; thus this does not apply.**
- 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 not any prime farmland: **Soil type is varied due to the fact that current mobile parks exist in numerous places in the city.**
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe: **This is a non-project action; thus this does not apply.**
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source to fill: **This is a non-project action; thus this does not apply.**
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe: **This is a non-project action; thus this does not apply.**
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example,

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asphalt or buildings)?: **This is a non-project action; thus this does not apply.**

Evaluation for  
Agency Use  
Only

- h. Proposed measures to reduce or control erosion or other impacts to the earth, if any: **This is a non-project action; thus this does not apply.**

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 construction is completed? If any, generally describe and give approximate quantities known: **This is a non-project action; thus this does not apply.**

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe: **This is a non-project action; thus this does not apply.**

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: **This is a non-project action; thus this does not apply.**

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 stream, saltwater, lakes, ponds or wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into: **N/A.**
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: **This is a non-project action; thus this does not apply.**
3. Estimate the amount of fill and dredge material that would be placed 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: **This is a non-project action; thus this does not apply.**

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4. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known: **This is a non-project action; thus this does not apply.**
5. Does the proposal lie within a 100-year floodplain?: **This is a non-project action; thus this does not apply.**
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: **This is a non-project action; thus this does not apply.**

b. GROUND

1. Will groundwater be withdrawn, or will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known: **This is a non-project action; thus this does not apply.**
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) and or the number of persons the system(s) are expected to serve: **This is a non-project action; thus this does not apply.**

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: **This is a non-project action; thus this does not apply.**
2. Could waste material enter ground or surface waters? If so, general describe: **This is a non-project action; thus this does not apply.**

- d. PROPOSED MEASURES to reduce or control surface, ground, and runoff water impacts, if any: **This is a non-project action; thus this does not apply.**

4. PLANTS

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

Evaluation for  
Agency Use  
Only

\_\_\_\_\_ Deciduous tree: *alder*, *maple*, *aspen*, *other*.

\_\_\_\_\_ Evergreen Tree: *fir*, *cedar*, *pine*, *other*.

\_\_\_\_\_ Shrubs

\_\_\_\_\_ Grass

\_\_\_\_\_ Pasture

\_\_\_\_\_ Crop or grain

\_\_\_\_\_ Wet soil plants: *cattail*, *buttercup*, *bulrush*, *skunk cabbage*, *other*.

\_\_\_\_\_ Water plants: *water lily*, *eelgrass*, *milfoil*, *other*.

\_\_\_\_\_ Other types of vegetation.

b. What kind and amount of vegetation will be removed or altered?: **This is a non-project action; thus this does not apply.**

c. List threatened or endangered species known to be on or near site: **No known threatened or endangered species on or near site.**

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: **This is a non-project action; thus this does not apply.**

## 5. ANIMALS

a. Circle any birds and animals which have been observed on or near the site that are known to be on or near the site: **Animals and birds on sites vary, but would not be impacted beyond existing impacts due to the fact that this is a non-project action.**

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b. List any threatened or endangered species known to be on or near the site: **No known threatened or endangered species on or near site.**

c. Is the site part of a mitigation route? If so, explain: **Not applicable to this proposal.**

## 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.: **This is a non-project action; thus this does not apply.**

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe: **This is a non-project action; thus this does not apply.**

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: **This is a non-project action; thus this does not apply.**

## 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: **This is a non-project action; thus this does not apply.**

1. Describe special emergency service that might be required: **Emergency services already provided for areas under consideration in this proposal.**

2. Proposed measures to reduce or control environmental health hazards, if any: **This is a non-project action; thus this does not apply.**

b. NOISE:

1. What types of noise exist in the area which may be affected by your project (for example: traffic, equipment, operation, other)?  
**This is a non-project action; thus this does not apply.**

Evaluation for  
Agency Use  
Only

2. What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site: **This is a non-project action; thus this does not apply.**

3. Proposed measure to reduce or control noise impacts, if any:  
**This is a non-project action; thus this does not apply.**

8. LAND AND SHORELINE USE

- a. What is the current use of the site and adjacent properties?:  
**Sites under consideration for Comprehensive Plan amendment are current Mobile Home Parks; adjacent sites vary from Residential Single Family homes to General Commercial Businesses.**

On 3/5/2015, the applicant limited the proposal to a text amendment only. No sites are under consideration.  
9/2/2015 NG

- b. Has the site been used for agriculture?: **No.**

Unknown  
11/24 TMB

- c. Describe any structures on the site: **Mobile and/or Manufactured Homes.**

- d. Will any structures be demolished? If so, which?: **This is a non-project action; thus this does not apply.**

This is a nonproject action and no properties are being rezoned.  
9/2/2015 NG

- e. What is the current zoning classification of the site?: **The current zoning classification of the sites are Residential Single-Family.**

predominately RSF but also RMF and Industrial zoning.  
11/24 TMB

- f. What is the current comprehensive plan designation of the site?: **The current Comprehensive Plan designation of the sites are Residential R 4-10.**

other land use designations exist.  
11/24 TMB

- g. If applicable, what is the current shoreline master program designation of the site?: **Not applicable to this proposal.**

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

This is a nonproject action and no current comprehensive plan designations would change under this proposal.  
9/2/2015 NG

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Evaluation for  
Agency Use  
Only

- i. Approximately how many people would reside or work in the completed project?: **According to the American Community Survey, there are 1,394 mobile/manufactured homes in the City of Spokane, most of which reside in these mobile home parks. Average household size in the City of Spokane is 2.32. This roughly translates to around 3,234 people who live in Manufactured Homes that would be impacted.**
- j. Approximately how many people would the completed project displace?: **This is a non-project action; thus this does not apply.**
- k. Proposed measures to avoid or reduce displacement impacts, if any: **This is a non-project action; thus this does not apply.**
- l. Proposed measure to ensure the proposal is compatible with existing and projected land uses and plans, if any: **Proposal is consistent with current land use.**

On 3/5/2015, the applicant limited the proposal to a text amendment only. No sites would be impacted. 9/2/2015 NG

9. HOUSING

- a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing: **This is a non-project action; thus this does not apply.**
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle or low-income housing: **This is a non-project action; thus this does not apply.**
- c. Proposed measures to reduce or control housing impacts, if any: **This is a non-project action; thus this does not apply.**

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?: **This is a non-project action; thus this does not apply.**
- b. What views in the immediate vicinity would be altered or obstructed?: **This is a non-project action; thus this does not apply.**

- c. Proposed measures to reduce or control aesthetic impacts, if any: **This is a non-project action; thus this does not apply.**

Evaluation for  
Agency Use  
Only

#### 11. LIGHT AND GLARE

- a. What type of light and glare will the proposal produce? What time of day would it mainly occur?: **This is a non-project action; thus this does not apply.**
- b. Could light or glare from the finished project be a safety hazard or interfere with views?: **This is a non-project action; thus this does not apply.**
- c. What existing off-site sources of light or glare may affect your proposal?: **This is a non-project action; thus this does not apply.**
- d. Proposed measures to reduce or control light and glare, if any: **This is a non-project action; thus this does not apply.**

#### 12. RECREATION

- a. What designated and informal recreational opportunities are in the immediate vicinity?: **Due to the fact that this proposal encompasses multiple Mobile Home Parks, nearby recreational opportunities vary.**
- b. Would the proposed project displace any existing recreational uses? If so, describe: **This is a non-project action; thus this does not apply.**
- c. Proposed measures to reduce or control impacts on recreation opportunities to be provided by the project or applicant, if any: **This is a non-project action; thus this does not apply.**

#### 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: **This is a non-project action; thus this does not apply.**

unknown but  
this proposal does  
not change  
regulatory protection of  
such  
sites.  
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THB



- b. Generally describe any landmarks or evidence of historic archeological, scientific, or cultural importance known to be on or next to the site: **This is a non-project action; thus this does not apply.**

Evaluation for  
Agency Use  
Only

- c. Proposed measures to reduce or control impacts, if any: **This is a non-project action; thus this does not apply.**

#### 14. Transportation

- a. Identify public streets and highways serving the site, and describe the proposed access to the existing street system. Show on site plans, if any: **Due to the fact that this proposal encompasses multiple Mobile Home Parks, public streets and highways to affected sites vary.**

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?: **All affected sites are currently within reasonable proximity to public transit.**

- c. How many parking spaces would the completed project have? How many would the project eliminate?: **This is a non-project action; thus this does not apply.**

- d. Will the proposal require any new roads or streets, or improvements to existing roads and streets not including driveways? If so, general describe (indicate whether public or private): **This is a non-project action; thus this does not apply.**

- e. Will the project use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe: **This is a non-project action; thus this does not apply.**

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak would occur: **This is a non-project action; thus this does not apply.**

- g. Proposed measures to reduce or control transportation impacts, if any: **This is a non-project action; thus this does not apply.**

#### 15. Public Services

← On 3/5/2015, the applicant limited the proposal to a text amendment only. No sites are encompassed or affected.  
9/2/2015 NG

- a. Would the project result in an increased need for public service (for example: fire protection, police protection, health care, schools, other)? If so, generally describe: **No. Mobile home parks under consideration already receive public services.**

Evaluation for  
Agency Use  
Only

- b. Proposed measures to reduce or control direct impacts on public services, if any: **No measures necessary for this proposal.**

#### 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: **Utilities already utilized at mobile homes on sites.**

### 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: 11-20-14 Signature: [Signature]

**Please Print or Type:**

Proponent: Jon Snyder Address: 808 W. Spokane

Phone: 509-625-6254 Falls Blvd.

Person completing  
form (if different  
from proponent):

Blaine Stum Address: 808 W. Spokane

Phone: 509-879-3943 Falls Blvd.

#### FOR STAFF USE ONLY

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 Comprehensive Plan amendment would protect current land uses while changing the land use designation and zoning; as such, it would not increase any of the negative environmental impacts listed above.**

*Staff Note:*  
- On 3/5/2015, the applicant limited the proposal to a text amendment.

Proposed measures to avoid or reduce such increases are: **No proposed measures necessary for this action.**

2. How would the proposal be likely to affect plants, animals, fish or marine life: **The Comprehensive Plan Amendment would protect current land uses while changing the land use designation and zoning; as such it would not change current impacts on plants, animals, fish or marine life that the Mobile Home Park sites already have on site or in adjacent areas.**

*No changes to land use designations or zoning.*  
9/2/2015 NG

Proposed measures to protect or conserve plants, animal's fish or marine life are: **No proposed measures necessary for this action.**

3. How would the proposal be likely to deplete energy or natural resources?: **The Comprehensive Plan amendment would protect current land uses while changing the land use designation and zoning; as such the impact on energy and natural resources would not change from current observed impacts.**

*No change to land use designation or zoning.*  
9/2/2015 NG

Proposed measures to protect or conserve energy or natural resources are: **No proposed measures necessary for this action.**

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 special habitat, historic or cultural sites,, wetlands, flood plains or prime farmlands?: **The Comprehensive Plan Amendment would protect current land uses while changing the land use designation and zoning; as such it is not estimated to have any more impact on the items listed above beyond the impact existing Mobile Home Parks may have already had.**

*No change to land use designation or zoning.*  
9/2/2015 NG

Proposed measures to protect such resources or to avoid or reduce impacts are: **No proposed measures necessary for this action.**

Staff Note:  
On 3/5/2015  
the applicant  
limited the  
proposal to a  
text amendment.

5. How would this proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?: **The Comprehensive Plan Amendment would protect current land uses while changing the land use designation and zoning; as such impacts to land use would remain the same as current impacts unless a proposed project to redevelop the land was approved via a Comprehensive Plan Amendment.**

No change to  
land use designation  
or zoning.

deleted  
as out  
of  
scope.  
THB

Proposed measures to avoid or reduce shoreline and land use impacts are: **No proposed measures necessary for this action.**

6. How would the proposal be likely to increase demand on transportation or public services?: **The Comprehensive Plan Amendment would protect current land uses while changing the land use designation and zoning; as such it will not increase demand on transportation or public services beyond what demand already exists.**

No change  
to land use  
designation  
or zoning.  
9/2/2015 NG

Proposed measures to reduce or respond to such demand(s) are: **No proposed measures necessary for this action.**

7. Identify, if possible, whether the proposal may conflict with local, state or federal laws, or requirements for the protection of the environment: **To the knowledge of the applicant, this proposal does not violate any local, state or federal laws, and does not violate any requirements for the protection of the environment.**

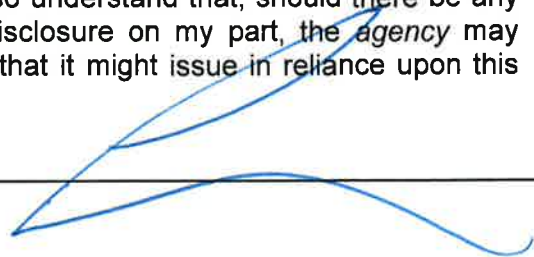


C. SIGNATURE

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: 11-20-14

Signature: \_\_\_\_\_



**Please Print or Type:**

Proponent: Jon Snyder

Address: 808 W. Spokane

Phone: 509-625-6254

Falls Blvd.

Person completing form (if different from proponent):

Blaine Stum

\_\_\_\_\_

Address: 808 W. Spokane

Phone: 509-879-3943

Falls Blvd.

**FOR STAFF USE ONLY**

Staff member(s) reviewing checklist: \_\_\_\_\_

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

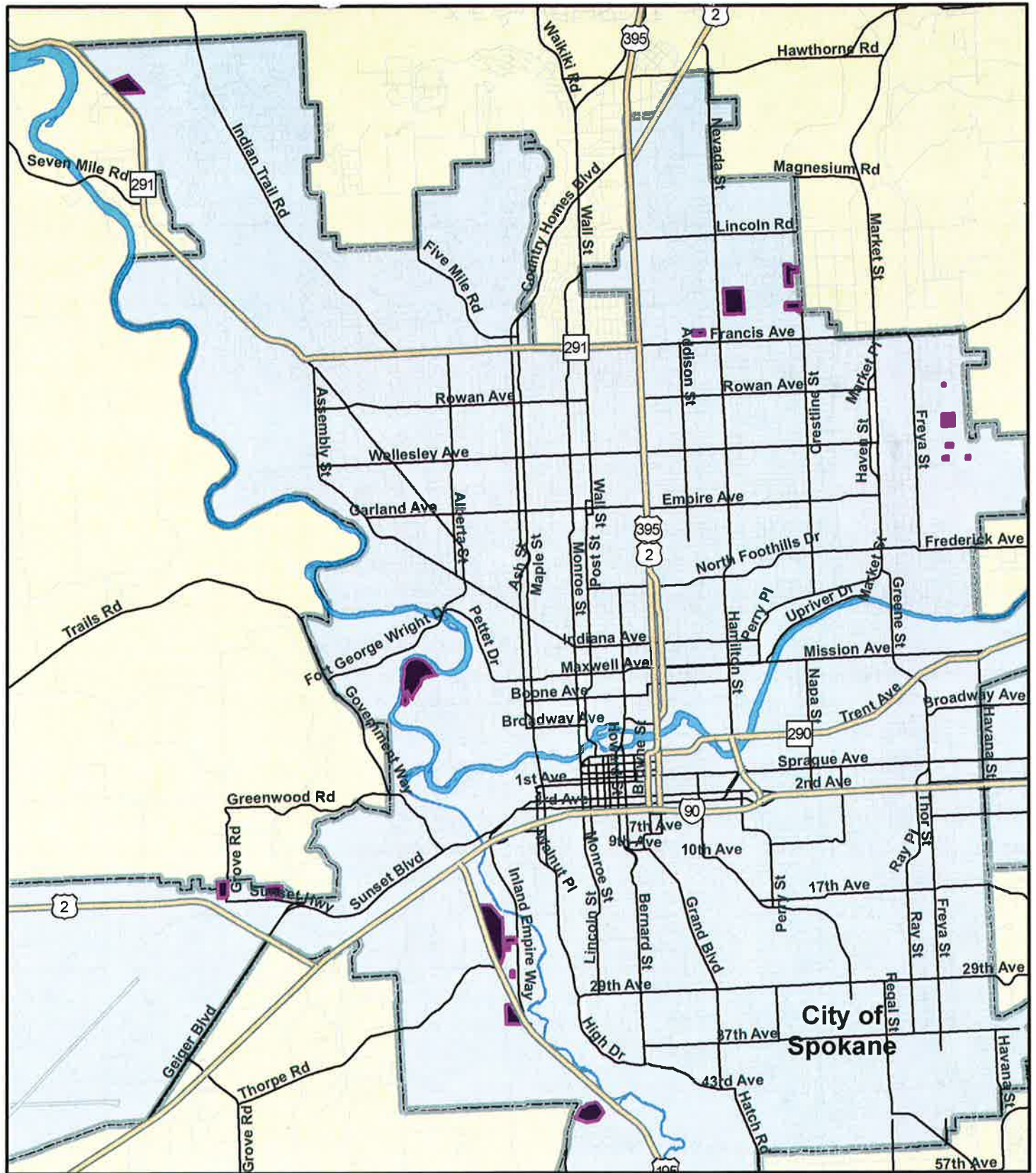
- A. ☐ there are no probable significant adverse impacts and recommends a Determination of Nonsignificance.
- B. ☐ probable significant adverse impacts do exist for the current proposal and recommends a Mitigated Determination of Nonsignificance with conditions.
- C. ☐ there are probable significant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

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NOV 18 2014

PLANNING & DEVELOPMENT





**Legend**

-  Manufactured Home Park
-  Municipal Boundary
-  Highway
-  River



Z1400065COMP – Manufactured Home Park Preservation Comprehensive Plan Amendment Application  
Summary of Public Comment Received – Arranged by Date Received  
October 6, 2015

**Viewing Full Public Comment Online**

Full public comment is public record and a part of the official file. Comments received may be viewed online under “related documents” at the application webpage:

<http://my.spokanecity.org/projects/policy-re-manufactured-and-mobile-home-parks/>

**Comment Summary and Explanation of Response**

Twenty-nine comments were generally supportive of the comprehensive plan amendment proposal, while 110 comments were generally opposed. Several comments were neutral. Some individuals submitted more than one comment. The Plan Commission and staff responded to the comments by convening a stakeholder group to share information about the proposed policy and develop alternative language. Participating Plan Commission members formed a subcommittee to study alternatives and ultimately the Plan Commission recommended denial of the application, and further recommended a Plan Commission housing review for the upcoming 2016 work program.

Below is a list of comments received and a general summary for each:

Date Rec'd	Comment From	General
4/3/2015	Cochran, Robert	Oppose
4/6/2015	Cochran, Robert	Informational
4/6/2015	White, Judith	Support
4/7/2015	Chapman, Randy	Informational
4/8/2015	Cochran, Robert	Informational
4/9/2015	Chapman, Randy	Informational
4/9/2015	Chapman, Randy	Informational
4/14/2015	Chapman, Randy	Informational
4/14/2015	Chapman, Randy	Informational
4/15/2015	Kendrick, Frances	Support
4/15/2015	Morin, Janet	Support
4/15/2015	Smith, Allison	Support
4/15/2015	Mansfield, Jere	Support
4/26/2015	Gerber, Sanford	Support
4/30/2015	Whittekend, Pam	Support
4/30/2015	Roberts, Cheryl	Support
5/6/2015	Jessup, Sue	Support
5/11/2015	Walters, Winnifred	Support
5/6/2015	Mason, Vicki	Support
5/6/2015	Toone, Janet	Support
5/10/2015	Doyle, Sharon	Support
5/11/2015	Suhr, Adolph	Support
5/12/2015	Marlowe, William	Support
5/13/2015	Spencer, Ken	Oppose
5/13/2015	Bailey, Brenda	Support
5/14/2015	Chapman, Randy	Support
5/14/2015	Cochran, Robert	Oppose
5/14/2015	Doyle, Carolyn	Support
5/14/2015	Stolz, Brian	Support
5/14/2015	Doyle, Sharon	Support

Date Rec'd	Comment From	General
5/14/2015	Sperber, Ron	Support
5/15/2015	Oyler, Jon	Support
5/15/2015	Powell, Nan	Support
5/15/2015	Smith, Nathan	Oppose
5/15/2015	Schwartz, Stanley	Oppose
5/15/2015	Dickens, Ishbel	Support
5/15/2015	Bishop, Sharon	Support
5/18/2015	Beaman, Delores G.	Support
5/18/2015	Pearson, Sandra	Support
7/9/2015	Dickens, Ishbel	Informational
7/14/2015	Cochran, Robert	Oppose
7/14/2015	Dickens, Ishbel	Support
7/21/2015	Smith, Nathan	Oppose
7/27/2015	Chapman, Randy	Informational
7/30/2015	Chapman, Randy	Informational
8/13/2015	Pappenheim, D.W.	Oppose
8/13/2015	Breza, Robert	Oppose
8/13/2015	Rodgers, Ronald	Oppose
8/13/2015	Kimberling, Kurt	Oppose
8/13/2015	MACQUARRIE, HARVEY	Oppose
8/13/2015	Wetmore, David	Oppose
8/13/2015	Bothman, Bruce	Oppose
8/13/2015	Pasteur, John	Oppose
8/13/2015	Dawe, Richard	Oppose
8/13/2015	Sterzelbach, Kurt	Oppose
8/13/2015	Lish, Mike	Oppose
8/13/2015	Chamberlin, David	Oppose
8/13/2015	Faulkner, Robert	Oppose
8/13/2015	Willey, Bill	Oppose
8/13/2015	Valentine, Robert	Oppose

Date Rec'd	Comment From	General
8/13/2015	Valentine, Barbara	Oppose
8/13/2015	Bech, James	Oppose
8/13/2015	Jeanneret, William	Oppose
8/13/2015	Berdal, James	Oppose
8/13/2015	Anderson, Frederic	Oppose
8/13/2015	Stewart, Jim	Oppose
8/14/2015	Campanella, David	Oppose
8/14/2015	Redeye, Thomas	Oppose
8/14/2015	Waterhouse, Gary	Oppose
8/14/2015	Vosecky, Reba	Oppose
8/14/2015	Cook, Duane	Oppose
8/14/2015	Bowe, Bright	Oppose
8/14/2015	Bowe, Bright	Oppose
8/14/2015	Buchanan, Merlin	Oppose
8/14/2015	Combs, Jerry	Oppose
8/15/2015	Brockstruck, James	Oppose
8/15/2015	Stark, Thomas	Oppose
8/15/2015	Conetto, Al	Oppose
8/15/2015	Kerber, Richard	Oppose
8/16/2015	Heebink, Jim	Oppose
8/16/2015	Felton, Tom	Oppose
8/16/2015	Martin, Dan	Oppose
8/17/2015	Toll, Ted	Oppose
8/17/2015	Gehrig, Roger	Oppose
8/17/2015	Manson, George	Oppose
8/17/2015	Richardson, Tom	Oppose
8/18/2015	Hall, Charles D.	Oppose
8/20/2015	Pasteur, Cynthia	Oppose
8/20/2015	Ball, Jasmes	Oppose
8/25/2015	Van Dyke, Gary	Oppose
8/25/2015	Roberts, Charles	Oppose
8/25/2015	Rodgers, Ronald	Oppose
8/25/2015	Morgan, Sean	Oppose
8/25/2015	Berg, Kim	Oppose
8/25/2015	Wilson, William	Oppose
8/25/2015	Williams, James A.	Oppose
8/25/2015	Johnston, Marc	Oppose
8/25/2015	Iverson, Merle	Oppose
8/25/2015	Brockman, Bob	Oppose
8/25/2015	Tellessen, Dave	Oppose
8/25/2015	Tellessen, Kathy	Oppose
8/25/2015	Flodin, Jason	Oppose
8/25/2015	Jones, Barry K.	Oppose
8/25/2015	Flynn, Stacy	Oppose

Date Rec'd	Comment From	General
8/25/2015	Flynn, Stacy	Oppose
8/25/2015	Neil, Melvin	Oppose
8/25/2015	Sijohn, Anthony	Oppose
8/26/2015	Woltersdorf, Leonard	Oppose
8/26/2015	Gendreau, Jerry	Oppose
8/26/2015	Valentine, Robert	Oppose
8/26/2015	Felton, Tom	Oppose
8/27/2015	Rutledge, Ed	Oppose
8/27/2015	Wiess, John A.	Oppose
8/29/2015	Ball, Sharon	Oppose
9/4/2015	Smith, Jay A.	Oppose
9/8/2015	Hearn, Dale	Oppose
9/8/2015	Oty, Brent	Oppose
9/8/2015	Miranda, Ernest	Oppose
9/8/2015	Sayre, Richard	Oppose
9/8/2015	Kalk, Gail	Oppose
9/8/2015	Kruse, Ben	Oppose
9/8/2015	Lind, Jon	Oppose
9/8/2015	Green, Ronald R.	Oppose
9/8/2015	Neil, Melvin	Oppose
9/8/2015	Black, Don	Oppose
9/8/2015	Young, Charles	Oppose
9/8/2015	Lindgren, Robert	Oppose
9/8/2015	Easley, David	Oppose
9/8/2015	Anderson, Frederic	Oppose
9/8/2015	Pew, Jesse	Oppose
9/8/2015	Black, Steve R.	Oppose
9/8/2015	Campanella, David	Oppose
9/8/2015	Harper, Mike	Oppose
9/8/2015	Schieche, Jerry	Oppose
9/8/2015	Hartwell, Susanne	Oppose
9/9/2015	Robertson, John	Oppose
9/9/2015	Gray, Linda	Oppose
9/9/2015	Eberly, Bill	Oppose
9/9/2015	Thompson, Gabe	Oppose
9/9/2015	Eberly, Judith A.	Oppose
9/9/2015	Harp, Jerry	Oppose
9/10/2015	Swannack, David L.	Oppose
9/10/2015	Kimberling, Elaine	Oppose
9/11/2015	Postlewait, Herb	Oppose
9/11/2015	Postlewait, Herb	Oppose
9/11/2015	Valentine, Robert	Oppose
9/14/2015	Kirkpatrick, James	Oppose
9/22/2015	Bailey, Brenda	Support
9/23/2015	Schwartz, Stanley	Oppose

If there are issues accessing the comments online at the link on page 1 above, then please contact Nathan Gwinn, [ngwinn@spokanecity.org](mailto:ngwinn@spokanecity.org) or 509-625-6893 to see entire public comments.



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

<b>Date Rec'd</b>	10/5/2015
<b>Clerk's File #</b>	ORD C35311
<b>Renews #</b>	

<b>Submitting Dept</b>	NEIGHBORHOOD SERVICES & CODE	<b>Cross Ref #</b>	
<b>Contact Name/Phone</b>	SUZANNE 625-6529	<b>Project #</b>	
<b>Contact E-Mail</b>	STRESKO@SPOKANECITY.ORG	<b>Bid #</b>	
<b>Agenda Item Type</b>	First Reading Ordinance	<b>Requisition #</b>	
<b>Agenda Item Name</b>	1200 - 2015 UPDATE TO JUNK VEHICLE ORDINANCE SMC 10.16		

**Agenda Wording**

An ordinance relating to junk vehicles regarding issuing civil infractions for failure to remove or properly store junk vehicles on private property; amending section 10.16.070 and adding section 10.16.045.

**Summary (Background)**

This ordinance amends SMC 10.16.070 and adds a new section 10.16.045 to clarify language regarding issuing a civil infraction after notification for failure to remove or properly store junk vehicles on private property.

<b>Fiscal Impact</b>		<b>Budget Account</b>	
Neutral	\$	#	
Select	\$	#	
Select	\$	#	
Select	\$	#	
<b>Approvals</b>		<b>Council Notifications</b>	
<b><u>Dept Head</u></b>	TRAUTMAN, HEATHER	<b><u>Study Session</u></b>	
<b><u>Division Director</u></b>	MALLAHAN, JONATHAN	<b><u>Other</u></b>	CHE 10/5/2015
<b><u>Finance</u></b>	DAVIS, LEONARD	<b><u>Distribution List</u></b>	
<b><u>Legal</u></b>	DALTON, PAT		
<b><u>For the Mayor</u></b>	SANDERS, THERESA		
<b><u>Additional Approvals</u></b>			
<b><u>Purchasing</u></b>			

## ORDINANCE NO. C35311

AN ORDINANCE relating to junk vehicle abatement and related fees; amending SMC sections 1.05.160, and 10.16.070, and adopting new section 10.16.045 to chapter 10.16 of the Spokane Municipal Code.

Section 1. That section 1.05.160 is amended to read as follows:

### **1.05.160 Penalty Schedule – Land Use Violation**

- A. For each subsequent violation, excluding continuing violations, by a person the classification of infraction advances by one class.
- B. Infraction/Violation Class – General.

<b>SMC 1.05.160</b>		
<b>Penalty Schedule – Land Use Violation</b>		
<b>Infraction</b>		<b>Violation Class</b>
<b>General</b>		
IFC 105.3.3 SMC 17G.010.100(B)	Occupy Land or Building Without Certificate of Occupancy	2
SMC 10.48.050	Alarm Installation or Monitoring Company Failure to Provide Customer List	1
SMC 10.48.130	Alarm Installation or Monitoring Company Failure to Report New Customers	1
<b>Boiler Code</b>		
SMC 10.29.020	Operating Boiler Without License	1
SMC 10.29.021	Failure to Report Hazard	1
SMC 10.29.022	Leaving Boiler Room	2
SMC 17F.030.110	Failure to Cause Required Inspections of Boiler, Pressure Vessel	2
SMC 17F.030.130	Improper Operation of Boiler, Pressure Vessel	1



SMC 17F.060.050	Operate Without Elevator Operating Permit	1
<b>Fire Code – International Fire Code (IFC)</b>		
Chapter 22 IFC	Improper Aboveground Storage Tank for Motor Fuel Dispensing	1
Chapter 28 IFC	Improper Storage, Display of Aerosols	2
Chapter 33 IFC IFC 105.6.14 Chapter 10.33A SMC SMC 17F.080.060	Unauthorized Manufacture, Storage, Sale, Use, Handling of Explosives	1
IFC 107 IFC 109 IFC 110	Continuance of Hazard	1
IFC 109.2.2	Noncompliance with Condemnation Tag	1
IFC 109.2.4	Removal, Destruction of Tag, Sign	1
IFC 304	Improper Storage/Accumulation of Rubbish, Vegetation	2
IFC 304	Storage, Use, Handling of Miscellaneous Combustible Material	2
IFC 308	Improper Use of Candles, Open Flame	3
IFC 311	Failure to Properly Maintain Vacant Building, Property	2
IFC 503.4	Obstruction of Fire Access Road	2
IFC 703.1	Failure to Maintain Fire-resistive Construction	2
IFC 703.2 IFC 704	Failure to Maintain Fire Assemblies for Openings	2
IFC 805 IFC 806	Failure to Flameproof Decorative Material	2
IFC 901.4	Failure to Install Protection for Kitchen Hoods, Ducts	2
IFC 901.4	Failure to Install Sprinkler System	2
IFC 901.4 SMC 17F.080.100 SMC 17F.080.150	Failure to Install Alarm System	1
IFC 901.6	Failure to Maintain Automatic Extinguishing System	2
IFC 901.6	Failure to Maintain Kitchen Rangehood Extinguishing System	2
IFC 901.6	Failure to Maintain Sprinkler System	2
IFC 901.6	Failure to Maintain Standpipe System	2



IFC 903.4 IFC 907.15	Failure to Provide Approved Electronic Monitoring for Sprinkler and Fire Alarm Systems	2
IFC 904.11.6.3	Failure to Clean Kitchen Hoods, Ducts	2
IFC 905.3	Failure to Install Standpipe System	2
IFC 1003.6	Obstruction of Exit	1
IFC 1011	Failure to Provide Exit Signs	1
IFC 2703.3	Release of Hazardous Material	1
IFC 3404.2.13.1.3	Failure to Remove Abandoned Underground Storage Tank	1
<b>Spokane Municipal Code</b>		
SMC 10.08.040	Fire Hazard from Vegetation and Debris	1
<u>SMC 10.16.045</u>	<u>Failure to Remove Junk Vehicle</u>	<u>1</u>
SMC 10.20.020	Abatement of Nuisance	1
SMC 12.01.010	Sidewalk Maintenance-Owner's Responsibility	2
SMC 12.01.0804	Failure to Maintain Pedestrian Strip	2
SMC 12.02.010	Sidewalk Not Clear of Snow, Ice	3
SMC 12.02.0210	Vegetation Nuisance Obstruction	1
SMC 12.02.0737	Obstruction of Public Right-of-Way	1
SMC 12.02.0760	Disposal of Leafs and Yard Debris into Public Right-of-Way	2
SMC 13.05.010	Tree, etc., Interfering With City Sewer	2
SMC 13.05.020	Poplar, Cottonwood Tree Near Utility Line	2
SMC 17C.110.100	Use Not Permitted in Residential Zone	2
SMC 17C.110.110	Limited Use Standards (Residential)	2
SMC 17C.110.120	Accessory Uses – Residential	2
SMC 17C.110.200 – SMC 17C.110.220	Violation of Development Standards – Residential	2
SMC 17C.110.225	Accessory Structures – Residential	2
SMC 17C.110.230	Residential Fence	2
SMC 17.C.110.270	Exterior Storage	2
SMC 17C.110.300 – SMC 17C.110.350	Alternative Residential Development	1
SMC 17C.110.400 – SMC 17C.110.465	Multi-family Design Standards	1
SMC 17C.110.500 – SMC 17C.110.575	Institutional Design Standards	1
SMC 17C.120.100	Use Not Permitted in Commercial Zone	1
SMC 17C.120.110	Limited Use Standards – Commercial	1
SMC 17C.120.210 – SMC 17C.120.300	Development Standards - Commercial	1
SMC 17C.120.310	Commercial Fence	1
SMC 17C.120.500 – SMC 17C.120.580	Commercial Design Standards	1
SMC 17C.122.070	Use Not Permitted in Center and Corridor Zone	1
SMC 17C.122.080 – SMC 17C.122.150	Development Standards – Center and Corridor Zone	1

SMC 17C.124.100	Use Not Permitted in Downtown Zone	1
SMC 17C.124.110	Limited Use Standards – Downtown	1
SMC 17C.124.210 – SMC 17C.124.300	Development Standards - Downtown	1
SMC 17C.124.310	Fences – Downtown Zone	1
SMC 17C.124.340	Parking and Loading - Downtown	1
SMC 17C.124.500 – SMC 17C.124-590	Design Standards – Downtown	1
SMC 17C.130.100 – SMC 17C.130.110	Use Not Permitted in Industrial Zone	1
SMC 17C.130.210 – SMC 17C.130.250	Violation of Development Standards	1
SMC 17C.130.270	Outdoor Activities Not Permitted	1
SMC 17C.130.300	Detached Accessory Structures	1
SMC 17C.130.310	Industrial Fence	1
SMC 17C.160.020 – SMC 17C.160.030	North River Overlay District	1
SMC 17C.170.110	Special Height Overlay Zone	1
SMC 17C.180.050 – SMC 17C.180.100	Airfield Overlay Zone	1
SMC 17C.200.040 – SMC 17C.200.110	Landscaping and Screening Requirements	1
SMC 17C.210.040 – SMC 17C.210.070	Non-conforming Rights	1
SMC 17C.220.080 – SMC 17C.220.090	Off-Site Impacts	1
SMC 17C.230.140 – SMC 17C.230.300	Development Standards – Parking and Loading	2
SMC 17C.230.310	Design Standards - Parking Structures	1
SMC 17C.240.070 – SMC 17C.240.270	Sign in Violation of the Sign Code	1
SMC 17C.300.100	Accessory Dwelling Units General Regulations	2
SMC 17C.300.110	Accessory Dwelling Units Criteria	2
SMC 17C.300.130	ADU Development Standards	1
SMC 17C.305.020	Adult Business Use Standards	1
SMC 17C.310.100 – SMC 17C.310.160	Animal Keeping – Permitted/Prohibited Practices	2
SMC 17C.315.120	Bed and Breakfast Use-related Regulations	2
SMC 17C.315.130	Bed and Breakfast Site-related Standards	2
SMC 17C.315.150	Bed and Breakfast Monitoring	2
SMC 17C.315.160	Pre-established Bed and Breakfast Facilities	2
SMC 17C.319.100	Commercial Use of Residential Streets	2
SMC 17C.319.200	Recreational Camping	2
SMC 17C.320.080	Conditional Uses	1
SMC 17C.325.030 – SMC 17C.325.060	Drive-through Facilities	1
SMC 17C.330.120	Group Living Development Standards	1
SMC 17C.335.110	Historical Structures – Change Of Use Development Standards	1
SMC 17C.340.100 – SMC 17C.340.110	Home Occupations	2
SMC 17C.345.100 – SMC 17C.345.120	Manufactured Homes and Mobile Home Parks	1

SMC 17C.350.030	Development Standards – Mini Storage Facilities	1
SMC 17C.350.040	Design Considerations – Mini Storage Facilities	1
SMC 17C.355.030 – SMC 17C.355.040	Wireless Communication Facilities	1
SMC 17C.390.030.B	Mobile Food Vending Located Entirely on Private Property	1
Chapter 17D.060 SMC	Storm water Facility Standards	1
SMC 17E.010.080	Aquifer Pollution Nuisance Declared by Critical Review Officer	2
SMC 17E.010.160(B) SMC 17E.010.350(F) SMC 17E.010.540(F)	Failure to Comply With Order, Decision of Critical Review Officer	1
SMC 17E.010.160(C)	Failure to Abide by Terms, Conditions of Permit, License, Approval	1
SMC 17E.010.210(A)	Maintain Underground Storage Tank Without Permit	2
SMC 17E.010.230 SMC 17E.010.440	Use of Underground/Aboveground Storage Tank Without Permit	1
SMC 17E.010.350(A) SMC 17E.010.350(E) SMC 17E.010.540(A) SMC 17E.010.540(E)	Supply False, Inaccurate, Incomplete Information Concerning an UST or AST	2
SMC 17E.010.350(B) SMC 17E.010.540(B)	Approval Permit Violation	2
SMC 17E.010.350(C) SMC 17E.010.540(C)	Fill Unpermitted Underground/Aboveground Storage Tank	2
SMC 17E.010.350(D) SMC 17E.010.540(D)	Tamper with, Fail to Maintain Inventory, Other Records	2
Chapter 17E.020 SMC	Prohibited Activities in Fish and Wildlife Areas and Buffers	1
Chapter 17E.040 SMC	Prohibited Activities in Geological Hazard Areas and Buffers	1
SMC 17E.060.120	Use, Alter Land, Erect, Alter, Occupy Structure Within Shoreline Without Compliance With Shoreline Management Regulations	1
Chapter 17E.070 SMC	Prohibited Activities in Wetlands and Buffers	1
SMC 17F.070.380	Failure to Discharge Responsibilities of Owner	2
SMC 17F.070.390	Failure to Discharge Responsibilities of Occupant	2
SMC 17F.080.250	Failure to Maintain Fire Alarm System	1
SMC 17F.080.260(B)	Failure to Provide Fire Protection System Verification Fees	2
SMC 17F.080.280	Failure to Secure Fire-damaged Building	2
SMC 17F.080.390	Failure to Provide Semi-annual Inspection of Private Hydrant	2
SMC 17F.080.420	Failure to Maintain Private Hydrant	2
SMC 17F.080.440	Lack of Basement Sprinkler System in Existing Building	2
SMC 17G.010.100 (C)(2)	Testing Underground Storage Tank Without Spokane Fire Department Registration	1

Section 2. That there is adopted a new section 10.16.045 to chapter 10.16 SMC to read as follows:

Section 10.16.045 Failure to Remove Junk Vehicle

- A. Failure to remove the junk vehicle as outlined in the notice of abatement may result in a class I civil infraction, and/or the removal and disposal of the vehicle at the expense of the owner of the land upon which the vehicle is located. Additional fees may be assessed against the registered owner of the vehicle or the owner of the land upon which the vehicle is located, by

the City or its designee, for all costs required to abate the nuisance per SMC 10.16.040 (D)(7).

- B. Failure to remove the junk vehicle as a result of a appeal to the hearing examiner may result in a class I civil infraction. Additional fees may be assessed against the registered owner of the vehicle or the owner of the land upon which the vehicle is located, by the City or its designee, for all costs required to abate the nuisance per SMC 10.16.040 (D)(7).

Section 3. That SMC section 10.16.070 is amended to read as follows:

**Section 10.16.070 Removal and Disposal – Costs – Liens**

- A. After notice has been given of the City's intent to dispose of the vehicle through the notice of abatement or after the appeal hearing has been held, ~~resulting in authority to remove,~~ the vehicle or part thereof shall be removed at the request of a law enforcement officer or limited commission officer and disposed of to a licensed motor vehicle wrecker or hulk hauler with notice to the Washington State patrol and the state department of licensing that the vehicle has been wrecked.
1. Any vehicle or part thereof impounded pursuant to this chapter shall be processed in accordance with the laws of the State of Washington.
- B. Any registered disposer under contract of the City for the impounding of vehicles shall comply with any administrative regulations relative to the handling and disposing of vehicles as may be promulgated by the local authority or the director.
- ~~C. ((Failure to remove as a result of a hearing examiner order may result in a class I civil infraction. Costs of removal may be assessed against the registered owner of the vehicle if the identity of the owner can be determined, unless the owner in the transfer of ownership of the vehicle has complied with RCW 46.12.101, or the costs may be assessed against the owner of the property on which the vehicle is stored, subject to SMC 10.16.060.))~~
- C. The impounding of a vehicle shall not preclude charging the violator with any violation of the law on account of which such vehicle was impounded.
- D. In addition to, or in lieu of, any other state or local provisions for the recovery of costs, the City may, after removal of a vehicle under this chapter, file for record with the County auditor to claim a lien for the cost of removal and any and all outstanding fines and collection costs, which shall be in substance in accordance with the provision covering mechanics' liens in chapter 60.04 RCW, and said lien shall be foreclosed in the same manner as such liens.

PASSED BY THE CITY COUNCIL ON \_\_\_\_\_.

\_\_\_\_\_  
Council President

Attest:

Approved as to form:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Assistant City Attorney

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Effective Date