

## CITY OF SPOKANE



### NOTICE

#### REGARDING CITY COUNCIL MEETINGS

Notice is hereby given that, pursuant to Governor Jay Inslee's **Eleventh** Updated Proclamation **20-28.11**, dated **October 2, 2020**, all public meetings subject to the Open Public Meetings Act, Chapter 42.30 RCW, are to be held remotely and that the in-person attendance requirement in RCW 42.30.030 has been suspended until at least through \_\_\_\_\_, **2020**.

Temporarily and until further notice, the public's ability to attend City Council meetings is by remote access only. In-person attendance is not permitted at this time. The public is encouraged to tune in to the meeting as noted below.

Public comment will be taken virtually on legislative items during the 6:00 p.m. Legislative Session on **November 16, 2020**. Open Forum will not be held and all testimony must be related to the legislative items on the agenda.

The regularly scheduled Spokane City Council 3:30 p.m. Briefing Session and 6:00 p.m. Legislative Session will be held virtually and streamed live online and airing on City Cable 5. Some members of the City Council and City staff will be attending virtually. The public is encouraged to tune in to the meeting live on Channel 5, at <https://my.spokanecity.org/citycable5/live>, or by calling **1-408-418-9388** and entering the access code **966 942 097** for the 3:30 p.m. Briefing Session or \_\_\_\_\_ for the 6:00 p.m. Legislative Session when prompted; meeting password is **0320**.

To participate in virtual public comment:

Sign up to give testimony at <https://forms.gle/RtcIKb2tju6322BB7>. You must sign up in order to be called on to testify. The form will be **open at 5:00 p.m. on Monday, November 16, 2020, and will close at 6:00 p.m.** At 6:00 p.m., you will call in to the meeting using the information above. When it is your turn to testify, Council President will call your name and direct you to hit \*3 on your phone to ask to be unmuted. The system will alert you when you have been unmuted and you can begin giving your testimony. When you are done, you will need to hit \*3 again.

**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!**
- 6. No person shall be permitted to speak at the first open forum more often than once per calendar month.**

**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**

- D. The open forum is a limited public forum; all matters discussed in the open forum shall relate to the affairs of the City and items not currently on the current or advance Council agendas. No person shall be permitted to speak in open forum regarding items on the current or advance agendas, pending hearing items, or initiatives or referenda in a pending election. Individuals speaking during the open forum shall address their comments to the Council President and shall not use profanity, engage in obscene speech, or make personal comment or verbal insults about any individual.
- E. To encourage wider participation in open forum and a broad array of public comment and varied points of view from residents of the City of Spokane, no person shall be permitted to speak at the first open forum more often than once per calendar month. Any person may speak at the second open forum if they have not yet spoken in that meeting's first open forum or concerning any agenda item at that day's meeting, unless the meeting is that person's first address at open forum in that month.. There is no limit on the number of regular legislative agenda items on which a member of the public may testify, such as legislative items, special consideration items, hearing items, and other items before the City Council and requiring Council action that are not adjudicatory or administrative in nature, as specified in Rules 5.3 and 5.4.

**Rule 2.7      SERVICE ANIMALS AT CITY COUNCIL MEETINGS**

- B. Service animals must, at all times while present in a City Council meeting, be harnessed, leashed, or tethered, unless these devices interfere with the service animal's work or the individual's disability prevents using these devices, in which case, the individual must maintain control of the animal through voice, signal, or other effective controls.

**Rule 5.3      PARTICIPATION OF MEMBERS OF THE PUBLIC IN COUNCIL MEETINGS**

- A. 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.
- B. No member of the public 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 their city of residence 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.
- C. Each person speaking at the public microphone shall verbally identify themselves by name, city of residence, and, if appropriate, representative capacity.
- D. 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.
- E. 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, including but not limited to demonstrations, banners, signs, applause, profanity, vulgar language, or personal insults will be permitted.
- F. A speaker asserting a statement of fact may be asked to document and identify the sources of the factual datum being asserted.



- G. 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.
- H. 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, newly revised, shall extend to all speakers before the City Council. The City Council Policy Advisor and/or City Attorney shall, with the assistance of Council staff, assist the Council President to ensure that all individuals desiring to speak shall be identified, appropriately recognized, and provided the opportunity to speak.

**Rule 5.4 PUBLIC TESTIMONY REGARDING LEGISLATIVE AGENDA ITEMS – TIME LIMITS**

- A. The City Council shall take public testimony on all matters included on its legislative agenda, with those exceptions stated in Rule 5.4(B). Public testimony shall be limited to the final Council action. Public testimony shall be limited to three (3) minutes per speaker, unless, at their discretion, the Chair determines that, because of the number of speakers signed up to testify, less time will be needed for each speaker in order to accommodate all speakers. The Chair may allow additional time if the speaker is asked to respond to questions from the Council.
- B. No public testimony shall be taken on items on the Council's consent agenda, amendments to legislative agenda items, or procedural, parliamentary, or administrative matters of the Council, including amendments to these Rules.
- C. For legislative or hearing items that may affect an identifiable individual, association, or group, the following procedure may be implemented:
  - 1. Following an assessment by the Chair of factors such as complexity of the issue(s), the apparent number of people indicating a desire to testify, representation by designated spokespersons, etc., the Chair shall, in the absence of objection by the majority of the Council present, impose the following procedural time limitations for taking public testimony regarding legislative matters:
    - a. There shall be up to fifteen (15) minutes for staff, board, or commission presentation of background information, if any.
    - b. The designated representative of the proponents of the issue shall speak first and may include within their presentation the testimony of expert witnesses, visual displays, and any other reasonable methods of presenting the case. Up to thirty (30) minutes shall be granted for the proponent's presentation. If there be more than one designated representative, they shall allocate the allotted time between or among themselves.
    - c. Following the presentation of the proponents of the issue, three (3) minutes shall be granted for any other person not associated with the designated representative of the proponents who wishes to speak on behalf of the proponent's position.
    - d. The designated representative, if any, of the opponents of the issue shall speak following the presentation of the testimony of expert witnesses, visual displays, and any other reasonable methods of presenting the case. The designated representative(s) of the opponents shall have the same amount of time which was allotted to the proponents.
    - e. Following the presentation by the opponents of the issue, three (3) minutes shall be granted for any other person not associated with the designated representative of the opponents who wishes to speak on behalf of the opponents' position.
    - f. Up to ten (10) minutes of rebuttal time shall be granted to the designated
  - 2. In the event the party or parties representing one side of an issue has a designated representative and the other side does not, the Chair shall publicly ask the unrepresented side if they wish to designate one or more persons to utilize the time allotted for the designated representative. If no such designation is made, each person wishing to speak on behalf of the unrepresented side shall be granted three (3) minutes to present their position, and no additional compensating time shall be allowed due to the fact that the side has no designated representative.
  - 3. In the event there appears to be more than two groups wishing to advocate their distinct positions on a specific issue, the Chair may grant the same procedural and time allowances to each group or groups, as stated previously.
- D. The time taken for staff or Council member questions and responses there to shall be in addition to the time allotted for any individual or designated representative's testimony.

# THE CITY OF SPOKANE



## ADVANCE COUNCIL AGENDA

MEETING OF MONDAY, NOVEMBER 16, 2020

### **MISSION STATEMENT**

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

**MAYOR NADINE WOODWARD**

**COUNCIL PRESIDENT BREEAN BEGGS**

**COUNCIL MEMBER KATE BURKE**

**COUNCIL MEMBER LORI KINNEAR**

**COUNCIL MEMBER KAREN STRATTON**

**COUNCIL MEMBER MICHAEL CATHCART**

**COUNCIL MEMBER CANDACE MUMM**

**COUNCIL MEMBER BETSY WILKERSON**

**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 during the Open Forum at the beginning and the conclusion of the Legislative Agenda on any issue not relating to the Current or Advance Agendas, pending hearing items, or initiatives or referenda in a pending election.

### ADDRESSING THE COUNCIL

- No member of the public 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 their city of residence as a condition of recognition.
- Each person speaking at the public microphone shall verbally identify themselves by name, city of residency 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, no modes of expression including but not limited to demonstrations, banners, signs, applause, profanity, vulgar language or personal insults will 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 Human Resources at 509.625.6383, 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or [msteinolfson@spokanecity.org](mailto:msteinolfson@spokanecity.org). Persons who are deaf or hard of hearing may contact Human Resources through the Washington Relay Service at 7-1-1. Please contact us forty-eight (48) hours before the meeting date.

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)

Roll Call of Council

Council Reports

Staff Reports

Committee Reports

Advance Agenda Review

Current Agenda Review

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## **ADMINISTRATIVE SESSION**

### **CONSENT AGENDA**

#### REPORTS, CONTRACTS AND CLAIMS

#### RECOMMENDATION

- |   |                                    |               |
|---|------------------------------------|---------------|
| 1. Report of the Mayor of pending:  | Approve &<br>Authorize<br>Payments | CPR 2020-0002 |
| a. Claims and payments of previously approved obligations, including those of Parks and Library, through _____, 2020, 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_____, 2020: \$_____.   |                                    | CPR 2020-0003 |
| 2. City Council Meeting Minutes: _____, 2020.   | Approve<br>All                     | CPR 2020-0013 |

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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)

**NOTE:** The City awaits further direction as to whether there will be an extension of the November 9, 2020, date regarding the current suspension of the in-person attendance requirement under the Governor's eleventh updated Proclamation 20-28.11, dated October 2, 2020.

**WORDS OF INSPIRATION**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL OF COUNCIL**

**ANNOUNCEMENTS**

(Announcements regarding Changes to the City Council Agenda)

## **BOARDS AND COMMISSIONS APPOINTMENTS**

(Includes Announcements of Boards and Commissions Vacancies)

### **APPOINTMENTS**

### **RECOMMENDATION**

Citizens Transportation Advisory Board (CTAB): One  
Reappointment

Confirm      CPR 2018-0032

## **ADMINISTRATIVE 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

**May not be held pending extension of November 9, 2020, date.**

This is an opportunity for citizens to discuss items of interest not relating to the Current or Advance Agendas, pending hearing items, or initiatives or referenda in a pending election. This Forum shall be for a period of time not to exceed thirty (30) 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 fifteen (15) 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.

Note: No person shall be permitted to speak at the first Open Forum more often than once per calendar month. Any person may speak at the second open forum if they have not yet spoken in that meeting's first open forum or concerning any agenda item at that day's meeting, unless the meeting is that person's first open forum in that meeting. (Council Rule 2.2.E)

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## LEGISLATIVE AGENDA

### NO SPECIAL BUDGET ORDINANCES

### NO EMERGENCY ORDINANCES

### NO RESOLUTIONS OR FINAL READING ORDINANCES

### FIRST READING ORDINANCES

(No Public Testimony Will Be Taken)

**ORD C35972** Relating to application file Z19-499COMP amending Map LU 1, Land Use Plan Map, of the City's Comprehensive Plan from "Residential 4-10" to "General Commercial" for approximately 0.85 acres located at 3001, 3011, and 3027 E Liberty Avenue (parcels 35033.1304, 35033.1305, and 35033.1306) and amending the Zoning Map from "Residential Single Family (RSF)" to "General Commercial (GC-70)". (By a vote of 9 to 0, the Plan Commission recommends approval.)

**Kevin Freibott**

**ORD C35973** Relating to application file Z19-501COMP amending Map LU 1, Land Use Plan Map, of the City's Comprehensive Plan from "Residential 4-10" to "General Commercial" for approximately 0.51 acres located at 6204 Nevada Street and 1015 E Decatur Avenue (parcels 36321.0209 and 36321.0210) and amending the Zoning Map from "Residential Single Family (RSF)" to "Community Business (CB-55)". (By a vote of 9 to 0, the Plan Commission recommends denial.)

**Kevin Freibott**

- ORD C35974** Relating to application file Z19-502COMP amending Map LU 1, Land Use Plan Map, of the City's Comprehensive Plan from "Residential 4-10" to "Office" for approximately 0.61 acres located at 3207 and 3203 E 29th Avenue and 2820 and 2826 S Ray Street (parcels 35273.0219, 35273.0220, 35273.0305, and 35273.0306) and amending the Zoning Map from "Residential Single Family (RSF)" to "Office (O-35)". (By a vote of 9 to 0, the Plan Commission recommends approval of parcels 35273.0305 and 35273.0306 and denial of parcels 35273.0219 and 35273.0220.)  
**Kevin Freibott**
- ORD C35975** Relating to application file Z19-503COMP amending Map LU 1, Land Use Plan Map, of the City's Comprehensive Plan from "Residential 4-10" to "Residential 15-30" for approximately 10.3 acres located at 3227 E 53rd Avenue and 5106 S Palouse Highway (parcels 34032.9044, 34032.9093, 34032.9094) and amending the Zoning Map from "Residential Single Family (RSF)" to "Residential Multi-Family (RMF)". (By a vote of 8 to 1, the Plan Commission recommends approval.)  
**Kevin Freibott**
- ORD C35976** Relating to application file Z19-504COMP amending Map LU 1, Land Use Plan Map, of the City's Comprehensive Plan from "Residential 4-10" to "Residential 15-30" for approximately 2.2 acres located at 3004 W 8th Avenue (parcels 25234.0902 and 25234.6501) and amending the Zoning Map from "Residential Single Family (RSF)" to "Residential Multi-Family (RMF)". (By a vote of 9 to 0, the Plan Commission recommends approval.)  
**Kevin Freibott**
- ORD C35977** Relating to application file Z19-505COMP amending Map LU 1, Land Use Plan Map, of the City's Comprehensive Plan from "Residential 4-10" to "Residential 15-30" for approximately 0.16 acres located at 1117 W 10th Avenue (parcel 35193.1405) and amending the Zoning Map from "Residential Single Family (RSF)" to "Residential Multi-Family (RMF)". (By a vote of 7 to 0 and 1 abstention, the Plan Commission recommends denial.)  
**Kevin Freibott**
- ORD C35978** Relating to proposal file Z20-019COMP amending Comprehensive Plan Map TR-5, Proposed Bike Network Map, in various locations, and amending the text of Appendix D to the Comprehensive Plan to update terminology relating to protected bike lanes and to update map references. (By a vote of 8 to 0, the Plan Commission recommends approval.)  
**Kevin Freibott**
- ORD C35979** Relating to proposal file Z20-042COMP amending Comprehensive Plan Map TR-12, Arterial Network Map, in various locations throughout the city together with corresponding changes to the official Arterial Street Map in SMC 12.08.040. (By a vote of 9 to 0, the Plan Commission recommends approval.)  
**Kevin Freibott**

ORD C35980 Relating to proposal file Z20-045COMP amending the text of Chapter 4, Transportation, of the Comprehensive Plan to discuss safety needs for at-grade railroad crossings. (By a vote of 9 to 0, the Plan Commission recommends approval.)

**Kevin Freibott**

FURTHER ACTION DEFERRED

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## NO SPECIAL CONSIDERATIONS

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## HEARINGS

(If there are items listed you wish to speak on, please sign your name on the sign-up sheets in the Chase Gallery.)

### RECOMMENDATION

|     |  |   |               |
|-----|--|---|---------------|
| H1. | Continuation of Hearing on 2020 Proposed Budget.<br>(Continued from November 9, 2020)<br><b>Paul Ingiosi</b> | Hold<br>Hearing.<br>then<br>Continue to<br>11/23/20 | FIN 2020-0001 |
|-----|--|---|---------------|

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Motion to Approve Advance Agenda for November 16, 2020  
(per Council Rule 2.1.2)

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## OPEN FORUM (CONTINUED)

**May not be held pending extension of November 9, 2020, date.**

This is an opportunity for citizens to discuss items of interest not relating to the Current or Advance Agendas, pending hearing items, or initiatives or referenda in a pending election. 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 fifteen (15) 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.

Note: Any person may speak at the second open forum if they have not yet spoken in that meeting's first open forum or concerning any agenda item at that day's meeting, unless the meeting is that person's first address at open forum in that month. (Counsel Rule 2.2.E)

## ADJOURNMENT

The November 16, 2020, Regular Legislative Session of the City Council is adjourned to November 23, 2020.



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## **NOTES**

**Agenda Sheet for City Council Meeting of:**

11/16/2020

**Date Rec'd**

11/3/2020

**Clerk's File #**

CPR 2018-0032

**Renews #****Submitting Dept**

CITY COUNCIL

**Cross Ref #****Contact Name/Phone**SHAUNA 6414  
HARSHMAN**Project #****Contact E-Mail**

SHARSHMAN@SPOKANECITY.ORG

**Bid #****Agenda Item Type**Boards and Commissions  
Appointments**Requisition #****Agenda Item Name**

0320 CTAB REAPPOINTMENT

**Agenda Wording**

Reappointment of Tom Morgan as the District 1 representative to the Citizens Transportation Advisory Board (CTAB) for a term of 11/14/2020 - 11/11/2022.

**Summary (Background)**

Reappointment of Tom Morgan as the District 1 representative to the Citizens Transportation Advisory Board (CTAB) for a term of 11/17/2020 - 11/11/2022.

**Fiscal Impact**Grant related? NO  
Public Works? NO**Budget Account**

Select \$

#

Select \$

#

Select \$

#

Select \$

#

**Approvals****Council Notifications****Dept Head**

ALLERS, HANNAHLEE

**Study Session\Other****Division Director****Council Sponsor****Finance****Distribution List****Legal**

kate.burke@spokanecity.org

**For the Mayor**

ORMSBY, MICHAEL

mcathcart@spokanecity.org

**Additional Approvals****Purchasing**



# Expenditure Control Form

1. All requests being made must be accompanied by this form.
2. Route **ALL** requests to the Finance Department for signature.
3. If request is greater than \$100,000 it requires signatures by Finance and the City Administrator. Finance Dept. will route to City Administrator.

Today's Date:

Type of expenditure:

Goods

☐

Services

☐

Department:

Approving Supervisor:

Amount of Proposed Expenditure:

Funding Source:

**Please verify correct funding sources. Please indicate breakdown if more than one funding source.**

**Why is this expenditure necessary now?**

**What are the impacts if expenses are deferred?**

**What alternative resources have been considered?**

**Description of the goods or service and any additional information?**

Person Submitting Form/Contact:

FINANCE SIGNATURE:

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CITY ADMINISTRATOR SIGNATURE:

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**Agenda Sheet for City Council Meeting of:**  
11/16/2020

|                       |             |
|-----------------------|-------------|
| <b>Date Rec'd</b>     | 10/26/2020  |
| <b>Clerk's File #</b> | ORD C35972  |
| <b>Renews #</b>       |             |
| <b>Cross Ref #</b>    |             |
| <b>Project #</b>      | Z19-499COMP |
| <b>Bid #</b>          |             |
| <b>Requisition #</b>  |             |

|                           |  |
|---------------------------|--|
| <b>Submitting Dept</b>    | PLANNING   |
| <b>Contact Name/Phone</b> | KEVIN FREIBOTT 625-6184                              |
| <b>Contact E-Mail</b>     | KFREIBOTT@SPOKANECITY.ORG                            |
| <b>Agenda Item Type</b>   | First Reading Ordinance                              |
| <b>Agenda Item Name</b>   | 0650 – COMPREHENSIVE PLAN AMENDMENT – LIBERTY AVENUE |

**Agenda Wording**

An Ordinance relating to application Z19-499COMP by Liberty Project, LLC, amending the Comprehensive Plan Land Use Plan Map from Residential 4-10 to General Commercial for 0.85 acres and a change to the Zoning Map from RSF to GC-70.

**Summary (Background)**

The proposal concerns 3001, 3011, 3027 E Liberty Avenue, parcels 35033.1304, 35033.1305, and 35033.1306. This Application 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 8 to consider this amendment and has recommended approval of the amendment.

|                                    |                                       |                                     |                           |
|------------------------------------|---------------------------------------|-------------------------------------|---------------------------|
| <b><u>Fiscal Impact</u></b>        | Grant related? NO<br>Public Works? NO | <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\Other</u></b>   | CC Study Session 10-29-20 |
| <b><u>Division Director</u></b>    | SIMMONS, SCOTT M.                     | <b><u>Council Sponsor</u></b>       | CM Mumm                   |
| <b><u>Finance</u></b>              | ORLOB, KIMBERLY                       | <b><u>Distribution List</u></b>     |                           |
| <b><u>Legal</u></b>                | RICHMAN, JAMES                        | tblack@spokanecity.org              |                           |
| <b><u>For the Mayor</u></b>        | ORMSBY, MICHAEL                       | jrichman@spokanecity.org            |                           |
| <b><u>Additional Approvals</u></b> |                                       | sbishop@spokanecity.org             |                           |
| <b><u>Purchasing</u></b>           |                                       | liamt@storhaug.com                  |                           |
|                                    |                                       | alex@storhaug.com                   |                           |
|                                    |                                       | lmeuler@spokanecity.org             |                           |
|                                    |                                       |                                     |                           |



# Expenditure Control Form

1. All requests being made must be accompanied by this form.
2. Route **ALL** requests to the Finance Department for signature.
3. If request is greater than \$100,000 it requires signatures by Finance and the City Administrator. Finance Dept. will route to City Administrator.

Today's Date:

Type of expenditure:

Goods

☐

Services

☐

Department: N/A

Approving Supervisor: N/A

Amount of Proposed Expenditure: N/A

Funding Source: N/A

**Please verify correct funding sources. Please indicate breakdown if more than one funding source.**

**Why is this expenditure necessary now?**

**What are the impacts if expenses are deferred?**

**What alternative resources have been considered?**

**Description of the goods or service and any additional information?**

Person Submitting Form/Contact:

FINANCE SIGNATURE:

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CITY ADMINISTRATOR SIGNATURE:

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Ordinance No. C35972

AN ORDINANCE RELATING TO APPLICATION FILE Z19-499COMP AMENDING MAP LU 1, LAND USE PLAN MAP, OF THE CITY'S COMPREHENSIVE PLAN FROM "RESIDENTIAL 4-10" TO "GENERAL COMMERCIAL" FOR APPROXIMATELY 0.85 ACRES LOCATED AT 3001, 3011, AND 3027 E LIBERTY AVENUE (PARCELS 35033.1304, 35033.1305, AND 35033.1306) AND AMENDING THE ZONING MAP FROM "RESIDENTIAL SINGLE FAMILY (RSF)" TO "GENERAL COMMERCIAL (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 Z19-499COMP was submitted in a timely manner for review during the City's 2019/2020 Comprehensive Plan amendment cycle; and

WHEREAS, Application Z19-499COMP seeks to amend the Land Use Plan Map of the City's Comprehensive Plan for 0.85 acres from "Residential 4-10" to "General Commercial"; if approved, the implementing zoning destination requested is "General Commercial (GC-70)"; and

WHEREAS, staff requested comments from agencies and departments on May 11, 2020, and a public comment period ran from June 8, 2020 to August 7, 2020; 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 August 25, 2020; and

WHEREAS, a State Environmental Policy Act (SEPA) Determination of Non-Significance was issued on August 24, 2020 for the amendment to the Comprehensive Plan, the comment period for which ended on September 14, 2020; and

WHEREAS, a staff report for Application Z19-499COMP reviewed all the criteria relevant to consideration of the application was published on August 25, 2020 and sent to all applicants and the Plan Commission; and

WHEREAS, notice of the SEPA Checklist and Determination and announcement of the Plan Commission Hearing for the application was published on August 26, 2020 and September 2, 2020; and

WHEREAS, Notice of Plan Commission Public Hearing and SEPA Determination was posted on the property and mailed to all property owners, occupants, and taxpayers of record, as shown in the most recent Spokane County Assessor's record for all properties within 400 linear feet of any portion of the boundary of the subject properties, pursuant to Spokane Municipal Code 17G.020.070, on August 26, 2020; and

WHEREAS, the Spokane Plan Commission held a public hearing, including the taking of public testimony, on September 9, 2020, during which the public record was closed; and

WHEREAS, the Spokane Plan Commission held a public hearing, during which they deliberated this and all other Comprehensive Plan Amendment applications, on September 23, 2020; and

WHEREAS, the Spokane Plan Commission found that Application Z19-499COMP is consistent with and implements the Comprehensive Plan; and

WHEREAS, the Spokane Plan Commission found that Application Z19-499COMP meets the decision criteria for Comprehensive Plan Amendments delineated in Spokane Municipal Code 17G.020.030; and

WHEREAS, the Spokane Plan Commission voted 9 to 0 to recommend approval of Application Z19-499COMP; 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 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 the Application. Application Z19-499COMP is approved.
2. Amendment of the Land Use Map. The Spokane Comprehensive Plan Map LU 1, Land Use Plan Map, is amended from "Residential 4-10" to "General Commercial" for 0.85 acres, as shown in Exhibits A and B.
3. Amendment of the Zoning Map. The City of Spokane Zoning Map is amendment from "Residential Single Family" to "General Commercial (GC-70)," as shown in Exhibits C and D.

PASSED BY THE CITY COUNCIL ON \_\_\_\_\_, 2020.

\_\_\_\_\_  
Council President

Attest:

Approved as to form:

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

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

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Effective Date





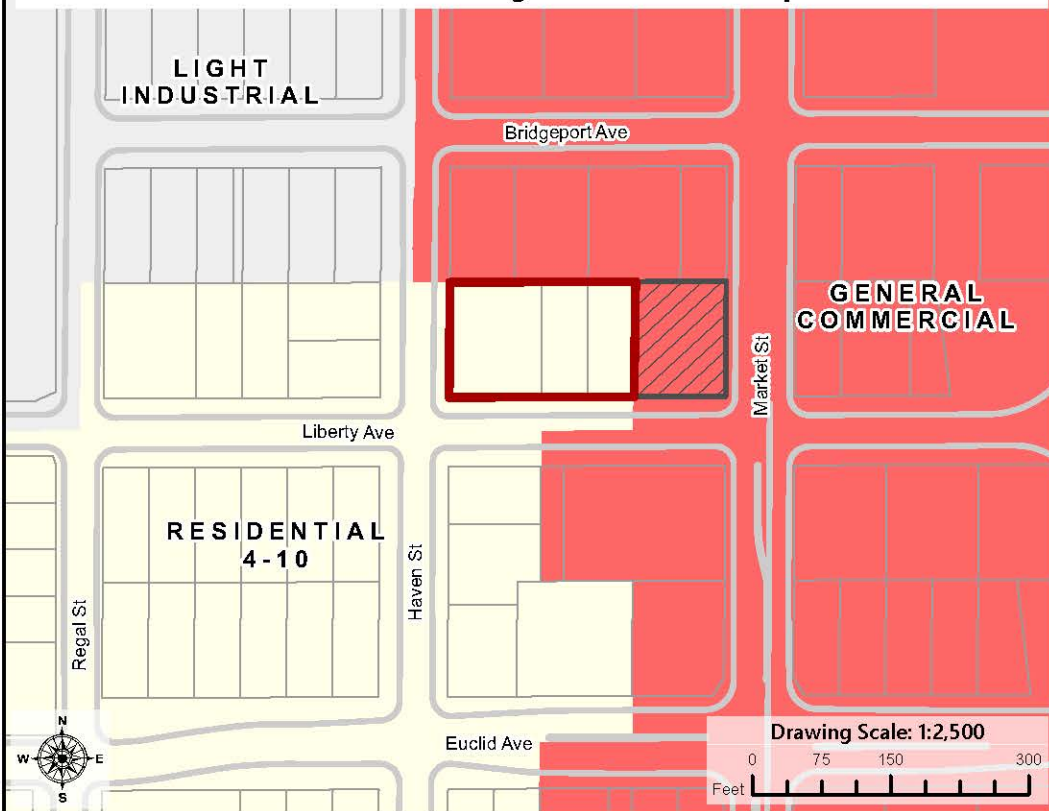
# Z19-499COMP (3001, 3022, & 3027 E Liberty Ave) 2019/2020 Comprehensive Plan Amendment Proposals

Drawn: 12/5/2019

THIS IS NOT A LEGAL DOCUMENT

The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.

## EXHIBIT A: Existing Land Use Plan Map



## Legend

Subject Parcels

Same Owner

Parcel

Curb Line

### Land Use Plan Designation

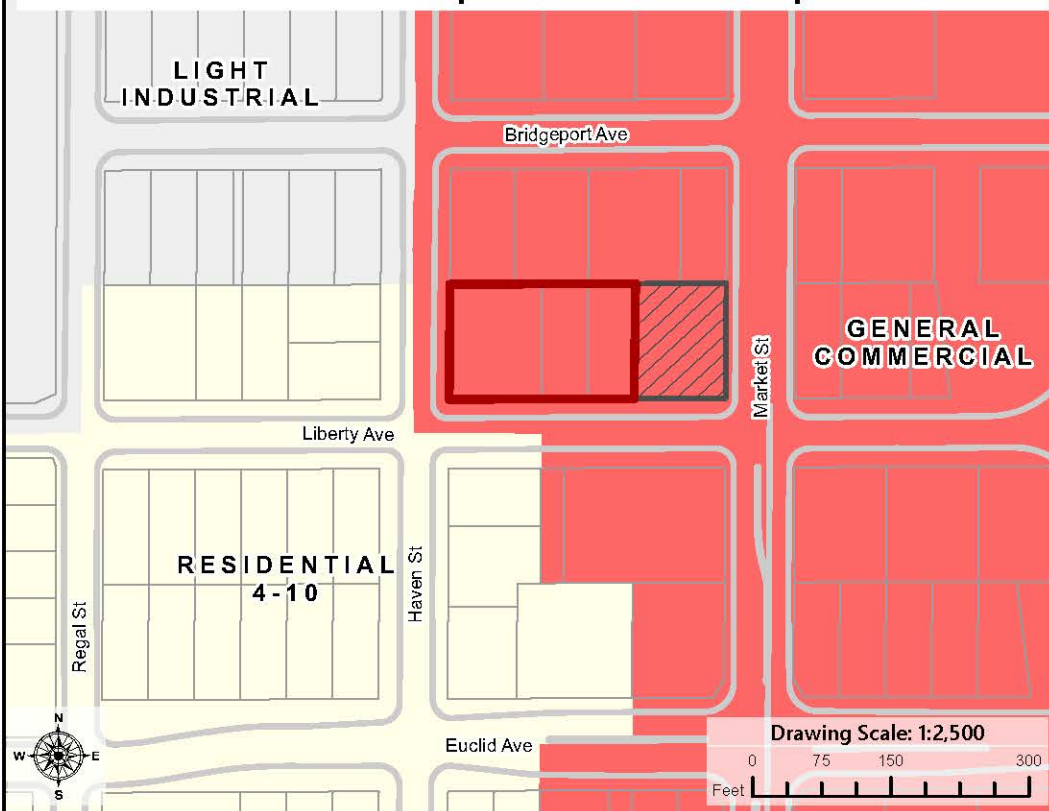
Residential 4-10

General Commercial

Light Industrial

Acres (Proposal): 0.85  
Acres (Adjacent): 0.28

## EXHIBIT B: Proposed Land Use Plan Map



## Legend

Subject Parcels

Same Owner

Parcel

Curb Line

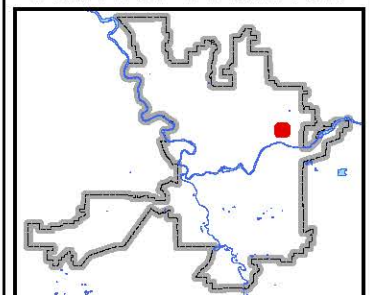
### Proposed Land Use

Residential 4-10

General Commercial

Light Industrial

## PROJECT LOCATION



Neighborhood and Planning Services  
Drawn By: Kevin Frebott



# **Z19-499COMP** **(3001, 3011, & 3027 E Liberty Ave)** 2019/2020 Comprehensive Plan Amendment Proposals

Drawn: 11/27/2019

THIS IS NOT A LEGAL DOCUMENT

The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.

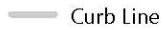
## Legend



Subject Parcels



Same Owner



Curb Line



Parcel

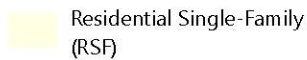
## Current Zoning



General Commercial (GC)



Light Industrial (LI)



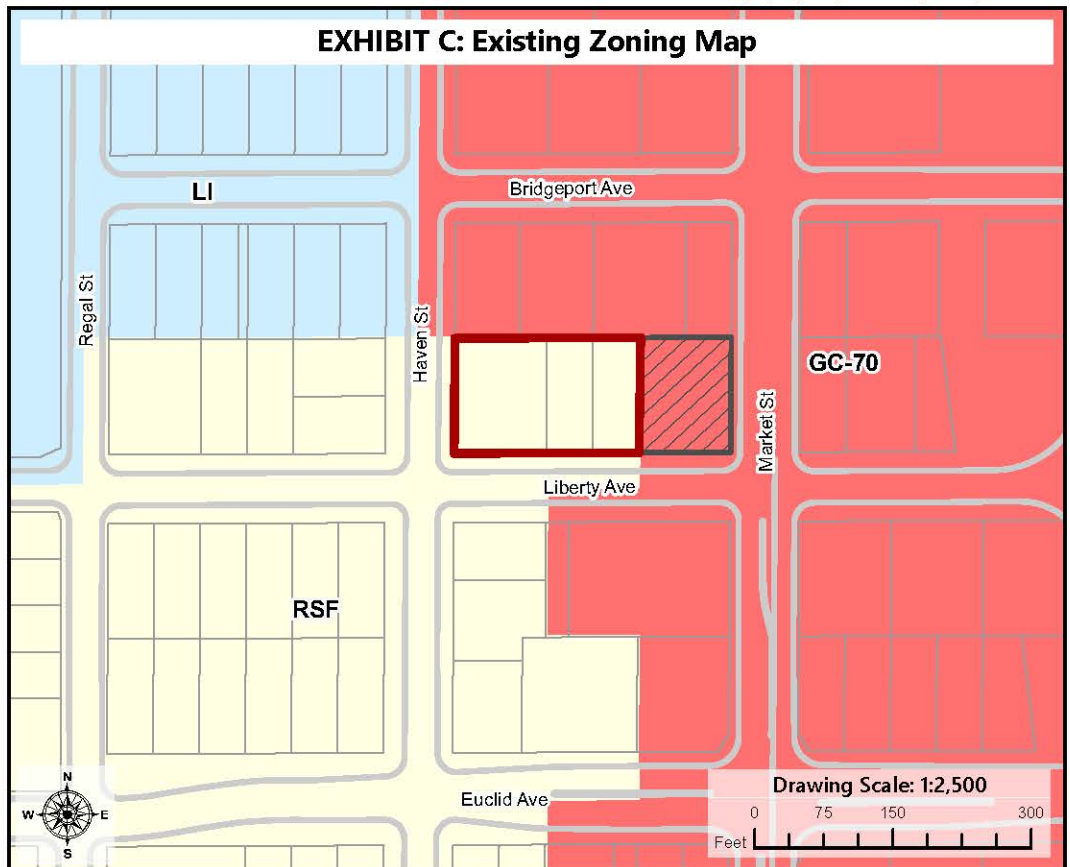
Residential Single-Family (RSF)

*Numbers after a Zone Label denote the height limits in that area.*

Acres (Proposal): 0.85

Acres (Adjacent): 0.28

## EXHIBIT C: Existing Zoning Map



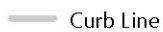
## Legend



Subject Parcels



Same Owner



Curb Line



Parcel

## Proposed Zoning



General Commercial (GC)

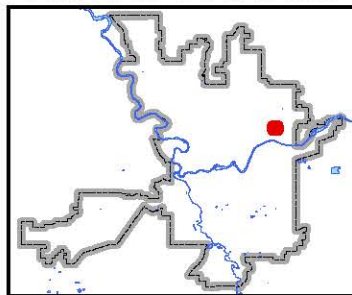


Light Industrial (LI)



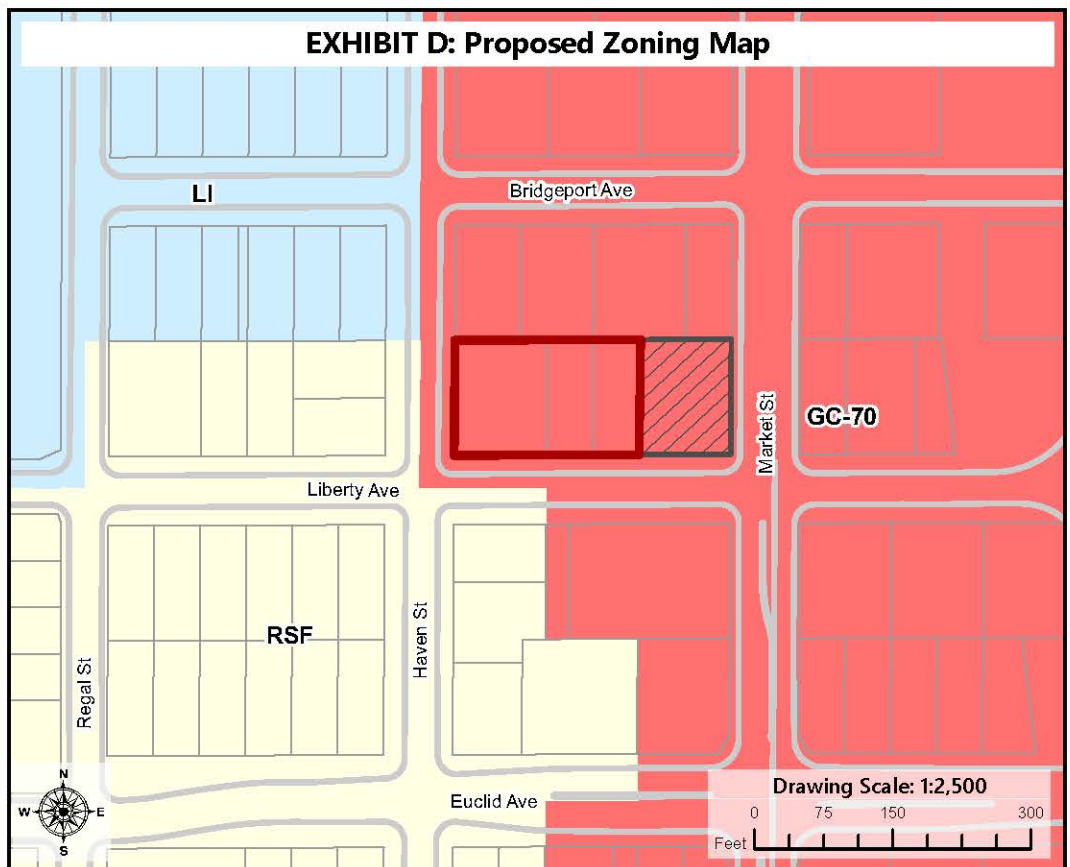
Residential Single-Family (RSF)

## PROJECT LOCATION



Neighborhood and Planning Services  
Drawn By: Kevin Freibott

## EXHIBIT D: Proposed Zoning Map



**Exhibit E: Legal Description**

Lots 7 through 12, Block 13, Minnehaha Addition in the City of Spokane, Spokane County, Washington State.

**STAFF REPORT Z19-499COMP**

Department of Neighborhood and Planning Services

The following staff report concerns a proposed Comprehensive Plan Amendment to the current Comprehensive Plan for the City of Spokane. The proposal constitutes a requested change to the Land Use Plan Map (Map LU1) designation and zoning of one or more parcels in the City of Spokane. Amendments to the Comprehensive Plan are enabled by Spokane Municipal Code (SMC) 17G.020 and Revised Code of Washington (RCW) 36.70A.130.

**I. PROPERTY SUMMARY**

|                           |   |
|---------------------------|---|
| <b>Parcel(s):</b>         | 35033.1304, 35033.1305, and 35033.1306 (partial)                          |
| <b>Address(es):</b>       | 3001, 3011, and 3027 E Liberty Avenue                                     |
| <b>Property Size:</b>     | 0.85 acres (area of change), 1.13 acres in common ownership.              |
| <b>Legal Description:</b> | Lots 7 through 12, Block 13, Minnehaha Addition                           |
| <b>General Location:</b>  | North side of E Liberty Avenue between N Haven Street and N Market Street |
| <b>Current Use:</b>       | Residential home and one retail/commercial building.                      |

**II. APPLICANT SUMMARY**

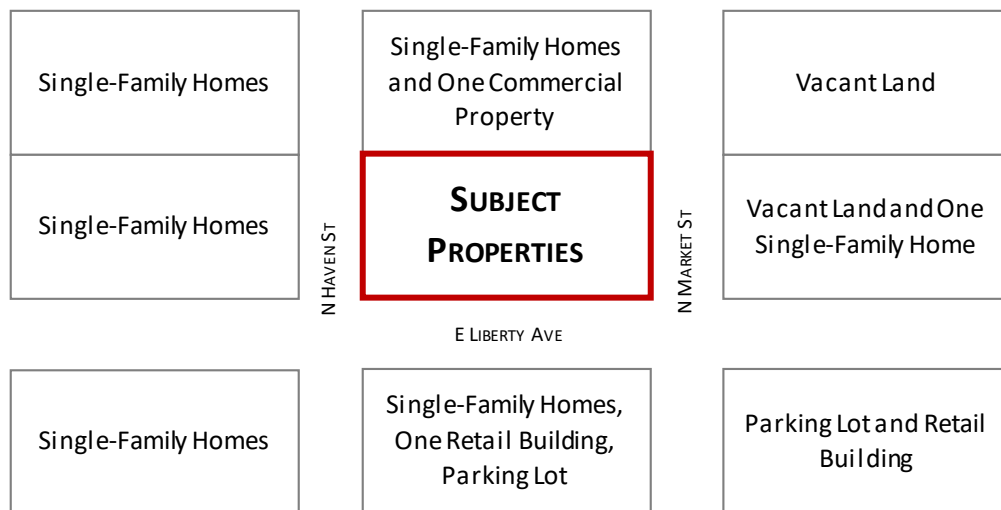
|                        |  |
|------------------------|--|
| <b>Agent:</b>          | Leslie Perez & Alex Durkin, Storhäug Engineering |
| <b>Applicant:</b>      | Jordan Tampien, Liberty Project LLC              |
| <b>Property Owner:</b> | Liberty Project LLC, Spokane WA                  |

**III. PROPOSAL SUMMARY**

|                                       |   |
|---------------------------------------|---|
| <b>Current Land Use Designation:</b>  | Residential 4-10 Dwelling Units/Acre (R 4-10)   |
| <b>Proposed Land Use Designation:</b> | General Commercial (GC)   |
| <b>Current Zoning:</b>                | Residential Single-Family (RSF)   |
| <b>Proposed Zoning:</b>               | General Commercial, 70-foot height limit (GC-70)  |
| <b>SEPA Status:</b>                   | A SEPA threshold Determination of Non-Significance (DNS) was made on August 24, 2020. The appeal deadline is 5:00 PM on September 14, 2020. |
| <b>Plan Commission Hearing Date:</b>  | September 9, 2020   |
| <b>Staff Contact:</b>                 | Kevin Freibott, Assistant Planner II, <a href="mailto:kfreibott@spokanecity.org">kfreibott@spokanecity.org</a>                              |
| <b>Staff Recommendation:</b>          | Recommended   |

#### IV. BACKGROUND INFORMATION

- 1. General Proposal Description:** Pursuant to the procedures established by SMC 17G.020, enabled by RCW 36.70A.130, the applicant asks the City of Spokane to amend the Land Use Plan Map designation (Map LU-1 of the Comprehensive Plan) and zoning designation (Official Zoning Map of the City of Spokane) for three properties located in the Bemiss Neighborhood. The intent of the applicant is to potentially develop non-residential uses on the entire south half of the block, all in common ownership by the applicant.
- 2. Site Description and Physical Conditions:** The proposal concerns three parcels: 35033.1304, 35033.1305, and part of 35033.1306. All three comprise the south half of the block on the north side of E Liberty Avenue, between N Haven Street and N Market Street. Parcel 35033.1304 contains an unpaved driveway and no other improvements. Parcel 35033.1305 contains one residential house, currently rented out. Parcel 35033.1306 contains a commercial/retail building currently containing a restaurant. Other improvements include landscaping and a parking lot.
- 3. Property Ownership:** All of the subject properties are owned by the same owner, Liberty Project LLC. Liberty Project LLC is a registered WA State Limited Liability Company based in Spokane, WA.
- 4. Adjacent Property Improvements and Uses:** The proposal is surrounded by existing development of the following nature:



- 5. Street Class Designations:** N Haven Street and E Liberty Avenue are currently designated as local streets. N Market Street is designated as a Major Arterial. The Arterial Street Map in the Comprehensive Plan does not indicate that these designations should change. Likewise, no change of street class designation is proposed as part of this application.
- 6. Current Land Use Designation and History:** As shown in **Exhibit A**, the subject properties are currently designated for the “Residential 4-10” (between 4 and 10 dwelling units per acre) except for the east 100 feet of parcel 35033.1306, which is designated for “General Commercial” land use. The subject properties have been designated for these uses since the original adoption of the Growth Management Act (GMA) compliant Comprehensive Plan in 2001.

7. **Proposed Land Use Designation:** As shown in **Exhibit B**, the proposal is to amend the Land Use Plan Map designation so that the entirety of the subject properties are designated General Commercial.
8. **Current Zoning and History:** The current zoning of the subject properties is Residential Single-Family (RSF), except for the east 100 feet of parcel 35033.1306, which is zoned General Commercial with a 70-foot height limit (GC-70). This zoning has been the same since the current zoning map was adopted in 2006.

Historically, between 1975 and 2006, the western 2/3 of the properties were zoned “R2,” indicated for two-family homes, and the eastern 1/3 were zoned for “M1,” light industrial uses. In 1958, the properties were all zoned “Class 1 Residential,” indicated for single-family homes.

9. **Proposed Zoning:** As shown in **Exhibit D**, the proposal seeks to amend the zoning so that the entirety of the subject properties are zoned General Commercial with a 70-foot height limit (GC-70).

## V. APPLICATION PROCESS AND PUBLIC COMMENT

1. **Key Steps:** The application is being processed according to SMC 17G.060, including the following steps:

|   |                   |
|---|-------------------|
| Application Submitted .....                                   | October 29, 2019  |
| Threshold Application Certified Complete .....                | November 27, 2019 |
| Council Threshold Subcommittee Established <sup>1</sup> ..... | January 13, 2020  |
| Council Threshold Subcommittee Met .....                      | February 6, 2020  |
| Annual Work Program Set <sup>2</sup> .....                    | March 2, 2020     |
| Agency/Department Comment Period Ended .....                  | May 11, 2020      |
| Notice of Application Posted .....                            | June 8, 2020      |
| Plan Commission Workshop .....                                | June 10, 2020     |
| 60-Day Public Comment Period Ended .....                      | August 7, 2020    |
| SEPA Determination Issued .....                               | August 24, 2020   |
| Notice of Public Hearing Posted .....                         | August 26, 2020   |
| Plan Commission Hearing Date (Scheduled) .....                | September 9, 2020 |

2. **Comments Received:** A request for comments was issued to City departments, local agencies, and departments, along with pertinent application details on April 24, 2020. By the close of agency comment on May 11, comments were received from the following:

- Joeline Eliason, Spokane Development Services Center

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<sup>1</sup> Spokane City Council Resolution 2020-0002

<sup>2</sup> Spokane City Council Resolution 2020-0014

- Randy Abrahamson, Spokane Tribe Historic Preservation

Ms. Eliason communicated that the Spokane Development Services Center has no concerns or objection to the proposal. As for the Spokane Tribe, Mr. Abrahamson recommends that prior to any site development a cultural survey and sub-surface testing be conducted to identify and protect any historic or cultural resources on the site. Copies of these comments are included in this staff report as **Exhibit L**.

Following the agency/department comment period, a Notice of Application was issued on June 8, 2020 by mail to all properties and owners within a 400-foot radius of the subject properties, including within 400-feet of any adjacent properties with the same ownership. Notice was also posted on the subject properties, in the closest library branch, and in the Spokesman Review. City staff emailed notice to the neighborhood council as well and to any nearby neighborhood councils. A packet of comment letters was submitted, dated July 18, each of which contained the identical message of opposition to the proposal. Staff received a total of 17 of these comments. Copies of these comments are included in this staff report as **Exhibit M**.

3. **Public Workshop:** A public workshop with the Spokane Plan Commission was held on June 10, 2020, during which the particulars of the proposal were presented to the Plan Commission for their consideration and discussion. The applicant was provided an opportunity to speak during the workshop but no public comment was taken.

## VI. APPLICATION REVIEW AND ANALYSIS

1. **Guiding Principles:** SMC 17G.020.010 provides the following guiding principles for the annual comprehensive plan amendment process:
  - A. Keep the comprehensive plan alive and responsive to the community.
  - B. Provide for simultaneous review of proposals to allow for cumulative impact analysis of all applications on a City-wide basis and in conjunction with budget decisions.
  - C. Make map adjustments based on a foundation in policy language, consistently applying those concepts citywide.
  - D. Honor the community's long-term investment in the comprehensive plan, through public participation and neighborhood planning processes, by not making changes lightly.
  - E. Encourage development that will enable our whole community to prosper and reinforce our sense of place and feeling of community, in an ecologically, economically and socially sustainable manner.
  - F. Amendments to the comprehensive plan must result in a net benefit to the general public.
2. **Review Criteria:** SMC 17G.020.030 provides a list of considerations that are to be used, as appropriate, by the applicant in developing an amendment proposal, by planning staff in analyzing a proposal, by the plan commission and by the city council in making a decision on the proposal. Following each consideration is staff analysis relative to the amendment requested.

- 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.*

Staff Analysis: Staff reviewed and processed the proposed amendment under the most current regulations contained in the Growth Management Act, the Washington State Environmental Policy Act (SEPA), and the Spokane Municipal Code. Staff is unaware of any recent federal, state, or legislative actions with which the proposal would be in conflict, and no comments were received to this effect from any applicable agencies receiving notice of the proposal.

The proposal meets this criterion.

- B. GMA:** *The change must be consistent with the goals and purposes of the State Growth Management Act.*

Staff Analysis: The Growth Management Act (GMA) details 13 goals to guide the development and adoption of the comprehensive plans and development regulations (RCW 36.70A.020, "Planning Goals"), and these goals guided the City's development of its comprehensive plan and development regulations. No comments received or other evidence in the record indicates inconsistency between the proposed plan map amendment and the goals and purposes of the GMA.

The proposal meets this criterion.

- 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.*

Staff Analysis: The City did not require, nor did any Agency or City Department comment request or require a traffic impact analysis for the proposal. The subject properties are already served by water, sewer, nearby transit service, and adjacent existing City streets. Furthermore, under State and local laws, any subsequent development of the site will be subject to a concurrency determination pursuant to SMC 17D.010.020.

The proposal meets this criterion.

- 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.*

Staff Analysis: No evidence of a potential funding shortfall as a result of this proposal exists.

The proposal meets this criterion.

- E. Internal Consistency:**

1. *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.*

Staff Analysis: The proposal is internally consistent with applicable supporting documents of the Comprehensive Plan as follows:

*Development Regulations.* As a non-project proposal, there are no specific plans for development of this site. Additionally, any future development on this site will be required to be consistent with the current development regulations at the time an application is submitted. The proposal does not result in any non-conforming uses or development and staff finds no reason to indicate that the proposed Comprehensive Plan Land Use Plan Map and zone change would result in a property that cannot be reasonably developed in compliance with applicable regulations.

*Capital Facilities Program.* As described in the staff analysis of Criterion C above, no additional infrastructure or capital expenditures by the City are anticipated for this non-project action, and it is not anticipated that the City's integrated Capital Facilities Program would be affected by the proposal.

*Neighborhood Planning Documents Adopted after 2001.* The Greater Hillyard North-East Planning Alliance, made up of the Bemiss, Hillyard, and Whitman neighborhoods, adopted its final neighborhood plan in 2010. None of the feature or recommendations in that plan would be affected by the change in use of the subject parcels.

*Miscellaneous Comprehensive Plan Goals and Policies.* Staff have compiled a list of Comprehensive Plan Goals and Policies which bear on the proposal in Exhibit H of this report. Further discussion of these policies is provided under section K.2 below.

The proposal meets this criterion.

2. *If a proposed amendment is significantly inconsistent with current policy within 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.*

Staff Analysis: The proposal is generally consistent with current Comprehensive Plan policies, as described in further detail in the staff analysis of Criterion K.2 below and other criteria in this report. Therefore, no amendment to policy wording is necessary and this criterion does not apply to the subject proposal.

The proposal meets this criterion.

- 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.*

**Staff Analysis:** The proposed change in land use designations affects a relatively small area within an existing urbanized area, with no foreseeable implications to regional or inter-jurisdictional policy issues. No comments have been received from any agency, City department, or neighboring jurisdiction which would indicate that this proposal is not regionally consistent.

The proposal meets this criterion.

**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.*

Staff Analysis: The City is concurrently reviewing this application and eight other applications for Comprehensive Plan amendments as part of an annual plan amendment cycle. Six applications are for land use plan map amendments, two are proposed transportation map amendments to the Comprehensive Plan, and one is a proposed text amendment. When considered together, these various applications do not interact, nor do they augment or detract from each other. The cumulative effects of these various applications are minor.

This proposal meets this criterion.

**H. SEPA:** *SEPA<sup>3</sup> Review must be completed on all amendment proposals and is described in Chapter 17E.050.*

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).*

Staff Analysis: The application is under review in accordance with the State Environmental Policy Act (SEPA), which requires that the potential for adverse

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<sup>3</sup> State Environmental Policy Act

environmental impacts resulting from a proposal be evaluated during the decision-making process. On the basis of the information contained in the environmental checklist, 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 Services, a Determination of Non-Significance was issued on August 24, 2020.

The proposal meets this criterion.

- 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.*

Staff Analysis: The proposal would change the land-use designation of a previously developed area served by public facilities and services described in CFU 2.1. The proposed change in land-use designations affects a relatively small area and does not measurably alter demand for public facilities and services in the vicinity of the site or on a citywide basis. Any subsequent development of the site will be subject to a concurrency determination pursuant to SMC 17D.010.020, thereby implementing the policy set forth in CFU 2.2.

The proposal meets this criterion.

- 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.*

Staff Analysis: The proposal does not include an expansion to the UGA, thus this criteria does not apply.

The proposal meets this criterion.

K. **Demonstration of Need:**

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.*

Staff Analysis: The proposal does not include a policy adjustment, thus this criteria does not apply.

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.);

Staff Analysis: The primary Comprehensive Plan policy which applies to the proposal is Land Use LU 1.8, General Commercial Uses. That policy generally calls for containment of non-residential uses to centers and corridors. The subject properties are well outside the area of any Center or Corridor designated by the City. However, the policy also allows for “limited expansions” of commercial areas outside Centers, provided the following factors are considered:

- Maintaining minimum depth from an arterial street necessary for the establishment or expansion of a general commercial neighborhood business;
- Avoiding intrusion where incompatible into established neighborhoods; and
- Implementing transitioning land uses with the intent of protecting neighborhood character.

Two of the three subject parcels are already surrounded on three sides by General Commercial land use and zoning. Additionally, the entire northern half of the block is already designated for General Commercial. The proposed action would terminate at City streets on the west and south. Furthermore, provisions exist within the SMC for landscaping buffers, height transitions, and other features that would mitigate impacts to the nearby residences and their occupants. These facts provide a basis for arguing that this application is consistent with policy LU 1.8.

- b. The map amendment or site is suitable for the proposed designation.

Staff Analysis: There exist no physical features of the site or its surroundings that would preclude commercial development on the site. The site is adequately served by all utilities and by a major arterial street, bus service is nearby at the intersection of Francis and Nevada, and the site is generally level and devoid of critical areas.

- c. The map amendment implements applicable comprehensive plan policies and subarea plans better than the current map designation.

Staff Analysis: As discussed in ‘a’ above, designation of this location for non-residential uses would comply with the requirements of the Comprehensive Plan.

The proposal meets this criterion.

- 3. Rezones, Land Use Plan 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.*

Staff Analysis: If the Land Use Plan Map amendment is approved as proposed, the zoning designation of the subject property will change from RSF (Residential Single-Family) to GC-70 (General Commercial, 70-foot height limit). The GC zone implements the General Commercial land-use designation proposed by the applicant. No policy language changes have been identified as necessary to support the proposed Land Use Plan Map amendment. The proposal meets this criterion.

The proposal meets this criterion.

## **VII. CONCLUSION**

The proposal has been processed and considered according to the requirements of the Spokane Municipal Code. According to the information provided above and the whole of the administrative record, the proposal appears consistent with criteria for a comprehensive plan amendment as provided in SMC 17G.020.030.

Following the close of public testimony and deliberations regarding conclusions with respect to the review criteria and decision criteria detailed in SMC Chapter 17G.020, Plan Commission will need to make a recommendation to City Council for approval or denial of the requested amendment to the Land Use Plan map of the City's Comprehensive Plan.

## **VIII. STAFF RECOMMENDATION**

Staff recommends that the Plan Commission and City Council approve this proposal.

## **IX. LIST OF EXHIBITS**

- |                                  |   |
|----------------------------------|---|
| A. Existing Land Use Plan Map    | H. List of Relevant Comp Plan Policies    |
| B. Proposed Land Use Plan Map    | I. Application Materials                  |
| C. Existing Zoning Map           | J. SEPA Checklist                         |
| D. Proposed Zoning Map           | K. SEPA Determination of Non-Significance |
| E. Application Notification Area | L. Agency Comments                        |
| F. Detail Aerial                 | M. Public Comments                        |
| G. Wide-Area Aerial              |   |



# Z19-499COMP

(3001, 3022, & 3027 E Liberty Ave)

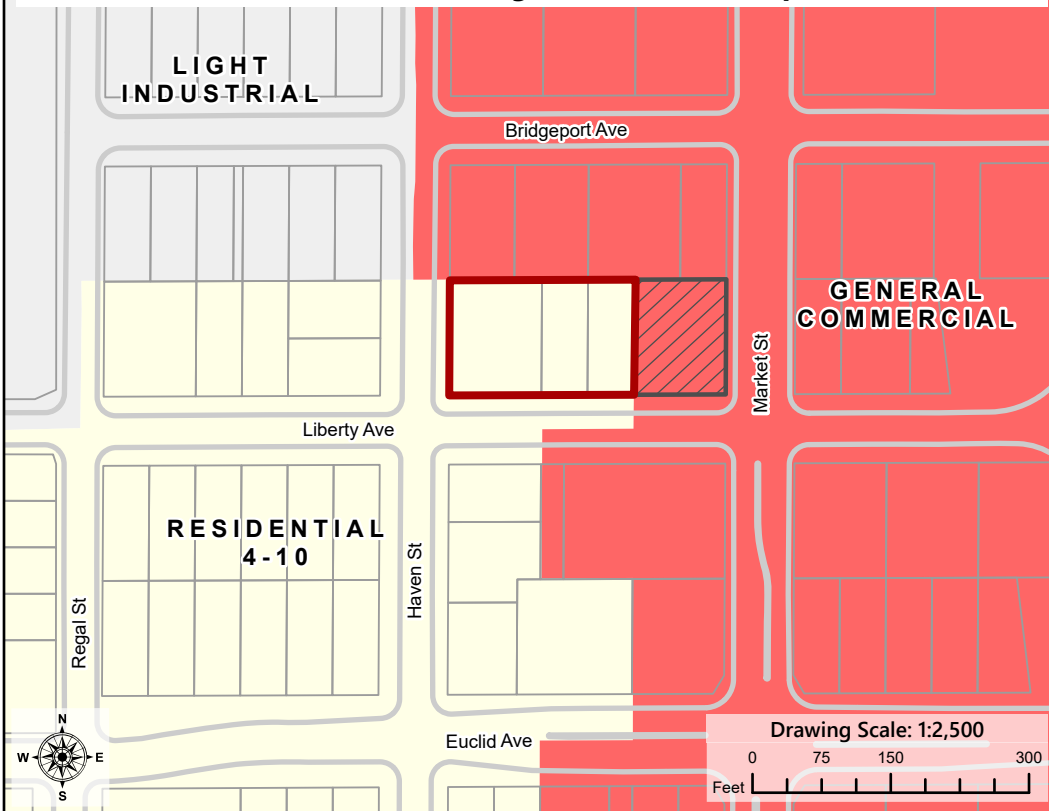
2019/2020 Comprehensive Plan Amendment Proposals

Drawn: 12/5/2019

THIS IS NOT A LEGAL DOCUMENT

The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.

## EXHIBIT A: Existing Land Use Plan Map



### Legend

Subject Parcels

Same Owner

Parcel

Curb Line

### Land Use Plan Designation

Residential 4-10

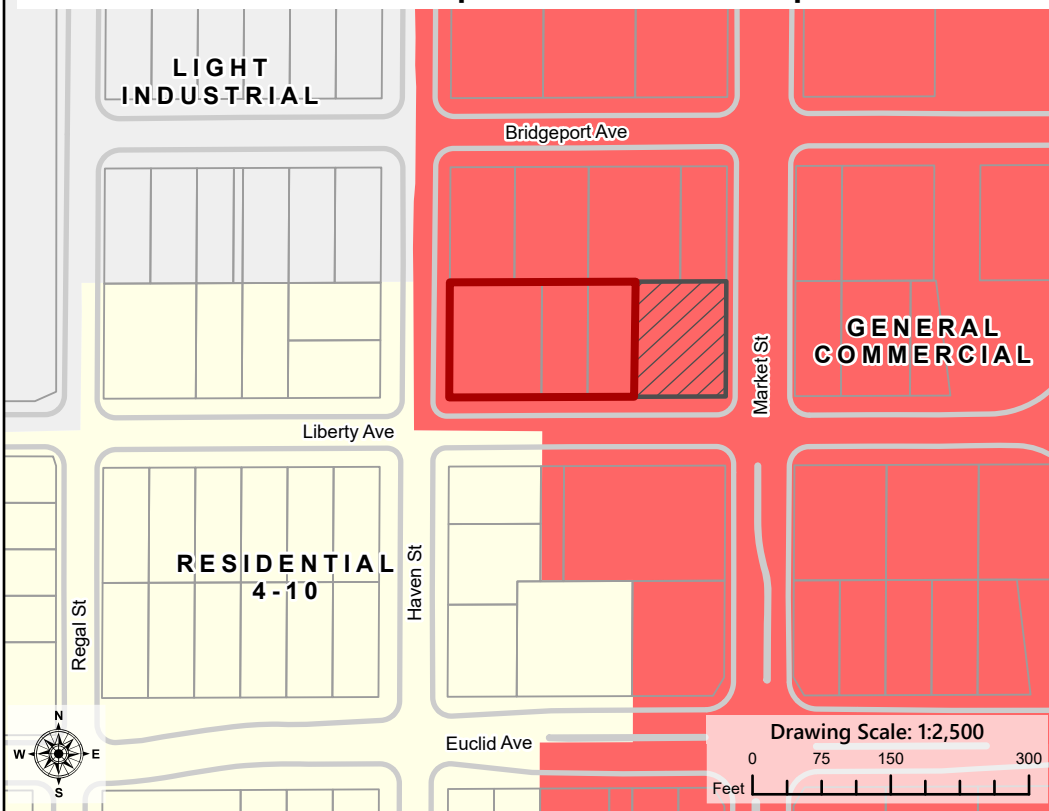
General Commercial

Light Industrial

Acres (Proposal): 0.85

Acres (Adjacent): 0.28

## EXHIBIT B: Proposed Land Use Plan Map



### Legend

Subject Parcels

Same Owner

Parcel

Curb Line

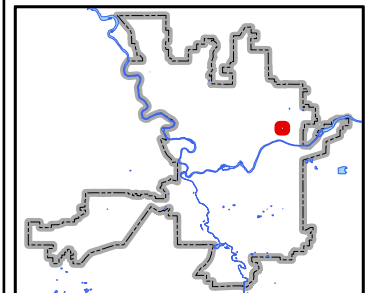
### Proposed Land Use

Residential 4-10

General Commercial

Light Industrial

### PROJECT LOCATION



Neighborhood and Planning Services  
Drawn By: Kevin Freibott



# Z19-499COMP (3001, 3011, & 3027 E Liberty Ave) 2019/2020 Comprehensive Plan Amendment Proposals

Drawn: 11/27/2019

THIS IS NOT A LEGAL DOCUMENT

The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.

## Legend

Subject Parcels

Same Owner

Curb Line

Parcel

## Current Zoning

General Commercial (GC)

Light Industrial (LI)

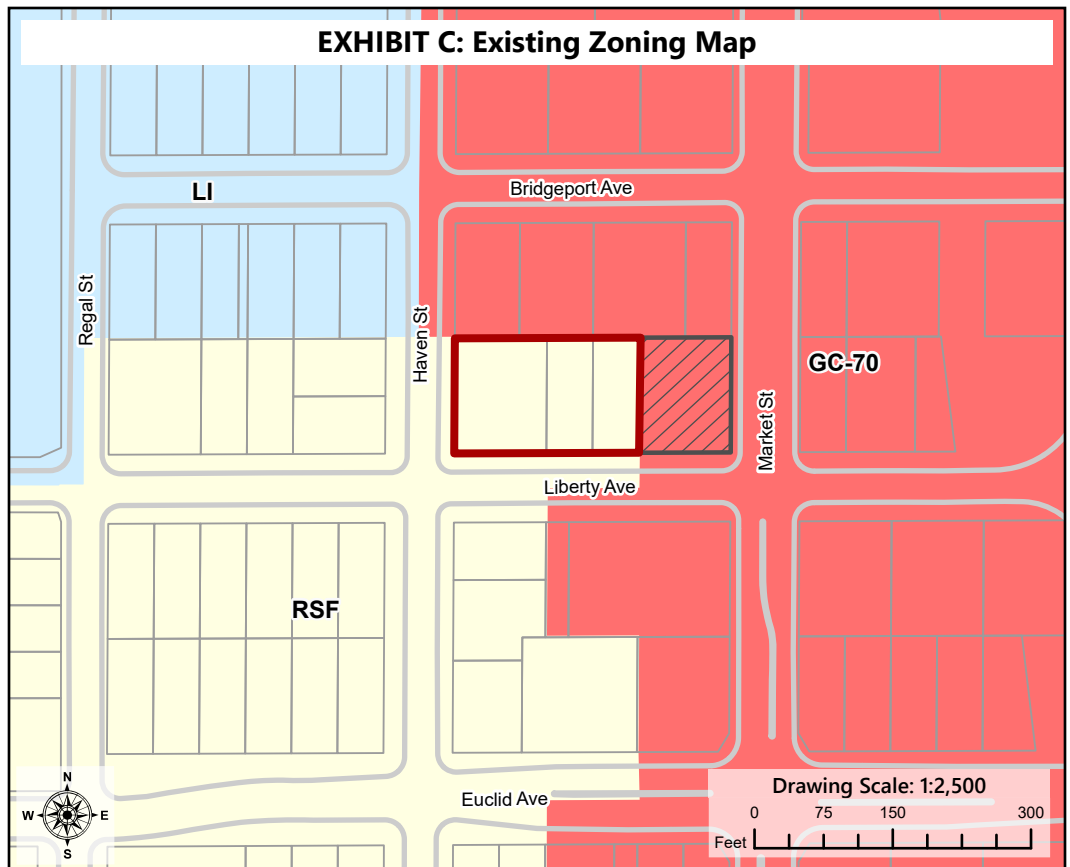
Residential Single-Family (RSF)

*Numbers after a Zone Label denote the height limits in that area.*

Acres (Proposal): 0.85

Acres (Adjacent): 0.28

## EXHIBIT C: Existing Zoning Map



## Legend

Subject Parcels

Same Owner

Curb Line

Parcel

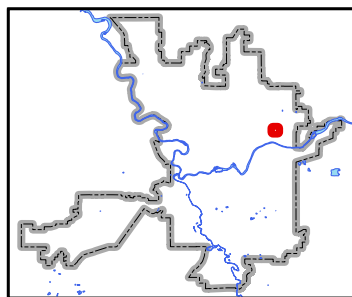
## Proposed Zoning

General Commercial (GC)

Light Industrial (LI)

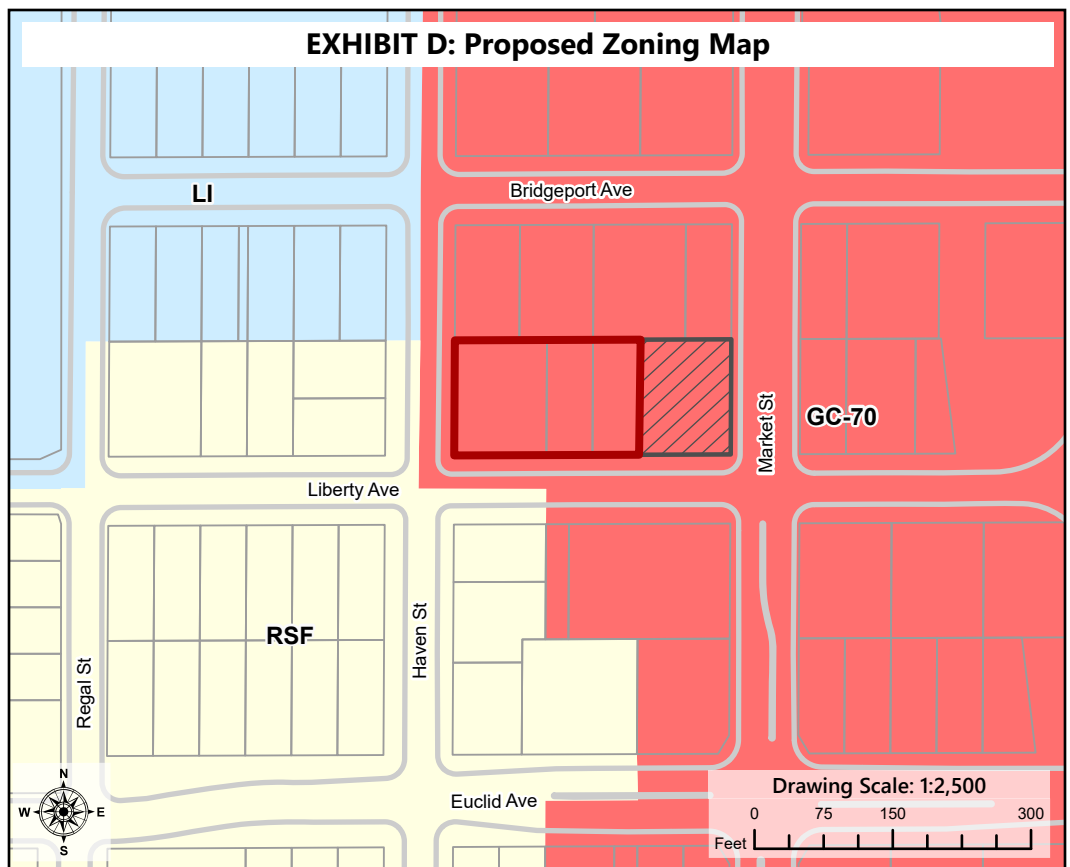
Residential Single-Family (RSF)

## PROJECT LOCATION



Neighborhood and Planning Services  
Drawn By: Kevin Freibott

## EXHIBIT D: Proposed Zoning Map



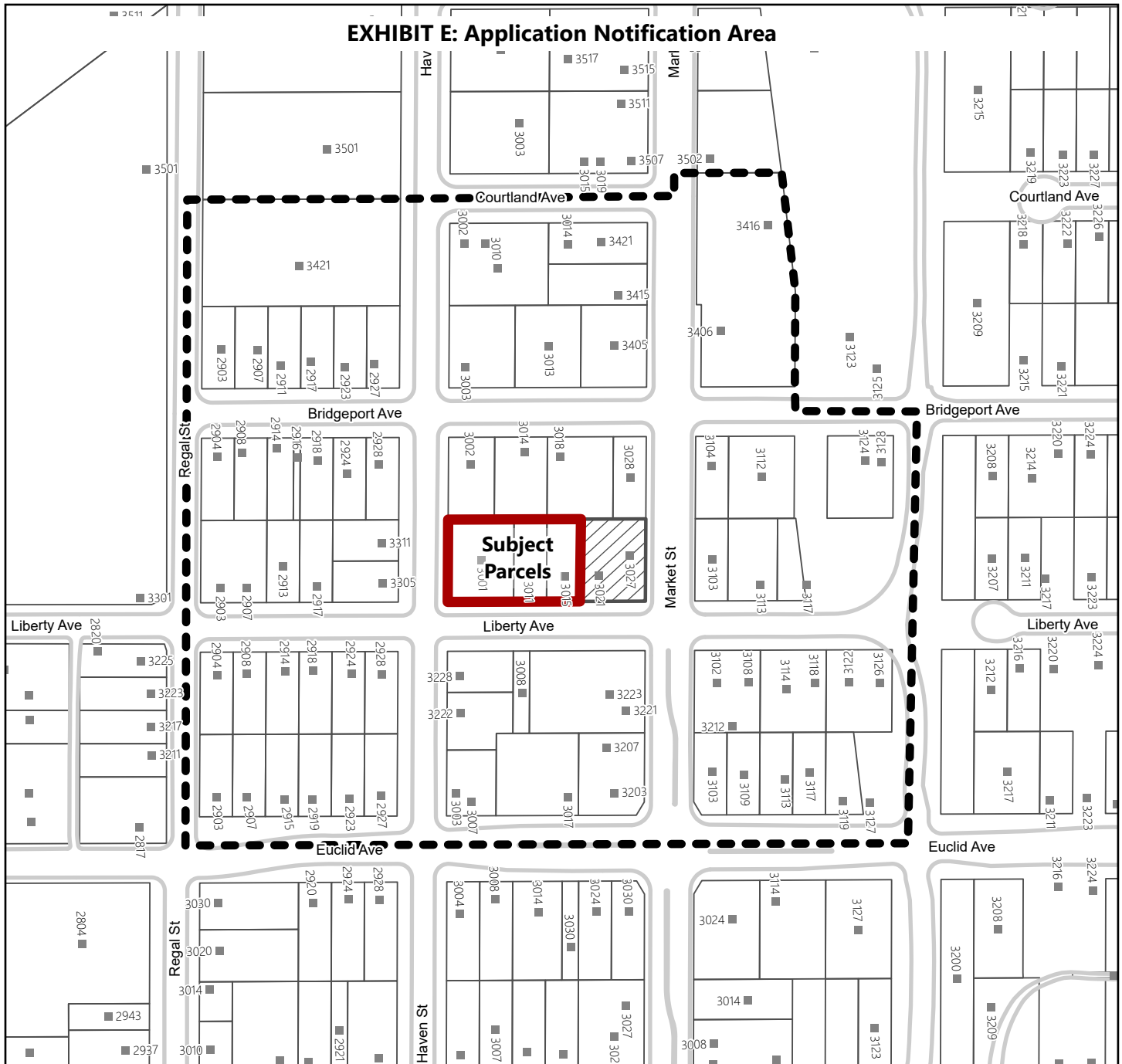


# Z19-499COMP

## (3001, 3011, & 3027 E Liberty Ave)

2019/2020 Comprehensive Plan Amendment Proposals

THIS IS NOT A LEGAL DOCUMENT: The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.



### Legend

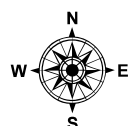
- Parcel
- Notification Boundary
- Curb Line
- Address Point

### Subject Parcels

- Subject Parcels
- Same Owner

### Application proposes to:

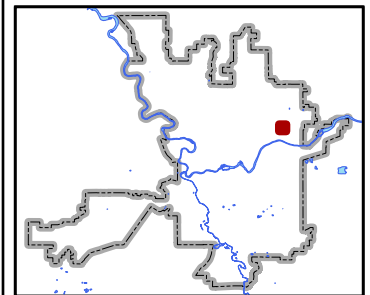
Change Land Use Designation from Residential 4-10 to General Commercial.



Project Size: 0.85 Acres (Approximate)  
Drawing Date: 12/3/2019 Drawing Scale: 1:2,700

0 75 150 300  
Feet

### PROJECT LOCATION



Neighborhood and Planning Services  
Drawn By: Kevin Freibott





# Z19-499COMP (3001, 3011, & 3027 E Liberty Ave) 2019/2020 Comprehensive Plan Amendment Proposals

Drawn: 12/5/2019

THIS IS NOT A LEGAL DOCUMENT

The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.

## EXHIBIT F: Detail Aerial



## Legend

Subject Parcels

Adjacent Ownership

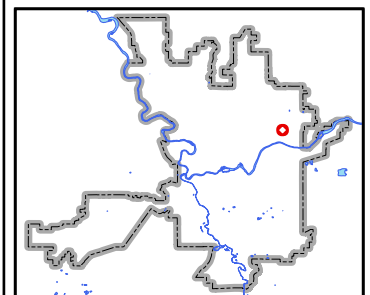
Aerial Photograph Taken  
on 4/3/2018

Acres (Proposal): 0.85  
Acres (Adjacent): 0.28

## EXHIBIT G: Wide-Area Aerial



## PROJECT LOCATION



Neighborhood and Planning Services  
Drawn By: Kevin Freibott



The following policies of the Comprehensive Plan relate to application Z19-499COMP. The full text of the Comprehensive Plan can be found at [www.shapingspokane.org](http://www.shapingspokane.org).

## **Chapter 3—Land Use**

### 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.

### LU 1.8 General Commercial Uses

Direct new General Commercial uses to Centers and Corridors designated on the Land Use Plan Map.

*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. New General Commercial areas should not be designated in locations outside Centers and Corridors. Existing commercial strips should be contained within their current boundaries with no further extension along arterial streets allowed.

However, recognizing existing investments, and given deference to existing land-use patterns, exceptions to the containment policy may be allowed for limited expansions adjacent to existing General Commercial areas located outside Centers and Corridors. The factors to consider in such adjacent expansions include: maintaining the minimum depth from an arterial street necessary for the establishment or expansion of a general commercial neighborhood business; avoiding intrusion where incompatible into established neighborhoods; and implementing transitional land uses with the intent of protecting neighborhood character.

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.

#### LU 3.1 Coordinated and Efficient Land Use

Encourage coordinated and efficient growth and development through infrastructure financing and construction programs, tax and regulatory incentives, and by focusing growth in areas where adequate services and facilities exist or can be economically extended.

*Discussion:* Future growth should be directed to locations where adequate services and facilities are available. Otherwise, services and facilities should be extended or upgraded only when it is economically feasible to do so.

The Centers and Corridors designated on the Land Use Plan Map are the areas of the city where incentives and other tools should be used to encourage infill development, redevelopment and new development. Examples of incentives the city could use include assuring public participation, using public facilities and lower development fees to attract investment, assisting with project financing, zoning for mixed-use and higher density development, encouraging rehabilitation, providing in-kind assistance, streamlining the permit process, providing public services, and addressing toxic contamination, among other things.

#### 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.

#### LU 5.5 Compatible Development

Ensure that infill and redevelopment projects are well-designed and compatible with surrounding uses and building types.

### **Chapter 11—Neighborhoods**

#### N 8.4 Consistency of Plans

Maintain consistency between neighborhood planning documents and the comprehensive plan.

*Discussion:* Neighborhood planning shall be conducted within the framework of the comprehensive plan, and further, the Growth Management Act requires that these plans be consistent with the comprehensive plan.





October 28, 2019

Kevin Freibott, Planner II  
City of Spokane, Planning & Development  
808 W Spokane Falls Blvd,  
Spokane, WA 99201

RE: Tampien Liberty Multi-Family Rezone Project  
Rezone/Comprehensive Plan Amendment  
City of Spokane, Washington  
Storhaug Engineering Project #19-272



Dear Kevin,

The following proposal is for a rezone/comprehensive plan map amendment to change the zoning classification of three (3) Residential Single-Family zoned parcels into General Commercial. The ultimate purpose of this is for a future multi-family, mixed use project. The site is located at 3001, 3011, 3027 E Liberty Ave, in the City of Spokane, WA, 99207, parcel numbers 35033.1304, 35033.1305, and 35033.1306, respectively. See rezone/comprehensive map amendment exhibit for more information. The following language is a description of how the application for a Comprehensive Plan Amendment for the Tampien Liberty Multi-Family Rezone project satisfies the threshold review criteria in SMC 17G.020.026. The threshold review criteria are restated and answered below:

- 1.) Describe how the proposal amendment is appropriately addressed as a Comprehensive Plan Amendment.

**The Comprehensive Plan Amendment Procedure (SMC 17G.020.025.A.1) grants members of the public or persons or entities other than the City Council and Spokane Plan Commission to initiate comprehensive plan amendment proposals.**

- 2.) The proposed amendment does not raise policy or land use issues that are more appropriately addressed by an ongoing work program approved by the City Council or by a neighborhood or subarea planning process.

**There are no ongoing work programs approved by the City Council or a neighborhood or subarea planning process that address this area and request.**

- 3.) The proposed amendment can be reasonably reviewed within the resources and time frame of the Annual Comprehensive Plan Amendment Work Program.

The request is to change approximately 0.57 acres of RSF into GC-70 (approximately 0.14 of said acres belongs to a split-zoned parcel that is both RSF and GC-70). If necessary, a section of the proposal site can be zoned Office to act as a transition zone for the adjacent to the RSF zoned area. This can be reasonably reviewed within the resources and time frame for annual amendments.

- 4.) In the case of a private application for a land use map change, nearby properties may also seem to be candidates for amendment. At the time of docketing or during plan commission review, expansion of the geographic scope of an amendment proposal may be considered, shared characteristics with nearby, similarly situated property may be identified and the expansion is the minimum necessary to include properties with those shared characteristics. Has the applicant had any outreach to surrounding property owners whose property may be so situated?

The client nor the agent has had any outreach to the surrounding property owners. Efforts to contact and meet with the Bemiss Neighborhood Council have been made, and if necessary, efforts to contact and meet with the Minnehaha Neighborhood Council will be made, as it is adjacent to the site.

- 5.) Describe how the proposed amendment is consistent with current general policies in the comprehensive plan for site-specific amendment proposals. The proposed amendment must be consistent with policy implementation in the Countywide Planning policies, the GMA, or other state or federal law, and the WAC.

One of the guiding principles of the annual amendment process is to keep the comprehensive plan alive and responsive to the community (SMC 17G.020.010.B.1). The proposal area is adjacent to several RSF zoned parcels, and it is currently zoned RSF. However, the proposal is also surrounded by several GC-70 zoned parcels, which seem to form a small, unofficial "Corridor" in the area, and we believe that the proposed comprehensive plan amendment and associated zoning change would be beneficial to this "Corridor," and therefore keeps the comprehensive plan alive and responsive. On September 25, 2019, the Spokane Plan Commission recommended a policy text change for the comprehensive plan, for LU 1.8, General Commercial Uses. The new text amendment would allow for "expansions adjacent to existing General Commercial areas located outside Centers and Corridors." The proposal would be in conformance with the Plan Commissions' recommended text amendment.

Policy Topic 3 of the Countywide Planning Policies for Spokane County (CWPP) is the Promotion of Contiguous and Orderly Development and Provision of Urban Services, which states "[r]ealistically, growth would go first to areas with existing public services and facilities..." The proposal site is already in a developed urban area and has access to water and sewer. At the time of development (or potentially during the SEPA review process for this

proposal), the City of Spokane will determine if there are adequate services to the site, and that the levels of service will be maintained.

The first planning goal of the Growth Management Act (GMA) is to “[e]ncourage development in urban areas where adequate public facilities and services exist...” (RCW 36.70A.020.1). The proposal site is within a developed urban area in the City of Spokane, Washington, and already has access to water, sewer, public roads, and emergency services. Therefore, the proposal is consistent with the policy implementation of the GMA. It is also worth noting that the subject parcels are located within the Multi-Family Tax Exemption (MFTE) program area.

- 6.) The proposed amendment is not the same as or substantially similar to a proposal that was considered in the previous year’s threshold review process, but was not included in the Annual Comprehensive Plan Amendment Work Program, unless additional supporting information has been generated.

**The proposed amendment is not the same as or substantially similar to a proposal that was considered in the previous year’s threshold review process and was not included in the Annual Comprehensive Plan Amendment Work Program.**

- 7.) If this change is directed by state law or a decision of a court or administrative agency, please describe.

**N/A**

- 8.) Please provide copy of agenda or other documentation of outreach to neighborhood council made prior to application.

**Please see attached correspondence.**

If you have any questions, please do not hesitate to get in contact with us.

Respectfully Submitted,  
Liam Taylor



Enclosures:

- 1.) Rezone/Comprehensive Plan Map Amendment Exhibit
- 2.) Outreach to Bemiss Neighborhood Council



# General Application

Rev.20180104

## DESCRIPTION OF PROPOSAL

The rezone/comp plan amendment of 3 parcels from RSF to GC for a mixed use/multi-family development.

Address of Site Proposal (if not yet assigned, obtain address from Public Works before submitting application)

3001, 3011, 3027 E Liberty Ave

RECEIVED

OCT 29 2019

## APPLICANT

Name: Jordan Tampien

Neighborhood and  
Planning Services

Address: 915 W 2nd Ave, Spokane, WA 99201

Phone: 509-413-1956 Email: Jordan@4degrees.com

## PROPERTY OWNER

Name: Liberty Project LLC

Address: 915 W 2nd Ave, Spokane WA 99201

Phone: 509-413-1956 Email: Jordan@4degrees.com

## AGENT

Name: Storhang Engineering Inc. (Leslie Perez)

Address: 510 E Third Ave, Spokane, WA 99202

Phone: 509-242-1000 Email: lesliep@storhang.com

Assessor's Parcel Numbers: 35033.1304, 35033.1305, 35033.1306

Legal Description of Site: Minnehaha ADD L7-12 B13



# BEMISS NEIGHBORHOOD OUTREACH

Application Z19-499COMP

liamt@storhaug.com

---

**From:** lesliiep@storhaug.com  
**Sent:** Tuesday, October 22, 2019 4:40 PM  
**To:** bemissneighborhood@gmail.com  
**Cc:** jerryd@storhaug.com; Liam Taylor  
**Subject:** Comprehensive Plan Amendment Notice  
**Attachments:** 19-272 Rezone Exhibit.pdf

To Whom it May Concern,

We are reaching out to you regarding a possible Comprehensive Plan Amendment located within the Bemiss Neighborhood. The subject parcel numbers are [35033.1305](#) and [35033.1304](#), located at Market and Liberty (3001 and 3011 E Liberty Ave., Spokane, WA). Our client is considering a mixed-use/multi-family project in this location with a base zoning of GC-70 or Office. The client also owns the directly adjacent property at 3027 E Liberty, which is already zoned GC-70, and there currently exists a restaurant. As you can see in Scout (and the attached exhibit) the subject parcels are within an unofficial "corridor" of GC zoned properties to the north, east and west. Should you have any questions, require additional information, or would like to schedule a meeting to further discuss please feel free to get in touch.

My Best,

**Leslie Perez, Planner III**



civil engineering | planning  
landscape architecture | surveying  
510 east third avenue | spokane, wa 99202  
p. 509.242.1000 | w. [www.storhaug.com](http://www.storhaug.com)



REZONE/COMPREHENSIVE PLAN AMENDMENT

# TAMPIEN LIBERTY

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 03,  
TOWNSHIP 27 NORTH, RANGE 37 EAST, W.M.  
CITY OF SPOKANE, WASHINGTON

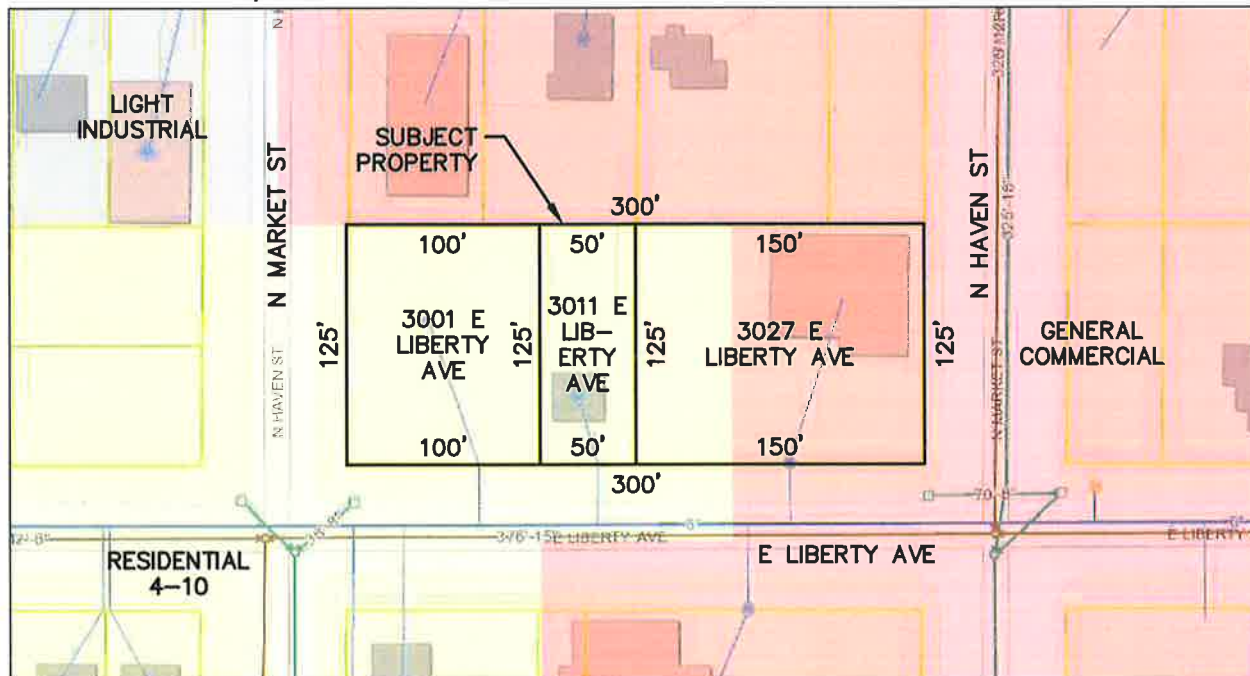
## OWNER/APPLICANT

LIBERTY PROJECT LLC  
915 W 2ND AVE  
SPOKANE, WA 99201  
509-499-2231

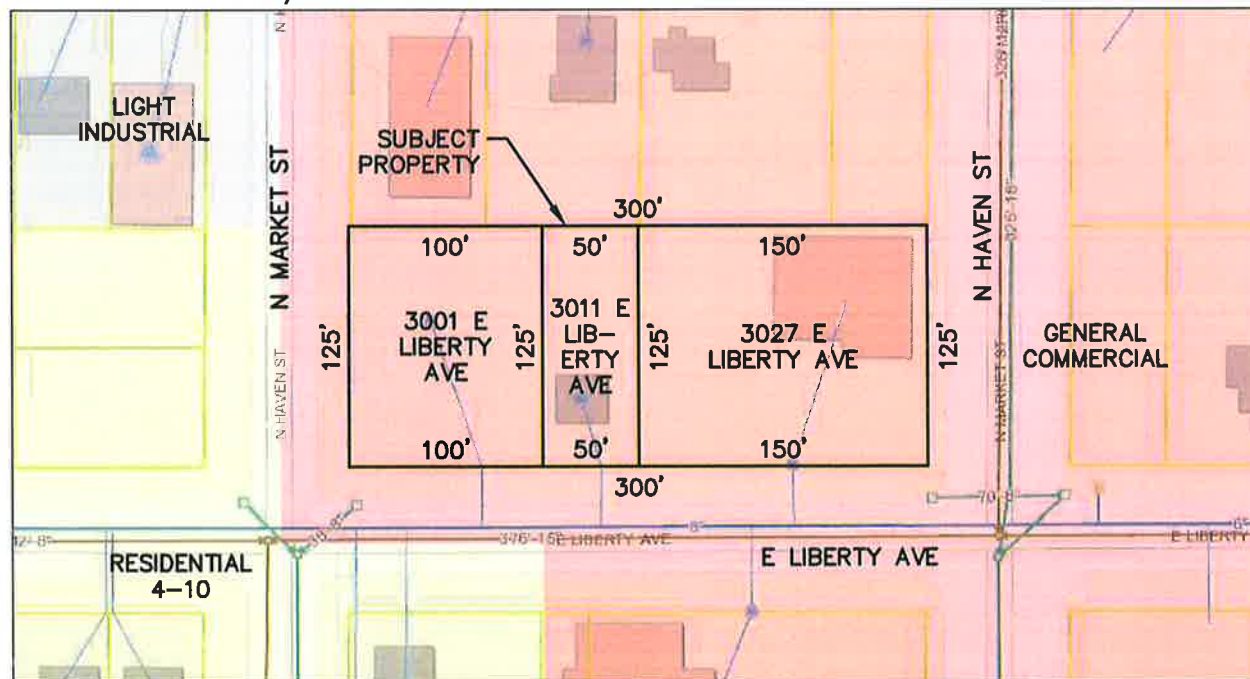
## LEGAL DESCRIPTION

MINNEHAHA ADD  
L7-12 B13

### EXISTING ZONING/LAND USE PLAN:



### PROPOSED ZONING/LAND USE PLAN:



CALL BEFORE YOU DIG 8-11



510 east third avenue | spokane, washington 99202 | p 509.242.1000 f 509.242.1001

TAMPIEN LIBERTY  
REZONE/COMPREHENSIVE PLAN AMENDMENT  
SPOKANE, WA.

|         |     |       |            |         |        |
|---------|-----|-------|------------|---------|--------|
| DRAWN   | LJT | DATE  | 10/28/2019 | EXHIBIT | 1 OF 1 |
| CHECKED | JDS | SCALE | 1" = 100'  | PROJECT | 19-272 |

REZONE/COMPREHENSIVE PLAN AMENDMENT

**TAMPIEN LIBERTY**

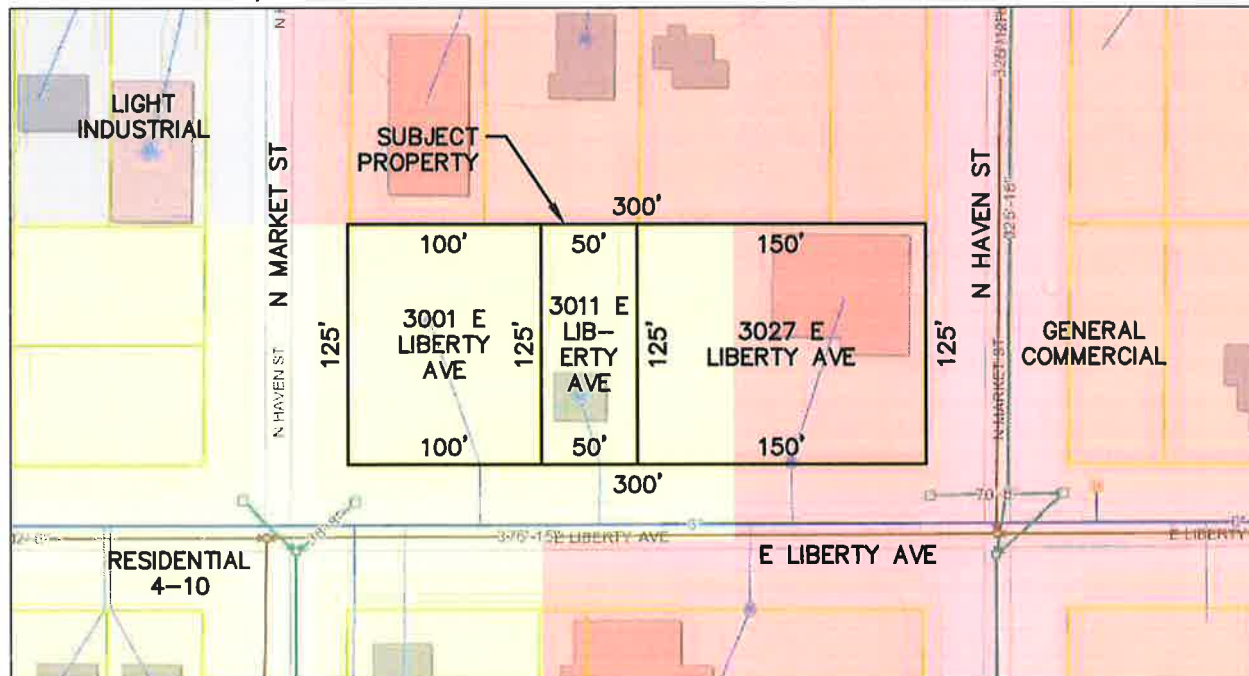
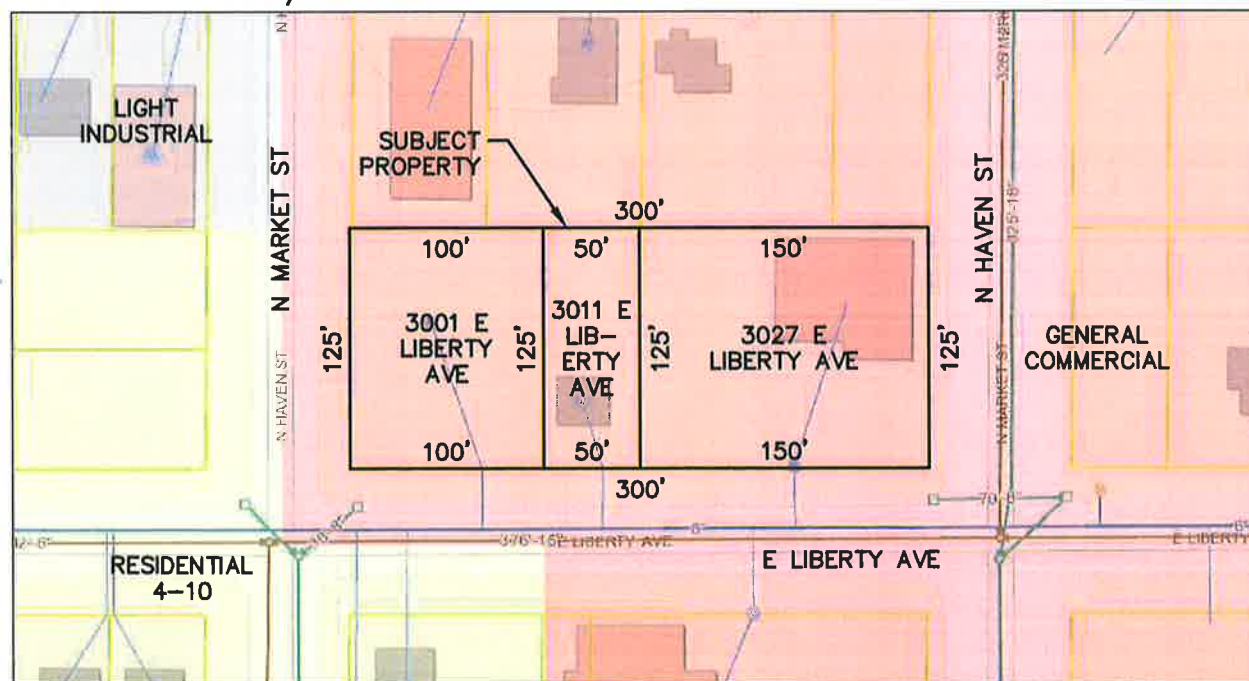
A PORTION OF THE SOUTHWEST 1/4 OF SECTION 03,  
TOWNSHIP 27 NORTH, RANGE 37 EAST, W.M.  
CITY OF SPOKANE, WASHINGTON

**OWNER/APPLICANT**

LIBERTY PROJECT LLC  
915 W 2ND AVE  
SPOKANE, WA 99201  
509-499-2231

**LEGAL DESCRIPTION**

MINNEHAHA ADD  
L7-12 B13

**EXISTING ZONING/LAND USE PLAN:****PROPOSED ZONING/LAND USE PLAN:**

CALL BEFORE YOU DIG 8-11



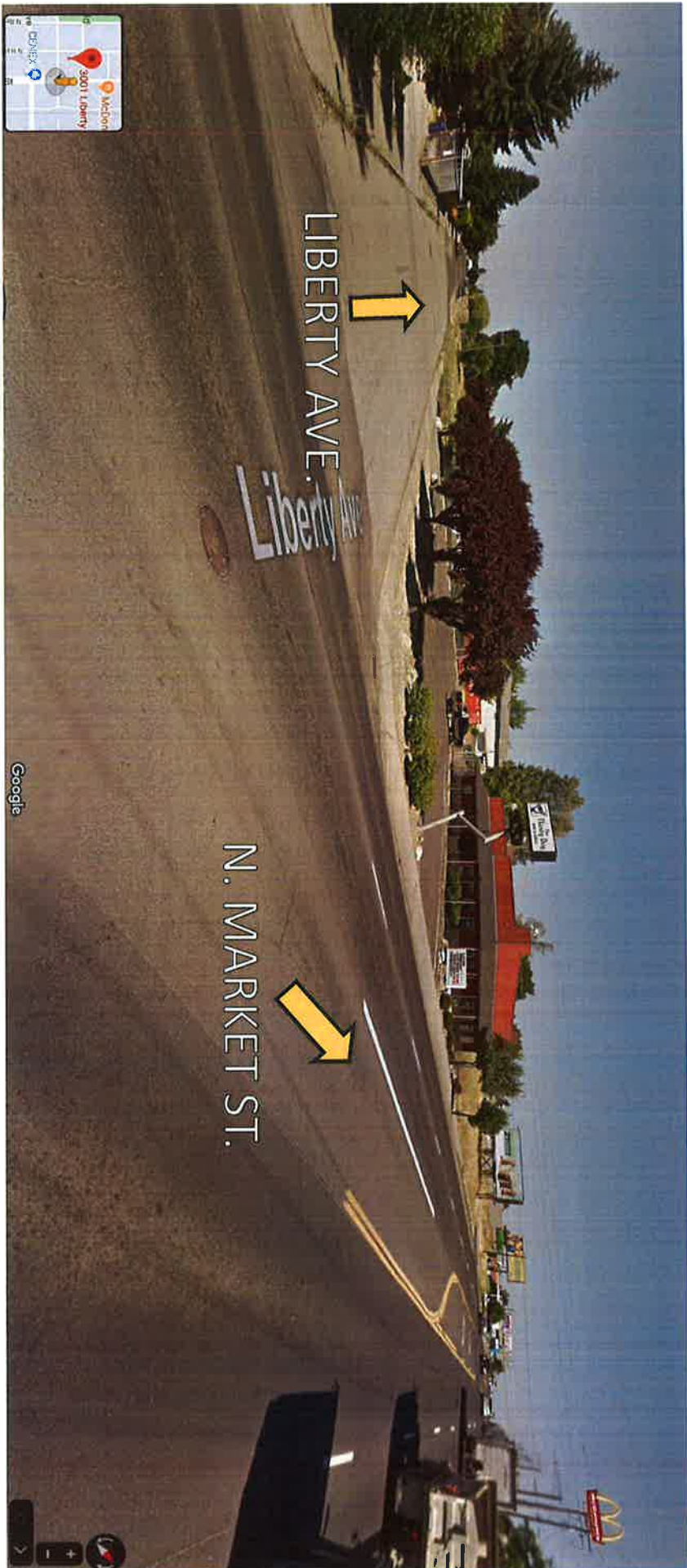
510 east third avenue | spokane, washington 99202 | p 509.242.1000 f 509.242.1001

**TAMPIEN LIBERTY**  
REZONE/COMPREHENSIVE PLAN AMENDMENT  
SPOKANE, WA.

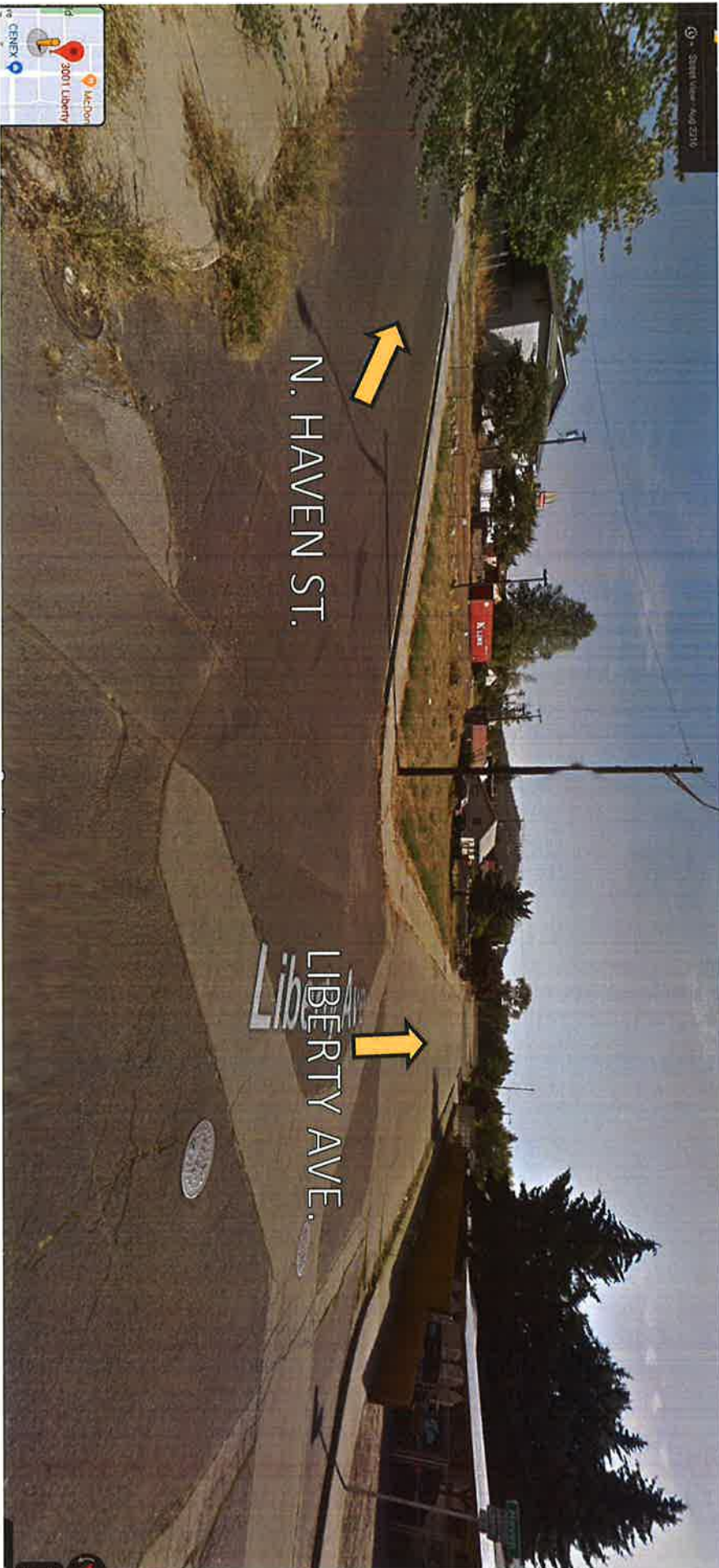
|         |     |       |            |         |        |
|---------|-----|-------|------------|---------|--------|
| DRAWN   | LJT | DATE  | 10/28/2019 | EXHIBIT | 1 OF 1 |
| CHECKED | JDS | SCALE | 1" = 100'  | PROJECT | 19-272 |



## Liberty Ave. and N. Market St. Intersection

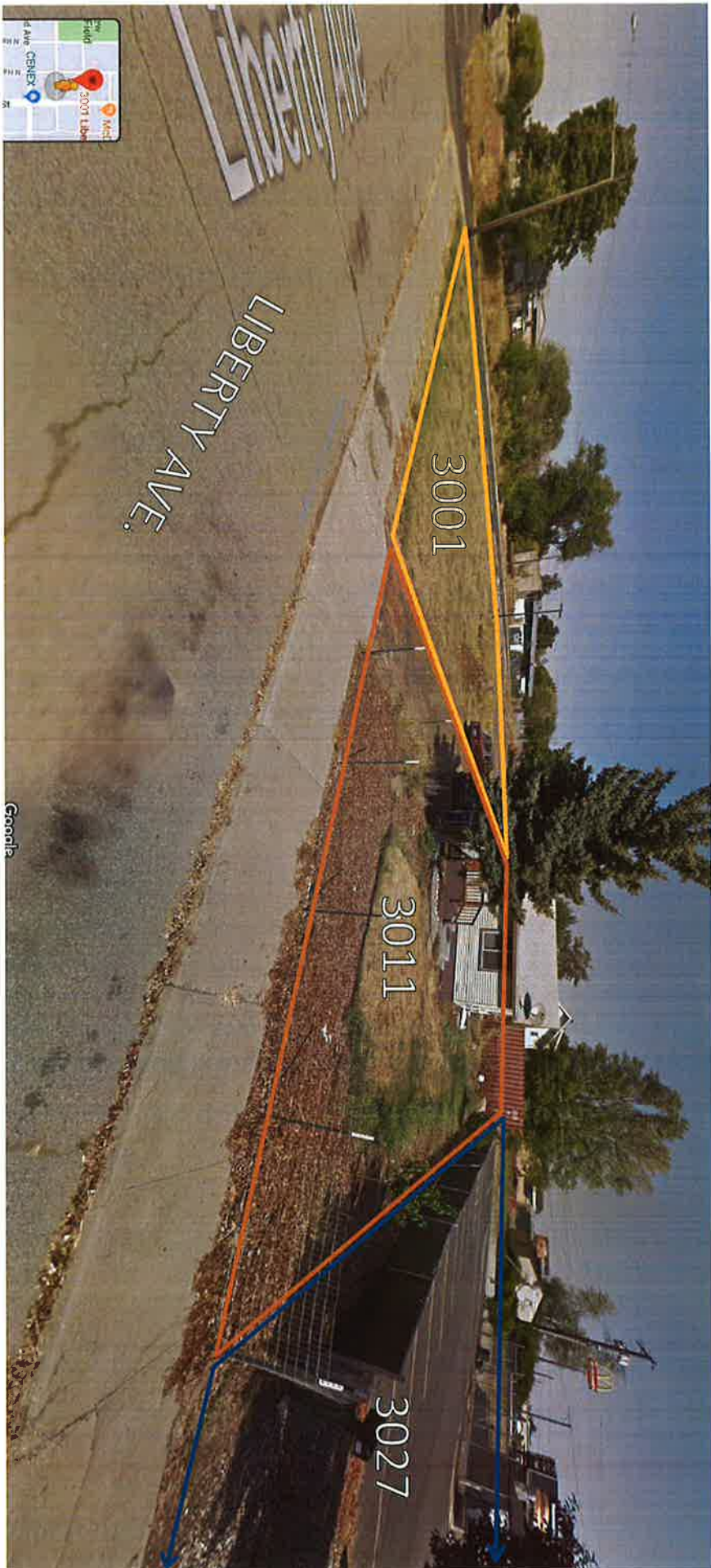


## Liberty Ave. and N. Haven St. Intersection





View of 3001, 3011, and portion of 3027 E. Liberty Ave.



**State Environmental Policy Act (SEPA)  
ENVIRONMENTAL CHECKLIST**

**File No.** \_\_\_\_\_

**PLEASE READ CAREFULLY BEFORE COMPLETING THE CHECKLIST!**

**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.

**A. BACKGROUND**

1. Name of proposed project: Liberty Avenue Comprehensive Plan Amendment
2. Applicant: Jordan Tampien
3. Address: 915 W. 2<sup>nd</sup> Ave.  
City/State/Zip: Spokane, WA 99201 Phone: (509) 413-1956  
Agent or Primary Contact: Storhaug Engineering  
Address: 510 E. 3<sup>rd</sup> Avenue  
City/State/Zip: Spokane, WA 99202 Phone: (509) 242-1000  
Location of Project: Liberty and Market Avenue  
Address: 3001, 3011, and 3027 E. Liberty Avenue  
Section: (Minnehaha Add L10-11-12B13) 03 Quarter: Southwest Township: 25N Range: 43E Tax  
Parcel Number(s) 35033.1304, 35033.1305, 35033.1306
4. Date checklist prepared: March 16, 2020
5. Agency requesting checklist: City of Spokane
6. Proposed timing or schedule (including phasing, if applicable): December 2020. No phasing  
proposed at this time.
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 information at this time. Our next land action is expected in  
2021, at which point additional information will be provided with the subsequent SEPA  
application.



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 pending applications or proposals known at this time.** \_\_\_\_\_

10. List any government approvals or permits that will be needed for your proposal, if known. **Approval of Comprehensive Plan Amendment/Rezone.** \_\_\_\_\_

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. **This SEPA application is tied to a comprehensive plan amendment from RSF to GC. Individual parcel characteristics are as follows:**

- a. **1304 is 0.29 acres, is currently vacant, and has about 124' of frontage on N. Haven St and about 100' of frontage on E. Liberty Ave.**
- b. **1305 is 0.14 acres, is currently a residence, and has about 50' of frontage on E. Liberty Ave.**
- c. **1306 is 0.43 acres, is currently a restaurant, and has about 150' of frontage on E. Liberty Ave. and about 124' of frontage on N. Market St.**

**Total property characteristics: Area is 0.86 acres, 0.58 acres of which falls in RSF zoning, and total frontage is about 548'.** \_\_\_\_\_

12. Location of the proposal: Give sufficient information for 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 subject property includes 3001, 3011, 3027 E. Liberty Ave. Spokane, WA., which is also Minnehaha Addition, Lots 7-13, Block 13. These lots front the North right-of-way of East Liberty Avenue between North Havana Street and North Market Street and is about 2 blocks East of Andrew Rypien Field.** \_\_\_\_\_

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.) **The proposed action lies within the City of Spokane, the ASA, the GSSA and the PSSA.** \_\_\_\_\_

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). **Stormwater will be handled in accordance with the City of Spokane standards. Design of a stormwater system has not been completed.** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(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? **No.** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(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. Future site development will meet all permitting standards for groundwater protection.

(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? No chemical storage is anticipated for use of property.

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. This SEPA application is tied to a comprehensive plan amendment from RSF to GC for a multi-family development. The current proposal would not result in any physical change to the site requiring discharge of stormwater.

c. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (check one):

☒ Flat ☐ Rolling ☐ Hilly ☐ Steep slopes ☐ Mountainous

Other: \_\_\_\_\_

b. What is the steepest slope on the site (approximate percent slope)? 3-8% slopes

- 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 agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. \_\_\_\_\_  
**Per the National Web Soil Survey (NRCS), the soil type is 100% Urban Land-Opportunity, disturbed complex, 3-8% slopes.**  
\_\_\_\_\_
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. \_\_\_\_\_  
**None known.** \_\_\_\_\_
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill: **This SEPA application is tied to a comprehensive plan amendment from RSF to GC for a multi-family development. The current proposal would not result in any physical change to the site through grading or otherwise.**
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **This SEPA application is tied to a comprehensive plan amendment from RSF to GC for a multi-family development. The current proposal would not result in any physical change to the site causing erosion.** \_\_\_\_\_
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt, or buildings)? **This SEPA application is tied to a comprehensive plan amendment from RSF to GC for a multi-family development. The current proposal would not result in any physical change to the impervious surfacing onsite.** \_\_\_\_\_
- h. Proposed measures to reduce or control erosion or other impacts to the earth, if any: **This SEPA application is tied to a comprehensive plan amendment from RSF to GC for a multi-family development.**

**The current proposal would not result in any physical change to the site requiring erosion control.**

**2. Air**

- a. What type of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. **This SEPA application is tied to a comprehensive plan amendment from RSF to GC for a multi-family development. The current proposal would not result in any physical change to the site or any associated emissions.**
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **None known.** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: **Conformance to all applicable local, state and federal emission control requirements and subordination to Spokane County Air Pollution Control Authority oversight.**  
\_\_\_\_\_

### 3. Water

#### a. SURFACE WATER:

- (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. **National Wetlands Inventory show no surface water body (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands) within the immediate vicinity of the site.** \_\_\_\_\_
- (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. **No**
- (4) Will the proposal require surface water withdrawals or diversions? If yes, give general description, purpose, and approximate quantities if known. **None known.** \_\_\_\_\_
- (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.**

b. GROUNDWATER:

- (1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. **This SEPA application is tied to a comprehensive plan amendment from RSF to GC for a multi-family development. Future land actions will take place if zoning is approved and a subsequent SEPA application will be required with more detailed information regarding the development proposal. Water is currently supplied by City of Spokane.**
- 

- (2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. **This SEPA application is tied to a comprehensive plan amendment from RSF to GC for a multi-family development. Future land actions will take place if zoning is approved and a subsequent SEPA application will be required with more detailed information regarding the development proposal. Sewer is currently supplied by City of Spokane.**
- 

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 SEPA application is tied to a comprehensive plan amendment from RSF to GC for a multi-family development. The current proposal would not result in any physical change to the site requiring stormwater treatment.**
- (2) Could waste materials enter ground or surface waters? If so, generally describe. **This SEPA application is tied to a comprehensive plan amendment from RSF to GC for a multi-family development.**

**The current proposal would not result in any physical change to the site affecting infiltration.**

(3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. **This SEPA application is tied to a comprehensive plan amendment from RSF to GC for a multi-family development. The current proposal would not result in any physical change to the site affecting area stormwater.**

d. PROPOSED MEASURES to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any. **This SEPA application is tied to a comprehensive plan amendment from RSF to GC for a multi-family development. The current proposal would not result in any physical change to the site affecting stormwater.**\_\_\_\_\_



#### 4. Plants

- a. Check the type of vegetation found on the site:

Deciduous tree: ☐ alder ☐ maple ☐ aspen

Other: Plum, Cherry

Evergreen tree: ☐ fir ☐ cedar ☐ pine

Other: Spruce

☒ Shrubs ☒ Grass ☐ Pasture ☐ Crop or grain

☐ Orchards, vineyards or other permanent crops

Wet soil plants: ☐ cattail ☐ buttercup ☐ bullrush ☐ skunk cabbage

Other: \_\_\_\_\_

Water plants: ☐ water lily ☐ eelgrass ☐ milfoil

Other: \_\_\_\_\_

Other types of vegetation: weeds, burning bush, potentilla, juniper

- b. What kind and amount of vegetation will be removed or altered? **This SEPA application is tied to a comprehensive plan amendment from RSF to GC for a multi-family development. The current proposal would not result in any physical change to the site affecting vegetation.**
- c. List threatened and endangered species known to be on or near the site. **None known.**
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: **None.**

- e. List all noxious weeds and invasive species known to be on or near the site. **None known.** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**5. Animals**

- a. Check and List any birds and other animals which have been observed on or near the site or are known to be on or near the site:

Birds: ☐ hawk ☐ heron ☐ eagle ☐ songbirds

Other: **Typical of an urban setting** \_\_\_\_\_

Mammals: ☐ deer ☐ bear ☐ elk ☐ beaver

Other: **Typical of an urban setting** \_\_\_\_\_

Fish: ☐ bass ☐ salmon ☐ trout ☐ herring ☐ shellfish

Other: \_\_\_\_\_

Other (not listed in above categories): \_\_\_\_\_

\_\_\_\_\_

- b. List any threatened or endangered animal species known to be on or near the site.

**None known. Site is an existing urbanized area.** \_\_\_\_\_

\_\_\_\_\_

- c. Is the site part of a migration route? If so, explain. **No.** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

- d. Proposed measures to preserve or enhance wildlife, if any: **None proposed. Maintaining native species where feasible.** \_\_\_\_\_

\_\_\_\_\_

- e. List any invasive animal species known to be on or near the site. **None known.** \_\_\_\_\_  
\_\_\_\_\_

## 6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, 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 SEPA application is tied to a comprehensive plan amendment from RSF to GC for a multi-family development. Future land actions will take place if zoning is approved and a subsequent SEPA application will be required with more detailed information regarding the development proposal. Existing electrical and gas utilities are available and would require no extensions.**
- \_\_\_\_\_  
\_\_\_\_\_

- 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: **None.** \_\_\_\_\_

## 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. **None known.** \_\_\_\_\_

- (1) Describe any known or possible contamination at the site from present or past uses. **None known.** \_\_\_\_\_
- (2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. **None known.** \_\_\_\_\_
- (3) Describe any toxic or hazardous chemicals/conditions that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. **None known.** \_\_\_\_\_
- (4) Describe special emergency services that might be required. **All applicable State and Federal regulations will be followed. However, no additional special emergency services are known to be required.** \_\_\_\_\_
- (5) 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)? **There is noise associated with traffic along N. Market St. and Liberty Ave., but it is not expected to impact the project.** \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- (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. **This SEPA application is tied to a comprehensive plan amendment from RSF to GC for a multi-family development.**

**The current proposal would not result in any physical change to the site impacting area noise levels.**

(3) Proposed measure to reduce or control noise impacts, if any: **None.**

## 8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. **To the north, east, south and west of site are a mixture of light industrial uses and single-family residential. The proposal area is adjacent to several RSF zoned parcels, and it is currently zoned RSF. However, the proposal is also surrounded by many GC-70 zoned parcels, which form a corridor of GC in the area.**
- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? **No.**
- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: **No.**
- c. Describe any structures on the site. **There exists one single-family home on site.**
- d. Will any structures be demolished? If so, which? **This SEPA application is tied to a comprehensive plan amendment from RSF to GC for a multi-family development. The current proposal would not result in any physical change to the site affecting existing structures.**
- e. What is the current zoning classification of the site? **RSF (Residential Single-Family) and GC-70**

- f. What is the current comprehensive plan designation of the site? **The City's Land Use Plan designation is R 4-10 and General Commercial.**
- 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 by the city or the county? If so, specify.  
**No.**
- i. Approximately how many people would reside or work in the completed project? **This SEPA application is tied to a comprehensive plan amendment from RSF to GC for a multi-family development. The current proposal would not result in any change to dwelling or employment on the site.**
- j. Approximately how many people would the completed project displace? **There is currently one single-family home with one tenant renting on a month-to-month lease. The current proposal will not cause any displacement.**

Proposed measures to avoid or reduce displacement impacts, if any: **No proposed measures at this time.**

- k. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **Compliance with all applicable development standards.**
- l. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: **N/A**

## 9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. **This SEPA application is tied to a comprehensive plan amendment from RSF to GC for a multi-family development. Future land actions will take place if zoning is approved and a subsequent SEPA application will be required with more detailed information regarding the development proposal.**

- b. Approximately how many units, if any, would be eliminated? Indicate whether high-, middle- or low-income housing. **The current proposal would not result in any change to the site regarding residential units.**
- 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? **This SEPA application is tied to a comprehensive plan amendment from RSF to GC for a multi-family development. Future development would conform to the GC-70 zone to which these parcels would be added and building heights would be 70' or less.**
- 
- b. What views in the immediate vicinity would be altered or obstructed? **This SEPA application is tied to a comprehensive plan amendment from RSF to GC for a multi-family development. The current proposal would not result in any physical change to area views.**
- 
- c. Proposed measures to reduce or control aesthetic impacts, if any: **The development will conform to the applicable zoning, building, safety and fire codes.**
- 

## 11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? **This SEPA application is tied to a comprehensive plan amendment from RSF to GC for a multi-family development. The current proposal would not result in any change in light glare.**
- 
- b. Could light or glare from the finished project be a safety hazard or interfere with views? **No impact or interference is anticipated.**
-

- 
- c. What existing off-site sources of light or glare may affect your proposal? **None known.** \_\_\_\_\_

- 
- d. Proposed measures to reduce or control light and glare impacts, if any: **None.** \_\_\_\_\_

## 12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? **Spokane Youth Sports Association (Andrew Rypien Field) is located 0.2 miles directly west of the site. Esmeralda Golf Course is located 0.8 miles to the NE. Minnehaha Park is located 0.8 miles to the east. Courtland Park is located 0.6 miles to the NW. Hays Park is located 1 mile to the NW. Wildhorse Park is located 0.6 miles to the north.**

- 
- 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 buildings, structures, or sites, located on or near the sited that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. **None known.**



- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. None known.
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archaeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. This SEPA application is tied to a comprehensive plan amendment from RSF to GC for a multi-family development. Future land actions will take place if zoning is approved and a subsequent SEPA application will be required with more detailed information regarding the development proposal. All required measures shall be undertaken in the event of future development.
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required None.

#### 14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. Currently access is provided from N. Haven St., E. Liberty Ave., and N. Market St. No information on proposed future access at this time. Additional information will be provided with the subsequent SEPA application.
- b. Is site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop. The subject site is served by public transit. The closest transit stop is Market @ Euclid Bus Stop 0.1 mile south of site.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? This SEPA application is tied to a comprehensive plan amendment from RSF to GC for a multi-family development. The current proposal would not result in any physical change to the site, which currently has 26 parking spaces.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). **This SEPA application is tied to a comprehensive plan amendment from RSF to GC for a multi-family development. The current proposal would not result in any physical change to the site regarding transportation.**
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe. **No.** \_\_\_\_\_
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates? **This SEPA application is tied to a comprehensive plan amendment from RSF to GC for a multi-family development. The current proposal would not result in any vehicular trip changes.** (Note: to assist in review and if known, indicate vehicle trips during PM peak, AM Peak, and Weekday (24 hours).)
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, general describe. **No.** \_\_\_\_\_
- h. Proposed measures to reduce or control transportation impacts, if any: **Future development on the site would be subject to City of Spokane traffic impact fees, providing for transportation improvements where necessary.**

## 15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. **The project is currently served by City of Spokane Fire District and School District #82 public schools. Future development would require service commensurate with typical General Commercial uses.**
- b. Proposed measures to reduce or control direct impacts on public services, if any: **None currently proposed.** \_\_\_\_\_

## 16. Utilities

a. Check 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:

**Water: Water in this area is under the jurisdiction of the City of Spokane.**

**Sewer: Sanitary services provided by the City of Spokane**

**Gas/Power: Avista** \_\_\_\_\_

### 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: 4/10/2020

Signature:



**Please Print or Type:**

**Jordan Tampien**

Proponent: Jordan Tampien

Address: 915 West 2nd Avenue  
Spokane, WA 99201

Phone: 509-413-1956

Person completing form (if different from proponent): Alex Durkin - Storhaug Engineering

Phone: 509-242-1000

Address: 510 East 3rd Avenue  
Spokane, WA 99202

#### FOR STAFF USE ONLY

Staff member(s) reviewing checklist: Kevin Freibott

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.

#### 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 proposal would not directly increase discharge to water, emissions to air, the production and storage of toxic or hazardous substances or noise.** \_\_\_\_\_

Proposed measures to avoid or reduce such increases are: **No such measures are proposed at this time.** \_\_\_\_\_

2. How would the proposal be likely to affect plants, animals, fish or marine life? **The Spokane Municipal Code includes standards related to protection of critical areas and habitat. No additional measures are proposed to specifically address the conservation of plants and animals with this proposal.** \_\_\_\_\_

Proposed measures to protect or conserve plants, animals, fish or marine life are: **No such measures are proposed at this time.** \_\_\_\_\_

3. How would the proposal be likely to deplete energy or natural resources? **The proposed comprehensive plan amendment will not directly affect energy or natural resources.** \_\_\_\_\_

Proposed measures to protect or conserve energy and natural resources are: **N/A** \_\_\_\_\_

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 Known environmentally sensitive areas exist on or in the vicinity of the site. The proposed comprehensive plan amendment will not directly affect environmentally sensitive areas. New development would be subject to the critical area standards of the SMC.**

Proposed measures to protect such resources or to avoid or reduce impacts are: **No additional measures are proposed. Project impacts will be addressed at the time of permit application in accordance with the standards of the SMC.**

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? **The project site is outside any shoreline areas**

Proposed measures to avoid or reduce shoreline and land use impacts are: **None**

6. How would the proposal be likely to increase demands on transportation or public services and utilities? **The proposal site is within a developed urban area in the City of Spokane, and already has access to water, sewer, public roads, and emergency services. Additional demands on transportation or public services and utilities would be addressed at the time of development permit approval as required by existing regulations.**

Proposed measures to reduce or respond to such demand(s) are: **No additional measures are proposed at this time.**

7. Identify, if possible, whether the proposal may conflict with local, state or federal laws or requirements for the protection of the environment. **The proposal does not conflict with local, state or federal laws or requirements for 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: 4/10/2020

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



**Please Print or Type:**

**Jordan Tampien**

Proponent: Jordan Tampien

Address: 915 West 2nd Avenue  
Spokane, WA 99201

Phone: 509-413-1956

Person completing form (if different from proponent): Alex Durkin - Storhaug Engineering

Phone: 509-242-1000

Address: 510 East 3rd Avenue  
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**FOR STAFF USE ONLY**

Staff member(s) reviewing checklist: Kevin Freibott

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.

## NONPROJECT DETERMINATION OF NONSIGNIFICANCE

**FILE NO(S):** Z19-499COMP

**PROPONENT:** Jordan Tampien, LibertyProject LLC (Agent: Alex Durkin, Storh ug Engineering)

**DESCRIPTION OF PROPOSAL:** Amendment of the Land Use Plan Map designation for three parcels totaling 0.85 acres from "Residential 4-10" to "General Commercial" and a concurrent change of zoning from "Residential Single Family (RSF)" to "General Commercial (GC-70)." No specific development proposal is being approved at this time.

**LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY:** The proposal concerns three parcels: 35033.1304, 35033.1305, and part of 35033.1306. These parcels are located at 3001, 3022, and 3207 E Liberty Avenue. All three comprise the south half of the block on the north side of E Liberty Avenue, between N Haven Street and N Market Street in the Bemiss Neighborhood.

Legal Description: Lots 7 through 12, Block 13, Minnehaha Addition to the City of Spokane in Section 3, Township 25N, Range 43E.

**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 regarding this DNS must be submitted no later than 5 p.m. on September 7, 2020 if they are intended to alter the DNS.

\*\*\*\*\*

**Responsible Official:** Louis Meuler

**Position/Title:** Interim Director, Planning Services **Phone:** (509) 625-6300

**Address:** 808 W. Spokane Falls Blvd., Spokane, WA 99201

**Date Issued:** August 24, 2020

**Signature:**

DocuSigned by:  
Louis Meuler

\*\*\*\*\*

**APPEAL OF THIS DETERMINATION**, after it has become final, may be made to the City of Spokane Hearing Examiner, 808 West Spokane Falls Blvd., Spokane WA 99201. The appeal deadline is Noon on September 14, 2020 (21 days from the date of the signing of this 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.

\*\*\*\*\*



**From:** [Eliason, Joelle](#)  
**To:** [Freibott, Kevin](#)  
**Cc:** [Brown, Eldon](#); [Nilsson, Mike](#); [Kells, Patty](#); [West, Jacque](#); [Johnson, Erik D.](#)  
**Subject:** Regarding RFC Z19-499COMP Liberty & Haven  
**Date:** Tuesday, May 5, 2020 2:31:05 PM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)

---

Kevin,

Thank you for the opportunity to review and comment on the proposed zoning change on the NE corner of E Liberty Ave and N Haven St. Development Services has no objection to the proposed zoning change from Residential Single Family to General Commercial. Further comments regarding the design, any potential utility conflicts, stormwater management, etc. will be handled outside of this Comp Plan Amendment and associated SEPA.

Sincerely,  
Joelle Eliason

*I will be working remotely until further notice and will respond to emails as quickly as possible. Thank you for your patience!*



Joelle Eliason | City of Spokane | Development Services Center  
509.625.6385 | fax 509.625.6013 | [jeliason@spokanecity.org](mailto:jeliason@spokanecity.org)





**Spokane Tribe of Indians**  
Tribal Historic Preservation Office  
P.O. Box 100 Wellpinit WA 99040

May 5, 2020

**TO: Kevin Freibott, Assistant Planner**

**RE: Z19-499COMP**

Mr. Freibott,

Thank you for contacting the Tribe's Historic Preservation Office. We appreciate the opportunity to provide a cultural consent for your project.

We have reviewed your project forwarded to our office; we are concerned that the project area potentially contains cultural resources which would be impacted by the proposed ground disturbing activity, and is a high-risk area for archeological sites and human remains.

**Recommendation:** Cultural Survey, Sub-surface testing.

Once the survey / sub-surface testing is completed we will do more mitigation to discuss the plan of action if cultural sites are identified during the cultural survey.

However, if any artifacts or human remains are found upon excavation activity this office is to be notified and the immediate area cease

Should additional information become available our assessment may be revised.

Again, thank you for this opportunity to comment and consider this a positive action that will assist us in protecting our shared heritage.

If questions arise, please contact me at 258-4222

Sincerely,

Randy Abrahamson  
Tribal Historic Preservation Officer

July 18, 2020

I am opposed to making the following properties General Commercial properties:

3001, 3002. & 3027 E Liberty, Spokane, WA, 99207.

Parcels: 35033.1304, 35033.1305, 35033.1306      File No 219-499 Comp

Thank you,

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

Address: 2917 E Liberty  
Spokane WA 99207

July 18, 2020

I am opposed to making the following properties General Commercial properties:

3001, 3002. & 3027 E Liberty, Spokane, WA, 99207.

Parcels: 35033.1304, 35033.1305, 35033.1306

File # 219-499 Comp

Thank you,

Signature: Kathy Kelly

Address: 3228 N Haven  
Spokane wt 99207

July 18, 2020

I am opposed to making the following properties General Commercial properties:

3001, 3002. & 3027 E Liberty, Spokane, WA, 99207.

Parcels: 35033.1304, 35033.1305, 35033.1306

File # 219-499 Comp

Thank you,

Signature:

Joseph J. Sperry

Address:

3022 N. HAVEN  
SPOKANE, WA. 99207

July 18, 2020

I am opposed to making the following properties General Commercial properties:

3001, 3002. & 3027 E Liberty, Spokane, WA, 99207.

Parcels: 35033.1304, 35033.1305, 35033.1306

File # 219-499 Comp

Thank you,

Signature: Kevin Hettlinger

Address: 2911 E Bridgeport

July 18, 2020

I am opposed to making the following properties General Commercial properties:

3001, 3002. & 3027 E Liberty, Spokane, WA, 99207.

Parcels: 35033.1304, 35033.1305, 35033.1306

File # 219-499 Comp

Thank you,

Signature: Nicholas Edward Merrill

Address: 3007 E. Euclid Ave  
Spokane, WA 99207

July 18, 2020

I am opposed to making the following properties General Commercial properties:

3001, 3002. & 3027 E Liberty, Spokane, WA, 99207.

Parcels: 35033.1304, 35033.1305, 35033.1306

file # 219-499 Comp

Thank you,

Signature: Nicholas Edward Merrill

Address: 3017 E EUCLID AVE  
SPOKANE WA 99207



July 18, 2020

I am opposed to making the following properties General Commercial properties:

3001, 3002. & 3027 E Liberty, Spokane, WA, 99207.

Parcels: 35033.1304, 35033.1305, 35033.1306

file no 219-499 COMB

Thank you,

Signature: Charmian Standish

Address: 2904 E Liberty  
Spokane WA 99207

July 18, 2020

I am opposed to making the following properties General Commercial properties:

3001, 3002. & 3027 E Liberty, Spokane, WA, 99207.

Parcels: 35033.1304, 35033.1305, 35033.1306

File #719-499Comp

Thank you,

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

A handwritten signature in blue ink, appearing to read "Doug Parker", written over a horizontal line.

Address: \_\_\_\_\_

2903 E Brigant Ave  
Spokane WA 99207.

July 18, 2020

I am opposed to making the following properties General Commercial properties:

3001, 3002. & 3027 E Liberty, Spokane, WA, 99207.

Parcels: 35033.1304, 35033.1305, 35033.1306

File # 219-499 comp

Thank you,

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

*Ronald Wise*

Address: \_\_\_\_\_

*3924 E  
Liberty*


July 18, 2020

I am opposed to making the following properties General Commercial properties:

3001, 3002. & 3027 E Liberty, Spokane, WA, 99207.

Parcels: 35033.1304, 35033.1305, 35033.1306      file # 219-499 Comp

Thank you,

Signature:   
ANTHONY A NEMES

Address: 2923 E Bridgeport  
Spokane WA 99207

July 18, 2020

I am opposed to making the following properties General Commercial properties:

3001, 3002, & 3027 E Liberty, Spokane, WA, 99207.

Parcels: 35033.1304, 35033.1305, 35033.1306

file # 219-499 Comp

Thank you,

Signature:



Address:

2927 E Euclid Ave  
Spokane 99207

July 18, 2020

I am opposed to making the following properties General Commercial properties:

3001, 3002. & 3027 E Liberty, Spokane, WA, 99207.

Parcels: 35033.1304, 35033.1305, 35033.1306      File # 219-499 Comp.

Thank you,

Signature: Mark A. Pett

Address: 2908 E Bridgeport Ave

\_\_\_\_\_

July 18, 2020

I am opposed to making the following properties General Commercial properties:

3001, 3002. & 3027 E Liberty, Spokane, WA, 99207.

Parcels: 35033.1304, 35033.1305, 35033.1306

file # 219-499 comp

Thank you,

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

*Mark P. [unclear] II*

Address: \_\_\_\_\_

*3305 N Haven St  
Spokane, WA 99207*

July 18, 2020

File No: 219-499COMP

I am opposed to making the following properties General Commercial properties:

3001, 3002. & 3027 E Liberty, Spokane, WA, 99207.

Parcels: 35033.1304, 35033.1305, 35033.1306

Thank you,

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



Address: \_\_\_\_\_

2928 e Liberty ave  
Spokane WA 99207



File No: 219-499 COMP

July 18, 2020

I am opposed to making the following properties General Commercial properties:

3001, 3002. & 3027 E Liberty, Spokane, WA, 99207.

Parcels: 35033.1304, 35033.1305, 35033.1306

Thank you,

Signature:

Barbara Silvey

Address:

2927 E. Bridgeport  
Spokane, WA 99207

July 18, 2020

File No. 219-499 COMP

I am opposed to making the following properties General Commercial properties:

3001, 3002. & 3027 E Liberty, Spokane, WA, 99207.

Parcels: 35033.1304, 35033.1305, 35033.1306

Thank you,

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



Address: \_\_\_\_\_

2907 E Bridgeport Ave

July 18, 2020

File No: 219-499COMP

I am opposed to making the following properties General Commercial properties:

3001, 3002. & 3027 E Liberty, Spokane, WA, 99207.

Parcels: 35033.1304, 35033.1305, 35033.1306

Thank you,

Signature: Elaine Bush

Address: 2924 E Bridgeport Ave  
Spokane WA 99207



## **PLAN COMMISSION FINDINGS OF FACT, CONCLUSIONS, AND RECOMMENDATIONS ON COMPREHENSIVE PLAN AMENDMENT Z19-499COMP**

**A Recommendation of the Spokane Plan Commission to the City Council to APPROVE the Comprehensive Plan Amendment application seeking to amend the land use plan map designation from “Residential 4-10” to “General Commercial” for a 0.85-acre area located at 3001, 3011, and 3027 E Liberty Avenue. The implementing zoning designation requested is General Commercial with 70-foot height limit (GC-70).**

### **FINDINGS OF FACT:**

- A. The City of Spokane adopted a Comprehensive Plan in May of 2001 that complies with the requirements of the Growth Management Act (GMA).
- B. Under GMA, comprehensive plans generally may be amended no more frequently than once a year, and all amendment proposals must be considered concurrently in order to evaluate for their cumulative effect.
- C. Amendment application Z19-499COMP (the “Application”) was submitted in a timely manner for review during the City’s 2019/2020 amendment cycle.
- D. The Application seeks to amend the land use plan map designation for a 0.85-acre area located at 3001, 3022, 3027 E Liberty Avenue (the “Properties”) from “Residential 4-10” to “General Commercial” with a corresponding change in zoning from Residential Single Family (RSF) to General Commercial with a 70-foot height limit (GC-70).
- E. The owner of the Properties also owns the parcel immediately to the east of the properties, resulting in common ownership holding that spans the area between N Haven Street and N Market Street.
- F. Annual amendment applications were subject to a threshold review process to determine whether the applications will be included in the City’s Annual Comprehensive Plan Amendment Work Program.
- G. On February 6, 2020, an Ad Hoc City Council Committee reviewed the applications that had been timely submitted, and forwarded its recommendation to City Council regarding the applications.
- H. On March 2, 2020, the City Council adopted Resolution RES 2020-0014 establishing the 2020 Comprehensive Plan Amendment Work Program, and including the Application in the Work Program.
- I. Thereafter, on May 11, 2020, staff requested comments from agencies, departments, and neighborhood councils. The City received two comment letters regarding the Application, one from the Spokane Development Services Center, stating no concerns, and one from the Spokane Tribe, requesting a site survey be conducted for cultural resources prior to any development.

- J. A Notice of Application was published on June 8, 2020 in the Spokesman Review and was mailed to all properties and owners within a 400-foot radius of the subject Properties and any adjacent properties with the same ownership. Signs were also placed on the subject Properties in plain view of the public. The Notice of Application initiated a 60-day public comment period from June 8 to August 7, 2020, during which the City received comment cards expressing general opposition to the application.
- K. On June 4, 2020, the Community Assembly received a presentation regarding the 2020 Comprehensive Plan Amendment Work Program and the Application, and was provided with information regarding the dates of Plan Commission workshops and hearings.
- L. On June 10, 2020, the Spokane City Plan Commission held a workshop to study the Application.
- M. On June 24, 2020, the Land Use Subcommittee of the Community Assembly received a presentation regarding the 2020 Comprehensive Plan Amendment Work Program, including the Application.
- N. On August 24, 2020, a State Environmental Policy Act (SEPA) Checklist and Determination of Non-Significance were issued for the Application. The deadline to appeal the SEPA determination was September 14, 2020. No comments on the SEPA determination were received.
  - 1. Notice of the SEPA Determination for the Application was published in the Official Gazette on September 2 and 9, 2020.
- O. On August 25, 2020, the Washington State Department of Commerce and appropriate state agencies were given the required 60-day notice of intent to adopt before adoption of any proposed changes to the Comprehensive Plan.
- P. On August 26 and September 2, 2020, notice was published in the Spokesman Review providing notice of a SEPA Determination of Non-Significance and notice of the September 9, 2020 Plan Commission Public Hearing.
- Q. On August 24, 2020, Notice of Public Hearing and SEPA Determination was posted on the Properties 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 Properties.
- R. On August 24, 2020 staff published a report addressing SEPA and providing staff's analysis of the merits of the Application, copies of which were circulated as prescribed by SMC 17G.020.060B.8. Staff's analysis of the Application recommended approval of the Application.
- S. On September 9, 2020, the Plan Commission held a public hearing on the Application, including the taking of verbal testimony, and closed the public record, postponing deliberations until the following hearing date.
- T. Two members of the public testified in opposition of the Application during the hearing on September 9, 2020, citing concerns about intrusion of higher intensity and/or non-residential uses into a single family neighborhood.

- U. As a result of the City's efforts, pursuant to the requirements of SMC 17G.020.070, the public has had extensive opportunities to participate throughout the process and persons desiring to comment were given an opportunity to do so.
- V. Except as otherwise indicated herein, the Plan Commission adopts the findings and analysis set forth in the Staff Report prepared for the Application (the "Staff Report").
- W. The Plan Commission finds that the proposal meets the intent and requirements of the Comprehensive Plan, most specifically policy Land Use LU 1.8 concerning the establishment of General Commercial land uses in the City.
- X. The Plan Commission finds that the proposal meets the decision criteria established by SMC 17G.020.030, as described in the Staff Report.

## **CONCLUSIONS:**

Based upon the application materials, staff analysis (which is hereby incorporated into these findings, conclusions, and recommendation), SEPA review, agency and public comments received, and public testimony presented regarding application File No. Z19-499COMP, the Plan Commission makes the following conclusions with respect to the review criteria outlined in SMC 17G.020.030:

1. The Application was submitted in a timely manner and added to the 2020 Annual Comprehensive Plan Amendment Work Program, and the final review application was submitted as provided in SMC 17G.020.050(D).
2. Interested agencies and the public have had extensive opportunities to participate throughout the process and persons desiring to comment have been given that opportunity to comment.
3. The Application is consistent with the goals and purposes of GMA.
4. Any potential infrastructure implications associated with the Application will either be mitigated through projects reflected in the City's relevant six-year capital improvement plans or through enforcement of the City's development regulations at time of development.
5. As outlined in above in the Findings of Fact, the Application is internally consistent as it pertains to the Comprehensive Plan, as described in SMC 17G.020.030.E.
6. The Application is consistent with the Countywide Planning Policies for Spokane County, the comprehensive plans of neighboring jurisdictions, applicable capital facilities plans, the regional transportation plan, and official population growth forecasts.
7. The Application has been considered simultaneously with the other proposals included in the 2020 Annual Comprehensive Plan Amendment Work Program in order to evaluate the cumulative effect of all the proposals.
8. SEPA review was completed for the Application.

9. The Application will not adversely affect the City's ability to provide the full range of urban public facilities and services citywide at the planned level of service, or consume public resources otherwise needed to support comprehensive plan implementation strategies.
10. The Application proposes a land use designation that is in conformance with the appropriate location criteria identified in the comprehensive plan (e.g., compatibility with neighboring land uses, proximity to arterials, etc.).
11. The proposed map amendment and site is suitable for the proposed designation.
12. The map amendment would implement applicable comprehensive plan policies better than the current map designation.

#### **RECOMMENDATIONS:**

In the matter of Z19-499COMP, a request by Liam Taylor of Storhäug Engineering on behalf of Liberty Project LLC to change the land use plan designation on 0.85 acres of land from "Residential 4-10" to "General Commercial" with a corresponding change of the implementing zoning to GC-70 (General Commercial, 70-foot height limit), as based upon the above listed findings and conclusions, by a vote of **9 to 0**, the Spokane Plan Commission recommends City Council **APPROVE** the requested amendment to the Land Use Plan Map of the City's Comprehensive Plan with corresponding amendment to the City's Zoning Map, and authorizes the President to prepare and sign on the Commission's behalf a written decision setting forth the Commission's findings, conclusions, and recommendation on the application.



---

**Todd Beyreuther, President**

Spokane Plan Commission  
October 21, 2020

**From:** [Freibott, Kevin](#)  
**To:** [NICK MERRILL](#)  
**Cc:** [Black, Tirrell](#)  
**Subject:** RE: Staff Report Z19-499COMP  
**Date:** Tuesday, September 15, 2020 1:51:00 PM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[Hearing SEPA Notice For Mailing - Z19-499COMP.pdf](#)  
[SEPA DNS - Z19-499COMP.pdf](#)

NOTE: The following comment was received after completion of the Staff Report and after the Plan Commission closed the public record for their consideration of this proposal.

---

Good morning, Mr. Merrill. As the staff member processing the Comprehensive Plan Amendments this year, Director Meuler thought I might best be able to answer your question. All nine applications proposed this year have been reviewed for their potential environmental effects, including the application on Liberty Ave (Z19-499COMP). The SEPA checklist submitted by the applicant can be reviewed on the project website here:

<https://my.spokanecity.org/projects/2019-2020-proposed-comprehensive-plan-amendments/liberty-avenue/>

I've attached the Determination of Non-Significance for this project that was issued in August. SEPA for Comprehensive Plan Amendments is a little different, in that they are considered "non-project actions" and thus a lot of the physical effects of development (noise, traffic) are considered at a high level and only in comparison to what *could* be developed between the two land use designations. In the case of this project, we have to assume that the noise mitigating requirements ([SMC 10.08D](#)) and traffic impact fees ([SMC 17D.075](#)) of the municipal code will serve to reduce any such impacts. Rest assured, if and when the property owner decides to develop, those plans will be analyzed for their noise and traffic impacts again, along with the other development-specific impacts that can occur.

As the Plan Commission has closed the public record while they deliberate, they cannot accept any new comments. However, City Council is still set make the final decision on these applications later this year. I will share your email below with City Council, so they may consider your concerns in light of the application. In the meantime, if you have any additional questions please don't hesitate to ask. Thanks and have a great day!

Kevin



**Kevin Freibott** | Planner II | City of Spokane - Planning and Development Services

509.625-6184 | <mailto:kfreibott@spokanecity.org> | [spokanecity.org](http://spokanecity.org) | [spokaneplanning.org](http://spokaneplanning.org)



---

**From:** NICK MERRILL <n.merrill@comcast.net>



**Sent:** Saturday, September 12, 2020 11:52 PM

**To:** Meuler, Louis <lmeuler@spokanecity.org>

**Cc:** Dianne Merrill <dianne.merrill@comcast.net>; Patty Speranzi <pjsperanzi@centurylink.net>

**Subject:** RE: Staff Report Z19-499COMP

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Louis,

My name is Nick Merrill and I live at 3017 E Euclid Avenue, one block south of the proposed Liberty Avenue rezone. I, along with the other 2 residential property owners (Kathy Kelly at 3228 N Haven St, and, Pat and Joe Speranzi at 3222 N Haven St.) on this block are on record as being opposed to this project. The NSC project has brought more traffic and noise to our neighborhood and I feel that we don't need 20-30 more cars travelling around the block on a daily basis adding to it. Market & Euclid is the noisiest it has ever been and I have lived in this one block for 70+ years. In fact, if anything, a 'traffic calming' project for Market/Euclid would be more than welcome around here. The reclassification of those lots will bring nothing of good value or benefit to those of us who live on the residential lots around the project area. I don't know if this will do any good, but, we need to start restricting traffic, not adding traffic.

I have a question – I haven't seen anything about an environmental impact statement, or, any other environmental reports concerning this project – maybe a report on noise and pollution - is there a link or something you can provide so we could see the conclusions?

Thanks for your time and consideration.

Nick Merrill  
3017 E Euclid Ave  
Spokane, WA 99207  
509-499-5692  
[n.merrill@comcast.net](mailto:n.merrill@comcast.net)

Sent from [Mail](#) for Windows 10



**Agenda Sheet for City Council Meeting of:**  
11/16/2020

|                              |            |
|------------------------------|------------|
| <b><u>Date Rec'd</u></b>     | 10/26/2020 |
| <b><u>Clerk's File #</u></b> | ORD C35973 |
| <b><u>Renews #</u></b>       |            |

|                                  |  |                             |             |
|----------------------------------|--|-----------------------------|-------------|
| <b><u>Submitting Dept</u></b>    | PLANNING   | <b><u>Cross Ref #</u></b>   |             |
| <b><u>Contact Name/Phone</u></b> | KEVIN FREIBOTT 625-6184                              | <b><u>Project #</u></b>     | Z19-501COMP |
| <b><u>Contact E-Mail</u></b>     | KFREIBOTT@SPOKANECITY.ORG                            | <b><u>Bid #</u></b>         |             |
| <b><u>Agenda Item Type</u></b>   | First Reading Ordinance                              | <b><u>Requisition #</u></b> |             |
| <b><u>Agenda Item Name</u></b>   | 0650 – COMPREHENSIVE PLAN AMENDMENT – NEVADA DECATUR |                             |             |

**Agenda Wording**

An Ordinance relating to application Z19-501COMP by the Francis Nevada Partnership, amending the Comprehensive Plan Land Use Plan Map from Residential 4-10 to General Commercial for 0.51 acres and a change to the Zoning Map from RSF to CB-55.

**Summary (Background)**

The proposal concerns 6204 N Nevada Street and 1015 E Decatur Avenue, parcels 36321.0209 and 36321.0210. This Application 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 8 to consider this amendment and has recommended denial of the amendment.

|                             |                   |                              |
|-----------------------------|-------------------|------------------------------|
| <b><u>Fiscal Impact</u></b> | Grant related? NO | <b><u>Budget Account</u></b> |
|                             | Public Works? NO  |                              |

|         |    |   |
|---------|----|---|
| 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\Other</u></b>   | CC Study Session 10-29-20 |
| <b><u>Division Director</u></b>    | SIMMONS, SCOTT M. | <b><u>Council Sponsor</u></b>       | CM Mumm                   |
| <b><u>Finance</u></b>              | ORLOB, KIMBERLY   | <b><u>Distribution List</u></b>     |                           |
| <b><u>Legal</u></b>                | RICHMAN, JAMES    | tblack@spokanecity.org              |                           |
| <b><u>For the Mayor</u></b>        | ORMSBY, MICHAEL   | jrichman@spokanecity.org            |                           |
| <b><u>Additional Approvals</u></b> |                   | sbishop@spokanecity.org             |                           |
| <b><u>Purchasing</u></b>           |                   | dhume@spokane-landuse.com           |                           |
|                                    |                   | lmeuler@spokanecity.org             |                           |
|                                    |                   |                                     |                           |
|                                    |                   |                                     |                           |



# Expenditure Control Form

1. All requests being made must be accompanied by this form.
2. Route **ALL** requests to the Finance Department for signature.
3. If request is greater than \$100,000 it requires signatures by Finance and the City Administrator. Finance Dept. will route to City Administrator.

Today's Date:

Type of expenditure:

Goods



Services



Department: N/A

Approving Supervisor: N/A

Amount of Proposed Expenditure: N/A

Funding Source: N/A

**Please verify correct funding sources. Please indicate breakdown if more than one funding source.**

**Why is this expenditure necessary now?**

**What are the impacts if expenses are deferred?**

**What alternative resources have been considered?**

**Description of the goods or service and any additional information?**

Person Submitting Form/Contact:

FINANCE SIGNATURE:

---

CITY ADMINISTRATOR SIGNATURE:

---

Ordinance No. C35973

AN ORDINANCE RELATING TO APPLICATION FILE Z19-501COMP AMENDING MAP LU 1, LAND USE PLAN MAP, OF THE CITY'S COMPREHENSIVE PLAN FROM "RESIDENTIAL 4-10" TO "GENERAL COMMERCIAL" FOR APPROXIMATELY 0.51 ACRES LOCATED AT 6204 NEVADA STREET AND 1015 E DECATUR AVENUE (PARCELS 36321.0209 AND 36321.0210) AND AMENDING THE ZONING MAP FROM "RESIDENTIAL SINGLE FAMILY (RSF)" TO "COMMUNITY BUSINESS (CB-55)".

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 Z19-501COMP was submitted in a timely manner for review during the City's 2019/2020 Comprehensive Plan amendment cycle; and

WHEREAS, Application Z19-501COMP seeks to amend the Land Use Plan Map of the City's Comprehensive Plan for 0.51 acres from "Residential 4-10" to "General Commercial"; if approved, the implementing zoning destination requested is "Community Business (CB-55)"; and

WHEREAS, staff requested comments from agencies and departments on May 11, 2020, and a public comment period ran from June 8, 2020 to August 7, 2020; 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 August 25, 2020; and

WHEREAS, a State Environmental Policy Act (SEPA) Determination of Non-Significance was issued on August 24, 2020 for the amendment to the Comprehensive Plan, the comment period for which ended on September 14, 2020; and

WHEREAS, a staff report for Application Z19-501COMP reviewed all the criteria relevant to consideration of the application was published on August 25, 2020 and sent to all applicants and the Plan Commission; and

WHEREAS, notice of the SEPA Checklist and Determination and announcement of the Plan Commission Hearing for the application was published on August 26, 2020 and September 2, 2020; and

WHEREAS, Notice of Plan Commission Public Hearing and SEPA Determination was posted on the property and mailed to all property owners, occupants, and taxpayers of record, as shown in the most recent Spokane County Assessor's record for all properties within 400 linear feet of any portion of the boundary of the subject properties, pursuant to Spokane Municipal Code 17G.020.070, on August 26, 2020; and

WHEREAS, the Spokane Plan Commission held a public hearing, including the taking of public testimony, on September 9, 2020, during which the public record was closed; and

WHEREAS, the Spokane Plan Commission held a public hearing, during which they deliberated this and all other Comprehensive Plan Amendment applications, on September 23, 2020; and

WHEREAS, the Spokane Plan Commission found that Application Z19-501COMP is inconsistent with and does not implement the Comprehensive Plan; and

WHEREAS, the Spokane Plan Commission found that Application Z19-501COMP does not meet the decision criteria for Comprehensive Plan Amendments delineated in Spokane Municipal Code 17G.020.030; and

WHEREAS, the Spokane Plan Commission voted 9 to 0 to recommend denial of Application Z19-501COMP; 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 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 the Application. Application Z19-501COMP is approved.
2. Amendment of the Land Use Map. The Spokane Comprehensive Plan Map LU 1, Land Use Plan Map, is amended from "Residential 4-10" to "General Commercial" for 0.51 acres, as shown in Exhibits A and B.
3. Amendment of the Zoning Map. The City of Spokane Zoning Map is amendment from "Residential Single Family" to "Community Business (CB-55)," as shown in Exhibits C and D.

PASSED BY THE CITY COUNCIL ON \_\_\_\_\_, 2020.

\_\_\_\_\_  
Council President

Attest:

Approved as to form:

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

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

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Effective Date



**Z19-501COMP**  
**(6204 N Nevada St & 1015 E Decatur Ave)**  
2019/2020 Comprehensive Plan Amendment Proposals

Drawn: 11/27/2019

THIS IS NOT A LEGAL DOCUMENT

The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.

**EXHIBIT A: Existing Land Use Plan Map**



**Legend**

Subject Parcels

Same Owner

Parcel

Curb Line

**Land Use Plan Designation**

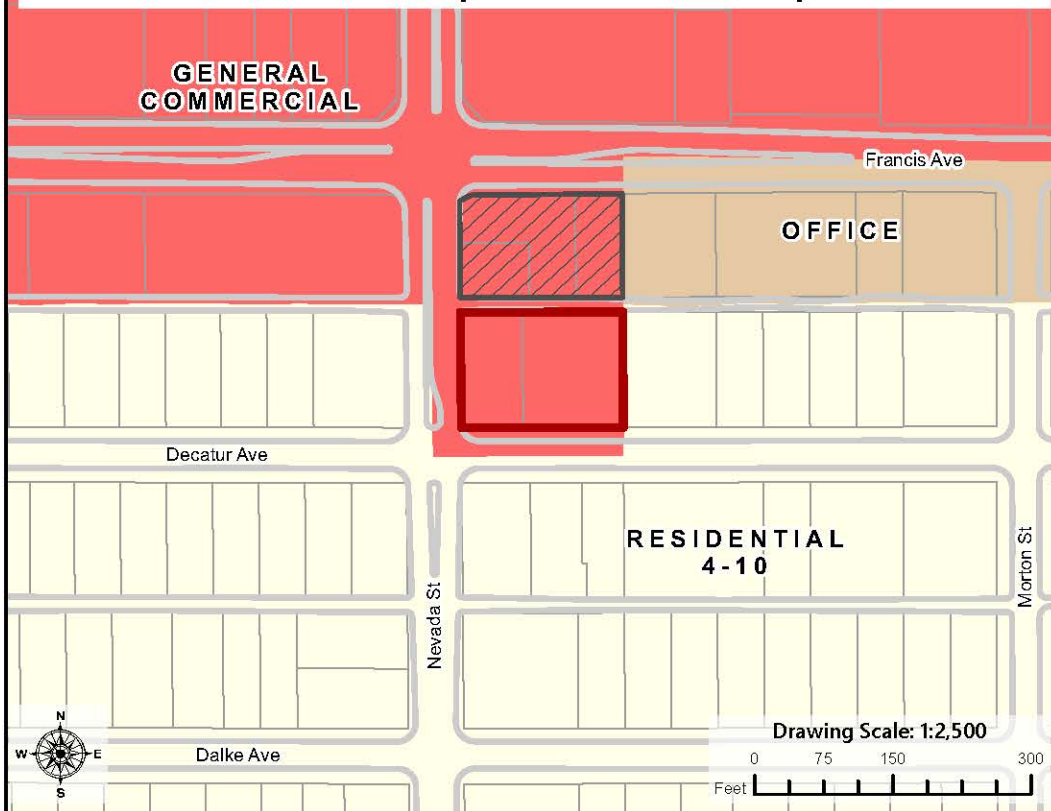
Residential 4-10

Office

General Commercial

Acres (Proposal): 0.51  
Acres (Adjacent): 0.45

**EXHIBIT B: Proposed Land Use Plan Map**



**Legend**

Subject Parcels

Same Owner

Parcel

Curb Line

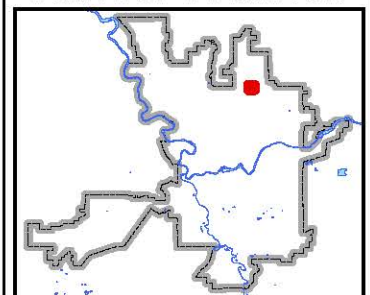
**Proposed Land Use**

Residential 4-10

Office

General Commercial

**PROJECT LOCATION**



Neighborhood and Planning Services  
Drawn By: Kevin Frebott



# Z19-501COMP (6204 N Nevada St & 1015 E Decatur Ave) 2019/2020 Comprehensive Plan Amendment Proposals

Drawn: 11/27/2019

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## Legend

Subject Parcels

Same Owner

Curb Line

Parcel

### Current Zoning

Community Business (CB)

General Commercial (GC)

Light Industrial (LI)

Office (O)

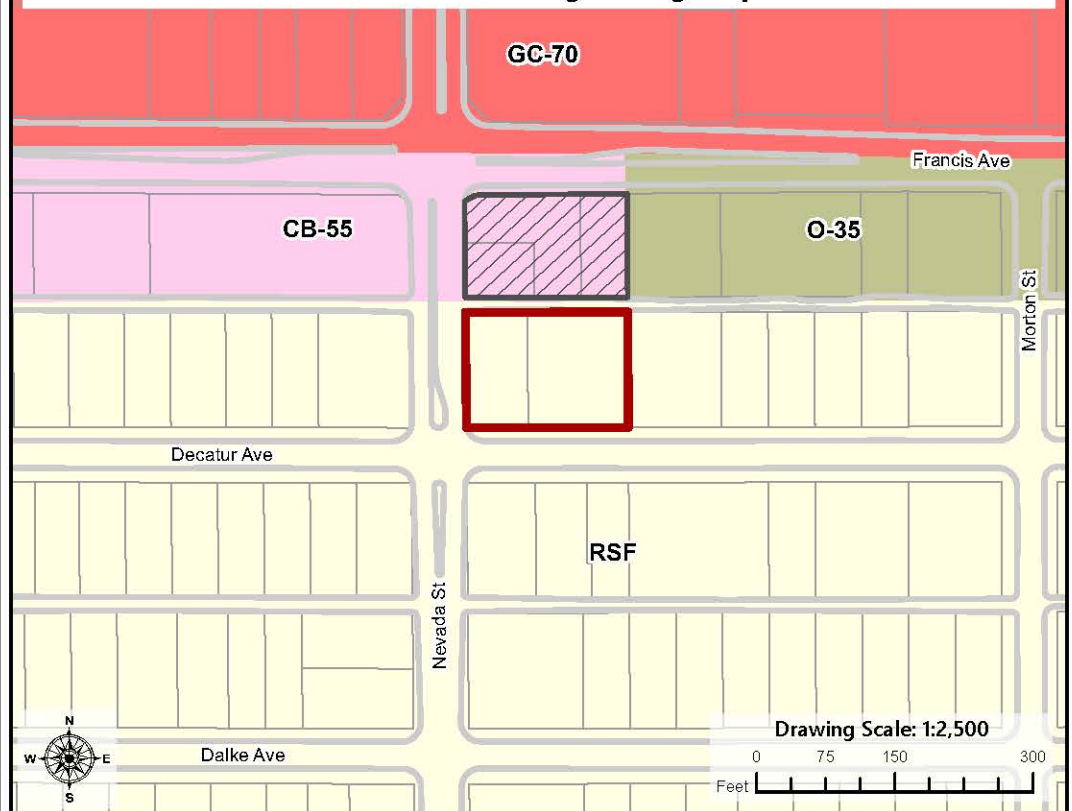
Residential Single-Family (RSF)

*Numbers after a Zone Label denote the height limits in that area.*

Acres (Proposal): 0.51

Acres (Adjacent): 0.45

## EXHIBIT C: Existing Zoning Map



## Legend

Subject Parcels

Same Owner

Curb Line

Parcel

### Proposed Zoning

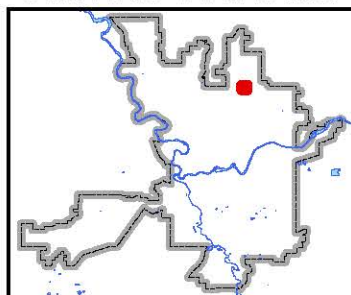
Community Business (CB)

General Commercial (GC)

Office (O)

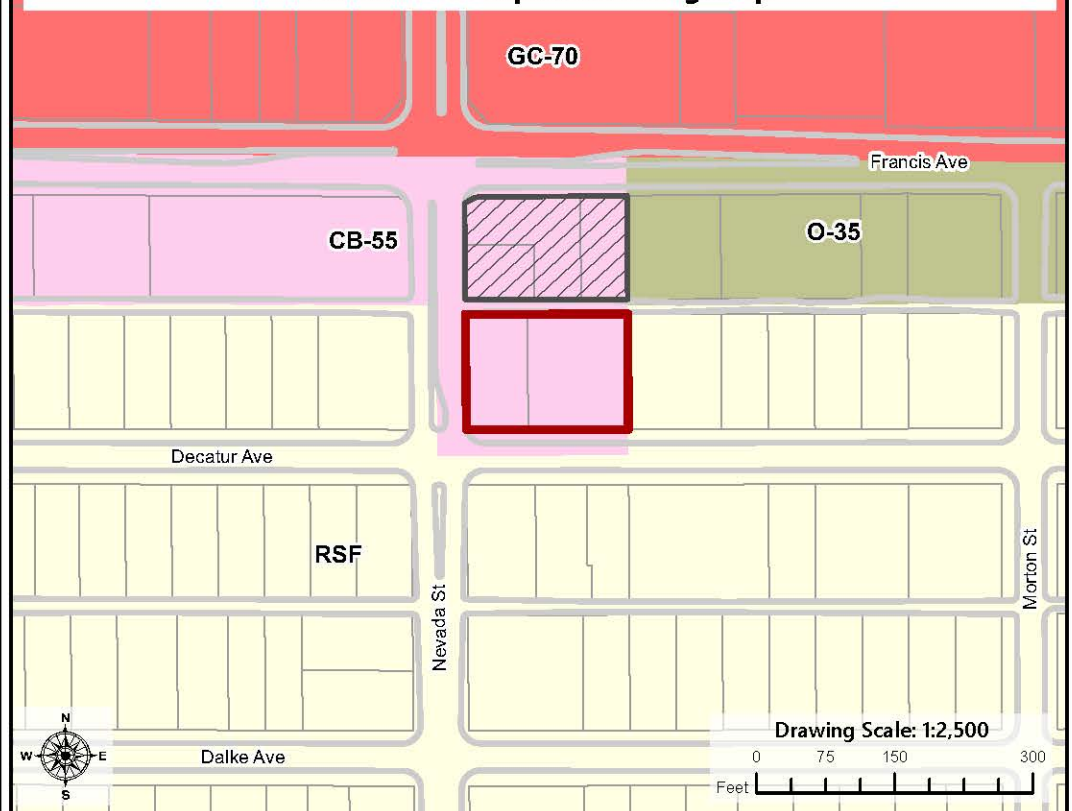
Residential Single-Family (RSF)

### PROJECT LOCATION



Neighborhood and Planning Services  
Drawn By: Kevin Freibott

## EXHIBIT D: Proposed Zoning Map





**Exhibit E: Legal Description**

Lots 13 through 16, Block 1, Lancaster's 2<sup>nd</sup> Addition in the City of Spokane, Spokane County, Washington State.

**STAFF REPORT Z19-501COMP**

Department of Neighborhood and Planning Services

The following staff report concerns a proposed Comprehensive Plan Amendment to the current Comprehensive Plan for the City of Spokane. The proposal constitutes a requested change to the Land Use Plan Map (Map LU1) designation and zoning of one or more parcels in the City of Spokane. Amendments to the Comprehensive Plan are enabled by Spokane Municipal Code (SMC) 17G.020 and Revised Code of Washington (RCW) 36.70A.130.

**I. PROPERTY SUMMARY**

|                           |   |
|---------------------------|---|
| <b>Parcel(s):</b>         | 36321.0209 and 36321.0210   |
| <b>Address(es):</b>       | 6204 N Nevada Street and 1015 E Decatur Avenue                        |
| <b>Property Size:</b>     | 0.51 acres (area of change), 0.45 adjacent acres in common ownership. |
| <b>Legal Description:</b> | Lots 13 through 16, Block 1, Lancasters 2 <sup>nd</sup> Addition      |
| <b>General Location:</b>  | Northeast of the Intersection of N Nevada Street and E Decatur Ave.   |
| <b>Current Use:</b>       | Two single-family residences.   |

**II. APPLICANT SUMMARY**

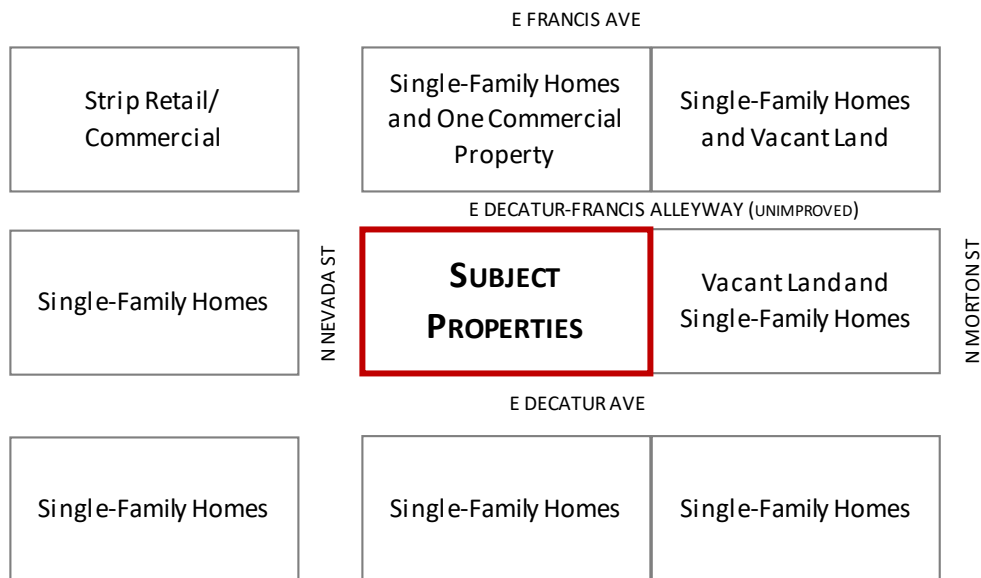
|                        |   |
|------------------------|---|
| <b>Agent:</b>          | Dwight Hume, Land Use Solutions and Entitlement |
| <b>Applicant:</b>      | Francis Nevada Partnership                      |
| <b>Property Owner:</b> | Francis Nevada Partnership                      |

**III. PROPOSAL SUMMARY**

|                                       |   |
|---------------------------------------|---|
| <b>Current Land Use Designation:</b>  | Residential 4-10 DUs/Acre (R 4-10)  |
| <b>Proposed Land Use Designation:</b> | General Commercial (GC)   |
| <b>Current Zoning:</b>                | Residential Single-Family (RSF)   |
| <b>Proposed Zoning:</b>               | Community Business, 55-foot height limit (CB-55)  |
| <b>SEPA Status:</b>                   | A SEPA threshold Determination of Non-Significance (DNS) was made on August 24, 2020. The appeal deadline is 5:00 PM on September 14, 2020. |
| <b>Plan Commission Hearing Date:</b>  | September 9, 2020   |
| <b>Staff Contact:</b>                 | Kevin Freibott, Assistant Planner II, <a href="mailto:kfreibott@spokanecity.org">kfreibott@spokanecity.org</a>                              |
| <b>Staff Recommendation:</b>          | None  |

#### IV. BACKGROUND INFORMATION

- 1. General Proposal Description:** Pursuant to the procedures established by SMC 17G.020, enabled by RCW 36.70A.130, the applicant asks the City of Spokane to amend the Land Use Plan Map designation (Map LU-1 of the Comprehensive Plan) and zoning designation (Official Zoning Map of the City of Spokane) for two properties located in the Nevada Heights neighborhood. The intent of the applicant is to potentially develop non-residential uses on both subject lots, all in common ownership by the applicant.
- 2. Site Description and Physical Conditions:** The proposal concerns two parcels: 36321.0209 and 36321.0210. Both are located on the southern half of the block. Each of the two subject parcels contains a single-family home, currently rented out. Other site improvements are typical for residential homes, including fences, landscaping, and garden sheds. There is an unpaved, ad hoc drive aisle situated on the eastern limit of parcel 36321.0210 which provides access to the commercial properties to the north. To the north of the subject parcels are three parcels owned by the same entity, the Francis Nevada Partnership. A City-owned alley separates the two subject parcels from the three parcels to the north in common ownership.
- 3. Property Ownership:** All of the subject properties are owned by the same owner, listed by the County Assessor as the “Francis Nevada Partnership”.
- 4. Adjacent Property Improvements and Uses:** The proposal is surrounded by existing development of the following nature:



- 5. Street Class Designations:** N Nevada Street and E Francis Avenue are designated as Major Arterials. E Decatur Avenue is designated as a local street and the alleyway to the north of the subject properties is designated as an Alleyway in the City’s Arterial Street Map. These designations match the current designation in map TR-12, the Arterial Network Map, indicating that the City does not intend for these classes to change. Likewise, no change of street class designation is proposed by the applicant.

6. **Current Land Use Designation and History:** As shown in **Exhibit A**, the subject properties are currently designated on the Land Use Plan Map as “Residential 4-10” (between 4 and 10 dwelling units per acre). The subject properties have been designated for these uses since the original adoption of the Growth Management Act (GMA) compliant Comprehensive Plan in 2001.
7. **Proposed Land Use Designation:** As shown in **Exhibit B**, the proposal is to amend the Land Use Plan Map designation so that the entirety of the subject properties are designated for General Commercial uses.
8. **Current Zoning and History:** The current zoning of the subject properties is Residential Single-Family (RSF). This zoning has been the same since the current zoning map was adopted in 2006. Historically, the subject properties have been zoned for single-family residential (or similar) since at least 1958.

Properties to the north and northwest were residentially zoned in 1958, but over time they have slowly become zoned for commercial uses. Commercial zoning along E Francis Avenue has generally progressed from Division St eastward along the length of Francis Avenue towards the subject properties, but it has not generally extended south of the alleyway. The subject properties are surrounded on three sides by single-family residential zoning—a condition that has existed for more than 60 years.

9. **Proposed Zoning:** As shown in Exhibit D, the proposal seeks to amend the zoning so that the entirety of the subject properties are zoned Community Business with a 55-foot height limit (CB-55).

## V. APPLICATION PROCESS AND PUBLIC COMMENT

1. **Key Steps:** The application is being processed according to SMC 17G.060, including the following steps:

|   |                   |
|---|-------------------|
| Application Submitted .....                                   | October 29, 2019  |
| Threshold Application Certified Complete .....                | November 27, 2019 |
| Council Threshold Subcommittee Established <sup>1</sup> ..... | January 13, 2020  |
| Council Threshold Subcommittee Met .....                      | February 6, 2020  |
| Annual Work Program Set <sup>2</sup> .....                    | March 2, 2020     |
| Agency/Department Comment Period Ended .....                  | May 11, 2020      |
| Notice of Application Posted .....                            | June 8, 2020      |
| Plan Commission Workshop .....                                | June 10, 2020     |
| 60-Day Public Comment Period Ended .....                      | August 7, 2020    |
| SEPA Determination Issued .....                               | August 24, 2020   |

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<sup>1</sup> Spokane City Council Resolution 2020-0002

<sup>2</sup> Spokane City Council Resolution 2020-0014

Notice of Public Hearing Posted ..... August 26, 2020

Plan Commission Hearing Date (Scheduled) ..... September 9, 2020

- 2. Comments Received:** A request for comments was issued to City departments, local agencies, and departments within 400 feet of the proposal, along with pertinent application details on April 24, 2020. By the close of agency comment on May 11, comments were received from the following:

- Charles Hansen, Whitman Neighborhood Council Chair
- Cliff Winger, Shiloh Hills Neighborhood Council Chair<sup>3</sup>
- Randy Abrahamson, Spokane Tribe Historic Preservation Chair
- Joelie Eliason, Spokane Development Services Center

Mr. Hansen did not have any issues with the proposal. Mr. Winger reported following a presentation by the applicant to the neighborhood council, stating the following concerns:

1. The alleyway should remain open.
2. Vehicles accessing the site should not be allowed to exit/enter from Nevada St.

The proposal does not include the vacation of the alleyway, nor has the applicant indicated their wish to ask for a vacation in the future. Furthermore, site access would be considered if and when the applicant comes forward for building permits, if the Comprehensive Plan Amendment is approved.

Ms. Eliason communicated that the Spokane Development Services Center has no concerns or objection to the proposal. As for the Spokane Tribe, Mr. Abrahamson indicated that future development of the project would have a low probability of uncovering cultural resources. Copies of these comments are included in this staff report as **Exhibit L**.

Following the agency/department comment period, a Notice of Application was issued on June 8, 2020 by mail to all properties and owners within a 400-foot radius of the subject properties, including within 400-feet of any adjacent properties with the same ownership. Notice was also posted on the subject properties, in the closest library branch, and in the Spokesman Review. No additional comments were received from the public during the 60-day comment period.

- 3. Public Workshop:** A public workshop with the Spokane Plan Commission was held on June 10, 2020, during which the particulars of the proposal were presented to the Plan Commission for their consideration and discussion. The applicant was provided an opportunity to speak during the workshop but no public comment was taken.

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<sup>3</sup> Since this comment was received, Mr. Winger has become a member of the Spokane Plan Commission. When this comment was submitted, he was acting as neighborhood chair, not as a representative of the Plan Commission, thus his comment has been considered by staff from that framework.

## VI. APPLICATION REVIEW AND ANALYSIS

1. **Guiding Principles:** SMC 17G.020.010 provides the following guiding principles for the annual comprehensive plan amendment process:

- A. Keep the comprehensive plan alive and responsive to the community.
- B. Provide for simultaneous review of proposals to allow for cumulative impact analysis of all applications on a City-wide basis and in conjunction with budget decisions.
- C. Make map adjustments based on a foundation in policy language, consistently applying those concepts citywide.
- D. Honor the community's long-term investment in the comprehensive plan, through public participation and neighborhood planning processes, by not making changes lightly.
- E. Encourage development that will enable our whole community to prosper and reinforce our sense of place and feeling of community, in an ecologically, economically and socially sustainable manner.
- F. Amendments to the comprehensive plan must result in a net benefit to the general public.

2. **Review Criteria:** SMC 17G.020.030 provides a list of considerations that are to be used, as appropriate, by the applicant in developing an amendment proposal, by planning staff in analyzing a proposal, by the plan commission and by the city council in making a decision on the proposal. Following each consideration is staff analysis relative to the amendment requested.

- 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.*

Staff Analysis: Staff reviewed and processed the proposed amendment under the most current regulations contained in the Growth Management Act, the Washington State Environmental Policy Act (SEPA), and the Spokane Municipal Code. Staff is unaware of any recent federal, state, or legislative actions with which the proposal would be in conflict, and no comments were received to this effect from any applicable agencies receiving notice of the proposal.

The proposal meets this criterion.

- B. **GMA:** *The change must be consistent with the goals and purposes of the State Growth Management Act.*

Staff Analysis: The Growth Management Act (GMA) details 13 goals to guide the development and adoption of the comprehensive plans and development regulations (RCW 36.70A.020, "Planning Goals"), and these goals guided the City's development of its comprehensive plan and development regulations. No comments received or other evidence in the record indicates inconsistency between the proposed plan map amendment and the goals and purposes of the GMA.

The proposal meets this criterion.

- 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.*

Staff Analysis: The City did not require, nor did any Agency or City Department comment request or require a traffic impact analysis for the proposal. The subject properties are already served by water, sewer, nearby transit service, and adjacent existing City streets. Furthermore, under State and local laws, any subsequent development of the site will be subject to a concurrency determination pursuant to SMC 17D.010.020.

The proposal meets this criterion.

- 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.*

Staff Analysis: No evidence of a potential funding shortfall as a result of this proposal exists.

The proposal meets this criterion.

**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.*

Staff Analysis: The proposal is internally consistent with applicable supporting documents of the Comprehensive Plan as follows:

*Development Regulations.* As a non-project proposal, there are no specific plans for development of this site. Additionally, any future development on this site will be required to be consistent with the current development regulations at the time an application is submitted. The proposal does not result in any non-conforming uses or development and staff finds no reason to indicate that the proposed Comprehensive Plan Land Use Plan Map and zone change would result in a property that cannot be reasonably developed in compliance with applicable regulations.

*Capital Facilities Program.* As described in the staff analysis of Criterion C above, no additional infrastructure or capital expenditures by the City are anticipated for this non-project action, and it is not anticipated that the City's integrated Capital Facilities Program would be affected by the proposal.

*Neighborhood Planning Documents Adopted after 2001.* The Nevada Heights neighborhood completed its initial neighborhood planning in 2012, when it was known as the Nevada Lidgerwood neighborhood. The neighborhood adopted four issue areas and various strategies to address them, including: neighborhood communication; neighborhood identity; non-motorized travel safety; and traffic patterns, volume, and speed. The proposed action would not conflict with any of the strategies provided in the neighborhood plan.

*Miscellaneous Comprehensive Plan Goals and Policies.* Staff have compiled a list of Comprehensive Plan Goals and Policies which bear on the proposal in Exhibit H of this report. Further discussion of these policies is provided under section K.2 below.

See Item K.2 for an analysis and results.

2. *If a proposed amendment is significantly inconsistent with current policy within 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.*

Staff Analysis: As discussed under item K.2.a below, the proposal is in conflict with the Comprehensive Plan. As a map change proposal, this application does not include any amendment to the text of the plan, including any policies with which it is in conflict.

The proposal is in conflict with this criterion.

- 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.*

**Staff Analysis:** No evidence has been provided by any adjacent jurisdiction, including the County of Spokane, indicating this proposal would conflict with the CWPP or the plans of any neighboring jurisdiction. The proposed change in land use designations affects a relatively small area within an existing urbanized area, with no foreseeable implications to regional or inter-jurisdictional policy issues.

The proposal meets this criterion.

- 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.*

Staff Analysis: The City is concurrently reviewing this application and eight other applications for Comprehensive Plan amendments, as part of an annual plan amendment cycle. Six applications are for Land Use Plan Map amendments, two are proposed transportation map amendments to the Comprehensive Plan, and one is a proposed text amendment. When considered together, these various applications do not interact, nor do they augment or detract from each other. The cumulative effects of these various applications are minor.

This proposal meets this criterion.

**H. SEPA:** *SEPA<sup>4</sup> Review must be completed on all amendment proposals and is described in Chapter 17E.050.*

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).*

Staff Analysis: The application is under review in accordance with the State Environmental Policy Act (SEPA), which requires that the potential for adverse environmental impacts resulting from a proposal be evaluated during the decision-making process. On the basis of the information contained in the environmental checklist, 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 Services, a Determination of Non-Significance was issued on August 24, 2020.

The proposal meets this criterion.

**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.*

Staff Analysis: The proposal would change the land-use designation of a previously developed area served by the public facilities and services described in CFU 2.1. The proposed change in

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<sup>4</sup> State Environmental Policy Act

land-use designations affects a relatively small area and does not measurably alter demand for public facilities and services in the vicinity of the site or on a citywide basis. Any subsequent development of the site will be subject to a concurrency determination pursuant to SMC 17D.010.020, thereby implementing the policy set forth in CFU 2.2.

The proposal meets this criterion.

- 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.*

Staff Analysis: The proposal does not include an expansion to the UGA, thus this criteria does not apply.

The proposal meets this criterion.

K. **Demonstration of Need:**

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.*

Staff Analysis: The proposal does not include a policy adjustment, thus this criteria does not apply.

The proposal meets this criterion.

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.);

Staff Analysis: The primary Comprehensive Plan policy which applies to the proposal is Land Use LU 1.8, General Commercial Uses. That policy generally calls for containment of non-residential uses to centers and corridors. The subject properties are located immediately adjacent to commercially-zoned property, but are not located in a Center or Corridor designated by the City. The policy allows for "limited expansions" of existing commercial areas outside Centers, provided the following factors are considered:

- Maintaining minimum depth from an arterial street necessary for the establishment or expansion of a general commercial neighborhood business;
- Avoiding intrusion where incompatible into established neighborhoods; and

- Implementing transitioning land uses with the intent of protecting neighborhood character.

To the first point, the northern two parcels under common ownership have already been developed with a commercial use, seeming to argue that the parcels are developable and thus additional depth is not required. The presence of the City alleyway would also serve to divide the overall group of properties. Furthermore, the proposal would effectively extend commercial use south of the alleyway when development along the south side of Francis has not crossed the alleyway elsewhere. Lastly, the proposal is for General Commercial Land Use Plan Map designation, which is the most intensive commercial use designation in the Comprehensive Plan, thus it cannot be considered to be “transitional,” as office uses generally are. The factors above may provide an argument that the proposal is not consistent with LU 1.8.

- b. The map amendment or site is suitable for the proposed designation.

Staff Analysis: There exist no physical features of the site or its surroundings that would preclude commercial development on the site. The site is adequately served by all utilities and by a major arterial street, bus service is nearby at the intersection of Francis and Nevada, and the site is generally level and devoid of critical areas.

- c. The map amendment implements applicable comprehensive plan policies and subarea plans better than the current map designation.

Staff Analysis: As discussed in item ‘a’ above, one could argue that this proposal is inconsistent with Comprehensive Plan policy.

This proposal’s consistency with this criteria is unclear.

3. **Rezoning, Land Use Plan Amendment:** *Corresponding rezoning 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.*

Staff Analysis: If the Land Use Plan Map amendment is approved as proposed, the zoning designation of the subject property, as requested by the applicant, will change from RSF (Residential Single-Family) to CB-55 (Community Business, 55-foot height limit). The CB zone implements the General Commercial land-use designation proposed by the applicant. No policy language changes have been identified as necessary to support the proposed Land Use Plan Map amendment. The proposal meets this criterion.

## **VII. CONCLUSION**

The proposal has been processed and considered according to the requirements of the Spokane Municipal Code. According to the information provided above and the whole of the administrative record, the proposal's relationship to the criteria set forth by SMC 17G.020 is unclear.

Following the close of public testimony and deliberations regarding conclusions with respect to the review criteria and decision criteria detailed in SMC Chapter 17G.020, Plan Commission will need to make a recommendation to City Council for approval or denial of the requested amendment to the Land Use Plan map of the City's Comprehensive Plan.

## **VIII. STAFF RECOMMENDATION**

Because the consistency of this proposal with the location requirements of Comprehensive Plan policy is unclear, staff does not have a recommendation.

## **IX. LIST OF EXHIBITS**

- |                                  |   |
|----------------------------------|---|
| A. Existing Land Use Plan Map    | G. Wide-Area Aerial                       |
| B. Proposed Land Use Plan Map    | H. List of Relevant Comp Plan Policies    |
| C. Existing Zoning Map           | I. Application Materials                  |
| D. Proposed Zoning Map           | J. SEPA Checklist                         |
| E. Application Notification Area | K. SEPA Determination of Non-Significance |
| F. Detail Aerial                 | L. Agency Comments                        |

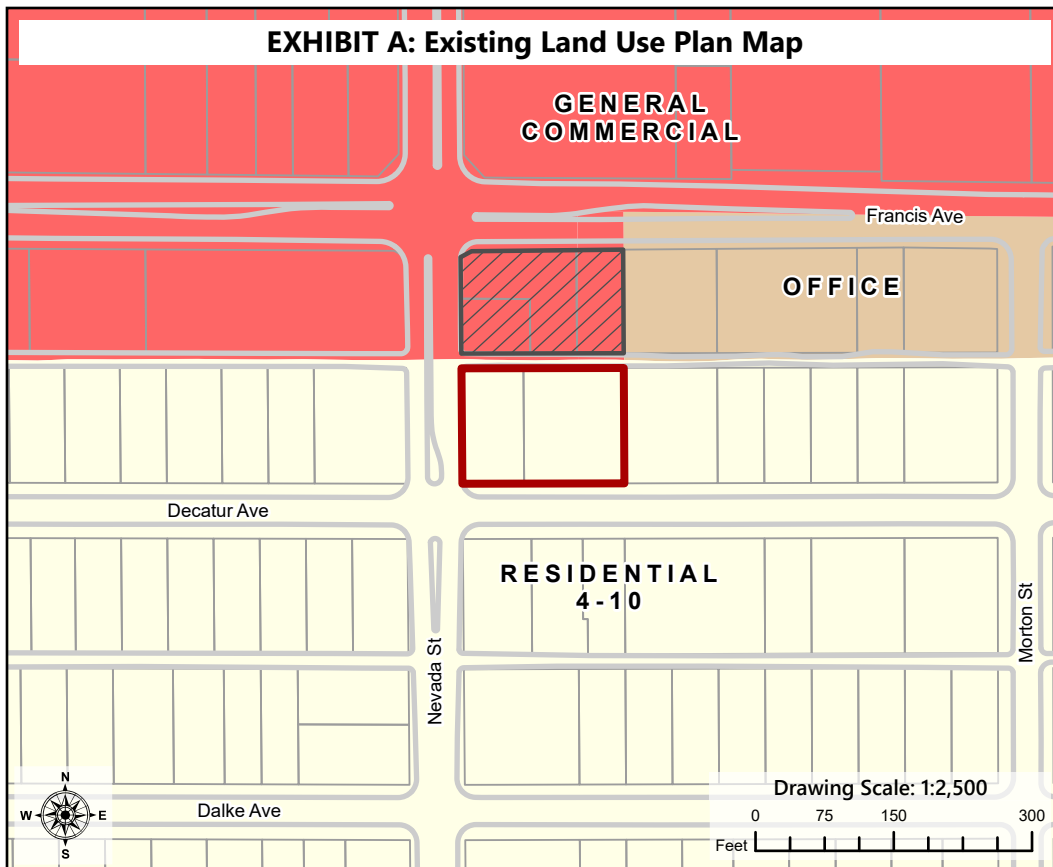


# Z19-501COMP (6204 N Nevada St & 1015 E Decatur Ave) 2019/2020 Comprehensive Plan Amendment Proposals

Drawn: 11/27/2019

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## Legend

Subject Parcels

Same Owner

Parcel

Curb Line

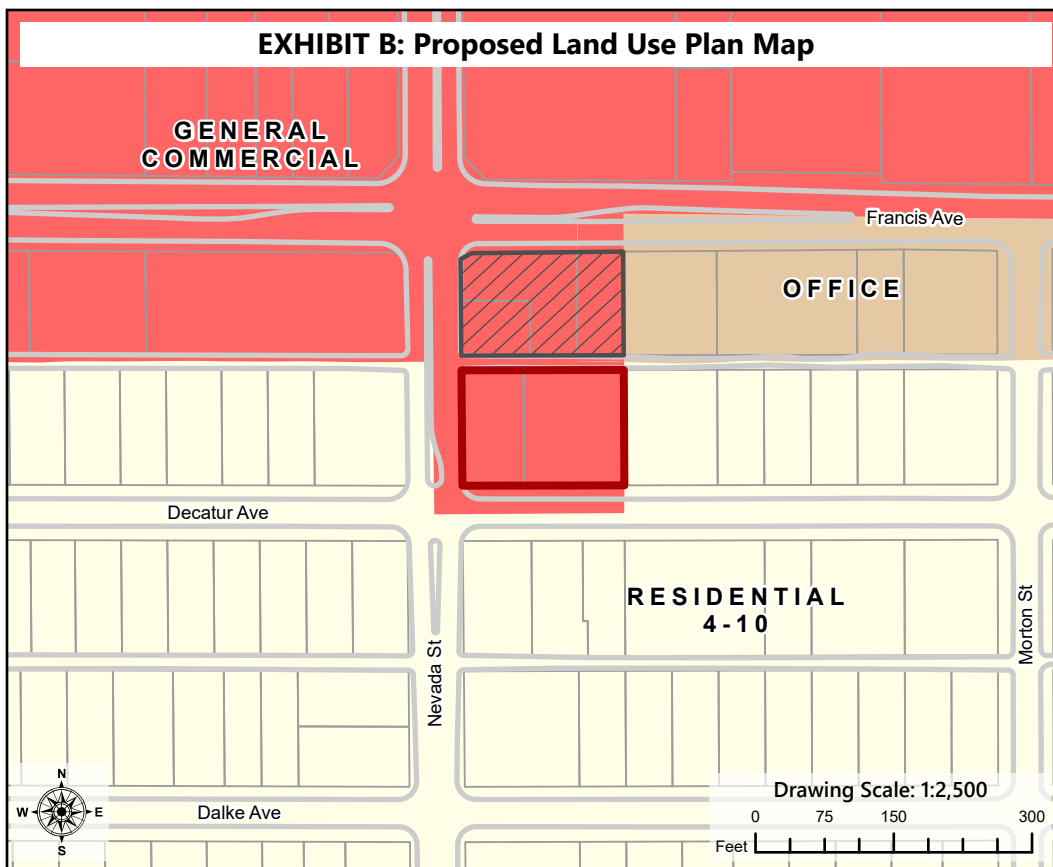
## Land Use Plan Designation

Residential 4-10

Office

General Commercial

Acres (Proposal): 0.51  
Acres (Adjacent): 0.45



## Legend

Subject Parcels

Same Owner

Parcel

Curb Line

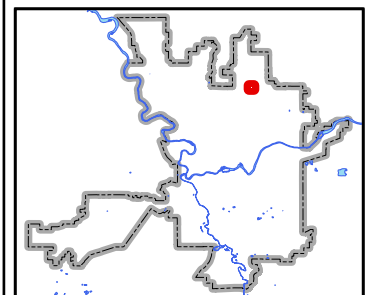
## Proposed Land Use

Residential 4-10

Office

General Commercial

## PROJECT LOCATION



Neighborhood and Planning Services  
Drawn By: Kevin Freibott



# Z19-501COMP (6204 N Nevada St & 1015 E Decatur Ave) 2019/2020 Comprehensive Plan Amendment Proposals

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## Legend

- Subject Parcels
- Same Owner
- Curb Line
- Parcel

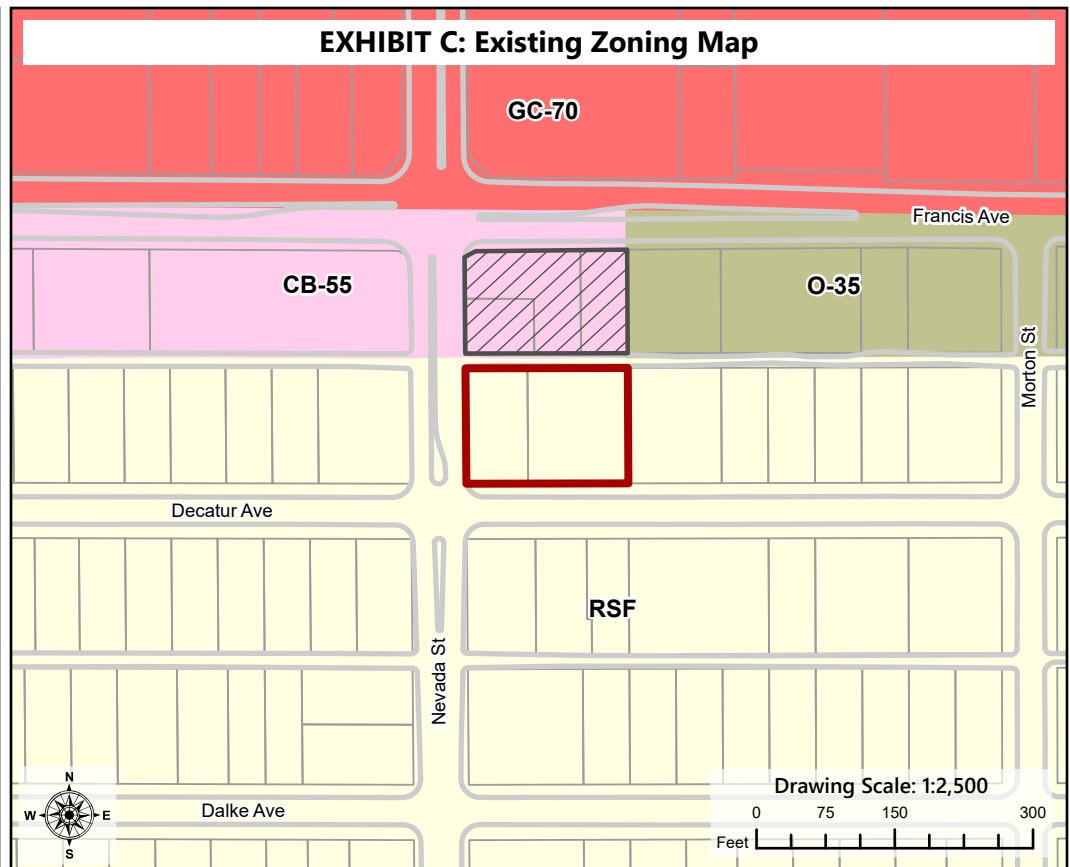
## Current Zoning

- Community Business (CB)
- General Commercial (GC)
- Light Industrial (LI)
- Office (O)
- Residential Single-Family (RSF)

Numbers after a Zone Label denote the height limits in that area.

Acres (Proposal): 0.51  
Acres (Adjacent): 0.45

## EXHIBIT C: Existing Zoning Map



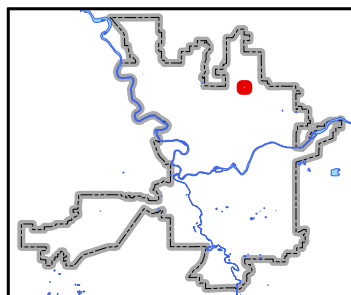
## Legend

- Subject Parcels
- Same Owner
- Curb Line
- Parcel

## Proposed Zoning

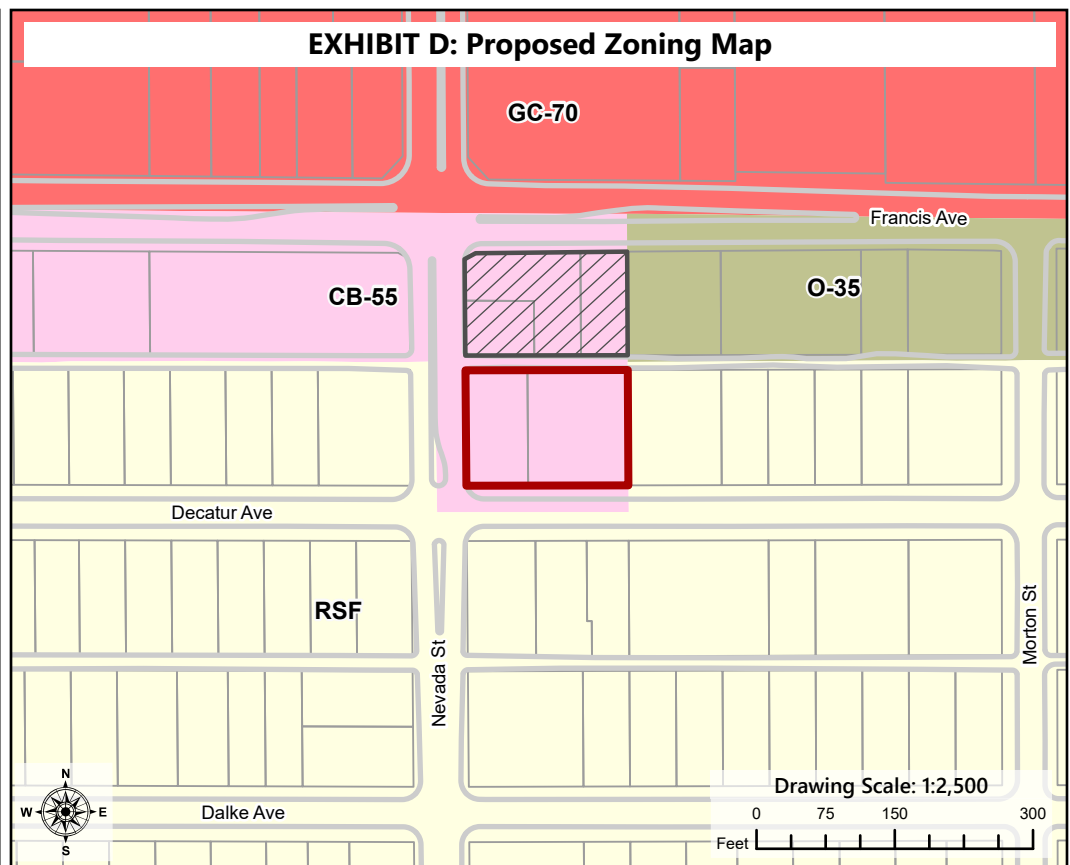
- Community Business (CB)
- General Commercial (GC)
- Office (O)
- Residential Single-Family (RSF)

## PROJECT LOCATION



Neighborhood and Planning Services  
Drawn By: Kevin Freibott

## EXHIBIT D: Proposed Zoning Map





# Z19-501COMP

## (6204 N Nevada St & 1015 E Decatur Ave)

2019/2020 Comprehensive Plan Amendment Proposals

THIS IS NOT A LEGAL DOCUMENT: The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.



### Legend

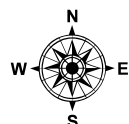
- Parcel
- Notification Boundary
- Curb Line
- Address Point

### Subject Parcels

- Subject Parcels
- Same Owner

### Application proposes to:

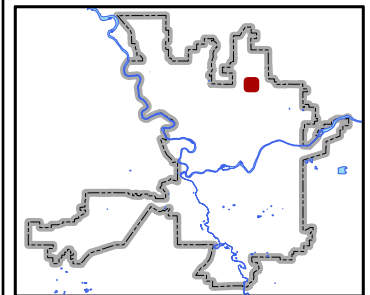
Change Land Use Designation from Residential 4-10 to General Commercial.



Project Size: 0.51 Acres (Approximate)  
Drawing Date: 12/3/2019 Drawing Scale: 1:2,800

0 75 150 300  
Feet

### PROJECT LOCATION



Neighborhood and Planning Services  
Drawn By: Kevin Freibott





# **Z19-501COMP** **(6204 N Nevada St & 1015 E Decatur Ave)** 2019/2020 Comprehensive Plan Amendment Proposals

Drawn: 12/5/2019

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## EXHIBIT F: Detail Aerial



## Legend

Subject Parcels

Adjacent Ownership

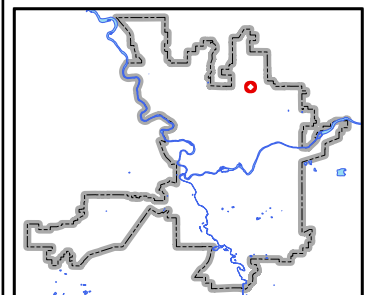
Aerial Photograph Taken  
on 4/3/2018

Acres (Proposal): 0.51  
Acres (Adjacent): 0.45

## EXHIBIT G: Wide-Area Aerial



## PROJECT LOCATION



Neighborhood and Planning Services  
Drawn By: Kevin Freibott





The following policies of the Comprehensive Plan relate to application Z19-501COMP. The full text of the Comprehensive Plan can be found at [www.shapingspokane.org](http://www.shapingspokane.org).

## **Chapter 3—Land Use**

### 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.

### LU 1.8 General Commercial Uses

Direct new General Commercial uses to Centers and Corridors designated on the Land Use Plan Map.

*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. New General Commercial areas should not be designated in locations outside Centers and Corridors. Existing commercial strips should be contained within their current boundaries with no further extension along arterial streets allowed.

However, recognizing existing investments, and given deference to existing land-use patterns, exceptions to the containment policy may be allowed for limited expansions adjacent to existing General Commercial areas located outside Centers and Corridors. The factors to consider in such adjacent expansions include: maintaining the minimum depth from an arterial street necessary for the establishment or expansion of a general commercial neighborhood business; avoiding intrusion where incompatible into established neighborhoods; and implementing transitional land uses with the intent of protecting neighborhood character.

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.

#### LU 3.1 Coordinated and Efficient Land Use

Encourage coordinated and efficient growth and development through infrastructure financing and construction programs, tax and regulatory incentives, and by focusing growth in areas where adequate services and facilities exist or can be economically extended.

*Discussion:* Future growth should be directed to locations where adequate services and facilities are available. Otherwise, services and facilities should be extended or upgraded only when it is economically feasible to do so.

The Centers and Corridors designated on the Land Use Plan Map are the areas of the city where incentives and other tools should be used to encourage infill development, redevelopment and new development. Examples of incentives the city could use include assuring public participation, using public facilities and lower development fees to attract investment, assisting with project financing, zoning for mixed-use and higher density development, encouraging rehabilitation, providing in-kind assistance, streamlining the permit process, providing public services, and addressing toxic contamination, among other things.

#### 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.

#### LU 5.5 Compatible Development

Ensure that infill and redevelopment projects are well-designed and compatible with surrounding uses and building types.

### **Chapter 11—Neighborhoods**

#### N 8.4 Consistency of Plans

Maintain consistency between neighborhood planning documents and the comprehensive plan.

*Discussion:* Neighborhood planning shall be conducted within the framework of the comprehensive plan, and further, the Growth Management Act requires that these plans be consistent with the comprehensive plan.

## Land Use Solutions & Entitlement

### Land Use Planning Services

9101 N. MT. VIEW LANE Spokane, WA 99218

509-435-3108 (V)

dhume@spokane-landuse.com

10-28-19

Kevin Freibott, Planner II  
Planning & Development Services  
3<sup>rd</sup> Floor City Hall  
West 801 Spokane Falls Blvd.  
Spokane WA 99201

Francis Nevada Partnership Map Amendment Request R 4-10 to GC

Dear Kevin:

This is a continuation of an amendment filed last October and then tabled for one year by Council action, pending the adoption of new policy language for LU 1.8. As you know, the proposed language will be heard by Council on November 18<sup>th</sup> and can be used to measure compliance for this request.

I have therefore amended the Early Threshold Form to address what I felt was the theme of various iterations of this revised policy language. Perhaps the most important thing to consider is what the marketplace is demanding, namely configuration and not just square footage for expansion of existing GC sites. Such is the case here.

Please include the revised Early Threshold form as part of the request to resume our application submitted one year ago.

Regards



Dwight A Hume



Submitted 2018, Still Applies to this Application

**DESCRIPTION OF PROPOSAL:**

Map Amendment from R 4-10 to GC and zone change from RSF to CB-55

**ADDRESS OF SITE OF PROPOSAL:** (if not assigned yet, obtain address from Public Works before submitting application)

6204 N Nevada and 1015 E Decatur

**APPLICANT:**

**Name:** Francis Nevada Partnership % Sue Millersmith  
**Address:** 7624 N. Panorama Dr. Spokane WA 99208-8436  
**Phone (home):** 509-467-0671 **Phone (work):** N/A

**Email address:** hairtc@comcast.net

**PROPERTY OWNER: (Same as above)**

**Name:**

**Address:**

**Phone (home):** **Phone (work):**

**Email address:**

**AGENT:**

**Name:** Dwight Hume dba Land Use Solutions and Entitlement  
**Address:** 9101 N Mt. View Lane

**Phone (home):** **Phone (work):** 435-3108

**Email address:**

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Neighborhood and  
Planning Services

**ASSESSOR'S PARCEL NUMBERS:**

36321.0209 and 36321.0210

**LEGAL DESCRIPTION OF SITE:**

All of Lot 13, W. 33' of Lot 14, Block 1 Lancaster's 2<sup>nd</sup> Addition and the E 7' of Lot 14 and all of Lot 15, Block 1 of said Lancaster's 2<sup>nd</sup> Addition.

**SIZE OF PROPERTY:**

.50 acres (.19 ac and .31 ac)

**LIST SPECIFIC PERMITS REQUESTED IN THIS APPLICATION:**

Land Use Map Amendment with implementing zone change.

SUBMITTED BY:

☐ Applicant ☒ Property Owner ☐ Property Purchaser ☐ Agent

In the case of discretionary permits (administrative, hearing examiner, landmarks commission or plan commission), if the applicant is not the property owner, the owner must provide the following acknowledgement:

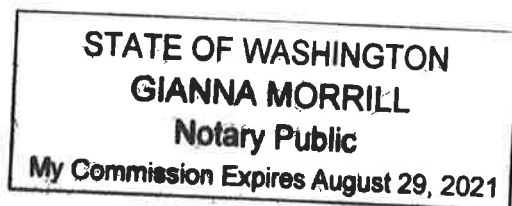
I, James Miller, managing partner of Francis Nevada Partnership of the above-described property do hereby authorize Dwight Hume to represent us and our interests in all matters regarding this application.

ACKNOWLEDGMENT:

STATE OF WASHINGTON     )  
  ) ss.  
COUNTY OF SPOKANE     )

On this 11<sup>th</sup> day of Oct, 2018, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared James Miller, to me known to be the individual that executed the foregoing instrument and acknowledged the said instrument to be free and his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year first above written.



[Signature]  
Notary Public in and for the State of Washington,  
residing at Spokane, WA

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# Comprehensive Plan Amendments

## Threshold Review

### Francis Neda Partnership R 4-10 to GC & RSF to CB-55

#### ***Pre-application:***

*The first step in applying for an amendment to the City's Comprehensive Plan is to submit a threshold review application. Prior to submitting this application, a private applicant is required to schedule a no-fee pre-application conference with staff. In the case of a map amendment, the applicant is also required to make reasonable efforts to schedule a meeting with the appropriate neighborhood council(s) and document any support or concerns expressed by the neighborhood council(s). Applications are accepted through October 31 each year, during business hours. Applicants are strongly encouraged to make an appointment with Planning Department staff prior to submitting an application.*

#### ***Description of the Proposed Amendment:***

- In the case of a proposed text amendment, please describe the proposed amendment and provide suggested amendment language.
- In the case of a map amendment, please describe using parcel number(s), address, and a description including size, and maps.

*36321.0209 and 0210. 6204 N Nevada and 1015 E Decatur. .50 acres*

***In addition to describing the proposal, please describe how your applications satisfies the threshold review criteria in SMC 17G.020.026, which are restated below. You may need to use a separate piece of paper.***

1. Describe how the proposed amendment is appropriately addressed as a Comprehensive Plan Amendment.  
*The UDC allows for private sector request to amend site specific parcels as map amendments.*
2. The proposed amendment does not raise policy or land use issues that are more appropriately addressed by an ongoing work program approved by the City council or by a neighborhood or subarea planning process.  
*The initial submittal in October 2018 was tabled for one year by City Council to allow staff to review Policy LU 1.8 and draft new policy language. That new language is being considered by City Council at their November 18, 2019 council meeting, presumably available for review of this request during the next amendment cycle.*
3. The proposed amendment can be reasonably reviewed within the resources and time frame of the Annual Comprehensive Plan Amendment Work Program.  
*There are no foreseen issues that would generate extraordinary review time.*
4. In the case of a private application for a land use map change, nearby properties may also seem to be candidates for amendment. At the time of docketing or during plan commission review, expansion of the geographic scope of an amendment proposal may be considered, shared characteristics with nearby,

Planning & Development Services, 808 West Spokane Falls Boulevard, Spokane, WA 99201-3336  
[my.spokanecity.org](http://my.spokanecity.org) | Phone: 509.625.6300

(Rev Sept 2017)

similarly situated property may be identified and the expansion is the minimum necessary to include properties with those shared characteristics. Has the applicant had any outreach to surrounding property owners whose property may be so situated? *No other property is suitable for this request.*

5. Describe how the proposed amendment is consistent with current general policies in the comprehensive plan for site-specific amendment proposals. The proposed amendment must be consistent with policy implementation in the Countywide Planning policies, the GMA, or other state or federal law, and the WAC. *The proposed language of LU 1.8 eliminates traffic volume as a threshold and replaces it with policy language that minimizes the expansion to that which is necessary for the establishment or expansion.*

*In this situation several facts support this request for expansion across the alley to Decatur:*

- a) Lineal expansion along Francis does not configure the site for today's retail market demand, hence expansion southerly enables the configuration to meet needs of the marketplace.*
- b) The extended frontage along Nevada is still along a Principal arterial and not a local access side street. Hence, the intrusion is no different than the current depth from Francis in terms of intrusion into a neighborhood. Moreover, the applicant owns the SE corner of Decatur and Nevada as an added buffer.*
- c) The current GC designation is to the alley and no additional expansion of the zone is possible without crossing the alley.*

*Regardless of the final verbiage adopted by Council, the expansion will be the minimum necessary to allow expansion per today's market demand. Accordingly, the request is consistent with the current comprehensive plan and therefore is consistent with Countywide Planning Policies, the GMA and other applicable state and federal regulations.*

6. The proposed amendment is not the same as or substantially similar to a proposal that was considered in the previous year's threshold review process but was not included in the Annual Comprehensive Plan Amendment Work Program, unless additional supporting information has been generated. *This is the same application as submitted last year. Council continued it to the 2020 amendment cycle pending adoption of revised policy language for LU 1.8.*
7. If this change is directed by state law or a decision of a court or administrative agency, please describe. *N/A*
8. Please provide copy of agenda or other documentation of outreach to neighborhood council made prior to application. *The same proposal has been presented to the Nevada Neighborhood Council when it was submitted last year and seemed to be supported by them.*



**From:** [Dwight Hume](#)  
**To:** [Nevada Heights Neighborhood](#); [Freibott, Kevin](#)  
**Subject:** Annual Amendment Presentation  
**Date:** Tuesday, November 26, 2019 1:03:44 PM

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**[CAUTION - EXTERNAL EMAIL - Verify Sender]**

Hi Mindy, I need to get on your schedule for December or January to talk about our resumption of Nevada Francis amendment. Maybe 10 minutes, if that. Let me know. Thanks and happy holidays!

*Dwight J Hume*

Land Use Solutions and Entitlement  
9101 N Mt. View Lane  
Spokane WA 99218  
509-435-3108

**From:** [Dwight Hume](#)  
**To:** [shilohhillsnc@outlook.com](mailto:shilohhillsnc@outlook.com)  
**Subject:** Request to present December meeting  
**Date:** Tuesday, November 26, 2019 1:40:28 PM

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[CAUTION - EXTERNAL EMAIL - Verify Sender]

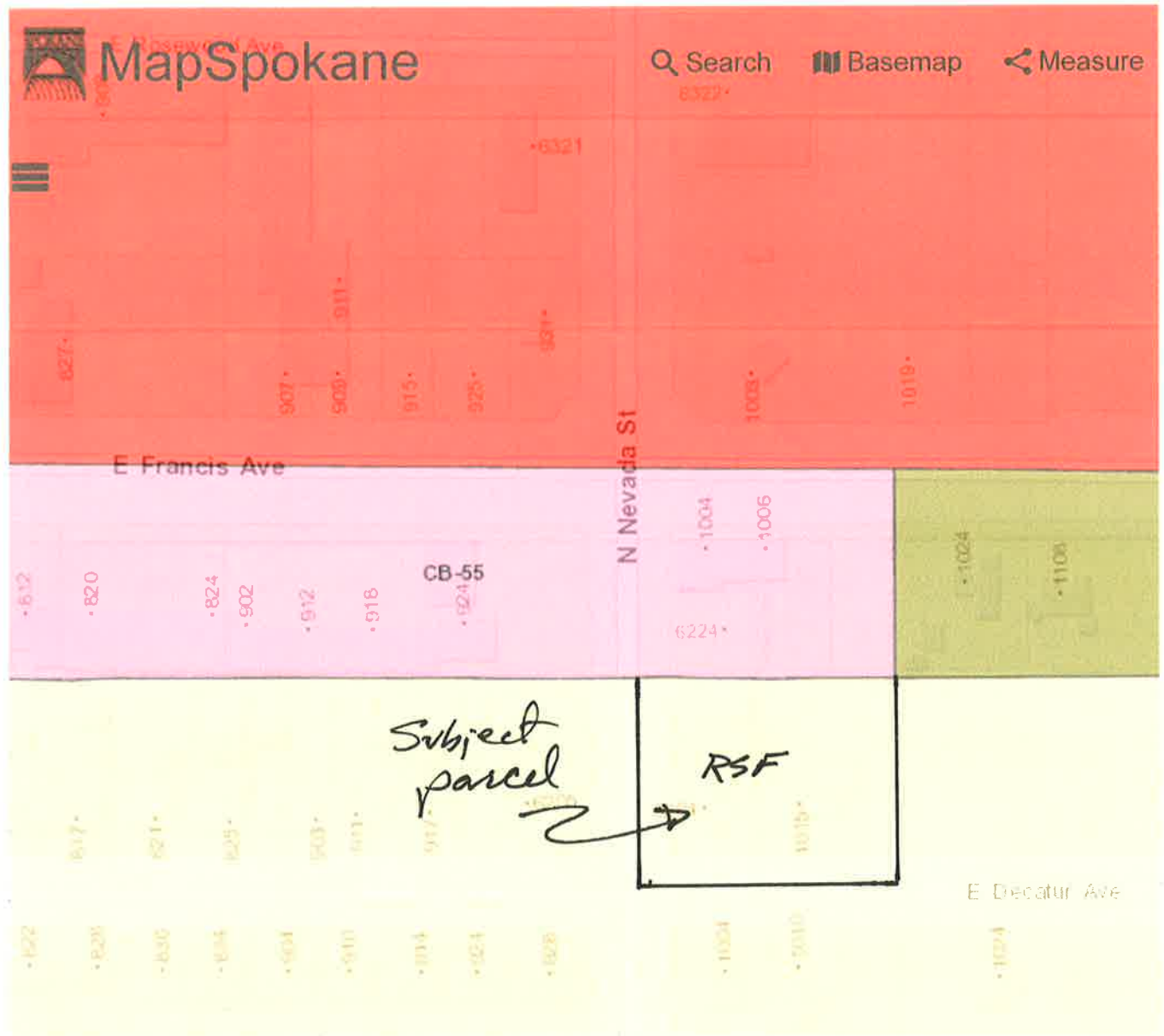
Mr. Knox, Per city of Spokane requirements, I need to meet with your neighborhood council and share with you a land use amendment filed with the city for their annual review and consideration. This project is located at the SE corner of Nevada and Francis (Hair Etc.) and proposes to expand south across the alley to Decator along Nevada. This is located within the Nevada Heights NC but due to its proximity to your neighborhood boundary, we must share our application with you. I do not expect this to take more than 15 minutes of your evening. Please advise if there is room on this or your January meeting.

Regards

*Dwight J Hume*

Land Use Solutions and Entitlement  
9101 N Mt. View Lane  
Spokane WA 99218  
509-435-3108

Application Z19-499COMP



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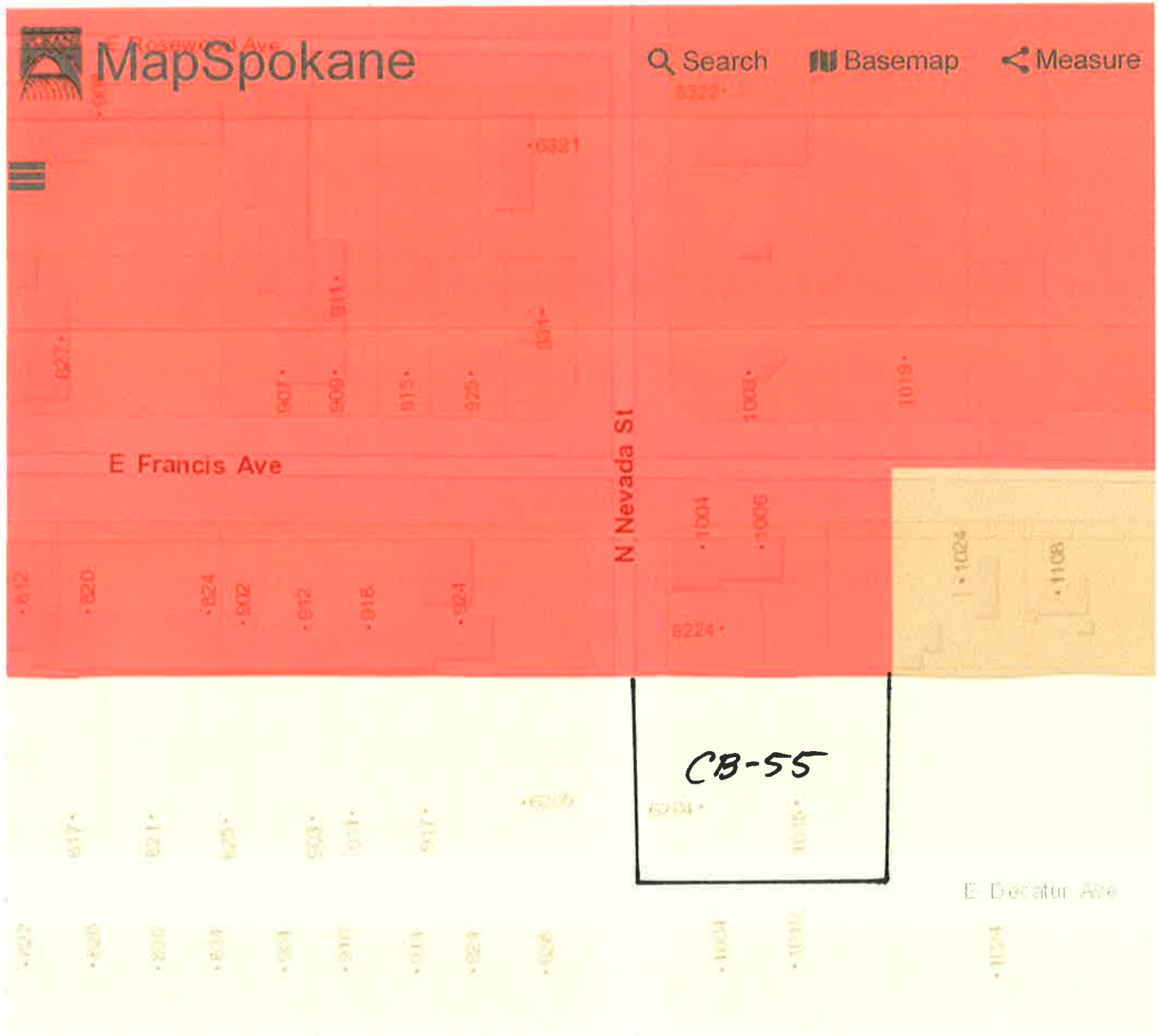
Neighborhood and Planning Services



[Map Use Disclaimer](#)

0 50 100ft

Application Z19-499COMP



PROPOSED ZONE

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OCT 29 2018

Neighborhood and Planning Services

0 50 100ft



[Map Use Disclaimer](#)

## Environmental Checklist

File No. Z19-501COMP

### 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 non-project proposals:

Complete this checklist for non-project proposals, even though questions may be answered "*does not apply*."

IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (Part D).

For non-project 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.

**A. BACKGROUND**

1. Name of proposed project, if applicable: Z19-501COMP
2. Name of applicant: Francis Nevada Partnership
2. Address and phone number of applicant or contact person:  
Land Use Solutions & Entitlement Dwight Hume agent  
9101 N Mt. View Lane Spokane WA 99218 509-435-3108
4. Date checklist prepared: March 2020
5. Agency requesting checklist: City of  
Spokane
6. Proposed timing or schedule (including phasing, if applicable): Project is a comprehensive plan amendment, modifying the land use plan map designation and zoning of the subject properties. This action is expected to be decided late fall or winter of 2020.
7. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. N/A, non-project action  
  
b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain. Yes, the adjacent .46 acres north of the alley along Francis Avenue is owned by the applicant.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.  
  
Upon approval of the zone change, a project will have to comply with all applicable development regulations.
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 and zone change;

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.

The zone change will enable the site to be enlarged from its current .46 acres along Francis to approximately .96 acres and more importantly, a site configuration that allows a new building setback away from the intersection and the dangerous proximity and inclusion in vehicular accidents where vehicles often collide with the building, endangering customers and employees. The project would be site planned with building setbacks away from Nevada and Francis and allow the ingress and egress to and from the existing alley which runs east-west thru the subject site and along the north boundary of the requested amendment.

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 NE corner of Decatur and Nevada and consist of two houses located on site. (6204 N Nevada and 1015 E Decatur.

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; Sewer Service Area: Yes; City of Spokane

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).

N/A, non-project action

- (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?

N/A, non-project action

- (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.

N/A, non-project action

- (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?

N/A, non-project action

b. Stormwater

- (1) What are the depths on the site to groundwater and to bedrock (if known)?

N/A, non-project action

- (2) Will stormwater be discharged into the ground? If so, describe any potential impacts?

N/A, non-project action

**TO BE COMPLETED BY APPLICANT**

**B. ENVIRONMENTAL ELEMENTS**

**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)?  
Unknown \_\_\_\_\_
- 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. N/A, non-project action
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. N/A, non-project action
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill:  
To be determined at time of construction by others \_\_\_\_\_
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.  
No, the project does not include and construction \_\_\_\_\_



- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? To be determined at time of construction by others.
- h. Proposed measures to reduce or control erosion or other impacts to the earth, if any: To be determined at time of construction by others.

## 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.  
N/A, non-project action
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. Drive-by traffic, which idles during traffic light stoppage and backs up along Nevada from Francis past Decatur.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:  
To be determined at time of construction by others a

## 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.  
None
- (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.  
Non-project action
- (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.

To be determined at time of construction by others

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.

None, as the site is served with public sewer.

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.

Run-off would be limited to stormwater and discharged into existing city storm drains.

- (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.

None

#### 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 action \_\_\_\_\_
- c. List threatened or endangered species known to be on or near the site.  
Unknown \_\_\_\_\_
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:  
To be determined at time of construction by others \_\_\_\_\_

#### 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.* Typical urban fowl
- 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.  
Unknown \_\_\_\_\_
- c. Is the site part of a migration route? If so, explain. Unknown \_\_\_\_\_
- 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.

The site contains two residential uses which are served with electrical and gas services. No additional services are anticipated. \_\_\_\_\_

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. Unknown \_\_\_\_\_
- 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:

None \_\_\_\_\_

## 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. None \_\_\_\_\_
- (1) Describe special emergency services that might be required.  
No special services are needed. \_\_\_\_\_
- (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 on Francis and Nevada adjoin the site on Principle Arterials
- (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.  
To be determined at time of construction by others \_\_\_\_\_
- (3) Proposed measure to reduce or control noise impacts, if any:  
None \_\_\_\_\_

## 8. Land and shoreline use

- a. What is the current use of the site and adjacent properties?  
Site: 2 single family houses \_\_\_\_\_  
West: single family homes and Auto Repair \_\_\_\_\_  
East: single family homes and North: Retail and vacant \_\_\_\_\_  
South: single family homes \_\_\_\_\_
- 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? Both dwellings may be removed as part of future construction plans not a part of this proposal.
- 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?  
None
- 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?  
To be determined at time of construction by others
- j. Approximately how many people would the completed project displace? 3
- k. Proposed measures to avoid or reduce displacement impacts, if any: none
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: Compliance with all applicable development regulations

## 9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing. None
- b. Approximately how many units, if any, would be eliminated? Indicate whether high-, middle- or low-income housing. Two
- 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?  
To be determined at time of construction by others
- b. What views in the immediate vicinity would be altered or obstructed?  
To be determined at time of construction by others
- c. Proposed measures to reduce or control aesthetic impacts, if any:  
To be determined at time of construction by others

## 11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?  
To be determined at time of construction by others \_\_\_\_\_
- b. Could light or glare from the finished project be a safety hazard or interfere with views?  
To be determined at time of construction by others \_\_\_\_\_
- c. What existing off-site sources of light or glare may affect your proposal? No impacts would occur \_\_\_\_\_
- d. Proposed measures to reduce or control light and glare impacts, if any: None

## 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. Unknown \_\_\_\_\_
- 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 \_\_\_\_\_

## 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.  
The site is served by Nevada and Decatur. \_\_\_\_\_
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?  
Yes it is served \_\_\_\_\_

- c. How many parking spaces would the completed project have? How many would the project eliminate?

To be determined at time of construction by others \_\_\_\_\_

- 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 new roads or streets are needed. Improvements would be limited to curb cuts and sidewalks if any.

- e. Will the project use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe. No \_\_\_\_\_

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak would occur.

To be determined at time of construction by others \_\_\_\_\_

*(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:

None \_\_\_\_\_

## 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 new or expanded services would be needed or generated by this proposal \_\_\_\_\_

- 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.

None \_\_\_\_\_

**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 Non-significance that it might issue in reliance upon this checklist.

Date: March 29, 2020 \_\_\_\_\_

Signature: *Dwight J Hume*

***Please Print or Type:***

Proponent: Dwight J Hume \_\_\_\_\_ Address: 9101 N Mt. View Lane

Phone: 509.435.3108 \_\_\_\_\_ Spokane WA, 99218

Person completing form (if different from proponent): Same \_\_\_\_\_

Phone: \_\_\_\_\_ Address: \_\_\_\_\_

\_\_\_\_\_

**FOR STAFF USE ONLY**

Staff member(s) reviewing checklist: Kevin Freibott \_\_\_\_\_

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.



#### **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 future use for retail and parking is similar to the surrounding land use pattern. No impacts are foreseen by this proposed use.

Proposed measures to avoid or reduce such increases are:

The development must comply with applicable adopted development standards.

2. How would the proposal be likely to affect plants, animals, fish or marine life?  
Future development of the site would be urban in nature, similar to the retail adjoining the subject parcels. Eventual redevelopment of the site may require the removal of on-site plants, subject to the requirements of the Spokane Municipal Code for new construction.

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?  
While some additional resources would be required during redevelopment, these would be similar to those required of any construction project.

Proposed measures to protect or conserve energy and natural resources are:  
None

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?  
The site does not contain any sensitive areas

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?  
Development would comply with applicable development regulations, including landscape, screening and setbacks. Furthermore, the site is located outside any shoreline areas.

Proposed measures to avoid or reduce shoreline and land use impacts are:  
See above comment

---

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

There would be no extraordinary demand upon utility services and or traffic as it is a drive-by convenience site using the existing driveby traffic pattern.

Proposed measures to reduce or respond to such demand(s) are:

To be determined at time of construction by others

7. Identify, if possible, whether the proposal may conflict with local, state or federal laws or requirements for the protection of the environment.

No impacts 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 Non-significance that it might issue in reliance upon this checklist.

Date: March 29, 2020 \_\_\_\_\_

Signature: *Dwight J Hume*

***Please Print or Type:***

Proponent: Dwight J Hume \_\_\_\_\_ Address: 9101 N Mt. View Lane

Phone: 509.435.3108 \_\_\_\_\_ Spokane WA, 99218

Person completing form (if different from proponent): Same \_\_\_\_\_

Phone: \_\_\_\_\_ Address: \_\_\_\_\_

\_\_\_\_\_

#### FOR STAFF USE ONLY

Staff member(s) reviewing checklist: Kevin Freibott \_\_\_\_\_

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.

## NONPROJECT DETERMINATION OF NONSIGNIFICANCE

**FILE NO(S):** Z19-501COMP

**PROPONENT:** Sue Millersmith, Francis Nevada Partnership (Agent: Dwight Hume, Land Use Solutions and Entitlement)

**DESCRIPTION OF PROPOSAL:** Pursuant to the procedures established by SMC 17G.060, enabled by RCW 36.70A.130, the proposer asks the City of Spokane to amend the land use designation (Map LU-1 of the Comprehensive Plan) and zoning designation (Official Zoning Map of the City of Spokane) for two properties (0.51 acres in size) located in the Nevada Heights neighborhood. No specific development proposal is being approved at this time.

**LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY:** The proposal concerns two parcels: 36321.0209 and 36321.0210. Both are located immediately northeast of the intersection of N Nevada Street and E Decatur Avenue, all on the southern half of the block. The parcels are located at 6204 N Nevada St and 1015 E Decatur Ave. Each of the two subject parcels contains a single-family home, currently rented out.

**Legal Description:** Lots 13 through 16, Block 1, Lancasters 2nd Addition to the City of Spokane in Section 32, Township 26N, Range 43E.

**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.

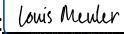
- [ ] There is no comment period for this DNS.
- [ ] This DNS is issued after using the optional DNS process in section 197-11-355 WAC. There is no further comment period on the DNS.
- [X] This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for at least 14 days from the date of issuance (below). Comments regarding this DNS must be submitted no later than 5 p.m. on September 7, 2020 if they are intended to alter the DNS.

\*\*\*\*\*

**Responsible Official:** Louis Meuler

**Position/Title:** Interim Director, Planning Services **Phone:** (509) 625-6300

**Address:** 808 W. Spokane Falls Blvd., Spokane, WA 99201

**Date Issued:** August 24, 2020 **Signature:** 

\*\*\*\*\*

**APPEAL OF THIS DETERMINATION**, after it has become final, may be made to the City of Spokane Hearing Examiner, 808 West Spokane Falls Blvd., Spokane WA 99201. The appeal deadline is Noon on September 14, 2020 (21 days from the date of the signing of this 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.

\*\*\*\*\*

**From:** [Charles Hansen](#)  
**To:** [Freibott, Kevin](#)  
**Subject:** Re: Request for Comments for Nevada & Decatur Comp Plan Land Use Map Amendment Proposal  
**Date:** Friday, April 24, 2020 7:36:26 AM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)

---

**[CAUTION - EXTERNAL EMAIL - Verify Sender]**

Kevin While this proposal is not in my neighborhood it is an an area that serves Whitman School. I do not see any problem with extending the business classification across the alley to Decatur.

Now I must also acknowledge that I have known the family that owns the property for more than 25 years.

Charles Hansen

Whitman Chair.

On 4/24/2020 4:11 AM, Bishop, Stephanie wrote:

Good Morning,

Please find attached the Request for Comments, Maps and Environmental Checklist for the following proposed Comprehensive Plan Land Use Map Amendment:

**Location:** Nevada & Decatur  
**Permit #:** Z19-501COMP

Please direct any questions or comments to Assistant Planner II, Kevin Freibott, at [kfreibott@spokanecity.org](mailto:kfreibott@spokanecity.org).

Thank you,



**Stephanie N Bishop** | Neighborhood & Planning Services | Clerk III  
509.625.6244 | fax 509.625.6013 | [sbishop@spokanecity.org](mailto:sbishop@spokanecity.org)



**From:** [Shiloh Hills Neighborhood Council](#)  
**To:** [Freibott, Kevin](#)  
**Cc:** [Bishop, Stephanie](#); [Shiloh Hills Neighborhood Council](#)  
**Subject:** FILE NO. Z19-501COMP, N Nevada & E Decatur  
**Date:** Friday, April 24, 2020 9:56:18 AM  
**Attachments:** [image.png](#)

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**[CAUTION - EXTERNAL EMAIL - Verify Sender]**

FILE NO. Z19-501COMP, N Nevada & E Decatur  
(6204 N Nevada St & 1015 E Decatur Ave) 2019/2020 Comprehensive Plan Amendment  
Proposals  
Parcels: 36321.0209, 36321.0210

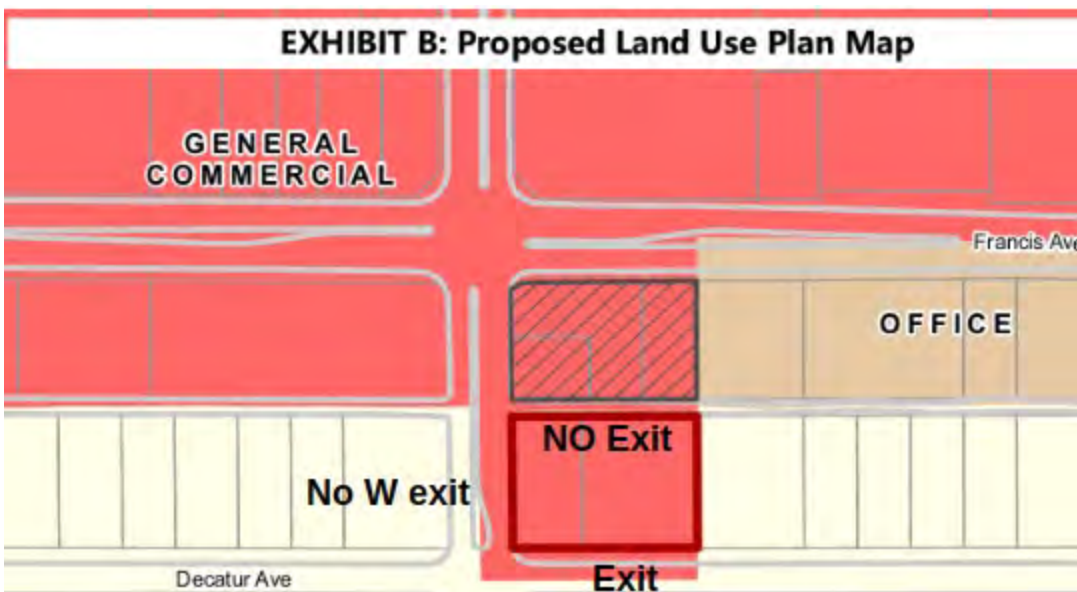
A representative for this proposal attended our Shiloh Hills Neighborhood Council meeting.

Shiloh Hills Neighborhood Council (SHNC) has two (2) comments:

1. The representative assured the SHNC that the alley way between E Francis Avenue and E Decatur Avenue would remain open for traffic east and west. SHNC approves if and only if this alley way easement is maintained.

2. SHNC very strongly recommends that in rezoning this property that no traffic from this rezoned property enter onto N Nevada Street either from the alley way between E Francis Avenue and E Decatur Avenue nor from the property itself. The only allowable exit from this property (36321.0209 & 36321.0210) would be onto E Decatur Avenue where egress traffic could go east or west on E Decatur.

On high traffic times NB traffic on N Nevada St. backs up from the signal at E Francis Ave. Compounding this traffic backlog is a STA bus stop at the corner of E Francis Ave and N Nevada St.



The undersigned attests that the representative for this proposal was told of these two (2)

conditions by the SHNC.

Thank you,

Clifford Winger

Shiloh Hills Neighborhood Council Chair

The Executive Committee of the Shiloh Hills Neighborhood Council

(509) 325-4623

[shilohhillshillsnc@outlook.com](mailto:shilohhillshillsnc@outlook.com)

<http://shilohhills.spokaneneighborhoods.org>

**From:** [Eliason, Joelle](#)  
**To:** [Freibott, Kevin](#)  
**Cc:** [Brown, Eldon](#); [Nilsson, Mike](#); [Kells, Patty](#); [West, Jacque](#); [Johnson, Erik D.](#)  
**Subject:** RE: RFC Nevada & Decatur Comp Plan Land Use Amendment Z19-501COMP  
**Date:** Tuesday, May 5, 2020 3:18:50 PM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)

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Kevin,

Thank you for the opportunity to review and comment on the proposed zoning change on the NE corner of E Decatur Ave and N Nevada St. Development Services has no objection to the proposed zoning change from Residential Single Family to General Commercial. Further comments regarding the design, any potential utility conflicts, stormwater management, etc. will be handled outside of this Comp Plan Amendment and associated SEPA.

Sincerely,  
Joelle Eliason

*I will be working remotely until further notice and will respond to emails as quickly as possible. Thank you for your patience!*



Joelle Eliason | City of Spokane | Development Services Center  
509.625.6385 | fax 509.625.6013 | [jeliason@spokanecity.org](mailto:jeliason@spokanecity.org)







**Spokane Tribe of Indians  
Tribal Historic Preservation Officer**

P.O Box 100 Wellpinit WA 99040

May 5, 2020

**To:** Kevin Freibott, Assistant Planner

**RE: File No. Z19-501COMP**

Mr. Freibott,

Thank you, for contacting the Tribal Historic Preservation Office. We appreciate the opportunity to comment on your undertaking is greatly appreciated, we are hereby in consultation for this project.

After archive research completed of the APE, and a low probability of cultural resources I have no further concern on this project.

**Recommendation:** Inadvertent Discovery plan (IDP) implemented in the plan of action.

This letter is your notification that your project has been cleared, and your project may move forward, as always, if any artifacts or human remains are found upon excavation, this office should be immediately notified and the work in the immediate area **cease**.

Should additional information become available our assessment may be revised.

Again, thank you for this opportunity to comment and consider this a positive action that will assist in protecting our shared heritage.

If questions arise, please contact me at (509) 258 – 4222.

Sincerely,

Randy Abrahamson  
Tribal Historic Preservation Officer



## **PLAN COMMISSION FINDINGS OF FACT, CONCLUSIONS, AND RECOMMENDATIONS ON COMPREHENSIVE PLAN AMENDMENT Z19-501COMP**

**A Recommendation of the Spokane Plan Commission to the City Council to DENY the Comprehensive Plan Amendment application seeking to amend the land use plan map designation from “Residential 4-10” to “General Commercial” for a 0.51-acre area located at 6204 N Nevada Street and 1015 E Decatur Avenue. The implementing zoning designation requested is Community Business with 55-foot height limit (CB-55).**

### **FINDINGS OF FACT:**

- A. The City of Spokane adopted a Comprehensive Plan in May of 2001 that complies with the requirements of the Growth Management Act (GMA).
- B. Under GMA, comprehensive plans generally may be amended no more frequently than once a year, and all amendment proposals must be considered concurrently in order to evaluate for their cumulative effect.
- C. Amendment application Z19-501COMP (the “Application”) was submitted in a timely manner for review during the City’s 2019/2020 amendment cycle.
- D. The Application seeks to amend the land use plan map designation for a 0.51-acre area located at 6204 N Nevada Street and 1015 E Decatur Avenue (the “Properties”) from “Residential 4-10” to “General Commercial” with a corresponding change in zoning from Residential Single Family (RSF) to Community Business with a 55-foot height limit (GC-55).
- E. The owner of the Properties also owns the parcels immediately to the north of the Properties, resulting in common ownership holding that spans the area between E Decatur Avenue and E Francis Avenue, save for a City alley right-of-way between the Properties and those of common ownership in the north.
- F. Annual amendment applications were subject to a threshold review process to determine whether the applications will be included in the City’s Annual Comprehensive Plan Amendment Work Program.
- G. On February 6, 2020, an Ad Hoc City Council Committee reviewed the applications that had been timely submitted, and forwarded its recommendation to City Council regarding the applications.
- H. On March 2, 2020, the City Council adopted Resolution RES 2020-0014 establishing the 2020 Comprehensive Plan Amendment Work Program, including the Application in the Work Program.
- I. Thereafter, on May 11, 2020, staff requested comments from agencies, departments, and neighborhood councils. The City received comments stating no or little concern with the proposal and one requesting conditions for site access.
- J. A Notice of Application was published on June 8, 2020 in the Spokesman Review and was mailed to all properties and owners within a 400-foot radius of the subject Properties and any adjacent

properties with the same ownership. Signs were also placed on the subject property in plain view of the public. The Notice of Application initiated a 60-day public comment period from June 8 to August 7, 2020, during which a comment was received from the public, stating concerns with property value and neighborhood character impacts of the proposal.

- K. On June 4, 2020, the Community Assembly received a presentation regarding the 2020 Comprehensive Plan Amendment Work Program and the Application, and the Community Assembly was provided with information regarding the dates of Plan Commission workshops and hearings.
- L. On June 10, 2020, the Spokane City Plan Commission held a workshop to study the Application.
- M. On June 24, 2020, the Land Use Subcommittee of the Community Assembly received a presentation regarding the 2020 Comprehensive Plan Amendment Work Program, including the Application.
- N. On August 24, 2020, a State Environmental Policy Act (SEPA) Checklist and Determination of Non-Significance were issued for the Application. The deadline to appeal the SEPA determination was September 14, 2020. No comments on the SEPA determination were received.
  - 1. Notice of the SEPA Determination for the Application was published in the Official Gazette on September 2 and 9, 2020.
- O. On August 25, 2020, the Washington State Department of Commerce and appropriate state agencies were given the required 60-day notice of intent to adopt before adoption of any proposed changes to the Comprehensive Plan.
- P. On August 24, 2020, 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.
- Q. On August 24, 2020 staff published a report addressing SEPA and providing staff's analysis of the merits of the Application, copies of which were circulated as prescribed by SMC 17G.020.060B.8. Staff's analysis did not provide a recommendation to the Plan Commission regarding the proposal.
- R. On August 26 and September 2, 2020, notice was published in the Spokesman Review providing notice of the SEPA Determination of Non-Significance and notice of the September 9, 2020 Plan Commission Public Hearing.
- S. On September 9, 2020, the Plan Commission held a public hearing on the Application, including the taking of verbal testimony, and closed the public record, postponing deliberations until the following hearing date.
- T. No members of the public testified during the hearing on September 9, 2020.
- U. As a result of the City's efforts, pursuant to the requirements of SMC 17G.020.070, the public has had extensive opportunities to participate throughout the process and persons desiring to comment were given an opportunity to do so.

- V. Except as otherwise indicated herein, the Plan Commission adopts the findings and analysis set forth in the Staff Report prepared for the Application (the “Staff Report”).
- W. The Plan Commission finds that the proposal is inconsistent with Comprehensive Plan policy Land Use LU 1.8 concerning the establishment of General Commercial land uses in the City as follows:
  - 1. The proposal would place General Commercial land use outside designated Centers and Corridors and would intrude into an existing single-family residential area.
- X. The Plan Commission finds that the proposal does not meet the decision criteria established by SMC 17G.020.030, as described in the Staff Report and as described in ‘X’ above.

## **CONCLUSIONS:**

Based upon the application materials, staff analysis (which is hereby incorporated into these findings, conclusions, and recommendation), SEPA review, agency and public comments received, and public testimony presented regarding application File No. Z19-501COMP, the Plan Commission makes the following conclusions with respect to the review criteria outlined in SMC 17G.020.030:

- 1. The Application was submitted in a timely manner and added to the 2020 Annual Comprehensive Plan Amendment Work Program, and the final review Application was submitted as provided in SMC 17G.020.050(D).
- 2. Interested agencies and the public have had extensive opportunities to participate throughout the process and persons desiring to comment have been given that opportunity to comment.
- 3. The Application is consistent with the goals and purposes of GMA.
- 4. Any potential infrastructure implications associated with the Application will either be mitigated through projects reflected in the City’s relevant six-year capital improvement plans or through enforcement of the City’s development regulations at time of development.
- 5. As outlined in above in the Findings of Fact, the Application is internally inconsistent as it pertains to the Comprehensive Plan, as described in SMC 17G.020.030.E.
- 6. The Application is consistent with the Countywide Planning Policies for Spokane County, the comprehensive plans of neighboring jurisdictions, applicable capital facilities plans, the regional transportation plan, and official population growth forecasts.
- 7. The Application has been considered simultaneously with the other proposals included in the 2020 Annual Comprehensive Plan Amendment Work Program in order to evaluate the cumulative effect of all the proposals.
- 8. SEPA review was completed for the Application.
- 9. The Application will not adversely affect the City’s ability to provide the full range of urban public facilities and services citywide at the planned level of service, or consume public resources otherwise needed to support comprehensive plan implementation strategies.

10. The Application proposes a land use designation that is inconsistent with the appropriate location criteria identified in the comprehensive plan (e.g., compatibility with neighboring land uses, proximity to arterials, etc.).
11. The proposed map amendment and site is not suitable for the proposed designation.
12. The map amendment would not implement applicable comprehensive plan policies better than the current map designation.

#### **RECOMMENDATIONS:**

In the matter of Z19-501COMP, a request by Dwight Hume of Land Use Solutions and Entitlement on behalf of the Francis Nevada Partnership to change the land use plan designation on 0.51 acres of land from “Residential 4-10” to “General Commercial” with a corresponding change of the implementing zoning to CB-55 (Community Business, 55-foot height limit), as based upon the above listed findings and conclusions, by a vote of **9 to 0**, the Spokane Plan Commission recommends City Council **DENY** the requested amendment to the Land Use Plan Map of the City’s Comprehensive Plan with corresponding amendment to the City’s Zoning Map, and authorizes the President to prepare and sign on the Commission’s behalf a written decision setting forth the Commission’s findings, conclusions, and recommendation on the Application.

---

**Todd Beyreuther, President**

Spokane Plan Commission

October \_\_, 2020

NOTE: The following comment was received after completion of the Staff Report and after the Plan Commission closed the public record for their consideration of this proposal.

October 13, 2020

**Rezone: 6204 N. Nevada (Parcel 35321.0209)  
1015 E. Decatur (Parcel: 36321.0210) Residential lots to CB 55**

Dear City Council Members,

My name is Sue Millersmith. I grew up in the 50's in a neighborhood in Spokane, I believe in Spokane and am passionate about it. I have owned and operated Hair Etc with 10-15 employees for 45 yrs, located on the SE corner of Francis and Nevada. I have faithfully paid state and local taxes for myself and my employees. I have seen this intersection develop with a 250' depth at the Maverick Super Gas Station on the NE corner, Dutch Bros Coffee on the NW corner, and Quick Stop/Strip Mall on the SW corner. Francis & Nevada is no longer an intersection with the blinking yellow light that was there when our Dad purchased it in the late 60's. It is now a highly trafficked intersection with 20,000 cars a day with 2 major arterials. **It has changed significantly and we must rezone and change to survive.**

Last year my family again requested to begin the rezoning process of the 2 adjoining Residential lots to CB 55, only to be postponed another year. So now we're dealing with the new LU1.8 language, which **you promised would provide and allow for exceptions for high trafficked intersections just like Nevada and Francis.**

**The intent and plan of the rezone are twofold: 1. Rezone to CB 55 to match the front lots to best and highest use or respond to the market for a more desirable site. Residential zoning is obsolete at this location.** We would like to preserve housing by moving the houses to our vacant lots down the block, east on Decatur to an environmentally safer, cleaner, quieter home for families. **2. Rezone to get the existing commercial building away from the intersection.**

We've given it the test of time. For over 60 years we've tried to make this Residential Zoning work and it just hasn't worked. It's time to rezone and move the housing to safer residential lots, and provide desperately needed space to design and expand for a more desirable site.

**The re-zone would never be an intrusion into our neighborhood.** This block of East Decatur has little land use, also made up of a house and vacant lots that we own. Our neighbors support us in this re-zone as do our Neighborhood Councils. They welcome revitalizing and bringing new life to housing before it's abandoned

because it's unbearable to live in. That's what happened to 2 houses near us that were abandoned and became drug houses. Along with drug houses came the drug dealing, drug addicts that stumble thru and pass out in our yards, lots and porches, expensive break-ins, theft, crime and garbage. Or the poor guy who camps out and urinates and defecates by our garbage can or sits at the patio table at the restaurant and leaves behind his drug paraphernalia. These are the real intrusions into our neighborhood that concern us. Businesses help neighborhoods clean up and watch out for and protect neighborhoods.

**The City has widened Nevada and Francis numerous times, chiseling down these lot sizes.** We've given up our space to the City to widen Nevada & Francis, and it's now time for the City to rezone and give us some space to expand. At one time the City talked about replacing our building to keep it out of harm's way. We deal with heavy, high volume rush hour traffic, uncountable accidents that hit our building, noise, fumes, dust and vibrations. The one house (on Nevada & Decatur)... faces Nevada, unlike other houses on Nevada. The tenant never uses her front door because it is so unsafe for her and her kids. The earthquake like vibrations cause her to hold onto her dinnerplate so it doesn't vibrate off the table or have the TV volume on high to hear because of the revving cars and trucks just feet away. She can never have the doors or windows open for air because of the dust, noise and strong fumes. **This location is no longer environmentally or physically safe for a residential home. There is no question, this residential zoning has become obsolete, dangerous and hazardous to their health. It has reached the end of its life for being zoned Residential or a dream of a safe refuge for anybody.**

**Often the traffic volume along Nevada is far worse than Francis, lining up 3-4 blocks back** waiting for a red light. There is a constant flow of impatient drivers, both cars and trucks that cut thru our small parking lot like it is a detour or "Y" to go East on Francis. They even have the nerve to flip us off in our own parking lot when it's them who are illegally cutting thru. We need relief now, we need new zoning to protect our employees and customers. For over 3 wks now the traffic is down to only 1 lane going North on Nevada, causing even more congestion & back up and "cut thru" drivers.

At one time the Francis, city street sign was so close to the building it would vibrate on our window, sounding like a hungry woodpecker. During dry summer months, the traffic kicks up the dust as if a herd of horses ran thru it. Our building

is no longer a light cream color because of the exhaust emissions, fumes and dust that have discolored it permanently. Our trees and foliage have signs of distress from the deadly car exhaust. During winter months, the snow banks rob us of even more of our much needed parking. Facing Global Warming and a La Nina year, they are predicting a colder and wetter weather pattern for Spokane....translating into heavier snow fall, ice and bigger snow banks. With ice comes the sliding cars which hit our building and have broken our foundation and siding. We no longer can use the front door, because our customers fear for their lives walking so close to speeding traffic which countless times have hit our building. One truck took the corner off the building and after I chased him down, he denied hitting it, as I asked "Then why is our green roofing and our 2x4 sticking out of the side of your semitrailer?"

We have been a mainstay for over 45 years in our neighborhood. We know what would strengthen our neighborhood so we don't have to abandon it. We are like other small businesses that in these pandemic times struggle to keep their staffs so they can feed their families and pay their bills as well. **So I encourage you to vote "YES to REZONE"** and help us survive, clean up and improve our neighborhood. Join us in being a positive influence in the city we love and are proud to call home.

Thank you,

Sue Millersmith  
1004 E. Francis  
Spokane, WA 99208







**Agenda Sheet for City Council Meeting of:**  
11/16/2020

|                                |  |
|--------------------------------|--|
| <b><u>Date Rec'd</u></b>       | 10/26/2020   |
| <b><u>Clerk's File #</u></b>   | ORD C35974   |
| <b><u>Renews #</u></b>         |  |
| <b><u>Cross Ref #</u></b>      |  |
| <b><u>Project #</u></b>        | Z19-502COMP  |
| <b><u>Bid #</u></b>            |  |
| <b><u>Requisition #</u></b>    |  |
| <b><u>Agenda Item Name</u></b> | 0650 – COMPREHENSIVE PLAN AMENDMENT – 29TH AND RAY |

**Agenda Wording**

An Ordinance relating to application Z19-502COMP by Mr. Schmelzer and Ms. Wallace, amending the Comprehensive Plan Land Use Plan Map from Residential 4-10 to Office for 0.61 acres and a change to the Zoning Map from RSF to O-35.

**Summary (Background)**

The proposal concerns 3203 & 3207 E 29th Ave (pcls 35273.0219 and .0220) expanded by Council to include 2820 & 2826 S Ray St (pcls 35273.0305 and .0306). This Application 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 Sept 8 to consider this amendment and issued a split recommendation.

|                             |                   |                              |
|-----------------------------|-------------------|------------------------------|
| <b><u>Fiscal Impact</u></b> | Grant related? NO | <b><u>Budget Account</u></b> |
|                             | Public Works? NO  |                              |

|         |    |   |
|---------|----|---|
| 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\Other</u></b>   | CC Study Session 10-29-20 |
| <b><u>Division Director</u></b>    | SIMMONS, SCOTT M. | <b><u>Council Sponsor</u></b>       | CM Mumm                   |
| <b><u>Finance</u></b>              | ORLOB, KIMBERLY   | <b><u>Distribution List</u></b>     |                           |
| <b><u>Legal</u></b>                | RICHMAN, JAMES    | tblack@spokanecity.org              |                           |
| <b><u>For the Mayor</u></b>        | ORMSBY, MICHAEL   | jrichman@spokanecity.org            |                           |
| <b><u>Additional Approvals</u></b> |                   | sbishop@spokanecity.org             |                           |
| <b><u>Purchasing</u></b>           |                   | lmeuler@spokanecity.org             |                           |
|                                    |                   | dhume@spokane-landuse.com           |                           |
|                                    |                   |                                     |                           |
|                                    |                   |                                     |                           |



# Expenditure Control Form

1. All requests being made must be accompanied by this form.
2. Route **ALL** requests to the Finance Department for signature.
3. If request is greater than \$100,000 it requires signatures by Finance and the City Administrator. Finance Dept. will route to City Administrator.

Today's Date:

Type of expenditure:

Goods



Services



Department: N/A

Approving Supervisor: N/A

Amount of Proposed Expenditure: N/A

Funding Source: N/A

**Please verify correct funding sources. Please indicate breakdown if more than one funding source.**

**Why is this expenditure necessary now?**

**What are the impacts if expenses are deferred?**

**What alternative resources have been considered?**

**Description of the goods or service and any additional information?**

Person Submitting Form/Contact:

FINANCE SIGNATURE:

---

CITY ADMINISTRATOR SIGNATURE:

---



Ordinance No. C35974

AN ORDINANCE RELATING TO APPLICATION FILE Z19-502COMP AMENDING MAP LU 1, LAND USE PLAN MAP, OF THE CITY'S COMPREHENSIVE PLAN FROM "RESIDENTIAL 4-10" TO "OFFICE" FOR APPROXIMATELY 0.61 ACRES LOCATED AT 3207 AND 3203 E 29<sup>TH</sup> AVENUE AND 2820 AND 2826 S RAY STREET (PARCELS 35273.0219, 35273.0220, 35273.0305, AND 35273.0306) AND AMENDING THE ZONING MAP FROM "RESIDENTIAL SINGLE FAMILY (RSF)" TO "OFFICE (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 Z19-502COMP was submitted in a timely manner for review during the City's 2019/2020 Comprehensive Plan amendment cycle; and

WHEREAS, Application Z19-502COMP seeks to amend the Land Use Plan Map of the City's Comprehensive Plan for 0.61 acres from "Residential 4-10" to "Office"; if approved, the implementing zoning destination requested is "Office (O-35)"; and

WHEREAS, staff requested comments from agencies and departments on May 11, 2020, and a public comment period ran from June 8, 2020 to August 7, 2020; 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 August 25, 2020; and

WHEREAS, a State Environmental Policy Act (SEPA) Determination of Non-Significance was issued on August 24, 2020 for the amendment to the Comprehensive Plan, the comment period for which ended on September 14, 2020; and

WHEREAS, a staff report for Application Z19-502COMP reviewed all the criteria relevant to consideration of the application was published on August 25, 2020 and sent to all applicants and the Plan Commission; and

WHEREAS, notice of the SEPA Checklist and Determination and announcement of the Plan Commission Hearing for the application was published on August 26, 2020 and September 2, 2020; and

WHEREAS, Notice of Plan Commission Public Hearing and SEPA Determination was posted on the property and mailed to all property owners, occupants, and taxpayers of record, as shown in the most recent Spokane County Assessor's record for all properties within 400 linear feet of any portion of the boundary of the subject properties, pursuant to Spokane Municipal Code 17G.020.070, on August 26, 2020; and

WHEREAS, the Spokane Plan Commission held a public hearing, including the taking of public testimony, on September 9, 2020, during which the public record was closed; and

WHEREAS, the Spokane Plan Commission held a public hearing, during which they deliberated this and all other Comprehensive Plan Amendment applications, on September 23, 2020; and

WHEREAS, the Spokane Plan Commission found that Application Z19-502COMP as it concerns parcels 35273.0219 and 35273.0220 is inconsistent with the Comprehensive Plan; and

WHEREAS, the Spokane Plan Commission found that Application Z19-502COMP as it concerns 35273.0305 and 35273.0306 is consistent with and implements the Comprehensive Plan; and

WHEREAS, the Spokane Plan Commission voted 9 to 0 to recommend denial of the proposal as it concerns parcels 35273.0219 and 35273.0220; and

WHEREAS, the Spokane Plan Commission voted 9 to 0 to recommend approval of the proposal as it concerns parcels 35273.0305 and 35273.0306; 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 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 the Application. Application Z19-502COMP is approved.
2. Amendment of the Land Use Map. The Spokane Comprehensive Plan Map LU 1, Land Use Plan Map, is amended from "Residential 4-10" to "Office" for 0.61 acres, as shown in Exhibits A and B.

3. Amendment of the Zoning Map. The City of Spokane Zoning Map is amendment from “Residential Single Family” to “Office (O35)” as shown in Exhibits C and D.

PASSED BY THE CITY COUNCIL ON \_\_\_\_\_, 2020.

\_\_\_\_\_  
Council President

Attest:

Approved as to form:

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

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

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Effective Date



## Z19-502COMP

(3203 & 3207 E 29th Ave and 2820 & 2826 S Ray St)

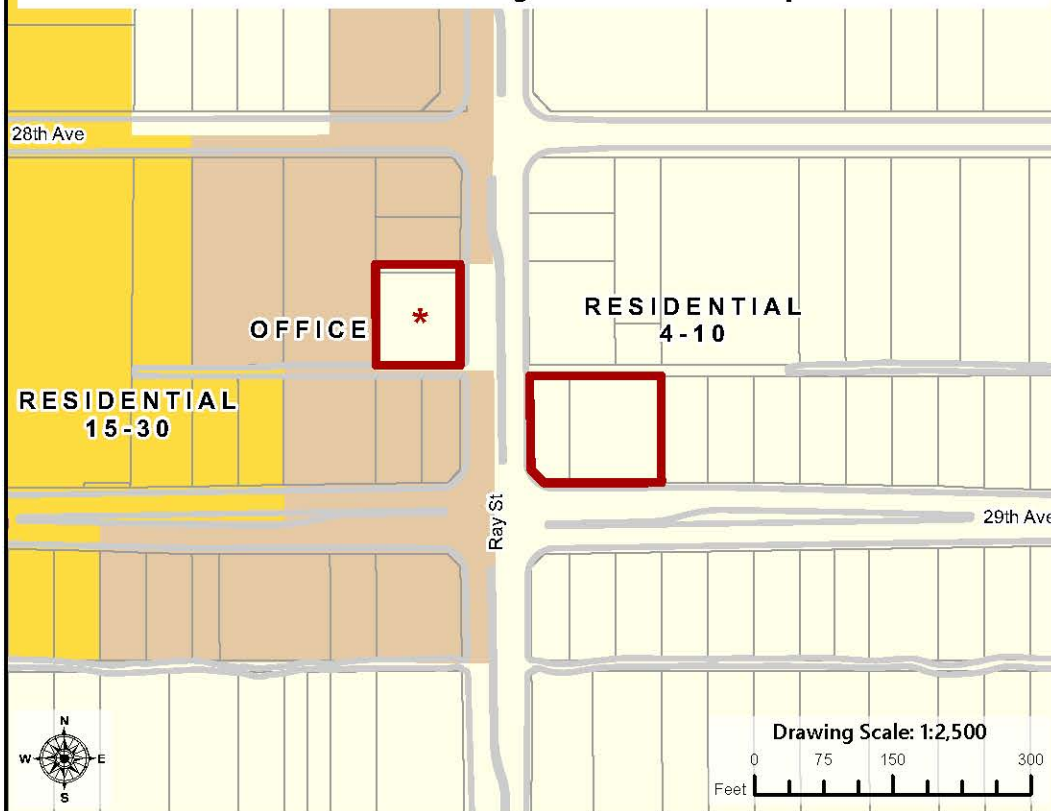
2019/2020 Comprehensive Plan Amendment Proposals

Drawn: 3/4/2020

THIS IS NOT A LEGAL DOCUMENT

The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.

### EXHIBIT A: Existing Land Use Plan Map



### Legend

Subject Parcels

Parcel

Curb Line

#### Land Use Plan Designation

Residential 4-10

Residential 15-30

Office

CC Core

\* This area was added to the proposal by the City Council and comprises a City-Sponsored Application

Acres (Proposal): 0.61

### EXHIBIT B: Proposed Land Use Plan Map



### Legend

Subject Parcels

Parcel

Curb Line

#### Proposed Land Use

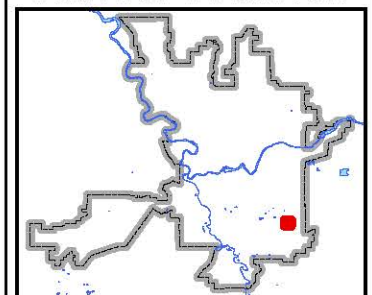
Residential 4-10

Residential 15-30

Office

CC Core

#### PROJECT LOCATION



Neighborhood and Planning Services  
Drawn By: Kevin Frebott



# Z19-502COMP

(3203 & 3207 E 29th Ave and 2820 & 2826 S Ray St)

2019/2020 Comprehensive Plan Amendment Proposals

Drawn: 3/4/2020

THIS IS NOT A LEGAL DOCUMENT

The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.

## Legend

Subject Parcels

Curb Line

Parcel

### Current Zoning

Center and Corridor Type 2 (CC2)

Office (O)

Residential Multifamily (RMF)

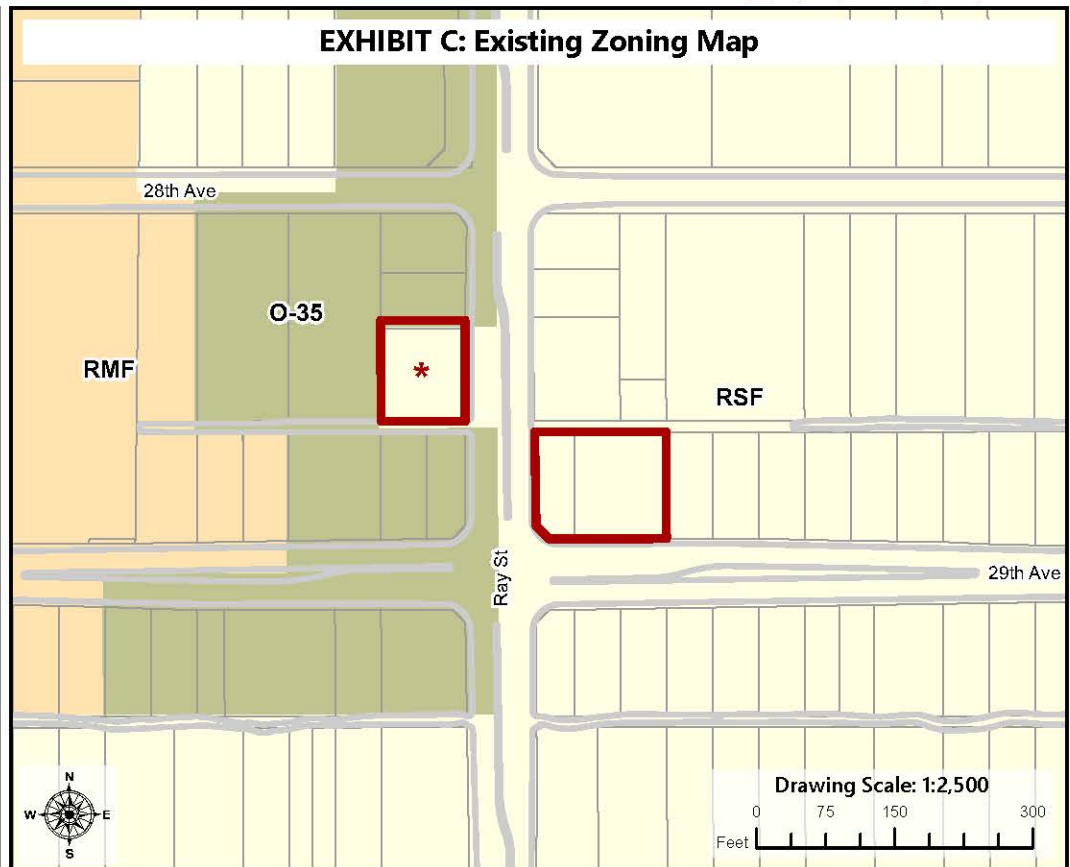
Residential Single-Family (RSF)

\* This area was added to the proposal by the City Council and comprises a City-Sponsored Application

Numbers after a Zone Label denote the height limits in that area.

Acres (Proposal): 0.61

## EXHIBIT C: Existing Zoning Map



## Legend

Subject Parcels

Curb Line

Parcel

### Proposed Zoning

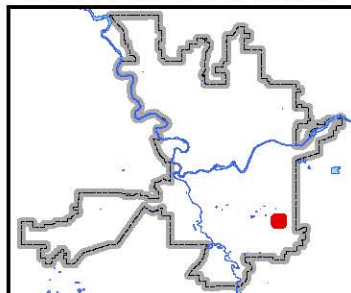
Center and Corridor Type 2 (CC2)

Office (O)

Residential Multifamily (RMF)

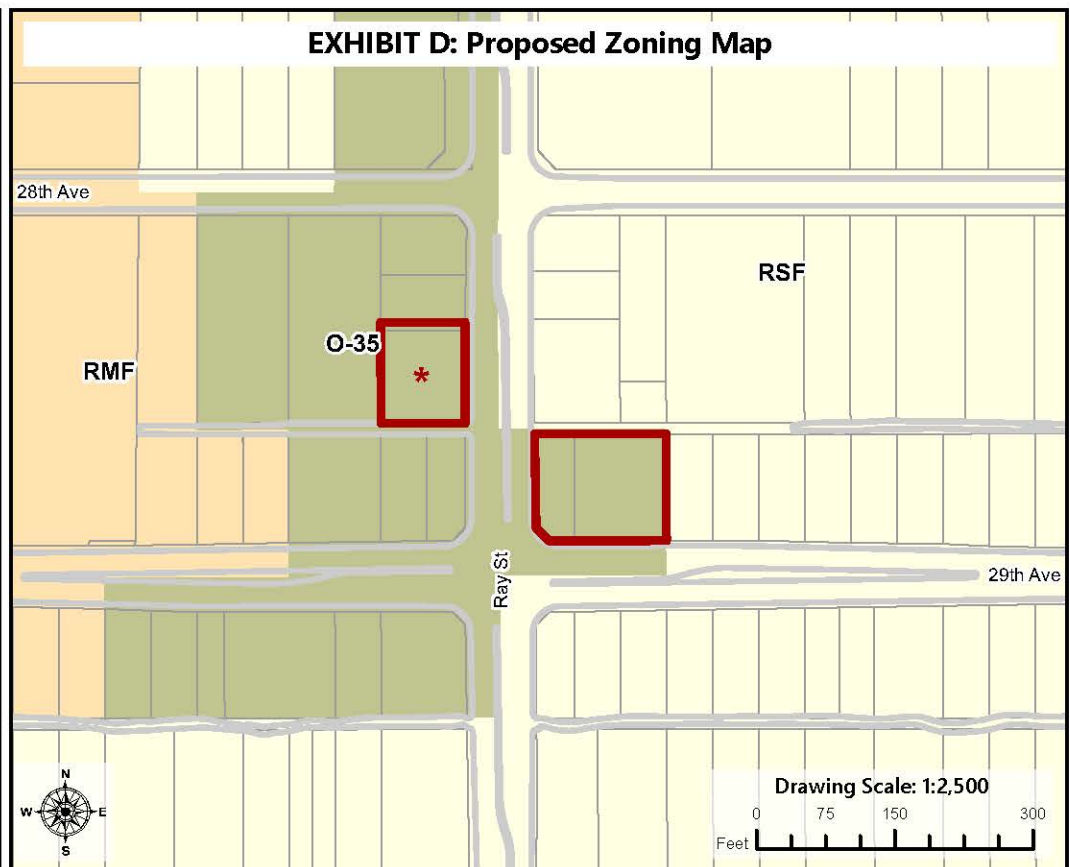
Residential Single-Family (RSF)

### PROJECT LOCATION



Neighborhood and Planning Services  
Drawn By: Kevin Freibott

## EXHIBIT D: Proposed Zoning Map





**Exhibit E: Legal Description**

Lots 22, 23, and 24, Block 70, Lincoln Heights Addition, except streets; South 100' of Lots 11 & 12, Block 71, Lincoln Heights Addition, exc. Streets; and South 60' of the north 125' of Lots 11 & 12, Block 71, Lincoln Heights Addition, exc. Streets, all in the City of Spokane, Spokane County, Washington State.

**STAFF REPORT Z19-502COMP**

Department of Neighborhood and Planning Services

The following staff report concerns a proposed Comprehensive Plan Amendment to the current Comprehensive Plan for the City of Spokane. The proposal constitutes a requested change to the Land Use Plan Map (LU 1) designation and a concurrent change to the zoning classification of one or more parcels in the City of Spokane. Amendments to the Comprehensive Plan are enabled by Spokane Municipal Code (SMC) 17G.020 and Revised Code of Washington (RCW) 36.70A.130.

**I. PROPERTY SUMMARY**

|                           |   |
|---------------------------|---|
| <b>Parcel(s):</b>         | 35273.0219, 35273.0220, 35273.0305, and 35273.0306  |
| <b>Address(es):</b>       | 3207 E 29 <sup>th</sup> Ave, 3203 E 29 <sup>th</sup> Ave, 2820 S Ray St, and 2826 S Ray St  |
| <b>Property Size:</b>     | 0.61 Acres  |
| <b>Legal Description:</b> | Lots 22, 23, and 24, Block 70, Lincoln Heights Addition, except streets.<br>South 100' of Lots 11 & 12, Block 71, Lincoln Heights Addition, exc. streets.<br>South 60' of the north 125' of Lots 11 & 12, Block 71, Lincoln Heights Addition, exc. streets. |
| <b>General Location:</b>  | Northeast of the Intersection of E 29 <sup>th</sup> Avenue and S Ray Street –also-<br>100 feet north of the same intersection on the west side of S Ray Street.   |
| <b>Current Use:</b>       | Vacant land, commercial parking lot, residential backyard.  |

**II. APPLICANT SUMMARY**

*Note that the City Council expanded the geographic scope of this application. As a result, this application has two applicants—a private applicant and the City of Spokane itself. The following information regards the original private applicant:*

|                        |   |
|------------------------|---|
| <b>Agent:</b>          | Dwight Hume, Land Use Solutions and Entitlement |
| <b>Applicant:</b>      | Ryan Schmelzer and Paige Wallace                |
| <b>Property Owner:</b> | Same for parcels 35273.0219 and 35273.0220      |

*The following information regards the two properties applied for by the City:*

|                        |   |
|------------------------|---|
| <b>Representative:</b> | Kevin Freibott, Neighborhood and Planning Services                                  |
| <b>Applicant:</b>      | City of Spokane   |
| <b>Property Owner:</b> | Ryan C & Melanie L Allen (Parcel 35273.0305)<br>Romney ETux, DP (Parcel 35273.0306) |

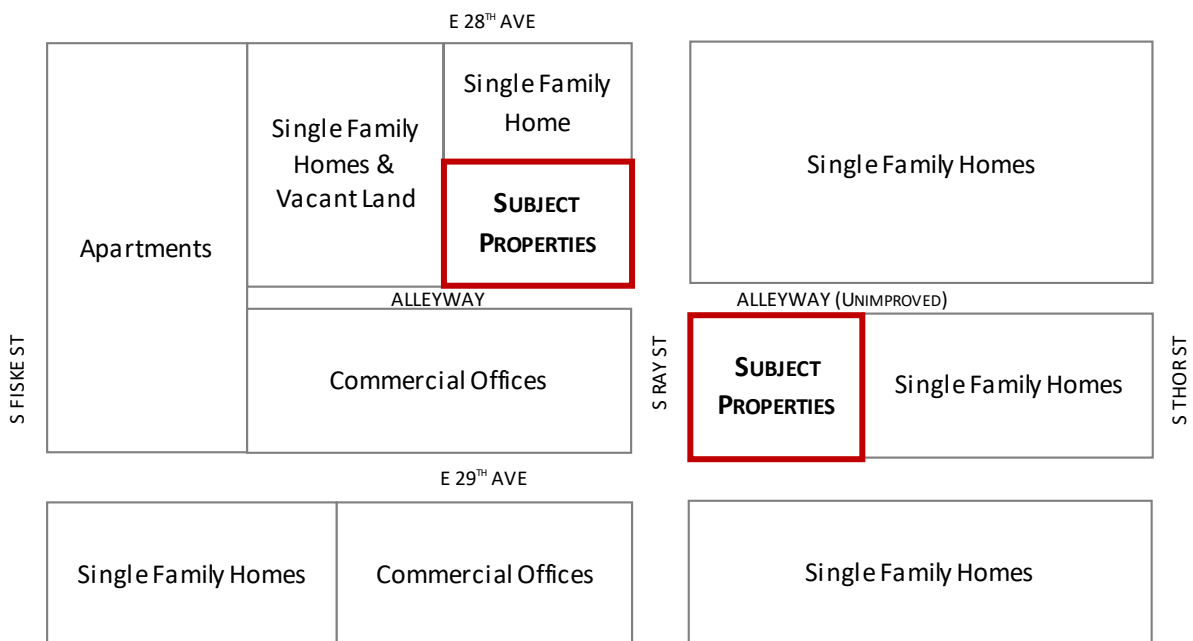
### III. PROPOSAL SUMMARY

|                                       |   |
|---------------------------------------|---|
| <b>Current Land Use Designation:</b>  | Residential 4-10 DUs/Acre (R 4-10)  |
| <b>Proposed Land Use Designation:</b> | Office (O)  |
| <b>Current Zoning:</b>                | Residential Single-Family (RSF)   |
| <b>Proposed Zoning:</b>               | Office, 35-foot height limit (O-35)   |
| <b>SEPA Status:</b>                   | A SEPA threshold Determination of Non-Significance (DNS) was made on August 24, 2020. The appeal deadline is 5:00 PM on September 14, 2020. |
| <b>Plan Commission Hearing Date:</b>  | September 9, 2020   |
| <b>Staff Contact:</b>                 | Kevin Freibott, Assistant Planner II, <a href="mailto:kfreibott@spokanecity.org">kfreibott@spokanecity.org</a>                              |
| <b>Staff Recommendation:</b>          | Partial (see end of report)   |

### IV. BACKGROUND INFORMATION

- General Proposal Description:** Pursuant to the procedures established by SMC 17G.020, enabled by RCW 36.70A.130, the applicant asks the City of Spokane to amend the Land Use Plan Map designation (Map LU-1 of the Comprehensive Plan) and zoning designation (Official Zoning Map of the City of Spokane) for two properties located in the Lincoln Heights neighborhood. The intent of the applicant is to potentially develop non-residential uses on both subject lots, all in common ownership by the applicant. During the threshold review process, the City Council added two additional properties to the proposal, both on the west side of S Ray Street. No new development is proposed or expected for those parcels—the City proposes simply to clean up zoning in these two locations.
- Site Description and Physical Conditions:** The two parcels in the original private application, located northeast of the intersection of 29<sup>th</sup> Ave and Ray St, are currently vacant. A single family home shown in the aerial photographs for the site was removed (by permit) prior to this application. Parcel 35273.0306, 100 feet north of the intersection on the west side of Ray Street, contains a pre-existing commercial parking lot. As for parcel 35273.0305, only the land use of the southern 10 feet would be amended by the proposal. This portion of the parcel contains a residential back yard and part of a garage. The remainder of that parcel is already designated for office uses.
- Property Ownership:** Parcels 35273.0219 and 35273.0220 are both owned by the same owners, Mr. Ryan Schmelzer and Ms. Paige Wallace. Parcel 35273.0305 (the residential backyard) is owned by Mr. and Mrs. Allen. Parcel 35273.0306 (the commercial parking lot) is owned by Romney ETux. The owners of parcels 35273.0305 and 35273.0306 were contacted via mail by the City, but they did not respond.

4. **Adjacent Property Improvements and Uses:** The proposal is in two parts—those parcels west of Ray Street were added by the City to the application, those east of Ray Street represent the original, private application. The proposal is surrounded by existing development of the following nature:



5. **Street Class Designations:** E 29<sup>th</sup> Avenue and S Ray Street are designated as Major Arterials. E 29<sup>th</sup> Avenue is designated as a local street. The alleyway that is currently improved west of Ray Street is designated as an alley on the City’s Arterial Street Map. However, the alleyway east of Ray Street is currently undesignated until approximately 175 feet east of the subject properties. No change of street class designation is proposed as part of this application. Nor does map TR-12 of the Comprehensive Plan call for a change in designation for any of these streets in the future.
6. **Current Land Use Designation and History:** As shown in Exhibit A, the subject properties are currently designated for the “Residential 4-10” (between 4 and 10 dwelling units per acre), a designation typically reserved for single-family homes. The subject properties have been designated for this use since the original adoption of the Growth Management Act (GMA) compliant Comprehensive Plan in 2001.

There have been two previous proposals to amend the land use of parcels 35273.0219 and 35273.0220, one in 1985 and one in 1992. The 1985 proposal was denied by the City Council (Ordinance C27821). The proposal in 1992, itself an amendment to the now defunct Lincoln Heights Specific Plan (incorporated by reference into the Comprehensive Plan) was originally approved by the City Council, but that action was overturned by a successful appeal from local resident June Pierce and others (File 91-102-LU). In summary, neither of these proposals was successful, thus the designated land use for parcels 35273.0219 and 35273.0220 has remained Residential 4-10 (or its equivalent) since at least 1987.

The designated land use for the two parcels added to the proposal by City Council, namely parcels 35273.0305, and 35273.0306, has remained unchanged according to available records. Parcel 35273.0306 in its entirety has been designated R 4-10 or equivalent since the adoption of the first

GMA-compliant comprehensive plan in 2001. The proposal only concerns the southern nine feet of the parcel, as that is the only portion still designated for Residential 4-10. The remaining northern portion of the parcel was designated for Office uses since at least the 2001 Comprehensive Plan.

7. **Proposed Land Use Designation:** As shown in Exhibit B, the proposal is to amend the Land Use Plan Map designation so that the entirety of the subject properties are designated for Office uses.
8. **Current Zoning and History:** The current zoning of the subject properties is Residential Single-Family (RSF). This zoning has been the same since the current zoning map was originally adopted in 2006. Historically, the subject properties have been zoned for single-family residential (or similar) since at least 1958. In 1958 the subject properties were entirely surrounded by Class I residential (single family) zoning. As time has passed, more intense zones like office and multi-family residential have been added west of Ray Street, but those changes have not extended to the subject parcels. All other properties west of Ray Street are now zoned a mix of office and multi-family zones, while the subject properties on that side of Ray are among the last few zoned for single-family residential. All properties north of 27<sup>th</sup> Avenue, east of Ray Street, and south of one half block south of 29<sup>th</sup> Street are zoned for single-family residential. As such, this area comprises the edge of commercial and multi-family zoning associated with the Lincoln Heights Center.

See item 6 above for more information on past efforts to change the land use and zoning for two of the subject parcels—those located northeast of the intersection of 29<sup>th</sup> Ave and Ray Street.

9. **Proposed Zoning:** As shown in Exhibit D, the proposal seeks to amend the zoning so that the entirety of the subject properties are zoned Office with a 35-foot height limit (O-35).

## V. APPLICATION PROCESS AND PUBLIC COMMENT

1. **Key Steps:** The application is being processed according to SMC 17G.060, including the following steps:

|   |                   |
|---|-------------------|
| Application Submitted .....                                   | October 29, 2019  |
| Threshold Application Certified Complete .....                | November 27, 2019 |
| Council Threshold Subcommittee Established <sup>1</sup> ..... | January 13, 2020  |
| Council Threshold Subcommittee Met .....                      | February 6, 2020  |
| Annual Work Program Set <sup>2</sup> .....                    | March 2, 2020     |
| Agency/Department Comment Period Ended .....                  | May 11, 2020      |
| Notice of Application Posted .....                            | June 8, 2020      |
| Plan Commission Workshop .....                                | June 24, 2020     |
| 60-Day Public Comment Period Ended .....                      | August 7, 2020    |

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<sup>1</sup> Spokane City Council Resolution 2020-0002

<sup>2</sup> Spokane City Council Resolution 2020-0014

SEPA Determination Issued ..... August 24, 2020

Notice of Public Hearing Posted ..... August 26, 2020

Plan Commission Hearing Date (Scheduled) ..... September 9, 2020

**2. Comments Received:** A request for comments was issued to City departments, local agencies, and neighborhoods within 400 feet of the proposal, along with pertinent application details on April 24, 2020. By the close of agency comment on May 11, comments were received from the following:

- Randy Abrahamson, Spokane Tribe Historic Preservation Officer
- Carol Tomsic, Lincoln-Heights Neighborhood Chair

Mr. Abrahamson indicated a low probability of cultural resources on the subject parcels, though he recommends the requirement for an inadvertent discovery plan for any future development on these sites. Ms. Tomsic provided several comments on the SEPA checklist, noting:

- The home previously located on the two parcels northeast of the intersection of 29<sup>th</sup> and Ray.
- The lack of any office zoning south of the subject parcels.
- The value of the parcels northeast of the intersection as a buffer between the residences and the more dense development to the northwest.
- The two previous attempts to change the land use and zoning, and the neighborhood's general opposition to those actions.
- Access limitations for the two parcels northeast of the intersection.
- The need to improve the alleyway north of the parcels northeast of the intersection.
- A reminder that traffic volumes for this intersection are available in the 29<sup>th</sup> Avenue Traffic Corridor Study

Copies of these comments are included in this staff report as **Exhibit L**.

Following the agency/department comment period, a Notice of Application was issued on June 8, 2020 by mail to all properties and owners within a 400-foot radius of the subject properties, including within 400-feet of any adjacent properties with the same ownership. Notice was also posted on the subject properties, in the closest library branch, and in the Spokesman Review. The following comments were received during the 60-day public comment period:

- Makaya Judge
- Lincoln Heights Neighborhood Council
- Michele Martz
- June Pierce
- Carol Tomsic, Lincoln Heights Neighborhood Chair (2 letters)

All of the commenters cited above expressed opposition to the change in designation and zoning for the two properties northeast of 29<sup>th</sup> and Ray. No comments identified any issues with the two city-

added parcels on the west side of Ray Street. Concerns raised in the letters included traffic and circulation, encroachment into an established single-family neighborhood, and the establishment of precedence that might impel more property owners on the east side of Ray St to ask for a similar designation and zoning in the future. Mrs. Pierce provided additional information regarding past efforts to make the same change to those two properties to the northeast of 29<sup>th</sup> and Ray (see discussion under item 6 above). Copies of these comments are included in this staff report as **Exhibit M**.

3. **Public Workshop:** A public workshop with the Spokane Plan Commission was held on June 24, 2020, during which the particulars of the proposal were presented to the Plan Commission for their consideration and discussion. The applicant was provided an opportunity to speak during the workshop but no public comment was taken.

## **VI. APPLICATION REVIEW AND ANALYSIS**

1. **Guiding Principles:** SMC 17G.020.010 provides the following guiding principles for the annual comprehensive plan amendment process:
  - A. Keep the comprehensive plan alive and responsive to the community.
  - B. Provide for simultaneous review of proposals to allow for cumulative impact analysis of all applications on a City-wide basis and in conjunction with budget decisions.
  - C. Make map adjustments based on a foundation in policy language, consistently applying those concepts citywide.
  - D. Honor the community's long-term investment in the comprehensive plan, through public participation and neighborhood planning processes, by not making changes lightly.
  - E. Encourage development that will enable our whole community to prosper and reinforce our sense of place and feeling of community, in an ecologically, economically and socially sustainable manner.
  - F. Amendments to the comprehensive plan must result in a net benefit to the general public.
2. **Review Criteria:** SMC 17G.020.030 provides a list of considerations that are to be used, as appropriate, by the applicant in developing an amendment proposal, by planning staff in analyzing a proposal, by the plan commission and by the city council in making a decision on the proposal. Following each consideration is staff analysis relative to the amendment requested.
  - 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.*

Staff Analysis: Staff reviewed and processed the proposed amendment under the most current regulations contained in the Growth Management Act, the Washington State Environmental Policy Act (SEPA), and the Spokane Municipal Code. Staff is unaware of any recent federal, state, or legislative actions with which the proposal would be in conflict, and no comments were received to this effect from any applicable agencies receiving notice of the proposal.

The proposal meets this criterion.

- B. GMA:** *The change must be consistent with the goals and purposes of the State Growth Management Act.*

Staff Analysis: The Growth Management Act (GMA) details 13 goals to guide the development and adoption of the comprehensive plans and development regulations (RCW 36.70A.020, "Planning Goals"), and these goals guided the City's development of its comprehensive plan and development regulations. No comments received or other evidence in the record indicates inconsistency between the proposed plan map amendment and the goals and purposes of the GMA.

The proposal meets this criterion.

- 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.*

Staff Analysis: The City did not require, nor did any Agency comment request or require a traffic impact analysis for the proposal. The subject property is already served by water, sewer, nearby transit service, and adjacent existing City streets. Furthermore, under State and local laws, any subsequent development of the site will be subject to a concurrency determination pursuant to SMC 17D.010.020.

The proposal meets this criterion.

- 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.*

Staff Analysis: No evidence of a potential funding shortfall as a result of this proposal exists.

The proposal meets this criterion.

- 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.*

Staff Analysis: The proposal is internally consistent with applicable supporting documents of the Comprehensive Plan as follows:



*Development Regulations.* As a non-project proposal, there are no specific plans for development of this site. Additionally, any future development on this site will be required to be consistent with the current development regulations at the time an application is submitted. The proposal does not result in any non-conforming uses or development and staff finds no reason to indicate that the proposed Comprehensive Plan Land Use Plan Map and zone change would result in a property that cannot be reasonably developed in compliance with applicable regulations.

*Capital Facilities Program.* As described in the staff analysis of Criterion C above, no additional infrastructure or capital expenditures by the City are anticipated for this non-project action, and it is not anticipated that the City's integrated Capital Facilities Program would be affected by the proposal.

*Neighborhood Planning Documents Adopted after 2001.* The Lincoln Heights neighborhood joined the Cliff Cannon, Manito/Cannon Hill, Rockwood, and Comstock neighborhoods to form the South Hill Coalition. These five neighborhoods combined their initial neighborhood planning funds provided by the city in order to prepare and adopt the *South Hill Coalition Connectivity and Livability Strategic Plan* (the CLSP) in 2014. Included in the priorities for Lincoln Heights in the CLSP is "Improving the interface between residential and business properties" (p. 16). Of the various projects and goals in the plan, none concerned or were located in close proximity to the subject properties. A proposed greenway was included in the projects described by the CLSP terminating at 27<sup>th</sup> Ave and Ray St, however the subject properties are unlikely to affect the eventual implementation of such a greenway. Proposed arterial streetscape improvement described by the plan to 29<sup>th</sup> Ave end west of the subject properties at Fiske St. As such, it is considered unlikely that the proposal would affect the implementation of the CLSP.

*Miscellaneous Comprehensive Plan Goals and Policies.* Staff have compiled a list of Comprehensive Plan Goals and Policies which bear on the proposal in Exhibit H of this report. Further discussion of these policies is provided under section K.2 below.

See Item K.2 for below for analysis and results.

2. *If a proposed amendment is significantly inconsistent with current policy within 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.*

Staff Analysis: As discussed under item K.2.a below, the proposal is in conflict with the Comprehensive Plan. As a map change proposal, this application does not include any amendment to the text of the plan, including any policies with which it is in conflict.

The proposal is in conflict with this criterion.

- 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.*

Staff Analysis: No evidence has been provided by any adjacent jurisdiction, including the County of Spokane, indicating this proposal would conflict with the CWPP or the plans of any neighboring jurisdiction. The proposed change in land use designations affects a relatively small area within an existing urbanized area, with no foreseeable implications to regional or inter-jurisdictional policy issues.

The proposal meets this criterion.

**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.*

Staff Analysis: The City is concurrently reviewing this application and eight other applications for Comprehensive Plan amendments, as part of an annual plan amendment cycle. Six applications are for Land Use Plan Map amendments, two are proposed transportation map amendments to the Comprehensive Plan, and one is a proposed text amendment. When considered together, these various applications do not interact, nor do they augment or detract from each other. The cumulative effects of these various applications are minor.

This proposal meets this criterion.

**H. SEPA:** *SEPA<sup>3</sup> Review must be completed on all amendment proposals and is described in Chapter 17E.050.*

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).*

---

<sup>3</sup> State Environmental Policy Act

Staff Analysis: The application is under review in accordance with the State Environmental Policy Act (SEPA), which requires that the potential for adverse environmental impacts resulting from a proposal be evaluated during the decision-making process. On the basis of the information contained in the environmental checklist, 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 Services, a Determination of Non-Significance was issued on August 24, 2020.

The proposal meets this criterion.

- 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.*

Staff Analysis: The proposal would change the land-use designation of a previously developed area served by the public facilities and services described in CFU 2.1. The proposed change in land-use designations affects a relatively small area and does not measurably alter demand for public facilities and services in the vicinity of the site or on a citywide basis. Any subsequent development of the site will be subject to a concurrency determination pursuant to SMC 17D.010.020, thereby implementing the policy set forth in CFU 2.2.

The proposal meets this criterion.

- 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.*

Staff Analysis: The proposal does not include an expansion to the UGA, thus this criteria does not apply.

The proposal meets this criterion.

**K. Demonstration of Need:**

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.*

Staff Analysis: The proposal does not include a policy adjustment, thus this criteria does not apply.

The proposal meets this criterion.

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.);

Staff Analysis: The primary Comprehensive Plan policy which applies to the proposal is Land Use LU 1.5, Office Uses, which directs new office uses to “Centers and Corridors designated on the Land Use Plan Map.” The subject properties are located more than 500 feet from the nearest center, the Lincoln Heights District Center. However, since the adoption of the Centers and Corridors development strategy in the 2001 Comprehensive Plan, uses have to the west of the subject parcels have slowly converted to multi-family residential and office uses. The two parcels added to the proposal by City Council are surrounded on three sides by Office designations, adopted per policy in the Comprehensive Plan that calls for greater density surrounding Centers. Conversely, the two parcels included by private application in the proposal are surrounded on three sides by single-family residential.

Policy LU 1.5 provides some opportunity for the designation of Office uses outside Centers, stating that Office uses are appropriate where it continues an “existing office development trend” and where serving as a transitional land use between the denser Center uses and lower density uses such as single-family residential. However, the policy also states, “Arterial frontages that are predominantly developed with single-family residences should not be disrupted with office uses.” This requirement directly concerns the two parcels in the original request (parcels 35273.0219 and 35273.0220), located on the east side of Ray Street. Existing development on the east side of Ray Street almost exclusively consists of single-family homes. Going north from the two parcels, non-SFR buildings begin to be seen north of 28th Avenue (representing non-residential uses allowed in that zone). However, between 28th Avenue in the north and 37th Avenue in the south, the east side of Ray Street is exclusively single-family homes and some vacant lots. Accordingly, the addition of office uses to the east side of Ray Street as proposed would appear to conflict with the requirements of Policy LU 1.5.

Designation of parcels 35273.0219 and 35273.0220 appears inconsistent with the location requirements of policy LU 1.5. Conversely, designation of parcels 35273.0305 and 35273.0306 appears consistent with the requirements of policy LU 1.5.

- b. The map amendment or site is suitable for the proposed designation.

Staff Analysis: There exist no physical features of the site or its surroundings that would preclude physical development of office uses on the site. The site is adequately served by all utilities and by two major arterial streets, bus service is nearby, and the site is generally level and devoid of critical areas.

- c. The map amendment implements applicable comprehensive plan policies and subarea plans better than the current map designation.

Staff Analysis: As discussed in item a. above, part of the proposal appears in conflict with the requirements of the Comprehensive Plan. Additionally, there are no special factors involved that would indicate the need for additional office uses east of Ray Street.

A portion of this proposal appears to be in conflict with this criterion (see items 'a' and 'c' above).

- 3. Rezones, Land Use Plan 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.*

Staff Analysis: If the Land Use Plan Map amendment is approved as proposed, the zoning designation of the subject property will change from RSF (Residential Single-Family) to O-35 (Office, 35-foot height limit).

## **VII. CONCLUSION**

The proposal has been processed and considered according to the requirements of the Spokane Municipal Code. According to the information provided above and the whole of the administrative record, the proposal appears to be in conflict with one or more approval criteria set forth by SMC 17G.020 as it regards parcels 35273.0219 and 35273.0220.

Separately, the proposal to change the designation and zoning of parcels 35273.0305 and 35273.0306 appears consistent with the approval criteria.

Following the close of public testimony and deliberations regarding conclusions with respect to the review criteria and decision criteria detailed in SMC Chapter 17G.020, Plan Commission will need to make a recommendation to City Council for approval or denial of the requested amendment to the Land Use Plan map of the City's Comprehensive Plan.

## **VIII. STAFF RECOMMENDATION**

Regarding the two parcels included in the original private request for an amendment—parcels 35273.0219 and 35273.0220—according to the information and analysis presented above, one could argue that the proposal to amend the Land Use Plan Map designation and zoning as of these two properties would be inconsistent with the approval criteria.

Regarding the two parcels added to the proposal by City Council—parcels 35273.0305, and 35273.0306—amendment to the Land Use Plan Map designation and zoning of the two parcels meets the requirements of the Comprehensive Plan and Spokane Municipal Code for such an amendment and staff recommends that Plan Commission and City Council approve this part of the proposal.

## **IX. LIST OF EXHIBITS**

- A. Existing Land Use Plan Map
- B. Proposed Land Use Plan Map
- C. Existing Zoning Map
- D. Proposed Zoning Map
- E. Application Notification Area
- F. Detail Aerial
- G. Wide-Area Aerial
- H. List of Relevant Comp Plan Policies
- I. Application Materials
- J. SEPA Checklist
- K. SEPA Determination of Non-Significance
- L. Agency Comments
- M. Public Comments



# Z19-502COMP

(3203 & 3207 E 29th Ave and 2820 & 2826 S Ray St)

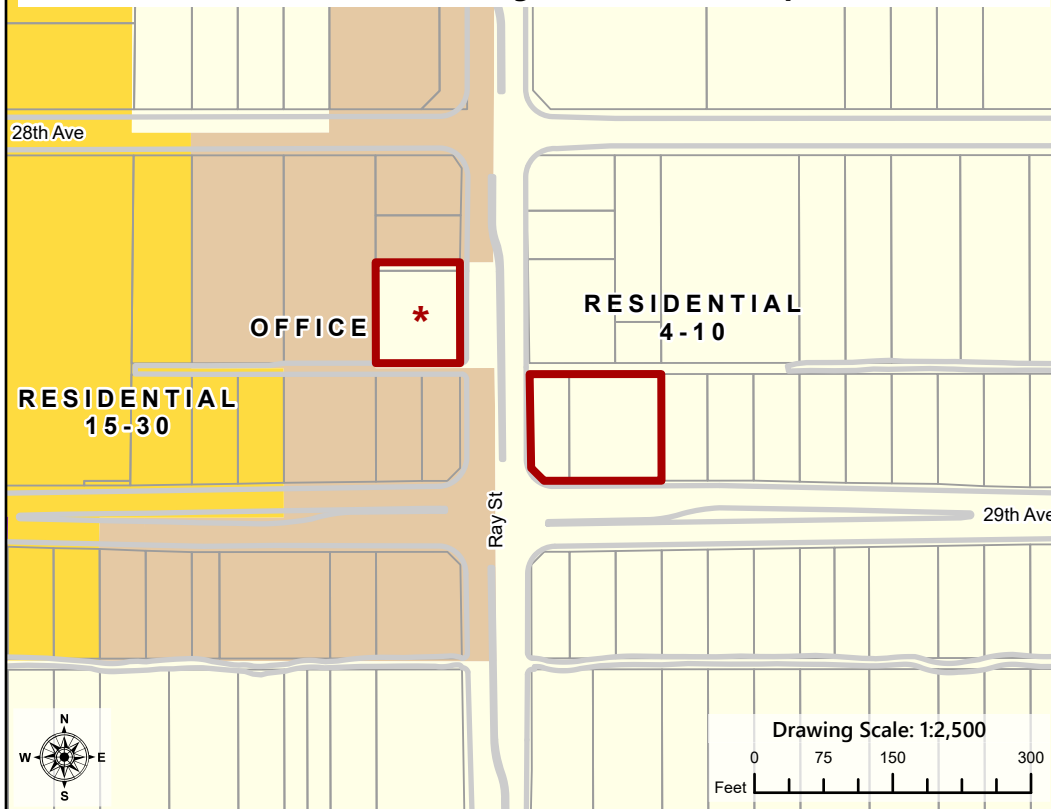
2019/2020 Comprehensive Plan Amendment Proposals

Drawn: 3/4/2020

THIS IS NOT A LEGAL DOCUMENT

The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.

## EXHIBIT A: Existing Land Use Plan Map



### Legend

Subject Parcels

Parcel

Curb Line

### Land Use Plan Designation

Residential 4-10

Residential 15-30

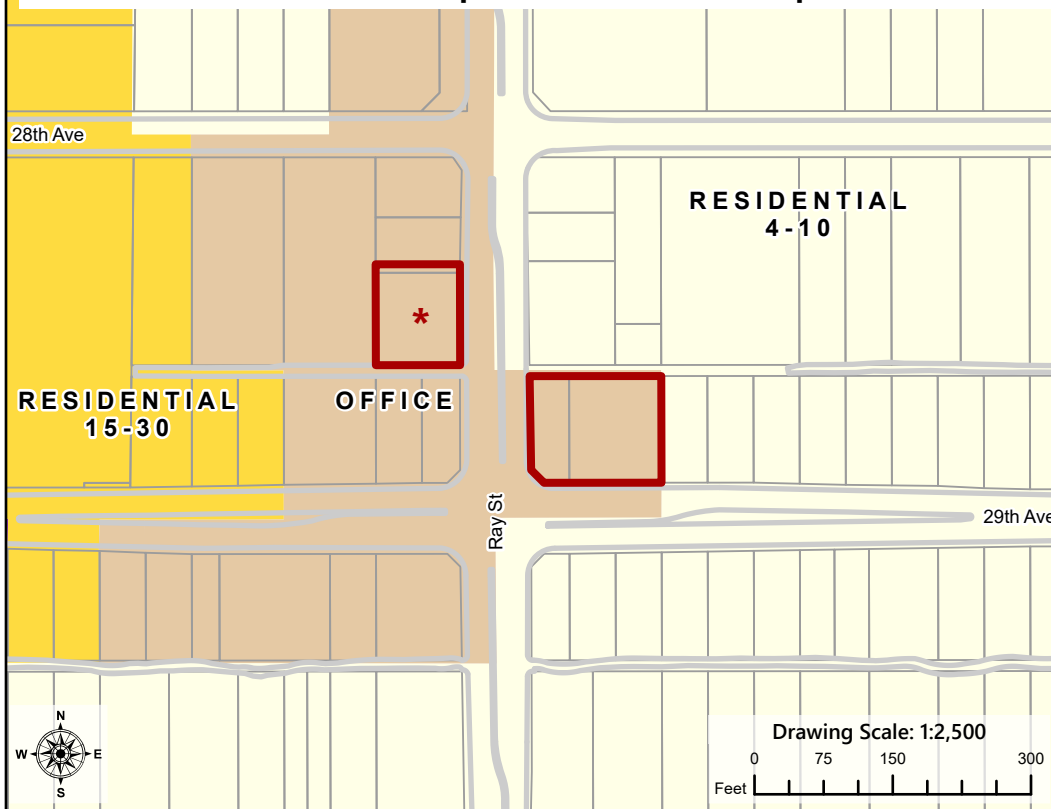
Office

CC Core

\* This area was added to the proposal by the City Council and comprises a City-Sponsored Application

Acres (Proposal): 0.61

## EXHIBIT B: Proposed Land Use Plan Map



### Legend

Subject Parcels

Parcel

Curb Line

### Proposed Land Use

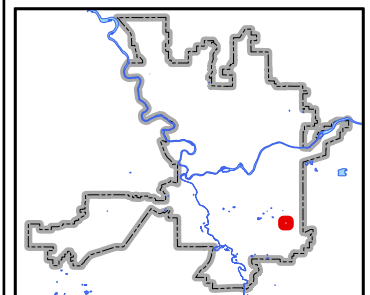
Residential 4-10

Residential 15-30

Office

CC Core

### PROJECT LOCATION



Neighborhood and Planning Services  
Drawn By: Kevin Freibott



# Z19-502COMP

(3203 & 3207 E 29th Ave and 2820 & 2826 S Ray St)

2019/2020 Comprehensive Plan Amendment Proposals

Drawn: 3/4/2020

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## Legend

Subject Parcels

Curb Line

Parcel

### Current Zoning

Center and Corridor Type 2 (CC2)

Office (O)

Residential Multifamily (RMF)

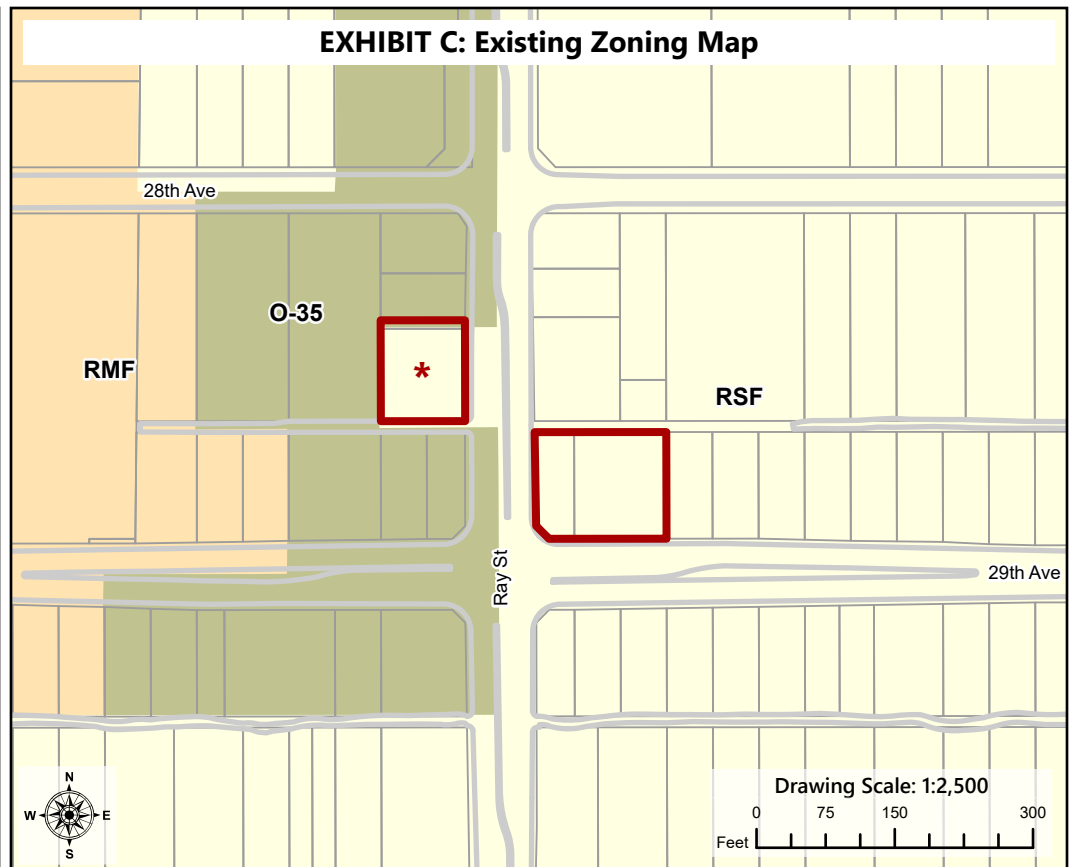
Residential Single-Family (RSF)

\* This area was added to the proposal by the City Council and comprises a City-Sponsored Application

Numbers after a Zone Label denote the height limits in that area.

Acres (Proposal): 0.61

## EXHIBIT C: Existing Zoning Map



## Legend

Subject Parcels

Curb Line

Parcel

### Proposed Zoning

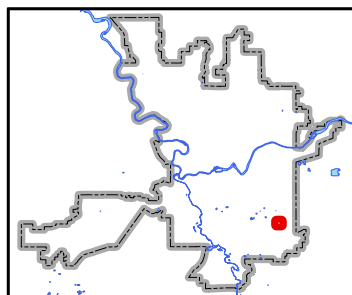
Center and Corridor Type 2 (CC2)

Office (O)

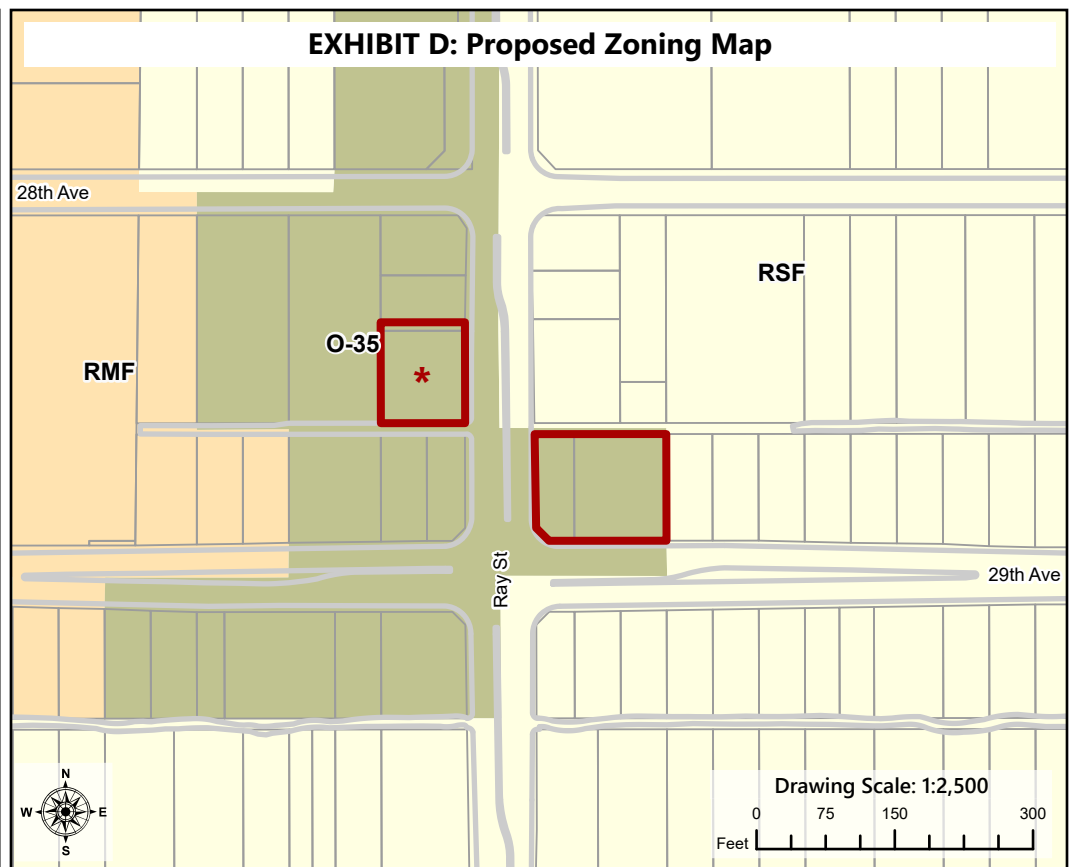
Residential Multifamily (RMF)

Residential Single-Family (RSF)

### PROJECT LOCATION



## EXHIBIT D: Proposed Zoning Map







# Z19-502COMP

## (3203 & 3207 E 29th Ave and 2820 & 2826 S Ray St)

2019/2020 Comprehensive Plan Amendment Proposals

THIS IS NOT A LEGAL DOCUMENT: The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.



### Legend

- Parcel
- Notification Boundary
- Curb Line
- Address Point
- Subject Parcels**
- Subject Parcels

### Application proposes to:

Change Land Use Designation from Residential 4-10 to Office

Project Size: 0.61 Acres (Approximate)  
Drawing Date: 3/4/2020 Drawing Scale: 1:2,500

### PROJECT LOCATION

Neighborhood and Planning Services  
Drawn By: Kevin Freibott



# Z19-502COMP (3203 & 3207 E 29th Ave and 2820 & 2826 S Ray St) 2019/2020 Comprehensive Plan Amendment Proposals

Drawn: 3/4/2020

THIS IS NOT A LEGAL DOCUMENT

The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.

**EXHIBIT F: Detail Aerial**



## Legend

Subject Parcels

Adjacent Ownership

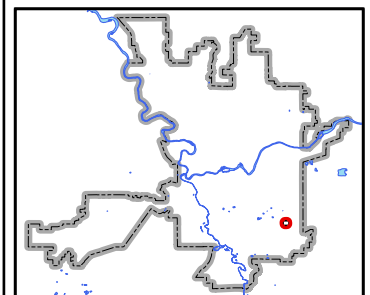
Aerial Photograph Taken  
on 4/3/2018

Acres (Proposal): 0.61

**EXHIBIT G: Wide-Area Aerial**



## PROJECT LOCATION



Neighborhood and Planning Services  
Drawn By: Kevin Freibott



The following policies of the Comprehensive Plan relate to application Z19-502COMP. The full text of the Comprehensive Plan can be found at [www.shapingspokane.org](http://www.shapingspokane.org).

## **Chapter 3—Land Use**

### 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.

### 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 generally 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.

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.

### LU 3.1 Coordinated and Efficient Land Use

Encourage coordinated and efficient growth and development through infrastructure financing and construction programs, tax and regulatory incentives, and by focusing growth in areas where adequate services and facilities exist or can be economically extended.

*Discussion:* Future growth should be directed to locations where adequate services and facilities are available. Otherwise, services and facilities should be extended or upgraded only when it is economically feasible to do so.

The Centers and Corridors designated on the Land Use Plan Map are the areas of the city where incentives and other tools should be used to encourage infill development, redevelopment and new development. Examples of incentives the city could use include assuring public participation, using public facilities and lower development fees to attract investment, assisting with project financing, zoning for mixed-use and higher density development, encouraging rehabilitation, providing in-kind assistance, streamlining the permit process, providing public services, and addressing toxic contamination, among other things.

### 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 a sub-area planning process.

...

#### 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, new 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.

The following locations are designated as District Centers on the Land Use Plan Map:



- Shadle – Alberta and Wellesley;
- Lincoln Heights– 29th and Regal;
- Southgate;
- 57th and Regal
- Grand District
- Five Mile – Francis and Ash (suggested Center, with final determination subject to a sub-area planning process described in LU 3.4); and
- NorthTown – Division and Wellesley (suggested Center, with final determination subject to a sub-area planning process described in LU 3.4).

### 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 Map 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>Land Use</b>                            | <b>Neighborhood Center</b> | <b>District and Employment Center</b> |
| Public                                     | 10 percent                 | 10 percent                            |
| Commercial/Office                          | 20 percent                 | 30 percent                            |
| Higher-Density Housing                     | 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 5.5 Compatible Development

Ensure that infill and redevelopment projects are well-designed and compatible with surrounding uses and building types.

## **Chapter 11—Neighborhoods**

### N 8.4 Consistency of Plans

Maintain consistency between neighborhood planning documents and the comprehensive plan.

*Discussion:* Neighborhood planning shall be conducted within the framework of the comprehensive plan, and further, the Growth Management Act requires that these plans be consistent with the comprehensive plan.

## Land Use Solutions & Entitlement

### Land Use Planning Services

9101 N. MT. VIEW LANE Spokane, WA 99218

509-435-3108 (V)

dhume@spokane-landuse.com

10-29-19

Kevin Freibott, Planner II  
Planning & Development Services  
3<sup>rd</sup> Floor City Hall  
West 801 Spokane Falls Blvd.  
Spokane WA 99201

Ref: 29<sup>th</sup> and Ray NEC Map Amendment R 4-10 to Office

Dear Kevin:

Per requirements of the City of Spokane, I have enclosed the completed Early Threshold Review form, the General Application, signed by the Owner, maps depicting the land use designation and zone for the subject property, together with a check for the docketing process.

The subject site has been cleared of residences and posted with a For Sale sign, resulting in numerous inquiries to purchase the property, only to find that it is not zoned beyond residential low density. Hence, this request is in response to market demand and is a pre-requisite to finalizing any pending offers.

Another observation worth mentioning is the fact that the RSF zone along Ray to 17<sup>th</sup> includes 6 lineal blocks of non-residential uses immediately adjoining residential uses. Clearly, the coexistence of major non-residential uses has not impacted the remaining residential uses and/or values. These uses include 2 churches, one day care, an elementary school with parking, a fire station and neighborhood retail at 17<sup>th</sup>. So don't be deceived by the continuous RSF zone from 29<sup>th</sup> to 17<sup>th</sup>. It's not what you'd expect it to be.

Respectfully Submitted

*Dwight J Hume agent*

Dwight J Hume



**DESCRIPTION OF PROPOSAL:**

Map Amendment from R 4-10 to Office and RSF to O-35.

**ADDRESS OF SITE OF PROPOSAL:** (if not assigned yet, obtain address from Public Works before submitting application)

3203 and 3207 E 29<sup>th</sup> Avenue

**APPLICANT:**

**Name:** Ryan Schmelzer and Paige Wallace

**Address:** 3411 E 29<sup>th</sup> Avenue, Spokane WA 99223

**Phone (home):** 509-951-3553

**Phone (work):**

**Email address:** [pw724@hotmail.com](mailto:pw724@hotmail.com)

**PROPERTY OWNER:**

**Name:** Same as above

**Address:**

**Phone (home):**

**Phone (work):**

**Email address:**

**AGENT:**

**Name:** Land Use Solutions and Entitlement c/o Dwight Hume

**Address:** 9101 N Mt. View Lane Spokane WA 99218

**Phone (home):**

**Phone (work):**

435-3108

**Email address:** [dhume@spokane-landuse.com](mailto:dhume@spokane-landuse.com)

**ASSESSOR'S PARCEL NUMBERS:**

35273.0219 and 0220

**LEGAL DESCRIPTION OF SITE:**

Lots 22-24 Block 70, Lincoln Heights Addn. Except Streets.

**SIZE OF PROPERTY:**

.39 acres

**LIST SPECIFIC PERMITS REQUESTED IN THIS APPLICATION:**

Map Amendment and Zone Change







# Comprehensive Plan Amendments

## Threshold Review

### NEC 29<sup>th</sup> & Ray Map Amendment

#### **Pre-application:**

*The first step in applying for an amendment to the City's Comprehensive Plan is to submit a threshold review application. Prior to submitting this application, a private applicant is required to schedule a no-fee pre-application conference with staff. In the case of a map amendment, the applicant is also required to make reasonable efforts to schedule a meeting with the appropriate neighborhood council(s) and document any support or concerns expressed by the neighborhood council(s). Applications are accepted through October 31 each year, during business hours. Applicants are strongly encouraged to make an appointment with Planning Department staff prior to submitting an application.*

#### **Description of the Proposed Amendment:**

- In the case of a proposed text amendment, please describe the proposed amendment and provide suggested amendment language.
- In the case of a map amendment, please describe using parcel number(s), address, and a description including size, and maps.  
*Two vacant parcels located at the NE corner of 29<sup>th</sup> and Ray; Parcel #'s 35273.0219 and 0220 comprising .39 acres. See maps submitted herewith.*

***In addition to describing the proposal, please describe how your applications satisfies the threshold review criteria in SMC 17G.020.026, which are restated below. You may need to use a separate piece of paper.***

1. Describe how the proposed amendment is appropriately addressed as a Comprehensive Plan Amendment.  
*The Comprehensive Plan provides guidance on the proper location of office uses. The subject site is located at an arterial intersection where the NW and SW corners are zoned Office and occupied. The request can be interpreted as "trending" in terms of land use pattern. When "trending" occurs, it is suitable for a map change within the Comprehensive Land Use Plan.*
2. The proposed amendment does not raise policy or land use issues that are more appropriately addressed by an ongoing work program approved by the City council or by a neighborhood or subarea planning process.  
*The site is .39 acres and has limited capability for use and as stated above, the intersection has two other quadrants as office use and zoning. The request would not warrant other sub-area studies or work programs.*
3. The proposed amendment can be reasonably reviewed within the resources and time frame of the Annual Comprehensive Plan Amendment Work Program. *Yes, this is not an extraordinary change to the existing neighborhood, nor does it set precedence for further extension easterly.*

4. In the case of a private application for a land use map change, nearby properties may also seem to be candidates for amendment. At the time of docketing or during plan commission review, expansion of the geographic scope of an amendment proposal may be considered, shared characteristics with nearby, similarly situated property may be identified and the expansion is the minimum necessary to include properties with those shared characteristics. Has the applicant had any outreach to surrounding property owners whose property may be so situated?

*As stated above, there is no purpose in expanding the Office category except as an extension of the subject property North or East. No contact has been made with either owner.*

5. Describe how the proposed amendment is consistent with current general policies in the comprehensive plan for site-specific amendment proposals. The proposed amendment must be consistent with policy implementation in the Countywide Planning policies, the GMA, or other state or federal law, and the WAC. *The annual process for amending the Comprehensive Plan is to keep the Comprehensive Plan alive and responsive to the community. As stated above, the area continues to trend toward medical and/or office services.*

*The requested amendment is consistent with the adjacent land use classification and zones and will implement many applicable Comprehensive Plan policies. The site has a full range of public services available and can accommodate a small office in close proximity to the Lincoln Heights shopping center.*

*The request is consistent with the CWPP. The CWPP encourages growth in urban areas where services and utilities already exist. When the site is further developed, the applicant or developer will be required to demonstrate that levels of service are maintained, as required by the CWPP. The CWPP also encourages the use of public transit and development where public transit is available. It is important to note that the city has adopted development regulations and policies to implement the CWPP at the City level. Thus, consistency with the CWPP is achieved.*

*The application is consistent with the goals and policies of the Growth Management Act. The GMA encourages densification, in-fill and urban development and redevelopment in areas designated for urban growth and within existing city limits. The property is within the UGA and the city limits of Spokane*

*The proposed change is consistent with the following goals of the Comprehensive Plan:*

#### **Land Use 1.5**

*The Office designation is located where it continues an existing office development trend and serves as a transitional land use.*

#### **Land Use 1.12**

*The proposed map change is consistent with LU 1.12. Existing public facilities and services are adequately available to the subject property.*

**Land Use 3.1**

*The proposed map change is consistent with LU 3.1, which encourages the efficient use of land. Under Policy LU 3.1 future growth should be directed to locations where adequate services and facilities are available.*

**Land Use 5.3**

*The Off-Site impacts are mitigated by the development standards of the city and the corner location with two access points available for ingress and egress. Accordingly, the proposed addition better ensures compliance with LU 5.3.*

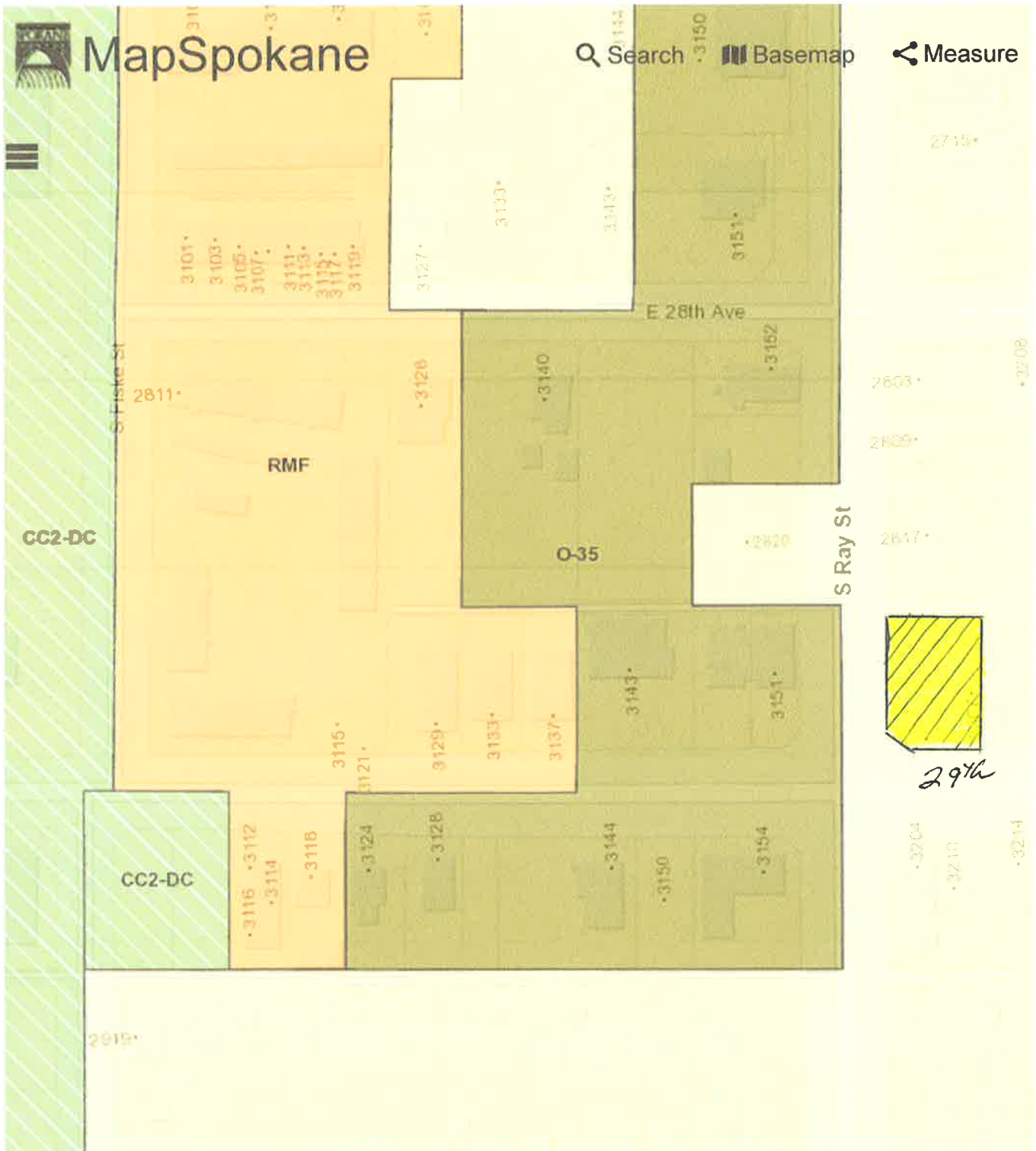
**Transportation 3.1**

*Transportation and development patterns are important to support desired land uses and development patterns. This is a fully controlled arterial intersection with good visibility for non-residential uses, thus supporting office services to the community.*

**Economic Development Goal 6**

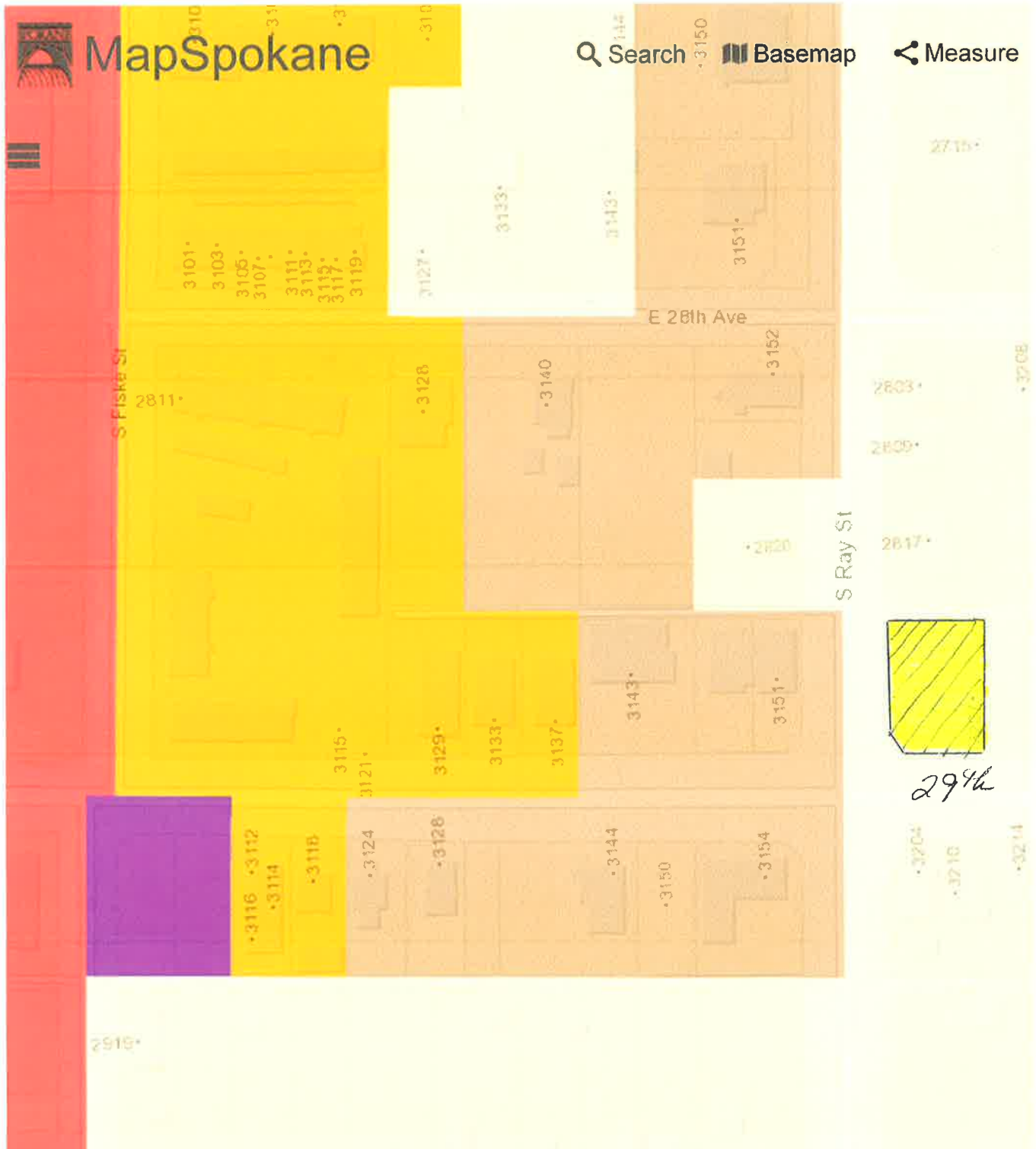
*The proposed map change is consistent with Goal ED 6, which recommends that development be located where infrastructure capacity already exist before extending infrastructure into new areas. In this case, all services are readily available.*

6. The proposed amendment is not the same as or substantially similar to a proposal that was considered in the previous year's threshold review process but was not included in the Annual Comprehensive Plan Amendment Work Program, unless additional supporting information has been generated.  
*This is the first submittal at this corner under the adopted GMP.*
7. If this change is directed by state law or a decision of a court or administrative agency, please describe. *N/A*
8. Please provide copy of agenda or other documentation of outreach to neighborhood council made prior to application.  
*The applicant will contact the Lincoln Heights NC to schedule a time to inform them of this request prior to Docketing.*



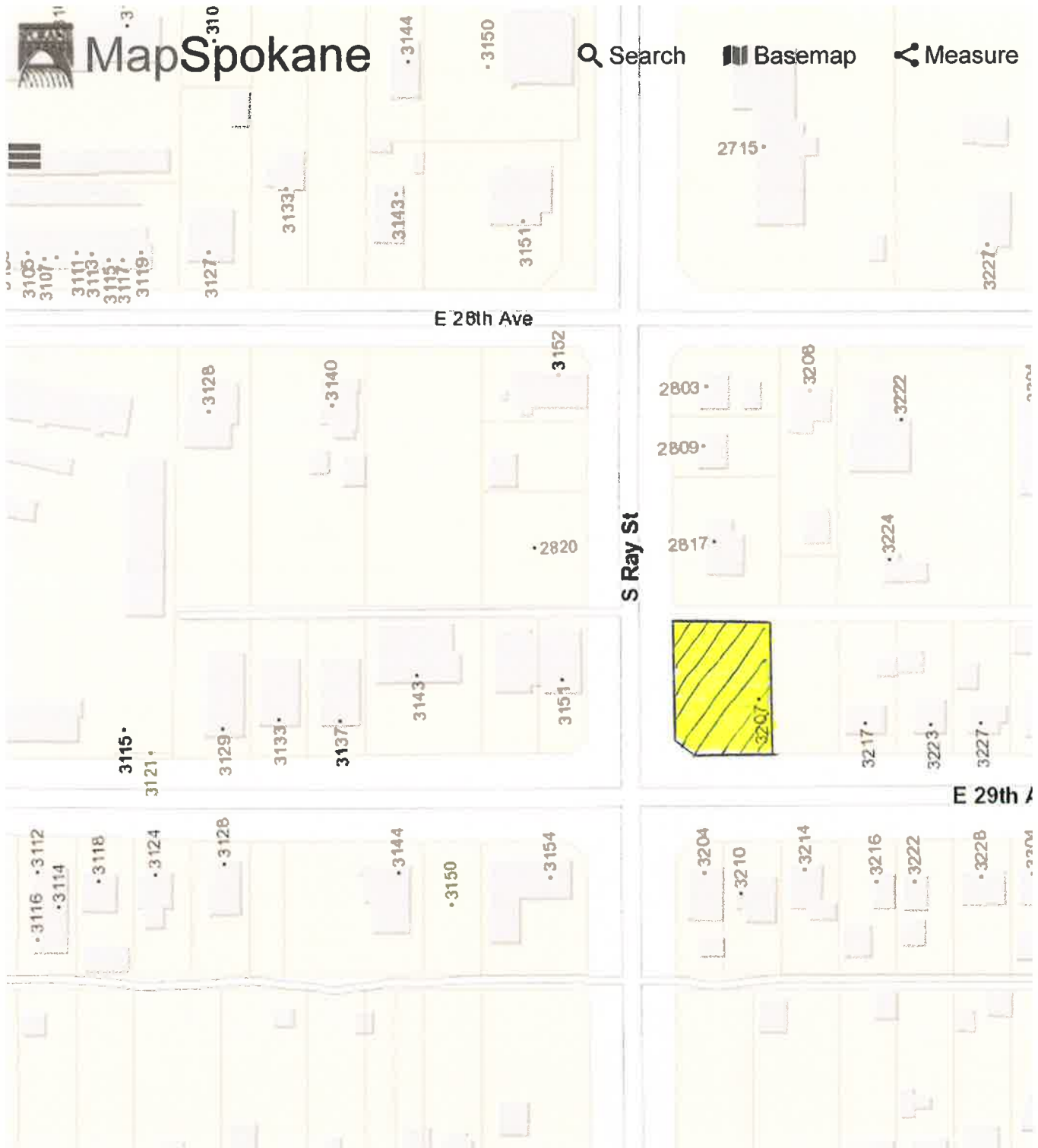
[Map Use Disclaimer](#)





0 50 100ft

[Map Use Disclaimer](#)



[Map Use Disclaimer](#)

## Environmental Checklist

File No. Z19-502COMP

### 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 non-project proposals:

Complete this checklist for non-project proposals, even though questions may be answered "*does not apply*."

IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (Part D).

For non-project 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.



**Note to readers:** The Spokane City Council expanded this proposal to include additional parcels in the vicinity of the original proposal, with the same zoning and land use and similar situation/condition, pursuant to [SMC 17G.020.025](#). This proposal is now a joint private/City-sponsored application. The City has added the following properties to the proposal:

- Parcel 35273.0306 at 2820 S Ray Street, 0.21 acres in size; and
- Part of Parcel 35273.0305 at 2826 S Ray Street, 0.02 acres in size.

The following SEPA checklist was completed by the Applicant for the properties described in black below. For the properties added above, any additional information necessary for the SEPA checklist has been included in red text below.

#### A. BACKGROUND

1. Name of proposed project, if applicable: Z19-502COMP
2. Name of applicant: Ryan Schmeltzer and Paige Wallace and the City of Spokane
2. Address and phone number of applicant or contact person:  
Land Use Solutions & Entitlement Dwight Hume agent  
9101 N Mt. View Lane Spokane WA 99218 509-435-3108  
  
City Contact: Kevin Freibott, Assistant Planner, City of Spokane, 509-625-6184,  
kfreibott@spokanecity.org.
4. Date checklist prepared: March 29, 2020
5. Agency requesting checklist: City of Spokane
6. Proposed timing or schedule (including phasing, if applicable): Project is a comprehensive plan amendment, modifying the land use plan map designation and zoning of the subject properties. This action is expected to be decided late fall or winter of 2020.
7. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. N/A, non-project action  
  
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.

Upon approval of the zone change, a project will have to comply with all applicable development regulations.

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 and zone change

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 .39 acre site to be developed for a small office use. Also, 0.23 acres currently containing a residential garage and a parking lot for an adjacent commercial use. No redevelopment or physical change to the city-added properties is anticipated.
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 NE corner of 29<sup>th</sup> and Ray and approximately 153 feet north of that intersection on the west side of Ray Street. See file for map of site.
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; Sewer Service Area: Yes; City of Spokane

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).  
N/A, non-project action
- (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?

N/A, non-project action

- (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.

N/A, non-project action

- (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?

N/A, non-project action

b. Stormwater

- (1) What are the depths on the site to groundwater and to bedrock (if known)?

N/A, non-project action

- (2) Will stormwater be discharged into the ground? If so, describe any potential impacts?

N/A, non-project action

**TO BE COMPLETED BY APPLICANT**

**B. ENVIRONMENTAL ELEMENTS**

**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)?  
Unknown
- 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. N/A, non-project action
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. N/A, non-project action
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill:  
To be determined at time of construction by others
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.  
No, the project does not include any construction

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? To be determined at time of construction by others
- h. Proposed measures to reduce or control erosion or other impacts to the earth, if any: To be determined at time of construction by others.

## 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.  
N/A, non-project action
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.  
Drive-by traffic, minimal impacts.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:  
To be determined at time of construction by others

## 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.  
None
  - (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.  
Non project action
  - (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.

To be determined at time of construction by others

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.

None as the project will be served by public sewer. No future project is proposed for the city-added sites, but they are likewise served by City sewer.

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.

Run-off would be limited to stormwater and discharged into existing city storm drains

- (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.

None

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 action
- 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:  
To be determined at time of construction by others

## 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.* Typical  
urban fowl  
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.  
Unknown \_\_\_\_\_
- c. Is the site part of a migration route? If so, explain. Unknown
- 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.  
The site is vacant but formerly had two single family homes on it. There is therefore adequate utility services to the property. The city-added site currently contains a commercial parking lot and part of a residential garage. No changes to those features are proposed or expected.
- 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: None

## 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. None
- (1) Describe special emergency services that might be required.  
No special services are needed
- (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 on 29<sup>th</sup> and Ray
- (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.  
To be determined at time of construction by others
- (3) Proposed measure to reduce or control noise impacts, if any:  
None

## 8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Site: Vacant  
West: Office  
East and North: Single family  
South: Single family and Office

The city-added sites currently contain a commercial parking lot and a portion of a residential garage. To the north of the sites lies a residential home. To the west is an unimproved lot. To the south is a retail/commercial building. To the east across Ray Street is a residential home.

- 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? N/A
- 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? None
- 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? To be determined at time of construction by others
- 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:  
Compliance with all applicable development regulations

## 9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing. None
- b. Approximately how many units, if any, would be eliminated? Indicate whether high-, middle- or low-income housing. The site is vacant No action is proposed or expected on the city-added sites.
- 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? To be determined at time of construction by others
- b. What views in the immediate vicinity would be altered or obstructed? To be determined at time of construction by others
- c. Proposed measures to reduce or control aesthetic impacts, if any: To be determined at time of construction by others

## 11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? To be determined at time of construction by others
- b. Could light or glare from the finished project be a safety hazard or interfere with views? To be determined at time of construction by others
- c. What existing off-site sources of light or glare may affect your proposal? No impacts would occur



- d. Proposed measures to reduce or control light and glare impacts, if any: None

## 12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? Thornton Murphy Park
- 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. Unknown
- 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

## 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.  
29<sup>th</sup> and Ray both serve the site and due to existing channelization, the site is limited to right in and right out movement. The city-added sites are served by Ray Street (parcel 35273.0306) and 28<sup>th</sup> Avenue (parcel 35273.0305). Both are existing curb-cuts and access points.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?  
Yes it is served at 29<sup>th</sup> and Ray.
- c. How many parking spaces would the completed project have? How many would the project eliminate?  
To be determined at time of construction by others
- 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 new roads or streets are needed. Improvements would be limited to curb cuts and sidewalks if any. No new improvements are proposed or expected for the city-added sites.

- e. Will the project use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe. No
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak would occur.  
To be determined at time of construction by others.

*(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:  
None

Evaluation for  
Agency Use  
Only

## 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 new or expanded services would be needed or generated by this proposal
- 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.  
To be determined at time of construction by others \_\_\_\_\_

**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 Non-significance that it might issue in reliance upon this checklist.

Date: March 28, 2020 \_\_\_\_\_ Signature: *Dwight J Hume*

***Please Print or Type:***

Proponent: Dwight J Hume \_\_\_\_\_ Address: 9101 N Mt. View Lane

Phone: 509.435.3108 \_\_\_\_\_ Spokane WA, 99218

Person completing form (if different from proponent): Same \_\_\_\_\_

Phone: \_\_\_\_\_ Address: \_\_\_\_\_  
\_\_\_\_\_

**FOR STAFF USE ONLY**

Staff member(s) reviewing checklist: Kevin Freibott \_\_\_\_\_

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.

**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 future use for office and parking is similar to the surrounding land use pattern. No impacts are foreseen by this proposed use. No physical changes to the city-added sites are proposed or expected.

Proposed measures to avoid or reduce such increases are:

None

2. How would the proposal be likely to affect plants, animals, fish or marine life?  
Future development of the site would be urban in nature, similar to the retail adjoining the subject parcels. Eventual redevelopment of the site may require the removal of on-site plants, subject to the requirements of the Spokane Municipal Code for new construction. No physical changes to the city-added sites are proposed or expected.

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?  
While some additional resources would be required during redevelopment, these would be similar to those required of any construction project. No physical changes to the city-added sites are proposed or expected.

Proposed measures to protect or conserve energy and natural resources are:

None

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?  
The site does not contain any sensitive areas. No physical changes to the city-added sites are proposed or expected.

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?

Development would comply with applicable development regulations, including landscape, screening and setbacks. There are no shoreline areas affected by this site. All project sites, including the private proposal sites, are located outside shoreline areas.

Proposed measures to avoid or reduce shoreline and land use impacts are:  
See above comment

6. How would the proposal be likely to increase demands on transportation or public services and utilities?  
No impacts to transportation or public services and utilities. No physical changes to the city-added sites are proposed or expected.

Proposed measures to reduce or respond to such demand(s) are:

To be determined at time of construction by others

7. Identify, if possible, whether the proposal may conflict with local, state or federal laws or requirements for the protection of the environment.  
No impacts 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 Non-significance that it might issue in reliance upon this checklist.

Date: March 29, 2020 Signature: Dwight J Hume

***Please Print or Type:***

Proponent: Dwight J Hume Address: 9101 N Mt. View Lane

Phone: 509.435.3108 Spokane WA, 99218

Person completing form (if different from proponent): Same

Phone: \_\_\_\_\_ Address: \_\_\_\_\_

\_\_\_\_\_

**FOR STAFF USE ONLY**

Staff member(s) reviewing checklist: Kevin Freibott

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.

## NONPROJECT DETERMINATION OF NONSIGNIFICANCE

**FILE NO(S):** Z19-502COMP

**PROPONENT:** Ryan Schmelzer (Agent: Dwight Hume, Land Use Solutions and Entitlement) and the City of Spokane (Contact: Kevin Freibott, Department of Neighborhood and Planning Services).

**DESCRIPTION OF PROPOSAL:** Pursuant to the procedures established by SMC 17G.060, enabled by RCW 36.70A.130, the proposer asks the City of Spokane to amend the land use designation (Map LU-1 of the Comprehensive Plan) and zoning designation (Official Zoning Map of the City of Spokane) for two properties located in the Lincoln Heights neighborhood. Two parcels were added to the proposal by the City of Spokane, proposed for the same action.

**LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY:** The proposal concerns two parcels, 35273.0219 and 35273.0220, located immediately northeast of the intersection of S 29<sup>th</sup> Avenue and S Ray Street as well as two additional parcels (35273.0305 and 35273.0306) located on the west side of Ray Street, approximately 180 feet north of the same intersection. The parcels are located at 3203 and 3207 E 29<sup>th</sup> Avenue as well as 2820 and 2826 S Ray Street. The entire proposal would affect an area of approximately 0.61 acres.

**Legal Description:** Lots 22, 23, and 24, Block 70, Lincoln Heights Addition, except streets. South 100' of Lots 11 & 12, Block 71, Lincoln Heights Addition, exc. streets. South 60' of the north 125' of Lots 11 & 12, Block 71, Lincoln Heights Addition, exc. Streets in the City of Spokane in Section 27, Township 25 North, Range 43 East.

**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.

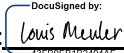
- [ ] There is no comment period for this DNS.
- [ ] This DNS is issued after using the optional DNS process in section 197-11-355 WAC. There is no further comment period on the DNS.
- [ X ] This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for at least 14 days from the date of issuance (below). Comments regarding this DNS must be submitted no later than 5 p.m. on September 7, 2020 if they are intended to alter the DNS.

\*\*\*\*\*

**Responsible Official:** Louis Meuler

**Position/Title:** Interim Director, Planning Services **Phone:** (509) 625-6300

**Address:** 808 W. Spokane Falls Blvd., Spokane, WA 99201

**Date Issued:** August 24, 2020 **Signature:**  43F89EB1B2404AF...

\*\*\*\*\*

**APPEAL OF THIS DETERMINATION**, after it has become final, may be made to the City of Spokane Hearing Examiner, 808 West Spokane Falls Blvd., Spokane WA 99201. The appeal deadline is Noon on September 14, 2020 (21 days from the date of the signing of this 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.

\*\*\*\*\*



**Spokane Tribe of Indians**  
**Tribal Historic Preservation Officer**  
P.O Box 100 Wellpinit WA 99040

May 5, 2020

**To:** Kevin Freibott, Assistant Planner

**RE: File No. Z19-502COMP**

Mr. Freibott,

Thank you, for contacting the Tribal Historic Preservation Office. We appreciate the opportunity to comment on your undertaking is greatly appreciated, we are hereby in consultation for this project.

After archive research completed of the APE, and a low probability of cultural resources I have no further concern on this project.

**Recommendation:** Inadvertent Discovery plan (IDP) implemented in the plan of action.

This letter is your notification that your project has been cleared, and your project may move forward, as always, if any artifacts or human remains are found upon excavation, this office should be immediately notified and the work in the immediate area **cease**.

Should additional information become available our assessment may be revised.

Again, thank you for this opportunity to comment and consider this a positive action that will assist in protecting our shared heritage.

If questions arise, please contact me at (509) 258 – 4222.

Sincerely,

Randy Abrahamson  
Tribal Historic Preservation Officer



**From:** [Carol Tomsic](#)  
**To:** [Freibott, Kevin](#)  
**Cc:** [Marilyn](#); [Sally](#); [Makaya Judge](#)  
**Subject:** Agency and City Comment on Comp Plan Land Use Map Amendment Proposal 29th & Ray  
**Date:** Sunday, May 10, 2020 8:58:55 PM

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**[CAUTION - EXTERNAL EMAIL - Verify Sender]**

B Environment Elements 8 Land and Shoreline Uses a

Site-Vacant

**Comment** - I would like to note there was a long-standing single-family house on the site that was recently demolished.

South - Single Family and Office

**Comment** - There is no office zoning south of the site. The zoning is RSF Ray Street south from 18th to 37th/Ferris High School.

B Environmental Elements 13 Historic and cultural preservation b

**Comment** - The east side of Ray Street is a historic residential buffer for the Lincoln Heights Neighborhood.

**Comment** - A proposed office zoning on the site was not supported by the residents and rejected by the city in 1985 and 1992.

B Environmental Elements 14 Transportation a

29th and Ray both serve the site and due to existing channelization, the site is limited to right in and right out movements.

**Comment** - I would like to state the limitations of movement on Ray Street will result in increase traffic and safety issues on the adjacent residential streets.

B Environment Elements 14 Transportation d

**Comment** - There is an alleyway on the north side of the property that will need to be improved. The alleyway connects to an unpaved section of Thor Street and will be a safety issue with existing residential traffic.

B Environmental Elements 14 Transportation f

**Comment** - Vehicular trip stats on 29th/Ray are in the 2019 29th Avenue Traffic Corridor Study and appendix.

Thank you  
Carol Tomsic

Kevin - Please send me an email confirmation.

**From:** [michele.martz](#)  
**To:** [Freibott, Kevin](#)  
**Subject:** proposed plan amendments  
**Date:** Tuesday, February 25, 2020 3:02:10 PM

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**[CAUTION - EXTERNAL EMAIL - Verify Sender]**

Mr. K Freibott,

I am writing to request that you please do not change the property [file # Z19-502 COMP ] 3203 & 3207 East 29 TH , from residential to office. I feel this will negatively impact traffic on 28 th Ave. Properties East of Ray street are deemed single family dwellings and this property amendment would open the door to other business wedging themselves in with private dwellings. Our single family dwellings should remain protected from this.

Sincerely,

Michele Martz

property owner 3326 E 28 th AVE

**From:** [Carol Tomsic](#)  
**To:** [Freibott, Kevin](#)  
**Cc:** [Beggs, Breean](#); [Kinnear, Lori](#); [Wilkerson, Betsy](#); [Burke, Kate M.](#); [Cathcart, Michael](#); [Mumm, Candace](#); [Stratton, Karen](#); [Wittstruck, Melissa](#); [Sally Phillips](#); [DOUGLAS & MARILYN LLOYD](#)  
**Subject:** Comment on 2019/2020 Comp Plan Amendments for City Council Vote on March 2  
**Date:** Friday, February 28, 2020 12:25:00 AM

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**[CAUTION - EXTERNAL EMAIL - Verify Sender]**

Lincoln Heights Proposed Change from "Residential 4-10" to "Office" - Against

I live, work and walk in the Lincoln Heights Neighborhood. I have lived two blocks from the NE corner of 29th/Ray for over 20 years. I prefer to keep the current residential zoning on the two parcels. Our city has a housing shortage and an existing house on the lot was demolished in 2019. The block is lined with single-family houses. There is a neighborhood park in walking distance.

The NE side of Ray is zoned as residential from 17th to 37th. The NE side of Ray Street has been historically designated as a residential buffer. In 1984 and 1993 the residents successfully fought against two attempts to rezone the said property to office.

The area is not trending in terms of land use. There is a church on the NE side of Ray/28th. It was built in 1959 and designed by three well-known architects; Bill Trogdon, Bruce Walker and Stan McGough. There is a church on the NE side of Ray/27th. It was built in 1953. There is a daycare on the NE side of Ray/25th that was built in 1988. An elementary school on the NE side of Ray/23rd opened in the fall of 1953. A fire station on the NE side of Ray has been in various locations on Ray since 1914. All are appropriate for a residential area.

Office zoning on small sites in or near residential areas is intended to have few detrimental impacts on the neighborhood. The proposed office zoning change will set a precedent and retail/office will creep into our residential buffer. An office use will also divert traffic into our residential neighborhood due to concrete barriers on 29th/Ray.

A 2019 29th Avenue Corridor Study online survey suggested residents "felt unsafe or uncomfortable" while walking or crossing 29th. Ray is a principal arterial. The posted speed on Ray is 30 mph. It is already unsafe to walk across four lanes of traffic on Ray, at 27th or 28th to get to work. Adding office on the NE side of Ray will only make it more dangerous.

Map TR-5 Proposed Bike Network Map Proposed Modification 5 - Support

I totally support the proposed map. I'd like to suggest adding Cook, to South Altamont Blvd, to Woodfern, to North Altamont Blvd, to the Ben Burr Trail. And, connecting the Ben Burr Trail to Thornton Murphy Park.

Thank you!

Carol Tomsic  
resident

Kevin - please send an email confirmation.

**From:** [Makaya Judge](#)  
**To:** [Freibott, Kevin](#)  
**Cc:** [Plan Commission](#)  
**Subject:** Re: 29th/Ray amendment  
**Date:** Tuesday, June 16, 2020 8:41:36 AM

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[CAUTION - EXTERNAL EMAIL - Verify Sender]

Dear Planning Commission,

I strongly disagree with the proposed land use change on the NE corner of 29th & Ray from residential to office use. As someone who plays with my children at the park across the street and walks that area, I feel strongly that it would change the use and feel of that area. Traditionally, that East side of Ray has been reserved for residential use. The church, daycare, and school on that side of Ray are all Buildings typical of a residential area. An office building is not. The increase of traffic, street parking, and zoning creep that will impact deep into the residential neighborhood is not worth the change. Please protect this residential area.

Thank you,  
Makaya Judge

**From:** [Carol Tomsic](#)  
**To:** [Beggs, Breean](#); [Kinnear, Lori](#); [Wilkerson, Betsy](#); [Burke, Kate M.](#); [Cathcart, Michael](#); [Mumm, Candace](#); [Stratton, Karen](#); [Freibott, Kevin](#)  
**Cc:** [Marilyn](#); [Sally](#); [Makaya Judge](#)  
**Subject:** Comment on Proposed Comp Plan Amendment Z19-502COMP 29th/Ray Residential to Office Zoning  
**Date:** Sunday, June 21, 2020 11:02:01 PM

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**[CAUTION - EXTERNAL EMAIL - Verify Sender]**

Plan Commission and City Council Members.

I am against the Comp Plan Amendment Z19-502COMP - the rezoning of the northeast corner of 29th/Ray from residential to office.

I have lived two blocks from the northeast corner of 29th/Ray for 21 years. I have worked at a retail store in the Lincoln Heights Shopping Center for 20 years. I am fortunate to be able to walk to work and shop at neighborhood stores. I am also fortunate to have neighborhood residents share the history of the neighborhood with me. Most recently I learned I live where a chicken hatchery existed in the 1920s. The owner's daughter still lives in the neighborhood and she is also against the proposed zoning change.

The residents successfully fought against two attempts to rezone the said residential property to office in 1984 and 1993. A long-inhabited house on the property was demolished prior to the application being submitted. The block is lined with single-family houses and there's a neighborhood park in walking distance.

The northeast side of Ray Street is a historically designated residential buffer. It's zoned residential from 17th to 37th/Ferris High School. There is no "trending" in terms of land use on the northeast side of Ray Street. The church at 28th/Ray was built in 1959. The church at 27th/Ray was built in 1953. The daycare at 25th/Ray was built in 1988. The elementary school at 23rd/Ray opened in the fall of 1953. The fire station has been in various locations on Ray since 1914. All are appropriate for a residential area.

Office zoning on small sites in or near residential areas is intended to have few detrimental impacts on the neighborhood. The proposed rezoning will set a precedent and retail/office will creep into our historical residential buffer. An office zoning will also divert traffic into our residential neighborhood because of the limited car movements due to concrete barriers on 29th/Ray. The unwanted diverted traffic is a safety concern.

Ray Street is a principal arterial. The posted speed on Ray Street is 30 mph. A 2019 29th Corridor Study stated residents "felt unsafe or uncomfortable" while walking or crossing 29th. The proposed office zoning on the northeast side of Ray Street will only make pedestrian crossings in a residential area on 29th more dangerous.

Please protect our neighborhood and vote against the proposed Comp Plan Amendment.

Thank you!

Carol Tomsic  
resident

Kevin - please sent me an email confirmation and please send to plan commission.

June 22, 2020

Kevin Freibott  
Assistant Planner  
808 2<sup>nd</sup> Spokane Falls Blvd.  
Spokane, WA 99201

Re: Proposed Zone Change File # 219502 Comp.  
29<sup>th</sup> + Ray St - NE Corner

Dear Sir,

Thirty some years ago this neighborhood worked twice to keep that same property from being allowed to have its Classification changed from single family to office. Until last year there had been a house, continuously occupied, on the property when the house was removed.

Also last year there was a new house built in the middle of the same block and it immediately sold. A change in Classification would be setting a precedent opening the door to future requests for zone change re classification on other properties within our zone.

With a median on both Ray and 29<sup>th</sup> streets traffic from the North would be diverted on to 28<sup>th</sup> Ave East to Union proved Thor to 29<sup>th</sup> and West to the office parking lot.

I have lived at my address for over 50 years as well as growing up in Lincoln Heights. So I have seen the many striped change on the West side of Ray St. Please consider my comments. Thank you -

Mrs. June M. Pierce

E. 3327 - 28<sup>th</sup> Ave.

**From:** [Carol Tomsic](#)  
**To:** [Freibott, Kevin](#); [Kinnear, Lori](#); [Wilkerson, Betsy](#); [Burke, Kate M.](#); [Cathcart, Michael](#); [Mumm, Candace](#); [Stratton, Karen](#); [Beggs, Breean](#)  
**Cc:** [Marilyn](#); [Sally](#); [Makaya Judge](#); [Ryan, Gabrielle](#)  
**Subject:** Lincoln Heights Neighborhood Council Comment on proposed Comp Plan Amendment Z19-502COMP 29th/Ray Residential to Office Zoning  
**Date:** Saturday, July 25, 2020 9:09:09 PM

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**[CAUTION - EXTERNAL EMAIL - Verify Sender]**

**Council Members and Plan Commission**

The Lincoln Heights Neighborhood Council executive board met via Zoom on 7/7/2020 to discuss a request by concerned residents to write a letter to the Plan Commission and City Council in support of their opposition against the proposed Comp Plan amendment to change the northeast corner of 29th/Ray from residential to office zoning. It was decided during the Zoom meeting to send an email to council members on our email list and ask if they agree or disagree with the residents request.

Email results were 7 approved and 2 opposed. A present list of concerned residents is 15 (one also sent in an email)

Therefore, the Lincoln Heights Neighborhood Council supports the concerned residents in their opposition against the proposed Comp Plan amendment to change the northeast corner of 29th/Ray from residential to office zoning.

The residents have successfully fought against two previous attempts to rezone the property to office in 1984 and 1993.

The block is lined with single-family houses and there is a neighborhood park in walking distance.

The northeast side of Ray Street is a historically designated residential buffer from 17th to 37th/Ferris High School. The church at 28th/Ray was built in 1953, the church at 27th/Ray was built in 1953, the daycare at 25th/Ray was built in 1988, the elementary school opened in the fall of 1953, a fire station has been in various locations on Ray since 1914, and all are appropriate in a residential area.

The proposed rezoning will set a precedent and retail/office will creep into the historically designated retail buffer.

Per the city's municipal code, an office zoning on small sites in or near residential areas is intended to have few detrimental impacts on the neighborhood. The proposed office zoning will divert traffic into the residential neighborhood because of limited car movements due to concrete barriers on Ray Street. The diverted traffic is a safety concern. There is a lack of sidewalks and unpaved streets.

Ray Street is a principal arterial and office zoning usually does not cross a principal arterial in to a residential neighborhood.

Carol Tomsic  
Chair, Lincoln Heights Neighborhood Council.

Kevin - Please send email confirmation.



2019/2020 Comprehensive Plan Amendments

## **PLAN COMMISSION FINDINGS OF FACT, CONCLUSIONS, AND RECOMMENDATIONS ON COMPREHENSIVE PLAN AMENDMENT Z19-502COMP**

**A Recommendation of the Spokane Plan Commission to the City Council to APPROVE part and DENY the remainder of the Comprehensive Plan Amendment application seeking to amend the land use plan map designation from “Residential 4-10” to “Office” for 0.61 acres located at 3207 and 3202 E 29<sup>th</sup> Avenue and 2820 and 2826 S Ray Street. The implementing zoning designation requested is Office with a 35-foot height limit (O-35).**

### **FINDINGS OF FACT:**

- A. The City of Spokane adopted a Comprehensive Plan in May of 2001 that complies with the requirements of the Growth Management Act (GMA).
- B. Under GMA, comprehensive plans generally may be amended no more frequently than once a year, and all amendment proposals must be considered concurrently in order to evaluate for their cumulative effect.
- C. Amendment application Z19-502COMP (the “Application”) was submitted in a timely manner for review during the City’s 2019/2020 amendment cycle.
- D. The Application seeks to amend the land use plan map designation for a 0.61-acre area located at 3207 and 3202 E 29<sup>th</sup> Avenue and 2820 and 2826 S Ray Street (the “Properties”) from “Residential 4-10” to “Office” with a corresponding change in zoning from Residential Single Family (RSF) to Office with a 35-foot height limit (O-35).
- E. The two properties on S Ray Street were added to the proposal by the City Council upon adoption of the 2020 Work Program (see ‘I’ below).
- F. The two Properties on E 29<sup>th</sup> Avenue are held in common ownership by the applicant; the property at 2820 S Ray Street is held by a second owner, unrelated to the first. The property at 2826 S Ray Street is held by a third owner, unrelated to the other two.
- G. Annual amendment applications were subject to a threshold review process to determine whether the applications will be included in the City’s Annual Comprehensive Plan Amendment Work Program.
- H. On February 6, 2020, an Ad Hoc City Council Committee reviewed the applications that had been timely submitted, and forwarded its recommendation to City Council regarding the applications.
- I. On March 2, 2020, the City Council adopted Resolution RES 2020-0014 establishing the 2020 Comprehensive Plan Amendment Work Program, including the Application in the Work Program.
- J. Thereafter, on May 11, 2020, staff requested comments from agencies, departments, and neighborhood councils. The City received comments stating no concern with the proposal and one requesting a site-specific survey for cultural resources prior to any development.



- K. The City issued a Notice of Application on June 8, 2020 by posting it in the Spokesman Review and Official Gazette and by mail to all properties and owners within a 400-foot radius of the subject Properties and any adjacent properties with the same ownership. The Notice of Application initiated a 60-day public comment period from June 8 to August 7, 2020, during which the City received comment letters from the public in opposition to the proposal, citing potential traffic and access concerns and intrusion into a single-family neighborhood.
- L. On June 4, 2020, the Community Assembly received a presentation regarding the 2020 Comprehensive Plan Amendment Work Program and the Application, and the Community Assembly was provided with information regarding the dates of Plan Commission workshops and hearings.
- M. On June 24, 2020, the Spokane City Plan Commission held a workshop to study the Application.
- N. On June 24, 2020, the Land Use Subcommittee of the Community Assembly received a presentation regarding the 2020 Comprehensive Plan Amendment Work Program, including the Application.
- O. On August 24, 2020, a State Environmental Policy Act (SEPA) Checklist and Determination of Non-Significance were issued for the Application. The deadline to appeal the SEPA determination was September 14, 2020. No comments on the SEPA determination were received.
  - 1. Notice of the SEPA Determination for the Application was published in the Official Gazette on September 2 and 9, 2020.
- P. On August 25, 2020, the Washington State Department of Commerce and appropriate state agencies were given the required 60-day notice of intent to adopt before adoption of any proposed changes to the Comprehensive Plan.
- Q. On August 24, 2020, Notice of Public Hearing and SEPA Determination was posted on the Properties 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.
- R. On August 24, 2020 staff published a report addressing SEPA and providing staff's analysis of the merits of the Application, copies of which were circulated as prescribed by SMC 17G.020.060B.8. Staff's analysis of the Application recommended approval of the City-added properties and did not provide a recommendation for the applicant-proposed Properties.
- S. On August 26 and September 2, 2020, notice was published in the Spokesman Review providing notice of the SEPA Determination of Non-Significance and notice of the September 9, 2020 Plan Commission Public Hearing.
- T. Following issuance of the public hearing notice, the City received additional comment letters in opposition to the proposal from members of the public, including one who had submitted a comment letter previously during the public comment period.

- U. On September 9, 2020, the Plan Commission held a public hearing on the Application, including the taking of verbal testimony, and closed the public record, postponing deliberations until the following hearing date.
- V. One member of the public testified during the hearing on September 9, 2020 in opposition to the proposal, citing concerns with site access and neighborhood intrusion impacts.
- W. As a result of the City's efforts, pursuant to the requirements of SMC 17G.020.070, the public has had extensive opportunities to participate throughout the process and persons desiring to comment were given an opportunity to do so.
- X. Except as otherwise indicated herein, the Plan Commission adopts the findings and analysis set forth in the Staff Report prepared for the Application (the "Staff Report").
- Y. Regarding parcels 35273.0305 and 35273.0306, those located west of S Ray Street, the Plan Commission finds that the proposal meets the intent and requirements of the Comprehensive Plan, most specifically policy Land Use LU 1.5 concerning the establishment of Office land uses in the City.
- Z. Regarding parcels 35273.0219 and 35273.0220, those located east of S Ray Street, the Plan Commission finds that the proposal is inconsistent with the intent and requirements of the Comprehensive Plan, most specifically policy Land Use LU 1.5 concerning the establishment of Office land uses in the City, as follows:
  - 1. The proposal would place Office land uses outside the vicinity of a Center and Corridor and would allow office uses to cross a major arterial into an existing single-family residential area, an area without an existing trend towards office development.
- AA. The Plan Commission finds that the proposal for parcel 35273.0305 and 35273.0306 meets the decision criteria established by SMC 17G.020.030, as described in the Staff Report, while the proposal for parcels 35273.0219 and 35273.0220 does not meet the decision criteria, as described in 'AA' above.

## **CONCLUSIONS:**

Based upon the application materials, staff analysis (which is hereby incorporated into these findings, conclusions, and recommendation), SEPA review, agency and public comments received, and public testimony presented regarding application File No. Z19-502COMP, the Plan Commission makes the following conclusions with respect to the review criteria outlined in SMC 17G.020.030:

- 1. The Application was submitted in a timely manner and added to the 2020 Annual Comprehensive Plan Amendment Work Program, and the final review Application was submitted as provided in SMC 17G.020.050(D).
- 2. Interested agencies and the public have had extensive opportunities to participate throughout the process and persons desiring to comment have been given that opportunity to comment.

3. The Application is consistent with the goals and purposes of GMA.
4. Any potential infrastructure implications associated with the Application will either be mitigated through projects reflected in the City's relevant six-year capital improvement plans or through enforcement of the City's development regulations at time of development.
5. As outlined in above in the Findings of Fact, the Application concerning parcels 35273.0305 and 35273.0306 is internally consistent as it pertains to the Comprehensive Plan, as described in SMC 17G.020.030.E.
6. As outlined in above in the Findings of Fact, the Application concerning parcels 35273.0219 and 35273.0220 is internally inconsistent as it pertains to the Comprehensive Plan, as described in SMC 17G.020.030.E.
7. The Application is consistent with the Countywide Planning Policies for Spokane County, the comprehensive plans of neighboring jurisdictions, applicable capital facilities plans, the regional transportation plan, and official population growth forecasts.
8. The Application has been considered simultaneously with the other proposals included in the 2020 Annual Comprehensive Plan Amendment Work Program in order to evaluate the cumulative effect of all the proposals.
9. SEPA review was completed for the Application.
10. The Application will not adversely affect the City's ability to provide the full range of urban public facilities and services citywide at the planned level of service, or consume public resources otherwise needed to support comprehensive plan implementation strategies.
11. Regarding parcels 35273.0305 and 35273.0306, the Application proposes a land use designation that complies with the appropriate location criteria identified in the comprehensive plan (e.g., compatibility with neighboring land uses, proximity to arterials, etc.).
12. Regarding parcels 35273.0219 and 35273.0220, the Application proposes a land use designation that is inconsistent with the appropriate location criteria identified in the comprehensive plan (e.g., compatibility with neighboring land uses, proximity to arterials, etc.).
13. Subject to the foregoing, the proposed map amendment and site is suitable for the proposed designation.
14. Regarding parcels 35273.0305 and 35273.0306, the map amendment would implement applicable comprehensive plan policies better than the current map designation.
15. Regarding parcels 35273.0219 and 35273.0220, the map amendment would not implement applicable comprehensive plan policies better than the current map designation.

#### **RECOMMENDATIONS:**

In the matter of Z19-502COMP, a request by Dwight Hume of Land Use Solutions and Entitlement on behalf of the Ryan Schmelzer and Paige Wallace to change the land use plan designation on 0.61 acres

of land from “Residential 4-10” to “Office” with a corresponding change of the implementing zoning to O-35 (Office, 35-foot height limit), as based upon the above listed findings and conclusions, by a vote of **9 to 0**, the Spokane Plan Commission recommends City Council **APPROVE** the proposed amendment for parcels 35273.0305 and 35273.0306 to the Land Use Plan Map of the City’s Comprehensive Plan with corresponding amendment to the City’s Zoning Map, by a vote of **9 to 0**, recommends City Council **DENY** the requested amendment for parcels 35273.0219 and 35273.0220 to the Land Use Plan Map, and authorizes the President to prepare and sign on the Commission’s behalf a written decision setting forth the Commission’s findings, conclusions, and recommendation on the Application.

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**Todd Beyreuther, President**

Spokane Plan Commission

October \_\_, 2020

**From:** [Bonnie Abernethy](#)  
**To:** [Freibott, Kevin](#)  
**Subject:** RE: File #Z19-502COMP  
**Date:** Tuesday, September 8, 2020 9:53:23 PM

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NOTE: The following comments were received after completion of the Staff Report. The letter from Ms. Abernethy was recieved after the public record was closed by Plan Commission, but the letter from Ms. Pierce was recieved and considered by the Plan Commission.

[CAUTION - EXTERNAL EMAIL - Verify Sender]

RE: Proposed Amendment to Comprehensive Land Use Plan

Attn: City of Spokane Planning Commission

I am writing to oppose this zoning amendment proposal. As a longtime resident of the Lincoln Heights Neighborhood, who served for four year previously as Chairperson of this neighborhood organization when in it's infancy. We, on two separate occasions, fought against any commercial development east of Ray Street on 29th Avenue. We were successful in defeating these proposals and maintaining our neighborhood without commercial intrusions.

We believed then, and I believe now, that there is an adequate number of offices buildings with empty space for lease west of Ray Street on 29th Ave. Several offer space for lease presently. To preserve the sense and feel of a single family neighborhood, we noted in the Comprehensive Plan (original Plan), that land east of Ray Street on 29th Avenue be zoned "Single Family Residential Only".

Your serious consideration of our desire to once again stand up for neighborhood preservation will be most appreciated.

Thank you.

Sincerely,

Bonnie Wilhelm-Abernethy

Kerri Frisbott  
Assistant Planner  
Spokane City Hall

Sept. 4, 2020  
RE: Property  
3203-3207 E. 29th Ave.

Dear Sir,

as a lifetime resident of the  
Lincoln Heights neighborhood I  
have been involved with many  
neighborhood projects.

In the 1980's and 90's we worked  
to keep this same piece of property  
zoned "single family" when a  
change to "office" was requested then.

Until last year when a house  
on that property was removed,  
it had been continually occupied.  
Also last year, in the center of  
that same block on 29th Ave a  
new house was built and sold.

To allow an "office" Classification  
zone change would set a precedent, open-  
ing the gates to possible zone change requests, which  
would change the flavor of our  
neighborhood.

Many of us worked on a Comprehensive  
Plan task force for the Lincoln Heights neighbor-  
hood when the east side of Ray Street  
was highly approved to keep it  
zoned "single family".

I have lived in my 28th Ave home  
for over 50 years and have seen many  
homes built in my neighborhood.

I trust the Plan Committee will  
consider our comments. Thank you,

June M. Pierce E. 3327-28th Ave.



**Agenda Sheet for City Council Meeting of:**  
11/16/2020

|                       |            |
|-----------------------|------------|
| <b>Date Rec'd</b>     | 10/26/2020 |
| <b>Clerk's File #</b> | ORD C35975 |
| <b>Renews #</b>       |            |

|                           |   |                      |             |
|---------------------------|---|----------------------|-------------|
| <b>Submitting Dept</b>    | PLANNING  | <b>Cross Ref #</b>   |             |
| <b>Contact Name/Phone</b> | KEVIN FREIBOTT 625-6184                           | <b>Project #</b>     | Z19-503COMP |
| <b>Contact E-Mail</b>     | KFREIBOTT@SPOKANECITY.ORG                         | <b>Bid #</b>         |             |
| <b>Agenda Item Type</b>   | First Reading Ordinance                           | <b>Requisition #</b> |             |
| <b>Agenda Item Name</b>   | 0650 – COMPREHENSIVE PLAN AMENDMENT – 53RD AVENUE |                      |             |

**Agenda Wording**

An Ordinance relating to application Z19-503COMP by 3227 E 53rd Ave, LLC, amending the Comprehensive Plan Land Use Plan Map from Residential 4-10 to Residential 15-30 for 10.3 acres and a change to the Zoning Map from RSF to RMF.

**Summary (Background)**

The proposal concerns 3227 E 53rd Ave (parcels 34032.9044 and .9093), expanded by Council to include 5106 S Palouse Hwy (parcel 34032.9094). This Application 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 Sept 8 to consider this amendment and has recommended approval of the amendment.

|                             |                                       |                              |
|-----------------------------|---------------------------------------|------------------------------|
| <b><u>Fiscal Impact</u></b> | Grant related? NO<br>Public Works? NO | <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\Other</u></b>   | CC Study Session 10-29-20 |
| <b><u>Division Director</u></b>    | SIMMONS, SCOTT M. | <b><u>Council Sponsor</u></b>       | CM Mumm                   |
| <b><u>Finance</u></b>              | ORLOB, KIMBERLY   | <b><u>Distribution List</u></b>     |                           |
| <b><u>Legal</u></b>                | RICHMAN, JAMES    | tblack@spokanecity.org              |                           |
| <b><u>For the Mayor</u></b>        | ORMSBY, MICHAEL   | jrichman@spokanecity.org            |                           |
| <b><u>Additional Approvals</u></b> |                   | sbishop@spokanecity.org             |                           |
| <b><u>Purchasing</u></b>           |                   | dhume@spokane-landuse.com           |                           |
|                                    |                   | lmeuler@spokanecity.org             |                           |
|                                    |                   |                                     |                           |
|                                    |                   |                                     |                           |



# Expenditure Control Form

1. All requests being made must be accompanied by this form.
2. Route **ALL** requests to the Finance Department for signature.
3. If request is greater than \$100,000 it requires signatures by Finance and the City Administrator. Finance Dept. will route to City Administrator.

Today's Date:

Type of expenditure:

Goods

☐

Services

☐

Department: N/A

Approving Supervisor: N/A

Amount of Proposed Expenditure: N/A

Funding Source: N/A

**Please verify correct funding sources. Please indicate breakdown if more than one funding source.**

**Why is this expenditure necessary now?**

**What are the impacts if expenses are deferred?**

**What alternative resources have been considered?**

**Description of the goods or service and any additional information?**

Person Submitting Form/Contact:

FINANCE SIGNATURE:

---

CITY ADMINISTRATOR SIGNATURE:

---



Ordinance No. C35975

AN ORDINANCE RELATING TO APPLICATION FILE Z19-503COMP AMENDING MAP LU 1, LAND USE PLAN MAP, OF THE CITY'S COMPREHENSIVE PLAN FROM "RESIDENTIAL 4-10" TO "RESIDENTIAL 15-30" FOR APPROXIMATELY 10.3 ACRES LOCATED AT 3227 E 53<sup>RD</sup> AVENUE AND 5106 S PALOUSE HIGHWAY (PARCELS 34032.9044, 34032.9093, 34032.9094) AND AMENDING THE ZONING MAP FROM "RESIDENTIAL SINGLE FAMILY (RSF)" TO "RESIDENTIAL MULTI-FAMILY (RMF)".

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 Z19-503COMP was submitted in a timely manner for review during the City's 2019/2020 Comprehensive Plan amendment cycle; and

WHEREAS, Application Z19-503COMP seeks to amend the Land Use Plan Map of the City's Comprehensive Plan for 10.3 acres from "Residential 4-10" to "Residential 15-30"; if approved, the implementing zoning destination requested is "Residential Multi-Family (RMF)"; and

WHEREAS, staff requested comments from agencies and departments on May 11, 2020, and a public comment period ran from June 8, 2020 to August 7, 2020; 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 August 25, 2020; and

WHEREAS, a State Environmental Policy Act (SEPA) Determination of Non-Significance was issued on August 24, 2020 for the amendment to the Comprehensive Plan, the comment period for which ended on September 14, 2020; and

WHEREAS, a staff report for Application Z19-503COMP reviewed all the criteria relevant to consideration of the application was published on August 25, 2020 and sent to all applicants and the Plan Commission; and

WHEREAS, notice of the SEPA Checklist and Determination and announcement of the Plan Commission Hearing for the application was published on August 26, 2020 and September 2, 2020; and

WHEREAS, Notice of Plan Commission Public Hearing and SEPA Determination was posted on the property and mailed to all property owners, occupants, and taxpayers of record, as shown in the most recent Spokane County Assessor's record for all properties within 400 linear feet of any portion of the boundary of the subject properties, pursuant to Spokane Municipal Code 17G.020.070, on August 26, 2020; and

WHEREAS, the Spokane Plan Commission held a public hearing, including the taking of public testimony, on September 9, 2020, during which the public record was closed; and

WHEREAS, the Spokane Plan Commission held a public hearing, during which they deliberated this and all other Comprehensive Plan Amendment applications, on September 23, 2020; and

WHEREAS, the Spokane Plan Commission found that Application Z19-503COMP is consistent with and implements the Comprehensive Plan; and

WHEREAS, the Spokane Plan Commission found that Application Z19-503COMP meets the decision criteria for Comprehensive Plan Amendments delineated in Spokane Municipal Code 17G.020.030; and

WHEREAS, the Spokane Plan Commission voted 8 to 1 to recommend approval of Application Z19-503COMP; 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 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 the Application. Application Z19-503COMP is approved.
2. Amendment of the Land Use Map. The Spokane Comprehensive Plan Map LU 1, Land Use Plan Map, is amended from "Residential 4-10" to "Residential 15-30" for 10.3 acres, as shown in Exhibits A and B.
3. Amendment of the Zoning Map. The City of Spokane Zoning Map is amendment from "Residential Single Family" to "Residential Multi-Family (RMF)," as shown in Exhibits C and D.

PASSED BY THE CITY COUNCIL ON \_\_\_\_\_, 2020.

\_\_\_\_\_  
Council President

Attest:

Approved as to form:

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

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

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

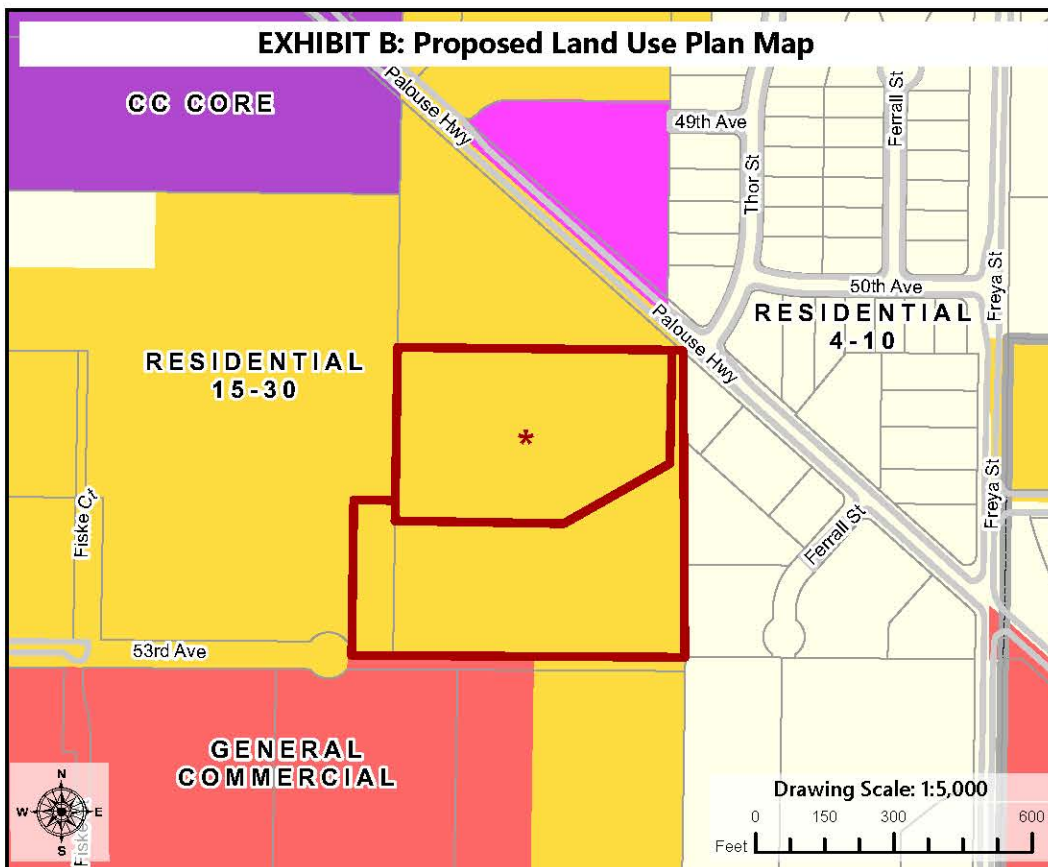
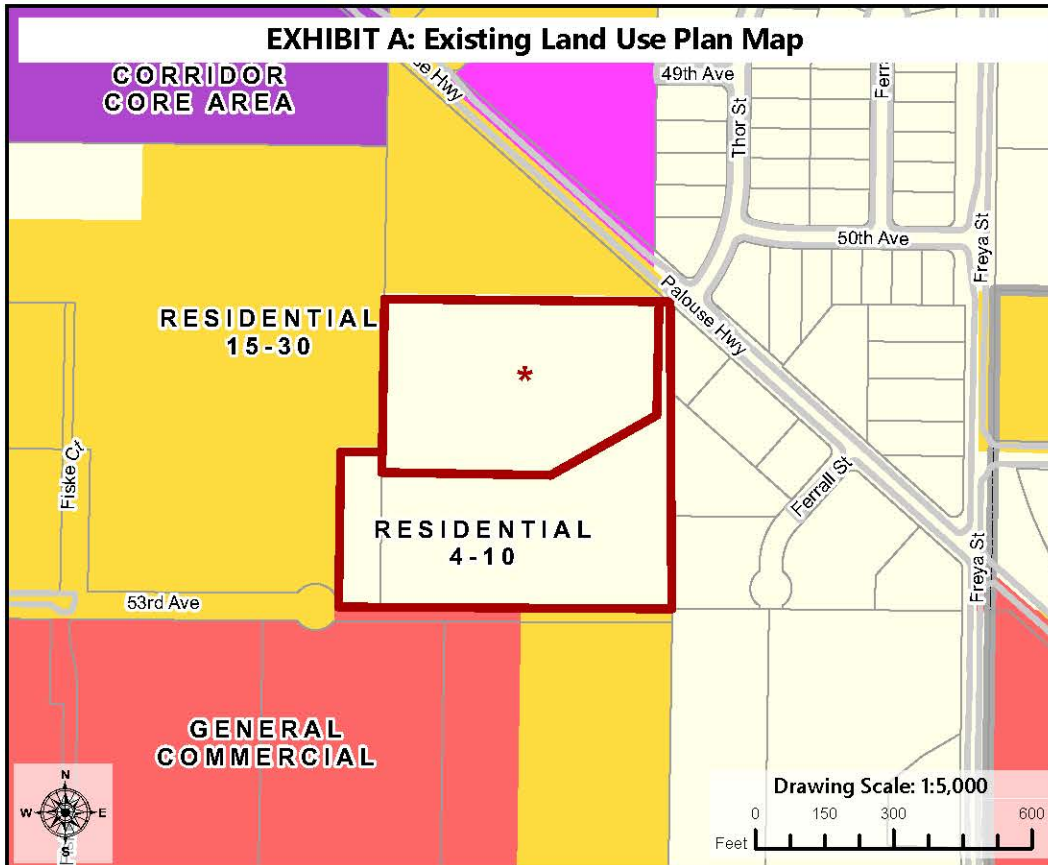
\_\_\_\_\_  
Effective Date



# Z19-503COMP (3227 E 53rd Ave and 5106 S Palouse Hwy) 2019/2020 Comprehensive Plan Amendment Proposals

Drawn: 3/4/2020

THIS IS NOT A LEGAL DOCUMENT  
The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.





# Z19-503COMP (3227 E 53rd Ave and 5106 S Palouse Hwy) 2019/2020 Comprehensive Plan Amendment Proposals

Drawn: 3/4/2020

THIS IS NOT A LEGAL DOCUMENT  
The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.

## Legend

Subject Parcels

Curb Line

Parcel

### Current Zoning

Center and Corridor Type 2 (CC2)

Neighborhood Retail (NR)

Residential Multifamily (RMF)

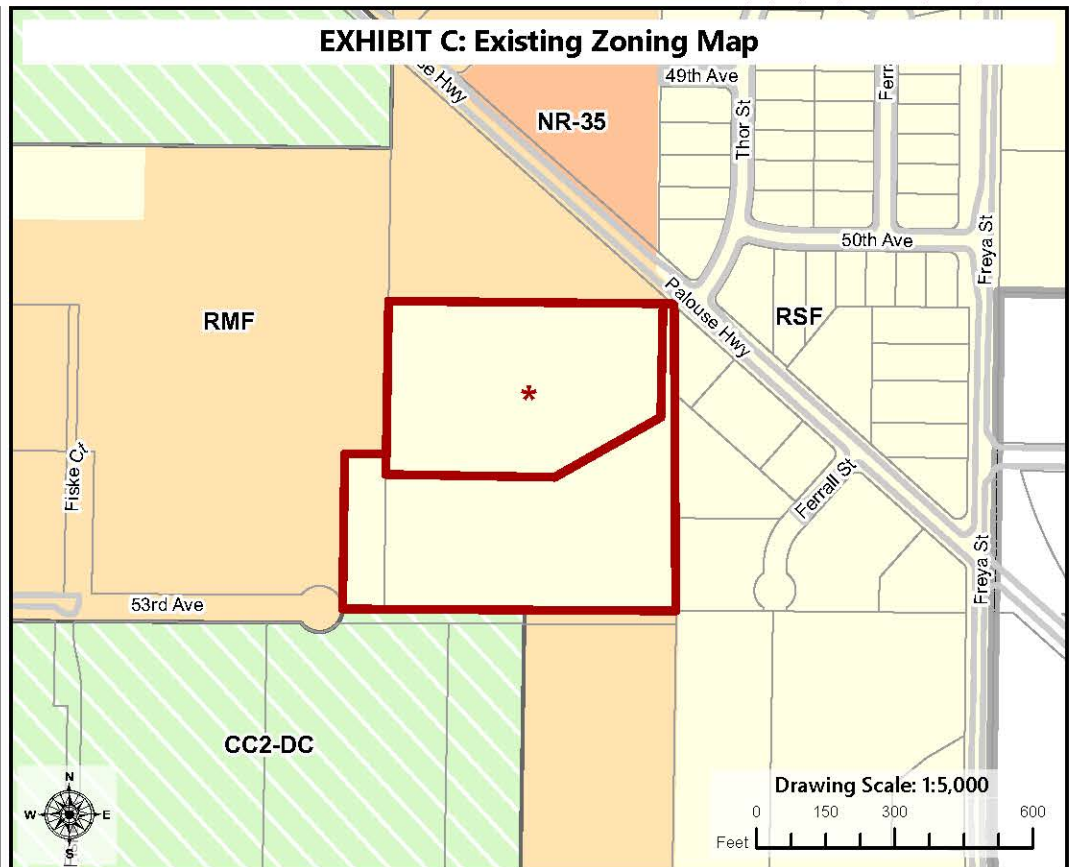
Residential Single-Family (RSF)

\* This area was added to the proposal by the City Council and comprises a City-Sponsored Application

Numbers after a Zone Label denote the height limits in that area.

Acres (Proposal): 10.3

## EXHIBIT C: Existing Zoning Map



## Legend

Subject Parcels

Curb Line

Parcel

### Proposed Zoning

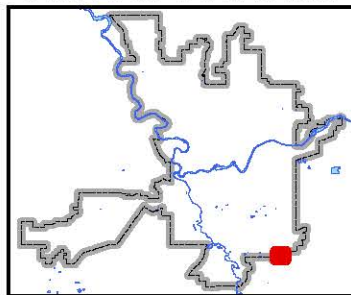
Center and Corridor Type 2 (CC2)

Neighborhood Retail (NR)

Residential Multifamily (RMF)

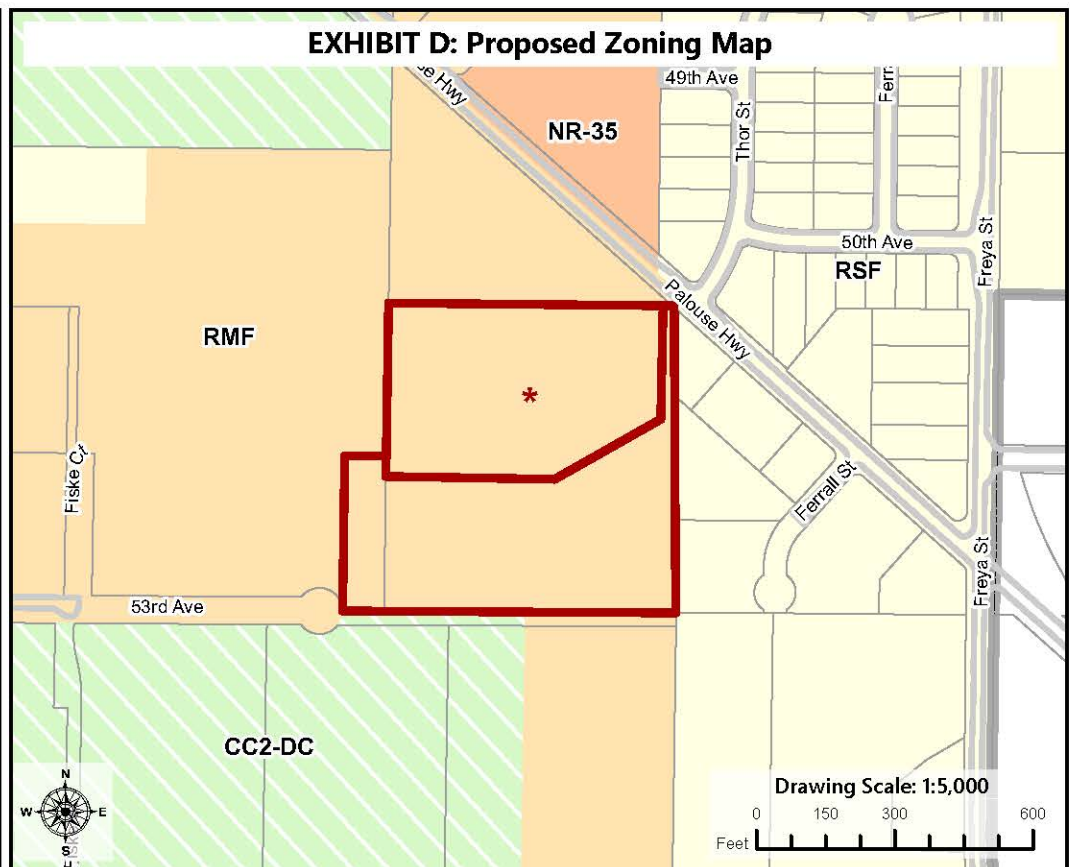
Residential Single-Family (RSF)

### PROJECT LOCATION



Neighborhood and Planning Services  
Drawn By: Kevin Freibott

## EXHIBIT D: Proposed Zoning Map



## **Exhibit E: Legal Description**

Parcel 1 (34032.9044)

03 24 43 E90FT OF S1/2 OF S1/2 OF L12 OF N1/2

Parcel 2 (34032.9093)

03-24-43 PORTION OF GOVERNMENT LOT 11 DESCRIBED AS FOLLOWS;  
BEGINNING AT A POINT ON THE SOUTH LINE AND 714.1 FEET WEST OF THE  
SOUTHEAST CORNER OF SAID GOVERNMENT LOT 11; THENCE WEST ALONG  
THE SOUTHLINE TO THE SOUTHWEST CORNER; THENCE NORTH ALONG THE  
WEST LINE, 660 FEET; THENCE EAST 620.2 FEET; THENCE SOUTH 660 FEET, TO  
THE POINT OF BEGINNING, EXCEPT THAT PARCEL DESCRIBED IN DOCUMENT  
NO. 78812C, FILED IN THE SPOKANE COUNTY AUDITOR'S OFFICE, DESCRIBED  
AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID  
GOVERNMENT LOT 11, WHICH POINT IS 286.2 FEET NORHERLY OF THE  
SOUTHWEST CORNER OF SAID GOVERNMENT LOT 11; THENCE NORHTERLY  
ALONG THE SAID WEST LINE OF GOVERNMENT LOT 11 A DISTANCE OF 373.8  
FEET; THENCE DUE EAST PARALLEL WITH THE SOUTH LINE OF SAID  
GOVERNMENT LOT 11 A DISTANCE OF 596 FEET; THENCE SOUTH 0 DEGREES  
38' EAST A DISTANCE OF 240.4 FEET; THENCE SOUTH 59 DEGREES 37' WEST A  
DISTANCE OF 263.8 FEET; THENCE DUE WEST PARALLEL WITH THE SAID  
SOUTH LINE OF GOVERNMENT LOT 11 A DISTANCE OF 370 FEET, MORE OR  
LESS, TO THE POINT OF BEGINNING.

Parcel 3 (34032.9094)

3-24-43, PTN OF SW1/4 OF GOV L11 OF N1/2 DAF: BEG AT PT ON W LN OF GOV  
L11, 286.2 FT N OF SW COR; TH N ALG SD W LN 373.8 FT; TH E PAR TO S LN OF  
SD GOV L11, 596 FT; TH S 0DEG 38MIN E, 240.4 FT; TH S 59DEG 37MIN W, 263.8  
FT; TH W PAR TO S LN SD GOV L11, 370 FT M/L TO POB;

All parcels within the City of Spokane, Spokane County, Washington State.



**STAFF REPORT Z19-503COMP**

Department of Neighborhood and Planning Services

The following staff report concerns a proposed Comprehensive Plan Amendment to the current Comprehensive Plan for the City of Spokane. The proposal constitutes a requested change to the Land Use Plan Map designation and zoning of one or more parcels in the City of Spokane. Amendments to the Comprehensive Plan are enabled by Spokane Municipal Code (SMC) 17G.020 and Revised Code of Washington (RCW) 36.70A.130.

**I. PROPERTY SUMMARY**

|                           |   |
|---------------------------|---|
| <b>Parcel(s):</b>         | 34032.9044, 34032.9093, and 34032.9094  |
| <b>Address(es):</b>       | 3227 E 53 <sup>rd</sup> Avenue and 5106 S Palouse Highway   |
| <b>Property Size:</b>     | 10.3 acres  |
| <b>Legal Description:</b> | On File with the City of Spokane Department of Neighborhood and Planning Services.  |
| <b>General Location:</b>  | Northeast of the eastern terminus of E 53 <sup>rd</sup> Avenue in the Southgate Neighborhood of Spokane.  |
| <b>Current Use:</b>       | Single-family residential home with outbuildings (parcels 34032.9044 and 34032.9093). Radio station building and two transmission antennae (parcel 34032.9094). |

**II. APPLICANT SUMMARY**

*Note that the City Council expanded the geographic scope of this application. As a result, this application has two applicants—a private applicant and the City of Spokane itself. The following information regards the original private applicant:*

|                        |   |
|------------------------|---|
| <b>Agent:</b>          | Dwight Hume, Land Use Solutions and Entitlement       |
| <b>Applicant:</b>      | 3227 E 53 <sup>rd</sup> Ave, LLC                      |
| <b>Property Owner:</b> | Same as applicant (parcels 34032.9044 and 34032.9093) |

*The following information regards the two properties applied for by the City:*

|                        |   |
|------------------------|---|
| <b>Representative:</b> | Kevin Freibott, Neighborhood and Planning Services    |
| <b>Applicant:</b>      | City of Spokane                                       |
| <b>Property Owner:</b> | Triathlon Broadcasting of Spokane (parcel 34032.9094) |

### III. PROPOSAL SUMMARY

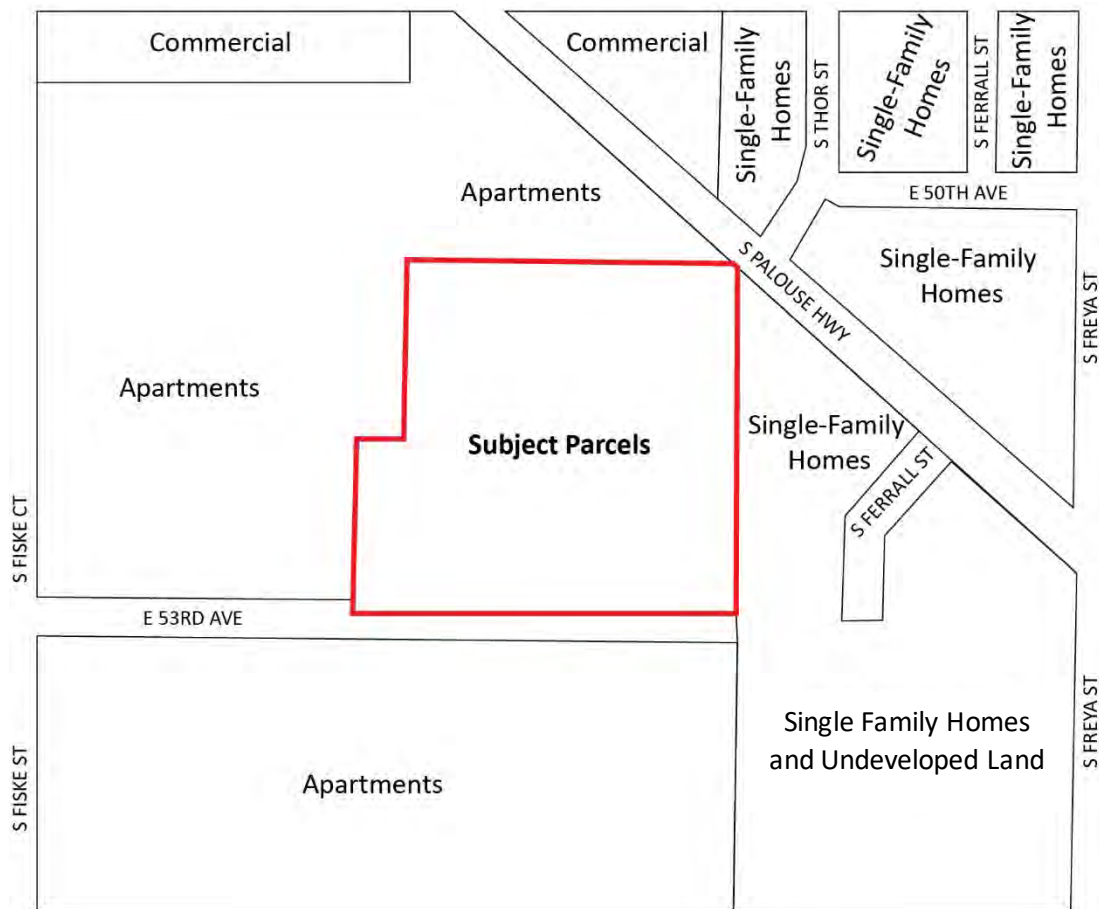
|                                       |   |
|---------------------------------------|---|
| <b>Current Land Use Designation:</b>  | Residential 4-10 DUs/Acre (R 4-10)  |
| <b>Proposed Land Use Designation:</b> | Residential 15-30 DUs/Acre (R 15-30)  |
| <b>Current Zoning:</b>                | Residential Single-Family (RSF)   |
| <b>Proposed Zoning:</b>               | Residential Multi-Family (RMF)  |
| <b>SEPA Status:</b>                   | A SEPA threshold Determination of Non-Significance (DNS) was made on August 24, 2020. The appeal deadline is 5:00 PM on September 14, 2020. |
| <b>Plan Commission Hearing Date:</b>  | September 9, 2020   |
| <b>Staff Contact:</b>                 | Kevin Freibott, Assistant Planner II, <a href="mailto:kfreibott@spokanecity.org">kfreibott@spokanecity.org</a>                              |
| <b>Staff Recommendation:</b>          | Recommended   |

### IV. BACKGROUND INFORMATION

- General Proposal Description:** Pursuant to the procedures established by SMC 17G.020, enabled by RCW 36.70A.130, the applicant asks the City of Spokane to amend the Land Use Plan Map designation (Map LU-1 of the Comprehensive Plan) and zoning designation (Official Zoning Map of the City of Spokane) for two properties located in the Southgate neighborhood. The intent of the applicant is to potentially develop higher density residential uses on both subject lots, all in common ownership by the applicant. During the threshold review process, the City Council added one additional property (4.82 acres) to the proposal, immediately north of the original parcels, on the Palouse Highway. The owner of that additional parcel has not indicated any desire or plans for future development at this time.
- Site Description and Physical Conditions:** The two parcels in the original private application, located at the eastern terminus of E 53<sup>rd</sup> Avenue, contain a single home and some outbuildings. The majority of the two parcels remain undeveloped. The parcel added by City Council contains a radio station building, seemingly vacant, and two transmitting antennae. The majority of that parcel is undeveloped at this time as well, owing to the safety area required around the antennae. All three properties are fenced and cross-fenced.
- Property Ownership:** Parcels 34032.9044 and 34032.909 are owned by a WA-registered limited liability corporation by the name of 3227 E 53<sup>rd</sup> Ave, LLC. Parcel 34032.9094 is owned by Triathlon Broadcasting of Spokane and is operated by I Heart Radio, also of Spokane. I Heart Radio responded to inquiries by City Staff upon inclusion of that parcel by the City Council. Mr. Cal Hall, Area President for I Heart Radio, indicated verbally to Mr. Kevin Freibott of the City that his organization did not oppose their inclusion in the application.



4. **Adjacent Property Improvements and Uses:** The subject parcels are surrounded by existing development of the following nature:



5. **Street Class Designations:** E 53<sup>rd</sup> Avenue in this location is designated as a local street. The Palouse Highway is classified as a Minor Arterial. These classifications are not expected to change in the future as they match the Arterial Network Map in the Comprehensive Plan (Map TR-12). No change of street class designation is proposed as part of this application.
6. **Current Land Use Designation and History:** As shown in Exhibit A, the subject properties are currently designated on the Land Use Plan Map as “Residential 4-10” (between 4 and 10 dwelling units per acre). The subject properties have been designated for this use since the original adoption of the Growth Management Act (GMA) compliant Comprehensive Plan in 2001. It’s important to note that a few Comprehensive Plan amendments have occurred in the vicinity of these parcels, namely to the northwest and southwest. These changes in land use resulted from the planning of the Southgate District Center northwest of the parcels (see Ordinance C34468) and the annexation that added properties south of 53<sup>rd</sup> Avenue to the City (see Ordinance C35359). Neither of those actions, nor any of the subsequent Comprehensive Plan amendments in the vicinity, amended the land use or zoning of these particular parcels. However, these actions in the past did result in the current situation, wherein the subject properties are surrounded on three sides by more dense uses and zoning.

7. **Proposed Land Use Designation:** As shown in Exhibit B, the proposal is to amend the land use designation so that the entirety of the subject properties are designated for “Residential 15-30” use.
8. **Current Zoning and History:** The current zoning of the subject properties is Residential Single-Family (RSF). The zoning of these parcels has remained unchanged since their annexation into the City in 2005. As the two adjacent District Centers have been planned and annexed into the City, zoning to the north, west, and south of the subject parcels has transitioned to more dense uses.
9. **Proposed Zoning:** As shown in Exhibit D, the proposal seeks to amend the zoning so that the entirety of the subject properties are zoned Residential Multi-Family (RMF).

## V. APPLICATION PROCESS AND PUBLIC COMMENT

1. **Key Steps:** The application is being processed according to SMC 17G.060, including the following steps:

|   |                   |
|---|-------------------|
| Application Submitted .....                                   | October 29, 2019  |
| Threshold Application Certified Complete .....                | November 27, 2019 |
| Council Threshold Subcommittee Established <sup>1</sup> ..... | January 13, 2020  |
| Council Threshold Subcommittee Met .....                      | February 6, 2020  |
| Annual Work Program Set <sup>2</sup> .....                    | March 2, 2020     |
| Agency/Department Comment Period Ended .....                  | May 11, 2020      |
| Notice of Application Posted .....                            | June 8, 2020      |
| Plan Commission Workshop .....                                | July 8, 2020      |
| 60-Day Public Comment Period Ended .....                      | August 7, 2020    |
| SEPA Determination Issued .....                               | August 24, 2020   |
| Notice of Public Hearing Posted .....                         | August 26, 2020   |
| Plan Commission Hearing Date (Scheduled) .....                | September 9, 2020 |

2. **Comments Received:** A request for comments was issued to City departments, local agencies, and departments within 400 feet of the proposal, along with pertinent application details on April 24, 2020. No agency or department comments were received.

Following the agency/department comment period, a Notice of Application was issued on June 8, 2020 by mail to all properties and owners within a 400-foot radius of the subject properties, including within 400-feet of any adjacent properties with the same ownership. Notice was also posted on the subject properties, in the closest library branch, and in the Spokesman Review. In early July the City received a number of comment cards submitted to the Southgate Neighborhood

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<sup>1</sup> Spokane City Council Resolution 2020-0002

<sup>2</sup> Spokane City Council Resolution 2020-0014

Council during the February 2, 2020 meeting when the applicant's agent presented the proposals to the neighborhood, as required by SMC 17G.020. Six such cards were received citing concerns about topics including traffic, school capacity, the placement of low-income units in the neighborhood, and parking. It's important to note that some of these issues, such as parking, are dealt with at the building permit stage, when a project has been designed and planned. At this time all that is under consideration by the City is a land use and zoning change. Copies of these cards are included in **Exhibit L** of this staff report.

3. **Public Workshop:** A public workshop with the Spokane Plan Commission was held on July 8, 2020, during which the particulars of the proposal were presented to the Plan Commission for their consideration and discussion. The applicant was given an opportunity to speak but was unable to participate during the workshop.

## **VI. APPLICATION REVIEW AND ANALYSIS**

1. **Guiding Principles:** SMC 17G.020.010 provides the following guiding principles for the annual comprehensive plan amendment process:
  - A. Keep the comprehensive plan alive and responsive to the community.
  - B. Provide for simultaneous review of proposals to allow for cumulative impact analysis of all applications on a City-wide basis and in conjunction with budget decisions.
  - C. Make map adjustments based on a foundation in policy language, consistently applying those concepts citywide.
  - D. Honor the community's long-term investment in the comprehensive plan, through public participation and neighborhood planning processes, by not making changes lightly.
  - E. Encourage development that will enable our whole community to prosper and reinforce our sense of place and feeling of community, in an ecologically, economically and socially sustainable manner.
  - F. Amendments to the comprehensive plan must result in a net benefit to the general public.
2. **Review Criteria:** SMC 17G.020.030 provides a list of considerations that are to be used, as appropriate, by the applicant in developing an amendment proposal, by planning staff in analyzing a proposal, by the plan commission and by the city council in making a decision on the proposal. Following each consideration is staff analysis relative to the amendment requested.
  - 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.*

Staff Analysis: Staff reviewed and processed the proposed amendment under the most current regulations contained in the Growth Management Act, the Washington State Environmental Policy Act (SEPA), and the Spokane Municipal Code. Staff is unaware of any recent federal, state, or legislative actions with which the proposal would be in conflict, and no comments were received to this effect from any applicable agencies receiving notice of the proposal.

The proposal meets this criterion.

- B. GMA:** *The change must be consistent with the goals and purposes of the State Growth Management Act.*

Staff Analysis: The Growth Management Act (GMA) details 13 goals to guide the development and adoption of the comprehensive plans and development regulations (RCW 36.70A.020, "Planning Goals"), and these goals guided the City's development of its comprehensive plan and development regulations. No comments received or other evidence in the record indicates inconsistency between the proposed plan map amendment and the goals and purposes of the GMA.

The proposal meets this criterion.

- 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.*

Staff Analysis: The City did not require, nor did any Agency comment request or require a traffic impact analysis for the proposal. The subject property is already served by water, sewer, nearby transit service, and adjacent existing City streets. Furthermore, under State and local laws, any subsequent development of the site will be subject to a concurrency determination pursuant to SMC 17D.010.020.

The proposal meets this criterion.

- 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.*

Staff Analysis: No evidence of a potential funding shortfall as a result of this proposal exists.

The proposal meets this criterion.

- 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.*

Staff Analysis: The proposal is internally consistent with applicable supporting documents of the Comprehensive Plan as follows:

*Development Regulations.* As a non-project proposal, there are no specific plans for development of this site. Additionally, any future development on this site will be required to be consistent with the current development regulations at the time an application is submitted. The proposal does not result in any non-conforming uses or development and staff finds no reason to indicate that the proposed Comprehensive Plan Land Use Plan Map and zone change would result in a property that cannot be reasonably developed in compliance with applicable regulations.

*Capital Facilities Program.* As described in the staff analysis of Criterion C above, no additional infrastructure or capital expenditures by the City are anticipated for this non-project action, and it is not anticipated that the City's integrated Capital Facilities Program would be affected by the proposal.

*Neighborhood Planning Documents Adopted after 2001.* The Southgate Neighborhood Transportation & Connectivity plan was completed in September 2010. This plan included a concept for a north-south street connection on the western boundary of the subject parcels that would lead north from the terminus of E 53<sup>rd</sup> Avenue north to the Palouse Highway. However, apartments constructed by others outside the subject parcels preclude such a roadway, as numerous structures are now in the way. It's possible that E 53<sup>rd</sup> Avenue could be extended east through the southern two parcels and then north to join up with the Palouse Highway. As the current proposed does not include any development proposals and as there is no designation for a north-south roadway in either location in the City's street plan or Arterial Street Map, this is not considered a major issue for the proposed Comprehensive Plan amendments.

The Southgate Neighborhood Plan also included a "Parks and Open Space Element." This element included schematic plans for park and trail improvements throughout the neighborhood. However, it did not call for any features that would occur on or near the subject parcels.

*Miscellaneous Comprehensive Plan Goals and Policies.* Staff have compiled a list of Comprehensive Plan Goals and Policies which bear on the proposal in Exhibit H of this report. Further discussion of these policies is provided under section K.2 below.

See Item K.2 for below for analysis and results.

2. *If a proposed amendment is significantly inconsistent with current policy within 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.*

Staff Analysis: As a map change proposal, this application does not include any amendment to the text of the plan. As discussed under item K.2.a below, the proposal appears consistent with the Comprehensive Plan.

The proposal meets this criterion.

- 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.*

**Staff Analysis:** No evidence has been provided by any adjacent jurisdiction, including the County of Spokane, indicating this proposal would conflict with the CWPP or the plans of any neighboring jurisdiction. The proposed change in land use designations affects a relatively small area within an existing urbanized area, with no foreseeable implications to regional or inter-jurisdictional policy issues.

The proposal meets this criterion.

- 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.*

**Staff Analysis:** The City is concurrently reviewing this application and eight other applications for Comprehensive Plan amendments, as part of an annual plan amendment cycle. Six applications are for map amendments, two are proposed map amendments to the Comprehensive Plan, and one is a proposed text amendment. When considered together, these various applications do not interact, nor do they augment or detract from each other. The cumulative effects of these various applications are minor.

This proposal meets this criterion.

- H. SEPA:** *SEPA<sup>3</sup> Review must be completed on all amendment proposals and is described in Chapter 17E.050.*

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*

---

<sup>3</sup> State Environmental Policy Act

*in order to allow adequate time for generating and processing the required environmental impact statement (EIS).*

Staff Analysis: The application is under review in accordance with the State Environmental Policy Act (SEPA), which requires that the potential for adverse environmental impacts resulting from a proposal be evaluated during the decision-making process. On the basis of the information contained in the environmental checklist, 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 Services, a Mitigated Determination of Non-Significance was issued on August 24, 2020. The only mitigating requirement was to require that the property owner dedicate the northern half of 53<sup>rd</sup> Avenue along the southern boundary of parcels 35273.0219 and 35273.0220 to the City as public right-of-way at the time of future development. The southern half of the alignment has already been dedicated to the City as right-of-way by others.

The proposal meets this criterion.

- 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.*

Staff Analysis: The proposal would change the land-use designation of an urban area already served by the public facilities and services described in CFU 2.1. The proposed change in land-use designation affects a relatively small area and does not measurably alter demand for public facilities and services in the vicinity of the site or on a citywide basis. Any subsequent development of the site will be subject to a concurrency determination pursuant to SMC 17D.010.020, thereby implementing the policy set forth in CFU 2.2.

The proposal meets this criterion.

- 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.*

Staff Analysis: The proposal does not include an expansion to the UGA, thus this criteria does not apply.

The proposal meets this criterion.

**K. Demonstration of Need:**

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.*

Staff Analysis: The proposal does not include a policy adjustment, thus this criteria does not apply.

The proposal meets this criterion.

**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.);

Staff Analysis: The primary Comprehensive Plan policy which applies to the proposal is Land Use LU 1.4, Higher Density Residential Uses, which directs “new higher density residential uses to Centers and Corridors designated on the Land Use Plan Map.” The subject parcels are located 330 feet south of the Southgate District Center and immediately adjacent to the unnamed District Center located southwest of the subject parcels. Policy LU 1.4 calls for greater density of residential within the vicinity of Centers, confining any new multi-family residential designations outside the vicinity of Centers to locations where the existing use is already multi-family in nature. Both of the nearby Centers are designated as District Centers, described by Policy LU 3.2, Centers and Corridors, as requiring more dense development within an area of “30 to 50 square blocks.” As the proposal would increase the residential density of land adjacent to and in close proximity to two District Centers, the proposal appears consistent with the containment and density requirements of these Comprehensive Plan policies.

- b. The map amendment or site is suitable for the proposed designation.

Staff Analysis: There exist no physical features of the site or its surroundings that would preclude physical development of office uses on the site. The site is adequately served by all utilities and by two major arterial streets, bus service is two blocks west of the properties, and the site is generally level and devoid of critical areas.

- c. The map amendment implements applicable comprehensive plan policies and subarea plans better than the current map designation.

Staff Analysis: As discussed in item a. above, the proposal would implement the desire for greater residential density in the vicinity of Centers, as described in item ‘a’ above.

The proposal meets this criterion.

**3. *Rezones, Land Use Plan 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.*

Staff Analysis: If the Land Use Plan Map amendment is approved as proposed, the zoning designation of the subject property will change concurrently from RSF (Residential Single-Family) to RMF (Residential Multi-Family).

## **VII. CONCLUSION**

The proposal has been processed and considered according to the requirements of the Spokane Municipal Code. According to the information provided above and the whole of the administrative record, the proposal appears consistent with the approval criteria set forth by SMC 17G.020.

Following the close of public testimony and deliberations regarding conclusions with respect to the review criteria and decision criteria detailed in SMC Chapter 17G.020, Plan Commission will need to make a recommendation to City Council for approval or denial of the requested amendment to the Land Use Plan map of the City's Comprehensive Plan.

## **VIII. STAFF RECOMMENDATION**

Considering the above information and the whole of the administrative record, staff recommends that Plan Commission and the City Council approve this proposal.

## **IX. LIST OF EXHIBITS**

- |                                  |   |
|----------------------------------|---|
| A. Existing Land Use Plan Map    | G. Wide-Area Aerial                       |
| B. Proposed Land Use Plan Map    | H. List of Relevant Comp Plan Policies    |
| C. Existing Zoning Map           | I. Application Materials                  |
| D. Proposed Zoning Map           | J. SEPA Checklist                         |
| E. Application Notification Area | K. SEPA Determination of Non-Significance |
| F. Detail Aerial                 | L. Public Comments                        |



# Z19-503COMP

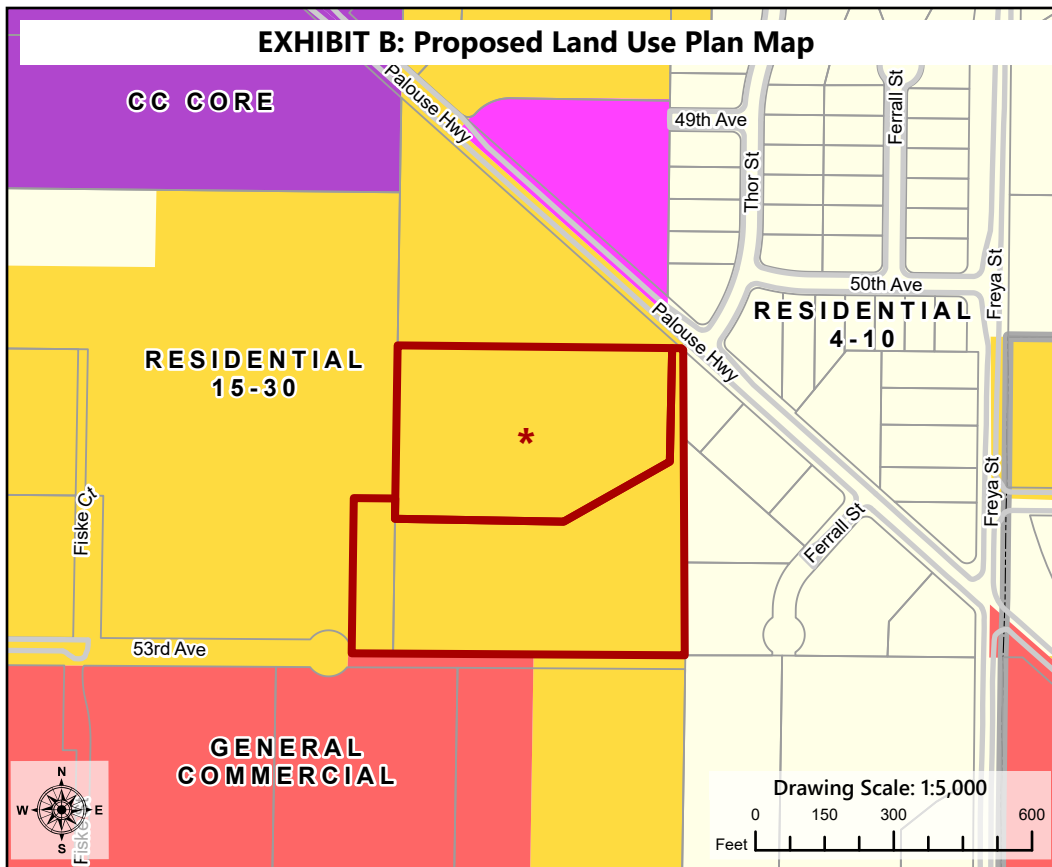
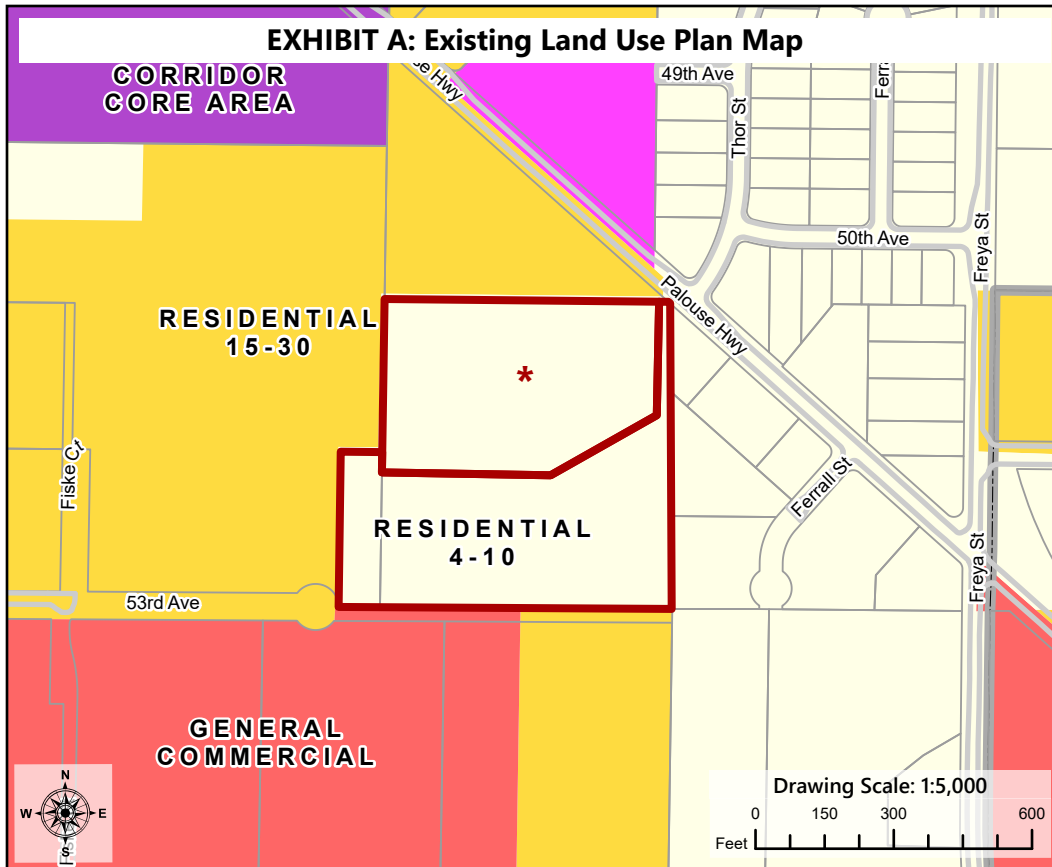
(3227 E 53rd Ave and 5106 S Palouse Hwy)

2019/2020 Comprehensive Plan Amendment Proposals

Drawn: 3/4/2020

THIS IS NOT A LEGAL DOCUMENT

The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.





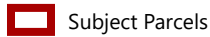
# Z19-503COMP

## (3227 E 53rd Ave and 5106 S Palouse Hwy)

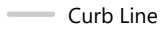
2019/2020 Comprehensive Plan Amendment Proposals

Drawn: 3/4/2020  
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The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.

### Legend



Subject Parcels

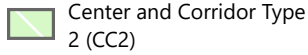


Curb Line

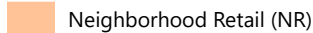


Parcel

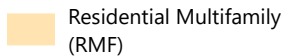
### Current Zoning



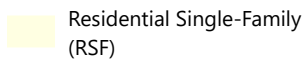
Center and Corridor Type 2 (CC2)



Neighborhood Retail (NR)



Residential Multifamily (RMF)



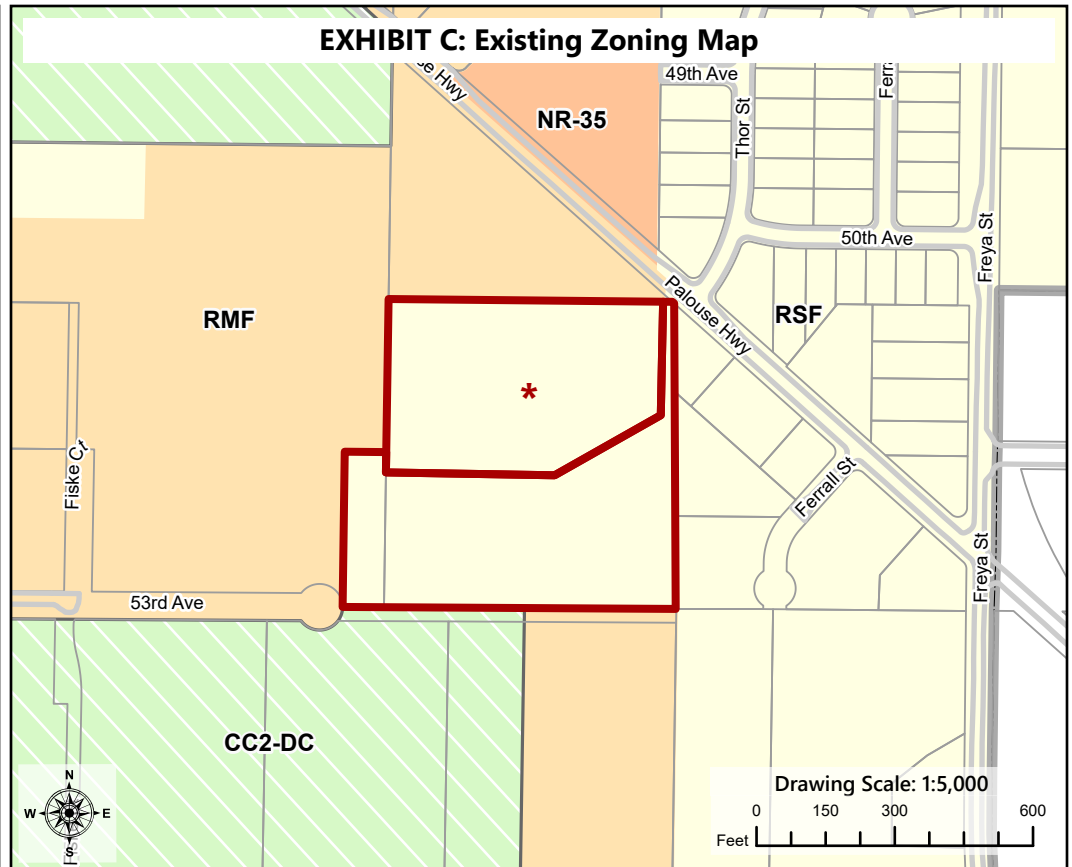
Residential Single-Family (RSF)

\* This area was added to the proposal by the City Council and comprises a City-Sponsored Application

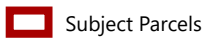
Numbers after a Zone Label denote the height limits in that area.

Acres (Proposal): 10.3

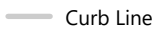
### EXHIBIT C: Existing Zoning Map



### Legend



Subject Parcels

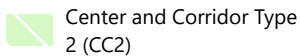


Curb Line

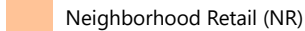


Parcel

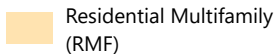
### Proposed Zoning



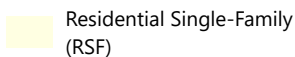
Center and Corridor Type 2 (CC2)



Neighborhood Retail (NR)

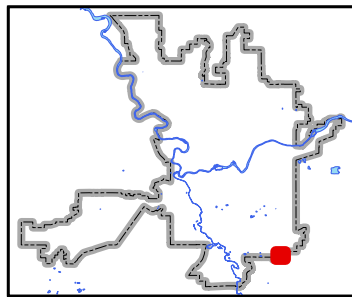


Residential Multifamily (RMF)



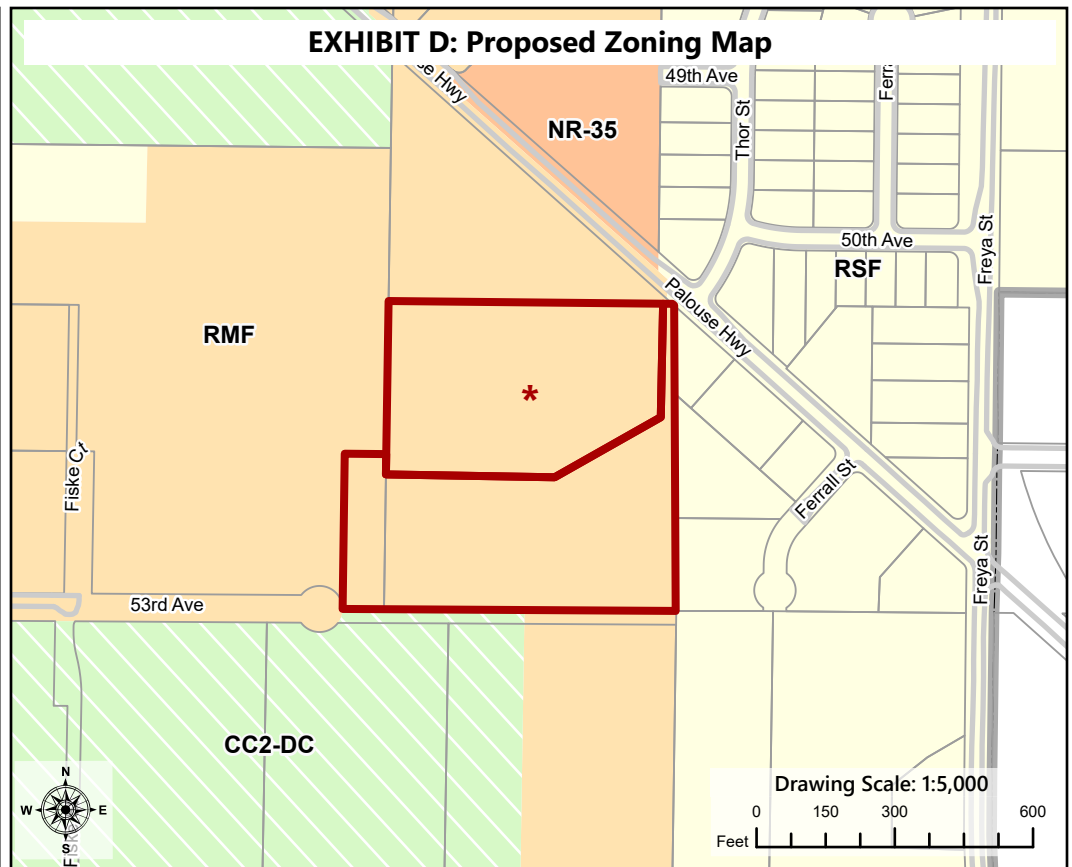
Residential Single-Family (RSF)

### PROJECT LOCATION



Neighborhood and Planning Services  
Drawn By: Kevin Freibott

### EXHIBIT D: Proposed Zoning Map



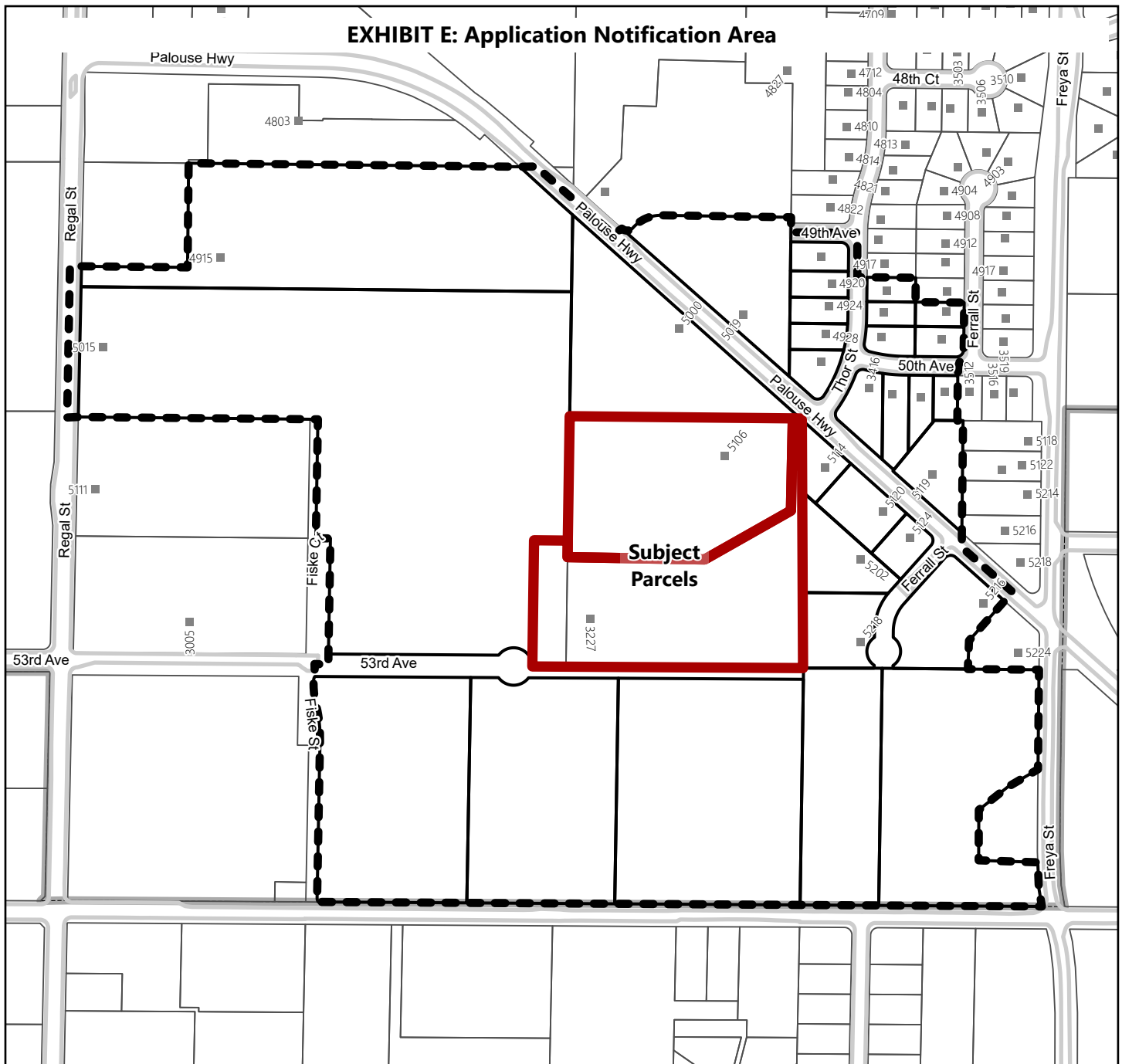


# Z19-503COMP

## (3227 E 53rd Ave and 5106 S Palouse Hwy)

2019/2020 Comprehensive Plan Amendment Proposals

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### Legend

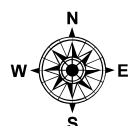
- Parcel
- Notification Boundary
- Curb Line
- Address Point

### Subject Parcels

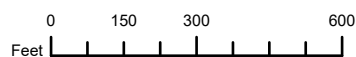
- Subject Parcels

### Application proposes to:

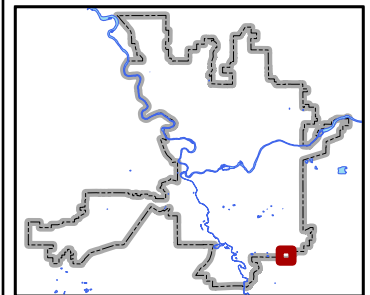
Change Land Use Designation from Residential 4-10 to Residential 15-30



Project Size: 10.3 Acres (Approximate)  
Drawing Date: 3/4/2020 Drawing Scale: 1:4,750



### PROJECT LOCATION



Neighborhood and Planning Services  
Drawn By: Kevin Freibott





# **Z19-503COMP** **(3227 E 53rd Ave and 5106 S Palouse Hwy)** 2019/2020 Comprehensive Plan Amendment Proposals

Drawn: 3/4/2020

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**EXHIBIT F: Detail Aerial**



## **Legend**

Subject Parcels

Adjacent Ownership

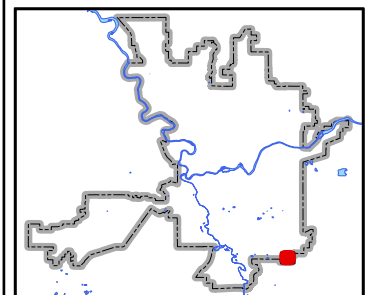
Aerial Photograph Taken  
on 4/3/2018

Acres (Proposal): 10.3

**EXHIBIT G: Wide-Area Aerial**



## **PROJECT LOCATION**



Neighborhood and Planning Services  
Drawn By: Kevin Freibott



The following policies of the Comprehensive Plan relate to application Z19-503COMP. The full text of the Comprehensive Plan can be found at [www.shapingspokane.org](http://www.shapingspokane.org).

## **Chapter 3—Land Use**

### 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.

### LU 1.4 Higher Density Residential Uses

Direct new higher density residential uses to Centers and Corridors designated on the Land Use Plan Map.

*Discussion:* Higher density housing of various types is the critical component of a center. Without substantially increasing population in a center's immediate vicinity, there is insufficient market demand for goods and services at a level to sustain neighborhood-scale businesses. Higher density residential uses in Centers range from multi-story condominiums and apartments in the middle to small-lot homes at the edge. Other possible housing types include townhouses, garden apartments, and housing over retail space.

To ensure that the market for higher density residential use is directed to Centers, future higher density housing generally is limited in other areas. The infill of Residential 15+ and Residential 15-30 residential designations located outside Centers are confined to the boundaries of existing multi-family residential designations where the existing use of land is predominantly higher density residential.

### LU 3.1 Coordinated and Efficient Land Use

Encourage coordinated and efficient growth and development through infrastructure financing and construction programs, tax and regulatory incentives, and by focusing growth in areas where adequate services and facilities exist or can be economically extended.

*Discussion:* Future growth should be directed to locations where adequate services and facilities are available. Otherwise, services and facilities should be extended or upgraded only when it is economically feasible to do so.

The Centers and Corridors designated on the Land Use Plan Map are the areas of the city where incentives and other tools should be used to encourage infill development, redevelopment and new development. Examples of incentives the city could use include assuring public participation, using public facilities and lower development fees to attract investment, assisting with project financing, zoning for mixed-use and higher density development, encouraging rehabilitation, providing in-kind assistance, streamlining the permit process, providing public services, and addressing toxic contamination, among other things.

### 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 a sub-area planning process.

...

#### 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, new 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.

The following locations are designated as District Centers on the Land Use Plan Map:

- Shadle – Alberta and Wellesley;
- Lincoln Heights – 29th and Regal;
- Southgate;
- 57th and Regal
- Grand District
- Five Mile – Francis and Ash (suggested Center, with final determination subject to a sub-area planning process described in LU 3.4); and
- NorthTown – Division and Wellesley (suggested Center, with final determination subject to a sub-area planning process described in LU 3.4).

### 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 Map 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:

| Table LU 1 – Mix of Uses in Centers |                     |                                |
|-------------------------------------|---------------------|--------------------------------|
| Land Use                            | Neighborhood Center | District and Employment Center |
| Public                              | 10 percent          | 10 percent                     |
| Commercial/Office                   | 20 percent          | 30 percent                     |
| Higher-Density Housing              | 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 5.5 Compatible Development

Ensure that infill and redevelopment projects are well-designed and compatible with surrounding uses and building types.

### **Chapter 6 – Housing**

#### H 1.4 Use of Existing Infrastructure

Direct new residential development into areas where community and human public services and facilities are available.

*Discussion:* Using existing services and infrastructure often reduces the cost of creating new housing. New construction that takes advantage of existing services and infrastructure conserves public resources that can then be redirected to other needs such as adding amenities to these projects

#### H 1.11 Access to Transportation

Encourage housing that provides easy access to public transit and other efficient modes of transportation.



*Discussion:* Transportation is the second largest expenditure after housing and can range from 10 to 25 percent of household expenditures. Examining where housing is City of Spokane Comprehensive Plan 6-8 located and the associated transportation costs may provide a more realistic evaluation of housing affordability in the future.

#### H 2.4 Linking Housing with Other Uses

Ensure that plans provide increased physical connection between housing, employment, transportation, recreation, daily-needs services, and educational uses.

*Discussion:* The location of housing in relation to other land uses is a part of what determines the quality of housing. The desirability and viability of housing changes for different segments of the community, based on an area's mix of land uses. As complementary land uses become spread further apart, transportation options decrease while transportation costs increase. These added transportation costs reduce the amount of household income available for housing and other household needs. This affects lower-income households first. In urban areas, basic services, such as grocery stores, public transportation, and public parks, should be available within a mile walk of all housing.

### **Chapter 11—Neighborhoods**

#### N 8.4 Consistency of Plans

Maintain consistency between neighborhood planning documents and the comprehensive plan.

*Discussion:* Neighborhood planning shall be conducted within the framework of the comprehensive plan, and further, the Growth Management Act requires that these plans be consistent with the comprehensive plan.

## Land Use Solutions & Entitlement

### Land Use Planning Services

9101 N. MT. VIEW LANE Spokane, WA 99218

509-435-3108 (V)

dhume@spokane-landuse.com

10-28-19

Kevin Freibott, Planner II  
Planning & Development Services  
3<sup>rd</sup> Floor City Hall  
West 801 Spokane Falls Blvd.  
Spokane WA 99201

Ref: 3227 E 53<sup>rd</sup> LLC Map Amendment Request

Dear Kevin:

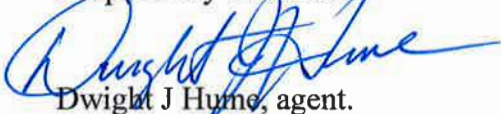
Enclosed for your review and Docketing process are the required forms, maps and fee for acceptance of this requested amendment.

While the subject site is not within the designated symbols of the adopted land use plan for District Centers, it does adjoin several other R 15-30 and a GC site which are also outside of the designated DC symbols. Accordingly, I am suggesting that the site is better interpreted as infill.

I also refer to the adjacent northerly site which is being used as a broadcasting site. In my research of this ownership, I found that the property is registered as a foreign corporation in Olympia. Nothing on the Secretary of States website indicates a local contact. I have sent a letter to the address on record for tax payments to inform them of our request.

Finally, I have sent an email to the chair of Southgate to request time on their monthly meeting to address our request.

Respectfully Submitted,



Dwight J Hume, agent.

Enclosure: Application and fee.



**DESCRIPTION OF PROPOSAL:**

Map amendment from R-<sup>4</sup>610 to R 15-30 and a zone change from RSF to RMF on 5.41 acres located along the north side of 53<sup>rd</sup> Avenue extended east of Regal Street.

**ADDRESS OF SITE OF PROPOSAL:** (if not assigned yet, obtain address from Public Works before submitting application)  
3227 E 53<sup>rd</sup> Avenue.

**APPLICANT:**

**Name:** 3227 E 53<sup>rd</sup> Ave. LLC  
**Address:** Steam Plant Square Suite 225 159 S Lincoln Spokane 99201  
**Phone (home):** **Phone (work):** N/A  
**Email address:** N/A

**PROPERTY OWNER:**

**Name:** Same as above  
**Address:**  
**Phone (home):** **Phone (work):**  
**Email address:**

**AGENT:**

**Name:** Land Use Solutions and Entitlement Dwight Hume agent  
**Address:** 9101 N Mt View Lane, Spokane WA 99218  
**Phone (home):** **Phone (work):** 435-3108  
**Email address:** dhume@spokane-landuse.com

**ASSESSOR'S PARCEL NUMBERS:**

34032.9093, 9044

**LEGAL DESCRIPTION OF SITE:**

See attached

**SIZE OF PROPERTY:**

5.41 acres

**LIST SPECIFIC PERMITS REQUESTED IN THIS APPLICATION:**

Map Amendment to Comprehensive Plan and corresponding zone change

**SUBMITTED BY:**

  
☐ Applicant   ☐ Property Owner   ☐ Property Purchaser   ☐ Agent

In the case of discretionary permits (administrative, hearing examiner, landmarks commission or plan commission), if the applicant is not the property owner, the owner must provide the following acknowledgement:

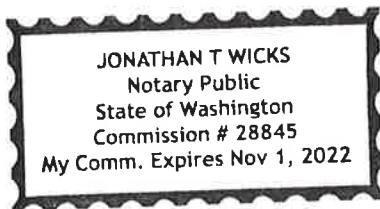
I, Steven Robinson, owner of the above-described property do hereby authorize Dwight J Hume, to represent me and my interests in all matters regarding this application.

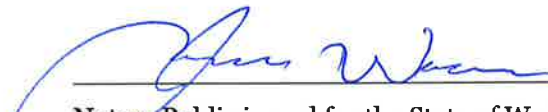
**ACKNOWLEDGMENT:**

STATE OF WASHINGTON     )  
  ) ss.  
COUNTY OF SPOKANE     )

On this 30th day of October, 2019, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Steven Robinson, to me known to be the individual that executed the foregoing instrument and acknowledged the said instrument to be free and his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year first above written.



  
Notary Public in and for the State of Washington,  
residing at Spokane  
my commission expires  
11/01/2022

## Legal Description

3227 E 53<sup>rd</sup> Ave LLC

### Parcel 34032.9093

03-24-43 PORTION OF GOVERNMENT LOT 11 DESCRIBED AS FOLLOWS; BEGINNING AT A POINT ON THE SOUTH LINE AND 714.1 FEET WEST OF THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 11; THENCE WEST ALONG THE SOUTHLINE TO THE SOUTHWEST CORNER; THENCE NORTH ALONG THE WEST LINE, 660 FEET; THENCE EAST 620.2 FEET; THENCE SOUTH 660 FEET, TO THE POINT OF BEGINNING, EXCEPT THAT PARCEL DESCRIBED IN DOCUMENT NO. 78812C, FILED IN THE SPOKANE COUNTY AUDITOR'S OFFICE, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID GOVERNMENT LOT 11, WHICH POINT IS 286.2 FEET NORHERLY OF THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 11; THENCE NORHTERLY ALONG THE SAID WEST LINE OF GOVERNMENT LOT 11 A DISTANCE OF 373.8 FEET; THENCE DUE EAST PARALLEL WITH THE SOUTH LINE OF SAID GOVERNMENT LOT 11 A DISTANCE OF 596 FEET; THENCE SOUTH 0 DEGREES 38' EAST A DISTANCE OF 240.4 FEET; THENCE SOUTH 59 DEGREES 37' WEST A DISTANCE OF 263.8 FEET; THENCE DUE WEST PARALLEL WITH THE SAID SOUTH LINE OF GOVERNMENT LOT 11 A DISTANCE OF 370 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. Containing 4.73 acres.

### Parcel 34032.9044

E 90 ft of S1/2 of S1/2 of Govt Lot 12 Containing .68 acres.



# Comprehensive Plan Amendments

## Threshold Review

### 3227 E 53<sup>rd</sup> Ave. LLC Map Amendment R 6-10 to R 15-30

#### **Pre-application:**

*The first step in applying for an amendment to the City's Comprehensive Plan is to submit a threshold review application. Prior to submitting this application, a private applicant is required to schedule a no-fee pre-application conference with staff. In the case of a map amendment, the applicant is also required to make reasonable efforts to schedule a meeting with the appropriate neighborhood council(s) and document any support or concerns expressed by the neighborhood council(s). Applications are accepted through October 31 each year, during business hours. Applicants are strongly encouraged to make an appointment with Planning Department staff prior to submitting an application.*

#### **Description of the Proposed Amendment:**

- In the case of a proposed text amendment, please describe the proposed amendment and provide suggested amendment language.
- In the case of a map amendment, please describe using parcel number(s), address, and a description including size, and maps.

*Parcel #'s 34032.9093 and 9044 on 5.4 acres located on the North side of 53<sup>rd</sup> Avenue extended at 3227 E 53<sup>rd</sup>. See attached maps.*

***In addition to describing the proposal, please describe how your applications satisfies the threshold review criteria in SMC 17G.020.026, which are restated below. You may need to use a separate piece of paper.***

1. Describe how the proposed amendment is appropriately addressed as a Comprehensive Plan Amendment.  
*This is a map amendment to the land use designation of the adopted Comprehensive Plan. No other action can accomplish a change of category, therefore this is an appropriate request.*
2. The proposed amendment does not raise policy or land use issues that are more appropriately addressed by an ongoing work program approved by the City council or by a neighborhood or subarea planning process.  
*The subject property is bounded by R 15-30 or GC designations with apartments, future retail and an existing radio broadcasting station immediately adjacent and is not, therefore appropriate for R 6-10 use. An on-going work program would not negate the obvious conclusion that the subject property is inappropriately classified amidst more intense zones.*
3. The proposed amendment can be reasonably reviewed within the resources and time frame of the Annual Comprehensive Plan Amendment Work Program.  
*The subject site is 5.4 acres surrounded by more intense use. It can be reasonably reviewed within the normal workload of annual amendments.*

4. In the case of a private application for a land use map change, nearby properties may also seem to be candidates for amendment. At the time of docketing or during plan commission review, expansion of the geographic scope of an amendment proposal may be considered, shared characteristics with nearby, similarly situated property may be identified and the expansion is the minimum necessary to include properties with those shared characteristics. Has the applicant had any outreach to surrounding property owners whose property may be so situated?

*The subject site adjoins a radio broadcasting station and if approved as requested will enclose the remaining R 6-10 site of the non-conforming radio station. An effort has been made to contact the ownership but without any reply. (They are registered with the state of Washington as a foreign corporation. Nevertheless, we would concur that it should be included based upon the same reasons this request is being made.*

5. Describe how the proposed amendment is consistent with current general policies in the comprehensive plan for site-specific amendment proposals. The proposed amendment must be consistent with policy implementation in the Countywide Planning policies, the GMA, or other state or federal law, and the WAC.

*Therefore, the request is consistent with the current comprehensive plan and therefore is consistent with Countywide Planning Policies, the GMA and other applicable state and federal regulations.*

6. The proposed amendment is not the same as or substantially similar to a proposal that was considered in the previous year's threshold review process, but was not included in the Annual Comprehensive Plan Amendment Work Program, unless additional supporting information has been generated. *No, this was never reviewed in the past.*
7. If this change is directed by state law or a decision of a court or administrative agency, please describe. *N/A*
8. Please provide copy of agenda or other documentation of outreach to neighborhood council made prior to application. *The applicant is requesting to be on the November agenda of the Southgate Neighborhood Council.*



Early Threshold Review Form Supplement

3227 E 53<sup>rd</sup> Ave. LLC

5). Describe how the proposed amendment is consistent with current general policies in the comprehensive plan for site-specific amendment proposals. The proposed amendment must be consistent with policy implementation in the Countywide Planning policies, the GMA, or other state or federal law, and the WAC.

*The subject property is located within proximity to two District Centers designated on the adopted Land Use Plan map. To the SW, is 57<sup>th</sup> and Regal and to the NW is Southgate. Between the subject site and these symbols of District Centers are various apartment projects and a General Commercial designation zoned CC-2 DC immediately south and west across 53<sup>rd</sup> Avenue. Consequently, it serves the purpose of District Centers by providing more dense housing options within walkable distance to these services. Accordingly, this in-fill of R 15-30 against existing apartment projects, needs no further sub-area planning as suggested by LU 3.3 and LU 3.4.*

*Indeed, this infill provides furthers the provision for a compatible mix of housing and commercial uses within the Regal and 57<sup>th</sup> DC. (LU 4.2).*

*Moreover, the subject site has direct connections to both 53<sup>rd</sup> and the Palouse Highway, thus enabling a pedestrian-bicycle pathway to and from retail services and nearby-housing. (LU 4.4, TR 2.14, N 4.6)*

*H 1.9 is implemented by providing the opportunity for a range of income levels within immediate proximity to existing low- middle income housing units.*

*H 2.1 is being implemented by providing for housing options within this vicinity. It is within proximity of low-income and medium income housing options.*

*H 3.4 is implemented because of the proximity to employment and daily needs services.*

*LU 1.4 addresses infill of Residential 15-30 as confined to existing residential designations where existing use of land is predominately higher density residential. As stated before, the subject property is located adjacent to RMF and CC-2 DC*



*zoned properties and an existing non-conforming broadcasting station. It is therefor suitable for similar use and should be considered infill.*

*The request is consistent with the CWPP. The CWPP encourages growth in urban areas where services and utilities already exist. When the site is further developed, the applicant or developer will be required to demonstrate that levels of service are maintained, as required by the CWPP. The CWPP also encourages the use of public transit and development where public transit is available. It is important to note that the city has adopted development regulations and policies to implement the CWPP at the City level. Thus, consistency with the CWPP is achieved.*

*The application is consistent with the goals and policies of the Growth Management Act. The GMA encourages densification, in-fill and urban development and redevelopment in areas designated for urban growth and within existing city limits. The property is within the UGA and the city limits of Spokane*

(End of Supplement)

## Land Use Solutions & Entitlement

### Land Use Planning Services

9101 N. MT. VIEW LANE Spokane, WA 99218

509-435-3108 (V)

dhume@spokane-landuse.com

10-28-19

Clear Channel Broadcasting Inc  
20880 Stone Oak Parkway  
San Antonio, TX 78258

Ref: Spokane WA property at 5106 S Palouse Hwy.

To whom this may concern:

This is to inform you that the adjacent and southerly five-acre parcel is requesting a zone change from Residential Single Family (RSF) to Residential Multi-Family (RMF) similar to existing apartment zones adjacent to your west boundary. If approved, your property will be encircled by the RMF zone, as the subject property also extends along your east boundary to the Palouse Highway. (See enclosed zone map).

Under the formal procedures of the City of Spokane, the City has the discretion to include your property in this request, resulting in a change of zoning from RSF to RMF. This would not change your rights to use the site as currently intended, but simply changes the zone as stated. If for any reason, you do not wish to change your zone, a letter to me as agent for the adjoining property would be helpful so I could request that your property remain in the current RMF zone.

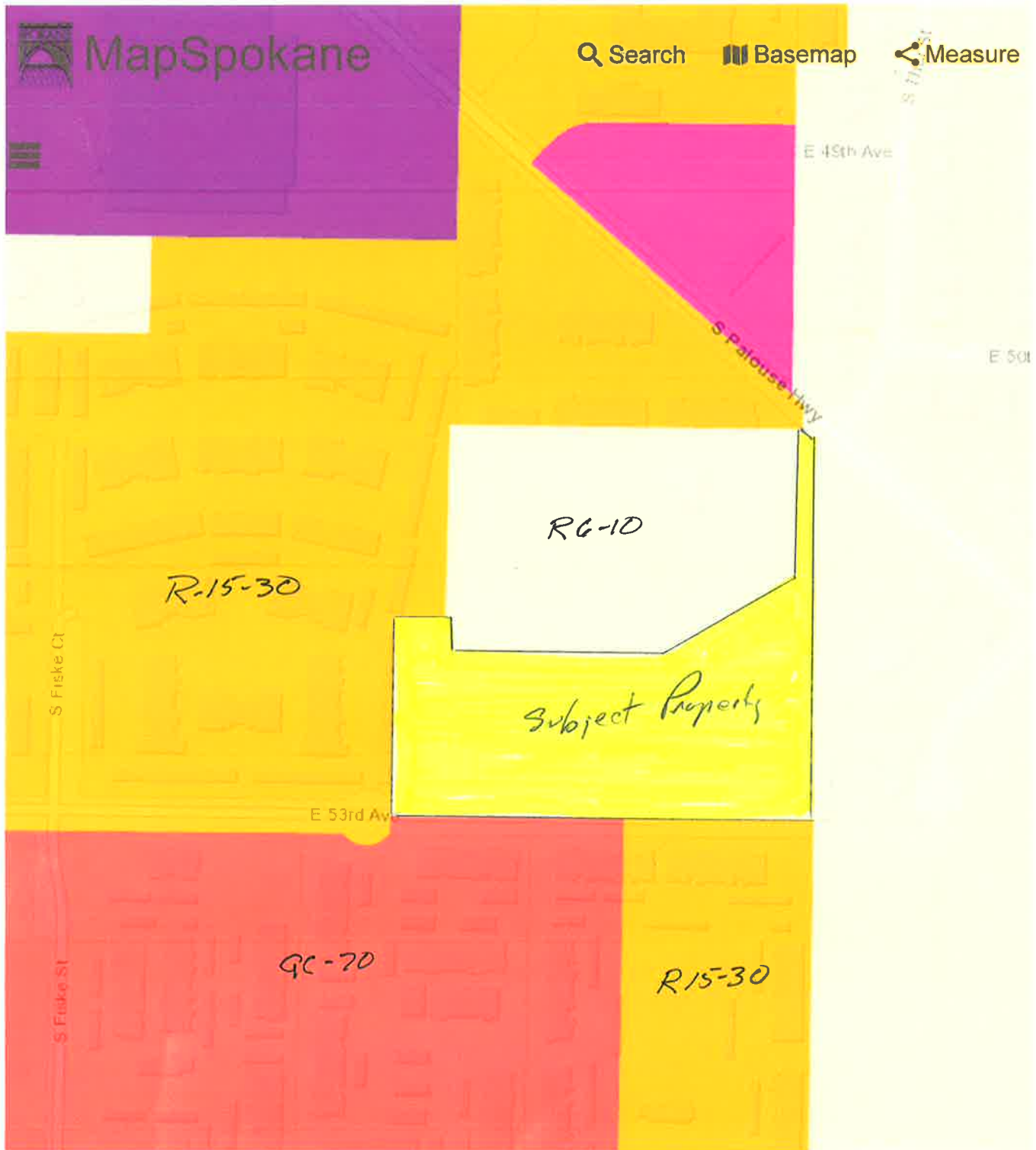
The timeframe to reply is on or before February 1, 2020 after which the City Council will be formally addressing our request and could possibly request that your property be included. I look forward to your response and remain available to clarify any of the above.

Respectfully Yours,

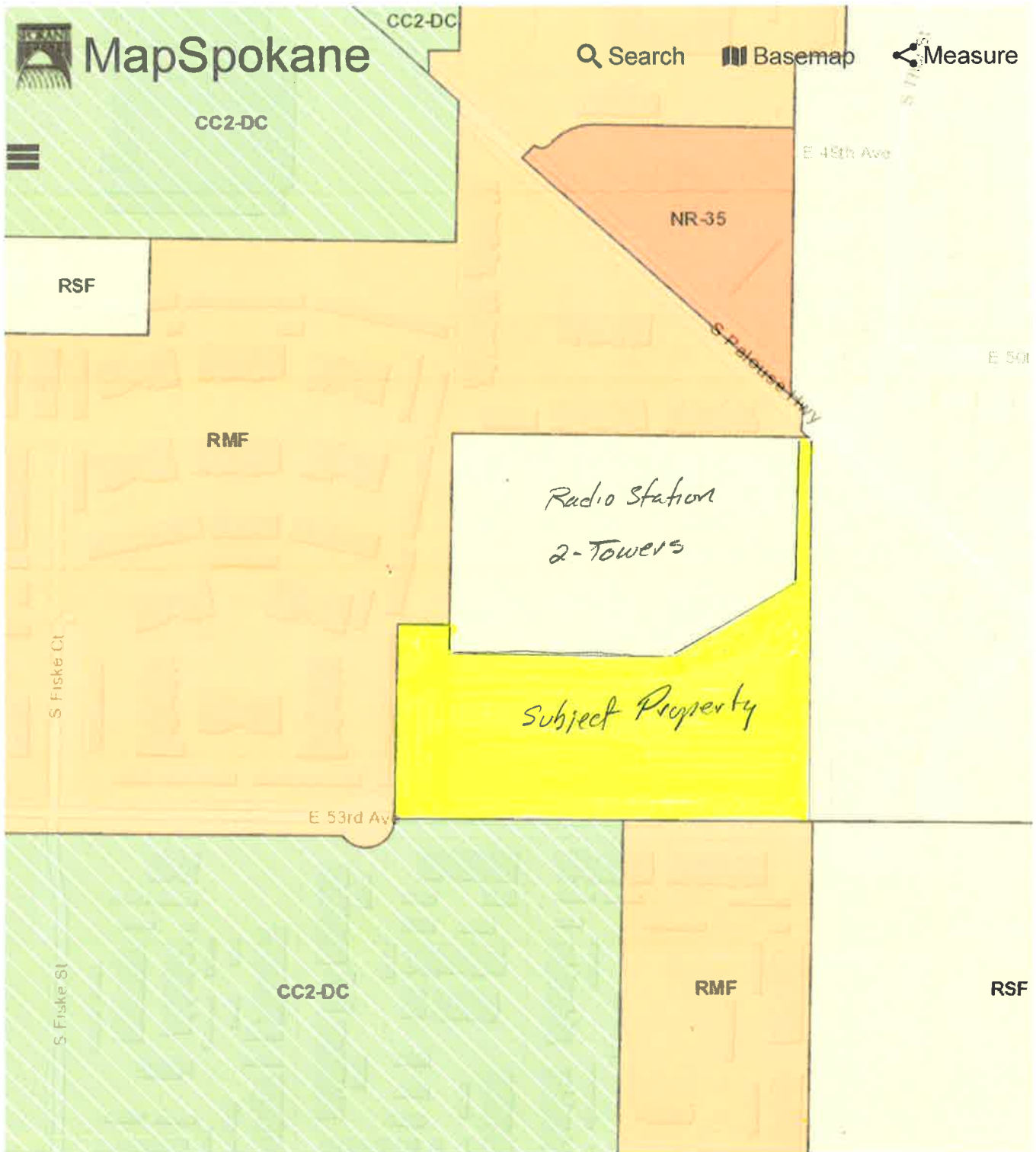


Dwight J Hume

Enclosure: Zone Map



[Map Use Disclaimer](#)



0 150 300ft

[Map Use Disclaimer](#)



0 150 300ft



[Map Use Disclaimer](#)

## Environmental Checklist

File No. Z19-503COMP

### 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 non-project proposals:

Complete this checklist for non-project proposals, even though questions may be answered "*does not apply*."

IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (Part D).

For non-project 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.

**Note to readers:** The Spokane City Council expanded this proposal to include an additional parcel adjacent to the original proposal, with the same zoning and land use and similar situation/condition, pursuant to [SMC 17G.020.025](#). This proposal is now a joint private/City-sponsored application. The City has added the following property to the proposal:

- Parcel 34032.9094 at 5106 S Palouse Highway, 4.82 acres in size.

The following SEPA checklist was completed by the Applicant for the property described in black below. For the property added above, any additional information necessary for the SEPA checklist has been included in red text below.

## A. BACKGROUND

1. Name of proposed project, if applicable: Z19-503COMP
2. Name of applicant: Dwight Hume of Land Use Solutions and Entitlement and the City of Spokane
3. Address and phone number of applicant or contact person:  
Land Use Solutions & Entitlement Dwight Hume agent  
9101 N Mt. View Lane Spokane WA 99218 509-435-3108  
  
City Contact: Kevin Freibott, Assistant Planner, City of Spokane, 509-625-6184,  
kfreibott@spokanecity.org.
4. Date checklist prepared: March 29 2020
5. Agency requesting checklist: City of Spokane
6. Proposed timing or schedule (including phasing, if applicable):  
Project is a comprehensive plan amendment, modifying the land use plan map designation and zoning of the subject properties. This action is expected to be decided late fall or winter of 2020.
7.
  - a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. N/A, non-project action
  - 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.  
  
Upon approval of the zone change, a project will have to comply with all applicable development regulations, including SEPA conditions if applicable.
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 other actions are pending



10. List any government approvals or permits that will be needed for your proposal, if known.

Comp Plan amendment and zone change;

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 5.4 acres with frontage along 53<sup>rd</sup> Avenue and access to the Palouse Highway. The proposed project would allow the 5.4 acres to be built out with apartments at a medium density of approximately 162 units. (5.4 x 30) This action is an amendment to the Comp Plan designation and Zone Map. Also, 4.82 acres currently containing a radio station building and two radio towers. No redevelopment or physical change to the city-added property is anticipated.

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 south of Regal and Palouse Hwy at the east end of 53<sup>rd</sup> Avenue. It is flanked by existing apartment complexes to the west and south and adjoins a 4.2 acre site on its north boundary currently being used for a radio station. Note, the radio station site was recommended for inclusion by the Council. This was for zoning consistency to avoid an "island" of R-4-10 designation surrounded by R-15-30. The probability of its conversion to apartments is minimal since the radio broadcasting station is very viable and has no plans to be closed.

The city-added parcel is located immediately north of the properties described above.

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; Sewer Service Area: Yes; City of Spokane

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).

N/A, non-project action

- (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?

N/A, non-project action

- (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.

N/A, non-project action

- (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?

N/A, non-project action

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?

No, there is a storm water sewer system of regional scale serving this property.

**TO BE COMPLETED BY APPLICANT**

**B. ENVIRONMENTAL ELEMENTS**

**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)?  
Unknown
- 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. N/A, non-project action
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. N/A, non-project action

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill: \_\_\_\_\_  
To be determined at time of construction by others
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. \_\_\_\_\_  
To be determined at time of construction by others
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? To be determined at time of construction by others
- h. Proposed measures to reduce or control erosion or other impacts to the earth, if any: Development per applicable drainage standards and plans approved by Spokane No action is proposed or expected on the city-added sites.

## 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.  
Construction equipment and activity would generate dust. After the project is completed it would be limited to traffic ingress and egress. No action is proposed or expected on the city-added sites.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. \_\_\_\_\_  
Traffic from nearby apartment complexes and the Palouse Highway.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:  
Paving of driving surfaces and dust abatement during construction of the site.  
No action is proposed or expected on the city-added sites.

## 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.  
None

- (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, the project site is served by City of Spokane water service

- (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

b. GROUND:

- (1) Will groundwater be withdrawn, or will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No, the site is served by City of Spokane water service

- (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.

The site is served with City of Spokane Sewer service

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.

No, the site will discharge storm drainage into the City of Spokane system

- (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.

None

#### 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? To be determined at time of construction by others \_\_\_\_\_
- c. List threatened or endangered species known to be on or near the site.  
Unknown \_\_\_\_\_
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:  
To be determined at time of construction by others \_\_\_\_\_

#### 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:* urban fowl \_\_\_\_\_
- 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.  
Unknown \_\_\_\_\_
- 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.  
The site contains one dwelling unit served with all utilities. No new services are needed to serve the site. The city-added site includes a radio station and transmitting antennae but no changes are expected or proposed for the site, thus no additional energy needs are evident.
- 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:  
None

## 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. No
- (1) Describe special emergency services that might be required.  
None
- (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)?  
General traffic noise of the area
- (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.  
To be determined at time of construction by others
- (3) Proposed measure to reduce or control noise impacts, if any:  
None

## 8. Land and shoreline use

- a. What is the current use of the site and adjacent properties?  
Site: vacant and residential rental  
West: Apartments  
East: Single family  
South: Apartments  
North: Radio Station
- North of the radio station (added to the project by the City Council) are apartments.
- b. Has the site been used for agriculture? If so, describe. No
- c. Describe any structures on the site. rental and various out buildings The city-added site includes a radio station building (commercial building) and two transmitting antennae.
- d. Will any structures be demolished? If so, which? Yes, all structures The structures on the city-added site are not proposed for demolition or reconstruction at this time.
- 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?  
None
- 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? To be determined at time of construction by others
- j. Approximately how many people would the completed project displace? 1 single-family unit The structures on the city-added site are not proposed for demolition or reconstruction at this time, nor do those structures currently provide any housing.
- k. Proposed measures to avoid or reduce displacement impacts, if any: none
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: Compliance with all applicable development regulations as required by a subsequent CUP approval.

## 9. Housing

**Reviewer's Note:**  
The proposal constitutes only a land use and zoning change. No additional housing is proposed or required by this proposal.

- a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing. 162 units maximum No construction of housing is proposed or expected on the city-added site.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high-, middle- or low-income housing. One middle income There is no existing housing on the city-added site.
- 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? To be determined at time of construction by others. The city-added site includes two transmitting antenna, approximately 175 feet in height. These would remain under the portion of the proposal added by the City Council.
- b. What views in the immediate vicinity would be altered or obstructed? None. As the project development would be similar to the surrounding land use.
- c. Proposed measures to reduce or control aesthetic impacts, if any: N/A

## 11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? To be determined at time of construction by others
- 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: None

## 12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? SE Sports Complex and YWCA and YMCA
- 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
- 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

### 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. The site is served by Regal to 53<sup>rd</sup> and from Palouse Hwy to site.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?  
Yes at Regal and 53<sup>rd</sup> approximately 1/4 mile west
- c. How many parking spaces would the completed project have? How many would the project eliminate?  
To be determined at time of construction by others
- 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 new roads or streets are needed, however 53<sup>rd</sup> may require widening and full improvements at the site as it becomes an unpaved road in the site frontage along 53<sup>rd</sup>. Access to and from Palouse Hwy would require a formal driveway access point. No access improvements are expected or required for the city-added site.
- e. Will the project use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe. No
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak would occur.  
To be determined at time of construction by others, based upon actual units proposed and site planning.

*(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:  
None

**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 new or expanded services would be needed or generated by this proposal
- 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.  
None

**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 Non-significance that it might issue in reliance upon this checklist.

Date: March 29, 2020 Signature: Dwight J Hume

***Please Print or Type:***

Proponent: Dwight J Hume Address: 9101 N Mt. View Lane

Phone: 509.435.3108 Spokane WA, 99218

Person completing form (if different from proponent): Same

Phone: \_\_\_\_\_ Address: \_\_\_\_\_

\_\_\_\_\_

**FOR STAFF USE ONLY**

Staff member(s) reviewing checklist: Kevin Freibott

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.

**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?

No impacts are foreseen from apartment use amongst the existing apartment environment surrounding the subject property. No physical changes to the city-added sites are proposed or expected.

Proposed measures to avoid or reduce such increases are:

Compliance with applicable development standards

2. How would the proposal be likely to affect plants, animals, fish or marine life?  
Future development of the site would be urban in nature, similar to that adjoining the subject parcels. Eventual redevelopment of the site may require the removal of on-site plants, subject to the requirements of the Spokane Municipal Code for new construction. No physical changes to the city-added sites are proposed or expected.

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?  
While some additional resources would be required during redevelopment, these would be similar to those required of any construction project. No physical changes to the city-added sites are proposed or expected.

Proposed measures to protect or conserve energy and natural resources are:

None

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?

The site does not contain sensitive areas

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?

Development would comply with applicable development regulations, including landscape, screening and setbacks. Furthermore, the site is located outside any shoreline areas. The city-added site is outside any shoreline areas or uses.

Proposed measures to avoid or reduce shoreline and land use impacts are:  
See above comment

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The proposed use would generate more traffic load on Regal and Palouse Hwy. Schools will be impacted with more residential density on site, however utility demand is not expected to be impacted. No physical changes to the city-added sites are proposed or expected.

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 impacts 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 Non-significance that it might issue in reliance upon this checklist.

Date: March 29, 2020 Signature: *Dwight J Hume*

***Please Print or Type:***

Proponent: Dwight J Hume Address: 9101 N Mt. View Lane

Phone: 509.435.3108 Spokane WA, 99218

Person completing form (if different from proponent): Same

Phone: \_\_\_\_\_ Address: \_\_\_\_\_

\_\_\_\_\_

**FOR STAFF USE ONLY**

Staff member(s) reviewing checklist: Kevin Freibott

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.

**NONPROJECT MITIGATED DETERMINATION OF NONSIGNIFICANCE****FILE NO(S):** Z19-503COMP**PROPONENT:** 3227 E 53<sup>rd</sup> Ave, LLC (Agent: Dwight Hume, Land Use Solutions and Entitlement) and the City of Spokane (Contact: Kevin Freibott, Department of Neighborhood and Planning Services).**DESCRIPTION OF PROPOSAL:** Pursuant to the procedures established by SMC 17G.060, enabled by RCW 36.70A.130, the proposer asks the City of Spokane to amend the land use designation (Map LU-1 of the Comprehensive Plan) and zoning designation (Official Zoning Map of the City of Spokane) for two properties located in the Southgate neighborhood. One parcel was added to the proposal by the City of Spokane, proposed for the same action.**LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY:** The proposal concerns three parcels, 35273.0219 and 35273.0220, located immediately northeast of the intersection of S 29<sup>th</sup> Avenue and S Ray Street as well as one parcel immediately north of those (parcel 34032.9094). The parcels are located at 3227 E 53<sup>rd</sup> Ave and 5106 S Palouse Highway. The entire proposal would affect an area of approximately 10.3 acres.**Legal Description:** Full legal description is on file with the City of Spokane. All parcels are located in the City of Spokane in Section 3, Township 24 North, Range 43 East.**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 MDNS.

☐ This DNS is issued after using the optional MDNS process in section 197-11-355 WAC. There is no further comment period on the MDNS.

☒ This MDNS 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 5 p.m. on September 7, 2020 if they are intended to alter the MDNS.

**Mitigating Measures:** Prior to any future development of parcels 35273.0219 and/or 35273.0220, the northern half of the alignment of an extension of 53rd Avenue along the entire southern boundary of the parcels shall be dedicated to the City of Spokane as public right-of-way for the purpose of extending street improvements along that alignment to the east of the parcels. This mitigation is required in order to provide a adequate access to and from these parcels and to mitigate the additional traffic load that would result if and when parcels are redeveloped following the proposed change in Land Use Plan Map designation and zoning.

\*\*\*\*\*

**Responsible Official:** Louis Meuler**Position/Title:** Interim Director, Planning Services **Phone:** (509) 625-6300**Address:** 808 W. Spokane Falls Blvd., Spokane, WA 99201

**Date Issued:** August 24, 2020 **Signature:** 

\*\*\*\*\*

**APPEAL OF THIS DETERMINATION**, after it has become final, may be made to the City of Spokane Hearing Examiner, 808 West Spokane Falls Blvd., Spokane WA 99201. The appeal deadline is Noon on September 7, 2020 (21 days from the date of the signing of this 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.

\*\*\*\*\*

Tirell,

These are comments  
we collected when  
D. Hume presented  
on Z19-503 on  
4/5/2020.

Teresa Kafentzis

**Southgate Neighborhood Council -- Comments for Comp**  
Application Z19-503COMP, address is 3227 53rd

(optional) Name: Rita Connor Address: 30

What neighborhood council do you live in?

☒ Southgate ☐ Lincoln Heights

☐ Other neighborhood council, \_\_\_\_\_

☐ In county, outside neighborhood council boundaries

**Comments -- will be forwarded to Spokane City Planning**

Application Z19-503COMP, address is 3227 53rd

What neighborhood council do you live in?

\_\_\_ In county, outside neighborhood council boundaries

***Comments -- will be forwarded to Spokane City Planning Department***

Roads cannot support  
the traffic  
I've lived here  
since 1990 and it  
has changed so much.

Application Z19-503COMP, address is 3227 53rd

What neighborhood council do you live in?

\_\_\_ In county, outside neighborhood council boundaries

***Comments -- will be forwarded to Spokane City Planning Department***

parking  
graffiti



**Southgate Neighborhood Council -- Comments for Comprehensive Plan Amendment**

Application Z19-503COMP, address is 3227 53rd

(optional) Name: Donna Becker Address: 7425 E 5th

What neighborhood council do you live in?

☐ Southgate ☐ Lincoln Heights ☐ Comstock

☐ Other neighborhood council, \_\_\_\_\_

☒ In county, outside neighborhood council boundaries

**Comments -- will be forwarded to Spokane City Planning Department**

Traffic issues -  
low income?

**Southgate Neighborhood Council -- Comments for Comprehensive Plan Amendment**

Application Z19-503COMP, address is 3227 53rd

(optional) Name: Summer Beers Address: 4003 E. Sumac Dr.

What neighborhood council do you live in?

☒ Southgate ☐ Lincoln Heights ☐ Comstock

☐ Other neighborhood council, \_\_\_\_\_

☐ In county, outside neighborhood council boundaries

**Comments -- will be forwarded to Spokane City Planning Department**

Concerns about changing this property to high density residential:

- traffic increases in area, while we do not have appropriate sidewalks and bike lanes to allow safe transport on nearby arterials.

- Schools in area are at capacity, zoning changes will further crowd local schools

**Southgate Neighborhood Council -- Comments for Comprehensive Plan Amendment**

Application Z19-503COMP, address is 3227 53rd

(optional) Name: Stefanie E. Address: 3323 E 55<sup>th</sup> Ave

What neighborhood council do you live in?

☒ Southgate ☐ Lincoln Heights ☐ Comstock

☐ Other neighborhood council, \_\_\_\_\_

☐ In county, outside neighborhood council boundaries

**Comments -- will be forwarded to Spokane City Planning Department**

I highly oppose this plan to use this land for more apartments. This area is getting beyond FULL of apartments. Traffic on Regal is getting worse and worse. ALSO, 53<sup>rd</sup> as of now, is a dead end. Please respect the current apartment residents. Just because we live in an apartment does not mean we want neighbors out every window. We moved to this area on Bude

because there was some Space left.  
I don't live downtown for a reason.  
Even apartment dwellers like a little  
Space. I oppose this proposal.



## **PLAN COMMISSION FINDINGS OF FACT, CONCLUSIONS, AND RECOMMENDATIONS ON COMPREHENSIVE PLAN AMENDMENT Z19-503COMP**

**A Recommendation of the Spokane Plan Commission to the City Council to APPROVE the Comprehensive Plan Amendment application seeking to amend the land use plan map designation from “Residential 4-10” to “Residential 15-30” for 10.3 acres located at 3227 E 53<sup>rd</sup> Avenue and 5106 S Palouse Highway. The implementing zoning designation requested is RMF (Residential Multi-Family).**

### **FINDINGS OF FACT:**

- A. The City of Spokane adopted a Comprehensive Plan in May of 2001 that complies with the requirements of the Growth Management Act (GMA).
- B. Under GMA, comprehensive plans generally may be amended no more frequently than once a year, and all amendment proposals must be considered concurrently in order to evaluate for their cumulative effect.
- C. Amendment application Z19-503COMP (the “Application”) was submitted in a timely manner for review during the City’s 2019/2020 amendment cycle.
- D. The Application seeks to amend the land use plan map designation for a 10.3-acre area located at 3227 E 53<sup>rd</sup> Avenue and 5106 S Palouse Highway (the “Properties”) from “Residential 4-10” to “Residential 15-30” with a corresponding change in zoning from Residential Single Family (RSF) to Residential Multi-Family (RMF).
- E. The property on S Palouse Highway was added to the proposal by the City Council upon adoption of the 2020 Work Program (see ‘I’ below).
- F. The two parcels at 3227 E 53<sup>rd</sup> Avenue are held in common ownership by the applicant; the property on S Palouse Highway is held by a second owner, unrelated to the first.
- G. Annual amendment applications were subject to a threshold review process to determine whether the applications will be included in the City’s Annual Comprehensive Plan Amendment Work Program.
- H. On February 6, 2020, an Ad Hoc City Council Committee reviewed the applications that had been timely submitted, and forwarded its recommendation to City Council regarding the applications.
- I. On March 2, 2020, the City Council adopted Resolution RES 2020-0014 establishing the 2020 Comprehensive Plan Amendment Work Program, including the Application in the Work Program.
- J. Thereafter, on May 11, 2020, staff requested comments from agencies, departments, and neighborhood councils. No agency/department/neighborhood council comments were received.
- K. The City issued a Notice of Application on June 8, 2020 by posting it in the Spokesman Review and Official Gazette and by mail to all properties and owners within a 400-foot radius of the subject Properties and any adjacent properties with the same ownership. The Notice of Application

initiated a 60-day public comment period from June 8 to August 7, 2020, during which the City received comment letters from the neighborhood council stating concerns with traffic/parking, school capacity, and the placement of low-income units in the neighborhood.

- L. On June 4, 2020, the Community Assembly received a presentation regarding the 2020 Comprehensive Plan Amendment Work Program and the Application, and the Community Assembly was provided with information regarding the dates of Plan Commission workshops and hearings.
- M. On July 8, 2020, the Spokane City Plan Commission held a workshop to study the Application.
- N. On June 24, 2020, the Land Use Subcommittee of the Community Assembly received a presentation regarding the 2020 Comprehensive Plan Amendment Work Program, including the Application.
- O. On August 24, 2020, a State Environmental Policy Act (SEPA) Checklist and Mitigated Determination of Non-Significance (MDNS) were issued for the Application. The deadline to appeal the SEPA determination was September 14, 2020. No comments on the SEPA determination were received.
  - 1. Notice of the SEPA Determination for the Application was published in the Official Gazette on September 2 and 9, 2020.
  - 2. The sole mitigation in the MDNS was to require the dedication of the northern half of E 53<sup>rd</sup> Avenue along the southern boundary of the Properties at the time of future development; a condition accepted by the applicant.
- P. On August 25, 2020, the Washington State Department of Commerce and appropriate state agencies were given the required 60-day notice of intent to adopt before adoption of any proposed changes to the Comprehensive Plan.
- Q. On August 24, 2020, Notice of Public Hearing and SEPA Determination was posted on the Properties 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.
- R. On August 24, 2020 staff published a report addressing SEPA and providing staff's analysis of the merits of the Application, copies of which were circulated as prescribed by SMC 17G.020.060B.8. Staff's analysis of the Application recommended approval of the Application.
- S. On August 26 and September 2, 2020, notice was published in the Spokesman Review providing notice of the SEPA Mitigated Determination of Non-Significance and notice of the September 9, 2020 Plan Commission Public Hearing.
- T. Following issuance of the public hearing notice, the City received additional comment letters in opposition to the proposal from members of the public, citing perceived ecological impacts, traffic, school capacity, impacts on public services, and increased density.

- U. On September 9, 2020, the Plan Commission held a public hearing on the Application, including the taking of verbal testimony, and closed the public record, postponing deliberations until the following hearing date.
- V. One member of the public testified during the hearing on September 9, 2020 in opposition to the proposal, citing concerns with existing traffic conditions in the area.
- W. As a result of the City's efforts, pursuant to the requirements of SMC 17G.020.070, the public has had extensive opportunities to participate throughout the process and persons desiring to comment were given an opportunity to do so.
- X. Except as otherwise indicated herein, the Plan Commission adopts the findings and analysis set forth in the Staff Report prepared for the Application (the "Staff Report").
- Y. The Plan Commission finds that the proposal meets the intent and requirements of the Comprehensive Plan, most specifically policy Land Use LU 1.4 concerning the establishment of higher density residential land uses in the City.
- Z. The Plan Commission finds that the proposal meets the decision criteria established by SMC 17G.020.030, as described in the Staff Report.

## **CONCLUSIONS:**

Based upon the application materials, staff analysis (which is hereby incorporated into these findings, conclusions, and recommendation), SEPA review, agency and public comments received, and public testimony presented regarding application File No. Z19-503COMP, the Plan Commission makes the following conclusions with respect to the review criteria outlined in SMC 17G.020.030:

1. The Application was submitted in a timely manner and added to the 2020 Annual Comprehensive Plan Amendment Work Program, and the final review Application was submitted as provided in SMC 17G.020.050(D).
2. Interested agencies and the public have had extensive opportunities to participate throughout the process and persons desiring to comment have been given that opportunity to comment.
3. The Application is consistent with the goals and purposes of GMA.
4. Any potential infrastructure implications associated with the Application will either be mitigated through projects reflected in the City's relevant six-year capital improvement plans or through enforcement of the City's development regulations at time of development.
5. As outlined in above in the Findings of Fact, the Application is internally consistent as it pertains to the Comprehensive Plan, as described in SMC 17G.020.030.E.
6. The Application is consistent with the Countywide Planning Policies for Spokane County, the comprehensive plans of neighboring jurisdictions, applicable capital facilities plans, the regional transportation plan, and official population growth forecasts.

7. The Application has been considered simultaneously with the other proposals included in the 2020 Annual Comprehensive Plan Amendment Work Program in order to evaluate the cumulative effect of all the proposals.
8. SEPA review was completed for the Application.
9. The Application will not adversely affect the City's ability to provide the full range of urban public facilities and services citywide at the planned level of service, or consume public resources otherwise needed to support comprehensive plan implementation strategies.
10. The Application proposes a land use designation that is consistent with the appropriate location criteria identified in the comprehensive plan (e.g., compatibility with neighboring land uses, proximity to arterials, etc.).
11. The proposed map amendment and site is suitable for the proposed designation.
12. The map amendment would implement applicable comprehensive plan policies better than the current map designation.

#### **RECOMMENDATIONS:**

In the matter of Z19-503COMP, a request by Dwight Hume of Land Use Solutions and Entitlement on behalf of the 3227 E 53<sup>rd</sup> Ave, LLC to change the land use plan designation on 10.3 acres of land from "Residential 4-10" to "Residential 15-30" with a corresponding change of the implementing zoning to RMF (Residential Multi-Family), as based upon the above listed findings and conclusions, by a vote of 8 to 1, the Spokane Plan Commission recommends City Council **APPROVE** the requested amendment to the Land Use Plan Map of the City's Comprehensive Plan with corresponding amendment to the City's Zoning Map, and authorizes the President to prepare and sign on the Commission's behalf a written decision setting forth the Commission's findings, conclusions, and recommendation on the Application.

---

**Todd Beyreuther, President**

Spokane Plan Commission

October \_\_, 2020

**DISSENTING OPINION RE:  
Comprehensive Plan Amendment Z19-503COMP  
(3227 E 53<sup>rd</sup> and 5106 S. Palouse Highway)**

**STATEMENT OF DISSENTING OPINION:**

This project conflicts with good city planning goals adopted by the GMA (RCW 36.70A.020). Which in part directs communities to promote concentrated urban growth, reduce sprawl, and produce affordable housing. Building high density housing in this most southerly area of Spokane City (Southgate Neighborhood; also for the North Indian Trail Neighborhood and the Shiloh Hills Neighborhood to our north City boundary) creates population sprawl. That is population density that looks more like a “barbell” of Net Residential Density<sup>1</sup> going from the northern City boundary to the southern City boundary.

**REASONS FOR DISSENSION:**

**A.** Why is this sprawl not desired? The 1990 GMA was passed to prevent this type of urban population sprawl and cities were to develop comprehensive plans to address the issue of sprawl.

Some negative outcomes of population sprawl:

- Increased traffic on Spokane north/south arterials
- Higher road maintenance because residents travel more (unnecessary) miles within the City
- More greenhouse gas emissions
- More pollution
- Longer and more frustrating commutes for citizens
- More cars on the road, necessitating poor land use in neighborhoods, work sites, and commerce establishments with parking spaces (pavement surface) increasing urban heat and water runoff.
- Higher total transportation cost for residents at City extremes, reducing true affordability
- Encourages motor vehicle use
- Reduces walkable and bikeable City routes
- Increased road rage
- Extended costs (mileage) of moving food, goods, trash, etc.

**B.** Traditionally these negative outcomes reduce commerce in city centers and eventually may destroy a once vibrant ‘downtown.’

**C.** Unfortunately approving this proposal is in conflict with RCW 36.70A.020 (2) and (10) The Comprehensive Plan needs to encourage infill and higher Net Residential Density (NRD) in Spokane within a one to two mile radius of City Hall. Another project was



rejected (W 10th Avenue) because our Comprehensive Plan does not allow a R15-30 in a R4-10 zone. This Comprehensive Plan restriction promotes sprawl rather than infilling. (Why is there no intermediate R10-15 residential zone?)

#### **CONCLUSIONS:**

A. City Council needs to address how The City of Spokane can encourage higher NRD in our City core and a lower NRD near our City boundaries in The Comprehensive Plan while keeping housing costs affordable. (*cf.* where SMC 17C.110.030 residential land uses can be aptly mixed)

**Clifford Winger**  
**Spokane City Plan Commissioner**  
**25 September, 2020**

1 Net Residential Density is calculated by taking the minimum number of planned housing units and dividing by the net acreage. Net acreage does not include land covered by wetlands, water bodies, public parks and trails, public open space, arterial road rights-of-way, and other undevelopable acres identified in or protected by local ordinances such as steep slopes.

**From:** [Heather Dakota](#)  
**To:** [Freibott, Kevin](#)  
**Subject:** Southgate Land Use Amendment - File No. Z19-503COMP  
**Date:** Wednesday, September 2, 2020 3:56:02 PM

---

NOTE: The following comments were received after completion of the Staff Report. They have been seen and considered by the Plan Commission as part of their decision.

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Currently, I reside at the apartment complex directly adjacent to the proposed land use amendment. My apartment actually faces the property in question.

I understand that it is a difficult choice for city planners to add needed residences or keep green space.

However, the land in question is home to a large covey of California Quail, as well as countless other species of animals, birds, plants, and trees. Putting up apartment complexes will damage this ecosystem, which would be a shame. It's one of the reasons I moved to this particular area.

I would like to voice my concern and disapproval of the proposed land use designation change. Please keep it zoned single family RSF (4-10). Protect this green space for the environment and the beauty of Spokane.

Thank you for your consideration and taking the time to read this email.

Sincerely,  
Heather Jansen

5015 S. Regal St.  
Apt O2119  
Spokane 99223

**From:** [Laurie Nisbet](#)  
**To:** [Freibott, Kevin](#)  
**Subject:** New apartments off palouse highway  
**Date:** Wednesday, September 9, 2020 1:13:23 PM

---

**[CAUTION - EXTERNAL EMAIL - Verify Sender]**

Sent from my Verizon, Samsung Galaxy smartphone

To whom it may concern,

I am so very disappointed that the city feels adding more apartments to this area of the south hill is necessary. Is it necessary to continue to overpopulate this area? Is it necessary to add more cars to already densely filled roads? Is it necessary to fill our schools with children when there is no room for them? Is it necessary to tax our police and fire fighters with additional calls to these densely thick apartments? The amount of sirens I have heard from my home over the last 2-4 years as the city added more apartments has been ridiculous, constant and never ending. People have to park on the Palouse Highway as there is not sufficient parking!

**STOP BUILDING APARTMENTS IN THIS AREA OF THE SOUTH HILL!! YOU ARE STRESSING OUR SYSTEMS!**

Laurie Nisbet

Sent from my Verizon, Samsung Galaxy smartphone



**Agenda Sheet for City Council Meeting of:**  
11/16/2020

|                       |            |
|-----------------------|------------|
| <b>Date Rec'd</b>     | 10/26/2020 |
| <b>Clerk's File #</b> | ORD C35976 |
| <b>Renews #</b>       |            |

|                           |  |                      |             |
|---------------------------|--|----------------------|-------------|
| <b>Submitting Dept</b>    | PLANNING   | <b>Cross Ref #</b>   |             |
| <b>Contact Name/Phone</b> | KEVIN FREIBOTT 625-6184                          | <b>Project #</b>     | Z19-504COMP |
| <b>Contact E-Mail</b>     | KFREIBOTT@SPOKANECITY.ORG                        | <b>Bid #</b>         |             |
| <b>Agenda Item Type</b>   | First Reading Ordinance                          | <b>Requisition #</b> |             |
| <b>Agenda Item Name</b>   | 0650 – COMPREHENSIVE PLAN AMENDMENT – 8TH AVENUE |                      |             |

**Agenda Wording**

An Ordinance relating to application Z19-504COMP by Sunset Health, LLC, amending the Comprehensive Plan Land Use Plan Map from Residential 4-10 to Residential 15-30 for 2.2 acres and a change to the Zoning Map from RSF to RMF.

**Summary (Background)**

The proposal concerns 3004 W 8th Avenue (parcels 25234.0902 and .6501). This Application 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 8 to consider this amendment and has recommended approval of the amendment.

|                      |                   |                       |
|----------------------|-------------------|-----------------------|
| <b>Fiscal Impact</b> | Grant related? NO | <b>Budget Account</b> |
|                      | Public Works? NO  |                       |

|         |    |   |
|---------|----|---|
| 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\Other</u></b>   | CC Study Session 10-29-20 |
| <b><u>Division Director</u></b>    | SIMMONS, SCOTT M. | <b><u>Council Sponsor</u></b>       | CM Mumm                   |
| <b><u>Finance</u></b>              | ORLOB, KIMBERLY   | <b><u>Distribution List</u></b>     |                           |
| <b><u>Legal</u></b>                | RICHMAN, JAMES    | tblack@spokanecity.org              |                           |
| <b><u>For the Mayor</u></b>        | ORMSBY, MICHAEL   | jrichman@spokanecity.org            |                           |
| <b><u>Additional Approvals</u></b> |                   | sbishop@spokanecity.org             |                           |
| <b><u>Purchasing</u></b>           |                   | dhume@spokane-landuse.com           |                           |
|                                    |                   | lmeuler@spokanecity.org             |                           |
|                                    |                   |                                     |                           |
|                                    |                   |                                     |                           |



# Expenditure Control Form

1. All requests being made must be accompanied by this form.
2. Route **ALL** requests to the Finance Department for signature.
3. If request is greater than \$100,000 it requires signatures by Finance and the City Administrator. Finance Dept. will route to City Administrator.

Today's Date:

Type of expenditure:

Goods



Services



Department: N/A

Approving Supervisor: N/A

Amount of Proposed Expenditure: N/A

Funding Source: N/A

**Please verify correct funding sources. Please indicate breakdown if more than one funding source.**

**Why is this expenditure necessary now?**

**What are the impacts if expenses are deferred?**

**What alternative resources have been considered?**

**Description of the goods or service and any additional information?**

Person Submitting Form/Contact:

FINANCE SIGNATURE:

---

CITY ADMINISTRATOR SIGNATURE:

---

Ordinance No. C35976

AN ORDINANCE RELATING TO APPLICATION FILE Z19-504COMP AMENDING MAP LU 1, LAND USE PLAN MAP, OF THE CITY'S COMPREHENSIVE PLAN FROM "RESIDENTIAL 4-10" TO "RESIDENTIAL 15-30" FOR APPROXIMATELY 2.2 ACRES LOCATED AT 3004 W 8<sup>TH</sup> AVENUE (PARCELS 25234.0902 AND 25234.6501) AND AMENDING THE ZONING MAP FROM "RESIDENTIAL SINGLE FAMILY (RSF)" TO "RESIDENTIAL MULTI-FAMILY (RMF)".

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 Z19-504COMP was submitted in a timely manner for review during the City's 2019/2020 Comprehensive Plan amendment cycle; and

WHEREAS, Application Z19-504COMP seeks to amend the Land Use Plan Map of the City's Comprehensive Plan for 2.2 acres from "Residential 4-10" to "Residential 15-30"; if approved, the implementing zoning destination requested is "Residential Multi-Family (RMF)"; and

WHEREAS, staff requested comments from agencies and departments on May 11, 2020, and a public comment period ran from June 8, 2020 to August 7, 2020; 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 August 25, 2020; and

WHEREAS, a State Environmental Policy Act (SEPA) Determination of Non-Significance was issued on August 24, 2020 for the amendment to the Comprehensive Plan, the comment period for which ended on September 14, 2020; and

WHEREAS, a staff report for Application Z19-504COMP reviewed all the criteria relevant to consideration of the application was published on August 25, 2020 and sent to all applicants and the Plan Commission; and

WHEREAS, notice of the SEPA Checklist and Determination and announcement of the Plan Commission Hearing for the application was published on August 26, 2020 and September 2, 2020; and

WHEREAS, Notice of Plan Commission Public Hearing and SEPA Determination was posted on the property and mailed to all property owners, occupants, and taxpayers of record, as shown in the most recent Spokane County Assessor's record for all properties within 400 linear feet of any portion of the boundary of the subject properties, pursuant to Spokane Municipal Code 17G.020.070, on August 26, 2020; and

WHEREAS, the Spokane Plan Commission held a public hearing, including the taking of public testimony, on September 9, 2020, during which the public record was closed; and

WHEREAS, the Spokane Plan Commission held a public hearing, during which they deliberated this and all other Comprehensive Plan Amendment applications, on September 23, 2020; and

WHEREAS, the Spokane Plan Commission found that Application Z19-504COMP is consistent with and implements the Comprehensive Plan; and

WHEREAS, the Spokane Plan Commission found that Application Z19-504COMP meets the decision criteria for Comprehensive Plan Amendments delineated in Spokane Municipal Code 17G.020.030; and

WHEREAS, the Spokane Plan Commission voted 9 to 0 to recommend approval of Application Z19-504COMP; 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 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 the Application. Application Z19-504COMP is approved.
2. Amendment of the Land Use Map. The Spokane Comprehensive Plan Map LU 1, Land Use Plan Map, is amended from "Residential 4-10" to "Residential 15-30" for 2.2 acres, as shown in Exhibits A and B.
3. Amendment of the Zoning Map. The City of Spokane Zoning Map is amendment from "Residential Single Family" to "Residential Multi-Family (RMF)," as shown in Exhibits C and D.

PASSED BY THE CITY COUNCIL ON \_\_\_\_\_, 2020.

\_\_\_\_\_  
Council President

Attest:

Approved as to form:

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

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

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Effective Date





# Z19-504COMP (3004 W 8th Ave)

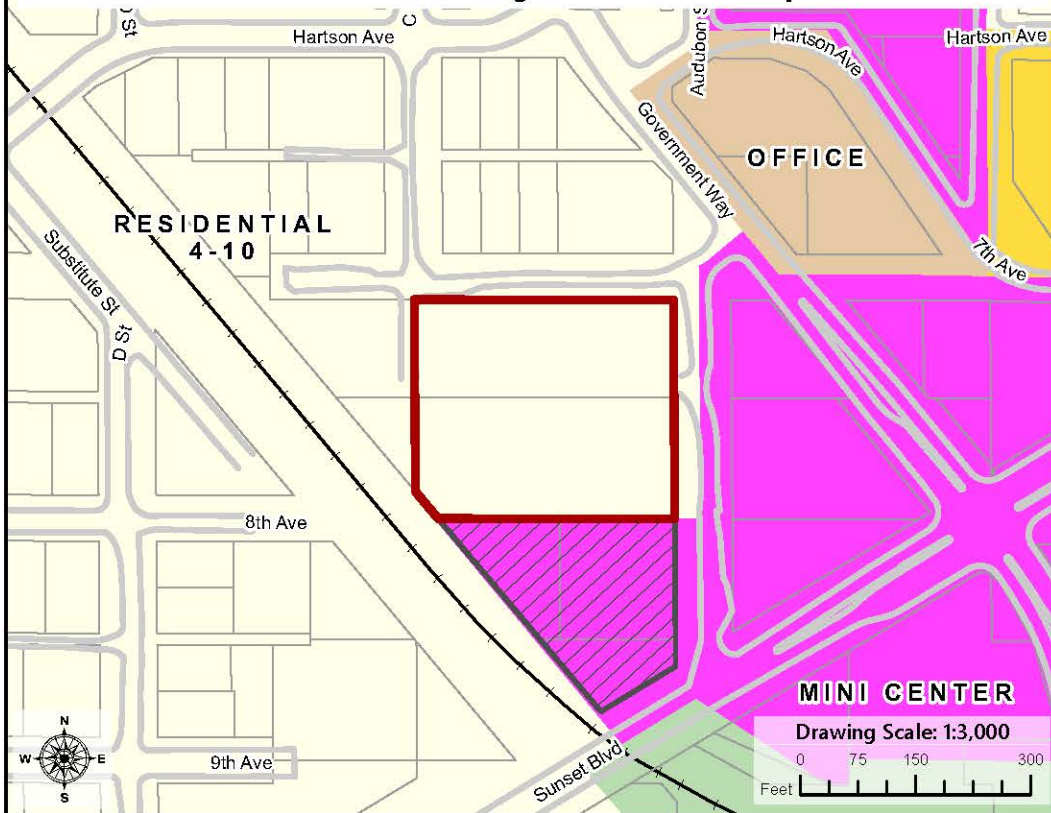
2019/2020 Comprehensive Plan Amendment Proposals

Drawn: 11/27/2019

THIS IS NOT A LEGAL DOCUMENT

The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.

## EXHIBIT A: Existing Land Use Plan Map



## Legend

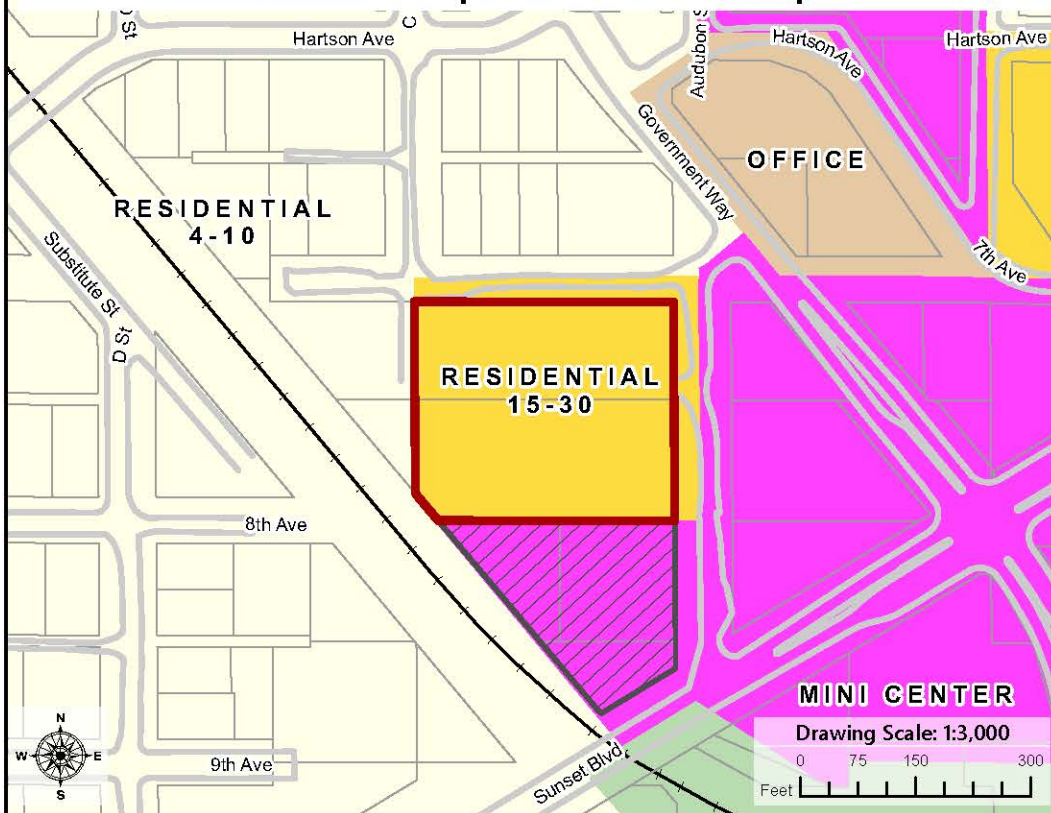
- Subject Parcels
- Same Owner
- Parcel
- Curb Line

## Land Use Plan Designation

- Conservation Open Space
- Residential 4-10
- Residential 15-30
- Office
- Mini Center

Acres (Proposal): 2.20

## EXHIBIT B: Proposed Land Use Plan Map

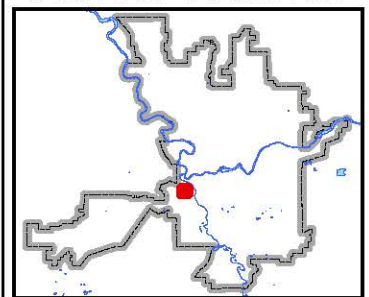


- Subject Parcels
- Same Owner
- Parcel
- Curb Line

## Proposed Land Use

- Conservation Open Space
- Residential 4-10
- Residential 15-30
- Office
- Mini Center

## PROJECT LOCATION



Neighborhood and Planning Services  
Drawn By: Kevin Frebott



# Z19-504COMP (3004 W 8th Ave)

2019/2020 Comprehensive Plan Amendment Proposals

Drawn: 11/27/2019

THIS IS NOT A LEGAL DOCUMENT

The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.

## Legend

- Subject Parcels
- Same Owner
- Curb Line
- Parcel
- Railroad

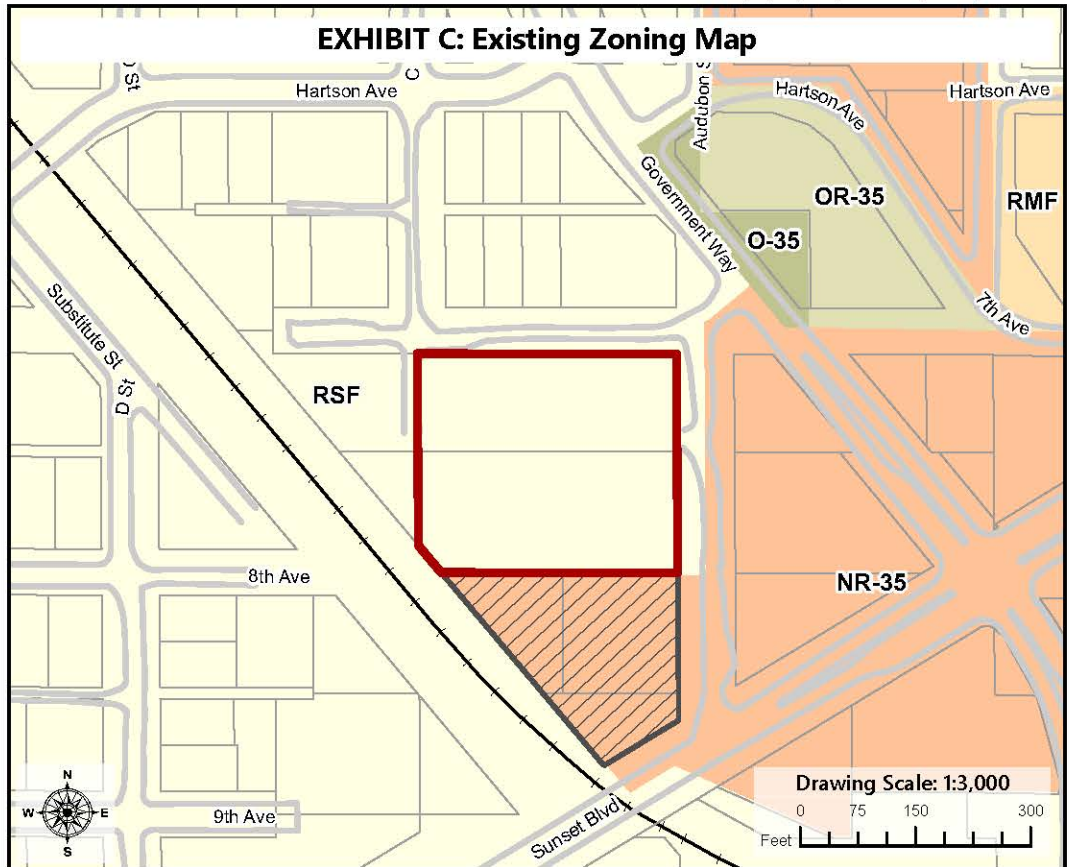
### Current Zoning

- Neighborhood Retail (NR)
- Office (O)
- Office Retail (OR)
- Residential Multifamily (RMF)
- Residential Single-Family (RSF)

Numbers after a Zone Label denote the height limits in that area.

Acres (Proposal): 2.20

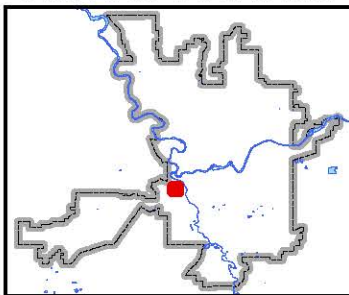
## EXHIBIT C: Existing Zoning Map



## Legend

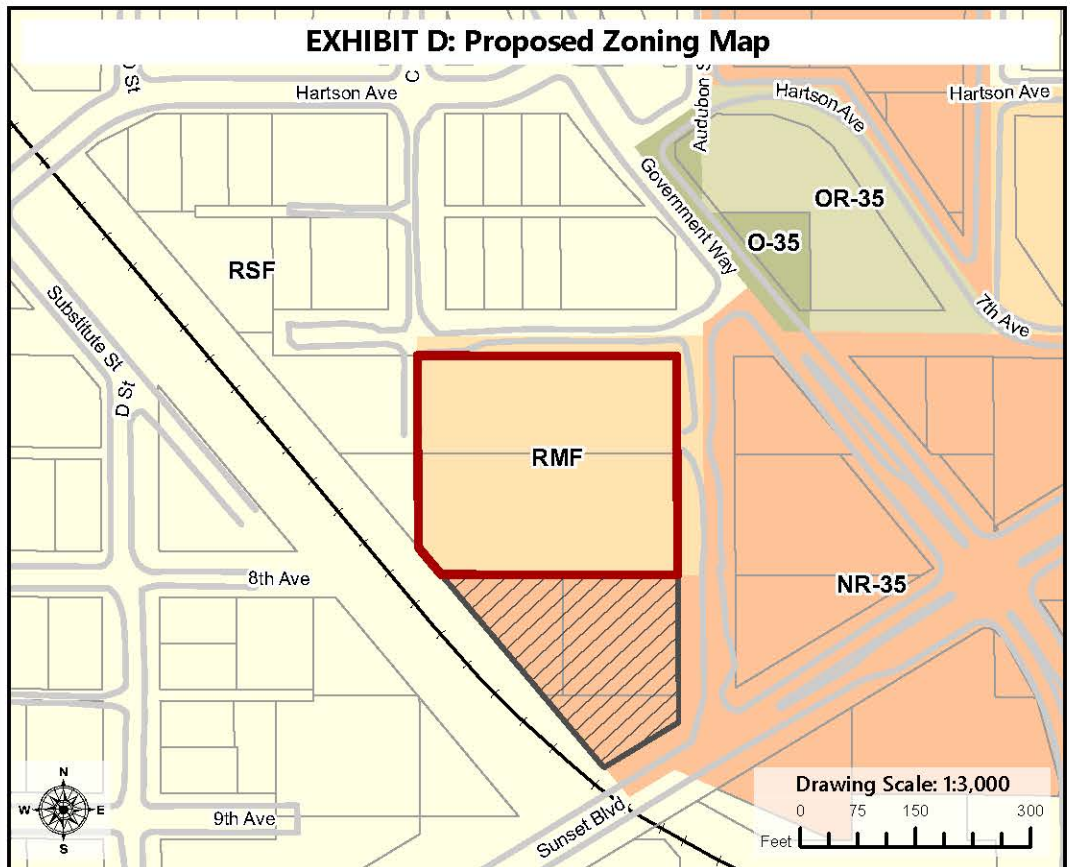
- Subject Parcels
  - Same Owner
  - Curb Line
  - Parcel
- ### Proposed Zoning
- Neighborhood Retail (NR)
  - Office (O)
  - Office Retail (OR)
  - Residential Multifamily (RMF)
  - Residential Single-Family (RSF)

### PROJECT LOCATION



Neighborhood and Planning Services  
Drawn By: Kevin Freibott

## EXHIBIT D: Proposed Zoning Map



**Exhibit E: Legal Description**

Lots 1 through 12 of Block 13, Terrace Park, Lewis & Shaw's Addition, in the City of Spokane, Spokane County, Washington State.



**STAFF REPORT Z19-504COMP**

Department of Neighborhood and Planning Services

The following staff report concerns a proposed Comprehensive Plan Amendment to the current Comprehensive Plan for the City of Spokane. The proposal constitutes a requested change to the Land Use Plan Map designation and zoning of one or more parcels in the City of Spokane. Amendments to the Comprehensive Plan are enabled by Spokane Municipal Code (SMC) 17G.020 and Revised Code of Washington (RCW) 36.70A.130.

**I. PROPERTY SUMMARY**

|                           |  |
|---------------------------|--|
| <b>Parcel(s):</b>         | 25234.0902 and 25234.6501  |
| <b>Address(es):</b>       | 3004 W 8 <sup>th</sup> Avenue  |
| <b>Property Size:</b>     | 2.2 acres  |
| <b>Legal Description:</b> | Lots 1 through 12 of Block 13, Terrace Park Lewis & Shaw's Addition            |
| <b>General Location:</b>  | Southwest of the intersection of W 7 <sup>th</sup> Street and S Audubon Street |
| <b>Current Use:</b>       | Three multi-family residences and open space.                                  |

**II. APPLICANT SUMMARY**

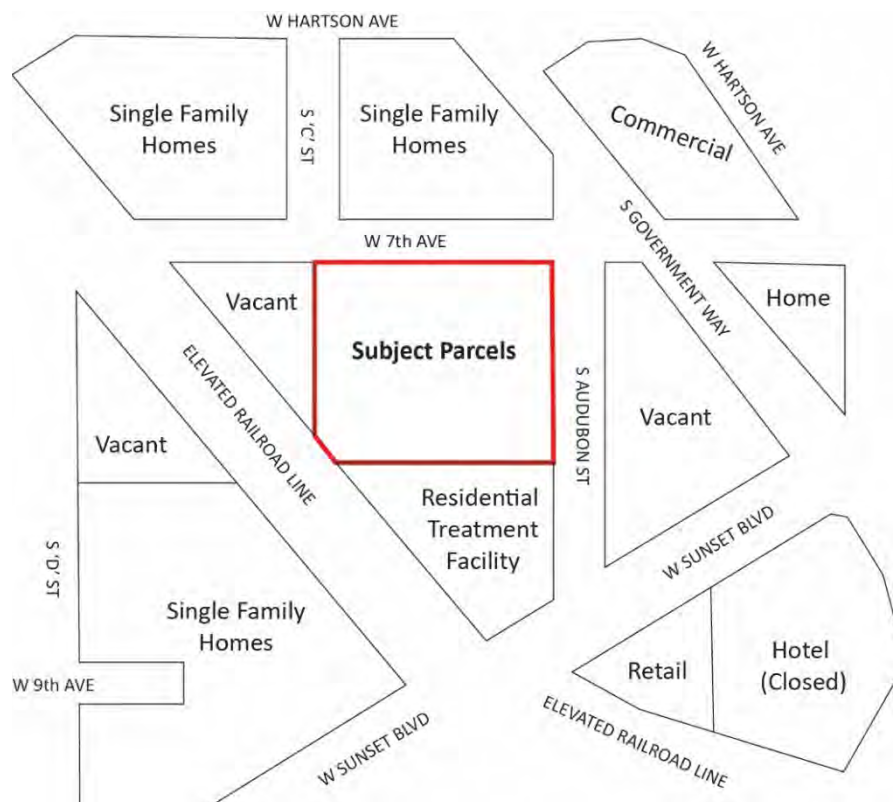
|                        |   |
|------------------------|---|
| <b>Agent:</b>          | Dwight Hume, Land Use Solutions and Entitlement |
| <b>Applicant:</b>      | Sunset Health, LLC                              |
| <b>Property Owner:</b> | Sunset Health, LLC                              |

**III. PROPOSAL SUMMARY**

|                                       |   |
|---------------------------------------|---|
| <b>Current Land Use Designation:</b>  | Residential 4-10 DUs/Acre (R 4-10)  |
| <b>Proposed Land Use Designation:</b> | Residential 15-30 DUs/Acre (R 15-30)  |
| <b>Current Zoning:</b>                | Residential Single-Family (RSF)   |
| <b>Proposed Zoning:</b>               | Residential Multi-Family (RMF)  |
| <b>SEPA Status:</b>                   | A SEPA threshold Determination of Non-Significance (DNS) was made on August 24, 2020. The appeal deadline is 5:00 PM on September 14, 2020. |
| <b>Plan Commission Hearing Date:</b>  | September 9, 2020   |
| <b>Staff Contact:</b>                 | Kevin Freibott, Assistant Planner II, <a href="mailto:kfreibott@spokanecity.org">kfreibott@spokanecity.org</a>                              |
| <b>Staff Recommendation:</b>          | None  |

## IV. BACKGROUND INFORMATION

- 1. General Proposal Description:** Pursuant to the procedures established by SMC 17G.020, enabled by RCW 36.70A.130, the applicant asks the City of Spokane to amend the Land Use Plan Map designation (Map LU-1 of the Comprehensive Plan) and zoning designation (Official Zoning Map of the City of Spokane) for two properties located in the West Hills neighborhood. The intent of the applicant is to redevelop the residential care facility immediately south of these parcels and to extend improvements to the subject parcels. However, no development plans have been submitted, nor are any permits or approvals for future development sought by the applicant at this time.
- 2. Site Description and Physical Conditions:** The subject parcels are largely vacant, save for three small multi-family buildings on the southern portion. The site previously contained a mobile home park under a previous owner, but those improvements were removed prior to the submission of this application. There are a number of large trees on or about the property and some remaining patches of paving.
- 3. Property Ownership:** Both parcels, as well as the three parcels located immediately south of the subject parcels, are owned by Sunset Health, LLC, a WA-registered Limited Liability Corporation.
- 4. Adjacent Property Improvements and Uses:** The subject parcels are surrounded by existing development of the following nature:



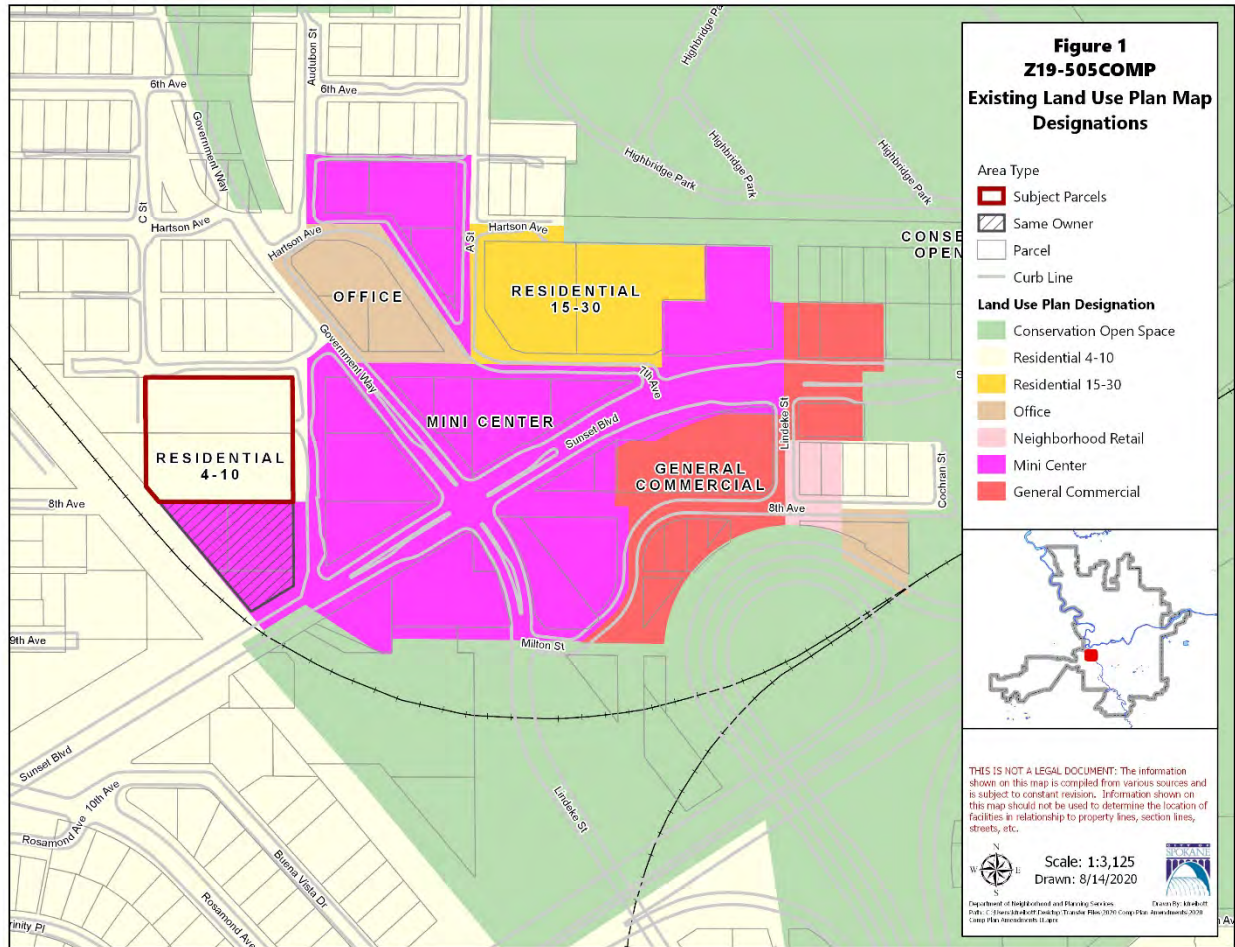
- 5. Street Class Designations:** Both of the adjacent streets, S Audubon St and W 7<sup>th</sup> Ave are designated as unimproved local streets in the Spokane arterial map. The Comprehensive Plan designates both for future paving/development as local access streets.

6. **Current Land Use Designation and History:** As shown in Exhibit A, the subject properties are currently designated for “Residential 4-10” (between 4 and 10 dwelling units per acre), a designation reserved for single-family homes. The subject properties have been designated for this use since the original adoption of the Growth Management Act (GMA) compliant Comprehensive Plan in 2001.
7. **Proposed Land Use Designation:** As shown in Exhibit B, the proposal is to amend the Land Use Plan Map designation so that the entirety of the subject properties are designated for “Residential 15-30” use.
8. **Current Zoning and History:** The current zoning of the subject properties is Residential Single-Family (RSF). The subject properties have changed zoning designation multiple times in the past. In 1958 the properties were zoned Class I Residential, reserved for single-family homes. By 1975 the properties were zoned B1: Local Business Zone for light intensity commercial uses. By 2006 the properties were zoned for a similarly light intensity commercial use, Neighborhood Retail.

In 2001 the City adopted the current iteration of the Comprehensive Plan. This version of the Comprehensive Plan, which is still substantially similar today, focused density and intensity of use into centers and corridors and limited it elsewhere in the City. In response to this new land use strategy, the City undertook a massive update to the zoning code and residential building standards in the City in order to ensure consistency with the new Comprehensive Plan. This action, completed in 2006, included the rezoning of numerous properties in the City, including the subject properties. In order to help focus density in centers and corridors, this effort included analysis and identification of parcels that contained different physical uses than those allowed in the previous zoning district. For instance, parcels like the subject parcels that were previously zoned for commercial uses but which were vacant or contained low-density residential uses, were identified and rezoned to match the existing use of the property. Accordingly, the subject properties were rezoned from Neighborhood Retail to Single Family Residential (SFR), as they contained a few mobile homes at that time (see Ordinance C33841). Conversely, the two properties to the south that are now in common ownership with the subject properties remained in the NR zoning district, as they contained a motel at that time and didn’t require rezone. Adoption of ordinance C33841 required significant work and included multiple workshops and outreach with the general public, the Plan Commission, and the City Council.

Of additional consideration for this application is the existence of a Neighborhood Mini Center immediately south and east of the subject parcels. This Mini Center, focused on the intersection of Sunset Blvd and Government Way, is surrounded by a complex mix of Land Use Plan Map designations and land improvements. Because this Mini Center has bearing on the policy ramifications of the proposed amendment, **Figure 1** has been provided on the next page showing the various Land Use Plan Map Designations surrounding the Mini Center.

9. **Proposed Zoning:** As shown in Exhibit D, the proposal seeks to amend the zoning so that the entirety of the subject properties are zoned Residential Multi-Family (RMF).



## V. APPLICATION PROCESS AND PUBLIC COMMENT

- Key Steps:** The application is being processed according to SMC 17G.060, including the following steps:

Application Submitted .....October 29, 2019

Threshold Application Certified Complete ..... November 27, 2019

Council Threshold Subcommittee Established<sup>1</sup> ..... January 13, 2020

Council Threshold Subcommittee Met ..... February 6, 2020

Annual Work Program Set<sup>2</sup> .....March 2, 2020

Agency/Department Comment Period Ended ..... May 11, 2020

Notice of Application Posted ..... June 8, 2020

<sup>1</sup> Spokane City Council Resolution 2020-0002

<sup>2</sup> Spokane City Council Resolution 2020-0014

Plan Commission Workshop ..... July 8, 2020  
 60-Day Public Comment Period Ended ..... August 7, 2020  
 SEPA Determination Issued ..... August 24, 2020  
 Notice of Public Hearing Posted ..... August 26, 2020  
 Plan Commission Hearing Date (Scheduled) ..... September 9, 2020

**2. Comments Received:** A request for comments was issued to City departments, local agencies, and neighborhood councils within 400 feet of the proposal, along with pertinent application details on April 24, 2020. By the close of agency comment on May 11, comments were received from the following:

- Randy Abrahamson, Spokane Tribe Historic Preservation Officer
- Karen Carlberg, Chair of the West Hills Neighborhood

Mr. Abrahamson expressed concerns that the project site may include cultural resources and asked that any future development conduct a cultural survey and sub-surface testing. Mrs. Carlberg provided some comments/corrections for the SEPA checklist and requested that in the future the City update its process/standards for Comprehensive Plan amendments to provide a greater level of information and coordinate with neighborhoods. Both comment letters are included in **Exhibit L** of this staff report.

Following the agency/department comment period, a Notice of Application was issued on June 8, 2020 by mail to all properties and owners within a 400-foot radius of the subject properties, including within 400-feet of any adjacent properties with the same ownership. Notice was also posted on the subject properties, in the closest library branch, and in the Spokesman Review. The following comments were received during the 60-day public comment period:

- Scott Kappes

Mr. Kappes, an adjacent property owner, provided several comments, including the need for paving of adjacent dirt roads, concerns with stormwater runoff, inclusion of open space/greenspace for the use of local birds and wildlife on the property, and the requirement that the project use a vegetated screen between the eventual improvements to the property and the adjacent home. It's of note that [SMC 17C.200](#) provides requirements for landscaping and screening between uses. Any future development of the site would be required to meet these standards before approval. However, the proposal does not currently include any plans or permits for the actual development/improvement of the property. Those requirements would be applied in the future, if and when the property owner decides to develop.

**3. Public Workshop:** A public workshop with the Spokane Plan Commission was held on July 8, 2020, during which the particulars of the proposal were presented to the Plan Commission for their consideration and discussion. The applicant was given an opportunity to speak but was unable to participate during the workshop.



## VI. APPLICATION REVIEW AND ANALYSIS

1. **Guiding Principles:** SMC 17G.020.010 provides the following guiding principles for the annual comprehensive plan amendment process:

- A. Keep the comprehensive plan alive and responsive to the community.
- B. Provide for simultaneous review of proposals to allow for cumulative impact analysis of all applications on a City-wide basis and in conjunction with budget decisions.
- C. Make map adjustments based on a foundation in policy language, consistently applying those concepts citywide.
- D. Honor the community's long-term investment in the comprehensive plan, through public participation and neighborhood planning processes, by not making changes lightly.
- E. Encourage development that will enable our whole community to prosper and reinforce our sense of place and feeling of community, in an ecologically, economically and socially sustainable manner.
- F. Amendments to the comprehensive plan must result in a net benefit to the general public.

2. **Review Criteria:** SMC 17G.020.030 provides a list of considerations that are to be used, as appropriate, by the applicant in developing an amendment proposal, by planning staff in analyzing a proposal, by the plan commission and by the city council in making a decision on the proposal. Following each consideration is staff analysis relative to the amendment requested.

- 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.*

Staff Analysis: Staff reviewed and processed the proposed amendment under the most current regulations contained in the Growth Management Act, the Washington State Environmental Policy Act (SEPA), and the Spokane Municipal Code. Staff is unaware of any recent federal, state, or legislative actions with which the proposal would be in conflict, and no comments were received to this effect from any applicable agencies receiving notice of the proposal.

The proposal meets this criterion.

- B. **GMA:** *The change must be consistent with the goals and purposes of the State Growth Management Act.*

Staff Analysis: The Growth Management Act (GMA) details 13 goals to guide the development and adoption of the comprehensive plans and development regulations (RCW 36.70A.020, "Planning Goals"), and these goals guided the City's development of its comprehensive plan and development regulations. No comments received or other evidence in the record indicates inconsistency between the proposed plan map amendment and the goals and purposes of the GMA.

The proposal meets this criterion.

- 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.*

Staff Analysis: The City did not require, nor did any Agency comment request or require a traffic impact analysis for the proposal. The subject property is already served by water, sewer, nearby transit service, and adjacent existing City streets. Furthermore, under State and local laws, any subsequent development of the site will be subject to a concurrency determination pursuant to SMC 17D.010.020.

The proposal meets this criterion.

- 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.*

Staff Analysis: No evidence of a potential funding shortfall as a result of this proposal exists.

The proposal meets this criterion.

**E. Internal Consistency:**

1. *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.*

Staff Analysis: The proposal is internally consistent with applicable supporting documents of the Comprehensive Plan as follows:

*Development Regulations.* As a non-project proposal, there are no specific plans for development of this site. Additionally, any future development on this site will be required to be consistent with the current development regulations at the time an application is submitted. The proposal does not result in any non-conforming uses or development and staff finds no reason to indicate that the proposed Comprehensive Plan Land Use Plan Map and zone change would result in a property that cannot be reasonably developed in compliance with applicable regulations.

*Capital Facilities Program.* As described in the staff analysis of Criterion C above, no additional infrastructure or capital expenditures by the City are anticipated for this non-project action, and it is not anticipated that the City's integrated Capital Facilities Program would be affected by the proposal.

*Neighborhood Planning Documents Adopted after 2001.* The West Hills neighborhood completed its initial neighborhood planning project in 2016. This planning effort was centered on the stretch of Fort George Wright Drive adjacent to the Spokane Falls Community College, far from the subject parcels, and would not affect or be affected by this proposal.

*Miscellaneous Comprehensive Plan Goals and Policies.* Staff have compiled a list of Comprehensive Plan Goals and Policies which bear on the proposal in Exhibit H of this report. Further discussion of these policies is provided under section K.2 below.

See Item K.2 for below for analysis and results.

2. *If a proposed amendment is significantly inconsistent with current policy within 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.*

Staff Analysis: See item K.2 below for analysis and results.

The consistency of the proposal with this criterion is unclear. See criterion K.2 below.

- 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.*

**Staff Analysis:** No evidence has been provided by any adjacent jurisdiction, including the County of Spokane, indicating this proposal would conflict with the CWPP or the plans of any neighboring jurisdiction. The proposed change in land use designations affects a relatively small area within an existing urbanized area, with no foreseeable implications to regional or inter-jurisdictional policy issues.

The proposal meets this criterion.

- 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.*

Staff Analysis: The City is concurrently reviewing this application and eight other applications for Comprehensive Plan amendments, as part of an annual plan amendment cycle. Six applications are for Land Use Plan Map amendments, two are proposed

transportation map amendments to the Comprehensive Plan, and one is a proposed text amendment. When considered together, these various applications do not interact, nor do they augment or detract from each other. The cumulative effects of these various applications are minor.

This proposal meets this criterion.

**H. SEPA:** *SEPA<sup>3</sup> Review must be completed on all amendment proposals and is described in Chapter 17E.050.*

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).*

Staff Analysis: The application is under review in accordance with the State Environmental Policy Act (SEPA), which requires that the potential for adverse environmental impacts resulting from a proposal be evaluated during the decision-making process. On the basis of the information contained in the environmental checklist, 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 Services, a Determination of Non-Significance was issued on August 24, 2020.

The proposal meets this criterion.

**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.*

Staff Analysis: The proposal would change the land-use designation of an urban area already served by the public facilities and services described in CFU 2.1. The proposed change in land-use designations affects a relatively small area and does not measurably alter demand for public facilities and services in the vicinity of the site or on a citywide basis. Any subsequent development of the site will be subject to a concurrency determination pursuant to SMC 17D.010.020, thereby implementing the policy set forth in CFU 2.2.

The proposal meets this criterion.

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<sup>3</sup> State Environmental Policy Act

- 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.*

Staff Analysis: The proposal does not include an expansion to the UGA, thus this criteria does not apply.

The proposal meets this criterion.

K. **Demonstration of Need:**

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.*

Staff Analysis: The proposal does not include a policy adjustment, thus this criteria does not apply.

The proposal meets this criterion.

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.);

Staff Analysis: The primary Comprehensive Plan policy which applies to the proposal is Land Use LU 1.4, Higher Density Residential Uses, which directs “new higher density residential uses to Centers and Corridors designated on the Land Use Plan Map.” The subject parcels are located immediately adjacent to a designated Mini-Center on the Land Use Plan Map. Accordingly, it is also important to review the requirements of policy LU 1.7, Neighborhood Mini-Centers. According to Policy LU 1.7, mini centers could be considered to be “outside Centers and Corridors.” However, LU 1.7 also states, “Mini-Center locations are encouraged to become small, mixed-use centers with higher density residential use as a major component.” The current mini-center at Government Way and Sunset Blvd already includes Neighborhood Retail, Community Business, and some Residential Multi-Family zoning, all of which would allow higher density residential uses. However, this neighborhood mini-center has not seen any significant retail or commercial development since the adoption of the 2006 Comprehensive Plan.

While Policy LU 1.4 provides for some opportunity to establish new higher density residential uses *outside* centers, it generally limits such additions to areas where the predominant development character is already multi-family in nature. As the subject properties are substantially surrounded by vacant land, single-family

residential, and only limited multi-family residential, this proposal is potentially inconsistent with this policy. It is unclear if this proposal meets the policy intention of Policy LU 1.7, Neighborhood Mini Centers and Policy LU 1.4, Higher Density Residential.

This proposal's consistency with the requirements of LU 1.4 and LU 1.7 is unclear, as described above.

- b. The map amendment or site is suitable for the proposed designation.

Staff Analysis: There exist no physical features of the site or its surroundings that would preclude physical development of office uses on the site. The site is adequately served by all utilities and by two major arterial streets, bus service is nearby, and the site is generally level and devoid of critical areas.

- c. The map amendment implements applicable comprehensive plan policies and subarea plans better than the current map designation.

Staff Analysis: As discussed in item a. above, the proposal may implement the desire for greater residential density in the vicinity of mini centers.

The proposal's consistency with this criterion is unclear.

- 3. **Rezones, Land Use Plan 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.*

Staff Analysis: If the Land Use Plan Map amendment is approved as proposed, the zoning designation of the subject property will change concurrently from RSF (Residential Single-Family) to RMF (Residential Multi-Family).

The proposal meets this criterion.

## VII. CONCLUSION

The proposal has been processed and considered according to the requirements of the Spokane Municipal Code. According to the information provided above and the whole of the administrative record, the proposal's consistency with criteria for a comprehensive plan amendment as provided in SMC 17G.020.030 is unclear.

Following the close of public testimony and deliberations regarding conclusions with respect to the review criteria and decision criteria detailed in SMC Chapter 17G.020, Plan Commission will need to make a recommendation to City Council for approval or denial of the requested amendment to the Land Use Plan map of the City's Comprehensive Plan.

## **VIII. STAFF RECOMMENDATION**

Because the consistency of this proposal with a policy of the Comprehensive plan is unclear, staff does not have a recommendation regarding this application.

## **IX. LIST OF EXHIBITS**

- |                                  |   |
|----------------------------------|---|
| A. Existing Land Use Plan Map    | H. List of Relevant Comp Plan Policies    |
| B. Proposed Land Use Plan Map    | I. Application Materials                  |
| C. Existing Zoning Map           | J. SEPA Checklist                         |
| D. Proposed Zoning Map           | K. SEPA Determination of Non-Significance |
| E. Application Notification Area | L. Agency Comments                        |
| F. Detail Aerial                 | M. Public Comments                        |
| G. Wide-Area Aerial              |   |



# Z19-504COMP (3004 W 8th Ave)

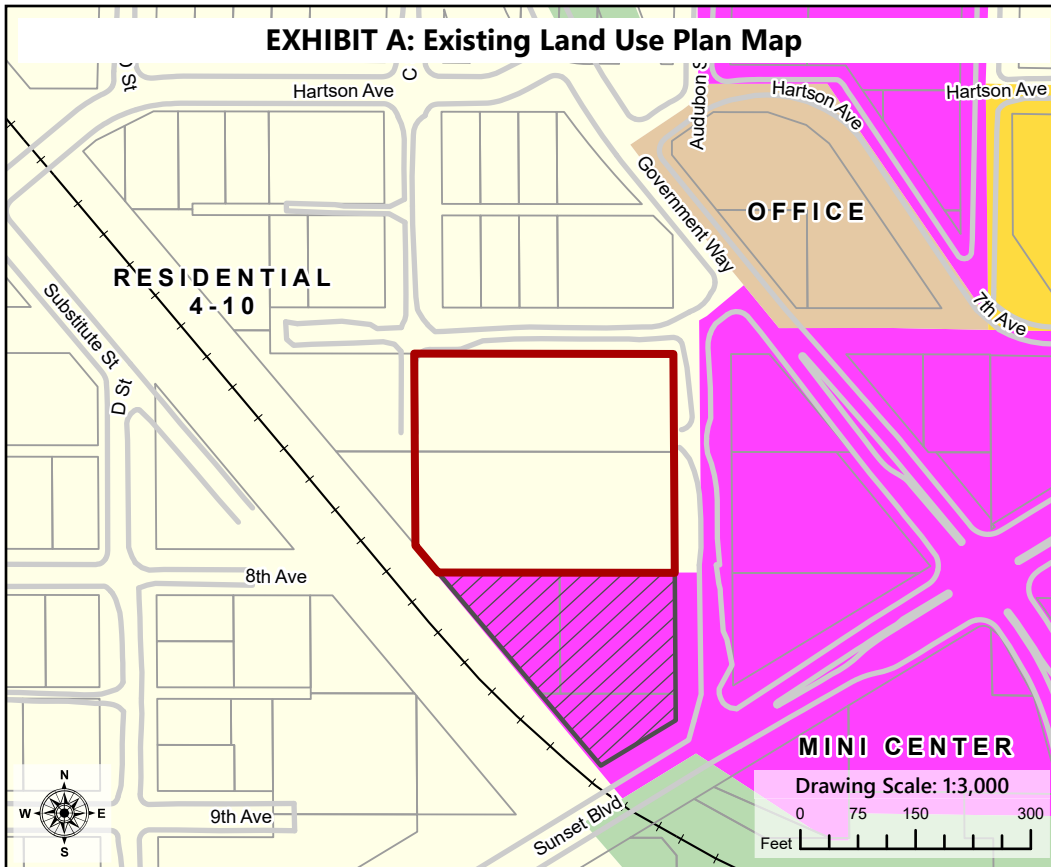
2019/2020 Comprehensive Plan Amendment Proposals

Drawn: 11/27/2019

THIS IS NOT A LEGAL DOCUMENT

The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.

## EXHIBIT A: Existing Land Use Plan Map



## Legend

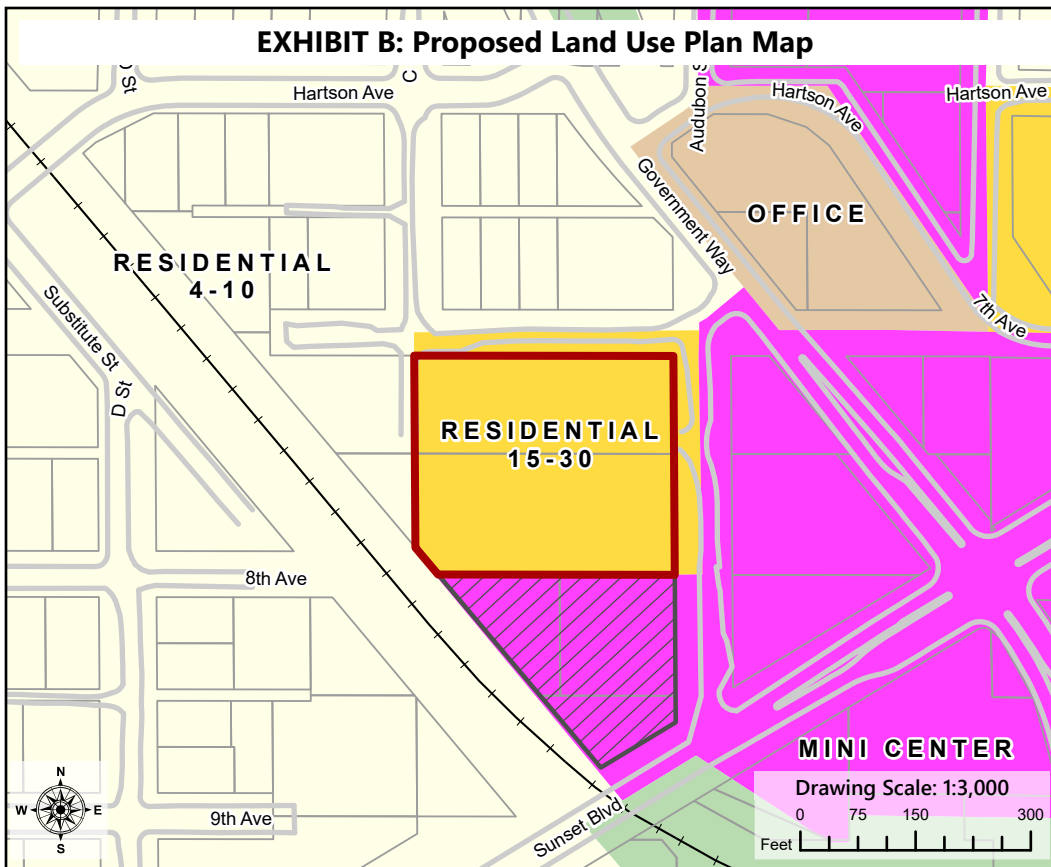
- Subject Parcels
- Same Owner
- Parcel
- Curb Line

## Land Use Plan Designation

- Conservation Open Space
- Residential 4-10
- Residential 15-30
- Office
- Mini Center

Acres (Proposal): 2.20

## EXHIBIT B: Proposed Land Use Plan Map

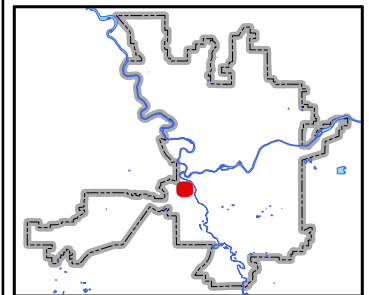


- Subject Parcels
- Same Owner
- Parcel
- Curb Line

## Proposed Land Use

- Conservation Open Space
- Residential 4-10
- Residential 15-30
- Office
- Mini Center

## PROJECT LOCATION



Neighborhood and Planning Services  
Drawn By: Kevin Freibott





# Z19-504COMP (3004 W 8th Ave)

2019/2020 Comprehensive Plan Amendment Proposals

Drawn: 11/27/2019

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## Legend

- Subject Parcels
- Same Owner
- Curb Line
- Parcel
- Railroad

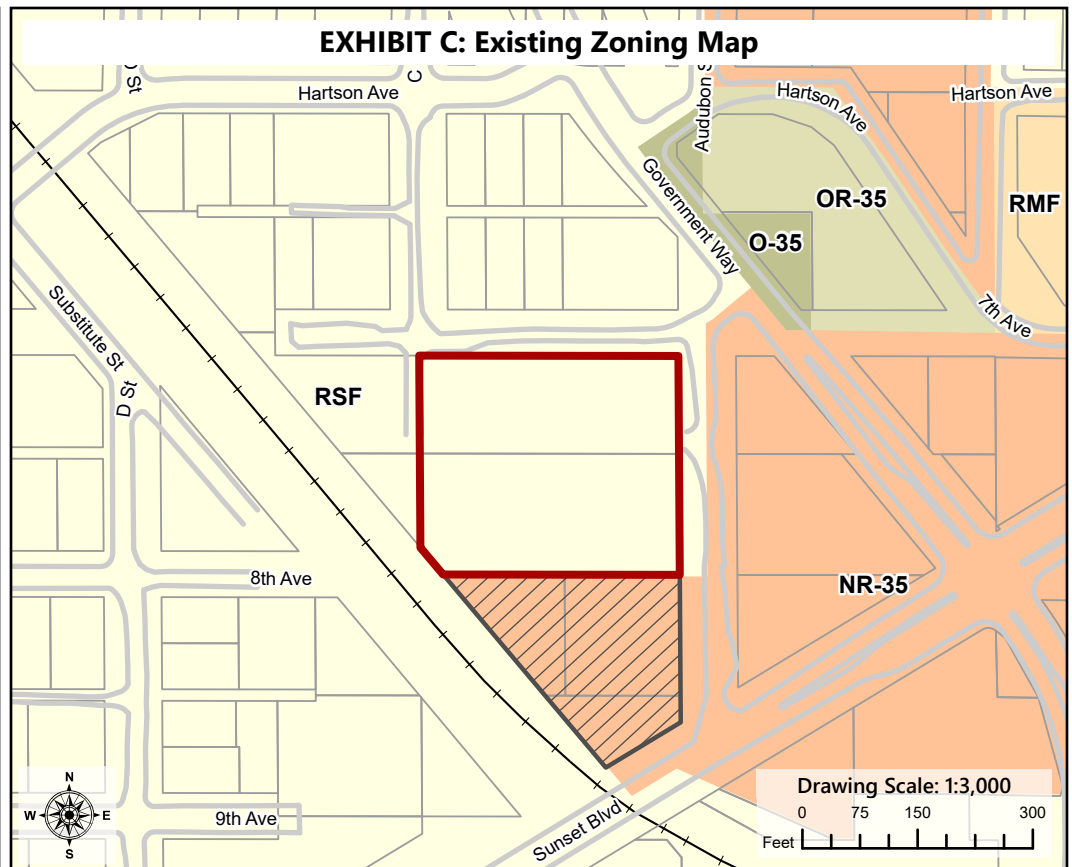
## Current Zoning

- Neighborhood Retail (NR)
- Office (O)
- Office Retail (OR)
- Residential Multifamily (RMF)
- Residential Single-Family (RSF)

Numbers after a Zone Label denote the height limits in that area.

Acres (Proposal): 2.20

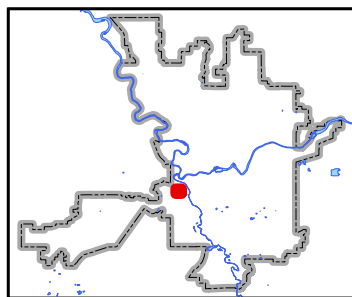
## EXHIBIT C: Existing Zoning Map



## Legend

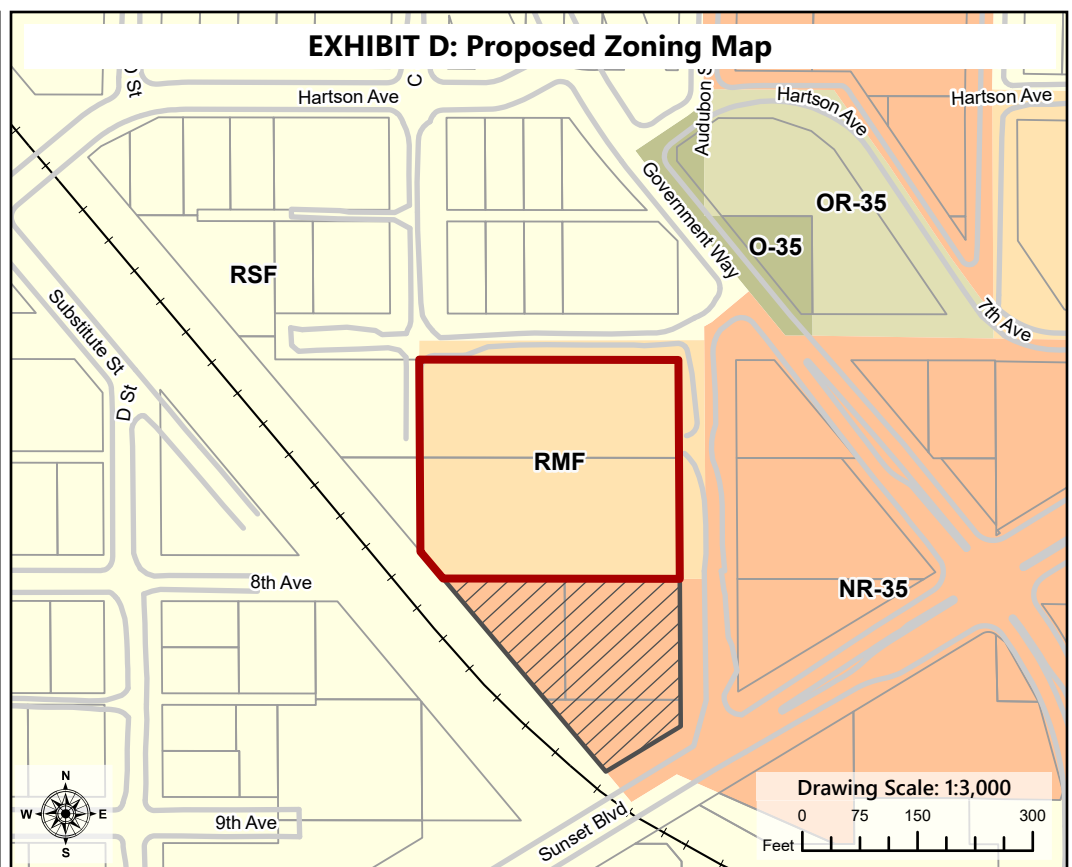
- Subject Parcels
  - Same Owner
  - Curb Line
  - Parcel
- ## Proposed Zoning
- Neighborhood Retail (NR)
  - Office (O)
  - Office Retail (OR)
  - Residential Multifamily (RMF)
  - Residential Single-Family (RSF)

## PROJECT LOCATION



Neighborhood and Planning Services  
Drawn By: Kevin Freibott

## EXHIBIT D: Proposed Zoning Map

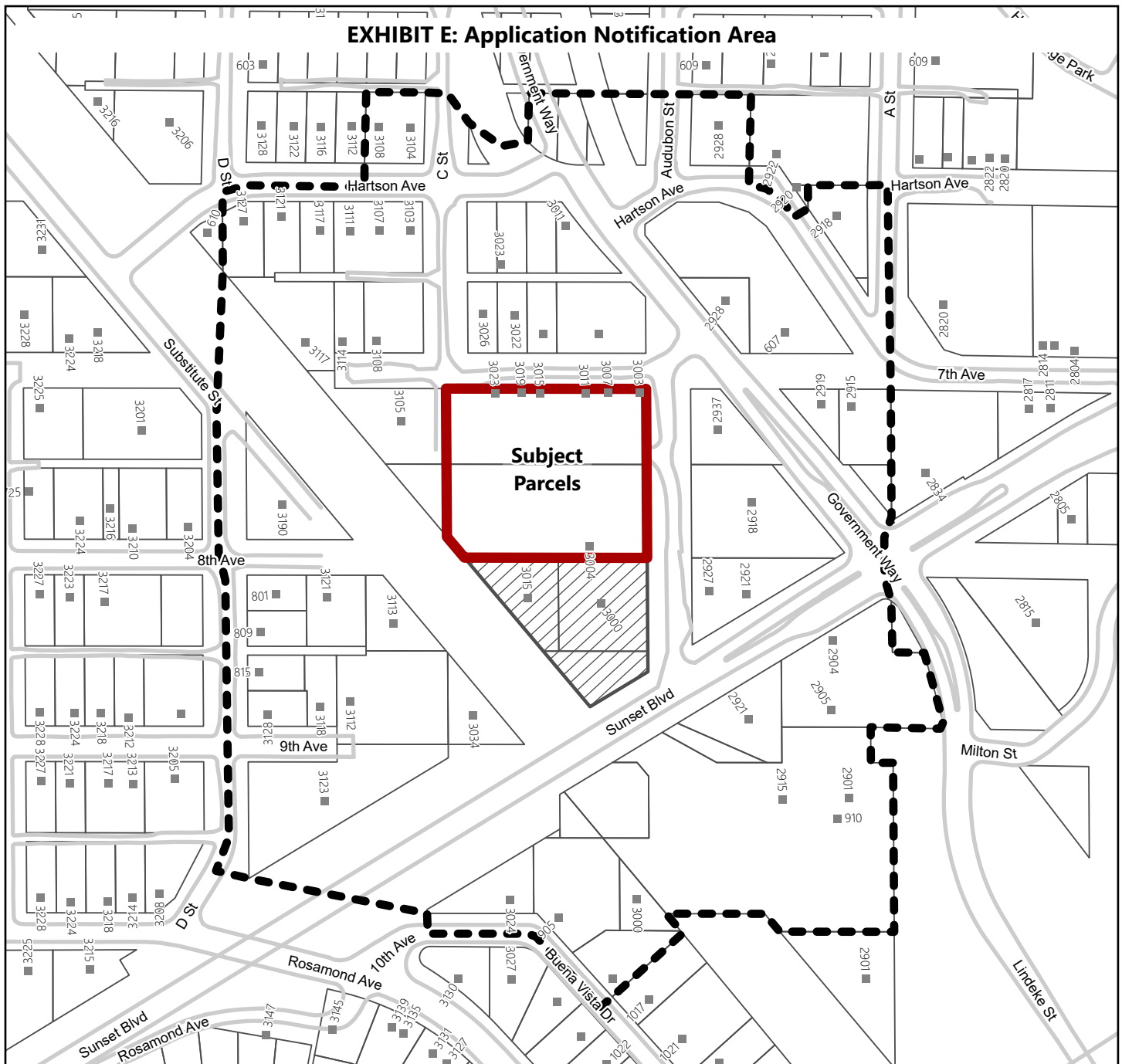




# Z19-504COMP (3004 W 8th Ave)

2019/2020 Comprehensive Plan Amendment Proposals

THIS IS NOT A LEGAL DOCUMENT: The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.



## Legend

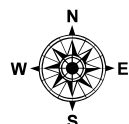
- Parcel
- Notification Boundary
- Curb Line
- Address Point

## Subject Parcels

- Subject Parcels
- Same Owner

## Application proposes to:

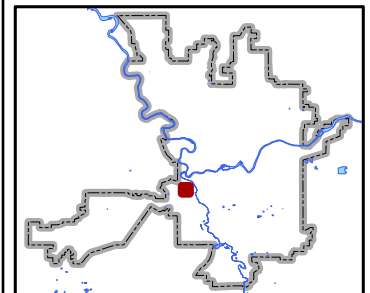
Change Land Use Designation from Residential 4-10 to Residential 15-30.



Project Size: 2.20 Acres (Approximate)  
Drawing Date: 12/3/2019 Drawing Scale: 1:3,000

0 75 150 300  
Feet

## PROJECT LOCATION



Neighborhood and Planning Services  
Drawn By: Kevin Freibott





# Z19-504COMP (3004 W 8th Ave)

2019/2020 Comprehensive Plan Amendment Proposals

Drawn: 12/5/2019

THIS IS NOT A LEGAL DOCUMENT

The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.

## EXHIBIT F: Detail Aerial



## Legend

Subject Parcels

Adjacent Ownership

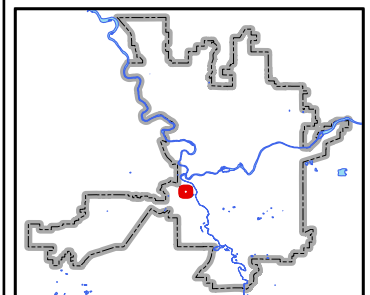
Aerial Photograph Taken  
on 4/3/2018

Acres (Proposal): 2.20

## EXHIBIT G: Wide-Area Aerial



## PROJECT LOCATION



Neighborhood and Planning Services  
Drawn By: Kevin Freibott



The following policies of the Comprehensive Plan relate to application Z19-504COMP. The full text of the Comprehensive Plan can be found at [www.shapingspokane.org](http://www.shapingspokane.org).

## **Chapter 3—Land Use**

### 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.

### LU 1.4 Higher Density Residential Uses

Direct new higher density residential uses to Centers and Corridors designated on the Land Use Plan Map.

*Discussion:* Higher density housing of various types is the critical component of a center. Without substantially increasing population in a center's immediate vicinity, there is insufficient market demand for goods and services at a level to sustain neighborhood-scale businesses. Higher density residential uses in Centers range from multi-story condominiums and apartments in the middle to small-lot homes at the edge. Other possible housing types include townhouses, garden apartments, and housing over retail space.

To ensure that the market for higher density residential use is directed to Centers, future higher density housing generally is limited in other areas. The infill of Residential 15+ and Residential 15-30 residential designations located outside Centers are confined to the boundaries of existing multi-family residential designations where the existing use of land is predominantly higher density residential.

### LU 1.7 Neighborhood Mini-Centers

Create a Neighborhood Mini-Center wherever an existing Neighborhood Retail area is larger than two acres.

*Discussion:* The Neighborhood Mini-Center designation recognizes the existence of small neighborhood-serving businesses in locations that are two to five acres in size that lie outside Centers and Corridors designated on the Land Use Plan Map. However, some designated Neighborhood Mini-Centers are over five acres in size because they are based on pre-existing zoning

designations. Similar to Neighborhood Retail, the Neighborhood Mini-Center designation consists of small, freestanding businesses usually sited at the intersection of or along arterial streets. Another characteristic of this designation is the greatly restricted potential for redevelopment of the surrounding area to support a full Neighborhood Center. Consequently, the Mini-Center designation limits mixed-use development to the boundaries of the existing Mini-Center designation.

Mini-Center locations are encouraged to become small, mixed-use centers with higher density residential use as a major component. Residential use adds market demand for neighborhood business and enables enhanced transit service to these locations. Shared-use parking arrangements are encouraged to increase the development intensity of the site for both residential and commercial uses.

This designation allows the same uses as the Neighborhood Retail designation. No new drive-through facilities, including gas stations and similar auto-oriented uses, should be allowed except along principal arterial streets where they should be subject to size limitations and design guidelines. Buildings should be oriented to the street to encourage walking by providing easy pedestrian connections. Parking lots should not dominate the frontage and should be located behind or on the side of buildings.

New Mini-Center locations may be established through a neighborhood planning process. They should be separated by at least one-mile from other neighborhood serving business areas and should not exceed five acres in size. To provide convenient accessibility from the surrounding neighborhood, new Mini-Centers should be located at the intersection of arterial streets.

#### LU 5.5 Compatible Development

Ensure that infill and redevelopment projects are well-designed and compatible with surrounding uses and building types.

### **Chapter 6—Housing**

#### H 1.4 Use of Existing Infrastructure

Direct new residential development into areas where community and human public services and facilities are available.

*Discussion:* Using existing services and infrastructure often reduces the cost of creating new housing. New construction that takes advantage of existing services and infrastructure conserves public resources that can then be redirected to other needs such as adding amenities to these projects

#### H 1.11 Access to Transportation

Encourage housing that provides easy access to public transit and other efficient modes of transportation.

*Discussion:* Transportation is the second largest expenditure after housing and can range from 10 to 25 percent of household expenditures. Examining where housing is City of Spokane Comprehensive Plan 6-8 located and the associated transportation costs may provide a more realistic evaluation of housing affordability in the future.

#### H 2.4 Linking Housing with Other Uses

Ensure that plans provide increased physical connection between housing, employment, transportation, recreation, daily-needs services, and educational uses.

*Discussion:* The location of housing in relation to other land uses is a part of what determines the quality of housing. The desirability and viability of housing changes for different segments of the community, based on an area's mix of land uses. As complementary land uses become spread further apart, transportation options decrease while transportation costs increase. These added transportation costs reduce the amount of household income available for housing and other household needs. This affects lower-income households first. In urban areas, basic services, such as grocery stores, public transportation, and public parks, should be available within a mile walk of all housing.

### **Chapter 11—Neighborhoods**

#### N 8.4 Consistency of Plans

Maintain consistency between neighborhood planning documents and the comprehensive plan.

*Discussion:* Neighborhood planning shall be conducted within the framework of the comprehensive plan, and further, the Growth Management Act requires that these plans be consistent with the comprehensive plan.



## Land Use Solutions & Entitlement

### Land Use Planning Services

9101 N. MT. VIEW LANE Spokane, WA 99218  
509-435-3108 (V)  
dhume@spokane-landuse.com

10-23-19

Kevin Freibott, Planner II  
Planning & Development Services  
3<sup>rd</sup> Floor City Hall  
West 801 Spokane Falls Blvd.  
Spokane WA 99201

Ref: Sunset Health LLC Map Amendment Request


Dear Kevin:

I am encouraged to report that the former Ventura Land Holdings application is finally on solid ground with the transfer of ownership to Empire Health Foundation and its subsidiary Sunset Health LLC, the new applicant for the amendment previously sought by Ventura Land Holdings and others. More importantly, I have learned that the former services of Ascenda have been retained, as has the long-range goal of improving the housing accommodations for existing residents of the Ascenda program, currently housed in the existing motel.

Submitted herewith is the required application forms, a map of the subject amendment, the check in the amount of \$500.00 and a copy of the minutes from the April 2019 West Hills meeting in which Ascenda attended the meeting to explain the future plans for this project, once approved.

I am confident that this application will be pursued to its completion now that the other idiosyncrasies have passed.

Respectfully Submitted



Dwight J Hume

Copy w/enclosures:  
Sunset Health LLC c/o Jeff Bell, Interim President, Empire Health Foundation



**DESCRIPTION OF PROPOSAL:**

Amend Land Use Plan Map from R 4-10 to R 15-30 and zone from RSF to RMF

**ADDRESS OF SITE OF PROPOSAL:** (if not assigned yet, obtain address from Public Works before submitting application)  
3004 W 8<sup>th</sup> Avenue

**APPLICANT:**

**Name:** Sunset Health LLC, C/O Jeff Bell  
**Address:** 1020 W Riverside Ave. Spokane WA 99201  
**Phone (home):** **Phone (work):**  
**Email address:** jeff@empirehealthfoundation.org

**PROPERTY OWNER:**

**Name:** Same  
**Address:**  
**Phone (home):** **Phone (work):**  
**Email address:**

**AGENT:**

**Name:** Land Use Solutions & Entitlement C/O Dwight Hume  
**Address:** 9101 N Mt. View Lane, Spokane WA 99218  
**Phone (home):** **Phone (work):** 509-435-3108  
**Email address:** [dhume@spokane-landuse.com](mailto:dhume@spokane-landuse.com)

**ASSESSOR'S PARCEL NUMBERS:**

25234.6501 25234.0902

**LEGAL DESCRIPTION OF SITE:**

Lots 1-12, Block 13, Terrace Park Lewis and Shaws and the E 1/2 of vacated "C" street.

**SIZE OF PROPERTY:**

2.20 acres

**LIST SPECIFIC PERMITS REQUESTED IN THIS APPLICATION:**

Land Use Map Amendment and Zone Change from R 4-10 to R-15-30 and from RSF to RMF zone



**SUBMITTED BY:**

Dwight Hume  
☐ Applicant   ☐ Property Owner   ☐ Property Purchaser   ☒ Agent

In the case of discretionary permits (administrative, hearing examiner, landmarks commission or plan commission), if the applicant is not the property owner, the owner must provide the following acknowledgement:

I, Jeff Bell, managing partner of Sunset Health LLC, owners of the above-described property do hereby authorize Dwight J Hume to represent us and our interests in all matters regarding this application.

**ACKNOWLEDGMENT:**

STATE OF WASHINGTON     )  
  ) ss.  
COUNTY OF SPOKANE     )

On this 21<sup>st</sup> day of OCTOBER, 2019, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared JEFF BELL, to me known to be the individual that executed the foregoing instrument and acknowledged the said instrument to be free and his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year first above written.



Kelly Knutson  
Notary Public in and for the State of Washington,  
residing at SPOKANE, WA 99208



# Comprehensive Plan Amendments

## Threshold Review

### Sunset Health LLC Map Amendment R 6-10 to R 15-30

#### **Pre-application:**

*The first step in applying for an amendment to the City's Comprehensive Plan is to submit a threshold review application. Prior to submitting this application, a private applicant is required to schedule a no-fee pre-application conference with staff. In the case of a map amendment, the applicant is also required to make reasonable efforts to schedule a meeting with the appropriate neighborhood council(s) and document any support or concerns expressed by the neighborhood council(s). Applications are accepted through October 31 each year, during business hours. Applicants are strongly encouraged to make an appointment with Planning Department staff prior to submitting an application.*

#### **Description of the Proposed Amendment:**

- In the case of a proposed text amendment, please describe the proposed amendment and provide suggested amendment language.
- In the case of a map amendment, please describe using parcel number(s), address, and a description including size, and maps.  
25234.1201, 1206 and 1207. 2.2 acres bounded by 7<sup>th</sup> Avenue, Govt. Way and vacated 8<sup>th</sup> Avenue, 3004 W 8<sup>th</sup> Avenue. (See attached map).

***In addition to describing the proposal, please describe how your applications satisfies the threshold review criteria in SMC 17G.020.026, which are restated below. You may need to use a separate piece of paper.***

1. Describe how the proposed amendment is appropriately addressed as a Comprehensive Plan Amendment.  
*The Comprehensive Plan provides guidance on the proper location of higher density residential. The subject property is located adjacent to an existing NR-35 zone which implements a mini-neighborhood center. Within the discussion of a Neighborhood Mini-Center, it mentions that higher density residential is encouraged in those areas. This is an area characterized by several apartment developments within the immediate vicinity as well as office uses.*
2. The proposed amendment does not raise policy or land use issues that are more appropriately addressed by an ongoing work program approved by the City council or by a neighborhood or subarea planning process.  
*This is an area contemplated for future sub-area planning. However, this request deals with an urgent need for housing to accommodate an increasing demand for a special needs segment of our community currently being housed within the adjacent former motel. The approval of this request would not prejudice the outcome of future land use planning.*

3. The proposed amendment can be reasonably reviewed within the resources and time frame of the Annual Comprehensive Plan Amendment Work Program.  
*The use of the property is for upgraded housing for residents of the existing motel complex. The tenants are recovering and/or recovered addicts and their families. This is a long-standing and successful program known as Ascenda. Ascenda has reached out to both the immediate neighbors and the West Hills Neighborhood Council and resolved many questions and concerns. We therefore do not expect much opposition, if any. Thus, the proposed amendment can be reviewed within the regular and normal time frame.*
4. In the case of a private application for a land use map change, nearby properties may also seem to be candidates for amendment. At the time of docketing or during plan commission review, expansion of the geographic scope of an amendment proposal may be considered, shared characteristics with nearby, similarly situated property may be identified and the expansion is the minimum necessary to include properties with those shared characteristics. Has the applicant had any outreach to surrounding property owners whose property may be so situated?  
*As stated above, the management of Ascenda has reached out to neighboring residence but not for the purpose of considering inclusion of their property within this request.*
5. Describe how the proposed amendment is consistent with current general policies in the comprehensive plan for site-specific amendment proposals. The proposed amendment must be consistent with policy implementation in the Countywide Planning policies, the GMA, or other state or federal law, and the WAC.  
*The proposal lies adjacent to an existing Mini-Center. It provides the increased housing mentioned within the policy discussions concerning Neighborhood Mini-Centers at page 3-39 where it states that higher density residential use is encouraged in these areas. LU 1.7 discusses states that residential use adds market demand for businesses and enables enhanced transit service to these areas.*  
  
*Since the proposed increase in residential density located next to an existing mini-center, the request is consistent with the current comprehensive plan and therefore is consistent with Countywide Planning Policies, the GMA and other applicable state and federal regulations.*
6. The proposed amendment is not the same as or substantially similar to a proposal that was considered in the previous year's threshold review process, but was not included in the Annual Comprehensive Plan Amendment Work Program, unless additional supporting information has been generated.  
*This is the third annual cycle within which this request has been made. In the previous two request the City Council and the Docketing Committee approved this request to go forward. Unfortunately, there were unforeseen circumstances that pre-empted the ability to go forward. In the interim, the property has been sold to Empire Health Foundation under the name of Sunset Health LLC and Ascenda is being retained as the manager and program operating on site. We therefore, fully expect the long range plans for resident housing to be implemented upon approval of this request.*
7. If this change is directed by state law or a decision of a court or administrative agency, please describe. N/A

8. Please provide copy of agenda or other documentation of outreach to neighborhood council made prior to application. *See attached minutes from April 2019. We have requested to be on their December agenda to give an update.*

## Project Narrative Summary

### Sunset Health LLC Map Amendment

Sunset Health LLC has requested to amend the comprehensive plan map from R 4-10 to R 15-30 and a corresponding zone change from RSF to RMF. The property is 2.2 acres located north and west of the S. Gov't Way and Sunset Highway intersection. The applicant owner also controls the former motel site located south of this proposed request, zoned Neighborhood Retail on an additional 1.1 acres.

The purpose of this change would allow up to 66 apartment units to be constructed adjacent to this motel site and densify the subject land adjacent to the motel and vacant land currently zoned Neighborhood Retail. If this request is approved, then the motel and vacant land would be converted to new apartment units upon the relocation of existing tenants to the subject property to enable demolition of existing motel structures and replacement with new housing thereon.

The subject site has two duplex units and one residential single-family dwelling that would be removed to accommodate the proposed apartment project. It is anticipated that construction would begin in the spring of 2021 upon approval of this request in the fall of 2020.

WEST HILLS NEIGHBORHOOD COUNCIL  
MINUTES FOR THE MEETING OF APRIL 9, 2019

ATTENDANCE

Neighbors: Walter Bible, George Bressler, Sherry Bressler, Johnna Calvert, Karen Carlberg (Chair), Rick Clapp (Vice-Chair), Kimberly Craigen, Brian Houle, Jessica Jackson, Sev Jones, Karen Jurasin (Communications Director), Mark Kieffer, Stephanie Klein, Gloria Kohn, Dave Marr, Susan Mensching, Julieann Morse, Lyle Morse, Rodney Redmond, Lisa Saddler (Ascenda Executive Director), Wes Sawyer, Brandon Swafford, Annetta Theademan, LaVerne Truman, Paula Truna, Nancy Westbrook

City staff: none

Guests: Jayne Kubasak (Ascenda Board of Directors), Kylie Nagle (Spokane Parks and Recreation), Tim Ottmar (Spokane Police), Barry Saddler (Ascenda Board of Directors), Steven Wilson (Finch Arboretum Community Garden)

MINUTES

Minutes were approved for the meeting of February 12, 2019.

NEIGHBORHOOD POLICE REPORT, Tim Ottmar, Spokane Police

Tim was asked to investigate whether Ascenda had been a source of crime since its founding in 2004. He said that he has been our neighborhood police officer for 8-9 yr and never has responded to Ascenda, or been aware of crime coming from Ascenda residents. He asked some of his fellow officers, and they were not aware of any crime at Ascenda.

He presented some crime statistics for his district, P7, the Southwest District. P7 includes areas of the city that generally are south of the Spokane River and west of Division, Grand, and Perry, but not including the downtown/Riverside area. This includes the southern 2/3 of the West Hills neighborhood, all of the Grandview-Thorpe, Latah/Hangman, Browne's Addition, and Peaceful Valley neighborhoods, and parts of Cliff/Cannon and Comstock. A map of crimes in P7 from March 31 to April 6, 2019, shows several various types of crime around the Motel 6 (near the intersection of Sunset Boulevard and S Rustle St), and nothing else in West Hills, Grandview-Thorpe, Latah/Hangman, Browne's Addition, or Peaceful Valley. A table of crimes in P7 shows numbers of violent crimes and property crimes for the last 7 days, 28 days, and year to date, without showing specifically where they were within the district. All of these are reported crimes, not arrests. These will be posted on Nextdoor.

Tim addressed homelessness in our neighborhood. If you see a camp, call 311. Current laws limit what the police can do. The priority is to direct homeless people to services where they can get help. If you have questions or concerns, email Tim at [tottmar@spokanepolice.org](mailto:tottmar@spokanepolice.org).

Tim was asked about mailbox theft. Apparently very few of these crimes have been reported to Spokane Police. It is more effective to report to Spokane Police (call Crime Check at 456-2233 or COPS Southwest at 755-2677) than to the post office. Cameras are the most effective tool (Ring and Wyze were recommended). Photos can be forwarded to Spokane Police, and if the perpetrator is familiar to them, they can act.

COMMUNITY ASSEMBLY REPORT, Paul Bundy, West Hills CA Representative

Paul was absent.

SUMMER PROGRAMS FROM SPOKANE PARKS AND RECREATION, Kylie Nagle, Spokane Parks and Recreation



Kylie told us about two free activities that will be available this summer. First, mobile rec vans will come to four city parks from June 17 to August 22, from 10:00 a.m. to 1:00 p.m. They will be at Grant Park on Mondays, Friendship Park on Tuesdays, A.M. Cannon Park on Wednesdays, and Cannon Hill Park on Thursdays. The vans will have a variety of sports and recreation equipment for children to use. All children and parents are welcome. Second, swimming is free for all children and adults at all city outdoor pools, which will be open the same dates as the mobile rec vans. Everyone needs a Splash Pass, which can be obtained for free at SpokaneRec.org, any city aquatic center, or by calling 311.

#### TRAFFIC CALMING FOR GOVERNMENT WAY, Susan Mensching, West Hills

Susan submitted a traffic calming proposal for Government Way last month. She requested several improvements to get drivers to slow down and to make it easier to cross the road. These include speed signs and crosswalks. She also requested two West Hills gateway signs. We will find out in a few months whether our request is funded.

#### NEIGHBORHOOD SIGN

Spokane Engineering Services proposed several variations of the neighborhood sign that we sent to them several months ago for installation on Sunset Boulevard. The sign will be in a landscaped area in the median of Sunset Boulevard somewhere around Assembly Street to Royal Street, visible to eastbound drivers.

We looked at five variations of the sign. Votes were 3, 16, 0, 0, 0. Our choice has a dark brown background, white lettering, and green and white trees. We will insist that the sun be changed from green to white. The winning sign will be posted on Nextdoor. (Note: Someone asked about resistance to graffiti. Karen C asked Rich Proszek, our city engineering contact, and he said that the sign will be made from wood, with a graffiti resistant coating.)

#### FINCH ARBORETUM COMMUNITY GARDEN, Nancy Westbrook and Steven Wilson

Nancy and Steve described the Community Garden at Finch Arboretum and invited anyone to participate. The garden is about 100 yards south of Woodland Center. It started in 2017 and has grown each year. This year there will be 14 plots assigned to individuals or families, as well as a community plot from which anyone can take produce. Leftover produce is donated to a worthy cause; last year about 500 pounds were donated. If you would like to apply for a plot for 2019, go to <https://www.facebook.com/groups/396273954067253>. The application fee is \$25.

#### ASCENDA, Lisa Saddler, Executive Director

Lisa told us about the history of AscendA, what is happening there these days, and what the future might hold.

History: The AscendA property previously belonged to John Coghlan. George Nossek bought the property from him in 2004. (George Nossek purchased the property and financed it with John Coghlan.) Initially George called the facility Christmas House, and used the property to house homeless people, but soon thereafter he transitioned it to a facility for sober living. Lisa joined the Board of Directors in 2006, then complained a lot about rules not being followed and poor supervision. New rules were implemented, and the name was changed to AscendA. Lisa was named Executive Director in about 2008. Also in 2008, John foreclosed on the property and took back ownership. He allowed AscendA to stay because he believed in its mission. John died recently, and now the property is owned by his heirs.

AscendA in 2019: There are 43 residents, including children. Several residents came to our meeting. Adults come to AscendA because they have been addicted, they are committed to

recovery and sober living, and they want a home that is safe and supportive for maintaining sobriety. Some people have lived there for several years. The residents become family for one another. Absolute sobriety and rigorous honesty are required. Urinalysis tests are done regularly, and if someone refuses, or fails, they must move out of the property immediately. Residents sign a contract when they move there, promising to follow the rules. Guests follow the same rules. Sex offenders are not allowed, partly because children live there. The children go to Spokane public schools. About 85% of the adults have full-time jobs. Everyone pays for rent and utilities. Rent funds the operating expenses for AscendA. There is a curfew, which is relaxed for people whose work schedule requires them to come and go at odd hours. A few residents told us about their successes in achieving sobriety, earning degrees, keeping stable jobs, earning awards at their jobs, and getting their children back. Empire Health Foundation, a Spokane philanthropic organization, provides much of the funding for AscendA.

Lisa and the residents want to be part of our neighborhood. Returning to a normal social life, and to community involvement, is part of the recovery process. All of us are welcome to attend their weekly meetings, Mondays at 5:00 p.m. They have a barbecue every summer, to which they invite the police, the nearby neighbors, and other community members; they will send us an invitation this summer. Karen J will send all AscendA residents an invitation to join our Nextdoor.

Future: The goal is to purchase the property from the Coghlan heirs. Empire Health Foundation will partner with AscendA for the purchase and development of the property. The purchase has been complicated by changing demands from the heirs. This is the reason that the zoning change request was withdrawn in both 2018 and 2019 (Lisa was not involved in the zoning change requests). Once the property is owned by AscendA, the plan is to build four 8-plexes, with four residences on each of two floors. These should look like any normal neighborhood. More 8-plexes could be built in the future. Old buildings will be removed. (AscendA wants to offer the Department of Corrections office space to make it easier for the parole officers as well as the residents on parole.) AscendA also would like to buy the property at the northwest corner of Sunset Boulevard and Government Way, which is owned by a different owner, and currently is for sale.

See [ascendaspokane.com](http://ascendaspokane.com).

8:03 - ADJOURN



Measure

PROPOSED R 15-30

## Tax Parcels

## Environmental Checklist

File No.19-504COMP

### 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.

## A. BACKGROUND

1. Name of proposed project, if applicable: **Sunset Health Map Amendment**
2. Name of applicant: **Land Use Solutions & Entitlement**
3. Address and phone number of applicant or contact person: **Dwight Hume  
9101 N Mt View Lane Spokane WA 99218 509-435-318**
4. Date checklist prepared: **March 29 2020**
5. Agency requesting checklist: **City of Spokane**
6. Proposed timing or schedule (including phasing, if applicable): **Immediate 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. **The project may be phased with approximately 60 units within the subject amendment area.**
  - b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain. **Yes, the applicant owns the 1.3 acre motel site immediately south of the subject property that contains the motel and is zoned NR-35.**
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to his proposal. **Unknown**
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 other applications are pending**
10. List any government approvals or permits that will be needed for your proposal, if known. **Map amendment, zone change and development permits.**
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. **The project encompasses 2.2 acres and the proposed amendment would generate up to 66 residential units.**

**Reviewer's Note:**

This checklist has been submitted as part of a Comprehensive Plan Amendment. No construction has been proposed or designed for this project, nor is any such construction required or a condition of approval for the Amendment. The City recommends that readers disregard any specific construction details herein, such as the removal of existing structures or the construction of new housing in the future.

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 property consist of one platted block bound by 7<sup>th</sup> and 8<sup>th</sup>, S Gov't Way and vacated "C: street. In the vicinity of Sunset Highway and S Gov't Way.**

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; Sewer Service Area: Yes; City of Spokane**

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 Action, to be determined at time of development.**

(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 Action, to be determined at time of development.**

(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 Action, to be determined at time of development.**

(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 Action, to be determined at time of development.**

b. Stormwater

(1) What are the depths on the site to groundwater and to bedrock (if known)?

**Non-Project Action, to be determined at time of development.**

- (2) Will stormwater be discharged into the ground? If so, describe any potential impacts?

**Non-Project Action, to be determined at time of development.**

**TO BE COMPLETED BY APPLICANT**

## **B. ENVIRONMENTAL ELEMENTS**

### **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. **Non-Project Action, to be determined at time of development.**
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **Non-Project Action, to be determined at time of development.**
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill: **Non-Project Action, to be determined at time of development.**
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **Non-Project Action, to be determined at time of development.**
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **Non-Project Action, to be determined at time of development.**
- h. Proposed measures to reduce or control erosion or other impacts to the earth, if any: **Non-Project Action, to be determined at time of development.**

### **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 Action, to be determined at time of development.**

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **Yes, overhead railroad trestle adjacent the subject property.**
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:  
**Non-Project Action, to be determined at time of development.**

### 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.  
**Latah Creek is located east of the subject property approximately 1/2 mile.**
- (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, the site is served with City of Spokane water service**
- (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**

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.

**None as the site is served by public sewer** \_\_\_\_\_

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.

**Run-off would be limited to stormwater and discharged into existing city storm drains.** \_\_\_\_\_

- (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.

**None** \_\_\_\_\_

4. Plants

a. Check or circle type of vegetation found on the site:

\_\_\_\_ **X** \_\_\_\_ Deciduous tree: *alder, maple, aspen, other.*

\_\_\_\_ **X** \_\_\_\_ Evergreen tree: *fir, cedar, pine, other.*

\_\_\_\_ **X** \_\_\_\_ Shrubs

\_\_\_\_ **X** \_\_\_\_ 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 Action, to be determined at time of development.** \_\_\_\_\_

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: **None** \_\_\_\_\_

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: Urban fowl*** \_\_\_\_\_

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.

**Unknown** \_\_\_\_\_

- 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 Action, to be determined at time of development.**

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. \_\_\_\_\_

**Unknown**

- 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:

**None**

## 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. **No** \_\_\_\_\_

- (1) Describe special emergency services that might be required.

**None**

- (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)?

**Train traffic from adjacent railroad overpass** \_\_\_\_\_

- (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 Action, to be determined at time of development.**

- (3) Proposed measure to reduce or control noise impacts, if any:  
**None** \_\_\_\_\_

**8. Land and shoreline use**

- a. What is the current use of the site and adjacent properties? **On site: 5 DU's and vacant land; North, single family and vacant lots; East: Apartment ground, retail, South: Former motel and vacant.** \_\_\_\_\_
- b. Has the site been used for agriculture? If so, describe. \_\_\_\_\_  
**No** \_\_\_\_\_
- c. Describe any structures on the site. **2 duplex buildings and one single family** \_\_\_\_\_
- d. Will any structures be demolished? If so, which? **Yes, all will be eliminated**
- e. What is the current zoning classification of the site? **RSF** \_\_\_\_\_
- f. What is the current comprehensive plan designation of the site? **Residential 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 Action, to be determined at time of development.**

- j. Approximately how many people would the completed project displace?  
**None, the apartments would be built before the existing units are removed.** \_\_\_\_\_
- k. Proposed measures to avoid or reduce displacement impacts, if any: **Build new units before removing the existing.**
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **Non-Project Action, to be determined at time of development.** \_\_\_\_\_

**9. Housing**

- a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing. **66 apartment units** \_\_\_\_\_

- b. Approximately how many units, if any, would be eliminated? Indicate whether high-, middle- or low-income housing. **5 units in two duplexes and one single family unit. Low income units.** \_\_\_\_\_
- c. Proposed measures to reduce or control housing impacts, if any: **Build new before demo of old.** \_\_\_\_\_

#### 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? **Non-Project Action, to be determined at time of development.** \_\_\_\_\_
- b. What views in the immediate vicinity would be altered or obstructed? **Non-Project Action, to be determined at time of development.** \_\_\_\_\_
- 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 Action, to be determined at time of development.** \_\_\_\_\_
- 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: **None** \_\_\_\_\_

#### 12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? **Centennial Trail is SE of the subject property across Sunset Highway** \_\_\_\_\_
- 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. **No** \_\_\_\_\_
- 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** \_\_\_\_\_

#### 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. **S Gov't Way and 7<sup>th</sup> Avenue** \_\_\_\_\_
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? **No** \_\_\_\_\_
- c. How many parking spaces would the completed project have? How many would the project eliminate? **Non-Project Action, to be determined at time of development.** \_\_\_\_\_
- 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). **Non-Project Action, to be determined at time of development.** \_\_\_\_\_
- e. Will the project use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe. **Yes, trains use an adjacent track. However there are no stops or other features that would be affected or used by the project.** \_\_\_\_\_
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak would occur. **Non-Project Action, to be determined at time of development.** \_\_\_\_\_

*(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: **None**

#### 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. **Yes, due to increased housing of the site**
- b. Proposed measures to reduce or control direct impacts on public services, if any: **Full compliance with applicable building and fire codes.**

**16. Utilities**

- a. Circle utilities currently available at the site: *septic* **electricity, natural gas, water, refuse service, telephone, sanitary sewer,** *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. **Non-Project Action, to be determined at time of development.**

### 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: 3-29-20 \_\_\_\_\_ Signature: Dwight J Hume \_\_\_\_\_

***Please Print or Type:***

Proponent: Dwight J Hume \_\_\_\_\_ Address: 9101 N Mt. View Lane

Phone: 509.435.3108 \_\_\_\_\_ Spokane WA, 99218

Person completing form (if different from proponent): Same \_\_\_\_\_

Phone: \_\_\_\_\_ Address: \_\_\_\_\_

\_\_\_\_\_

#### FOR STAFF USE ONLY

Staff member(s) reviewing checklist: Kevin Freibott \_\_\_\_\_

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.

**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 proposal is to build apartments for residential use in compliance  
With all applicable development standards.**

Proposed measures to avoid or reduce such increases are:

**Same as above**

2. How would the proposal be likely to affect plants, animals, fish or marine life?

**Future development of the site would be urban in nature, similar to the uses  
adjoining the subject parcels. Eventual redevelopment of the site may require  
the removal of on-site plants, subject to the requirements of the Spokane  
Municipal Code for new construction.**

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?

**While some additional resources would be required during redevelopment,  
these would be similar to those required of any construction project.**

Proposed measures to protect or conserve energy and natural resources are:

**None**

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?

**There are no such areas on site**

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?

**If redeveloped in the future the site could change from 12 platted residential  
lots to 66 apartment units. The immediate area is a mixture of apartments,  
retail and office uses. The subject site was once a mobile home park.**

Proposed measures to avoid or reduce shoreline and land use impacts are:  
**Development per applicable development standards. Non-Project Action, to be determined at time of development.**

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

**Non-Project Action, to be determined at time of development.**

Proposed measures to reduce or respond to such demand(s) are:

**Non-Project Action, to be determined at time of development.**

7. Identify, if possible, whether the proposal may conflict with local, state or federal laws or requirements for the protection of the environment.

**The proposal would not conflict with any applicable state or federal laws or regulations.**

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: 3-29-20 \_\_\_\_\_

Signature: Dwight J Hume \_\_\_\_\_

***Please Print or Type:***

Proponent: Dwight J Hume \_\_\_\_\_ Address: 9101 N Mt. View Lane

Phone: 509.435.3108 \_\_\_\_\_ Spokane WA, 99218

Person completing form (if different from proponent): Same \_\_\_\_\_

Phone: \_\_\_\_\_ Address: \_\_\_\_\_

\_\_\_\_\_

**FOR STAFF USE ONLY**

Staff member(s) reviewing checklist: Kevin Freibott \_\_\_\_\_

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.



## NONPROJECT DETERMINATION OF NONSIGNIFICANCE

**FILE NO(S):** Z19-504COMP

**PROPONENT:** Sunset Health, LLC (Agent: Dwight Hume, Land Use Solutions and Entitlement).

**DESCRIPTION OF PROPOSAL:** Pursuant to the procedures established by SMC 17G.060, enabled by RCW 36.70A.130, the proposer asks the City of Spokane to amend the land use designation (Map LU-1 of the Comprehensive Plan) and zoning designation (Official Zoning Map of the City of Spokane) for two properties located in the West Hills neighborhood.

**LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY:** The proposal concerns two parcels, 25234.0902 and 25234.6501, located immediately southwest of the intersection of W 7<sup>th</sup> Avenue and S Audubon Street. The parcels are located at 3004 W 8<sup>th</sup> Avenue. The proposal would affect an area of approximately 2.2 acres.

**Legal Description:** Lots 1 through 12 of Block 13, Terrace Park Lewis & Shaw's Addition to the City of Spokane in Section 23, Township 25 North, Range 42 East.

**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.

☒ 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 5 p.m. on September 7, 2020 if they are intended to alter the DNS.

\*\*\*\*\*

**Responsible Official:** Louis Meuler

**Position/Title:** Interim Director, Planning Services **Phone:** (509) 625-6300

**Address:** 808 W. Spokane Falls Blvd., Spokane, WA 99201

**Date Issued:** August 24, 2020 **Signature:** 

\*\*\*\*\*

**APPEAL OF THIS DETERMINATION**, after it has become final, may be made to the City of Spokane Hearing Examiner, 808 West Spokane Falls Blvd., Spokane WA 99201. The appeal deadline is Noon on September 14, 2020 (21 days from the date of the signing of this 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.

\*\*\*\*\*



**Spokane Tribe of Indians**  
Tribal Historic Preservation Office  
P.O. Box 100 Wellpinit WA 99040

May 5, 2020

**TO: Kevin Freibott, Assistant Planner**

**RE: Z19-504COMP**

Mr. Freibott,

Thank you for contacting the Tribe's Historic Preservation Office. We appreciate the opportunity to provide a cultural consent for your project.

We have reviewed your project forwarded to our office; we are concerned that the project area potentially contains cultural resources which would be impacted by the proposed ground disturbing activity, and is a high-risk area for archeological sites and human remains.

**Recommendation:** Cultural Survey, Sub-surface testing.

Once the survey / sub-surface testing is completed we will do more mitigation to discuss the plan of action if cultural sites are identified during the cultural survey.

However, if any artifacts or human remains are found upon excavation activity this office is to be notified and the immediate area cease

Should additional information become available our assessment may be revised.

Again, thank you for this opportunity to comment and consider this a positive action that will assist us in protecting our shared heritage.

If questions arise, please contact me at 258-4222

Sincerely,

Randy Abrahamson  
Tribal Historic Preservation Officer

**From:** [Karen Carlberg](#)  
**To:** [Freibott, Kevin](#)  
**Cc:** [Mike Gifford](#); [Paul Bundy](#); [Karen Jurasin](#); [Rick Clapp](#)  
**Subject:** West Hills comments on Z19-504COMP 8th Ave  
**Date:** Sunday, May 10, 2020 7:50:15 PM

---

**[CAUTION - EXTERNAL EMAIL - Verify Sender]**

Kevin,

I have the following comments on the Comprehensive Plan Land Use Map Amendment Proposal for 3004 W 8<sup>th</sup> Avenue:

12.a: It is the Fish Lake Trail that is immediately SE of the property, not the Centennial Trail.

14.a: Accessing the property from W 7<sup>th</sup> Avenue would be appropriate. If there is direct access from the property to Government Way, this could create traffic problems because the intersection would be so close to the major intersection of Sunset Boulevard and Government Way.

14.b: There are STA stops on Sunset Boulevard just east of Government Way. A neighbor who used these bus stops when he was still working told us that some of the other users were Ascenda residents.

Keep in mind that I'm still figuring out how this process works. While this application includes more details than the one that Mr. Hume submitted 1+ yr ago, it still has fewer details that I think it should. If the purpose of this exercise is, in part, a thoughtful review by neighboring residents, then a lot more details are required for a meaningful review. Our neighborhood council has met with the Ascenda Executive Director several times, and with the Empire Health Foundation Interim President once. We now know quite a lot about plans for the property and have no remaining questions. But if we had not had these meetings, and were relying solely on this application, we still would not have sufficient information, and we still would have the same questions, concerns, controversy, and anger that were created when the application was submitted to us 1+ yr ago. I believe that the City of Spokane should seriously consider examining their requirements for these applications. The current requirements do not serve the intended purpose of sending the applications to neighborhoods, especially if a project has the potential for controversy or significant impact on neighboring residents.

Karen A. Carlberg  
Chair, West Hills Neighborhood Council

**From:** [Scott Kappes](#)  
**To:** [Freibott, Kevin](#)  
**Subject:** Public Comment -Z19-504COMP, 8th Ave land use change  
**Date:** Tuesday, August 4, 2020 9:37:43 PM

---

[CAUTION - EXTERNAL EMAIL - Verify Sender]

City of Spokane & Kenvin Freibott,

I am providing comment as an adjacent land owner regarding file no. Z19-504COMP, 8th Ave land use change. I am supportive of higher density housing, however I have several issues that I feel need addressed before any land use changes. I purchased and developed my property based upon the current land use designations of the neighborhood.

The first relates to the road situation. 7th Ave and C St need to be paved and all runoff addressed. The current proposal states "run-off would be limited to stormwater and discharged into existing city storm drains." This would be an issue with less surface absorption of water with higher density development and place my existing dwelling at risk of water damage. Run-off over 7th Ave needs controlled not for only this, but an additional safety reason: runoff from the existing property washes gravel down C St and creates a liability for the city as the gravel accumulates in piles in the paved intersection of Hartson and Government Way. The only solution is paving and developing 7th Ave adjacent to the property to C St and C St between 7th and Hartson.

Paving of 7th and C St would also be necessary for increased traffic. Currently the city won't take any action to level out potholes from city garbage & recycle trucks' weekly use and a detour while repairing the Sunset Highway and Government Way intersection, along with School bus use. This needs addressed before additional traffic or services use 7th Ave and the city, with additional revenue from increased density, needs to pave and take over all maintenance of 7th Ave or will be causing harm to property values and safety of my neighbors and me. This would also include deterioration of air quality from dust if not paved.

I would like two other issues that are more personal of nature addressed before any land use changes are granted. One is that there are deer and quail populations the live in the neighborhood and some sort of green space for at least passage would be great. The other is I would like any development to require a natural screen of trees and shrubs to provide privacy from the increased density.

If the development is done right, with road improvements of paving and run-off concerns addressed, natural screening, and green space passage addressed, I think the property and proposal would be a benefit for Spokane.

Thank you for your consideration in these concerns, and please confirm you've received this public comment.

Sincerely,

Scott Kappes  
3022 W. 7th Ave.  
Spokane, Wa 99223



## **PLAN COMMISSION FINDINGS OF FACT, CONCLUSIONS, AND RECOMMENDATIONS ON COMPREHENSIVE PLAN AMENDMENT Z19-504COMP**

**A Recommendation of the Spokane Plan Commission to the City Council to APPROVE the Comprehensive Plan Amendment application seeking to amend the land use plan map designation from “Residential 4-10” to “Residential 15-30” for 2.2 acres located at 3002 W 8<sup>th</sup> Avenue. The implementing zoning designation requested is RMF (Residential Multi-Family).**

### **FINDINGS OF FACT:**

- A. The City of Spokane adopted a Comprehensive Plan in May of 2001 that complies with the requirements of the Growth Management Act (GMA).
- B. Under GMA, comprehensive plans generally may be amended no more frequently than once a year, and all amendment proposals must be considered concurrently in order to evaluate for their cumulative effect.
- C. Amendment application Z19-504COMP (the “Application”) was submitted in a timely manner for review during the City’s 2019/2020 amendment cycle.
- D. The Application seeks to amend the land use plan map designation for a 2.2-acre area located at 3004 W 8<sup>th</sup> Avenue (the “Properties”) from “Residential 4-10” to “Residential 15-30” with a corresponding change in zoning from Residential Single Family (RSF) to Residential Multi-Family (RMF).
- E. The two parcels at 3004 W 8<sup>th</sup> Avenue are held in common ownership by the applicant, as well as the three parcels immediately south of the Properties, resulting in common ownership of the entire area between W 7<sup>th</sup> Avenue in the north and W Sunset Boulevard in the south.
- F. Annual amendment applications were subject to a threshold review process to determine whether the applications will be included in the City’s Annual Comprehensive Plan Amendment Work Program.
- G. On February 6, 2020, an Ad Hoc City Council Committee reviewed the applications that had been timely submitted, and forwarded its recommendation to City Council regarding the applications.
- H. On March 2, 2020, the City Council adopted Resolution RES 2020-0014 establishing the 2020 Comprehensive Plan Amendment Work Program, including the Application in the Work Program.
- I. Thereafter, on May 11, 2020, staff requested comments from agencies, departments, and neighborhood councils. Comments were received noting certain facts for the SEPA checklist and requesting a site-specific survey for cultural resources prior to any future development.
- J. The City issued a Notice of Application on June 8, 2020 by posting it in the Spokesman Review and Official Gazette and by mail to all properties and owners within a 400-foot radius of the subject Properties and any adjacent properties with the same ownership. The Notice of Application initiated a 60-day public comment period from June 8 to August 7, 2020, during which the City

received comments regarding requested wastewater and street improvements adjacent to the Properties.

- K. On June 4, 2020, the Community Assembly received a presentation regarding the 2020 Comprehensive Plan Amendment Work Program and the Application, and the Community Assembly was provided with information regarding the dates of Plan Commission workshops and hearings.
- L. On July 8, 2020, the Spokane City Plan Commission held a workshop to study the Application.
- M. On June 24, 2020, the Land Use Subcommittee of the Community Assembly received a presentation regarding the 2020 Comprehensive Plan Amendment Work Program, including the Application.
- N. On August 24, 2020, a State Environmental Policy Act (SEPA) Checklist and Determination of Non-Significance (DNS) were issued for the Application. The deadline to appeal the SEPA determination was September 14, 2020. No comments on the SEPA determination were received.
  - 1. Notice of the SEPA Determination for the Application was published in the Official Gazette on September 2 and 9, 2020.
- O. On August 25, 2020, the Washington State Department of Commerce and appropriate state agencies were given the required 60-day notice of intent to adopt before adoption of any proposed changes to the Comprehensive Plan.
- P. On August 24, 2020, Notice of Public Hearing and SEPA Determination was posted on the Properties 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.
- Q. On August 24, 2020 staff published a report addressing SEPA and providing staff's analysis of the merits of the Application, copies of which were circulated as prescribed by SMC 17G.020.060B.8. Staff's analysis did not provide a recommendation to the Plan Commission regarding the proposal.
- R. On August 26 and September 2, 2020, notice was published in the Spokesman Review providing notice of the SEPA Determination of Non-Significance and notice of the September 9, 2020 Plan Commission Public Hearing.
- S. Following issuance of the public hearing notice, the City received an additional comment letter in support of the proposal.
- T. On September 9, 2020, the Plan Commission held a public hearing on the Application, including the taking of verbal testimony, and closed the public record, postponing deliberations until the following hearing date.
- U. No members of the public testified during the hearing on September 9, 2020.
- V. As a result of the City's efforts, pursuant to the requirements of SMC 17G.020.070, the public has had extensive opportunities to participate throughout the process and persons desiring to comment were given an opportunity to do so.

- W. Except as otherwise indicated herein, the Plan Commission adopts the findings and analysis set forth in the Staff Report prepared for the Application (the “Staff Report”).
- X. The Plan Commission finds that the proposal meets the intent and requirements of the Comprehensive Plan, most specifically policy Land Use LU 1.4 concerning the establishment of higher density residential land uses in the City and Land Use LU 1.7 concerning Neighborhood Mini-Centers, citing the need for additional multi-family uses in the vicinity of the mini center.
- Y. The Plan Commission finds that the proposal meets the decision criteria established by SMC 17G.020.030, as described in the Staff Report.

## **CONCLUSIONS:**

Based upon the application materials, staff analysis (which is hereby incorporated into these findings, conclusions, and recommendation), SEPA review, agency and public comments received, and public testimony presented regarding application File No. Z19-504COMP, the Plan Commission makes the following conclusions with respect to the review criteria outlined in SMC 17G.020.030:

1. The Application was submitted in a timely manner and added to the 2020 Annual Comprehensive Plan Amendment Work Program, and the final review application was submitted as provided in SMC 17G.020.050(D).
2. Interested agencies and the public have had extensive opportunities to participate throughout the process and persons desiring to comment have been given that opportunity to comment.
3. The Application is consistent with the goals and purposes of GMA.
4. Any potential infrastructure implications associated with the Application will either be mitigated through projects reflected in the City’s relevant six-year capital improvement plans or through enforcement of the City’s development regulations at time of development.
5. As outlined in above in the Findings of Fact, the Application is internally consistent as it pertains to the Comprehensive Plan, as described in SMC 17G.020.030.E.
6. The Application is consistent with the Countywide Planning Policies for Spokane County, the comprehensive plans of neighboring jurisdictions, applicable capital facilities plans, the regional transportation plan, and official population growth forecasts.
7. The Application has been considered simultaneously with the other proposals included in the 2020 Annual Comprehensive Plan Amendment Work Program in order to evaluate the cumulative effect of all the proposals.
8. SEPA review was completed for the Application.
9. The Application will not adversely affect the City’s ability to provide the full range of urban public facilities and services citywide at the planned level of service, or consume public resources otherwise needed to support comprehensive plan implementation strategies.

10. The Application proposes a land use designation that is in conformance with the appropriate location criteria identified in the comprehensive plan (e.g., compatibility with neighboring land uses, proximity to arterials, etc.).
11. The proposed map amendment and site is suitable for the proposed designation.
12. The map amendment would implement applicable comprehensive plan policies better than the current map designation.

#### **RECOMMENDATIONS:**

In the matter of Z19-504COMP, a request by Dwight Hume of Land Use Solutions and Entitlement on behalf of Sunset Health, LLC to change the land use plan designation on 2.2 acres of land from “Residential 4-10” to “Residential 15-30” with a corresponding change of the implementing zoning to RMF (Residential Multi-Family), as based upon the above listed findings and conclusions, by a vote of **9 to 0**, the Spokane Plan Commission recommends City Council **APPROVE** the requested amendment to the Land Use Plan Map of the City’s Comprehensive Plan with corresponding amendment to the City’s Zoning Map, and authorizes the President to prepare and sign on the Commission’s behalf a written decision setting forth the Commission’s findings, conclusions, and recommendation on the Application.

---

**Todd Beyreuther, President**

Spokane Plan Commission

October \_\_, 2020





**Agenda Sheet for City Council Meeting of:**  
11/16/2020

|                              |            |
|------------------------------|------------|
| <b><u>Date Rec'd</u></b>     | 10/26/2020 |
| <b><u>Clerk's File #</u></b> | ORD C35977 |
| <b><u>Renews #</u></b>       |            |

|                                  |   |                             |             |
|----------------------------------|---|-----------------------------|-------------|
| <b><u>Submitting Dept</u></b>    | PLANNING  | <b><u>Cross Ref #</u></b>   |             |
| <b><u>Contact Name/Phone</u></b> | KEVIN FREIBOTT 625-6184                           | <b><u>Project #</u></b>     | Z19-505COMP |
| <b><u>Contact E-Mail</u></b>     | KFREIBOTT@SPOKANECITY.ORG                         | <b><u>Bid #</u></b>         |             |
| <b><u>Agenda Item Type</u></b>   | First Reading Ordinance                           | <b><u>Requisition #</u></b> |             |
| <b><u>Agenda Item Name</u></b>   | 0650 – COMPREHENSIVE PLAN AMENDMENT – 10TH AVENUE |                             |             |

**Agenda Wording**

An Ordinance relating to application Z19-505COMP by Lark Homes, LLC, amending the Comprehensive Plan Land Use Plan Map from Residential 4-10 to Residential 15-30 for 0.16 acres and a change to the Zoning Map from RSF to RMF.

**Summary (Background)**

The proposal concerns 1117 W 10th Avenue (parcel 35193.1405). This Application 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 8 to consider this amendment and has recommended denial of the amendment.

|                             |                   |                              |
|-----------------------------|-------------------|------------------------------|
| <b><u>Fiscal Impact</u></b> | Grant related? NO | <b><u>Budget Account</u></b> |
|                             | Public Works? NO  |                              |

|         |    |   |
|---------|----|---|
| 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\Other</u></b>   | CC Study Session 10-29-20 |
| <b><u>Division Director</u></b>    | SIMMONS, SCOTT M. | <b><u>Council Sponsor</u></b>       | CM Mumm                   |
| <b><u>Finance</u></b>              | ORLOB, KIMBERLY   | <b><u>Distribution List</u></b>     |                           |
| <b><u>Legal</u></b>                | RICHMAN, JAMES    | tblack@spokanecity.org              |                           |
| <b><u>For the Mayor</u></b>        | ORMSBY, MICHAEL   | jrichman@spokanecity.org            |                           |
| <b><u>Additional Approvals</u></b> |                   | sbishop@spokanecity.org             |                           |
| <b><u>Purchasing</u></b>           |                   | dhume@spokane-landuse.com           |                           |
|                                    |                   | lmeuler@spokanecity.org             |                           |
|                                    |                   |                                     |                           |
|                                    |                   |                                     |                           |



# Expenditure Control Form

1. All requests being made must be accompanied by this form.
2. Route **ALL** requests to the Finance Department for signature.
3. If request is greater than \$100,000 it requires signatures by Finance and the City Administrator. Finance Dept. will route to City Administrator.

Today's Date:

Type of expenditure:

Goods



Services



Department: N/A

Approving Supervisor: N/A

Amount of Proposed Expenditure: N/A

Funding Source: N/A

**Please verify correct funding sources. Please indicate breakdown if more than one funding source.**

**Why is this expenditure necessary now?**

**What are the impacts if expenses are deferred?**

**What alternative resources have been considered?**

**Description of the goods or service and any additional information?**

Person Submitting Form/Contact:

FINANCE SIGNATURE:

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CITY ADMINISTRATOR SIGNATURE:

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Ordinance No. C35977

AN ORDINANCE RELATING TO APPLICATION FILE Z19-505COMP AMENDING MAP LU 1, LAND USE PLAN MAP, OF THE CITY'S COMPREHENSIVE PLAN FROM "RESIDENTIAL 4-10" TO "RESIDENTIAL 15-30" FOR APPROXIMATELY 0.16 ACRES LOCATED AT 1117 W 10<sup>TH</sup> AVENUE (PARCEL 35193.1405) AND AMENDING THE ZONING MAP FROM "RESIDENTIAL SINGLE FAMILY (RSF)" TO "RESIDENTIAL MULTI-FAMILY (RMF)".

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 Z19-505COMP was submitted in a timely manner for review during the City's 2019/2020 Comprehensive Plan amendment cycle; and

WHEREAS, Application Z19-505COMP seeks to amend the Land Use Plan Map of the City's Comprehensive Plan for 0.16 acres from "Residential 4-10" to "Residential 15-30"; if approved, the implementing zoning destination requested is "Residential Multi-Family (RMF)"; and

WHEREAS, staff requested comments from agencies and departments on May 11, 2020, and a public comment period ran from June 8, 2020 to August 7, 2020; 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 August 25, 2020; and

WHEREAS, a State Environmental Policy Act (SEPA) Determination of Non-Significance was issued on August 24, 2020 for the amendment to the Comprehensive Plan, the comment period for which ended on September 14, 2020; and

WHEREAS, a staff report for Application Z19-505COMP reviewed all the criteria relevant to consideration of the application was published on August 25, 2020 and sent to all applicants and the Plan Commission; and

WHEREAS, notice of the SEPA Checklist and Determination and announcement of the Plan Commission Hearing for the application was published on August 26, 2020 and September 2, 2020; and

WHEREAS, Notice of Plan Commission Public Hearing and SEPA Determination was posted on the property and mailed to all property owners, occupants, and taxpayers of record, as shown in the most recent Spokane County Assessor's record for all properties within 400 linear feet of any portion of the boundary of the subject properties, pursuant to Spokane Municipal Code 17G.020.070, on August 26, 2020; and

WHEREAS, the Spokane Plan Commission held a public hearing, including the taking of public testimony, on September 9, 2020, during which the public record was closed; and

WHEREAS, the Spokane Plan Commission held a public hearing, during which they deliberated this and all other Comprehensive Plan Amendment applications, on September 23, 2020; and

WHEREAS, the Spokane Plan Commission found that Application Z19-505COMP is inconsistent with and does not implement the Comprehensive Plan; and

WHEREAS, the Spokane Plan Commission found that Application Z19-505COMP does not meet the decision criteria for Comprehensive Plan Amendments delineated in Spokane Municipal Code 17G.020.030; and

WHEREAS, the Spokane Plan Commission voted 7 to 0 (with one abstention) to recommend denial of Application Z19-505COMP; 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 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 the Application. Application Z19-505COMP is approved.
2. Amendment of the Land Use Map. The Spokane Comprehensive Plan Map LU 1, Land Use Plan Map, is amended from "Residential 4-10" to "Residential 15-30" for 0.16 acres, as shown in Exhibits A and B.
3. Amendment of the Zoning Map. The City of Spokane Zoning Map is amendment from "Residential Single Family" to "Residential Multi-Family (RMF)," as shown in Exhibits C and D.

PASSED BY THE CITY COUNCIL ON \_\_\_\_\_, 2020.

\_\_\_\_\_  
Council President

Attest:

Approved as to form:

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

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

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Effective Date



# Z19-505COMP (1117 W 10th Ave)

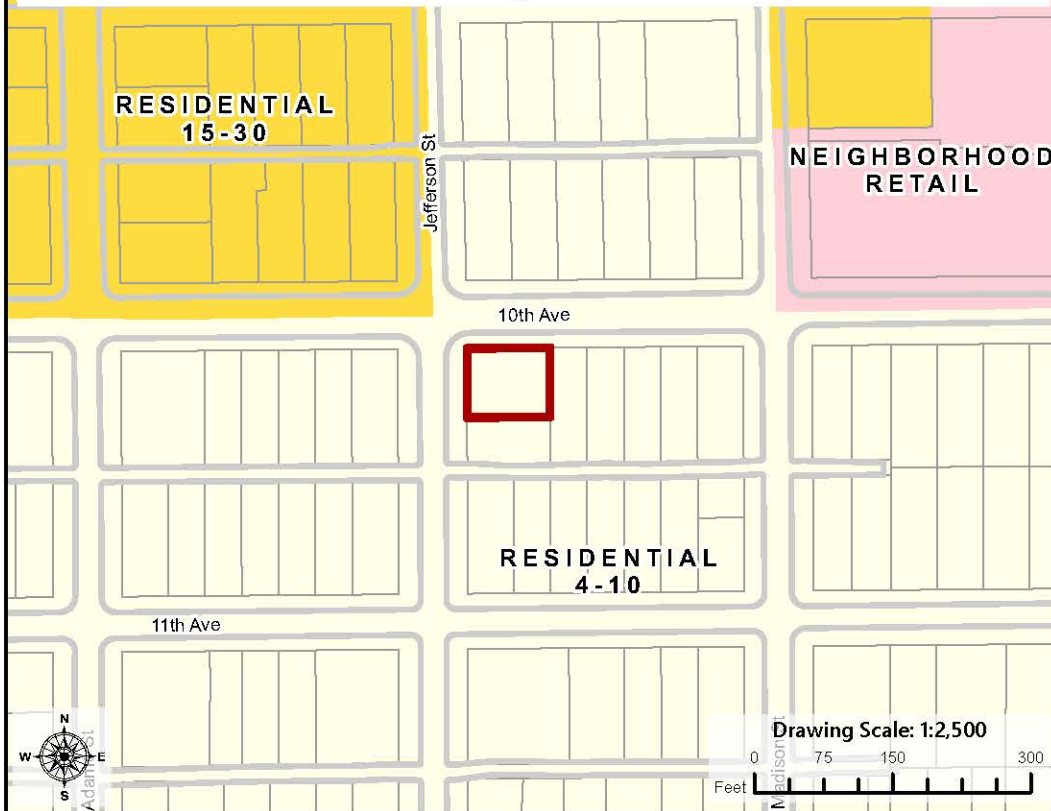
2019/2020 Comprehensive Plan Amendment Proposals

Drawn: 11/27/2019

THIS IS NOT A LEGAL DOCUMENT

The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.

## EXHIBIT A: Existing Land Use Plan Map



## Legend

Subject Parcels

Parcel

Curb Line

### Land Use Plan Designation

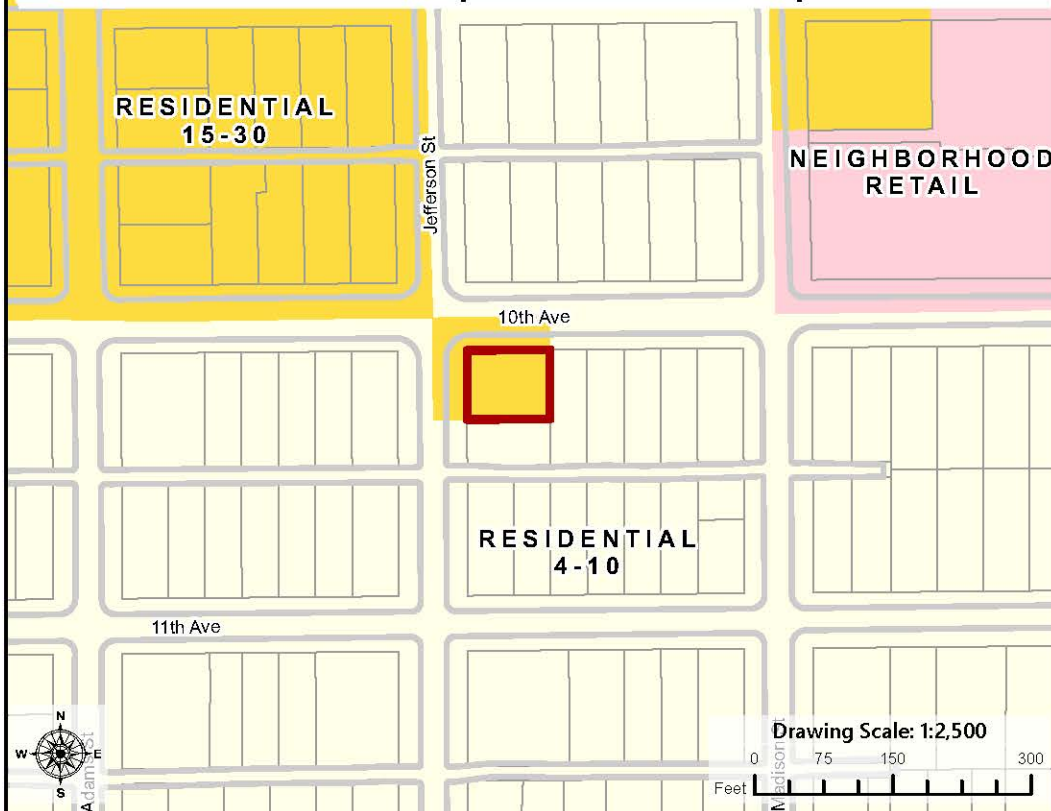
Residential 4-10

Residential 15-30

Neighborhood Retail

Acres (Proposal): 0.16

## EXHIBIT B: Proposed Land Use Plan Map



## Legend

Subject Parcels

Parcel

Curb Line

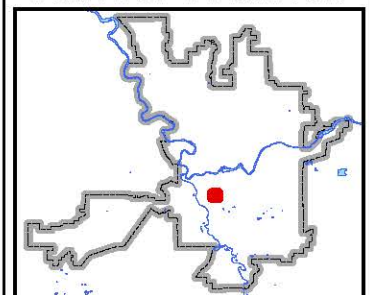
### Proposed Land Use

Residential 4-10

Residential 15-30

Neighborhood Retail

## PROJECT LOCATION



Neighborhood and Planning Services  
Drawn By: Kevin Frebott



# Z19-505COMP (1117 W 10th Ave)

2019/2020 Comprehensive Plan Amendment Proposals

Drawn: 11/27/2019

THIS IS NOT A LEGAL DOCUMENT

The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.

## Legend

Subject Parcels

Curb Line

Parcel

### Current Zoning

Neighborhood Retail (NR)

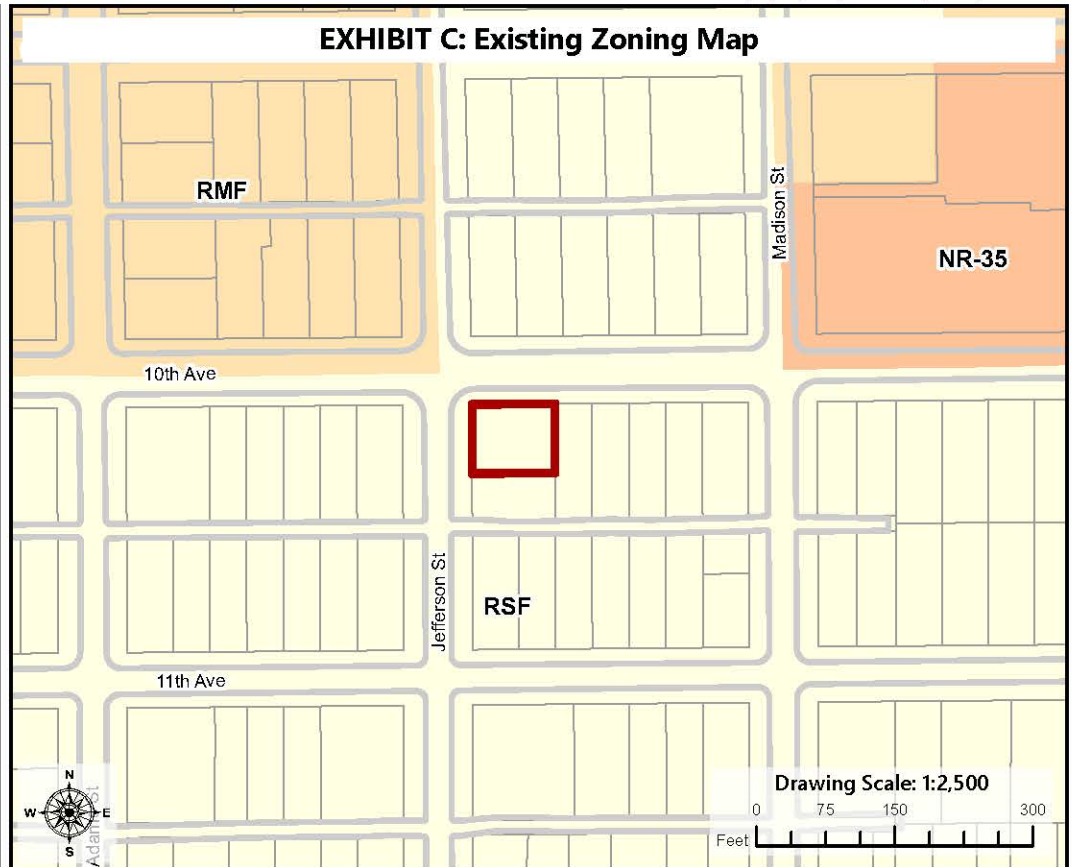
Residential Multifamily (RMF)

Residential Single-Family (RSF)

*Numbers after a Zone Label denote the height limits in that area.*

Acres (Proposal): 0.16

## EXHIBIT C: Existing Zoning Map



## Legend

Subject Parcels

Curb Line

Parcel

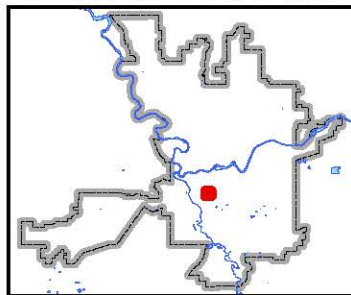
### Proposed Zoning

Neighborhood Retail (NR)

Residential Multifamily (RMF)

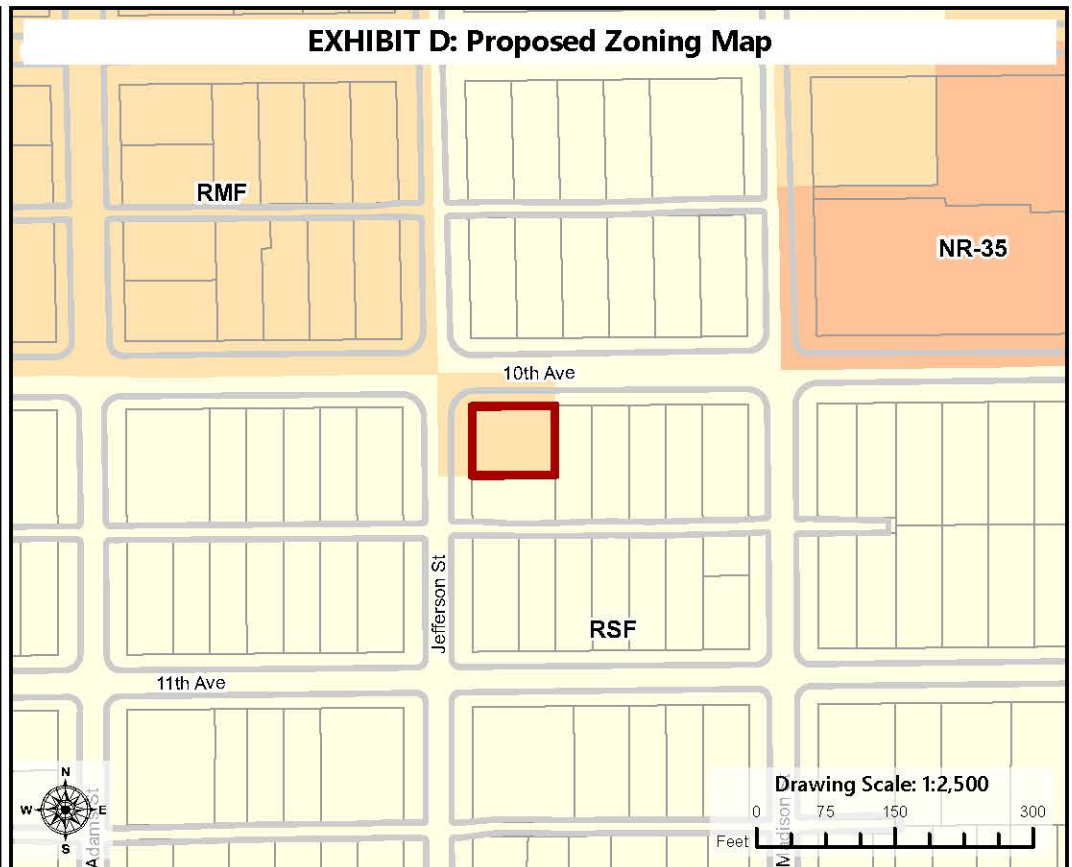
Residential Single-Family (RSF)

### PROJECT LOCATION



Neighborhood and Planning Services  
Drawn By: Kevin Freibott

## EXHIBIT D: Proposed Zoning Map



**Exhibit E: Legal Description**

North 75 feet of lots 6-7, Block 2, Booges Addition, in the City of Spokane, Spokane County, Washington State.



**STAFF REPORT Z19-505COMP**

Department of Neighborhood and Planning Services

The following staff report concerns a proposed Comprehensive Plan Amendment to the current Comprehensive Plan for the City of Spokane. The proposal constitutes a requested change to the Land Use Plan Map designation and zoning of one or more parcels in the City of Spokane. Amendments to the Comprehensive Plan are enabled by Spokane Municipal Code (SMC) 17G.020 and Revised Code of Washington (RCW) 36.70A.130.

**I. PROPERTY SUMMARY**

|                           |   |
|---------------------------|---|
| <b>Parcel(s):</b>         | 35193.1405  |
| <b>Address(es):</b>       | 1117 W 10 <sup>th</sup> Avenue  |
| <b>Property Size:</b>     | 0.16 acres  |
| <b>Legal Description:</b> | North 75 feet of lots 6-7, block 2, Booges Addition                         |
| <b>General Location:</b>  | Southeast of the intersection of W 10 <sup>th</sup> Ave and S Jefferson St. |
| <b>Current Use:</b>       | Multi-Family Residence (legal, nonconforming)                               |

**II. APPLICANT SUMMARY**

|                        |   |
|------------------------|---|
| <b>Agent:</b>          | Dwight Hume, Land Use Solutions and Entitlement |
| <b>Applicant:</b>      | Lark Homes, LLC                                 |
| <b>Property Owner:</b> | Lark Homes, LLC                                 |

**III. PROPOSAL SUMMARY**

|                                       |   |
|---------------------------------------|---|
| <b>Current Land Use Designation:</b>  | Residential 4-10 DUs/Acre (R 4-10)  |
| <b>Proposed Land Use Designation:</b> | Residential 15-30 DUs/Acre (R 15-30)  |
| <b>Current Zoning:</b>                | Residential Single-Family (RSF)   |
| <b>Proposed Zoning:</b>               | Residential Multi-Family (RMF)  |
| <b>SEPA Status:</b>                   | A SEPA threshold Determination of Non-Significance (DNS) was made on August 24, 2020. The appeal deadline is 5:00 PM on September 14, 2020. |
| <b>Plan Commission Hearing Date:</b>  | September 9, 2020   |
| <b>Staff Contact:</b>                 | Kevin Freibott, Assistant Planner II, <a href="mailto:kfreibott@spokanecity.org">kfreibott@spokanecity.org</a>                              |
| <b>Staff Recommendation:</b>          | Not Recommended   |

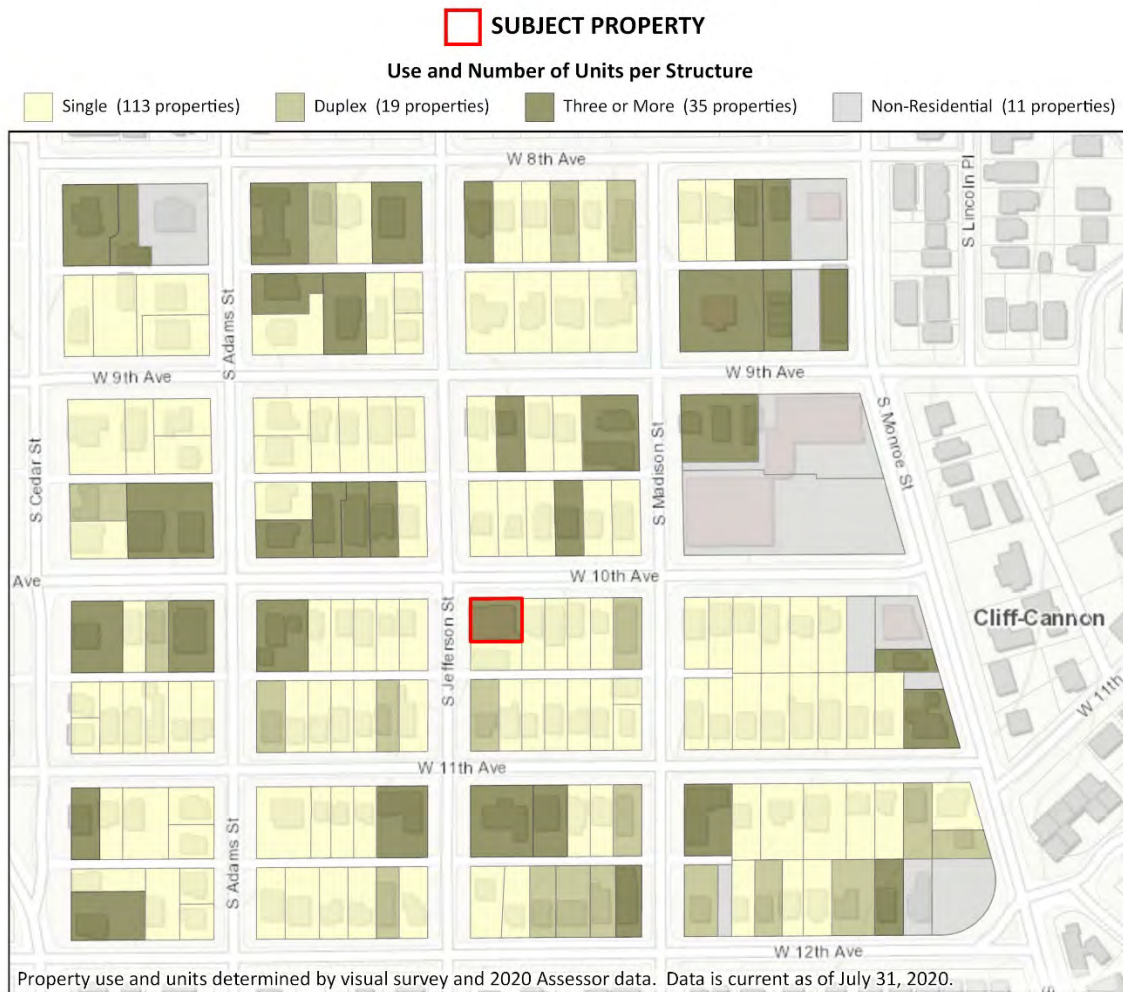
## IV. BACKGROUND INFORMATION

1. **General Proposal Description:** Pursuant to the procedures established by SMC 17G.020, enabled by RCW 36.70A.130, the applicant asks the City of Spokane to amend the Land Use Plan Map designation (Map LU-1 of the Comprehensive Plan) and zoning designation (Official Zoning Map of the City of Spokane) for one property located in the Cliff Cannon neighborhood. The intent of the applicant is to maintain the existing structure(s) but to occupy them fully. Current zoning regulations prohibit this for single-family residential zones. However, no development plans have been submitted nor are any permits or approvals for future development sought by the applicant at this time.
2. **Site Description and Physical Conditions:** The subject parcel contains a large multi-family residence consisting of a home and connected additions. The remainder of the site is typical for a single-family residence in this area.
3. **Property Ownership:** The property is owned by Lark Homes, LLC, a WA-registered Limited Liability Corporation.
4. **Adjacent Property Improvements and Uses:** The subject property is entirely surrounded by residential development of varying densities and occupancy. Staff undertook a detailed survey of adjacent residential uses to determine the density of improvements adjacent to the subject property. This survey was conducted via online street view imagery, aerial photography, and County Assessor data, on a property-by-property basis.

The resulting type and density of adjacent development is shown in **Figure 1** at the top of the next page. Note that **Figure 1** indicates existing development, which is separate from zoning and Land Use Plan Map designation, which are discussed later in this report. As **Figure 1** shows, residential development within two blocks of the subject property varies in density. While the map appears to show a great number of multi-family residences, a significant majority of nearby parcels contain single-family homes. Additionally, nearly all two-family residences and more than half of all multi-family residences have the exterior characteristics of a single-family home. A number of traditional “apartment” style buildings have been constructed nearby, but most multi-family dwellings in this area were constructed as large single family homes and later converted to multi-family uses. Note that these changes were allowed within the zoning at the time (see item 8 below).

5. **Street Class Designations:** Both adjacent streets, W 10<sup>th</sup> Ave and S Jefferson St, are designated as local streets in the Spokane arterial map. The Comprehensive Plan designates both as local access streets as well, indicating that no future change in status for these streets is likely. This application does not propose to change the designation of any streets.
6. **Current Land Use Designation and History:** As shown in Exhibit A, the subject property is currently designated for “Residential 4-10” (between 4 and 10 dwelling units per acre), a designation reserved for single-family homes. The subject property has been designated for this use since the original adoption of the Growth Management Act (GMA) compliant Comprehensive Plan in 2001.
7. **Proposed Land Use Designation:** As shown in Exhibit B, the proposal is to amend the Land Use Plan Map designation so that the property is designated for “Residential 15-30” uses.

**FIGURE 1: Improvement and Use of Nearby Properties by Number of Dwelling Units**



- 8. Current Zoning and History:** The current zoning of the subject properties is Residential Single-Family (RSF). As the growth of Spokane has continued, the zoning of the subject property has changed over time. In 1958 the subject property, along with all properties on both sides of W 10<sup>th</sup> Avenue, was zoned Class 2 residential. As Spokane only had two classes of residential zoning at the time, Class 2 was the densest residential zoning, allowing everything from single-family homes to high-density apartments and multi-family dwellings.

By 1975 the commercial uses east of Madison St and north of 10<sup>th</sup> Ave had been developed. The remaining neighborhood around this location was zoned R3: Multi-Family Residence Zone. By 1975 most of the surrounding properties were developed with single-family homes and a few apartment buildings consistent with this higher density zoning. At this time, R3 was not the highest density residential—representing an equivalent density to the City’s current Residential Multi-Family Zoning. In 2006 the subject property and all the properties around it were zoned R4: Multi-family Residential. This zoning represented a step higher in density from the R3 zoning of the 1970s.

In 2001 the City adopted the current iteration of the Comprehensive Plan. This version of the Comprehensive Plan, which remains substantially similar today, focused density and intensity of use into centers and corridors and limited it elsewhere in the City. In response to this new land use strategy, the City undertook a massive update to the zoning code and residential building standards in the City in order to ensure consistency with the new Comprehensive Plan. This action, completed in 2006, included the rezoning of numerous properties in the City, including the subject property and those around it. In order to help focus density in centers and corridors, this effort included analysis and identification of parcels that contained different physical uses than those allowed in the previous zoning district. For instance, parcels like the subject parcel that were previously zoned for commercial uses but which were vacant or contained low-density residential uses were identified and rezoned to match the existing use of the property. This was done in large groups rather than parcel-by-parcel in order to provide for orderly control of density and land use as called for in the Comprehensive Plan.

Accordingly, during this effort the subject properties and most properties south of 10<sup>th</sup> Ave were rezoned from R4 to Single Family Residential (SFR), as they contained only few multifamily dwellings at that time (see Ordinance C33841). This effort also rezoned the properties west of S Jefferson Street and North of W 10<sup>th</sup> Ave for Residential Multi-Family. As such, at this intersection only one of the four corner properties is zoned for multi-family residential uses. Adoption of ordinance C33841 required significant work and included multiple workshops and outreach with the general public, the Plan Commission, and the City Council.

9. **Proposed Zoning:** As shown in **Exhibit D**, the proposal seeks to amend the zoning so that the entirety of the subject property is zoned Residential Multi-Family (RMF).

## V. APPLICATION PROCESS AND PUBLIC COMMENT

1. **Key Steps:** The application is being processed according to SMC 17G.060, including the following steps:

|   |                   |
|---|-------------------|
| Application Submitted .....                                   | October 29, 2019  |
| Threshold Application Certified Complete .....                | November 27, 2019 |
| Council Threshold Subcommittee Established <sup>1</sup> ..... | January 13, 2020  |
| Council Threshold Subcommittee Met .....                      | February 6, 2020  |
| Annual Work Program Set <sup>2</sup> .....                    | March 2, 2020     |
| Agency/Department Comment Period Ended .....                  | May 11, 2020      |
| Notice of Application Posted .....                            | June 8, 2020      |
| Plan Commission Workshop .....                                | July 8, 2020      |

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<sup>1</sup> Spokane City Council Resolution 2020-0002

<sup>2</sup> Spokane City Council Resolution 2020-0014

60-Day Public Comment Period Ended ..... August 7, 2020

SEPA Determination Issued ..... August 24, 2020

Notice of Public Hearing Posted ..... August 26, 2020

Plan Commission Hearing Date (Scheduled) ..... September 9, 2020

2. **Comments Received:** A request for comments was issued to City departments, local agencies, and neighborhood councils within 400 feet of the proposal, along with pertinent application details on April 24, 2020. By the close of agency comment on May 11, comments were received from the following:

- **Randy Abrahamson**, Spokane Tribe Historic Preservation Officer

Mr. Abrahamson indicated that there was a low probability of cultural resources on the subject property and that he had no additional concerns. He requested that any eventual development of the site include an Inadvertent Discovery Plan in the event that cultural resources are unearthed at that time. The proposal does not include any physical changes to the site at this time. Mr. Abrahamson's letter is attached to this staff report as **Exhibit L**.

Following the agency/department comment period, a Notice of Application was issued on June 8, 2020 by mail to all properties and owners within a 400-foot radius of the subject properties, including within 400-feet of any adjacent properties with the same ownership. Notice was also posted on the subject properties, in the closest library branch, and in the Spokesman Review. The following comments were received during the 60-day public comment period:

- **Seth Knutson, Applicant:** Mr. Knutson asserted his willingness to sign a development agreement limiting the use of the site to "senior assisted living care" and to keep the building envelope the same.
- **Milton Roland, Law Office of Milton G. Rowland, PLLC:** speaking for his clients, the Landry's, Mr. Roland expressed concerns about neighborhood character, the intention of the City to keep the zoning low density, on-street parking capacity, the ability of 10<sup>th</sup> Avenue to carry necessary traffic loads, the condition of the improvements on the property, the possibility of failure of the enterprise, and quality of life in the surrounding neighborhood.
- **Glen Landry:** Mr. Landry mentioned adjacent non-rental uses, the existing use that includes all ages, his assertion that the applicant had mentioned using the property as a "halfway house" in the past, and parking.
- **Wai Landry:** Mrs. Landry commented on the unsuitability of the property for senior living, including the size of the property, the perceived lack of any outdoor space, the proximity of the entrance to the street, and parking.
- **A Petition:** A petition stating opposition to the project due to unnamed impacts to the neighborhood was signed by 37 individuals.
- **Tom May:** Mr. May expressed concerns about impacts to the surrounding neighborhood including changes in neighborhood character, historic homes in the vicinity, parking, and nearby property value impacts.

- **Judy Madden:** Ms. Madden expressed concerns about the condition of the improvements on the property, financing concerns for future improvements, the interior condition of the structure, the presence of “too many” multi-family dwellings in the neighborhood, and concerns about neighborhood character.
- **Alison Johnston:** Ms. Johnston opposed the proposal, mentioned concerns about increased multi-family uses in the neighborhood, parking capacity, impacts on existing property values, and potential increases in crime.
- **Deanna Murdy:** Ms. Murdy expressed a general opposition to the project and concerns for property values.
- **Jerry Widing:** Mr. Widing expressed confusion about the land use designation for the home, perceived wishes of the applicant to only raise the value of his property for sale, and concerns about parking.
- **Austin LaRue:** Mr. LaRue expressed a general opposition to the project due to the historic character of the neighborhood, the condition of the property, increased traffic, and parking.
- **Anne Putney:** Mrs. Putney expressed concerns about this change leading to a trend for more multi-family conversions in the area, potential impacts if the owner sells the property and a new owner decides to construct an apartment building on the site, the perceived poor condition of the improvements on-site, and impacts to property values and parking in the vicinity.
- **Damian Putney:** Mr. Putney shared his history in the neighborhood and his business in construction before expressing concerns with the applicant’s stated financial resources to renovate the property properly and potential impacts to the neighborhood’s single-family character.
- **Roger Takiguchi<sup>3</sup>:** Mr. Takiguchi expressed concerns about parking capacity if the is fully occupied, pointing out the congestion already caused by the nearby shopping center, potential health concerns of allowing more people to reside on the property, the perceived poor condition of the property and improvements, and the potential change to the predominantly “family” character of the neighborhood.
- **Katherine Widing:** Mrs. Widing expressed concerns that the applicant is seeking to create a “halfway house,” that parking is insufficient for a more dense use, a perceived desire by the applicant to raise the eventual sale price of his property, and the perceived poor condition of improvements on site.

The majority of public comments on this proposal can be grouped into several factors. These include concerns about parking on streets already impacted by the nearby commercial uses on Monroe, changes in existing neighborhood character, what local residents feel is the poor condition of the current improvements on the property, and a general concern for the suitability of the site as a senior care facility. Other concerns have been raised about the owner’s possible intention to sell

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<sup>3</sup> Note Mr. Takiguchi submitted two identical emails in comment—only one is included in **Exhibit M**.

the property—thought the City has no concrete proof that such is the case. Copies of all public comments received on this proposal are attached to this staff report as **Exhibit M**.

Regarding development/redevelopment impacts such as parking or the condition of the property/improvements, the Spokane Municipal Code requires that these issues be resolved to the satisfaction of the code if and when the property owner seeks building permits for future work. However, this Comprehensive Plan amendment proposal does not currently seek any permits or approvals for physical changes to the property or improvements. Regarding the historic nature of the neighborhood, or the impacts associated with multi-family residential uses in a predominantly single-family area, see the discussion under decision criteria K.2.a below. The analysis presented in this staff report, including the conclusions as to the decision criteria below, considers the proposed land use and zoning change and the types of development and use that area allowed in general under those uses/zones, not a specific development or redevelopment that may or may not occur.

3. **Public Workshop:** A public workshop with the Spokane Plan Commission was held on July 8, 2020, during which the particulars of the proposal were presented to the Plan Commission for their consideration and discussion. The applicant was given an opportunity to speak but was unable to participate during the workshop. However, the agent for the applicant provided written testimony regarding the project proposal, attached to this staff report as **Exhibit N**.

In that written testimony, the agent outlined the history of the structure on the property, stating that the multi-family nature of the building was initiated in 1956 with permits from the City. This use was legal under non-conforming rights even after multiple rezones of the property, the testimony asserts, but those rights were lost when the previous owner stopped using the property as a nursing home more than 12 months before the current owner purchased it. The agent continued, stating that parking concerns raised by some would be mitigated by the nature of future occupants, who will be less ambulatory than typical renters and unlikely to use/own personal vehicles. Finally, the agent communicated the applicant's acceptance of a possible development agreement that would restrict future redevelopment/use of the property as a full-density multi-family residential use.

## **VI. APPLICATION REVIEW AND ANALYSIS**

1. **Guiding Principles:** SMC 17G.020.010 provides the following guiding principles for the annual comprehensive plan amendment process:
  - A. Keep the comprehensive plan alive and responsive to the community.
  - B. Provide for simultaneous review of proposals to allow for cumulative impact analysis of all applications on a City-wide basis and in conjunction with budget decisions.
  - C. Make map adjustments based on a foundation in policy language, consistently applying those concepts citywide.
  - D. Honor the community's long-term investment in the comprehensive plan, through public participation and neighborhood planning processes, by not making changes lightly.

E. Encourage development that will enable our whole community to prosper and reinforce our sense of place and feeling of community, in an ecologically, economically and socially sustainable manner.

F. Amendments to the comprehensive plan must result in a net benefit to the general public.

2. **Review Criteria:** SMC 17G.020.030 establishes the approval criteria for Comprehensive Plan amendments, including Land Use Plan Map amendments. In order to approve a Comprehensive Plan Land Use Plan Map amendment request, the decision-making authority shall make findings of fact based on evidence provided by the applicant that demonstrates satisfaction of all the applicable criteria. The applicable criteria are shown below in *italic* print. Following each criterion is staff analysis relative to the amendment requested.

- 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.*

Staff Analysis: Staff reviewed and processed the proposed amendment under the most current regulations contained in the Growth Management Act, the Washington State Environmental Policy Act (SEPA), and the Spokane Municipal Code. Staff is unaware of any recent federal, state, or legislative actions with which the proposal would be in conflict, and no comments were received to this effect from any applicable agencies receiving notice of the proposal.

The proposal meets this criterion.

- B. **GMA:** *The change must be consistent with the goals and purposes of the State Growth Management Act.*

Staff Analysis: The Growth Management Act (GMA) details 13 goals to guide the development and adoption of the comprehensive plans and development regulations (RCW 36.70A.020, "Planning Goals"), and these goals guided the City's development of its comprehensive plan and development regulations. No comments received or other evidence in the record indicates inconsistency between the proposed plan map amendment and the goals and purposes of the GMA.

The proposal meets this criterion.

- 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.*

Staff Analysis: The City did not require, nor did any Agency comment request or require a traffic impact analysis for the proposal. The subject property is already served by water, sewer, nearby transit service, and adjacent existing City streets. Furthermore, under State and local laws, any subsequent development of the site will be subject to a concurrency determination pursuant to SMC 17D.010.020.

The proposal meets this criterion.



- 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.*

Staff Analysis: No evidence of a potential funding shortfall as a result of this proposal exists.

The proposal meets this criterion.

**E. Internal Consistency:**

1. *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.*

Staff Analysis: The proposal is internally consistent with applicable supporting documents of the Comprehensive Plan as follows:

*Development Regulations.* As a non-project proposal, there are no specific plans for development of this site. Additionally, any future development on this site will be required to be consistent with the current development regulations at the time an application is submitted. The proposal does not result in any non-conforming uses or development and staff finds no reason to indicate that the proposed Comprehensive Plan Land Use Plan Map and zone change would result in a property that cannot be reasonably developed in compliance with applicable regulations.

*Capital Facilities Program.* As described in the staff analysis of Criterion C above, no additional infrastructure or capital expenditures by the City are anticipated for this non-project action, and it is not anticipated that the City's integrated Capital Facilities Program would be affected by the proposal.

*Neighborhood Planning Documents Adopted after 2001.* The Cliff Cannon neighborhood joined the Lincoln Heights, Manito/Cannon Hill, Rockwood, and Comstock neighborhoods to form the South Hill Coalition. These five neighborhoods combined their initial neighborhood planning funds provided by the city in order to prepare and adopt the *South Hill Coalition Connectivity and Livability Strategic Plan* (the CLSP) in 2014. The priorities for Cliff Cannon in the document included traffic calming on major north-south streets through the neighborhood, preservation of existing trees, and additional connections between the historic Cannon's Addition and downtown uses and along 14<sup>th</sup> Avenue. None of these priorities is in the vicinity of the subject property. Of the various projects and goals in the plan, none concerned or were located in close proximity to the subject property either. As such, it is considered unlikely that the proposal would affect the implementation of the CLSP.

The City is currently considering the Cannon Streetcar Suburb Historic District. The subject parcel would be located within this District if formed.

*Miscellaneous Comprehensive Plan Goals and Policies.* Staff have compiled a list of Comprehensive Plan Goals and Policies which bear on the proposal in Exhibit H of this report. Further discussion of these policies is provided under section K.2 below.

See Item K.2 for below for analysis and results.

2. *If a proposed amendment is significantly inconsistent with current policy within 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.*

Staff Analysis: As discussed under item K.2.a below, the proposal is in conflict with the Comprehensive Plan. Furthermore, this application does not include any amendment to the text of the plan, including any policies with which it is in conflict. Therefore, the proposal also does not conform to this criterion.

The proposal appears inconsistent with this criterion.

- 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.*

**Staff Analysis:** No evidence has been provided by any adjacent jurisdiction, including the County of Spokane, indicating this proposal would conflict with the CWPP or the plans of any neighboring jurisdiction. The proposed change in land use designations affects a relatively small area within an existing urbanized area, with no foreseeable implications to regional or inter-jurisdictional policy issues.

The proposal meets this criterion.

- 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.*

Staff Analysis: The City is concurrently reviewing this application and eight other applications for Comprehensive Plan amendments, as part of an annual plan amendment cycle. Six applications are for Land Use Plan Map amendments, two are proposed

transportation map amendments to the Comprehensive Plan, and one is a proposed text amendment. When considered together, these various applications do not interact, nor do they augment or detract from each other. The cumulative effects of these various applications are minor.

This proposal meets this criterion.

**H. SEPA:** *SEPA<sup>4</sup> Review must be completed on all amendment proposals and is described in Chapter 17E.050.*

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).*

Staff Analysis: The application is under review in accordance with the State Environmental Policy Act (SEPA), which requires that the potential for adverse environmental impacts resulting from a proposal be evaluated during the decision-making process. On the basis of the information contained in the environmental checklist, 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 Services, a Determination of Non-Significance was issued on August 24, 2020.

The proposal meets this criterion.

1. **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.*

Staff Analysis: The proposal would change the land-use designation of an urban area already served by the public facilities and services described in CFU 2.1. The proposed change in land-use designation affects a relatively small area and does not measurably alter demand for public facilities and services in the vicinity of the site or on a citywide basis. Any subsequent development of the site will be subject to a concurrency determination pursuant to SMC 17D.010.020, thereby implementing the policy set forth in CFU 2.2.

The proposal meets this criterion.

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<sup>4</sup> State Environmental Policy Act

- 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.*

Staff Analysis: The proposal does not include an expansion to the UGA, thus this criteria does not apply.

The proposal meets this criterion.

K. **Demonstration of Need:**

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.*

Staff Analysis: The proposal does not include a policy adjustment, thus this criteria does not apply.

The proposal meets this criterion.

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.);

Staff Analysis: The primary Comprehensive Plan policy which applies to the proposal is Land Use LU 1.4, Higher Density Residential Uses, which directs “new higher density residential uses to Centers and Corridors designated on the Land Use Plan Map.” The subject parcel is not located within the vicinity of any designated center or corridor, as shown on Map LU 1 of the Comprehensive Plan. The nearest center is the downtown, which is 0.44 miles away. Policy LU 1.4 goes on to say that any infill of higher density residential designations is limited to the “boundaries of existing multi-family residential designations where the existing use of land is predominantly higher density residential.” The definition of “predominantly” is not included in the policy. As shown in the existing zoning map (see **Exhibit C**), the subject parcel is not enclosed in a larger area of multi-family residential uses—rather it is located catty-corner across from a multi-family area. Furthermore, while significant amounts of multi-family zoning exist northwest of the subject parcel, the predominant improvement type in the vicinity is single-family homes (see **Figure 1** under discussion 4 above).

Of further consideration is policy LU 1.3, Single-Family Residential Area, which guides the application of single-family land use and zoning in the city. According to policy LU 1.3, the City should “protect the character of single-family residential neighborhoods by focusing higher intensity land uses in designated Centers and

Corridors.” Because this parcel is not encompassed by a larger area of multi-family land use designations, it is well outside any center or corridor uses, and the neighborhood is not predominantly multi-family in nature, the proposal appears to be inconsistent with Policy LU 1.4.

- b. The map amendment or site is suitable for the proposed designation.

Staff Analysis: There exist no physical features of the site or its surroundings that would preclude physical development of office uses on the site. The site is adequately served by all utilities and by two major arterial streets, bus service is nearby, and the site is generally level and devoid of critical areas.

- c. The map amendment implements applicable comprehensive plan policies and subarea plans better than the current map designation.

Staff Analysis: As discussed in item a. above, the proposal does not seem to provide greater/more effective implementation of comprehensive plan policy, as it appears inconsistent with the siting requirements for higher density residential uses.

The proposal appears inconsistent with this criterion.

- 3. **Rezones, Land Use Plan 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.

Staff Analysis: If the Land Use Plan Map amendment is approved as proposed, the zoning designation of the subject property will change concurrently from RSF (Residential Single-Family) to RMF (Residential Multi-Family).

The proposal meets this criterion.

## VII. CONCLUSION

The proposal has been processed and considered according to the requirements of the Spokane Municipal Code. According to the information provided above and the whole of the administrative record, the proposal appears inconsistent with the approval criteria set forth by SMC 17G.020, specifically to policies pertaining to the placement of higher-density residential uses in the City outside designated centers and corridors.

Following the close of public testimony and deliberations regarding conclusions with respect to the review criteria and decision criteria detailed in SMC Chapter 17G.020, Plan Commission will need to make a recommendation to City Council for approval or denial of the requested amendment to the Land Use Plan map of the City’s Comprehensive Plan.

## **VIII. STAFF RECOMMENDATION**

Considering the above information and the whole of the administrative record, staff does not recommend that Plan Commission and the City Council approve this proposal.

## **IX. LIST OF EXHIBITS**

- |  |   |
|--|---|
| A. Existing Land Use Plan Map          | I. Application Materials                  |
| B. Proposed Land Use Plan Map          | J. SEPA Checklist                         |
| C. Existing Zoning Map                 | K. SEPA Determination of Non-Significance |
| D. Proposed Zoning Map                 | L. Agency Comments                        |
| E. Application Notification Area       | M. Public Comments                        |
| F. Detail Aerial                       | N. Agent Communication Regarding PC       |
| G. Wide-Area Aerial                    | Workshop                                  |
| H. List of Relevant Comp Plan Policies |   |



# Z19-505COMP (1117 W 10th Ave)

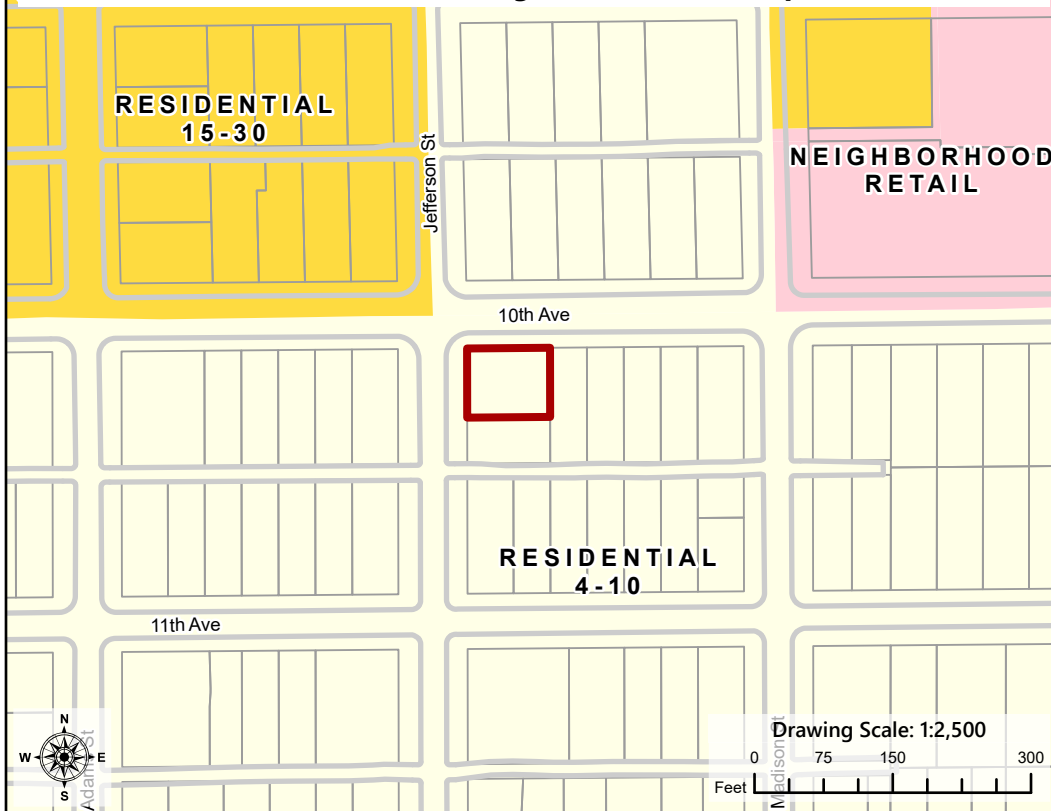
2019/2020 Comprehensive Plan Amendment Proposals

Drawn: 11/27/2019

THIS IS NOT A LEGAL DOCUMENT

The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.

## EXHIBIT A: Existing Land Use Plan Map



## Legend

Subject Parcels

Parcel

Curb Line

### Land Use Plan Designation

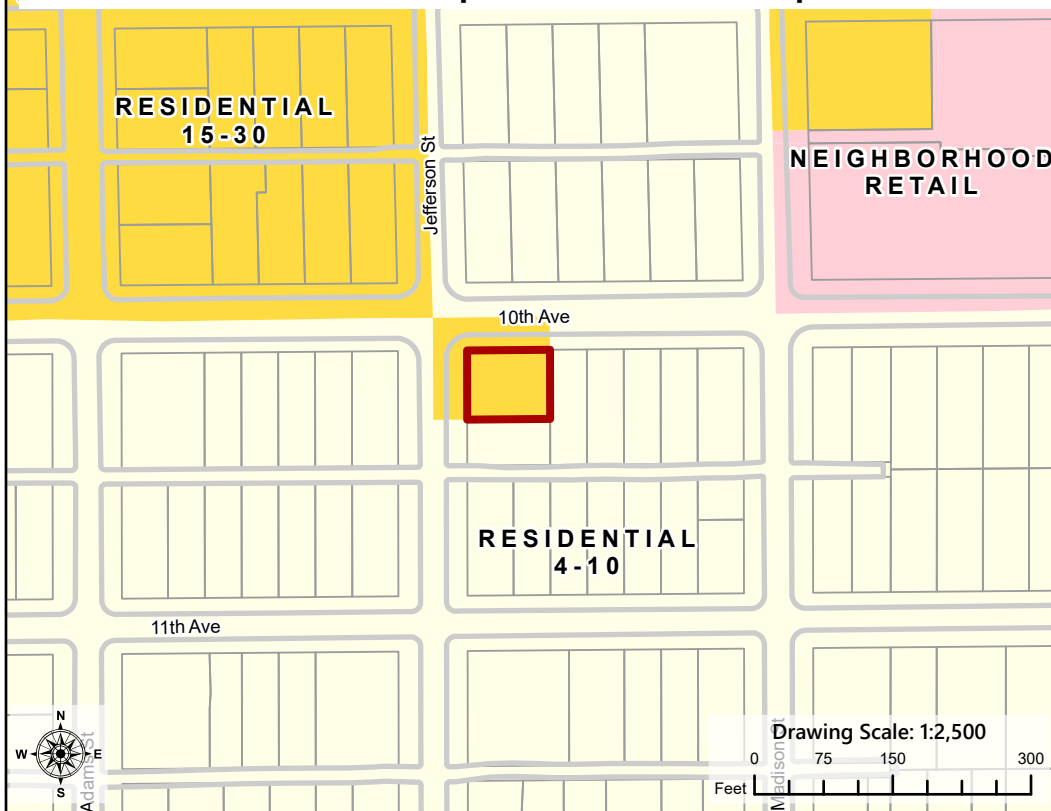
Residential 4-10

Residential 15-30

Neighborhood Retail

Acres (Proposal): 0.16

## EXHIBIT B: Proposed Land Use Plan Map



## Legend

Subject Parcels

Parcel

Curb Line

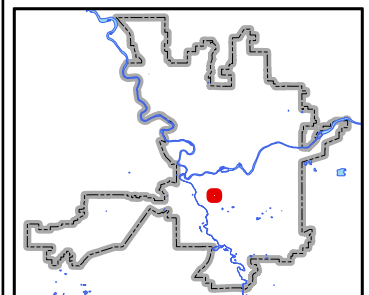
### Proposed Land Use

Residential 4-10

Residential 15-30

Neighborhood Retail

## PROJECT LOCATION



Neighborhood and Planning Services  
Drawn By: Kevin Freibott



# Z19-505COMP (1117 W 10th Ave)

2019/2020 Comprehensive Plan Amendment Proposals

Drawn: 11/27/2019

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## Legend

Subject Parcels

Curb Line

Parcel

### Current Zoning

Neighborhood Retail (NR)

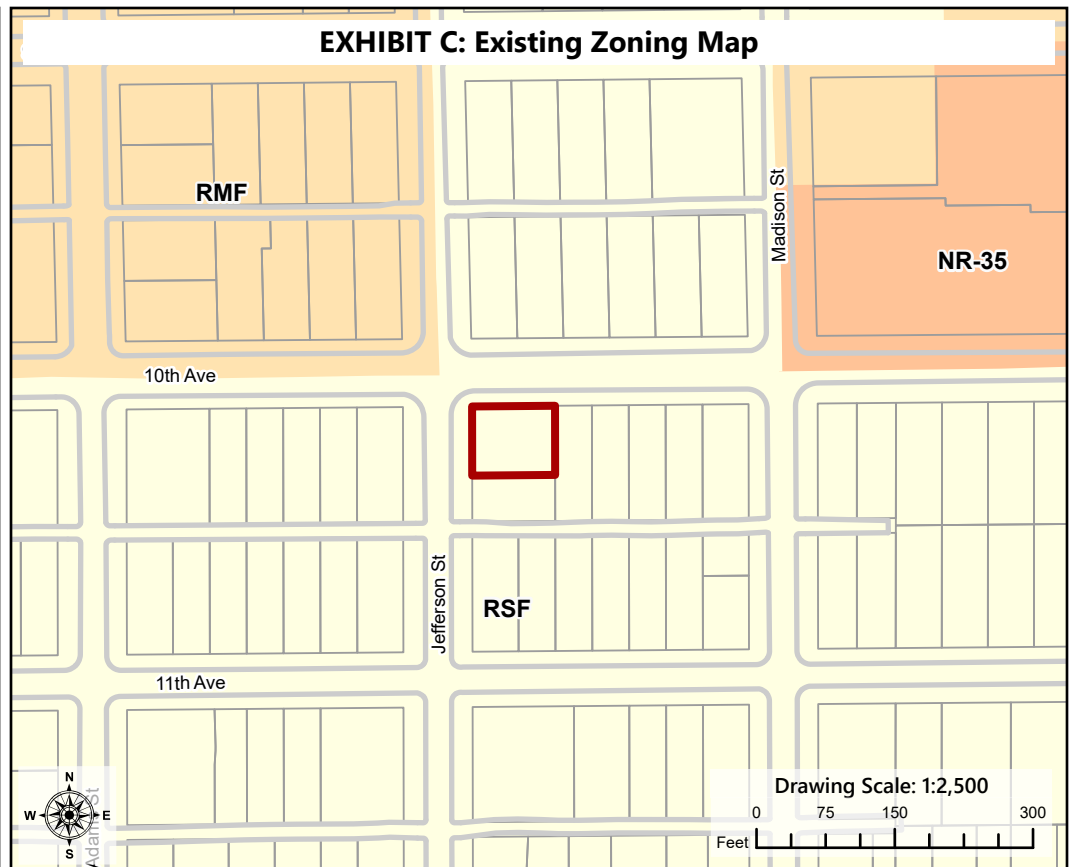
Residential Multifamily (RMF)

Residential Single-Family (RSF)

Numbers after a Zone Label denote the height limits in that area.

Acres (Proposal): 0.16

## EXHIBIT C: Existing Zoning Map



## Legend

Subject Parcels

Curb Line

Parcel

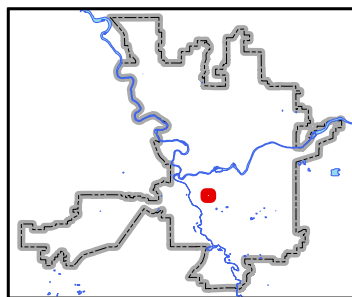
### Proposed Zoning

Neighborhood Retail (NR)

Residential Multifamily (RMF)

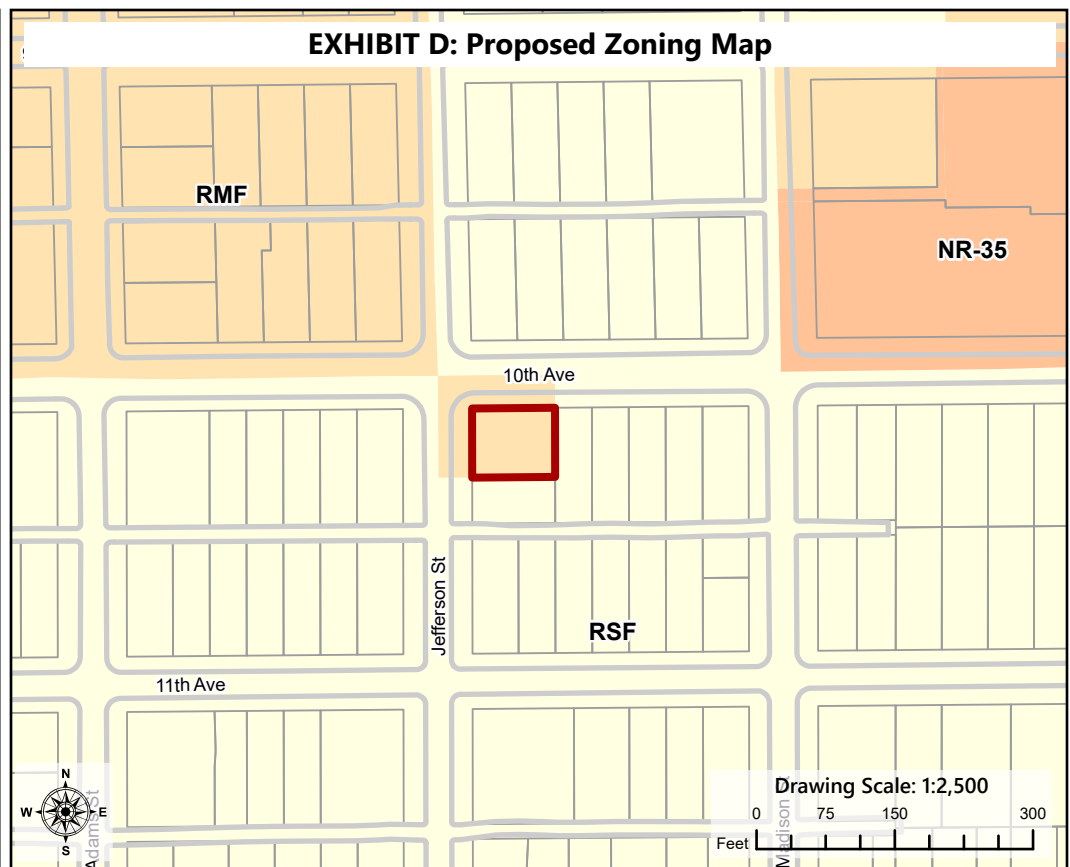
Residential Single-Family (RSF)

### PROJECT LOCATION



Neighborhood and Planning Services  
Drawn By: Kevin Freibott

## EXHIBIT D: Proposed Zoning Map





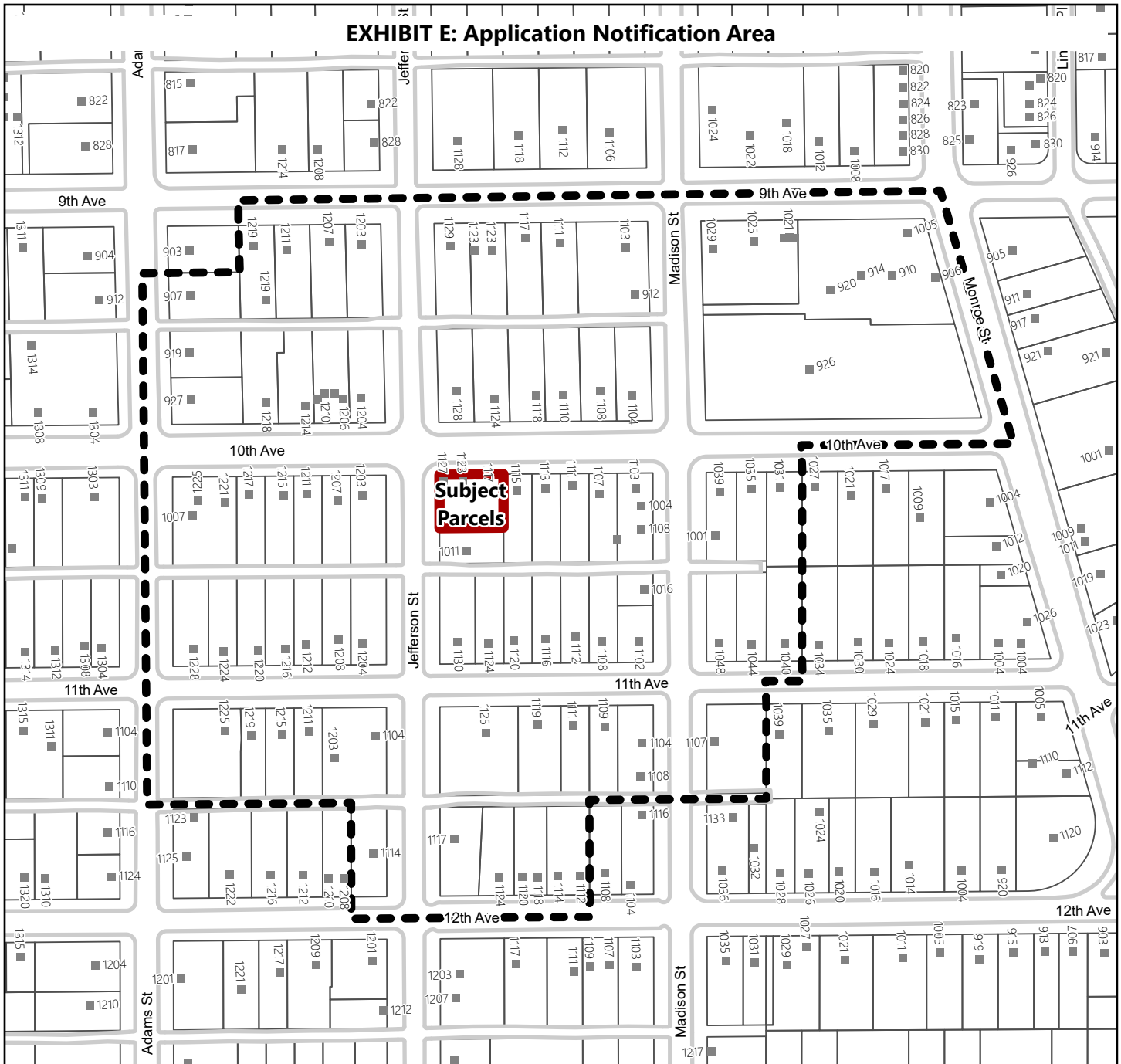


# Z19-505COMP (1117 W 10th Ave)

2019/2020 Comprehensive Plan Amendment Proposals

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## EXHIBIT E: Application Notification Area



### Legend

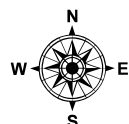
- Parcel
- Notification Boundary
- Curb Line
- Address Point

### Subject Parcels

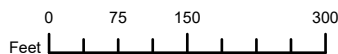
- Subject Parcels

### Application proposes to:

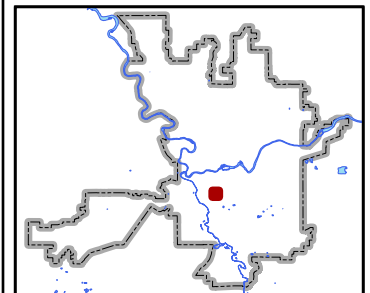
Change Land Use Designation from Residential 4-10 to Residential 15-30.



Project Size: 0.16 Acres (Approximate)  
Drawing Date: 12/3/2019 Drawing Scale: 1:2,500



### PROJECT LOCATION



Neighborhood and Planning Services  
Drawn By: Kevin Freibott



# Z19-505COMP (1117 W 10th Ave)

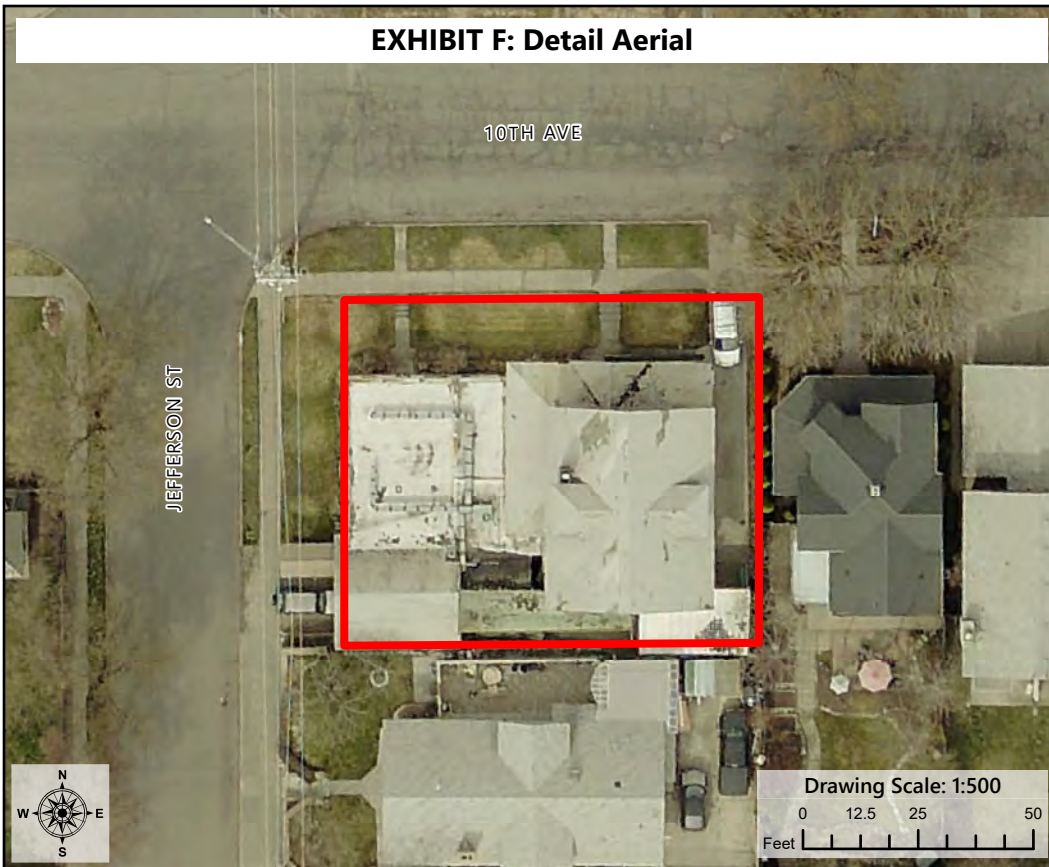
2019/2020 Comprehensive Plan Amendment Proposals

Drawn: 12/5/2019

THIS IS NOT A LEGAL DOCUMENT

The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.

## EXHIBIT F: Detail Aerial



## Legend

Subject Parcels

Adjacent Ownership

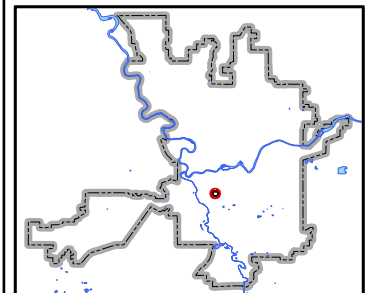
Aerial Photograph Taken  
on 4/3/2018

Acres (Proposal): 0.16

## EXHIBIT G: Wide-Area Aerial



## PROJECT LOCATION



Neighborhood and Planning Services  
Drawn By: Kevin Freibott



The following policies of the Comprehensive Plan relate to application Z19-505COMP. The full text of the Comprehensive Plan can be found at [www.shapingspokane.org](http://www.shapingspokane.org).

## **Chapter 3—Land Use**

### 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.

### LU 1.4 Higher Density Residential Uses

Direct new higher density residential uses to Centers and Corridors designated on the Land Use Plan Map.

*Discussion:* Higher density housing of various types is the critical component of a center. Without substantially increasing population in a center's immediate vicinity, there is insufficient market demand for goods and services at a level to sustain neighborhood-scale businesses. Higher density residential uses in Centers range from multi-story condominiums and apartments in the middle to small-lot homes at the edge. Other possible housing types include townhouses, garden apartments, and housing over retail space.

To ensure that the market for higher density residential use is directed to Centers, future higher density housing generally is limited in other areas. The infill of Residential 15+ and Residential 15-30 residential designations located outside Centers are confined to the boundaries of existing multi-family residential designations where the existing use of land is predominantly higher density residential.

### LU 5.5 Compatible Development

Ensure that infill and redevelopment projects are well-designed and compatible with surrounding uses and building types.

## **Chapter 6—Housing**

### H 1.4 Use of Existing Infrastructure

Direct new residential development into areas where community and human public services and facilities are available.

*Discussion:* Using existing services and infrastructure often reduces the cost of creating new housing. New construction that takes advantage of existing services and infrastructure conserves public resources that can then be redirected to other needs such as adding amenities to these projects

#### H 1.7 Socioeconomic Integration

Promote socioeconomic integration throughout the city.

*Discussion:* Socioeconomic integration includes people of all races, color, religion, sex, national origin, handicap, disability, economic status, familial status, age, sexual orientation, or other arbitrary factors. Often, housing affordability acts as a barrier to integration of all socioeconomic groups throughout the community.

#### H 1.11 Access to Transportation

Encourage housing that provides easy access to public transit and other efficient modes of transportation.

*Discussion:* Transportation is the second largest expenditure after housing and can range from 10 to 25 percent of household expenditures. Examining where housing is City of Spokane Comprehensive Plan 6-8 located and the associated transportation costs may provide a more realistic evaluation of housing affordability in the future.

#### H 1.18 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.

*Discussion:* A variety of housing types should be available in each neighborhood. Diversity includes styles, types, size, and cost of housing. Many different housing forms can exist in an area and still exhibit an aesthetic continuity. Development of a diversity of housing must take into account the context of the area and should result in an improvement to the existing surrounding neighborhood.

#### H 1.19 Senior Housing

Encourage and support accessible design and housing strategies that provide seniors the opportunity to remain within their neighborhoods as their housing needs change.

*Discussion:* Accessory dwelling units, condominiums, and existing home conversions within centers are examples of other arrangements that reduce maintenance worries and increase access to services.

#### H 1.22 Special Needs Housing

Encourage the retention, inclusion, and development of special needs and assisted living housing.

*Discussion:* Both the Growth Management Act and Countywide Planning Policies require that essential public facilities be fairly and equitably distributed. This applies within jurisdictions, as well as between neighboring jurisdictions. This policy does not apply to criminal or prerelease transitional housing.

### H 2.3 Housing Preservation

Encourage preservation of viable housing.

*Discussion:* Housing that is susceptible to redevelopment is often serving lower income households and is an important part of the housing mix within the city. Future sub-area plans should preserve existing viable housing outside of designated center or corridor environments where redevelopment and intensification are encouraged. Often the housing that is destroyed cannot be replaced by new housing elsewhere at the same cost level. Sub-area plans should permit the transfer of unused development rights from low-income housing to eligible sites elsewhere in the planning area or the city as a preservation strategy.

Information about soon-to-be-demolished housing should be made available to the public, such as on the internet, so that concerned housing-related groups can determine if there are alternatives to demolition when the structure is worth preserving. Options might include purchase of the property or relocation of the housing.

## **Chapter 11—Neighborhoods**

### N 2.1 Neighborhood Quality of Life

Ensure that neighborhoods continue to offer residents transportation and living options, safe streets, quality schools, public services, and cultural, social, and recreational opportunities in order to sustain and enhance the vitality, diversity, and quality of life within neighborhoods.

*Discussion:* Spokane enjoys a rich variety of living opportunities within its individual neighborhoods, each with its unique character. Maintaining and enhancing our neighborhood assets is key to providing stability within neighborhoods and Spokane citizens with a prolonged sense of pride.

### N 2.3 Special Needs

Ensure that neighborhood-based services are available for special needs and located in proximity to public transit routes in order to be accessible to local residents.

*Discussion:* Special needs services can include child/adult care services, long-term care for special needs, special needs housing, and other related services which recognize self-direction and participation by all residents and/or recipients of the services.

### N 2.4 Neighborhood Improvement

Encourage revitalization and improvement programs to conserve and upgrade existing properties and buildings.

## **Chapter 11—Neighborhoods**

### N 8.4 Consistency of Plans

Maintain consistency between neighborhood planning documents and the comprehensive plan.

*Discussion:* Neighborhood planning shall be conducted within the framework of the comprehensive plan, and further, the Growth Management Act requires that these plans be consistent with the comprehensive plan.



## Land Use Solutions & Entitlement

### Land Use Planning Services

9101 N. MT. VIEW LANE Spokane, WA 99218

509-435-3108 (V)

dhume@spokane-landuse.com

10-29-19

Kevin Freibott, Planner II  
Planning & Development Services  
3<sup>rd</sup> Floor City Hall  
West 801 Spokane Falls Blvd.  
Spokane WA 99201

Ref: 10<sup>th</sup> and Jefferson SEC R 4-10 to R-30

Dear Kevin:

The applicant, Lark Homes LLC is requesting the change of density in order to utilize an existing nursing home for its maximum capacity of 16 assisted living occupants. This was a nursing home, first established in the mid-fifties when the property was zoned R4. It was operated as such through the mid 80's and eventually sold to Lark Homes LLC, the applicant.

The non-conforming rights no longer apply and an RMF zone is needed in order to accommodate the existing living space to full capacity of 16 assisted living occupants. Lark Homes is currently renting rooms to 6 separate occupants per provisions of the current zone in which 6 unrelated individuals constitutes a family unit as allowed by the current RSF zone.

With the increasing need for assisted living, it is imperative that the City approve the request simply to enable optimum use of this facility. To that end, we are open to entering into a development agreement to assure the neighbors and the City that an approved amendment will not be precedent setting and/or allow apartment use.

Lark Homes has contacted the surrounding neighbors and they are supportive of his plans, presumably because of the historic nature of the building and land use as a nursing home. Lark Homes has also met with the Cliff Cannon Neighborhood Council and shared his plans and they are supportive of his proposal.

Respectfully Submitted



Dwight J Hume, agent

# City of Spokane

Planning Services  
Department



## Application Z19-505COMP General Application

### DESCRIPTION OF PROPOSAL:

Map amendment from R 4-10 to R 15-30 and a zone change from RSF to RMF on property located at the SEC of Jefferson and 10<sup>th</sup> Avenue.

### ADDRESS OF SITE OF PROPOSAL: (if not assigned yet, obtain address from Public Works before submitting application)

1117 W 10<sup>th</sup> Avenue

### APPLICANT:

**Name:** Lark Homes LLC  
**Address:** 8805 N Cedar Rd Spokane WA 99208  
**Phone (home):** **Phone (work):**  
**Email Address:** spy.pawn007@gmail.com

### PROPERTY OWNER:

**Name:** Same  
**Address:** **Phone (work):**  
**Phone (home):**  
**Email address:**

### AGENT:

**Name:** Land Use Solutions & Entitlement C/O Dwight Hume  
**Address:** 9101 N Mt. View Lane,  
**Phone (home):** **Phone (work):** 435-3108  
**Email address:** dhume@spokane-landuse.com

### ASSESSOR'S PARCEL NUMBERS:

35193.1405

### LEGAL DESCRIPTION OF SITE:

N 75 ft of Lots 6-7 Block 2, Booges Addition

### SIZE OF PROPERTY:

6750 sf

### LIST SPECIFIC PERMITS REQUESTED IN THIS APPLICATION:

Annual Map Amendment and Zone Change



**SUBMITTED BY:**

Dwight Hume

☐ Applicant    ☐ Property Owner    ☐ Property Purchaser    ☒ Agent

In the case of discretionary permits (administrative, hearing examiner, landmarks commission or plan commission), if the applicant is not the property owner, the owner must provide the following acknowledgement:

I, Seth Knutson, owner of the above-described property do hereby authorize Land Use Solutions & Entitlement c/o Dwight Hume to represent me and my interests in all matters regarding this application.

[Signature]

**ACKNOWLEDGMENT:**

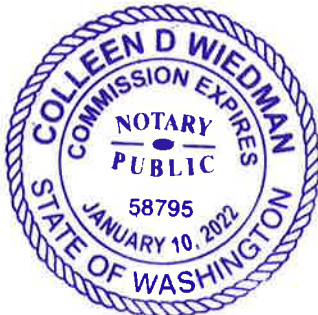
STATE OF WASHINGTON    )

) ss.

COUNTY OF SPOKANE    )

On this 16<sup>th</sup> day of October, 2019, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Seth Knutson, to me known to be the individual that executed the foregoing instrument and acknowledged the said instrument to be free and his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year first above written.



Colleen D. Wiedman

Notary Public in and for the State of Washington,

residing at Spokane, WA

## Project Narrative Summary

### Lark Homes LLC Map Amendment

Lark Homes LLC request a map amendment from R 4-10 to R 15-30 to simply enable the efficient use of an existing group home facility, formerly a nursing home established in 1956 when the property was then zoned R-4, Multi-Family. It is located at the SEC of Jefferson and 10<sup>th</sup> Avenue within one block of a grocery store (Huckleberry's) and a hardware (Ace Hardware) at 9<sup>th</sup> and Monroe.

The area is a mix of conforming and non-conforming apartment uses due to the fact that the subject site is adjacent to the RMF zone but now within the RSF zone, whereas it was formerly an R4 zone which allowed apartments, nursing homes, lodges, motels and hotels, medical and dental offices. Some of which were established within this current down zoned area.

As stated above, in 1956, there was the conversion of two adjoining residences into a common facility for use as a state regulated nursing home. The nursing home changed hands four times and eventually closed. In the interim, the zone changed from R4 multi-family to RSF single family and the then current non-conforming rights to a nursing home expired upon lapse of one year's vacancy.

The Applicant/Owner, Lark Homes LLC, purchased the property with these expired rights and needs to bring the facility into compliance with current city and state codes as they relate to Group Living and Assisted Living. Currently, the owner is renting to 6 non-related adults as temporary housing. In compliance with the restrictions of the RSF zone for single family occupancy.

It is the intent of this applicant to bring the facility up to code and accommodate sixteen (16) assisted living spaces, whereas the current RSF zone only allows the facility to be under-utilized with just ten (10) assisted living spaces. There are no other means of bringing this facility into compliance but for a land use plan map amendment and zone change to R 15-30 and the RMF zone.

As of this submittal, Lark Homes LLC has met with the neighborhood council and explained the proposal to them. They were very supportive of his plans and offered written support. He has also met with each adjacent homeowner and explained his long-range intentions and received no negative responses. Presumably, this request should be supported as proposed.

To conclude, we would suggest that the City Council approve this with the added restriction of a development agreement to ensure the limitation of use as proposed.



# Comprehensive Plan or Land Use Code Amendment

Pre-Application

Rev.20180102

## DESCRIPTION OF THE PROPOSED AMENDMENT:

(Please check the appropriate box(es) (701-707 S Sherman Map Amendment)

- |   |   |
|---|---|
| <input type="checkbox"/> Comprehensive Plan Text Change | <input checked="" type="checkbox"/> Land Use Designation Change |
| <input type="checkbox"/> Regulatory Code Text Change    | <input type="checkbox"/> Area-Wide Rezone                       |

**Please respond to these questions on a separate piece of paper. Incomplete answers may jeopardize your application's chances of being reviewed during this amendment cycle.**

### 1. General Questions *(for all proposals):*

- a. Summarize the general nature of the proposed amendment.  
*A Map amendment from R 4-10 to R 15-30 and RSF to RMF on 6750 sf at the SEC of 10<sup>th</sup> Avenue and Jefferson.*
- b. Why do you feel this change is needed?  
*The area is not scheduled for a sub-area plan update; the existing and historical use has been group living as a nursing home since 1956 when the site was zoned R4 and permitted nursing homes. The applicant purchased the facility several years after it was vacated as a nursing home and thus inherited an expired non-conforming use. The current facility can accommodate 16 assisted living units whereas the zone allows 10 but can only do so if the land use designation is changed to R 15-30 and RMF zoning, together with the approval of a Conditional Use permit for group living. No other options are available in the MC or Development Code.*
- c. In what way(s) is your proposal similar to or different from the fundamental concepts contained in the comprehensive plan?  
*The request is similar to the fundamental concepts in the comprehensive plan because the area is adjacent to R-15-30 zoning at the NWC of 10<sup>th</sup> and Jefferson diagonally across the intersection, therefore it is similar to adjacent land use designations. Apartments also exist within 100 feet NE of the subject along 10<sup>th</sup> as non-conforming uses within the RSF zone.*
- d. For text amendments: What goals, policies, regulations or other documents might be changed by your proposal? *N/A*
- e. For map amendments:
  1. What is the current Land Use designation and zoning for each affected parcel? *R 4-10 and RSF*
  2. What is the requested Land Use designation and zoning for each affected parcel? *R-15-30 and RMF*
  3. Describe the land uses surrounding the proposed amendment site(s); e.g. land use type, vacant/occupied, etc. *Site: Nursing Home; East: S/F; South: S/F; West S/F and apartments; North: Apartments and S/F.*
- f. Do you know of any existing studies, plans or other documents that specifically relate to or support your proposal? *No*
- g. Why did you decide to pursue a comprehensive plan amendment rather than address your concern through some other aspect of the Development Services department's work program (e.g. neighborhood

planning, public input on new regulations, etc.)? *There are no other sub-area plans scheduled for this area. More importantly, there are no other means of enabling 16 assisted living patients except by a change of land use and zone.*

- h. Has there been a previous attempt to address this concern through a comprehensive plan amendment?  
☐ Yes                      ☒ No

- i. If yes, please answer the following questions:

1. When was the amendment proposal submitted?
2. Was it submitted as a consistent amendment or an inconsistent amendment?
3. What were the Plan Commission recommendation and City Council decision at that time?
4. Describe any ways that this amendment proposal varies from the previously considered version.

Development Services Center 808 West Spokane Falls Boulevard, Spokane, WA 99201-3336  
[my.spokanecity.org](http://my.spokanecity.org) | Phone: 509.625.6300 | Fax: 509.625.6822

## Early Threshold Review

Lark Homes LLC 10<sup>th</sup> & Jefferson Map Amendment

**Description of Proposed Amendment:** Land Use Map change from R 4-10 to R 15-30 and a zone change from RSF to RMF on 6750 sf.

The request would allow an existing nursing home to accommodate 16 assisted living patients within the existing facility. The current zone only allows 10 assisted living patients, whereas this enables maximum utilization of the existing facility per adopted regulations for Group Living. (17C.330.120)

### **SMC 17G.025.010**

1. **Describe how the proposed amendment is appropriately addressed as a Unified Development Code Amendment.**

The UDC allows for private sector request on individual ownerships, in-lieu-of a city-wide update to the comprehensive plan or a sub-area plan. Neither of these options are available, leaving the private sector request as the only reasonable option.

2. **The proposed amendment does not raise policy or land use issues that are more appropriately addressed by an ongoing work program approved by the City council or by a neighborhood or subarea planning process.**

As stated above, neither a Citywide update nor a sub-area plan are available to this area and request, nor are they timely for the applicants needs.

3. **The proposed amendment can be reasonably reviewed within the resources and time frame of the Annual Comprehensive Plan Amendment Work Program.**

The proposal is reasonable because it is the perpetuation of a longstanding neighborhood land use. Public records show that the two residences were combined into a single nursing home in 1956. It changed names and ownerships four times prior to the current ownership, all of which were under various nursing home names.

The owner/applicant has met with the Cliff Cannon NC to share his intent to optimize assisted living within the existing facility. To which they expressed their support. In addition, he has met with the surrounding neighbors and

shared his plans. Accordingly, we do not expect any significant neighborhood opposition to this proposal, thus a normal process of review and comments is expected.

4. **Describe how the proposed amendment is consistent with current general policies in the comprehensive plan for site-specific amendment proposals. The proposed amendment must be consistent with policy implementation in the Countywide Planning policies, the GMA, or other state or federal law, and the WAC.**

The annual process for amending the Comprehensive Plan is to keep the Comprehensive Plan alive and responsive to the community. Upon adoption of land use categories, it is then implemented through adopted zone and development regulations. In this case, the neighborhood has coexisted with this site's use as a nursing home since 1956, when the two residences were combined into one nursing home facility. It is the adopted Municipal Code at Chapter 17 that addresses the proposed use and requires an R-15-30 designation to allow full use of the existing facility for assisted living. (Note, the facility had been vacant for several years, thus losing its non-conforming right to 16 occupants. The applicant was the innocent purchaser of this property and its lapse of non-conforming rights. No other provisions of the MC enable this use without the R-15-30 designation.

The request is consistent with the CWPP. The CWPP encourages growth in urban areas where services and utilities already exist. When the site is further developed, the applicant or developer will be required to demonstrate that levels of service are maintained, as required by the CWPP. The CWPP also encourages the use of public transit and development where public transit is available. (Route 42 serves the subject property). It is important to note that the city has adopted development regulations and policies to implement the CWPP at the City level. Thus, consistency with the CWPP is achieved.

The application is consistent with the goals and policies of the Growth Management Act. The GMA encourages densification, in-fill and urban development and redevelopment in areas designated for urban growth and within existing city limits. The property is within the UGA and the city limits of Spokane.

The proposed change is consistent with the following goals of the Comprehensive Plan:

**Land Use 1.4** Higher Density Residential Uses.

*Direct new higher density residential uses to Centers and Corridors designated on the Land Use Plan Map.*

The subject property is located adjacent to and diagonally across from a large area currently designated R 15-30 and RMF zone. Notwithstanding, while currently designated R 4-10, it is within 100 ft. of an existing three-story apartment located NE of the subject facing 10<sup>th</sup> Avenue and across from several apartment conversions within the immediate neighborhood lying north and west of the subject property within this RMF zone. In other words, there is a mix of apartment uses throughout the immediate neighborhood, thus creating a land use trend and/or mix of housing.

Moreover, the subject property was originally within an R-4 Multi-Family Residence zone at the time of its conversion to a nursing home in 1956. A zone which not only allowed apartments, but hotels, lodges, hospitals, medical and dental offices. Hence the hodge-podge sprinkling of today's non-conforming uses within the current RSF zone. While some of these non-conforming uses cease to exist, they nonetheless, leave behind facilities that were altered for those uses and cannot be easily reformed into the primary uses of an RSF single-family zone.

Such is the case for the subject property, which has been used as a nursing home since 1956 and could be converted to a sixteen-bed assisted living facility within its four walls, but for the restrictions of the current zone, which only allows ten beds and/or occupants.

Accordingly, we would recommend that the request be tied to a Development Agreement to ensure the existing character of the neighborhood is preserved and thereby using the R 15-30 designation as a necessary tool to enable these additional 6 oc

**Land Use 1.12**

The proposed map change is consistent with LU 1.12.

*Ensure that public facilities and services systems are adequate to accommodate proposed development before permitting development to occur.*

Existing public facilities and services are adequately available to the subject property. The proposed assisted living use has minimal impacts on roads, transit, or trip generations. Nor are there significant impacts upon utilities and/or public facilities.



**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.*

The approval of this request enables the optimum utilization of an existing assisted living facility, whereas the current designation and zone limits the use to an occupancy at two-thirds its capability, (from 10 to 16 occupants). Thus, the approval promotes the efficient use of land.

**LU 5 DEVELOPMENT CHARACTER** Goal: *Promote development in a manner that is attractive, complementary, and compatible with other land uses.*

The subject site will be substantially maintained as is. Thus, no visual character changes will occur in terms of bulk, scale or use customarily associated with this site.

**Economic Development Goal 6**

The proposed map change is consistent with Goal ED 6, which recommends that development be located where infrastructure capacity already exist before extending infrastructure into new areas. In this case, all services are readily available.

5. **The proposed amendment is not the same as or substantially similar to a proposal that was considered in the previous year's threshold review process but was not included in the Annual Comprehensive Plan Amendment Work Program, unless additional supporting information has been generated.** N/A, the proposal has not been submitted in the past.
6. **If this change is directed by state law or a decision of a court or administrative agency, please describe.** N/A

**End of Form**



**From:** [Dwight Hume](#)  
**To:** [Freibott, Kevin](#)  
**Subject:** Fwd: January meeting  
**Date:** Tuesday, November 26, 2019 1:27:02 PM

---

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Request for 1117 W 10th Z19-505COMP

I will attend their nc meetings despite the circumstances, unique as they are.

Regards

*Dwight J Hume*

Land Use Solutions and Entitlement  
9101 N Mt. View Lane  
Spokane WA 99218  
509-435-3108

----- Forwarded message -----

From: **Dwight Hume** <[dhume@spokane-landuse.com](mailto:dhume@spokane-landuse.com)>  
Date: Tue, Nov 26, 2019 at 1:22 PM  
Subject: January meeting  
To: <[Patricia@pahansen.com](mailto:Patricia@pahansen.com)>, <[spy.pawn007@gmail.com](mailto:spy.pawn007@gmail.com)>

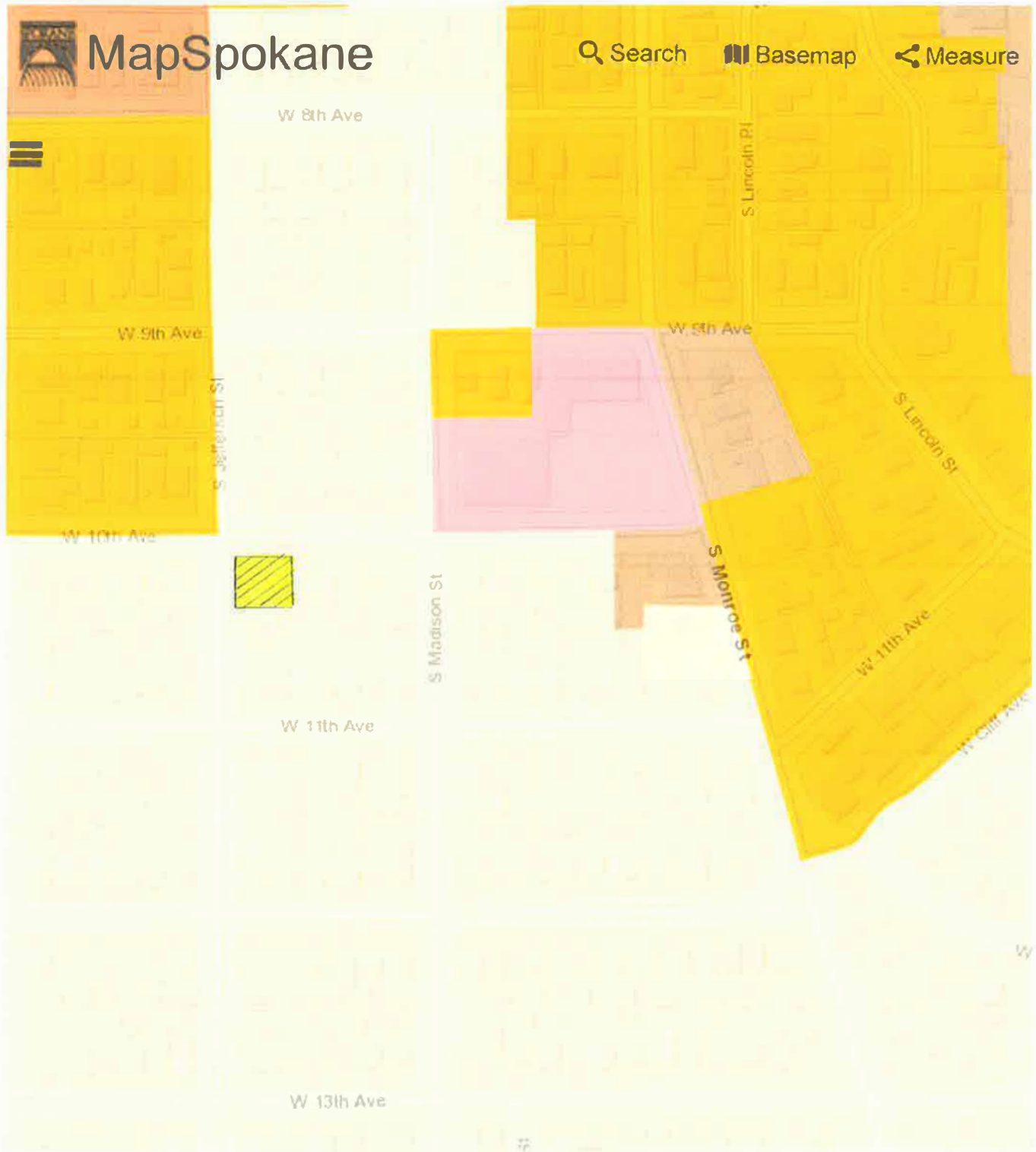
Patricia, I have filed the annual amendment application for Seth Kenudson at 10th and Jefferson. I know he met with you earlier this fall, however per process of the City, we must come and share the application information with you. Can you schedule this for your January 7th meeting? Please advise as to when you can schedule me in.

Regards

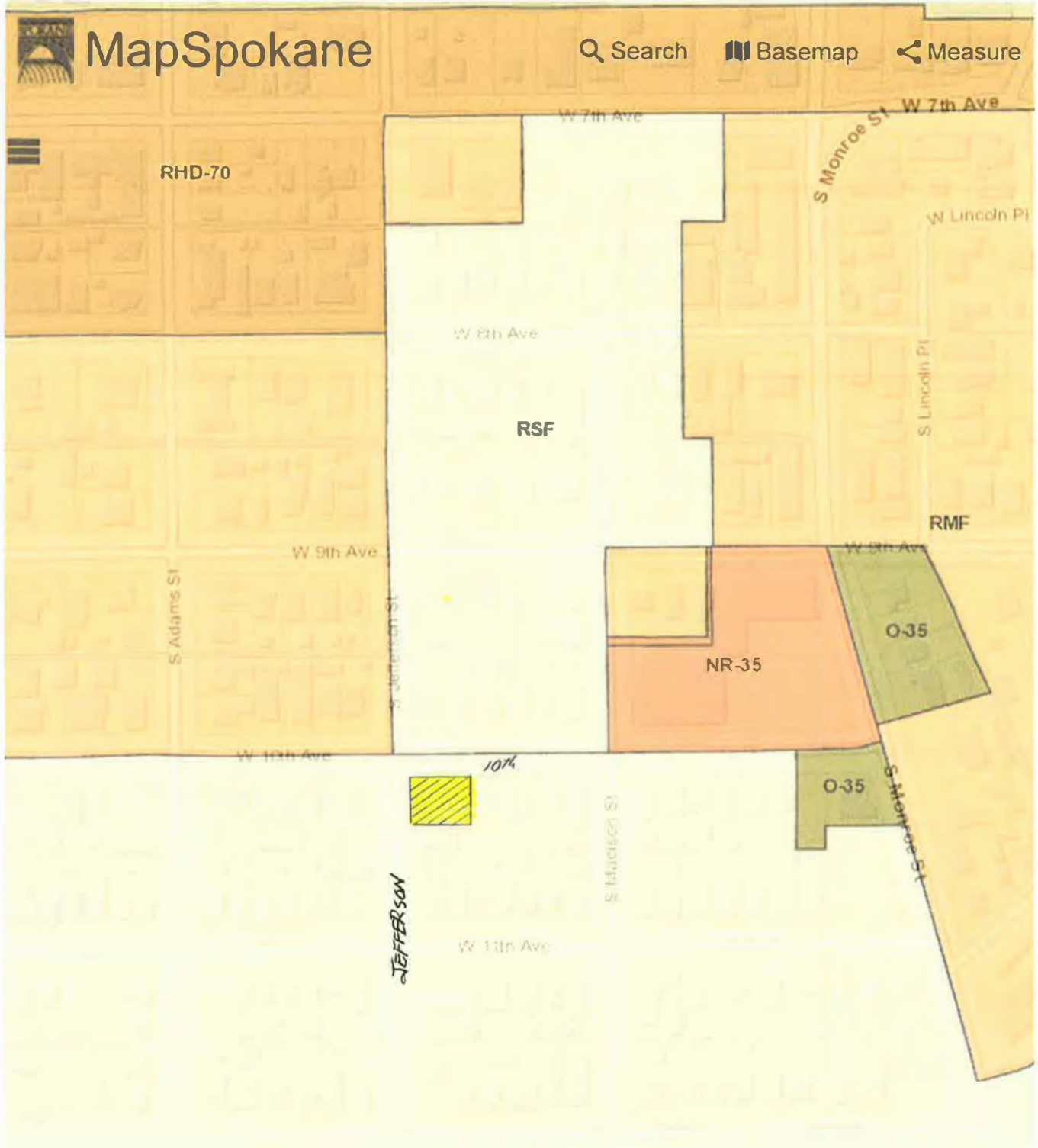
*Dwight J Hume*

Land Use Solutions and Entitlement  
9101 N Mt. View Lane  
Spokane WA 99218  
509-435-3108





[Map Use Disclaimer](#)



0 150 300ft



[Map Use Disclaimer](#)

## Environmental Checklist

File No. Z19-505COMP

### 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 non-project proposals:

Complete this checklist for non-project proposals, even though questions may be answered "*does not apply*."

IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (Part D).

For non-project 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.

**A. BACKGROUND**

1. Name of proposed project, if applicable: Z19-505COMP
2. Name of applicant: Dwight Hume of Land Use Solutions and Entitlement
2. Address and phone number of applicant or contact person:  
Land Use Solutions & Entitlement Dwight Hume agent  
9101 N Mt. View Lane Spokane WA 99218 509-435-3108
4. Date checklist prepared: March 29 2020
5. Agency requesting checklist: City of Spokane
6. Proposed timing or schedule (including phasing, if applicable):  
  
Project is a comprehensive plan amendment, modifying the land use plan map designation and zoning of the subject properties. This action is expected to be decided late fall or winter of 2020.
7. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. N/A, non-project action  
  
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.  
In the event of any future development or renovation, the project will have to comply with applicable development regulations.
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 other actions are pending
10. List any government approvals or permits that will be needed for your proposal, if known.  
Comp Plan amendment and zone change;
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.  
This is an existing facility that was historically used as a nursing home. This existing facility is now planned to have 16 senior living quarters in the same space formerly used for the nursing home. No new structures are planned for the site. The development is contingent upon this request to amend the comp plan and zone change.

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 Jefferson and 10<sup>th</sup> Avenue.

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.)  
City of Spokane

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).

N/A, non-project action

- (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?

N/A, non-project action

- (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.

None

- (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?

None

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?

Storm water is discharged to City of Spokane storm drains

**TO BE COMPLETED BY APPLICANT**

## **B. ENVIRONMENTAL ELEMENTS**

### **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)?  
Unknown \_\_\_\_\_
- 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. N/A, non-project action
- 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:  
N/A, non-project action \_\_\_\_\_
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.  
N/A, non-project action \_\_\_\_\_
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? N/A, reuse of existing facility \_\_\_\_\_
- h. Proposed measures to reduce or control erosion or other impacts to the earth, if any: None \_\_\_\_\_

### **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.  
N/A, non-project action \_\_\_\_\_
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. \_\_\_\_\_  
None \_\_\_\_\_
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:  
None \_\_\_\_\_



### 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.

None \_\_\_\_\_

- (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.

Non-project action \_\_\_\_\_

- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No, the project is served by City of Spokane water service \_\_\_\_\_

- (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 \_\_\_\_\_

#### 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.

The site is served by City of Spokane sewer service \_\_\_\_\_

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.  
Storm water will drain to the City of Spokane storm drain inlet

(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.

None

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? No changes due to use of existing improvements \_\_\_\_\_

c. List threatened or endangered species known to be on or near the site.

Unknown \_\_\_\_\_

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

To be determined at time of construction by others \_\_\_\_\_

## 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:* urban fowl \_\_\_\_\_  
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.  
Unknown \_\_\_\_\_
- c. Is the site part of a migration route? If so, explain. Unknown \_\_\_\_\_
- 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.  
The site contains an existing nursing home which is served with electrical and gas services. No additional services are anticipated \_\_\_\_\_
- 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:  
To be determined at time of construction \_\_\_\_\_

## 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. No \_\_\_\_\_
- (1) Describe special emergency services that might be required.  
None \_\_\_\_\_
- (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)?

None

- (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.

None

- (3) Proposed measure to reduce or control noise impacts, if any:

None

## 8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Site: Rental former nursing home  
West: Single family and apartments  
East: Single family and apartments  
South: Single family and apartments
- b. Has the site been used for agriculture? If so, describe. No
- c. Describe any structures on the site. The site has an existing blend of two former houses into one circa 1956.
- d. Will any structures be demolished? If so, which? No
- 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 action
- j. Approximately how many people would the completed project displace?  
None
- k. Proposed measures to avoid or reduce displacement impacts, if any: none
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: Compliance with all applicable development regulations if required by a subsequent CUP approval.

## 9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high-, middle- or low-income housing. None
- 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?  
N/A existing structure to remain
- b. What views in the immediate vicinity would be altered or obstructed?  
None
- 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?  
Existing lighting only inside.
- 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: None

## 12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? None
- 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. No
- 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

#### 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. 10<sup>th</sup> and Jefferson
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?  
Yes it is served one block to east at 10<sup>th</sup> and Madison
- c. How many parking spaces would the completed project have? How many would the project eliminate?  
To be determined at time of CUP submittal
- 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 new roads or streets are needed.
- e. Will the project use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe. No
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak would occur.  
Most senior residents will not drive. Staff would be the normal additional traffic on three shifts 24-7.  
  
*(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: None

#### 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 new or expanded services would be needed or generated by this proposal

- b. Proposed measures to reduce or control direct impacts on public services, if any: None

**16. Utilities**

- a. Bold existing 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.  
None

**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 Non-significance that it might issue in reliance upon this checklist.

Date: March 29, 2020 Signature: Dwight J Hume

***Please Print or Type:***

Proponent: Dwight J Hume Address: 9101 N Mt. View Lane

Phone: 509.435.3108 Spokane WA, 99218

Person completing form (if different from proponent): Same

Phone: \_\_\_\_\_ Address: \_\_\_\_\_

\_\_\_\_\_

**FOR STAFF USE ONLY**

Staff member(s) reviewing checklist: Kevin Freibott

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.



**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?

No impacts from Assisted Living are foreseen

Proposed measures to avoid or reduce such increases are:

Compliance with applicable development standards at the time of renovation

2. How would the proposal be likely to affect plants, animals, fish or marine life?

No impacts to natural flora and fauna since this is an urban site.

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?

While some additional resources would be required during redevelopment, these would be similar to those required of any construction project.

Proposed measures to protect or conserve energy and natural resources are:

None

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 impact

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?

Development would comply with applicable development regulations, as imposed by development regulations. This is not affected by shoreline management.

Proposed measures to avoid or reduce shoreline and land use impacts are:

See above comment

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

There would be no extraordinary demand upon utility services \_\_\_\_\_

Proposed measures to reduce or respond to such demand(s) are:

To be determined at time of construction \_\_\_\_\_

7. Identify, if possible, whether the proposal may conflict with local, state or federal laws or requirements for the protection of the environment.

No impacts 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 Non-significance that it might issue in reliance upon this checklist.

Date: March 29, 2020

Signature: *Dwight J*

*Hume*

**Please Print or Type:**

Proponent: Dwight J Hume Address: 9101 N Mt. View Lane

Phone: 509.435.3108 Spokane WA, 99218

Person completing form (if different from proponent): Same

Phone: \_\_\_\_\_ Address: \_\_\_\_\_

**FOR STAFF USE ONLY**

Staff member(s) reviewing checklist: Kevin Freibott

Based on this staff review of the environmental checklist and other pertinent information, the staff concludes that:

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- ☐ C. there are probable significant adverse environmental impacts and recommends a Determination of Significance.

## NONPROJECT DETERMINATION OF NONSIGNIFICANCE

**FILE NO(S):** Z19-505COMP

**PROPONENT:** Lark Homes, LLC (Agent: Dwight Hume, Land Use Solutions and Entitlement).

**DESCRIPTION OF PROPOSAL:** Pursuant to the procedures established by SMC 17G.060, enabled by RCW 36.70A.130, the proposer asks the City of Spokane to amend the land use designation (Map LU-1 of the Comprehensive Plan) and zoning designation (Official Zoning Map of the City of Spokane) for one property located in the Cliff Cannon neighborhood.

**LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY:** The proposal concerns a single parcel (Parcel 35193.1405), located immediately southeast of the intersection of W 10<sup>th</sup> Ave and S Jefferson St. The proposal would affect an area of approximately 0.16 acres. The parcel is located at 1117 W 10<sup>th</sup> Avenue.

**Legal Description:** North 75 feet of lots 6-7, block 2, Booges Addition to the City of Spokane in Section 19, Township 25 North, Range 43 East.

**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.

☒ 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 5 p.m. on September 7, 2020 if they are intended to alter the DNS.

\*\*\*\*\*

**Responsible Official:** Louis Meuler

**Position/Title:** Interim Director, Planning Services **Phone:** (509) 625-6300

**Address:** 808 W. Spokane Falls Blvd., Spokane, WA 99201

**Date Issued:** August 24, 2020 **Signature:** 

\*\*\*\*\*

**APPEAL OF THIS DETERMINATION**, after it has become final, may be made to the City of Spokane Hearing Examiner, 808 West Spokane Falls Blvd., Spokane WA 99201. The appeal deadline is Noon on September 14, 2020 (21 days from the date of the signing of this 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.

\*\*\*\*\*



**Spokane Tribe of Indians**  
**Tribal Historic Preservation Officer**  
P.O Box 100 Wellpinit WA 99040

May 5, 2020

**To:** Kevin Freibott, Assistant Planner

**RE: File No. Z19-505COMP**

Mr. Freibott,

Thank you, for contacting the Tribal Historic Preservation Office. We appreciate the opportunity to comment on your undertaking is greatly appreciated, we are hereby in consultation for this project.

After archive research completed of the APE, and a low probability of cultural resources I have no further concern on this project.

**Recommendation:** Inadvertent Discovery plan (IDP) implemented in the plan of action.

This letter is your notification that your project has been cleared, and your project may move forward, as always, if any artifacts or human remains are found upon excavation, this office should be immediately notified and the work in the immediate area **cease**.

Should additional information become available our assessment may be revised.

Again, thank you for this opportunity to comment and consider this a positive action that will assist in protecting our shared heritage.

If questions arise, please contact me at (509) 258 – 4222.

Sincerely,

Randy Abrahamson  
Tribal Historic Preservation Officer



# LAW OFFICE OF MILTON G. ROWLAND, PLLC

ATTORNEY AND COUNSELOR AT LAW

July 20, 2020

Kevin Freibott  
Department of Neighborhood and Planning Services  
City of Spokane  
808 W Spokane Falls Boulevard  
Spokane, WA 99201

VIA Email and United States Mail

Re: Response and comments regarding Project Z19-505COMP

Dear Mr. Freibott:

I am writing on behalf of Mr. and Mrs. Landry, who live directly south of the subject property, adjacent to it. This letter is intended to voice some of my clients' objections to Project Z19-505COMP ("the Project"). Before the deadline stated for submittal of comments (August 7, 2020), we will very likely submit further comments, which are intended to be cumulative in nature. This letter is intended to reach Commission members prior to the July 22 meeting.

We would like to begin by pointing out that what my clients really want, after living on 11<sup>th</sup>-10<sup>th</sup> and Jefferson for over 30 years, is for the young families in the neighborhood to enjoy what my clients enjoyed—a quiet, neighborly residential neighborhood with amenities close by and low enough density that their children can play in the yard without fear or distraction. My clients are perhaps the oldest and longest-tenured neighbors. They raised children in their now-restored property on Jefferson, and hope that the quiet, residential character of the neighborhood can be maintained.

The City Council apparently agreed; its 2006 downzone in the neighborhood set the limit of density in the neighborhood to the density already existing in 2006. It is rare to see a neighborhood downzoned, like ours was in 2006. The change must be seen as intentional, and the intention was clearly to maintain the quiet residential character of this neighborhood.

Further, there are few garages in the neighborhood, which means that many if not most families in our neighborhood rely on on-street parking. The proposed changes will make parking very difficult, if not impossible, for many of our neighbors.

Nearby homes are *not* multi-family. While some homes in our neighborhood have been converted into “flat” or apartment-like rentals, most have not, including the closest neighbors to this Project. The two closest properties, including ours have been restored, at substantial expense. The home next door to the Project is on the historic preservation list.

10<sup>th</sup> Avenue is not an arterial. It *is* a bus route, but it is not an arterial, and has never been a busy street. That will of course change if 35 people can live there, on the Project site.

Similarly, the Project property has not been a “nursing home” in a quarter century. The landowner has rented rooms, and let the property deteriorate. My clients have had to trim back the 5’ high weeds on their side of the property.

Most nearby owners are *not* in favor of this change. While my clients did not voice objections while they were visited, out of courtesy, they have spoken to several neighbors with the same concerns as are voiced here.

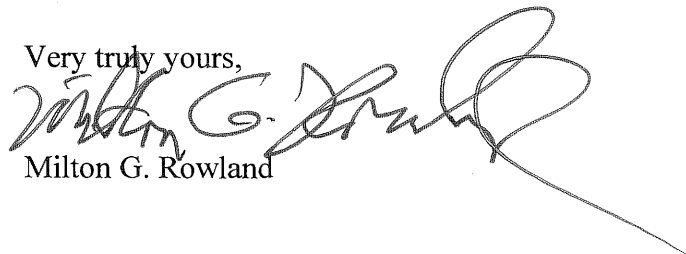
My clients are suspicious of the motives of the owner. This is not because my clients believe that the owners are bad people. It’s just that the modern nursing home (see <https://www.phcconline.org/facility-services>) relies on economies of scale that cannot be matched on the Project property, 1/16 of an acre.

As stated, my clients restored their home, at substantial expense. They are very concerned that their investment in their home, and the neighborhood, could be lost if the Project is approved.

Finally (for now), nursing home residents do not contribute to the quality of life in a neighborhood like ours. They will not meet for coffee at Huckleberries or the Rocket Bakery. We will not see them on the street to talk about the weather or the pandemic. They should be housed with greater comfort than this property could allow, with more assistance than this property could sustain. Instead of contributing to the neighborhood, they will simply (and without any intent to do so), place additional strains on the neighborhood in terms of parking, traffic, and noise. It is not fair to them, and it is not fair to us, to upzone this property to allow 35 people to be packed into a property that really should be home to a family.

Thank you for your courteous attention to this matter.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Milton G. Rowland', is written over the typed name. The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Milton G. Rowland

July 19, 2020

Kevin Freibott

**Department of Neighborhood and Planning Services**  
City of Spokane  
808 W Spokane Falls Boulevard  
Spokane, WA 99201

VIA Email and United States Mail

Re: Response and comments regarding Project Z19-505COMP

Dear Mr. Freibott:

My name is Glen Landry and I live at 1011 South Jefferson which adjoins the south side of the subject property.

My wife and I listened in to your meeting a few weeks ago. Here are a few thoughts regarding what was said.

1. Regarding rental properties in the area, neither adjoining home has ever been or was used as a rental. This goes back to 1904. We have completely restored our home and the house on the east side of the subject property was restored and put on the historic registry.
2. There seems to be some misinformation regarding senior living on the property. This property has not been used for senior living for over 20 years. I have met four guys living there and the oldest is around 61. I would guess that the youngest is less than 30.
3. The petitioner told me a couple of years ago that he was going to make a halfway house out of the property. I expressed my distress over this and he no longer uses the term "halfway house". It is my opinion that the petitioner uses the term "senior" to curry favor with you and the neighborhood.
4. No one spoke about the possibility that the new zone change could open the pathway to a halfway house where we would have no input.

I know of three cars parked on the property and I cannot see the north side where there may be more. Additional tenants will mean more cars. I question whether his current rentals comply the parking ration right now. There is no room for parking.

Thanks for this opportunity to voice my concerns. I understand from your meeting that my comments will be forwarded ahead of the next meeting on Tuesday.

Respectfully,

/s/  
Glen M. Landry



To: Spokane Plan Commission and the Spokane City Council

Re: Z19-505COMP

From: Wai Landry, property owner of 1011 S Jefferson St., Spokane WA 99204

I have been a volunteer for Hospice of Spokane since retirement in 2015.

As a volunteer, I visit clients and provide emotional support for them. In the past five years, I had the opportunity to visit a few assisted living homes as well as nursing homes where my clients resided. They range from large facilities to family run home with as few as 4 patients.

What stands out most with the smaller facilities (comparable to the size of the building at 1117 W 10<sup>th</sup>) are space and location. They are usually on the outskirts of town and on acreage. They all have an outdoor area for their patients. It might be a deck, a patio, a courtyard or a full backyard. Some of them even have a view of the trees and mountains. Another common feature is a gated or fenced property.

In my opinion, the property at 1117 W 10<sup>th</sup> Ave is less than ideal as an assisted living/senior home for the following reasons:

1. There is no space to provide a grassy backyard, court yard, outdoor patio or balcony for the residents to take in some fresh air and sunshine when weather permits.
2. Patient's mobility is limited to walking from the bedroom to the dining room or sitting room. For the unfortunate bed ridden patients, the only view they see is the siding of another house through their bedroom window.
3. The entrance to the building is only a few feet from the street. If a resident happened to get out, he or she would be on the street in no time flat.
4. Parking is a big problem. There is only a driveway alongside the building with no parking lot. Where are the visitors, staff and delivery persons going to park their vehicles?

In summary, I think there are better places to operate an assisted/senior home than at 1117 W 7<sup>th</sup> Ave.

/s/ Wai Landry

**OPPOSITION TO COMPREHENSIVE PLAN  
AND ZONING AMENDMENT**

We the undersigned residents of the neighborhood in which Z19-505 COMP is currently before the Planning Commission, oppose the project for its impact on our neighborhood.

| Name             | Address                      | Signature         | Date         |
|------------------|------------------------------|-------------------|--------------|
| Katherine Widing | 1215 W 10 <sup>th</sup>      | K. W              | 17 July 2020 |
| Barbara Stepien  | 1117 S. Jefferson            | Barbara Stepien   | 7/17/20      |
| Rory Crowley     | 1216 W. 11 <sup>th</sup>     | Rory Crowley      | 2-17-20      |
| Laura Crowley    | 1211 W 11 <sup>th</sup>      | Laura Crowley     | 7/17/20      |
| Geraldyn Dust    | 1215 W 11 <sup>th</sup>      | Geraldyn Dust     | 7-17-20      |
| Suzanne Levitt   | 1323 W 11 <sup>th</sup>      | Suzanne Levitt    | 17 Jul 2020  |
| [Signature]      | 1720 W 11 <sup>th</sup>      | Nicholas Reynolds | 7/17/2020    |
| [Signature]      | 1212 W <sup>th</sup> Ave     | David Johnson     | 7/17/20      |
| Judy Madden      | 1204 W. 11 <sup>th</sup> Ave | Judy Madden       | 7/17/20      |
| Alex Scott       | 1124 W 11 <sup>th</sup> Ave  | [Signature]       | 7/18/20      |
| Hedra C. Progne  | 1112 W. 11 <sup>th</sup>     | Hedra C. Progne   | 7/18/2020    |
| Carissa Landry   | 1048 W 11 <sup>th</sup>      | Carissa Landry    | 7/18/2020    |
| Don Craig        | 1039 W 10 <sup>th</sup>      | Don Craig         | 7/18/2020    |
| [Signature]      | 1031 W 10 <sup>th</sup> Ave  | [Signature]       | 18 July 2020 |
| Suzanne Chen     | 1037 W 10 <sup>th</sup> Ave  | Suzanne Chen      | 18 July 2020 |
| Meagan Ciesla    | 1107 W. 10 <sup>th</sup> Ave | Meagan Ciesla     | 7/18/20      |
| Ferdinand Gerson | 1128 W 10 <sup>th</sup> Ave  | [Signature]       | 7/18/20      |



**OPPOSITION TO COMPREHENSIVE PLAN  
AND ZONING AMENDMENT**

We the undersigned residents of the neighborhood in which Z19-505 COMP is currently before the Planning Commission, oppose the project for its impact on our neighborhood.

| Name              | Address                      | Signature         | Date      |
|-------------------|------------------------------|-------------------|-----------|
| Jack M. Koentopp  | 1207 W 10 <sup>th</sup> Ave  | Jack M. Koentopp  | 7-19-2020 |
| James C. Bergdahl | 917 S. Adams                 | James C. Bergdahl | 7/19/2020 |
| James C. Bergdahl | 1228 W. 11 <sup>th</sup> Ave | James C. Bergdahl | 7/19/2020 |
| Sherwood Ort      | 1219 W. 9 <sup>th</sup> Ave  | Sherwood Ort      | 7/19/2020 |
| James Barz        | 1211 W. 9 <sup>th</sup> Ave  | James Barz        | 7/19/2020 |
| Roger Takiguchi   | 1129 W 9 <sup>th</sup> Ave   | Roger Takiguchi   | 7/19/20   |
| AUSTIN LARUE      | 1118 W 10 <sup>th</sup> AVE  | Austin Larue      | 7-19-20   |
| Eileen Martin     | 1124 W. 10 <sup>th</sup>     | Eileen Martin     | 7/19/20   |
| JACK ELLIOTT      | 1204 W 10 <sup>th</sup> AVE  | Jack Elliott      | 7/19/20   |
| Ben Kempf         | 1130 W 11 <sup>th</sup> Ave  | Ben Kempf         | 7/19/20   |
| Allison Johnston  | 1120 W. 11 <sup>th</sup> Ave | Allison Johnston  | 7/20/20   |
| Brenda Garberg    | 1108 W. 11 <sup>th</sup>     | Brenda Garberg    | 7-20-20   |
| Sam Van Vleet     | 1040 W. 11 <sup>th</sup>     | Sam Van Vleet     | 7/20/2020 |
| Jack Mear         | 1016 S. Madison              | Jack Mear         | 7/20/2020 |
| Amanda Renaud     | 1111 W. 10 <sup>th</sup>     | Amanda Renaud     | 7/20/20   |
| Brittany O'Neal   | 1115 W 10 <sup>th</sup> Ave  | Brittany O'Neal   | 7/20/20   |
| Dewsh Sirhan      | 1207 W 9 <sup>th</sup> Ave   | Dewsh Sirhan      | 7/20/20   |

We the undersigned residents of the neighborhood in which Z19-505 COMP is currently before the Planning Commission, oppose the project for its impact on our neighborhood.

Date \_\_\_\_\_

7/20/2020

7/20/2020

7/20/2020.

**From:** [Tom P. May](#)  
**To:** [Freibott, Kevin](#)  
**Subject:** Comment Land use change Ref #: Z19-505Comp  
**Date:** Monday, July 20, 2020 5:37:34 PM

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**[CAUTION - EXTERNAL EMAIL - Verify Sender]**

Re: 1117 W 10<sup>th</sup> /Z19-505COMP

Hello Mr. Freibott:

Living 40 years at my address on 9<sup>th</sup> avenue I have witnessed the neighborhood become more single family friendly. This comment is in opposition to the pending application for the residence/business on 10<sup>th</sup> avenue. To grant the requested change will significantly and adversely affect our neighborhood. My understanding is that the petition for Comp. Plan/zone change is primarily aimed at increasing the re-sale price of this property. Granting the petition will be contrary to the current neighborhood zoning and Comprehensive Plan and to the best interests of the surrounding property owners, many of whom purchased their homes based on the historic designations and the changes in zoning toward single family residences. The parking and traffic on 10<sup>th</sup> will be hurt by increasing the residence allowance by 200%. Plus my opinion is that to grant the petition will reduce the property values of the surrounding single family homes.

Thank you,

Tom P. May

**Tom P. May, Attorney at Law**  
**1117 West 9th Ave.**  
**Spokane, WA 99204**  
**(509) 981-3779**

**From:** [Judy Madden](#)  
**To:** [Freibott, Kevin](#)  
**Subject:** Z19-505COMP - Opposition to zoning change at 1117 W. 10th Avenue  
**Date:** Tuesday, July 21, 2020 1:10:52 PM

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**[CAUTION - EXTERNAL EMAIL - Verify Sender]**

Hello Kevin -

My husband (Tom Sutherland) and I live at 1204 W. 11th Avenue, a block away from the property at 1117 W. 10th Avenue, requesting a zoning change from RSF 4-10 to RMF 15-30. We are opposing this zoning change for several reasons. I would like to comment that I think Seth has good intentions, but may be in a bit over his head and also maybe a little naive. I also think an eldercare facility in this neighborhood isn't a bad idea, just not at that particular property. I don't know if Seth has ever owned a 100+ year old home, but our home was built in 1906 and we have done extensive restoration and remodeling and it is not inexpensive nor easy, and it is always going to cost more (and maybe a lot more) than you anticipate. Our home has "good bones" and is worth the investment; I do not believe that the 1117 W. 10th property falls into that same category, just by looking at the exterior.

- Seth Knutson has indicated he wants to transform this property into an eldercare facility - we have the following concerns and questions:
  - Parking for staff and visitors - most people on that block already park on the street. There is a three car stacked or tandem parking which is not practical. Seth has said he envisions neighbors walking or biking to the facility to visit their loved ones which is an unreasonable assumption.
  - Seth has said he plans to get a bank loan when/if he receives the zoning change, for \$100,000. Anybody who has an old house knows that is a way too low estimate - I would think he would need to pay maybe as much as \$500,000. Just by looking at the house, you can tell it is in terrible disrepair. Seth has indicated he doesn't not want to get any preliminary bids prior to a zoning approval. I honestly don't know what bank would give him a loan for the amount he needs to turn that property into an eldercare facility. Rather than spending that much money to transform the property into an eldercare facility, I would think it would be better just to tear it down and rebuild. All of us have older homes - we know that once you start a project, you find a dozen more and before you know it, the cost has doubled or tripled!
  - I assume an eldercare home is considered a medical facility and along with that designation comes a lot of regulations. Although I have not been in the property, others who have tell me it is in terrible shape. Seth claims he has made improvements on the inside, but I don't know of anybody who can vouch to that claim.
  - In the seven years that Seth has owned this property, he has made no

improvements. He does maintain the lawn which we appreciate. He could have done some of the required work such as scraping paint and re-painting.

- What we (and many of our neighbors) would like to happen:
  - This neighborhood already has too many multi-family dwellings.
  - In the ten years we have been in our home, we have been thrilled to see many of the single family homes remodeled, and also some flipped and re-sold. It is nice to see families with small children moving into the neighborhood.
  - We would like to see either Seth sell the home or "flip it" and sell it as a single family home. The flat-roofed addition could be removed for a garage, yard or garden. I think he could make a good profit by following that approach, similar homes in the neighborhood have been flipped and the developers have made money.

I think that's it - thanks for your attention to this matter and please let me know if you have any questions.

Judy Madden

509-808-3857

From: Ali Johnston <alisonkatejohnston@gmail.com>  
Sent: Monday, August 3, 2020 1:33 PM  
To: Freibott, Kevin <kfreibott@spokanecity.org>  
Subject: z19-505comp

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[CAUTION - EXTERNAL EMAIL - Verify Sender]

Reference: z19-505comp

Hello Kevin!

I am the owner of 1120 W. 11th Ave, Spokane, WA 99204. I am writing in regards to the proposed amendment of land use from Residential 4-10 to Residential 15-30 for the address 1117 W10th Ave, Spokane, WA 99204. I strongly oppose the proposed change—there are already many apartments and multi-family properties in this neighborhood, causing an issue with parking and making single family residences' value decrease (like mine). These properties also have brought an increase in crime in the area.

Thank you for your time. Please let me know if you have any questions.

Alison Johnston

P.S. In the letter I received, it stated that comments written with be made part of the public record. Would you please redact my address from that? Thank you.



**From:** [deanna.murdy](#)  
**To:** [Freibott, Kevin](#)  
**Subject:** 1117 W 10th  
**Date:** Monday, August 3, 2020 7:40:15 PM

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**[CAUTION - EXTERNAL EMAIL - Verify Sender]**

Just signed a petition regarding the situation happening in our neighborhood. My response is No, No, No. We have been hit hard with the whole 5G installed lowering our property values. This is a beautiful neighborhood and that is why I moved here. Please!!! My address is 1220 S Adams and our neighborhood feels strongly against what this man is trying to do.

Regards, Deanna Murdy

**From:** [Jerry Widing](#)  
**To:** [Freibott, Kevin](#)  
**Subject:** Reference Z19-505COMP  
**Date:** Thursday, August 6, 2020 9:04:08 PM

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**[CAUTION - EXTERNAL EMAIL - Verify Sender]**

Regarding the zoning change at 1117 W. 10th Avenue, Reference Z19-505COMP

We live just 3 houses away from this property. We are concerned about a number of things if this is given a greater multi family zoning. I say greater since it has been multi family since the current owners bought the property. Shortly after purchasing it, saying they were going to set up a retirement/nursing home, they started advertising rooms for rent for \$300. This to me is not a single family home, so I am confused as to why it seems to be currently listed as such.

If the current owner is simply trying to change the zoning to increase the value of the property, that is unfair to the entire neighborhood.

This neighborhood already has a parking problem, and this zoning change would just make it worse.

This would be a very negative change for the neighborhood.

Thanks,

Jerry Widing

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**“Travel is fatal to prejudice, bigotry, and narrow-mindedness, and many of our people need it sorely on these accounts. Broad, wholesome, charitable views of men and things cannot be acquired by vegetating in one little corner of the earth all one's lifetime.” — Mark Twain**

**From:** [Austin LaRue](#)  
**To:** [Freibott, Kevin](#)  
**Subject:** 1117 W 10th Ave rezoning  
**Date:** Friday, August 7, 2020 4:51:09 PM

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[CAUTION - EXTERNAL EMAIL - Verify Sender]

Sir,

In regards to the rezoning of this address from a single family to a multi-family home. I, 1118 W 10th ave, respectfully disagree with the proposal. This is a historic area to lower south hill and deserves to look like it. The house hasn't seen improvements since I moved onto the block, and with a higher headcount in the home I feel the property will only become more tattered. Adding assisted care will only increase road and visitor traffic, leaving parking shorter than it already is. I would hate to see my neighbors and my own property value decline because of this action.

Very respectfully,

Austin LaRue

**From:** [Anne Putney](#)  
**To:** [Freibott, Kevin](#)  
**Subject:** Opposition to zoning change at 1117 W. 10th Ave.  
**Date:** Friday, August 7, 2020 4:52:57 PM

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**[CAUTION - EXTERNAL EMAIL - Verify Sender]**

To whom it may Concern,

I am writing in opposition to the zoning change for the following property:

Address: 1117 W. 10<sup>th</sup> Ave

Parcel: 35193.1405

Application/Permit Number: Z19-505COMP

My name is Anne Putney. My husband Damian and I have lived in the neighborhood for 16 years and our house is 2 blocks from the above-mentioned property. The Cliff-Cannon neighborhood is a very special place and in the time we have lived here, it has been truly amazing to see the transformation and restoration that has happened here. Personally, we have fixed up many properties and have been very instrumental in the revitalization of this neighborhood. We are deeply invested here and it is our vision to continue to help with the restoration of the Cliff Cannon neighborhood. That is why when we saw the notice of application for the zoning change at 1117 W. 10<sup>th</sup>, we, along with most of our neighbors, were extremely concerned.

Our first concern is that if this property is allowed to be re-zoned for 15-30 occupants, then what is to stop the next property from trying to do the same? Many years ago, this portion of the neighborhood was rezoned to prevent and protect this from happening. If this goes through, it is my understanding that this house would then be grandfathered in, so if the current owner decided to sell, it could one day have the potential to be a huge detriment to our neighborhood.

We are also very concerned for the plans the owner has for this property. The property is in very poor condition and in my professional opinion, does not have very suitable living conditions, especially for, as his plan states, the elderly. In the 7 years that they have owned it, they have done little or nothing to improve it, which to those of us who live here is very frustrating. We are also concerned about the impact that having a 24 hour facility will have on the neighbors well being, property values, parking etc.

I believe that the majority of the neighbors that live near this property have signed a petition in opposition to this zoning change, and we all have signed this for good reason. We are not against change and progress, but this is not the type of proposal that is going to help improve the neighborhood and make it a better place to live. I hope you take time to consider all of these concerns as if you were a neighbor who lived near this property. Please take this into consideration when making your decision and thank you for your time.

Sincerely,

Anne Putney  
Putney Building Company  
509-280-4134  
[www.putneybuildingcompany.com](http://www.putneybuildingcompany.com)

**From:** [Damian Putney](#)  
**To:** [Freibott, Kevin](#)  
**Subject:** Letter of Opposition to Permit #: Z19-505COMP  
**Date:** Friday, August 7, 2020 5:00:18 PM

---

**[CAUTION - EXTERNAL EMAIL - Verify Sender]**

Address: Regarding 1117 W. 10th  
Parcel #: 35193:1405  
Permit #: Z19-505COMP

Hi, my name is Damian Putney and I am against the proposed rezoning of this property.

**About Me:**

I have lived in this neighborhood for 17 years with my wife Anne and have raised 3 children: Max 13, Miles 11, and my daughter Grace 8. In 2003, we bought a 1905 craftsman home on 12<sup>th</sup> and Adams, which had been turned into an 8 unit apartment in the 1940's and the landlord had lost control of the property, tenants were not paying rent, squatting, doing drugs etc. and the property had fallen into major disrepair and neglect. But we knew the property had potential and fell in love with the neighborhood, old houses, mature trees, and nearby parks, coffee shops and restaurants and made the decision to purchase the property and restore it to its original glory. We also got our home registered on the Historic Registry with the help of Linda Yeomans. It was a lot of work, but we love this neighborhood and it has been absolutely worth the efforts.

**Our Business:**

My wife Anne and I own and operate a construction company, Putney Building Company specializing in high end remodel work and new construction and we do literally all of our business on the South Hill of Spokane. Our depth and understanding of old houses, buildings, and how to restore them is virtually unparalleled. We are also proponents of development where it makes sense. For instance, we purchased a 4 plex, which had extensive damage from a fire in one of the units and had the opportunity to purchase it via short sale from the bank. After discovering the extent of the damage caused by the fire, we decided it would be best to demolish the building and build something in its place that fit the neighborhood and honored the architecture and style of the neighboring properties and built it to be as close to a turn of the century home as possible. The property is located at 1110 S. Adams St. and has been regarded by many to be one of the best new homes ever built on the South Hill. Folks with the Building and Planning Department actually use a picture of the home in their slide shows as a representation of how new homes can be built with taste and craftsmanship in an effort to fit in and blend in with their surroundings.

**My Knowledge of the Building at 1117 W. 10<sup>th</sup> Ave.**

I had an opportunity to tour this building when it was on the market 10 years ago. And my professional opinion of the building is that it needs \$300,000 in improvement to be a great building with solid mechanicals, finishes, etc., regardless of use. The owner has mentioned that he thinks he can fix it up for \$100,000, which is severely underestimated.

**Why I am Against Rezoning of this Property**

I am against the rezoning of this property because it's use does not fit in with the single family use of the neighboring properties. The only person who benefits from the rezoning is the owner, and nobody else in the neighborhood supports it being rezoned.

Thank You,

Damian Putney

**From:** [rogertak@earthlink.net](mailto:rogertak@earthlink.net)  
**To:** [Freibott, Kevin](#)  
**Cc:** [Eileen Martin: tmwiseman@earthlink.net](#)  
**Subject:** Z19-505COMP Zoning 1117W 10th Ave  
**Date:** Friday, August 7, 2020 7:41:19 PM

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**[CAUTION - EXTERNAL EMAIL - Verify Sender]**

Mr Kevin Freibott  
Assistant Planner  
City of Spokane

I am property owner of 1129 W 9th Ave parcel 35193.1005 with concerns for zone change at 1117 W 10th Ave parcel 35193.1405 Z19-505COMP. My property is one block north of the zone change at 1117 W 10th Ave. My concerns:

- 1.) Increase RSF to RMF, there are 10 multi resident buildings within one block of 1117 W 10th Ave. The limited off street parking for each multiple resident building has the area congested. Recent renovations of single family residence to multiple residents housing has not required adequate off street parking; increasing more street parking in this residential area. An increase at 1117 W 10th would create more street parking either for resident, visitor or employee parking within a one block radius; note the shopping center at Huckleberries, Ace Hardware, etc is within a block of 1117 W 10th Ave and employee use street parking during the day time.
- 2.) The increase for more than 20 residents at the address should have the consideration of the planned usage of the building; ie., nursing home, individual room rental, or interim housing(half-way residence). At this time, health concerns should be an important factor on the use at the address, the adjacent area has more than 10 single family residences with school age children.
- 3.) The current condition of the building is in need of maintenance; roof needs repair, repairs to the structure, general building maintenance. I purchased my property in 2011 and have replaced the roof, installed new yard fencing, 2 years of building repairs/maintenance, extensive landscaping and garden plantings. The owner of 1117 W 10th Ave has done limited maintenance and if an increase of residents at the address is approved will there be improvements to the property that should have been done as an ongoing maintenance program.

I am concerned in regards to the proposed use of the property and the effect on the residential area and street parking. This South Hill area has slowly become more family oriented over the past several years, with prior years having experienced drug problems and issues with the multi-residents properties(drug traffic, etc). Hopefully the planning commission will consider the concerns of the residents and the actual use for the property with its effect on the area.

Thank You for Your Consideration  
Roger Takiguchi  
1129 W 9th Ave Parcel 35193.1005  
Spokane WA 99204  
[rogertak@earthlink.net](mailto:rogertak@earthlink.net)  
(509) 714-2691



**From:** [Katherine Widing](#)  
**To:** [Freibott, Kevin](#)  
**Subject:** ref: Z19-505COMP HOUSE@1117 W 10th Ave, Spokane WA 99204  
**Date:** Friday, August 7, 2020 11:13:22 PM

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**[CAUTION - EXTERNAL EMAIL - Verify Sender]**

\*\*\* I am re-sending this email. I sent it on Thursday 6th August around 2pm, and it came back to me tonight as "undeliverable". I have no idea what happened, but I realize now that the deadline passed a few hours ago. I hope you will still accept my comments. I apologize for this cyberspace glitch.

Dear Mr Freibott,

I am a neighbor of the house at 1117 W. 10th Ave where an application for a multi-family dwelling permit has been requested. I am most concerned for many reasons.

Firstly, about 5 years ago, I met the owner who said he intended to turn the property into a nursing home. He said that he had plans in place and then a few days later there was a sign in front of the property "Rooms for Rent: \$300 per month". I was surprised, and since then there has been a steady stream of "renters". I wonder now, why he is applying for the multi-family status, and if it is granted if indeed it will become a nursing home, or some sort of halfway house which is inappropriate for a residential, and very family oriented area such as this.

I am concerned about the parking situation for the property. Currently there is a parking problem on the streets around the property. I live on 10th and there are too many cars parked on the street as it is, that we, in the block west (at 1215 W 10th, between Jefferson and Adams), can almost never park in front of our house. If our friends come to visit they have to park at least a block away. This is an issue, but the main problem that frequently occurs is that people are inconsiderate to our driveway parameters and they park partially in front of our driveway, or ignore our driveway altogether, and hence we are often blocked in and have been delayed in leaving for appointments and exiting the driveway. I would like to know how they plan to provide parking, plus what the city requires for off street parking spaces for a property such as this.

My other question is why after approx 5 years is the owner applying for the multi family status? Does he really intend to alter the property to renovate it to become a nursing home, or is he planning to sell it and this status will garner a higher price? If sold, then we begin this battle with a new owner, or can we? The property is in a poor state of disrepair and requires a substantial amount of money to upgrade to meet (what I expect) would be the level needed to attain the permits to reach the required standards and codes to meet approval for said type of property.

This is a residential area and inappropriate for such a commercial venture, and for this

dwelling to be a multi-family property. Thank you for considering the objections of our neighborhood.

Please confirm that this email was received prior to deadline. (this should now read - Please confirm that you will accept my email, which is just a few hours late due to no fault of my own)

With thanks,  
Katherine Widing  
1215 W. 10th Ave,  
Spokane, WA 99204  
chocovelo@hotmail.com

**From:** [Watkins, Kandace](#)  
**To:** [Freibott, Kevin](#)  
**Subject:** RE: Comment Letter on Comp Plan Amendments?  
**Date:** Thursday, February 27, 2020 2:31:12 PM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)

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[CAUTION - EXTERNAL EMAIL - Verify Sender]

Candace

Thank you for taking the time to reply. I did know the address referenced was not recommended. This application has support of the members of cliff/cannon executive committee. I am willing to do a development agreement to limit use to senior assisted living care and keep the envelope of the building the same size. There are no other planning mechanisms to fully utilize the historic use of the building. It has been senior care since the 1950s. I look forward speaking in person on Monday. Thank you again for your time and service.

Seth Knutson

> On Feb 24, 2020, at 9:23 PM, Mumm, Candace <[cmumm@spokanecity.org](mailto:cmumm@spokanecity.org)> wrote:

>

> Hi Seth,

>

> I typically don't meet with folks on individual comp plan amendments.

> We have a specific public process and it's important our staff, plan commissioners and Council have access to all comments and concerns.

> That being said, the address you referenced is not one the Council Docketing committee is recommending.

> (See documents in our upcoming agenda at website below)

>

> We will likely be voting on which Comp Plan Amendments to move forward (or not) for full Plan Commission review and recommendation the night of Monday, March 2nd. You are welcome to come down and speak to all of us when that item comes up for a vote. We will only be voting on which amendments to have public hearings on in the future. Our final decision would not come until likely next fall. You are also welcome to write us an email in support or opposition and I'm happy to share that with other council members.

>

> You can see which ones we are recommending move forward at:

> <https://static.spokanecity.org/documents/citycouncil/advance-agendas/2>

> 020/03/city-council-advance-agenda-2020-03-02.pdf

>

> Hope this helps.

>

> Candace Mumm

> Docketing Chair  
> Spokane City Council District #3  
>  
> -----Original Message-----  
> From: [spy.pawn007@gmail.com](mailto:spy.pawn007@gmail.com) <[spy.pawn007@gmail.com](mailto:spy.pawn007@gmail.com)>  
> Sent: Wednesday, February 12, 2020 4:22 PM  
> To: Mumm, Candace <[cmumm@spokanecity.org](mailto:cmumm@spokanecity.org)>  
> Subject: 1117 w 10th  
>  
> [CAUTION - EXTERNAL EMAIL - Verify Sender]  
>  
> Candace  
>  
> I would like to have a conversation about your concerns/problems with the comp. plan amendment at 1117 W 10th. Please let me know when you have some time that is convenient for you. Thank you for your time and service.  
>  
> Seth Knutson

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**From:** Freibott, Kevin

**Sent:** Thursday, February 13, 2020 2:42 PM

**To:** Watkins, Kandace <[kwatkins@spokanecity.org](mailto:kwatkins@spokanecity.org)>

**Subject:** Comment Letter on Comp Plan Amendments?

Good afternoon, Kandace. Thanks for getting me the signed findings from the Threshold meeting. On an aside, during that meeting CM Mumm mentioned a comment letter she had received on one of the applications. Could you find out about that and see if she's willing to send me a copy? I'd like to add it to OnBase so it's part of the official record. Thanks!

Kevin



**Kevin Freibott** | Planner II | City of Spokane - Planning and Development Services

509.625-6184 | <mailto:kfreibott@spokanecity.org> | [spokanecity.org](http://spokanecity.org) | [spokaneplanning.org](http://spokaneplanning.org)





## **PLAN COMMISSION FINDINGS OF FACT, CONCLUSIONS, AND RECOMMENDATIONS ON COMPREHENSIVE PLAN AMENDMENT Z19-505COMP**

**A Recommendation of the Spokane Plan Commission to the City Council to DENY the Comprehensive Plan Amendment application seeking to amend the land use plan map designation from “Residential 4-10” to “Residential 15-30” for 0.16 acres located at 1117 W 10<sup>th</sup> Avenue. The implementing zoning designation requested is RMF (Residential Multi-Family).**

### **FINDINGS OF FACT:**

- A. The City of Spokane adopted a Comprehensive Plan in May of 2001 that complies with the requirements of the Growth Management Act (GMA).
- B. Under GMA, comprehensive plans generally may be amended no more frequently than once a year, and all amendment proposals must be considered concurrently in order to evaluate for their cumulative effect.
- C. Amendment application Z19-505COMP (the “Application”) was submitted in a timely manner for review during the City’s 2019/2020 amendment cycle.
- D. The Application seeks to amend the land use plan map designation for a .016-acre area located at 1117 W 10<sup>th</sup> Avenue (the “property”) from “Residential 4-10” to “Residential 15-30” with a corresponding change in zoning from Residential Single Family (RSF) to Residential Multi-Family (RMF).
- E. Annual amendment applications were subject to a threshold review process to determine whether the applications will be included in the City’s Annual Comprehensive Plan Amendment Work Program.
- F. On February 6, 2020, an Ad Hoc City Council Committee reviewed the applications that had been timely submitted, and forwarded its recommendation to City Council regarding the applications.
- G. On March 2, 2020, the City Council adopted Resolution RES 2020-0014 establishing the 2020 Comprehensive Plan Amendment Work Program, including the Application in the Work Program.
- H. Thereafter, on May 11, 2020, staff requested comments from agencies, departments, and neighborhood councils. Comments were received noting certain facts for the SEPA checklist and requesting a site-specific survey for cultural resources prior to any future development.
- I. The City issued a Notice of Application on June 8, 2020 by posting it in the Spokesman Review and Official Gazette and by mail to all properties and owners within a 400-foot radius of the subject properties and any adjacent properties with the same ownership. The Notice of Application initiated a 60-day public comment period from June 8 to August 7, 2020, during which the City received multiple comments in opposition to the proposal, stating concerns with parking, traffic, impacts to neighborhood character, and the condition of the property.

- J. On June 4, 2020, the Community Assembly received a presentation regarding the 2020 Comprehensive Plan Amendment Work Program and the Application, and the Community Assembly was provided with information regarding the dates of Plan Commission workshops and hearings.
- K. On July 8, 2020, the Spokane City Plan Commission held a workshop to study the Application.
- L. On June 24, 2020, the Land Use Subcommittee of the Community Assembly received a presentation regarding the 2020 Comprehensive Plan Amendment Work Program, including the Application.
- M. On August 24, 2020, a State Environmental Policy Act (SEPA) Checklist and Determination of Non-Significance (DNS) were issued for the Application. The deadline to appeal the SEPA determination was September 14, 2020. No comments on the SEPA determination were received.
  - 1. Notice of the SEPA Determination for the Application was published in the Official Gazette on September 2 and 9, 2020.
- N. On August 25, 2020, the Washington State Department of Commerce and appropriate state agencies were given the required 60-day notice of intent to adopt before adoption of any proposed changes to the Comprehensive Plan.
- O. On August 24, 2020, 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.
- P. On August 24, 2020 staff published a report addressing SEPA and providing staff's analysis of the merits of the Application, copies of which were circulated as prescribed by SMC 17G.020.060B.8. Staff's analysis of the Application did not recommend approval of the Application.
- Q. On August 26 and September 2, 2020, notice was published in the Spokesman Review providing notice of the SEPA Checklist and Determination of Non-Significance and notice of the September 9, 2020 Plan Commission Public Hearing.
- R. Following issuance of the public hearing notice, the City received additional comment letters in opposition to the proposal from members of the public, citing similar concerns to the previously-submitted concerns.
- S. The City also received a comment letter from the applicant in rebuttal to opposition comments received.
- T. On September 9, 2020, the Plan Commission held a public hearing on the Application, including the taking of verbal testimony, and closed the public record, postponing deliberations until the following hearing date.
- U. Multiple members of the public testified at the public hearing, most in opposition along themes previously communicated by comment letters and by the property owner in support of the proposal, stating that assisted living beds are needed in Spokane.

- V. As a result of the City's efforts, pursuant to the requirements of SMC 17G.020.070, the public has had extensive opportunities to participate throughout the process and persons desiring to comment were given an opportunity to do so.
- W. Except as otherwise indicated herein, the Plan Commission adopts the findings and analysis set forth in the Staff Report prepared for the Application (the "Staff Report").
- X. The Plan Commission finds that the proposal is inconsistent with the intent and requirements of the Comprehensive Plan, most specifically policy Land Use LU 1.4 concerning the establishment of higher density residential land uses in the City.
- Y. The Plan Commission finds that the proposal does not meet the decision criteria established by SMC 17G.020.030, as described in the Staff Report and in 'Y' above.

## **CONCLUSIONS:**

Based upon the application materials, staff analysis (which is hereby incorporated into these findings, conclusions, and recommendation), SEPA review, agency and public comments received, and public testimony presented regarding application File No. Z19-505COMP, the Plan Commission makes the following conclusions with respect to the review criteria outlined in SMC 17G.020.030:

1. The Application was submitted in a timely manner and added to the 2020 Annual Comprehensive Plan Amendment Work Program, and the final review application was submitted as provided in SMC 17G.020.050(D).
2. Interested agencies and the public have had extensive opportunities to participate throughout the process and persons desiring to comment have been given that opportunity to comment.
3. The Application is consistent with the goals and purposes of GMA.
4. Any potential infrastructure implications associated with the Application will either be mitigated through projects reflected in the City's relevant six-year capital improvement plans or through enforcement of the City's development regulations at time of development.
5. As outlined in above in the Findings of Fact, the Application is internally inconsistent as it pertains to the Comprehensive Plan, as described in SMC 17G.020.030.E.
6. The Application is consistent with the Countywide Planning Policies for Spokane County, the comprehensive plans of neighboring jurisdictions, applicable capital facilities plans, the regional transportation plan, and official population growth forecasts.
7. The Application has been considered simultaneously with the other proposals included in the 2020 Annual Comprehensive Plan Amendment Work Program in order to evaluate the cumulative effect of all the proposals.
8. SEPA review was completed for the Application.

9. The Application will not adversely affect the City's ability to provide the full range of urban public facilities and services citywide at the planned level of service, or consume public resources otherwise needed to support comprehensive plan implementation strategies.
10. The Application proposes a land use designation that is inconsistent with the appropriate location criteria identified in the comprehensive plan (e.g., compatibility with neighboring land uses, proximity to arterials, etc.).
11. The proposed map amendment and site is not suitable for the proposed designation.
12. The map amendment would not implement applicable comprehensive plan policies better than the current map designation.

#### **RECOMMENDATIONS:**

In the matter of Z19-505COMP, a request by Dwight Hume of Land Use Solutions and Entitlement on behalf of Lark Homes, LLC to change the land use plan designation on 0.16 acres of land from "Residential 4-10" to "Residential 15-30" with a corresponding change of the implementing zoning to RMF (Residential Multi-Family), as based upon the above listed findings and conclusions, by a vote of **7 to 0 and 1 abstention**, the Spokane Plan Commission recommends City Council **DENY** the requested amendment to the Land Use Plan Map of the City's Comprehensive Plan with corresponding amendment to the City's Zoning Map, and authorizes the President to prepare and sign on the Commission's behalf a written decision setting forth the Commission's findings, conclusions, and recommendation on the Application.

---

**Todd Beyreuther, President**

Spokane Plan Commission

October \_\_, 2020



**From:** [Britt O'Neal](#)  
**To:** [Freibott, Kevin](#)  
**Subject:** Re: Opposition to Z19-505COMP  
**Date:** Thursday, August 6, 2020 2:16:49 PM

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NOTE: The following comment was received by staff during the public comment period but left out of the staff report due to a clerical error. The Plan Commission was given this letter separately and they had time to consider it before their hearing on the item.

**[CAUTION - EXTERNAL EMAIL - Verify Sender]**

*Dear Council,*

I am writing to express my strong opposition in reference to Z19-505COMP: the proposed rezoning at 1117 W 10th Ave. If approved, the local community may be unable to prevent commercial development, that in itself will be detrimental to the area. Nearly all residents in the Booge's Addition neighborhood are completely opposed to the addition of multi-family housing that will likely exacerbate current traffic and safety problems. As owner of one of a handful historically registered homes within the Booge's Addition, I feel this would greatly impact the intrinsic and property value of the existing historical community.

It is deeply unwise to consider increasing the residence capacity on our block. Overflow parking from Huckleberries, lack of off-street parking for homeowners and many pre-existing renters means: we do not believe that the proposed rezoning will cause a problem, **but greatly exasperate a problem that currently exists**. Our street is fraught with speeding and reckless drivers. My partner and I work from home. We were heartbroken to discover our dear cat was hit by a speeding car and killed, only a month after moving into our first home here on 10th. After talking to our neighbors, we learned that this is not uncommon on our block. With small children playing on the corner and a very pet friendly neighborhood, we need to work harder to minimize the existing traffic safety issues, before we can allow for the potential to increase household capacity.

It must be noted that we are currently living through a Pandemic. Covid is known to negatively impact our elders to a greater extent. Covid is also known to travel asymptotically regardless of age. It seems irresponsible to open a senior care facility at the heart of an already overcrowded neighborhood. What Seth wants to do is a great service to our greater community, but better served in a less dense and overly populated part of Spokane. If Covid is changing society in any way, it's about spreading out. The priority can no longer be to maximize space and density. We must take note of greater trends in societal behavior when making decisions about our local community.

Aside from one casual conversation, we have seen no proof of building plans from Seth. Seth has quoted to us that restoration would cost \$100K to bring the 5800sqft property back to a functioning senior care facility. The restoration of our 2600sqft single family home cost over 140k in 2007. With no written plan offered, we have no assurance that he intends to follow through with his development plans once he's been granted the rezoning.

In the event rezoning was approved and Seth could not finance the full restoration and instead decided to change the intended purpose or sell the rezoned property, we would have no control over the intended use of this property. Some community members have said that if Seth's dream of restoring it to an elder care facility falls through, he will consider turning it into a halfway home for recovering addicts and/or ex-convicts on Federal Grant Assistance. Again, I am not against providing these incredibly important and valuable services to our community, but we must consider where is the best location and whether this corner is that place. We are encouraging families to set roots here. As a community, transitional homes, senior facilities and more rental complexes do not align with our greater goals.

As the owners of 1115 W 10th Ave, we are **one of two** homeowners that share a property line with the property in question. Our quality of life will be among the most gravely impacted by this proposed rezoning. Please I urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared with many in the community.

Thank you for your continued service and support of our communities.

Best regards,

Brittany O'Neal

510-703-6040  
[onealbsn@gmail.com](mailto:onealbsn@gmail.com)

1115 W 10th Ave  
Spokane WA, 99204

**From:** [John Schram](#)  
**To:** [Freibott, Kevin](#)  
**Cc:** [Kinnear, Lori](#); [Wilkerson, Betsy](#)  
**Subject:** File No. Z19-505COMP, 10th Avenue  
**Date:** Monday, August 31, 2020 12:58:20 PM

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NOTE: The following comments were received by the City after completion of the Staff Report. They were provided separately to the Plan Commission for their consideration prior to their hearing on the item.

**[CAUTION - EXTERNAL EMAIL - Verify Sender]**

Planning Services Department,

In reference to the recent mailed notice of land use amendment proposal for the property located at 1117 W 10th Avenue (parcel# 35193.1405). I own and work out of my business property several blocks away from the parcel.

I will voice my wholehearted approval and encourage your approval of the project for several reasons.

- 1) Cliff/Cannon is a vibrant multi use neighborhood with essential services such as grocery and personal needs shopping, dining, medical care, financial and insurance services as well as home based businesses. Further integration of essential services such as this should be encouraged. This property is only one block away from a neighborhood hub of essential shopping and other business services. Less than one block away is a bus stop which connects to downtown and our local hospital/medical center zone.
- 2) This project fits generally within the City of Spokane's own infill housing strategies parameters by allowing full utilization of a given property that are within centers and corridors impact areas. The current use and restrictions on this property do not allow for full utilization.
- 3) Elder Care Facilities located in neighborhoods are a preferred and cost effective solution to caring for our elderly population especially those with more limited resources.
- 4) In my personal experience, having an elder care facility across the street from my personal residence, parking availability was never an issue and in this case the property is located on a large corner lot which allows for ample on street parking. I have never witnessed any parking congestion on that section of 10th avenue as I have on many other nearby streets. Unlike multi unit single family house conversions or apartment complexes, elder care facilities by their nature do not lend themselves to many, if any, vehicles owned and parked outside by residents. Visitors are typically far and few between (unfortunately) and staff can typically be accommodated by on site parking.
- 5) I have known the owner, Seth Knudson, personally for many years through our mutual involvement in the Cliff/Cannon Neighborhood Council and can attest to his deep love and concern for the betterment of the entire neighborhood. He has voiced his commitment to the improvement of the property and within the precepts of the proposed historic district standards.

In your service,  
John A. Schram, CFP®  
917 S. Monroe St.  
Spokane, WA 99204  
509.328.5627  
509.328.4634 (f)

**From:** [Freibott, Kevin](#)  
**To:** [spy.pawn007@gmail.com](mailto:spy.pawn007@gmail.com)  
**Cc:** [Dwight Hume](#)  
**Subject:** RE: Z19-505Comp  
**Date:** Wednesday, September 9, 2020 11:32:00 AM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)

---

I will forward this to the Plan Commission as well. Thanks, Seth.

Kevin



**Kevin Freibott** | Planner II | City of Spokane - Planning and Development Services

509.625-6184 | <mailto:kfreibott@spokanecity.org> | [spokanecity.org](http://spokanecity.org) | [spokaneplanning.org](http://spokaneplanning.org)



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**From:** spy.pawn007@gmail.com <spy.pawn007@gmail.com>  
**Sent:** Wednesday, September 9, 2020 11:11 AM  
**To:** Freibott, Kevin <kfreibott@spokanecity.org>  
**Cc:** Dwight Hume <dhume@spokane-landuse.com>  
**Subject:** Z19-505Comp

**[CAUTION - EXTERNAL EMAIL - Verify Sender]**

Kevin

Please include this email as part of the record.

So plan commission is aware of it. I believe the petition was miss represented. The email below supports this. At no time have I stated a halfway house as an option. I see concerns in three categories.

1. Parking: I have the 1 to 4 parking ratio required by the city. Few assisted living residents drive. 2 of 85 at Fairwood. My staff could be required to park at park and ride. There is a stop at the end of the block. Currently there are 6 non-related adults with 6 car parked the majority of the day. If my application proceeds I could see a reduction of street congestion.

2. Property value/Improvements: A large investment in the property would allow the improvements all agree is need. This investment would most like increase the value of the property and others in the area.

3. Miss-information/misunderstanding: I have never stated or planned a "halfway house". I am willing to do a development agreement to ensure it becomes elder care assisted living. Some comments refer to 15-30 residents. I believe this is a misunderstanding 15-30 in zoning is a reference to number of units per acre not residents allowed.

Seth Knutson

Begin forwarded message:

**From:** [spy.pawn007@gmail.com](mailto:spy.pawn007@gmail.com)  
**Date:** September 8, 2020 at 4:10:56 PM PDT  
**To:** Dwight Hume <[dhume@spokane-landuse.com](mailto:dhume@spokane-landuse.com)>  
**Subject:** Fwd: your property on W 10th

Dwight

Those signatures were gathered with a false pretense. That I was going to make it a halfway home. Here is email I received from a resident

Seth Knutson

Begin forwarded message:

**From:** Diane Benson <[dcb1810@yahoo.com](mailto:dcb1810@yahoo.com)>  
**Date:** July 19, 2020 at 1:16:32 PM PDT  
**To:** "[spy.pawn007@gmail.com](mailto:spy.pawn007@gmail.com)" <[spy.pawn007@gmail.com](mailto:spy.pawn007@gmail.com)>  
**Subject:** your property on W 10th

Hi, Seth...

A woman just came around, saying that she thinks you intend to turn the old assisted living place into a halfway house. She is collecting signatures to fight the zoning change.

I was under the impression that you were intending to use it as an assisted living facility or nursing home of some sort. We have no objections to elderly folks living there. But, there is already so much petty crime in our area. We would definitely be against turning it into a halfway house.

Can you please explain what you intend to do with the property and provide a rough timeline?

Thanks,

Diane Benson  
1217 W 10th Ave.  
916-402-5224



# LAW OFFICE OF MILTON G. ROWLAND, PLLC

ATTORNEY AND COUNSELOR AT LAW

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September 9, 2020

Kevin Freibott  
Department of Neighborhood and Planning Services  
City of Spokane  
808 W Spokane Falls Boulevard  
Spokane, WA 99201

VIA Email to Louis Mueller at [plancommission@spokanecity.org](mailto:plancommission@spokanecity.org) and to K. Freibott at [Kfreibott@spokanecity.org](mailto:Kfreibott@spokanecity.org)

Re: Response and comments regarding Project Z19-505COMP

Dear Mr. Freibott and Mr. Mueller:

I represent Mr. and Mrs. Landry, who live at 1011 S. Jefferson, directly south of the subject parcel. I previously filed a letter with you in July 2020, and this letter is intended to supplement the same.

My clients wish you to know, for example, that this property has been subject to neglect for years. As one client stated:

In the years that the current owner has had the facility, no improvements have been made to the exterior. I have paid to get the weeds cut which are a fire hazard between my house and the property. The south gable end of the roof is hanging and will fall at any time. The kitchen door is below this hazard. Someone will get hurt. This hazard has been reported to the city within the last year but no action was taken by them. The 1950s cinder block addition on the west side of the main building is so degraded that you can see into the structure. Watering is little or none so the landscaping is pitiful. The roof is so far gone that the integrity of the framing of the roof may be in question. Clearly the owner has taken revenues from the property and has put little or nothing back.

Another problem is that the property is wholly unsuitable for a nursing home of care facility. As one client stated:

... I have seen a senior home function in this facility. These people are deserving of a facility that can accommodate their needs. We do not need a 1950s style facility in a house that is isolated from a comprehensive or regional plan for assisted care. Seniors deserve better. I saw the senior care facility function for about 10 years. It contributed nothing to the neighborhood. None of the seniors ventured out of the building unless they were lost. Several ended up on our doorstep. You might get a glimpse of a new tenant as they moved in and again on a gurney when they left. In the 21<sup>st</sup> century this is just not right. This facility has not been used for a senior home for over 20 years.

The facility is currently being used a boarding house and not as a “senior home”. If the applicant is allowed to expand from the six people he currently renting to (there may be more than six) to 15 or more (up to 30 would be allowed), then the following will happen:

1. The central kitchen could not accommodate all parties getting an opportunity to prepare food.
2. The parking would be impossible for the tenants and tenant guests. Most nearby homes were built without garages or offstreet parking. The boarding house tenants and all the guests will take up far too much parking on the street.
3. In our experience over the last 30 years in the neighborhood, there have been no domestic violence calls to homes either on 10<sup>th</sup> or Jefferson and in the immediate area. There have, however, been calls to the larger apartment rentals on 11<sup>th</sup> and 10<sup>th</sup>. This boarding house will result in domestic friction as a result of overcrowding and we can expect plenty of police calls.

Can Applicant point to any community vision that intends to reduce the quality of living for the residents in the neighborhood? This zone change proposal does not fit the comprehensive plan and should not be approved. It is not in the neighborhood center or corridor.<sup>1</sup>

We agree with the staff conclusion regarding this application overall (application should be denied). We do not however agree with staff's conclusion that the SEPA checklist met all non-project requirements. RCW 43,21C.450 provides for SEPA exemptions in several narrow classes of cases, but this is not one of those cases. It is obvious that the whole point of this application is to dramatically increase the density of this neighborhood. That would be categorically detrimental to the quality of the neighborhood.

City Planning rezoned the property back to single family. The new applicant purchased the property with this knowledge. Improvements to the properties immediately to the east, south, and west have had in excess of \$250,000 worth of improvements to them. Adjoining to the east, the home has been put on the historic register. None of these three are rentals nor have they ever been rentals.

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<sup>1</sup> Applicant's initial submittals at para. 1.4, assert that this property is on the “centers and corridors” map. This is false. We are at a loss to understand why applicant made such an egregious error.



Now the neighborhood has changed to younger families with children. Parking is a very big problem for tenants of the property and this is not considering guests trying to find a place to park.

The lot footprint is very small. It is unlikely that you could find another lot of this size that would get this zoning approval. Parking will always be a problem unless the property becomes a very tall structure with parking on the bottom. Congestion from additional cars would be a hazard since the parcel is not on an arterial. It is not within an urban growth area.

We submitted scores of signatures on the equivalent of a petition to deny the requested changes. This application has a neighborhood united against the proposed change. We urge the decisionmaking body to follow staff recommendations and deny.

Thank you for your courteous attention to this matter.

Very truly yours,

/s/

Milton G. Rowland



**Agenda Sheet for City Council Meeting of:**  
11/16/2020

|                       |             |
|-----------------------|-------------|
| <b>Date Rec'd</b>     | 10/26/2020  |
| <b>Clerk's File #</b> | ORD C35978  |
| <b>Renews #</b>       |             |
| <b>Cross Ref #</b>    |             |
| <b>Project #</b>      | Z20-019COMP |
| <b>Bid #</b>          |             |
| <b>Requisition #</b>  |             |

|                           |   |
|---------------------------|---|
| <b>Submitting Dept</b>    | PLANNING  |
| <b>Contact Name/Phone</b> | KEVIN FREIBOTT 625-6184                             |
| <b>Contact E-Mail</b>     | KFREIBOTT@SPOKANECITY.ORG                           |
| <b>Agenda Item Type</b>   | First Reading Ordinance                             |
| <b>Agenda Item Name</b>   | 0650 – COMPREHENSIVE PLAN AMENDMENT – BIKE MAP TR-5 |

**Agenda Wording**

An Ordinance relating to proposal Z20-019COMP by the City, amending the Comprehensive Plan Proposed Bike Network Map in various locations throughout the city and text in Appendix D, Transportation.

**Summary (Background)**

The proposal concerns amendments to Map TR-5 in 13 locations throughout the City, updated terminology in Appendix D, and corrected map references in Appendix D. This is being considered concurrently through the annual Comprehensive Plan Amendment cycle as required by the Growth Management Act. Public participation and notification requirements are complete. The Plan Commission held a Public Hearing on September 8 to consider this amendment and has recommended approval of the amendment.

|                                    |                                       |                                     |                           |
|------------------------------------|---------------------------------------|-------------------------------------|---------------------------|
| <b><u>Fiscal Impact</u></b>        | Grant related? NO<br>Public Works? NO | <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\Other</u></b>   | CC Study Session 10-29-20 |
| <b><u>Division Director</u></b>    | SIMMONS, SCOTT M.                     | <b><u>Council Sponsor</u></b>       | CM Mumm                   |
| <b><u>Finance</u></b>              | ORLOB, KIMBERLY                       | <b><u>Distribution List</u></b>     |                           |
| <b><u>Legal</u></b>                | RICHMAN, JAMES                        | tblack@spokanecity.org              |                           |
| <b><u>For the Mayor</u></b>        | ORMSBY, MICHAEL                       | jrichman@spokanecity.org            |                           |
| <b><u>Additional Approvals</u></b> |                                       | sbishop@spokanecity.org             |                           |
| <b><u>Purchasing</u></b>           |                                       | dhume@spokane-landuse.com           |                           |
|                                    |                                       | lmeuler@spokanecity.org             |                           |
|                                    |                                       |                                     |                           |
|                                    |                                       |                                     |                           |



# Expenditure Control Form

1. All requests being made must be accompanied by this form.
2. Route **ALL** requests to the Finance Department for signature.
3. If request is greater than \$100,000 it requires signatures by Finance and the City Administrator. Finance Dept. will route to City Administrator.

Today's Date:

Type of expenditure:

Goods

☐

Services

☐

Department: N/A

Approving Supervisor: N/A

Amount of Proposed Expenditure: N/A

Funding Source: N/A

**Please verify correct funding sources. Please indicate breakdown if more than one funding source.**

**Why is this expenditure necessary now?**

**What are the impacts if expenses are deferred?**

**What alternative resources have been considered?**

**Description of the goods or service and any additional information?**

Person Submitting Form/Contact:

FINANCE SIGNATURE:

---

CITY ADMINISTRATOR SIGNATURE:

---

Ordinance No. C35978

AN ORDINANCE RELATING TO PROPOSAL FILE Z20-019COMP AMENDING COMPREHENSIVE PLAN MAP TR-5, PROPOSED BIKE NETWORK MAP, IN VARIOUS LOCATIONS, AND AMENDING THE TEXT OF APPENDIX D TO THE COMPREHENSIVE PLAN TO UPDATE TERMINOLOGY RELATING TO PROTECTED BIKE LANES AND TO UPDATE MAP REFERENCES.

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, Proposal File Z20-019COMP was submitted in a timely manner for review during the City's 2019/2020 Comprehensive Plan amendment cycle; and

WHEREAS, Proposal Z20-019COMP seeks to amend Comprehensive Plan Map TR-5, Proposed Bike Network, in 13 locations throughout the City and amending the text of Appendix D to update terminology relating to protected bike lanes and update map references; and

WHEREAS, staff requested comments from agencies and departments on May 11, 2020, and a public comment period ran from June 8, 2020 to August 7, 2020; 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 August 25, 2020; and

WHEREAS, a State Environmental Policy Act (SEPA) Determination of Non-Significance was issued on August 24, 2020 for the amendment to the Comprehensive Plan, the comment period for which ended on September 14, 2020; and

WHEREAS, a staff report for Proposal Z20-019COMP reviewed all the criteria relevant to consideration of the proposal was published on August 25, 2020 and sent to all applicants and the Plan Commission; and

WHEREAS, notice of the SEPA Checklist and Determination and announcement of the Plan Commission Hearing for the proposal was published on August 26, 2020 and September 2, 2020; and

WHEREAS, Notice of Plan Commission Public Hearing and SEPA Determination was posted online and with the Spokesman Review, pursuant to Spokane Municipal Code 17G.020.070, on August 26, 2020; and

WHEREAS, the Spokane Plan Commission held a public hearing, including the taking of public testimony, on September 9, 2020, during which the public record was closed; and

WHEREAS, the Spokane Plan Commission held a public hearing, during which they deliberated this and all other Comprehensive Plan Amendment applications, on September 23, 2020; and

WHEREAS, the Spokane Plan Commission found that Proposal Z20-019COMP is consistent with and implements the Comprehensive Plan; and

WHEREAS, the Spokane Plan Commission found that Proposal Z20-019COMP meets the decision criteria for Comprehensive Plan Amendments delineated in Spokane Municipal Code 17G.020.030; and

WHEREAS, the Spokane Plan Commission voted 8 to 0 to recommend approval of Proposal Z20-019COMP; 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 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 the Proposal. Proposal Z20-019COMP is approved.
2. Amendment of the Proposed Bike Network Map. The Spokane Comprehensive Plan Map TR-5, Proposed Bike Network Map, is amended as shown in Exhibit A.
3. Amendment of Appendix D. Page 25 of Part 6 of Appendix D to the Comprehensive Plan is amended as follows:

*~~((Cycle Tracks))~~ Protected Bike Lanes*

*A ~~((cycle-track))~~ protected bike lane is an exclusive bike facility that combines the user experience of a separated path with the on-street infrastructure of a conventional bike lane. A ~~((cycle-track))~~ protected bike lane is physically separated from motor traffic and distinct from the sidewalk. ~~((Cycle-tracks))~~ Protected bike lanes have different forms but all share common elements—they provide space that is intended to be exclusively or*

*primarily used for bicycles, and are separated from motor vehicle travel lanes, parking lanes, and sidewalks. In situations where on-street parking is allowed, ~~((cycle tracks))~~ protected bike lanes are located to the curb-side of the parking (in contrast to bike lanes).*

*~~((Cycle tracks))~~ Protected bike lanes may be one-way or two-way, and may be at street level, at sidewalk level, or at an intermediate level. If at sidewalk level, a curb or median separates them from motor traffic, while different pavement color/texture separates the ~~((cycle track))~~ protected bike lanes from the sidewalk. If at street level, they can be separated from motor traffic by raised medians, on-street parking, or bollards. These design features do raise different considerations – such as driveway conflicts, driver expectations, and maintenance issues that need to be addressed. By separating cyclists from motor traffic, ~~((cycle tracks))~~ protected bike lanes can offer a higher level of security than bike lanes and are attractive to a wider spectrum of the public. Routes classified as future bike lanes in this plan may be considered for protected bike lane designs following additional assessment and review. Further network-level planning will be required to identify a system of routes best suited to these designs.*

***Figure 5. Examples of potential ~~((cycle track))~~ protected bike lane designs.***

4. Amendment of Appendix D. Page 31 of Part 6 of Appendix D to the Comprehensive Plan is amended as follows:

#### ***BIKEWAY NETWORK MAPS***

*Spokane's bicycle facilities network includes protected bicycle lanes, bike lanes, shared-use paths, neighborhood greenways, shared roadways, and bike-friendly routes. The development of bicycle facilities is expected to take place over the course of the next 20 years. A number of unforeseen circumstances may affect the way that Spokane's bike network will develop. The Bicycle Facility Network Development Maps are not intended to define a specific time frame for the development of bike facilities within the city. These maps represent how the network may develop over time recognizing that the network cannot be created immediately. If an opportunity to develop any of the facilities on the map arises, that opportunity should be pursued. The bikeway network is shown in Map TR-5 in Comprehensive Plan Chapter 4: Transportation.*

***~~((Existing Bikeway Network Map~~***

~~Map BMP 1 shows all of the existing bicycle facilities in Spokane at the time of the adoption of the Bike Master Plan.~~

~~**Future Bikeway Network Map**~~

~~Map BMP 2 (Map TR 5) shows all the proposed bicycle facilities for the City.)~~

PASSED BY THE CITY COUNCIL ON \_\_\_\_\_, 2020.

\_\_\_\_\_  
Council President

Attest:

Approved as to form:

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

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

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Effective Date

# EXHIBIT A

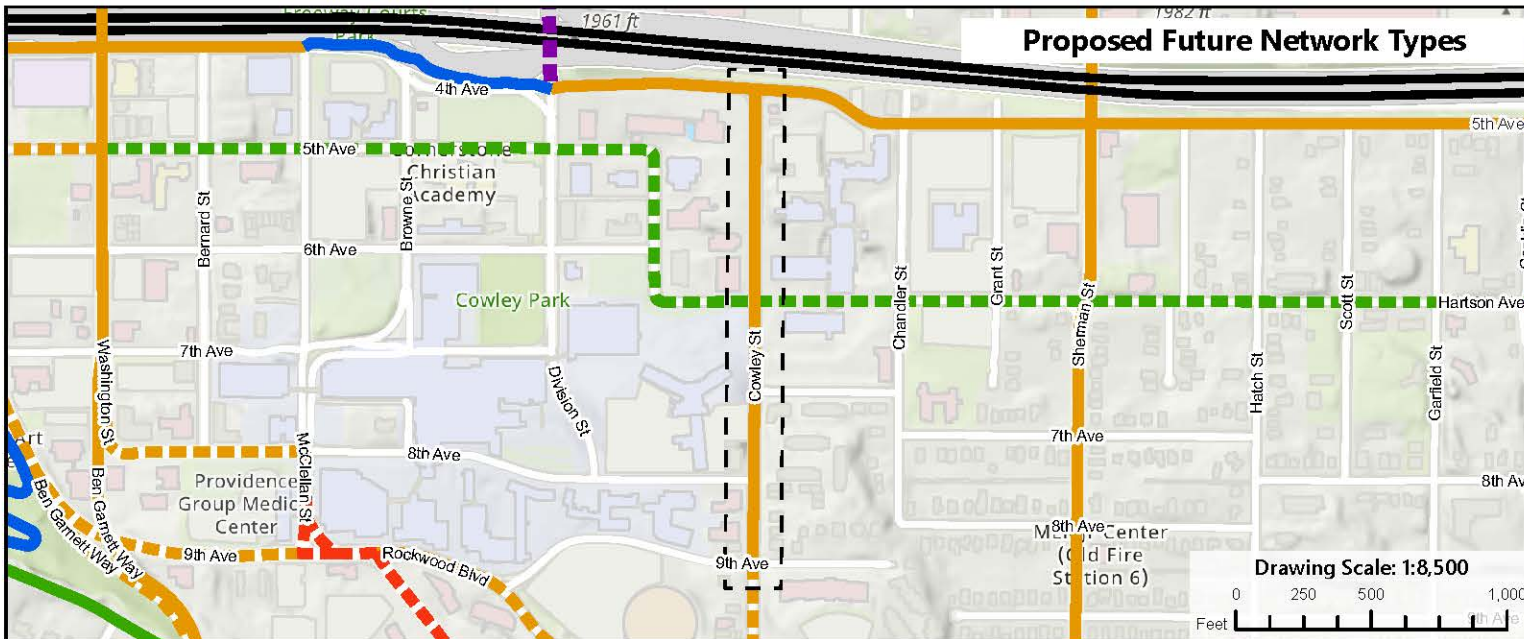
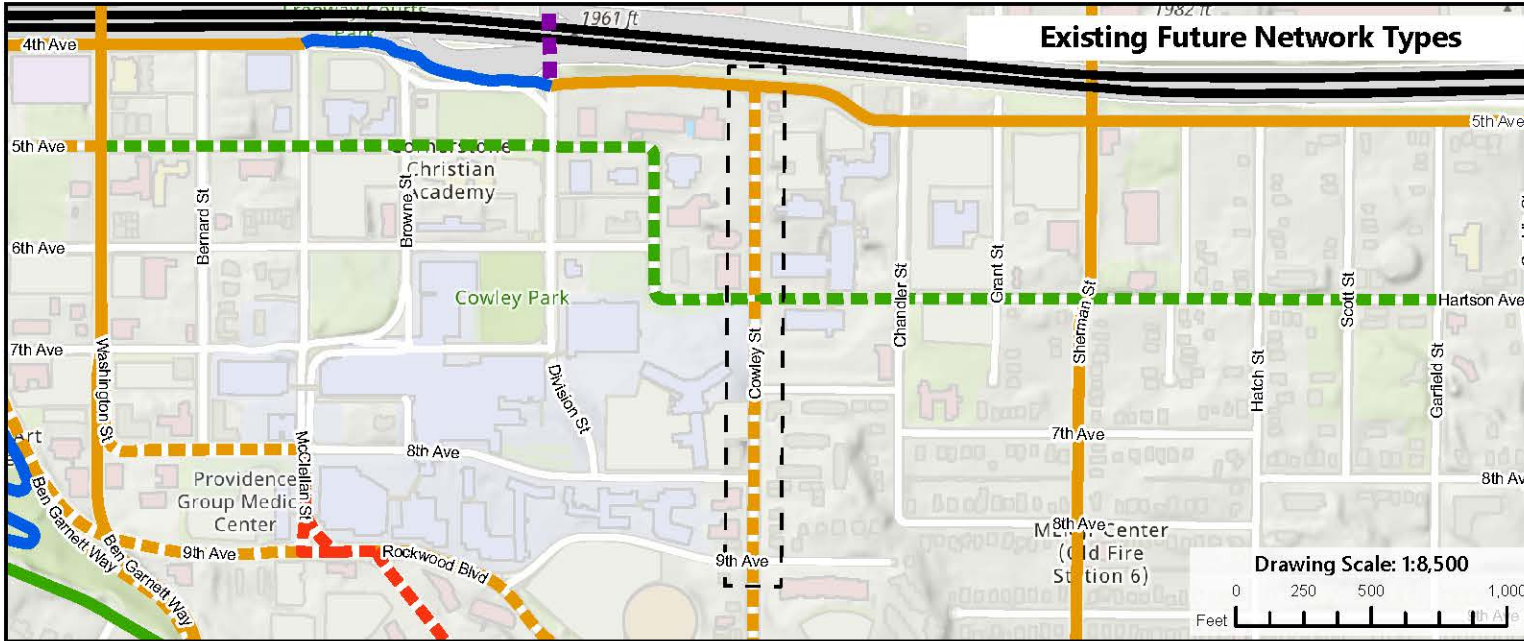


## Z20-019COMP: Map TR-5, Proposed Modification 1 (Cowley St between 4th Ave and 9th Ave) 2019/2020 Comprehensive Plan Amendment Proposals

Drawn: 2/11/2020

THIS IS NOT A LEGAL DOCUMENT

The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.



### Legend

[ ] Area of Proposed Change

#### Current Bikeway Network

- Bike Friendly Route
- Closed to Bike
- Difficult Connection
- High Traffic (Bike Lane)
- High Traffic (Shared)
- Moderate Traffic (Bike Lane)
- Moderate Traffic (Shared)
- Neighborhood Greenway
- Shared Use Path
- Soft Surface Path



Length of Change: 0.33 Miles

### PROJECT LOCATION



Neighborhood and Planning Services  
Drawn By: Kevin Freibott



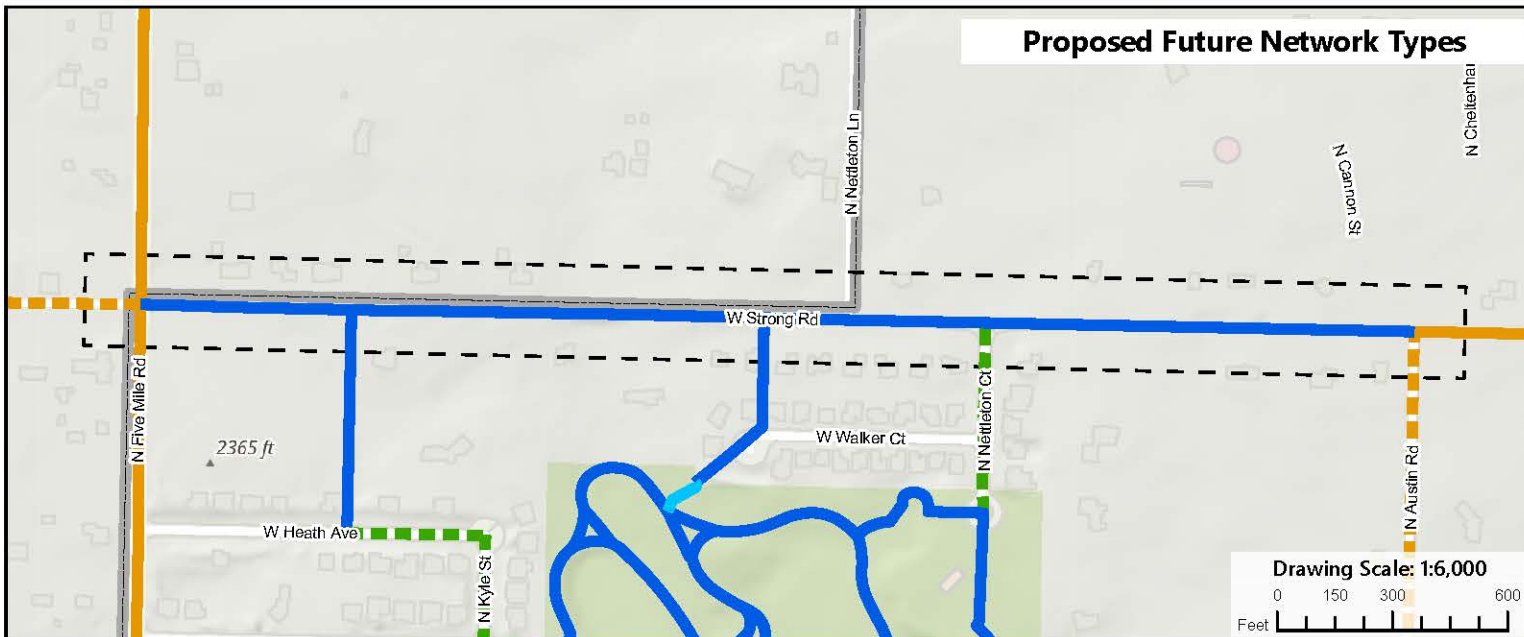
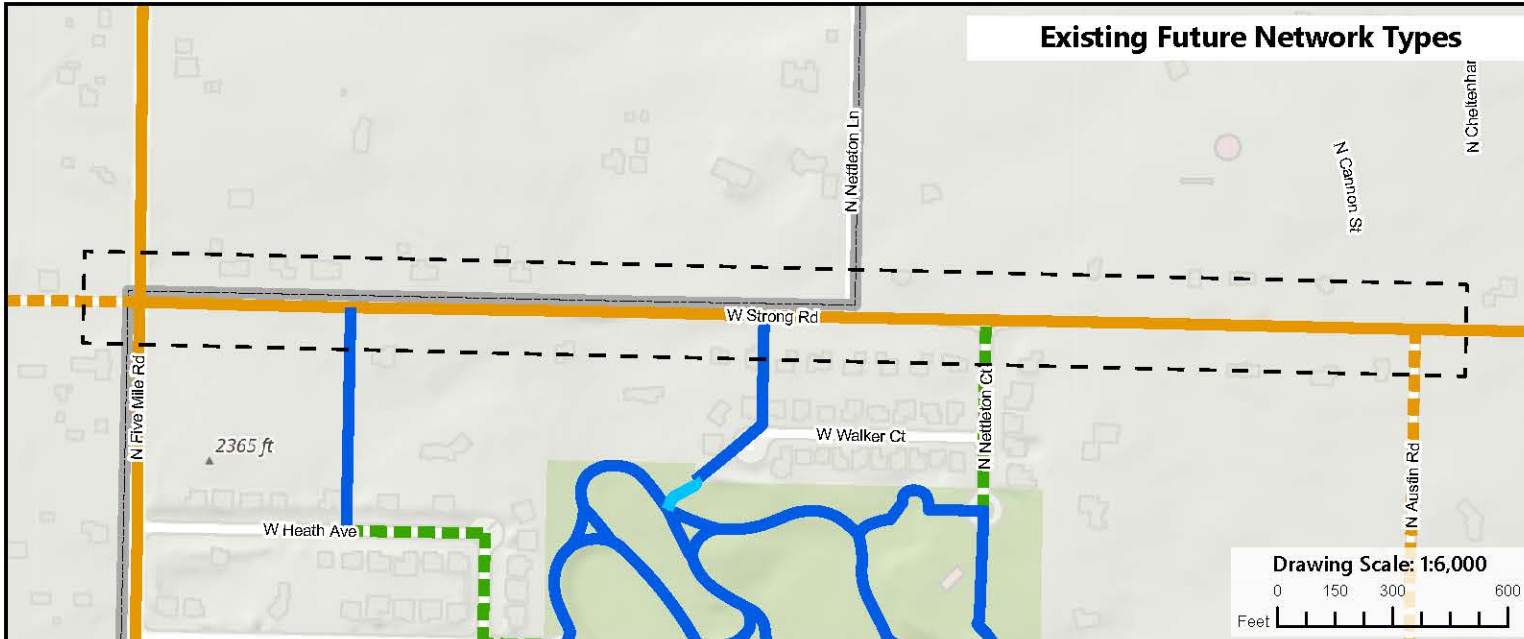


# **Z20-019COMP: Map TR-5, Proposed Modification 2 (Revised June 8)** **(Strong Rd between Five Mile Rd and Austin Rd)** 2019/2020 Comprehensive Plan Amendment Proposals

Drawn: 6/8/2020

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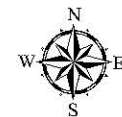


## Legend

[ ] Area of Proposed Change

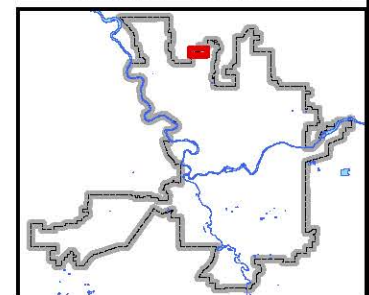
### Current Bikeway Network

- Bike Friendly Route
- Closed to Bike
- Difficult Connection
- High Traffic (Bike Lane)
- High Traffic (Shared)
- Moderate Traffic (Bike Lane)
- Moderate Traffic (Shared)
- Neighborhood Greenway
- Shared Use Path
- Soft Surface Path



Length of Change: 0.63 Miles

## PROJECT LOCATION



Neighborhood and Planning Services  
Drawn By: Kevin Freibott

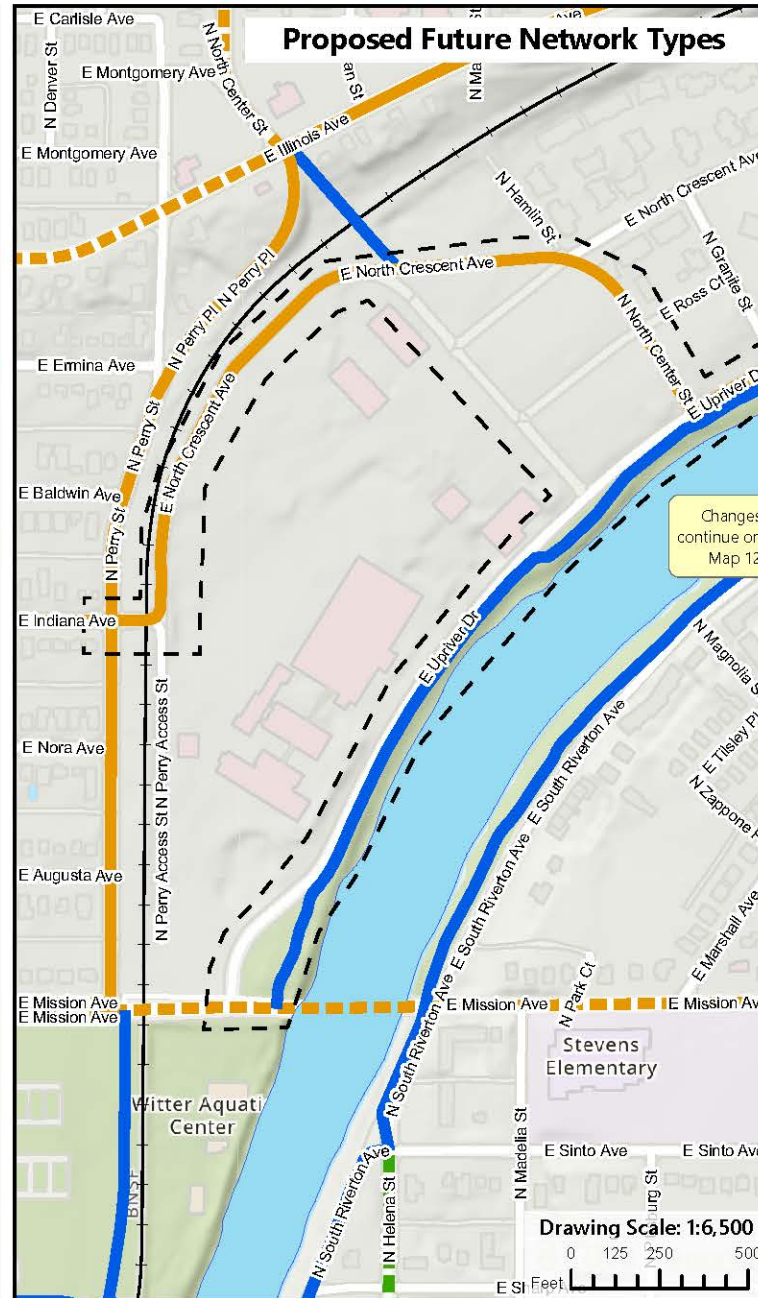
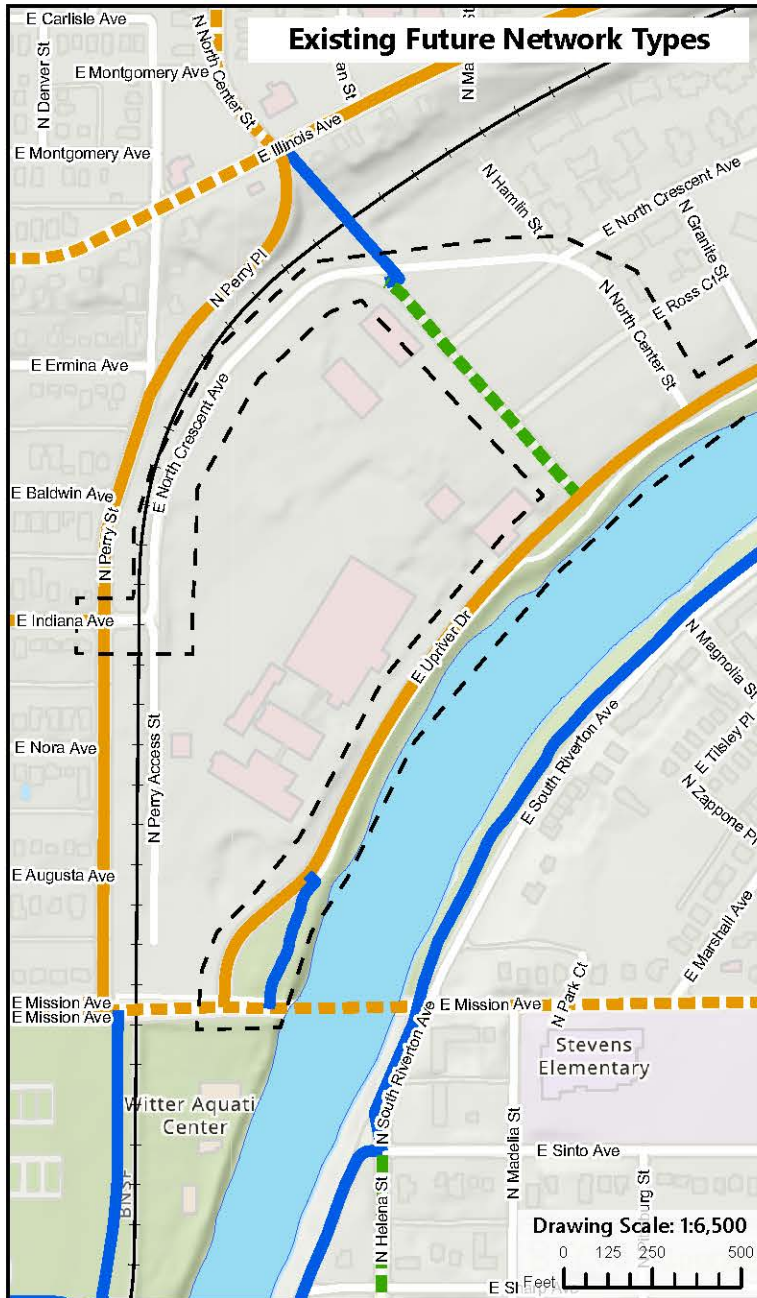


# Z20-019COMP: Map TR-5, Proposed Modification 3 (Avista Headquarters Vicinity) 2019/2020 Comprehensive Plan Amendment Proposals

Drawn: 4/9/2020

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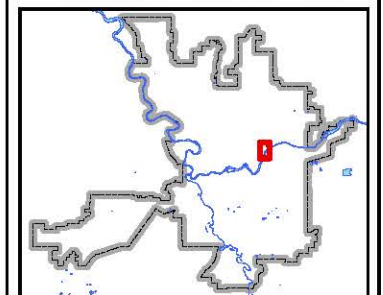
## Legend

- [ ] Area of Proposed Change
- Railroad
- Waterbody
- Current Bikeway Network**
  - Bike Friendly Route
  - Closed to Bike
  - Difficult Connection
  - High Traffic (Bike Lane)
  - High Traffic (Shared)
  - Moderate Traffic (Bike Lane)
  - Moderate Traffic (Shared)
  - Neighborhood Greenway
  - Shared Use Path
  - Soft Surface Path



Length of Change: 1.06 Miles

## PROJECT LOCATION



Neighborhood and Planning Services  
Drawn By: Kevin Freibott



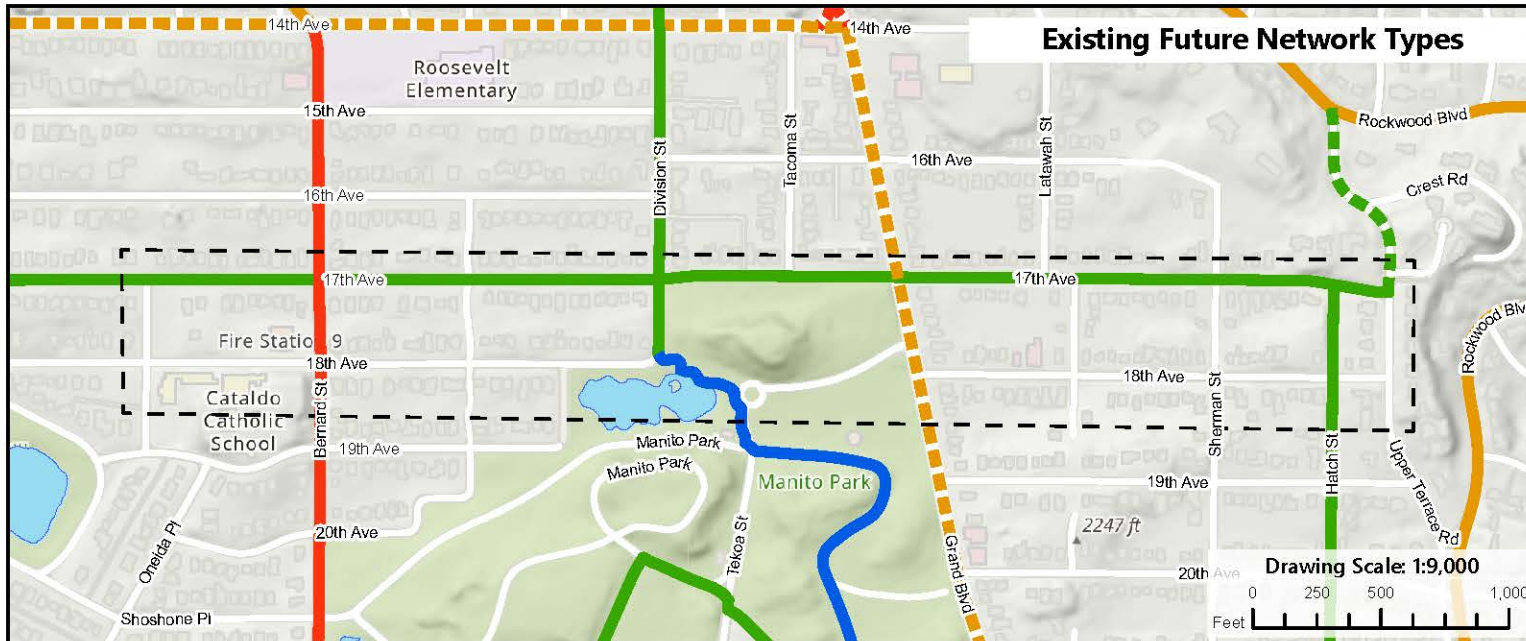


# **Z20-019COMP: Map TR-5, Proposed Modification 4** **(17th Ave between Stevens St and Hatch St)** 2019/2020 Comprehensive Plan Amendment Proposals

Drawn: 2/11/2020

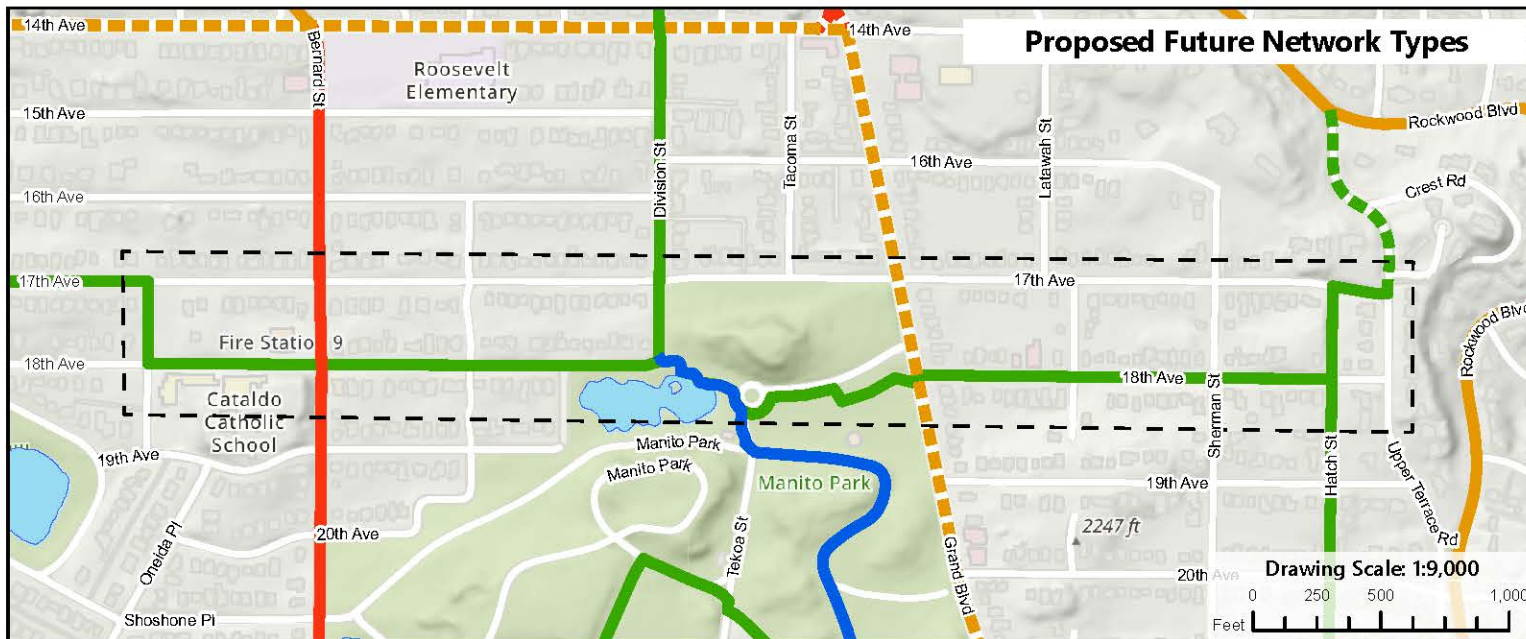
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## Legend

- Waterbody
- Area of Proposed Change
- Current Bikeway Network**
  - Bike Friendly Route
  - Closed to Bike
  - Difficult Connection
  - High Traffic (Bike Lane)
  - High Traffic (Shared)
  - Moderate Traffic (Bike Lane)
  - Moderate Traffic (Shared)
  - Neighborhood Greenway
  - Shared Use Path
  - Soft Surface Path



Length of Change: 0.92 Miles

## PROJECT LOCATION





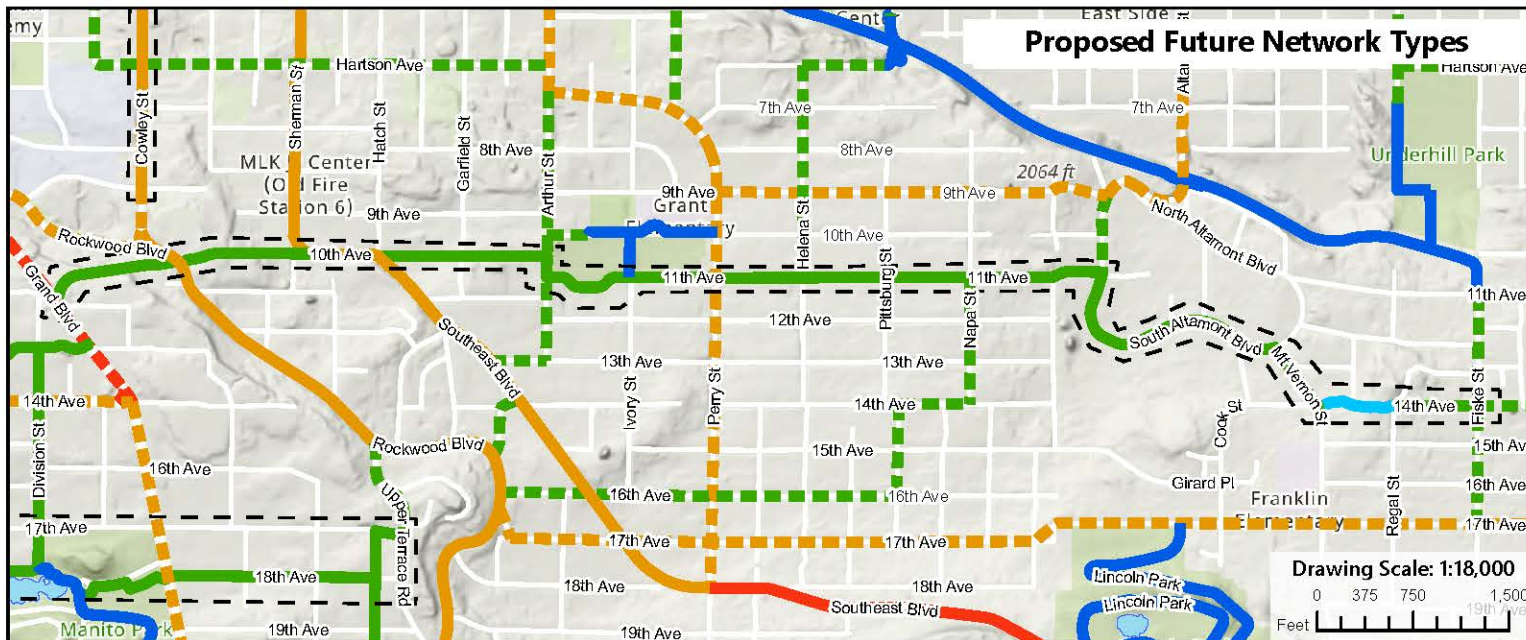


# **Z20-019COMP: Map TR-5, Proposed Modification 5** **(Sumner Ave, 10th Ave, 11th Ave, Altamont Blvd, Mt Vernon St, 14th Ave)** 2019/2020 Comprehensive Plan Amendment Proposals

Drawn: 2/11/2020

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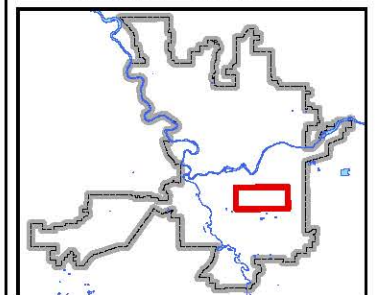
## Legend

- Waterbody
- Area of Proposed Change
- Current Bikeway Network**
- Bike Friendly Route
- Closed to Bike
- Difficult Connection
- High Traffic (Bike Lane)
- High Traffic (Shared)
- Moderate Traffic (Bike Lane)
- Moderate Traffic (Shared)
- Neighborhood Greenway
- Shared Use Path
- Soft Surface Path



Length of Change: 3.26 Miles

## PROJECT LOCATION



Neighborhood and Planning Services  
Drawn By: Kevin Freibott



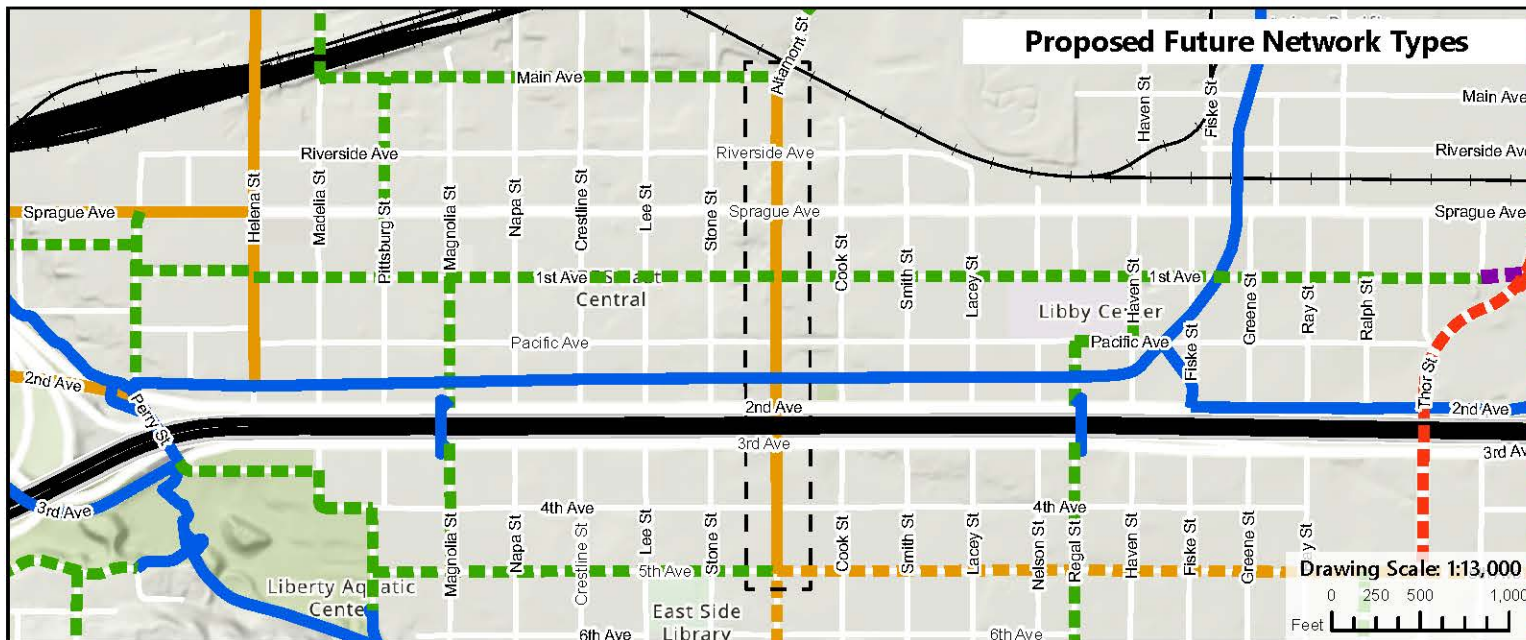
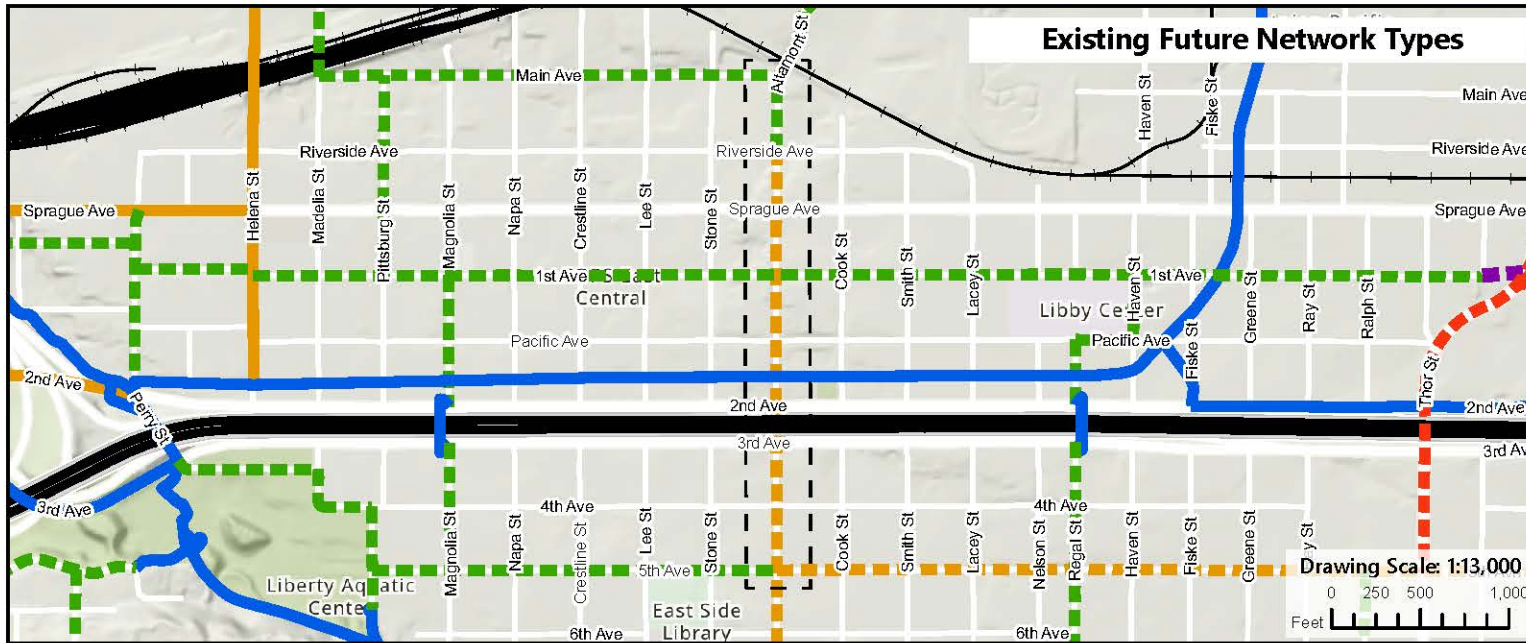


# Z20-019COMP: Map TR-5, Proposed Modification 6 (Altamont St between 5th Ave and Main Ave) 2019/2020 Comprehensive Plan Amendment Proposals

Drawn: 2/11/2020

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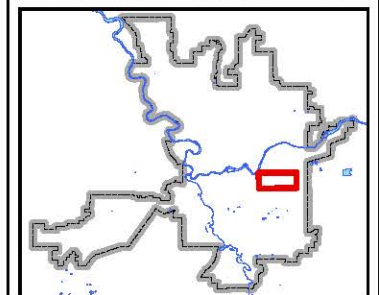
## Legend

- Railroad
- Area of Proposed Change
- Current Bikeway Network**
- Bike Friendly Route
- Closed to Bike
- Difficult Connection
- High Traffic (Bike Lane)
- High Traffic (Shared)
- Moderate Traffic (Bike Lane)
- Moderate Traffic (Shared)
- Neighborhood Greenway
- Shared Use Path
- Soft Surface Path



Length of Change: 0.53 Miles

## PROJECT LOCATION



Neighborhood and Planning Services  
Drawn By: Kevin Freibott

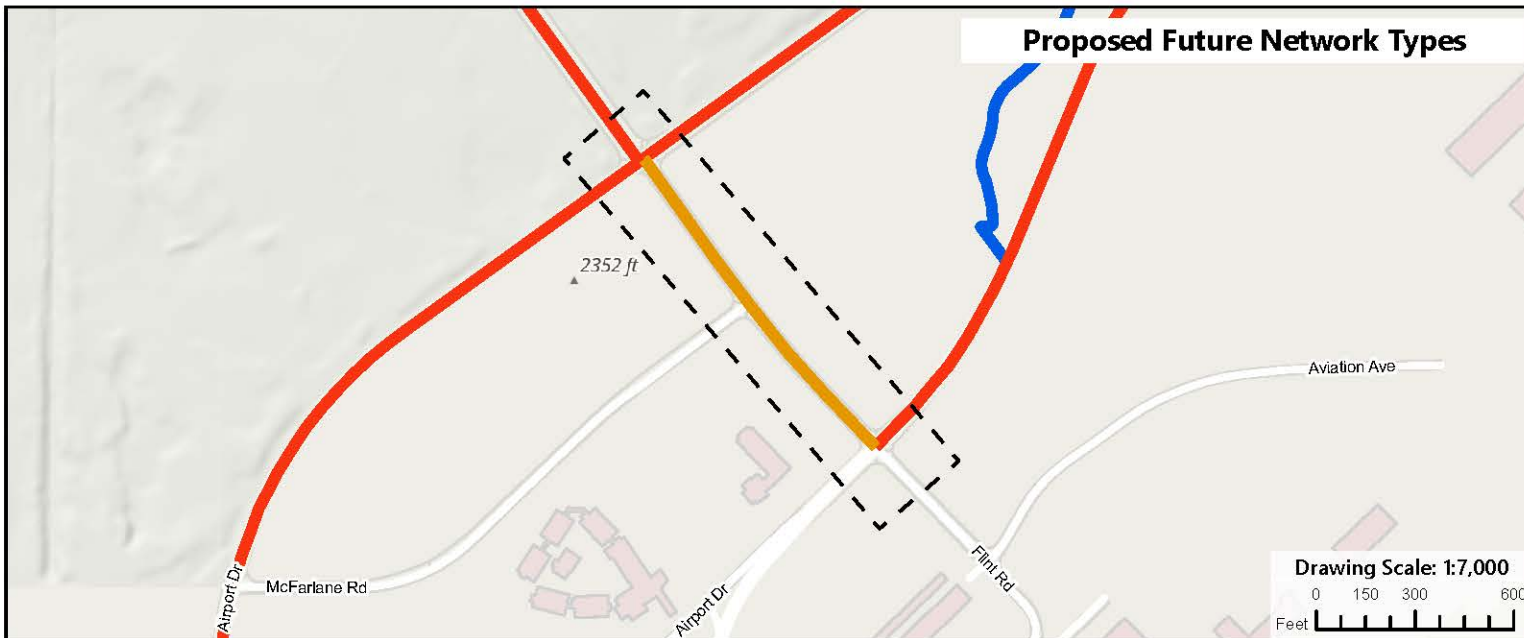


# Z20-019COMP: Map TR-5, Proposed Modification 7 (Flint Rd between Airport Dr and Airport Dr) 2019/2020 Comprehensive Plan Amendment Proposals

Drawn: 2/11/2020

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## Legend

[ ] Area of Proposed Change

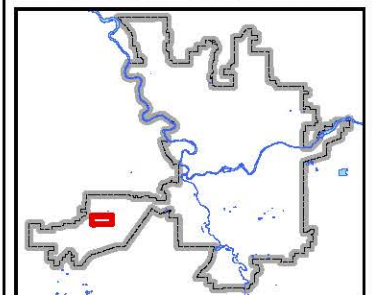
### Current Bikeway Network

- Bike Friendly Route
- Closed to Bike
- Difficult Connection
- High Traffic (Bike Lane)
- High Traffic (Shared)
- Moderate Traffic (Bike Lane)
- Moderate Traffic (Shared)
- Neighborhood Greenway
- Shared Use Path
- Soft Surface Path



Length of Change: 0.21 Miles

## PROJECT LOCATION



Neighborhood and Planning Services  
Drawn By: Kevin Freibott



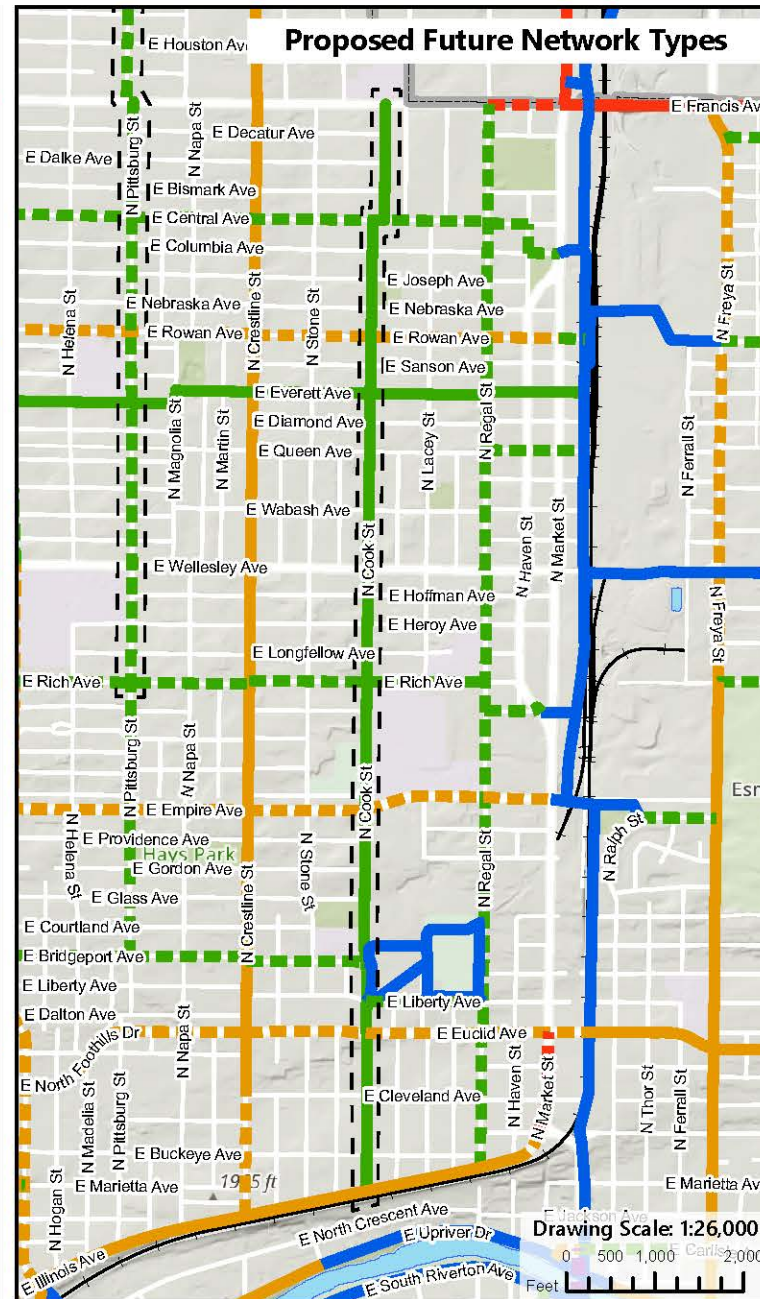
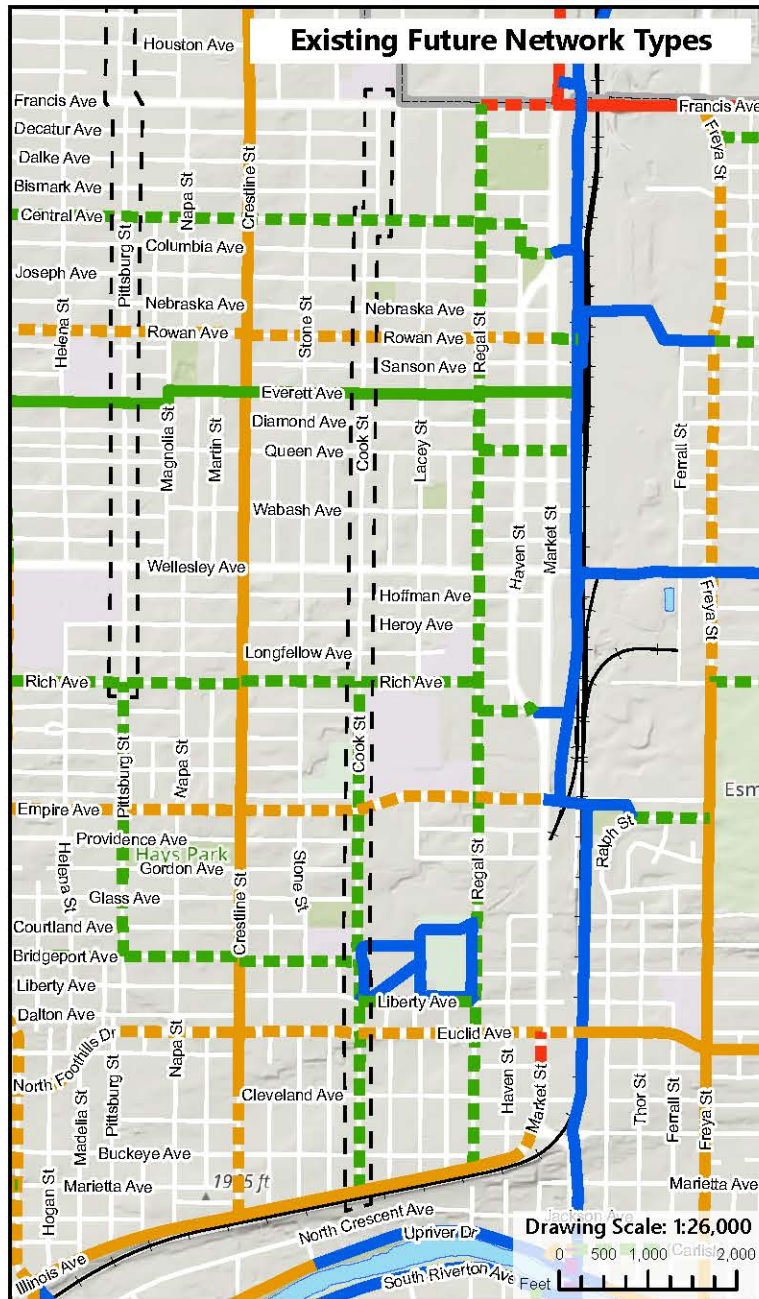


# **Z20-019COMP: Map TR-5, Proposed Modification 8** **(Cook St between Francis Ave and Illinois Ave)** 2019/2020 Comprehensive Plan Amendment Proposals

Drawn: 2/14/2020

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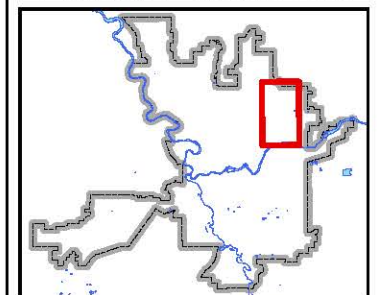
## Legend

- Railroad
- Waterbody
- Area of Proposed Change
- Current Bikeway Network**
  - Bike Friendly Route
  - Closed to Bike
  - Difficult Connection
  - High Traffic (Bike Lane)
  - High Traffic (Shared)
  - Moderate Traffic (Bike Lane)
  - Moderate Traffic (Shared)
  - Neighborhood Greenway
  - Shared Use Path
  - Soft Surface Path



Length of Change: 2.35 Miles

## PROJECT LOCATION



Neighborhood and Planning Services  
Drawn By: Kevin Freibott



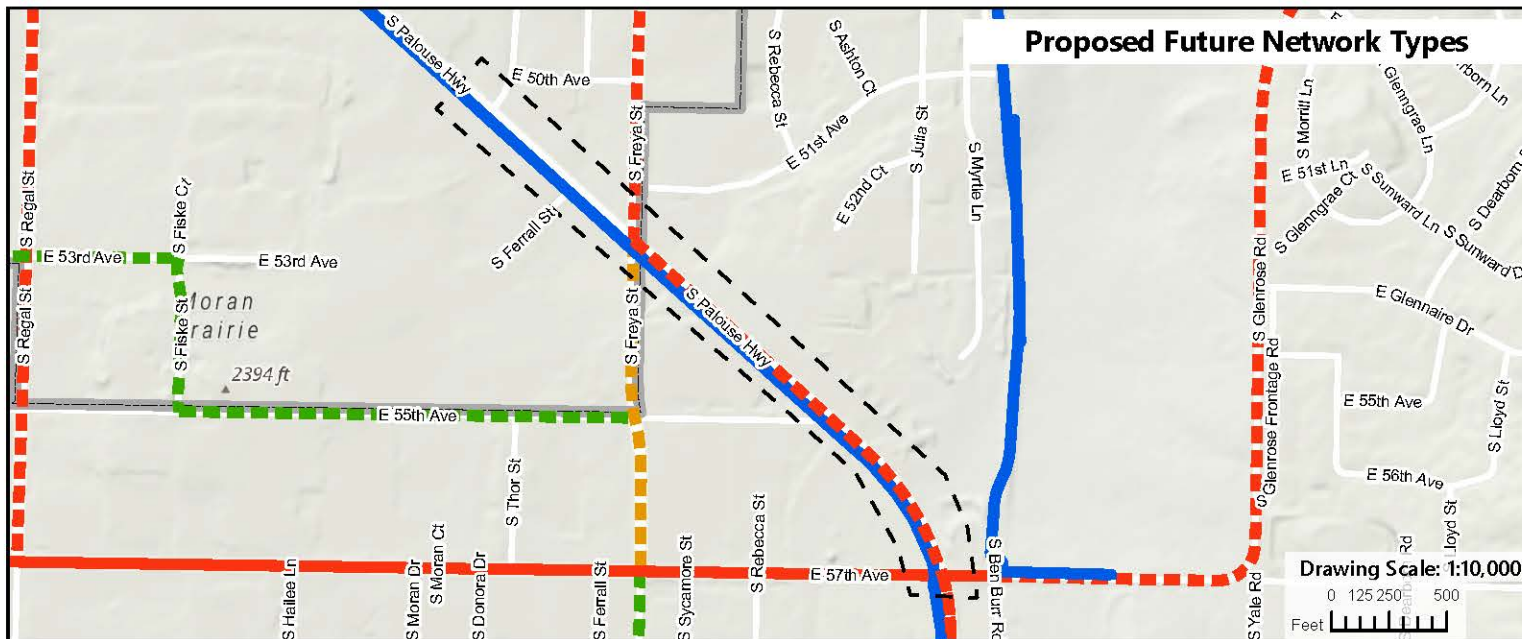
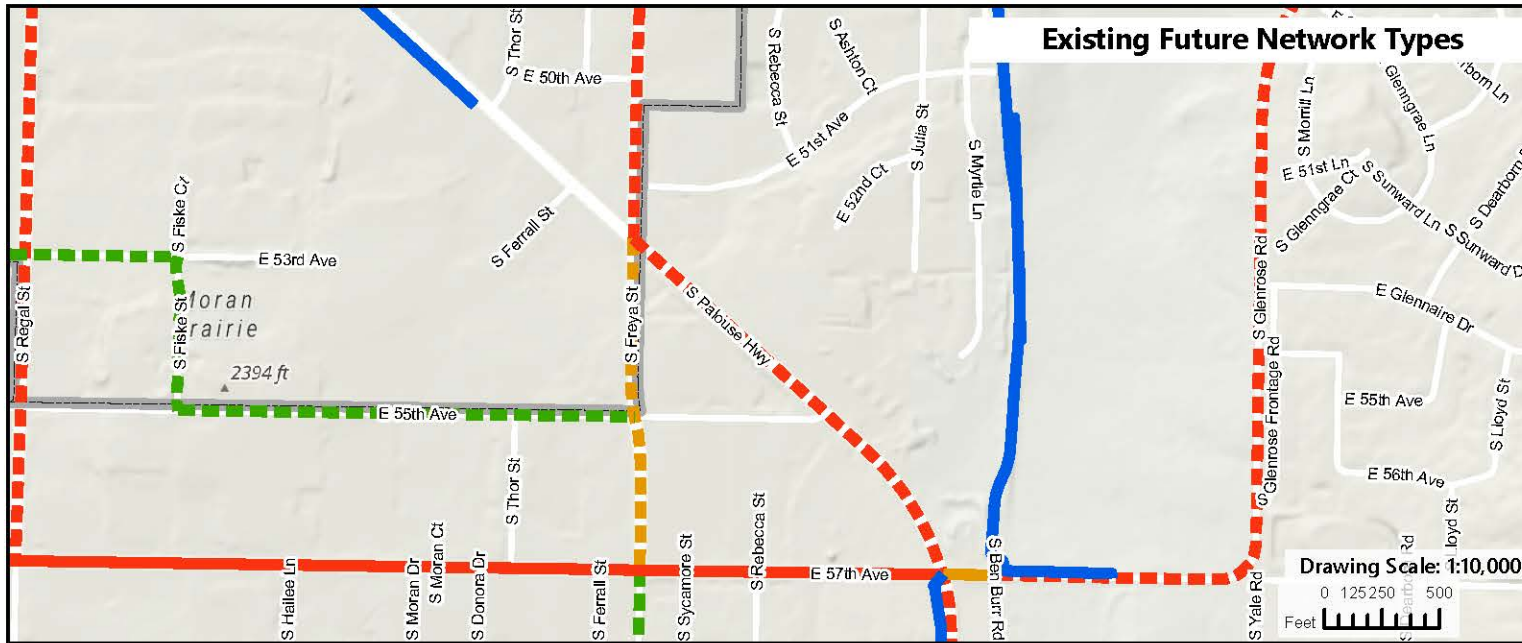


# **Z20-019COMP: Map TR-5, Proposed Modification 9** **(Palouse Hwy between Thor St and 57th Avenue)** 2019/2020 Comprehensive Plan Amendment Proposals

Drawn: 4/7/2020

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## Legend

[ ] Area of Proposed Change

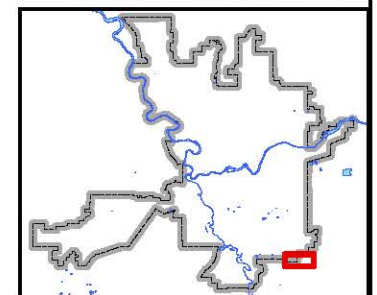
### Current Bikeway Network

- Bike Friendly Route
- Closed to Bike
- Difficult Connection
- High Traffic (Bike Lane)
- High Traffic (Shared)
- Moderate Traffic (Bike Lane)
- Moderate Traffic (Shared)
- Neighborhood Greenway
- Shared Use Path
- Soft Surface Path



Length of Change: 0.75 Miles

## PROJECT LOCATION



Neighborhood and Planning Services  
Drawn By: Kevin Freibott



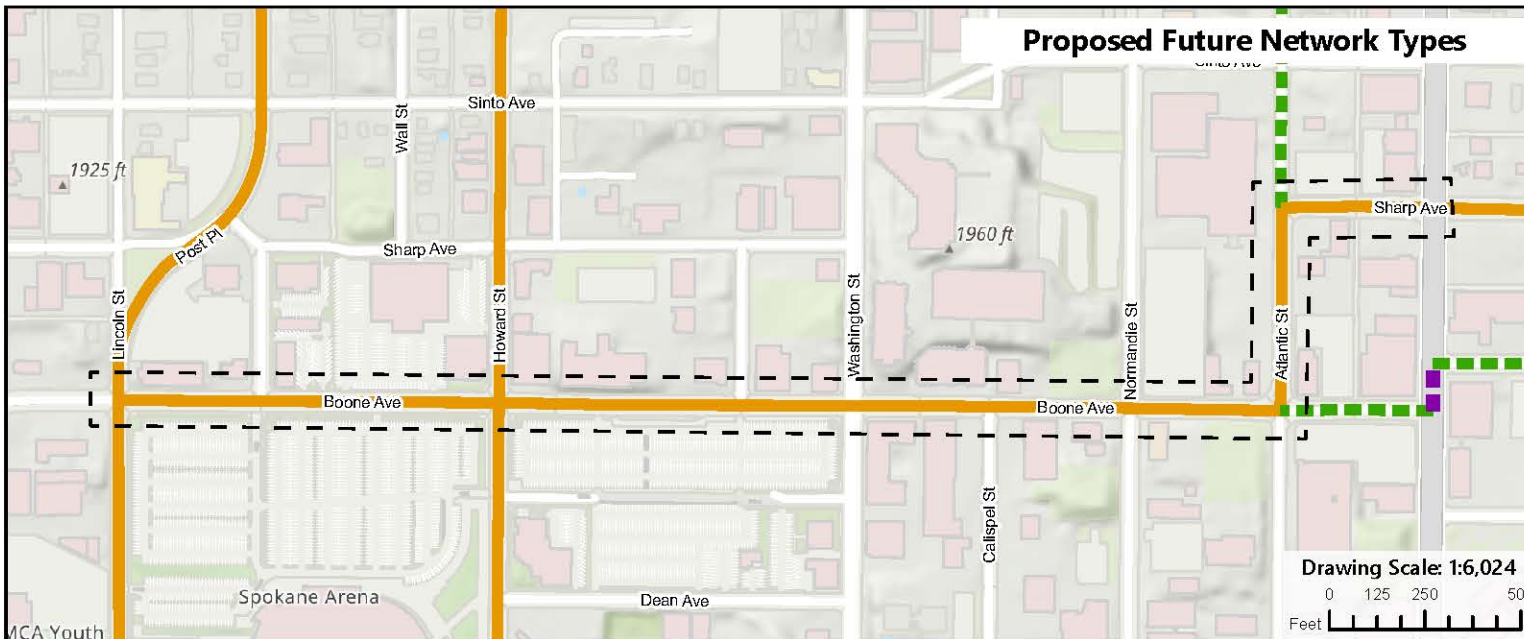
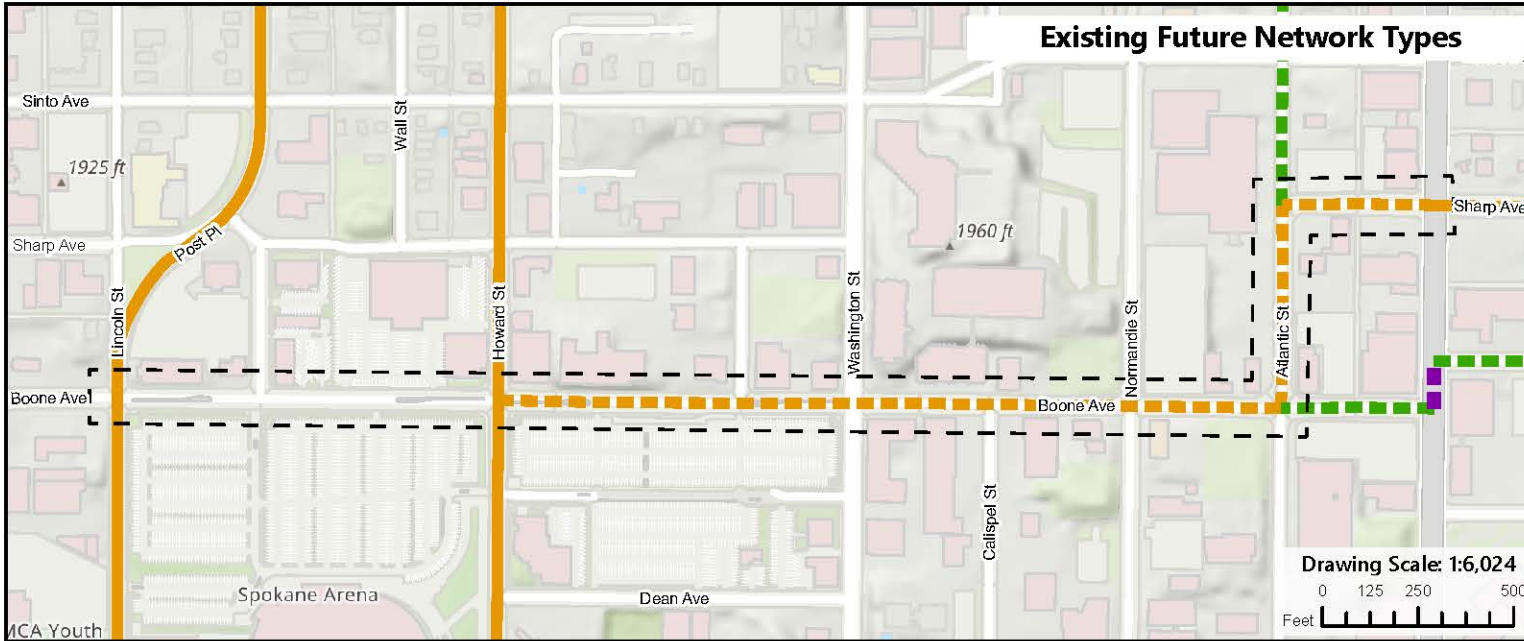


# Z20-019COMP: Map TR-5, Proposed Modification 10 (Boone Ave, Atlantic St, & Sharp Ave between Lincoln St and Division St) 2019/2020 Comprehensive Plan Amendment Proposals

Drawn: 2/11/2020

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## Legend

[ ] Area of Proposed Change

### Current Bikeway Network

- Bike Friendly Route
- Closed to Bike
- Difficult Connection
- High Traffic (Bike Lane)
- High Traffic (Shared)
- Moderate Traffic (Bike Lane)
- Moderate Traffic (Shared)
- Neighborhood Greenway
- Shared Use Path
- Soft Surface Path



Length of Change: 0.75 Miles

## PROJECT LOCATION



Neighborhood and Planning Services  
Drawn By: Kevin Freibott



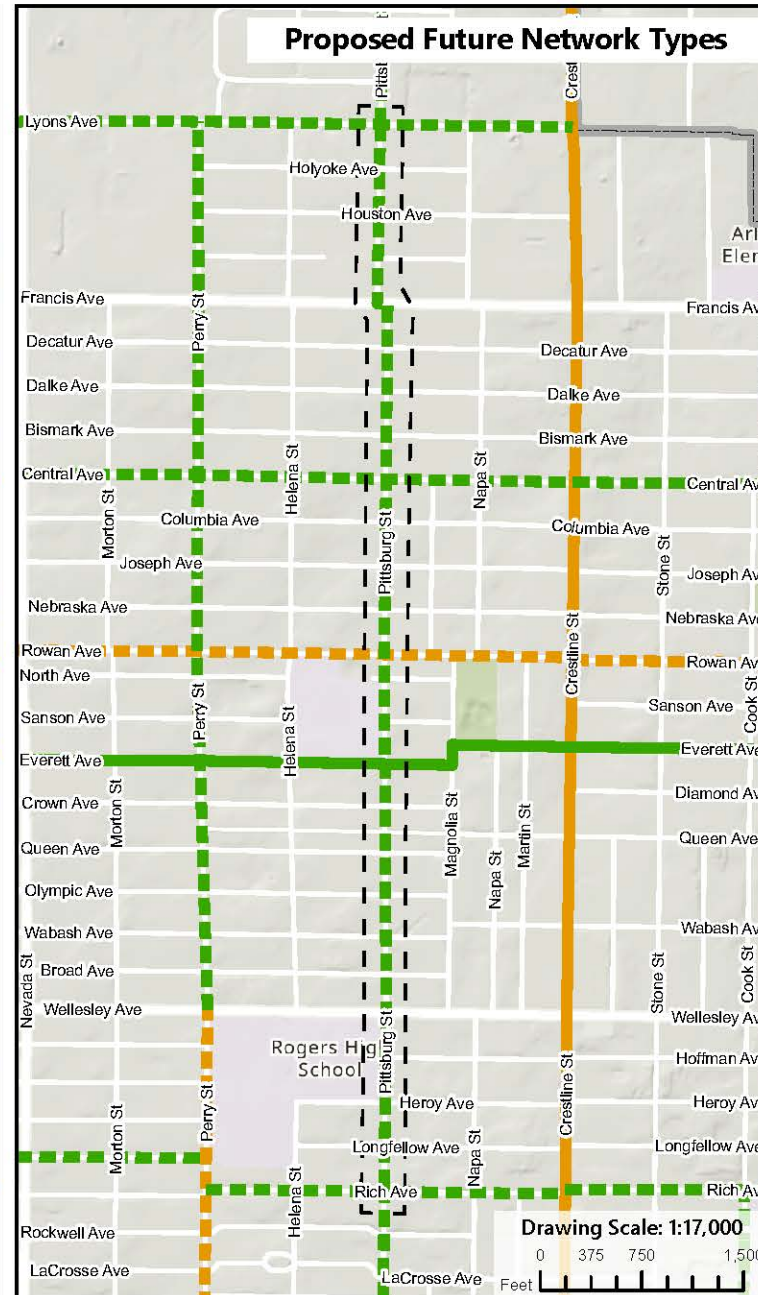
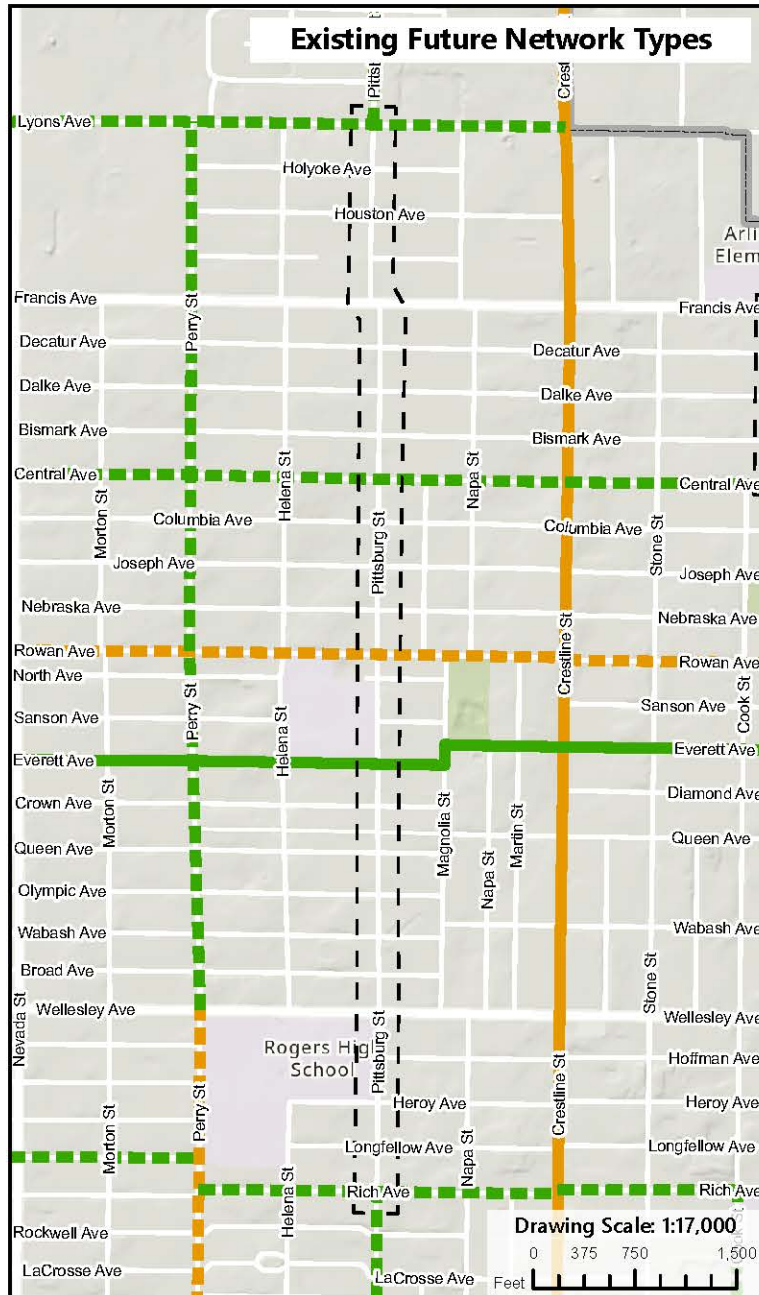
# Z20-019COMP: Map TR-5, Proposed Modification 11 (Pittsburg St between Lyons Ave and Rich Ave)

2019/2020 Comprehensive Plan Amendment Proposals

Drawn: 2/11/2020

THIS IS NOT A LEGAL DOCUMENT

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## Legend

[ ] Area of Proposed Change

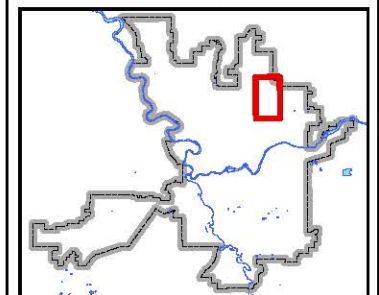
### Current Bikeway Network

- Bike Friendly Route
- Closed to Bike
- Difficult Connection
- High Traffic (Bike Lane)
- High Traffic (Shared)
- Moderate Traffic (Bike Lane)
- Moderate Traffic (Shared)
- Neighborhood Greenway
- Shared Use Path
- Soft Surface Path



Length of Change: 1.51 Miles

## PROJECT LOCATION



Neighborhood and Planning Services  
Drawn By: Kevin Freibott





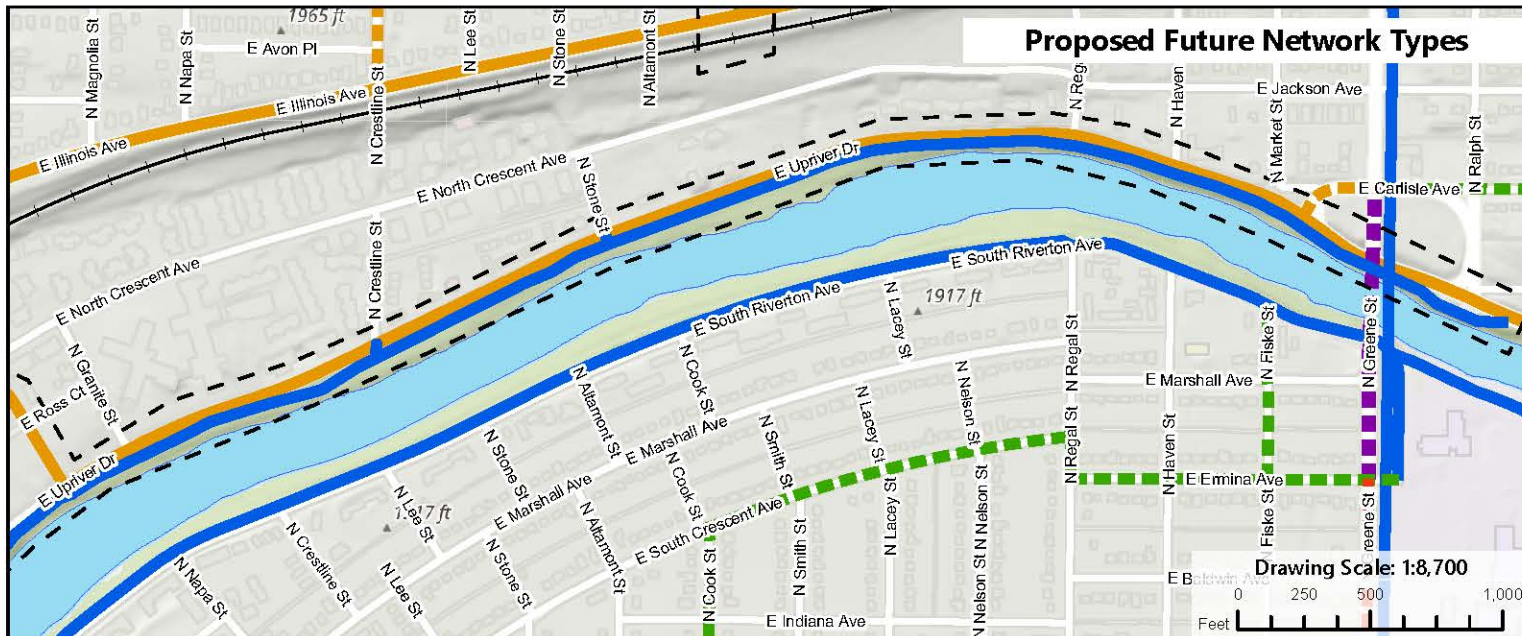
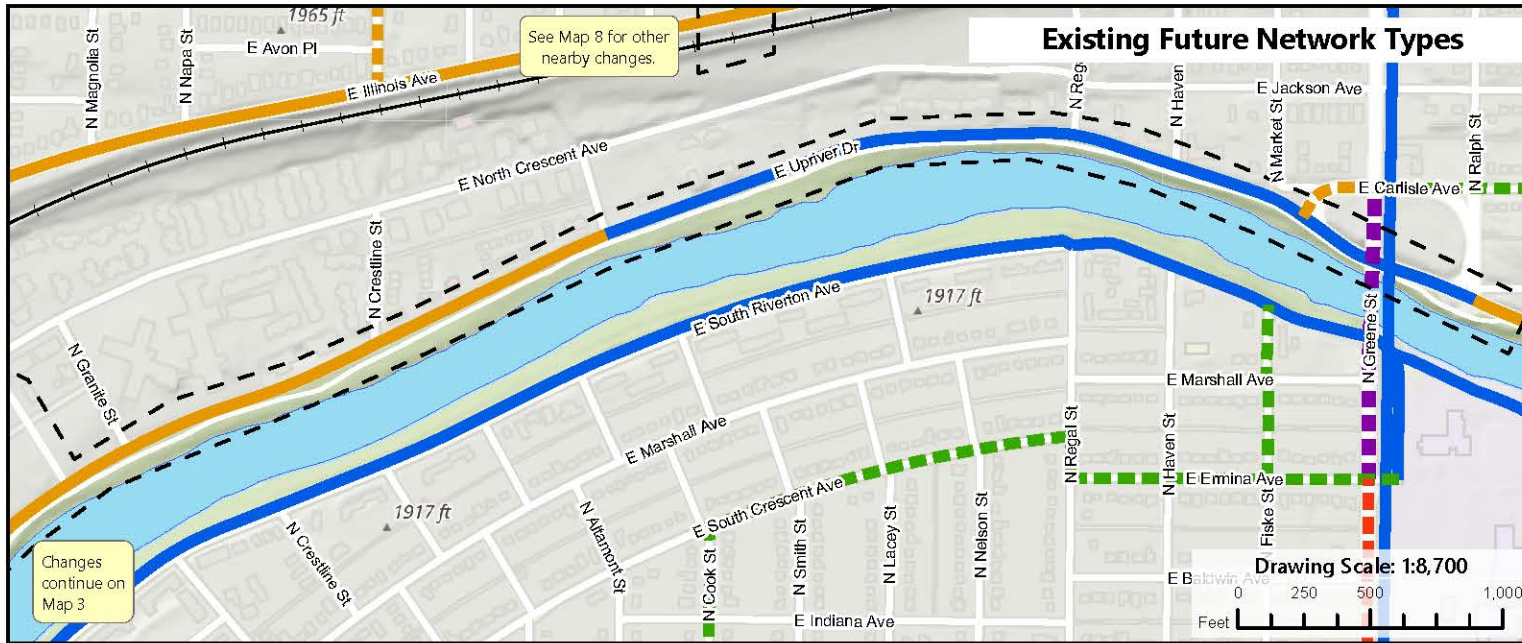
# Z20-019COMP: Map TR-5, Proposed Modification 12 (Upriver Drive and Centennial Trail)

2019/2020 Comprehensive Plan Amendment Proposals

Drawn: 4/17/2020

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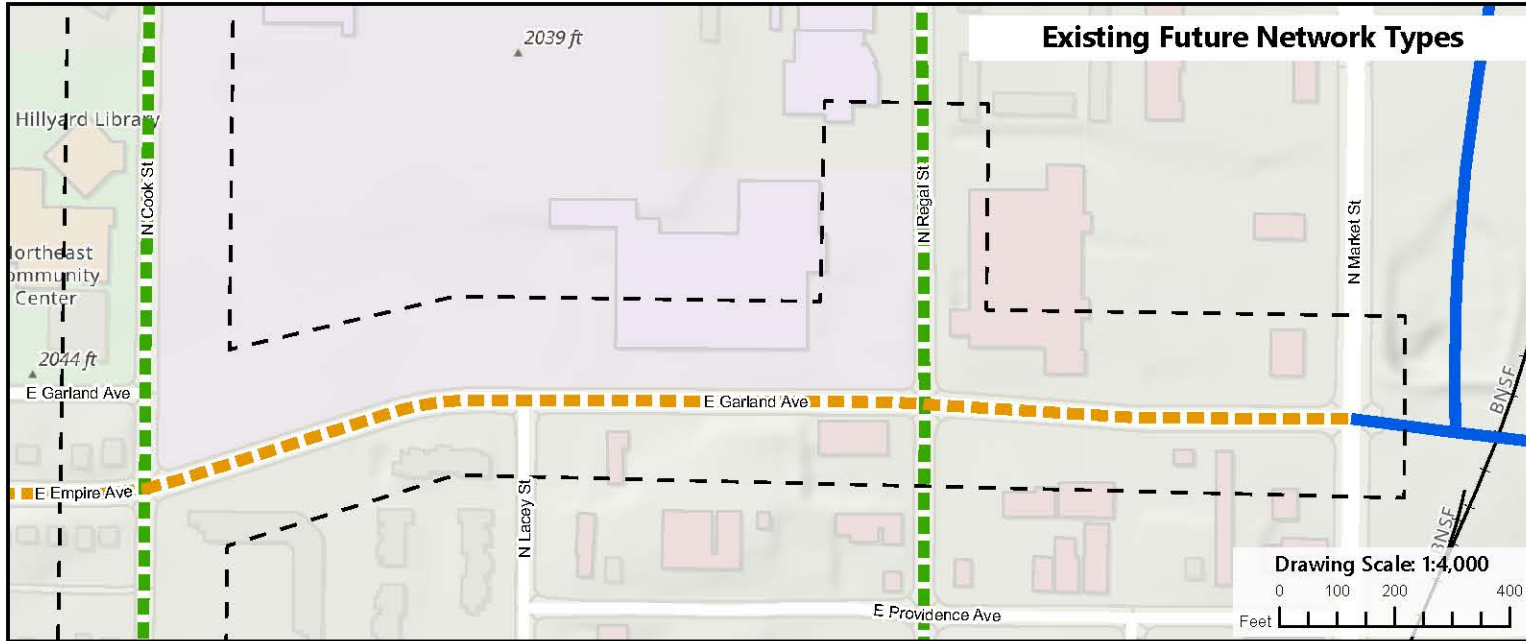


# **Z20-019COMP: Map TR-5, Proposed Modification 13** **(Garland Ave between Cook St and Market St)** 2019/2020 Comprehensive Plan Amendment Proposals

Drawn: 4/29/2020

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## **Legend**

[ ] Area of Proposed Change

— Railroad

### **Current Bikeway Network**

— Bike Friendly Route

— Closed to Bike

— Difficult Connection

— High Traffic (Bike Lane)

— High Traffic (Shared)

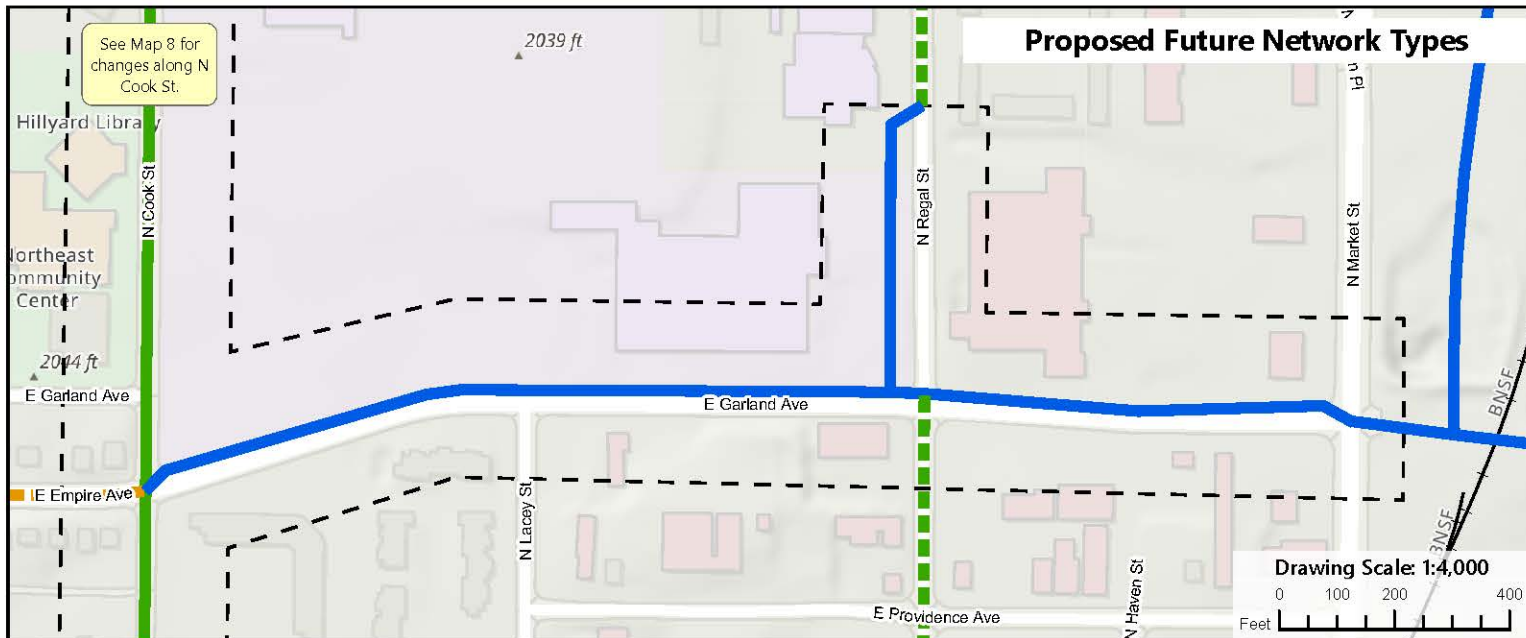
— Moderate Traffic (Bike Lane)

— Moderate Traffic (Shared)

— Neighborhood Greenway

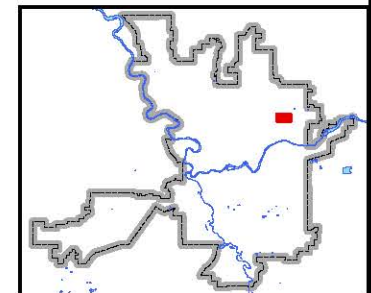
— Shared Use Path

— Soft Surface Path



Length of Change: 0.51 Miles

## **PROJECT LOCATION**



Neighborhood and Planning Services  
Drawn By: Kevin Freibott



**STAFF REPORT Z20-019COMP**

Department of Neighborhood and Planning Services

The following staff report concerns a proposed Comprehensive Plan Amendment to the current Comprehensive Plan for the City of Spokane. The proposal constitutes a requested change to Map TR5 of the Comprehensive Plan in Chapter 4: Transportation, and related text amendments to the City of Spokane Bicycle Master Plan, located in Appendix D of the Comprehensive Plan. Amendments to the Comprehensive Plan are enabled by Spokane Municipal Code (SMC) 17G.020 and Revised Code of Washington (RCW) 36.70A.130.

**I. PROPERTY SUMMARY**

|                           |                                 |
|---------------------------|---------------------------------|
| <b>Parcel(s):</b>         | NA - Various locations citywide |
| <b>Address(es):</b>       | NA – Various locations citywide |
| <b>Property Size:</b>     | Not applicable                  |
| <b>Legal Description:</b> | Not applicable                  |
| <b>General Location:</b>  | Public rights-of-way            |
| <b>Current Use:</b>       | Bicycle facilities              |

**II. APPLICANT SUMMARY**

|                        |  |
|------------------------|--|
| <b>Staff contact:</b>  | Colin Quinn-Hurst, Assistant Planner, <a href="mailto:cquinnhurst@spokanecity.org">cquinnhurst@spokanecity.org</a> |
| <b>Applicant:</b>      | City of Spokane  |
| <b>Property Owner:</b> | City of Spokane  |

**III. PROPOSAL SUMMARY**

|                                       |   |
|---------------------------------------|---|
| <b>Current Land Use Designation:</b>  | NA  |
| <b>Proposed Land Use Designation:</b> | NA  |
| <b>Current Zoning:</b>                | NA  |
| <b>Proposed Zoning:</b>               | NA  |
| <b>SEPA Status:</b>                   | A SEPA threshold Determination of Non-Significance (DNS) was made on August 24, 2020. The appeal deadline is 5:00 PM on September 14, 2020. |
| <b>Plan Commission Hearing Date:</b>  | September 9, 2020   |
| <b>Staff Contact:</b>                 | Kevin Freibott, Assistant Planner II, <a href="mailto:kfreibott@spokanecity.org">kfreibott@spokanecity.org</a>                              |
| <b>Staff Recommendation:</b>          | Recommended   |

## IV. BACKGROUND INFORMATION

1. **General Proposal Description:** Pursuant to the procedures established by SMC 17G.020, enabled by RCW 36.70A.130, the City of Spokane proposes to amend Map TR-5 in Chapter 4 of the Comprehensive Plan to update and keep current planned bikeway facility designations, and to amend text in Appendix D of the Comprehensive Plan to be consistent with proposed map amendments. The proposal seeks to update future facility designations for segments of the planned bikeway network to be consistent with available right-of-way, engineering assessment, neighborhood plans and proposals, and community feedback.
2. **Site Description and Physical Conditions:** The proposal concerns changes to planned bikeway facilities, as defined in Map TR5, in various locations citywide. A total of thirteen locations are addressed by these changes, concerning segments of Cowley Street, Strong Road, Upriver Drive, 17<sup>th</sup> Avenue, 10<sup>th</sup> Ave/11<sup>th</sup> Ave/Altamont Boulevard, Altamont Street, Flint Road, Cook Street, Palouse Highway, Boone Avenue, Atlantic Street, Sharp Avenue, Pittsburg Street, and Garland Avenue.
3. **Property Ownership:** All proposed changes are within City right-of-way.
4. **Adjacent Property Improvements and Uses:** Property uses are of various types citywide, including residential, industrial and commercial uses.
5. **Street Class Designations:** The streets addressed by this change are of various street class designations as follows:
  - a. **Cowley Street** – Urban Major Collector
  - b. **Strong Road** – Urban Major Collector
  - c. **Upriver Drive** – Urban Minor Arterial
  - d. **17<sup>th</sup> Avenue** – Urban Minor Collector
  - e. **10<sup>th</sup> Ave/11<sup>th</sup> Ave/Altamont Boulevard** – Urban Local Access
  - f. **Altamont Street** – Urban Minor Arterial
  - g. **Flint Road** – Urban Major Collector
  - h. **Cook Street** – Urban Local Access
  - i. **Palouse Highway** – Urban Minor Arterial
  - j. **Boone Avenue** – Urban Minor Arterial
  - k. **Atlantic Street** – Urban Minor Arterial
  - l. **Sharp Avenue** – Urban Minor Arterial
  - m. **Pittsburg Street** – Urban Local Access
  - n. **Garland Avenue** – Urban Minor Arterial
6. **Current Land Use Designation and History:** N/A
7. **Proposed Land Use Designation:** N/A
8. **Current Zoning and History:** N/A
9. **Proposed Zoning:** N/A

## V. APPLICATION PROCESS AND PUBLIC COMMENT

1. **Key Steps:** The application is being processed according to SMC 17G.060, including the following steps:

|   |                   |
|---|-------------------|
| Application Submitted .....                                   | October 29, 2019  |
| Threshold Application Certified Complete .....                | November 27, 2019 |
| Council Threshold Subcommittee Established <sup>1</sup> ..... | January 13, 2020  |
| Council Threshold Subcommittee Met .....                      | February 6, 2020  |
| Annual Work Program Set <sup>2</sup> .....                    | March 2, 2020     |
| Agency/Department Comment Period Ended .....                  | May 11, 2020      |
| Notice of Application Posted .....                            | June 8, 2020      |
| Plan Commission Workshop .....                                | June 24, 2020     |
| Public Workshop .....   | July 29, 2020     |
| 60-Day Public Comment Period Ended .....                      | August 7, 2020    |
| SEPA Determination Issued .....                               | August 24, 2020   |
| Notice of Public Hearing Posted .....                         | August 26, 2020   |
| Plan Commission Hearing Date (Scheduled) .....                | September 9, 2020 |

2. **Comments Received:** A request for comments was issued to City departments, local agencies, and departments along with pertinent application details on April 24, 2020. By the close of agency comment on May 11, comments were received from the following:

- Randy Abrahamson – Spokane Tribe of Indians
- Joeline Eliason – City of Spokane Development Services Center
- Dave Kokot – City of Spokane Fire Department
- Bobby Halbig – City of Spokane Streets Department
- Inga Note – City of Spokane, Integrated Capital Management

No concerns or objections were identified in these comments. Comments from City of Spokane Integrated Capital Management identified the need to change the future facility type for Garland Avenue in order to be consistent with the City of Spokane's Six-Year Streets Plan, and to clarify in the text of the Bicycle Master Plan, an appendix to the Comprehensive Plan, how protected bike lane facilities relate to the facilities identified in Map TR 5. Following additional review, those changes and a correction to the extent of Modification 2 for W. Strong Road were added to the proposal, and a revised Notice of Application was released on June 9, 2020.

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<sup>1</sup> Spokane City Council Resolution 2020-0002

<sup>2</sup> Spokane City Council Resolution 2020-0014

Following the agency/department comment period, a Notice of Application was issued on June 8, 2020 in the Spokesman Review. The following comments were received during the 60-day public comment period:

- Karen Carlberg
- Carol Tomsic
- Patrick McCann
- Eileen Hyatt
- Linda Carroll
- Wyatt Schroeder
- Kevin Flatt
- Laurie Fleming
- Justin Haller
- Melvin Neil
- Erik Powell
- Tim Shauvin
- Cindie Smith
- Jessica Engelman
- Spokane Public Facilities District

- 3. Public Workshop:** A public workshop with the Spokane Plan Commission was held on June 10, 2020, during which the particulars of the proposal were presented to the Plan Commission for their consideration and discussion. The applicant was provided an opportunity to speak during the workshop but no public comment was taken. No changes were proposed at the workshop.

An online public workshop for the general public was held on July 30, 2020. Questions were answered and comments received. No changes were proposed at the workshop.

During the public comment period, presentations were also provided to the Bicycle Advisory Board on June 16, 2020, to the Pedestrian Transportation and Traffic Committee of the Community Assembly on June 23, 2020, and to the Plan Commission Transportation Subcommittee on July 7, 2020.

## **VI. APPLICATION REVIEW AND ANALYSIS**

- 1. Guiding Principles:** SMC 17G.020.010 provides the following guiding principles for the annual comprehensive plan amendment process:
- A.** Keep the comprehensive plan alive and responsive to the community.
  - B.** Provide for simultaneous review of proposals to allow for cumulative impact analysis of all applications on a City-wide basis and in conjunction with budget decisions.
  - C.** Make map adjustments based on a foundation in policy language, consistently applying those concepts citywide.



- D. Honor the community's long-term investment in the comprehensive plan, through public participation and neighborhood planning processes, by not making changes lightly.
- E. Encourage development that will enable our whole community to prosper and reinforce our sense of place and feeling of community, in an ecologically, economically and socially sustainable manner.
- F. Amendments to the comprehensive plan must result in a net benefit to the general public.

2. **Review Criteria:** SMC 17G.020.030 provides a list of considerations that are to be used, as appropriate, by the applicant in developing an amendment proposal, by planning staff in analyzing a proposal, by the plan commission and by the city council in making a decision on the proposal. Following each consideration is staff analysis relative to the amendment requested. The applicable criteria are shown below in *italic print*. Following each requirement is staff analysis relative to the amendment requested.

- 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.*

Staff Analysis: Staff reviewed and processed the proposed amendment under the most current regulations contained in the Growth Management Act, the Washington State Environmental Policy Act (SEPA), and the Spokane Municipal Code. Staff is unaware of any recent federal, state, or legislative actions with which the proposal would be in conflict, and no comments were received to this effect from any applicable agencies receiving notice of the proposal.

The proposal meets this criterion.

- B. **GMA:** *The change must be consistent with the goals and purposes of the State Growth Management Act.*

Staff Analysis: The Growth Management Act (GMA) details 13 goals to guide the development and adoption of the comprehensive plans and development regulations (RCW 36.70A.020, "Planning Goals"), and these goals guided the City's development of its comprehensive plan and development regulations. No comments received or other evidence in the record indicates inconsistency between the proposed plan map amendment and the goals and purposes of the GMA.

The proposal meets this criterion.

- 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.*

Staff Analysis: The City did not require, nor did any Agency comment request or require a traffic impact analysis for the proposal. There will be no immediate impact to the city budget and it is expected that state and federal grants will support these improvements within the next 20 years.

The proposal meets this criterion.

- 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.*

Staff Analysis: No evidence of a potential funding shortfall as a result of this proposal exists.

**E. Internal Consistency:**

1. *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.*

Staff Analysis: The proposal is internally consistent with applicable supporting documents of the Comprehensive Plan as follows:

*Capital Facilities Program.* As described in the staff analysis of Criterion C above, no additional infrastructure or capital expenditures by the City are anticipated for this non-project action, and it is not anticipated that the City's integrated Capital Facilities Program would be affected by the proposal.

*Neighborhood Planning Documents Adopted after 2001.* The proposal is consistent with the goals and policies of affected neighborhood plans. Proposed changes are consistent with the bicycle facility recommendations in the following neighborhood plans:

- *Five Mile Prairie Neighborhood Plan for Bicycle and Pedestrian Improvements, Figure E-1*
- *South Hill Coalition Connectivity and Livability Strategic Plan – Lincoln Heights, Manito/Cannon Hill, and Rockwood Neighborhoods - Project Map, pg. 41*
- *Greater Hillyard North-East Planning Alliance Report and Final Proposals – Bemiss, Hillyard and Whitman Neighborhoods - Objective 6.1, 6.4, 6.5*

The proposed amendments do not conflict with the neighborhood planning documents for each neighborhood in which a proposed amendment is located:

- *Logan Neighborhood Form-Based Code Subarea Plan*
- *East Central Ben Burr Trailhead Planning*

- *Southgate Neighborhood Transportation & Connectivity Element* – Page 5, Major Organizing Concepts, Pages 7 and 8 – Green Ring and Ben Burr Trail Extension
- *Nevada Lidgerwood Neighborhood Planning – Phase II Summary, Non-motorized Travel Safety, and Traffic Patterns – Findings and Implications*

*Miscellaneous Comprehensive Plan Goals and Policies.* Staff have compiled a list of Comprehensive Plan Goals and Policies which bear on the proposal in **Exhibit D** of this report. Further discussion of these policies is provided under section K.2 below.

The proposal meets this criterion.

2. *If a proposed amendment is significantly inconsistent with current policy within 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.*

Staff Analysis: The proposal is generally consistent with current Comprehensive Plan policies, as described in further detail in the staff analysis of Criterion K.2 below and other criteria in this report. Therefore, no amendment to policy wording is necessary and this criterion does not apply to the subject proposal.

The proposal meets this criterion.

- 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.*

**Staff Analysis:** The proposed change in facility designations are consistent with regional transportation plans and countywide planning policies (CWPP), updating future facility designations on selected street segments already identified as bicycle corridors in regional transportation plans and aligning with transportation plans of adjacent jurisdictions. No comments have been received from any agency, City department, or neighboring jurisdiction which would indicate that this proposal is not regionally consistent.

The proposal meets this criterion.

- 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.*

Staff Analysis: The City is concurrently reviewing this application and eight other applications for Comprehensive Plan amendments, as part of an annual plan amendment cycle. Six applications are for Land Use Plan Map amendments, two are proposed transportation map amendments to the Comprehensive Plan, and one is a proposed text amendment. When considered together, these various applications do not interact, nor do they augment or detract from each other. The cumulative effects of these various applications are minor.

This proposal meets this criterion.

**H. SEPA:** *SEPA<sup>3</sup> Review must be completed on all amendment proposals and is described in Chapter 17E.050.*

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).*

Staff Analysis: The application is under review in accordance with the State Environmental Policy Act (SEPA), which requires that the potential for adverse environmental impacts resulting from a proposal be evaluated during the decision-making process. On the basis of the information contained in the environmental checklist, 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 Services, a Determination of Non-Significance was issued on August 24, 2020.

The proposal meets this criterion.

**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.*

Staff Analysis: The proposal would not impact the City's ability to provide transportation facilities at the planned level of service.

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<sup>3</sup> State Environmental Policy Act

The proposal meets this criterion.

- 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.*

Staff Analysis: The proposal does not include an expansion to the UGA, thus this criteria does not apply.

The proposal meets this criterion.

K. **Demonstration of Need:**

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.*

Staff Analysis: The proposal does not include a policy adjustment, thus this criteria does not apply.

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.);

Staff Analysis: Not applicable.

- b. The map amendment or site is suitable for the proposed designation.

Staff Analysis: Not applicable.

- c. The map amendment implements applicable comprehensive plan policies and subarea plans better than the current map designation.

Staff Analysis: The proposed adjustments to Map TR-5 better carry out Comprehensive Plan policies TR 1 - Transportation Network for All Users, TR 5 - Active Transportation, and TR 7 - Neighborhood Access. These adjustments better achieve these policies by correcting inaccuracies to align with existing facilities and upgrading bikeway facility recommendations to be consistent subarea plans, neighborhood council recommendations, and current local, regional and national design standards for given roadway conditions.

3. **Rezones, Land Use Plan 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.*

Staff Analysis: Not applicable.

The proposal meets this criterion.

## **VII. CONCLUSION**

The proposal has been processed and considered according to the requirements of the Spokane Municipal Code. According to the information provided above and the whole of the administrative record, the proposal is consistent with the approval criteria set forth by SMC 17G.020.

Following the close of public testimony and deliberations regarding conclusions with respect to the review criteria and decision criteria detailed in SMC Chapter 17G.020, Plan Commission will need to make a recommendation to City Council for approval or denial of the requested amendment to the Land Use Plan map of the City's Comprehensive Plan.

## **VIII. STAFF RECOMMENDATION**

Considering the above information and the whole of the administrative record, staff recommends that Plan Commission and the City Council approve this proposal.

## **IX. LIST OF EXHIBITS**

- |  |   |
|--|---|
| A. Proposed Map Amendments             | F. SEPA Checklist                         |
| B. Proposed Text Amendment             | G. SEPA Determination of Non-Significance |
| C. Currently Adopted Map TR-5          | H. Agency Comments                        |
| D. List of Relevant Comp Plan Policies | I. Public Comments                        |
| E. Application Materials               |   |

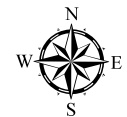
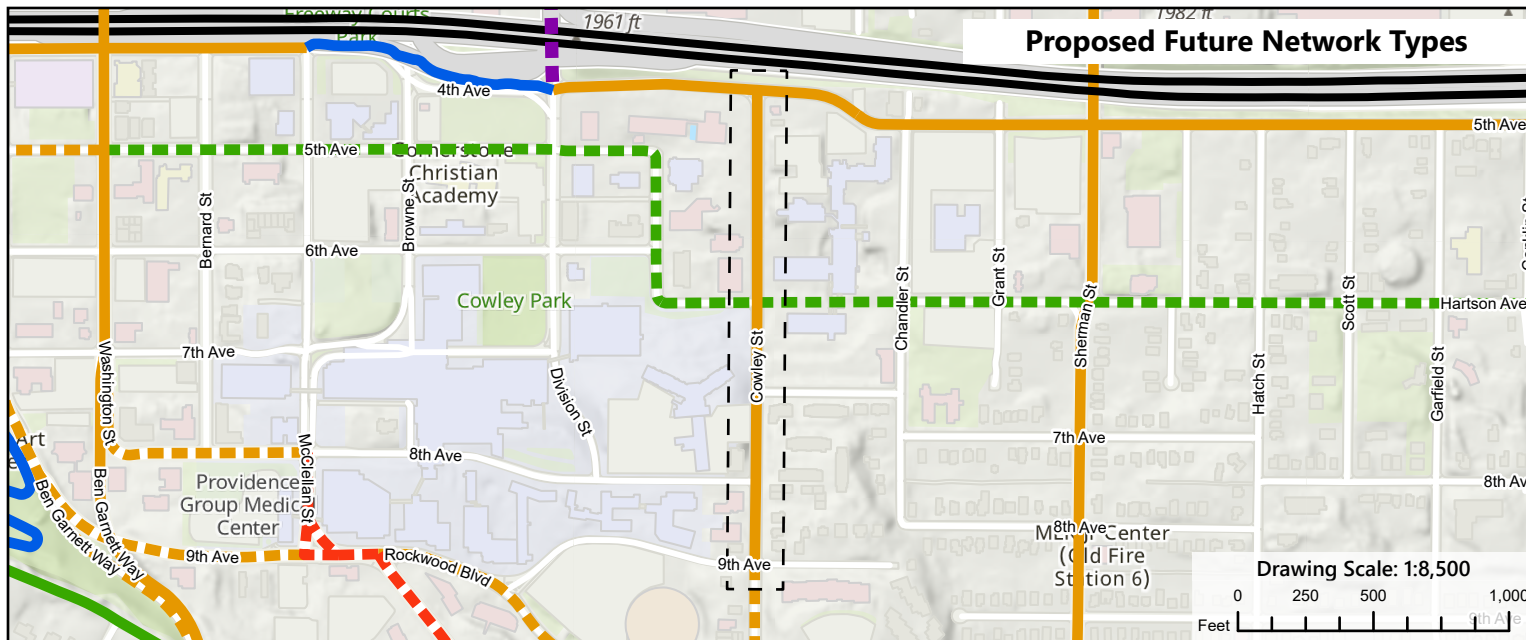
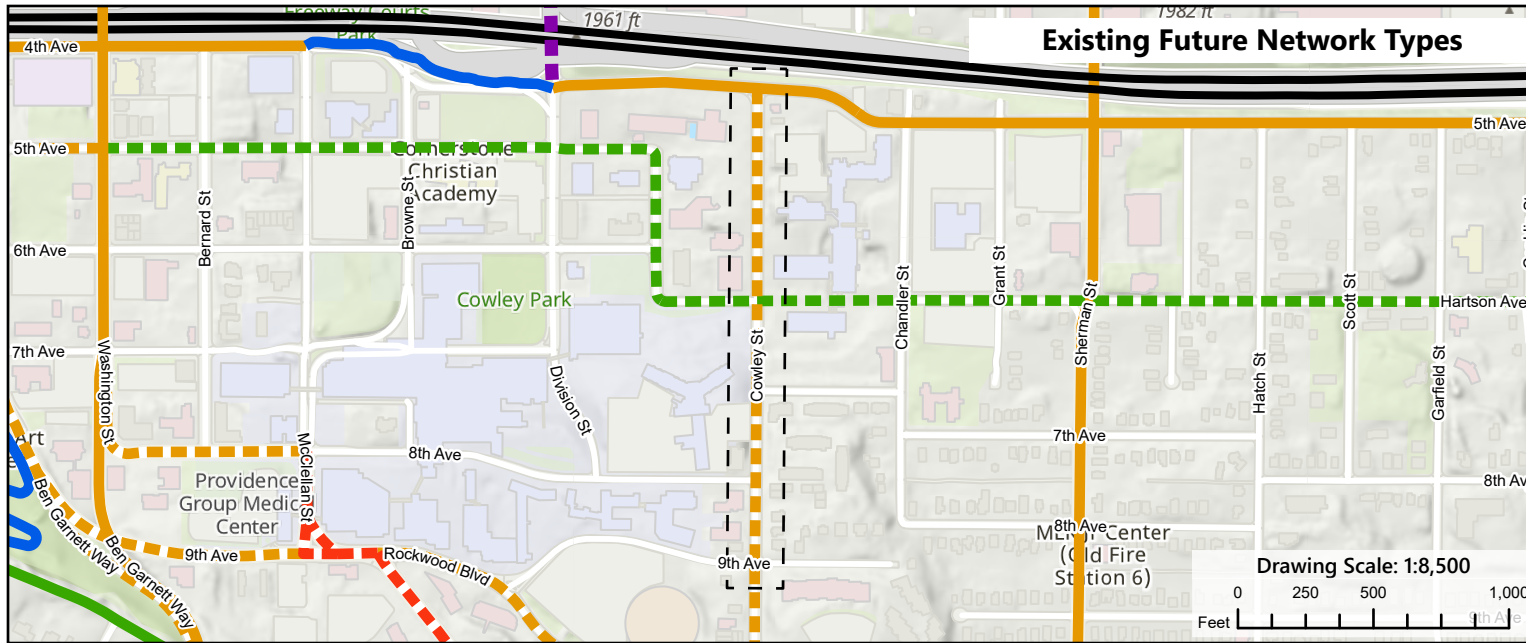


# Z20-019COMP: Map TR-5, Proposed Modification 1 (Cowley St between 4th Ave and 9th Ave) 2019/2020 Comprehensive Plan Amendment Proposals

Drawn: 2/11/2020

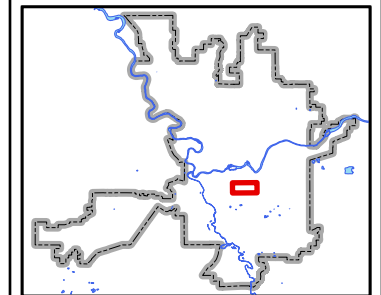
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Length of Change: 0.33 Miles

## PROJECT LOCATION



Neighborhood and Planning Services  
Drawn By: Kevin Freibott

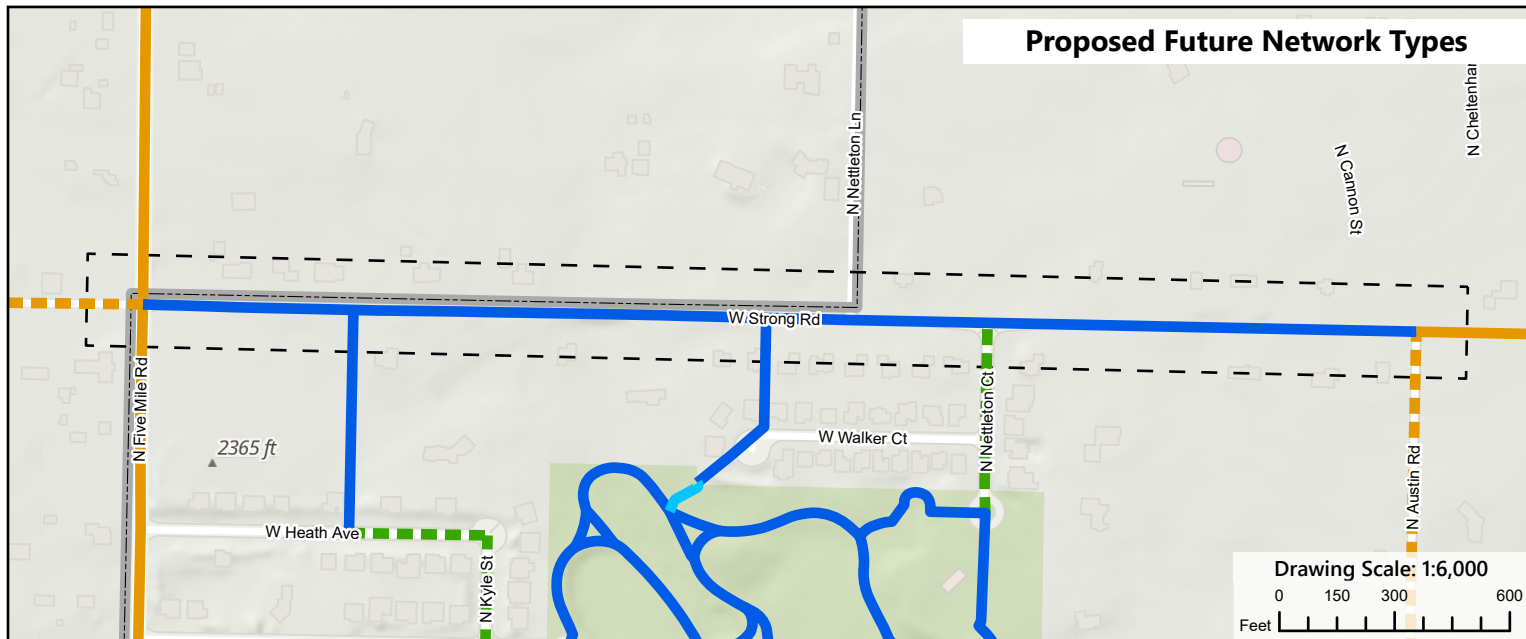
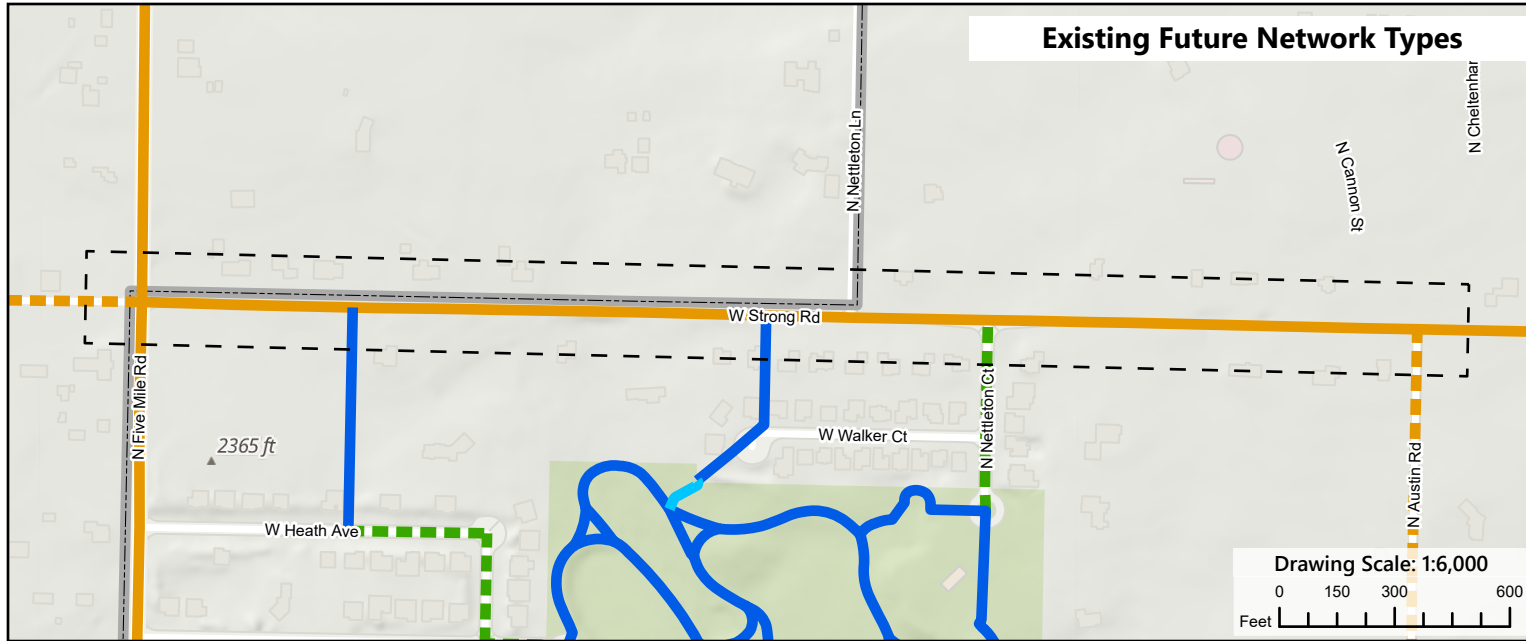


# **Z20-019COMP: Map TR-5, Proposed Modification 2 (Revised June 8)** **(Strong Rd between Five Mile Rd and Austin Rd)** 2019/2020 Comprehensive Plan Amendment Proposals

Drawn: 6/8/2020

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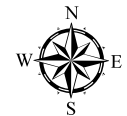


## Legend

[ ] Area of Proposed Change

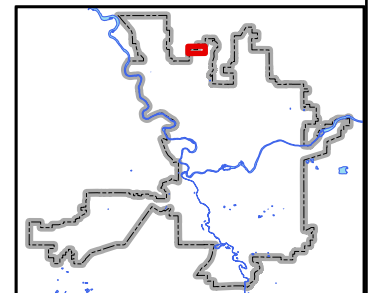
### Current Bikeway Network

- Bike Friendly Route
- Closed to Bike
- Difficult Connection
- High Traffic (Bike Lane)
- High Traffic (Shared)
- Moderate Traffic (Bike Lane)
- Moderate Traffic (Shared)
- Neighborhood Greenway
- Shared Use Path
- Soft Surface Path



Length of Change: 0.63 Miles

## PROJECT LOCATION



Neighborhood and Planning Services  
Drawn By: Kevin Freibott





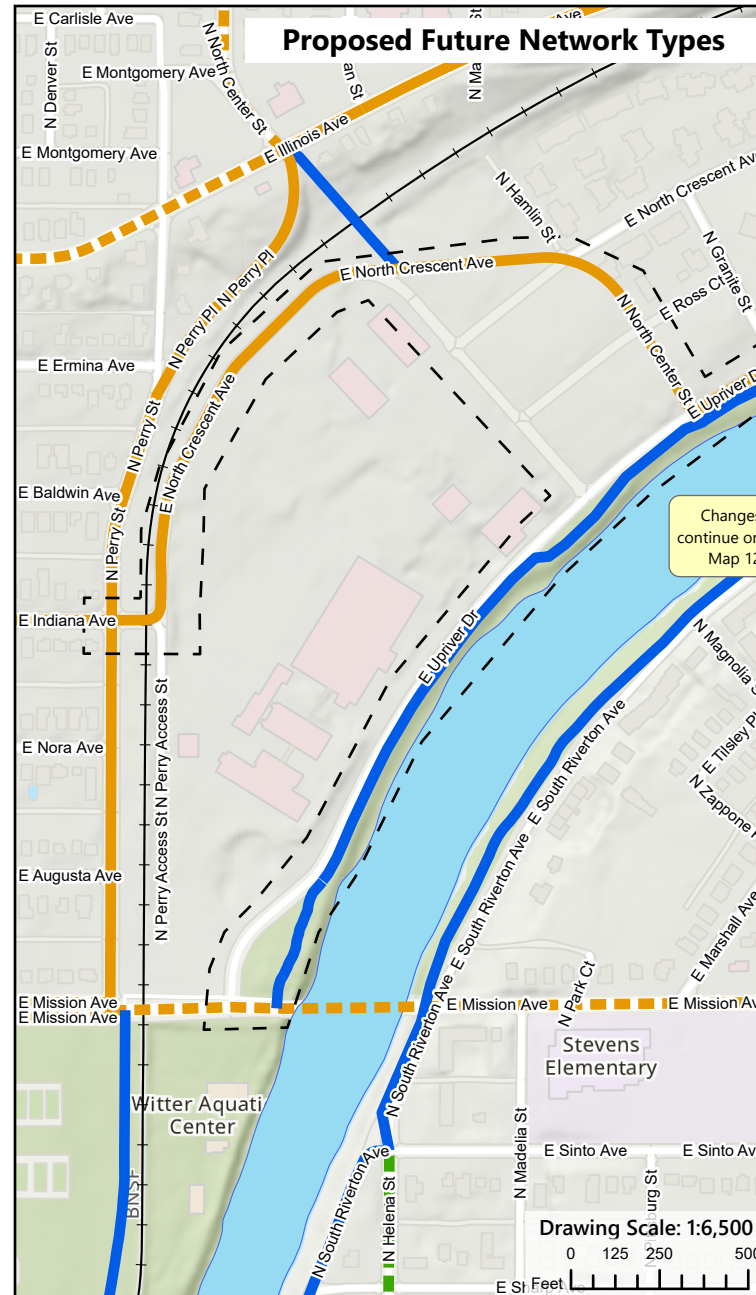
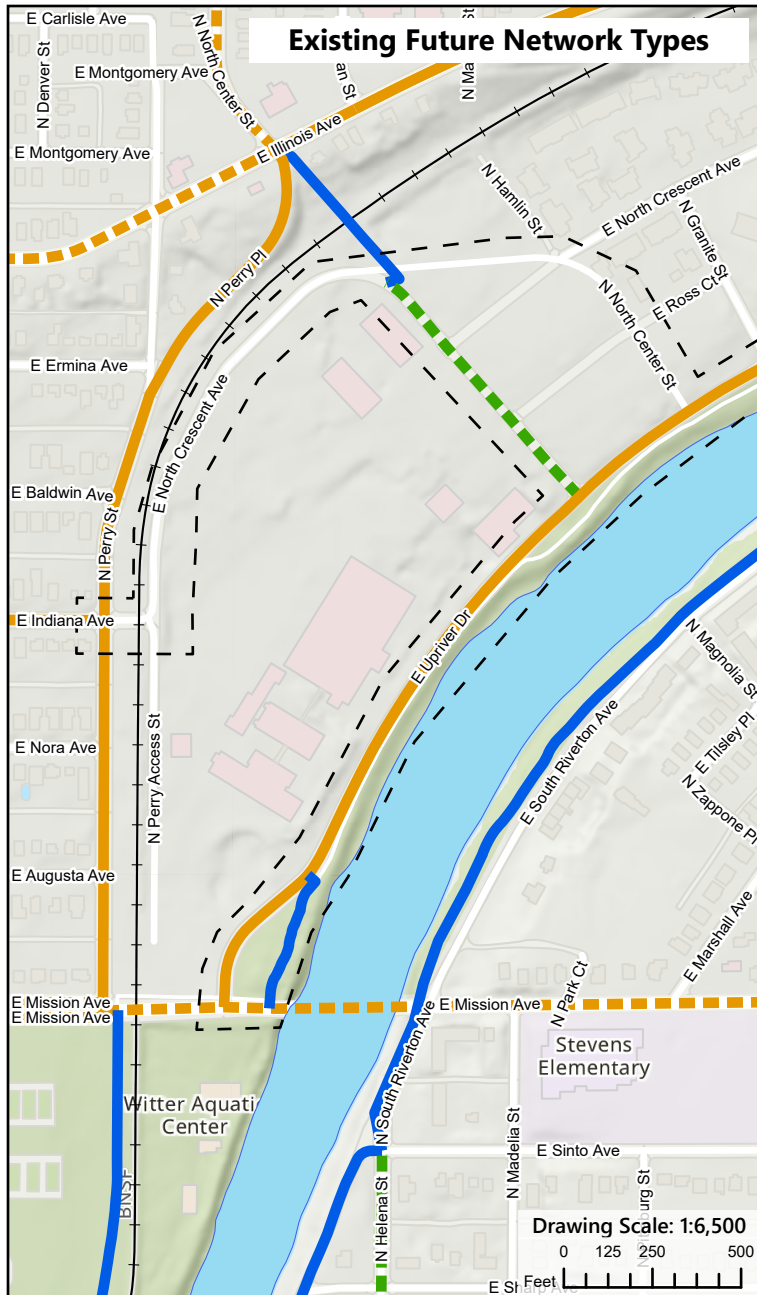
# Z20-019COMP: Map TR-5, Proposed Modification 3 (Avista Headquarters Vicinity)

2019/2020 Comprehensive Plan Amendment Proposals

Drawn: 4/9/2020

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## Legend

[ ] Area of Proposed Change

— Railroad

Waterbody

### Current Bikeway Network

Bike Friendly Route

Closed to Bike

Difficult Connection

High Traffic (Bike Lane)

High Traffic (Shared)

Moderate Traffic (Bike Lane)

Moderate Traffic (Shared)

Neighborhood Greenway

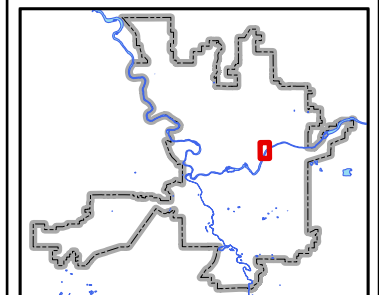
Shared Use Path

Soft Surface Path



Length of Change: 1.06 Miles

## PROJECT LOCATION



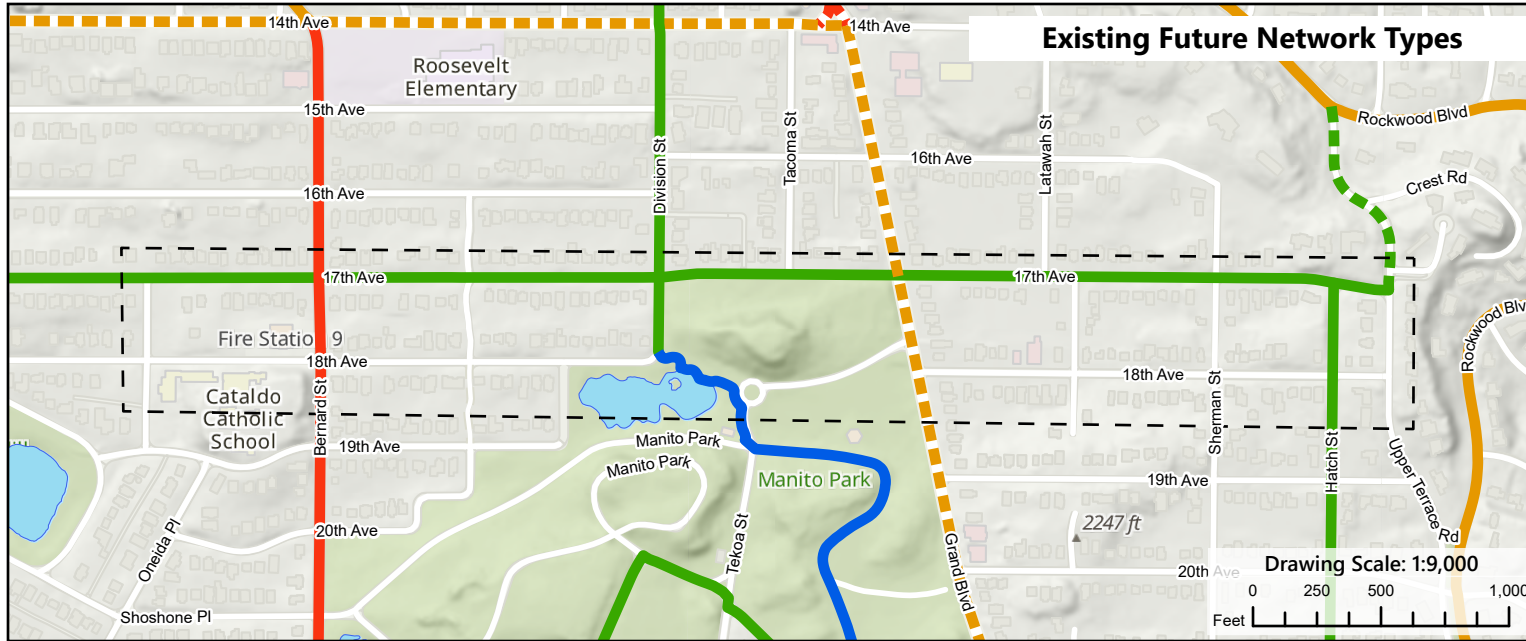
Neighborhood and Planning Services  
Drawn By: Kevin Freibott



# **Z20-019COMP: Map TR-5, Proposed Modification 4** **(17th Ave between Stevens St and Hatch St)** 2019/2020 Comprehensive Plan Amendment Proposals

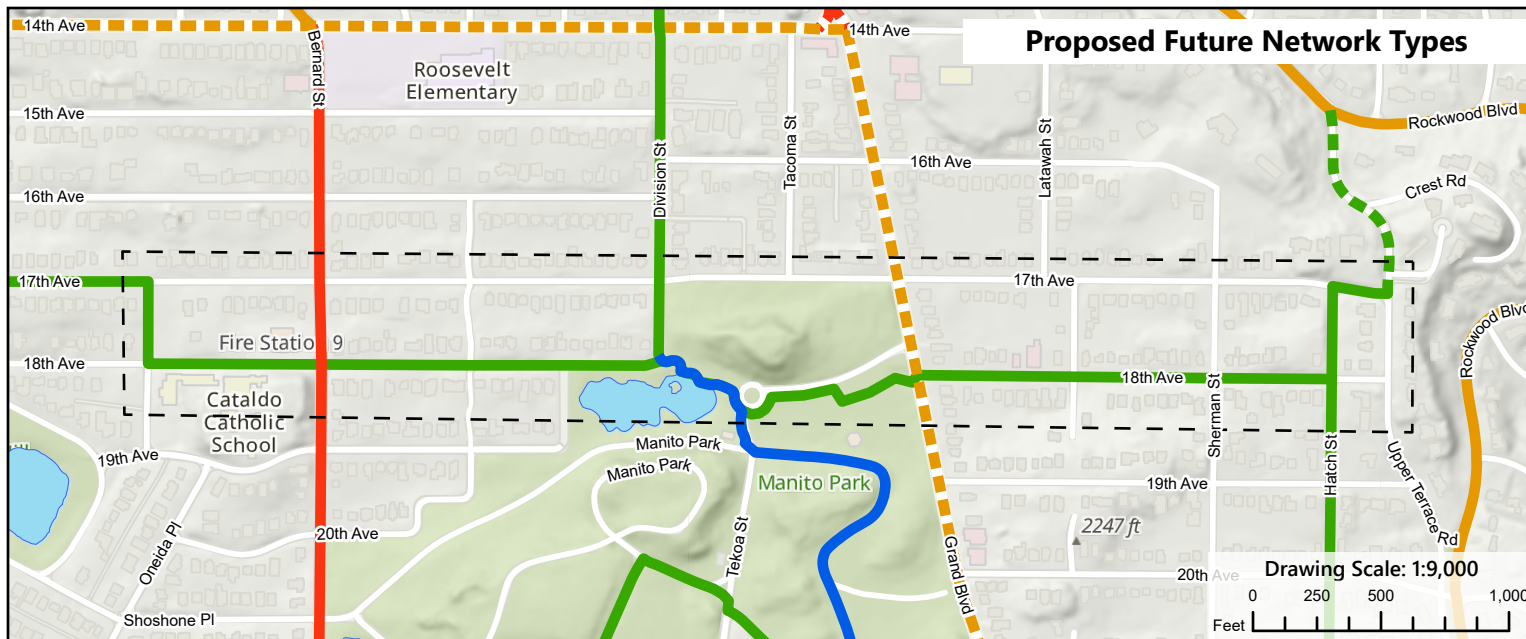
Drawn: 2/11/2020  
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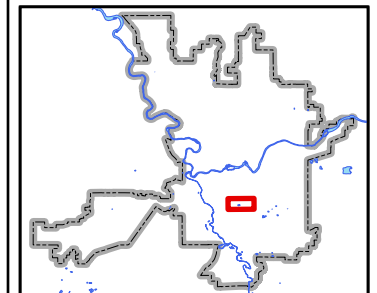
## **Legend**

- Waterbody
- Area of Proposed Change
- Current Bikeway Network**
  - Bike Friendly Route
  - Closed to Bike
  - Difficult Connection
  - High Traffic (Bike Lane)
  - High Traffic (Shared)
  - Moderate Traffic (Bike Lane)
  - Moderate Traffic (Shared)
  - Neighborhood Greenway
  - Shared Use Path
  - Soft Surface Path



Length of Change: 0.92 Miles

## **PROJECT LOCATION**



Neighborhood and Planning Services  
Drawn By: Kevin Freibott

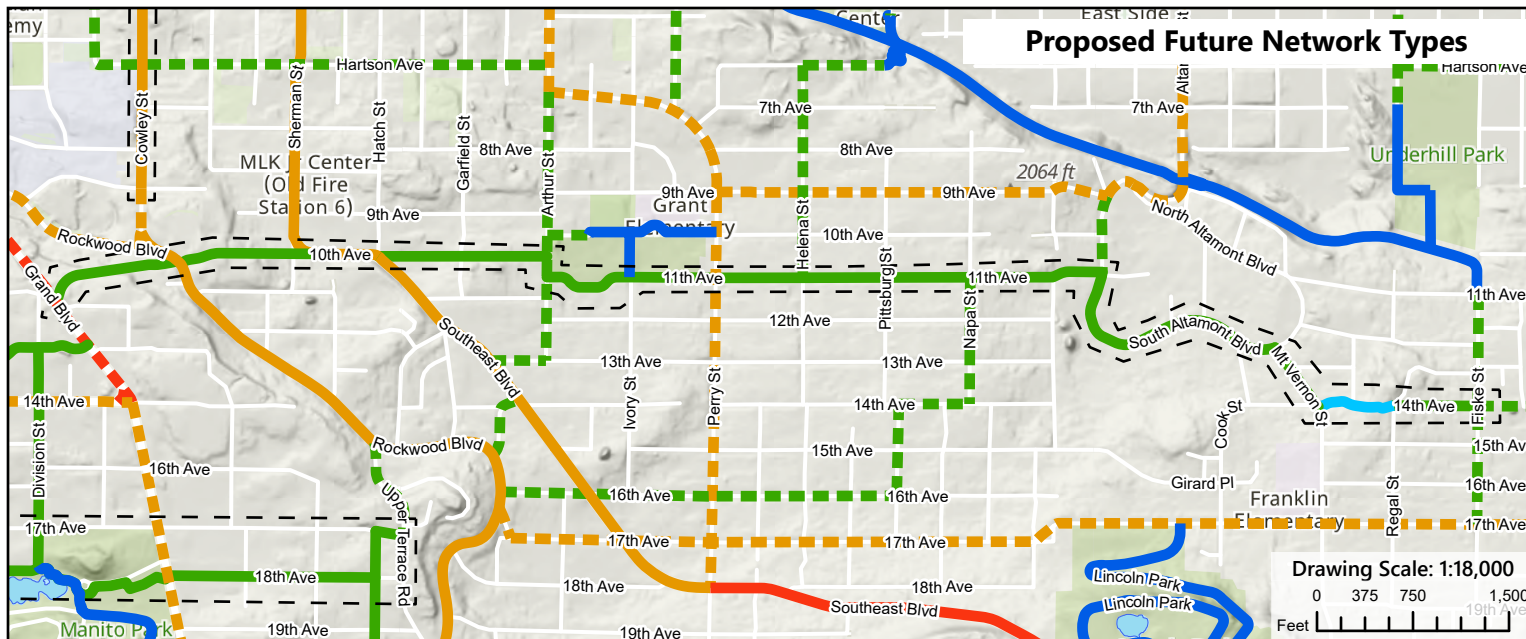
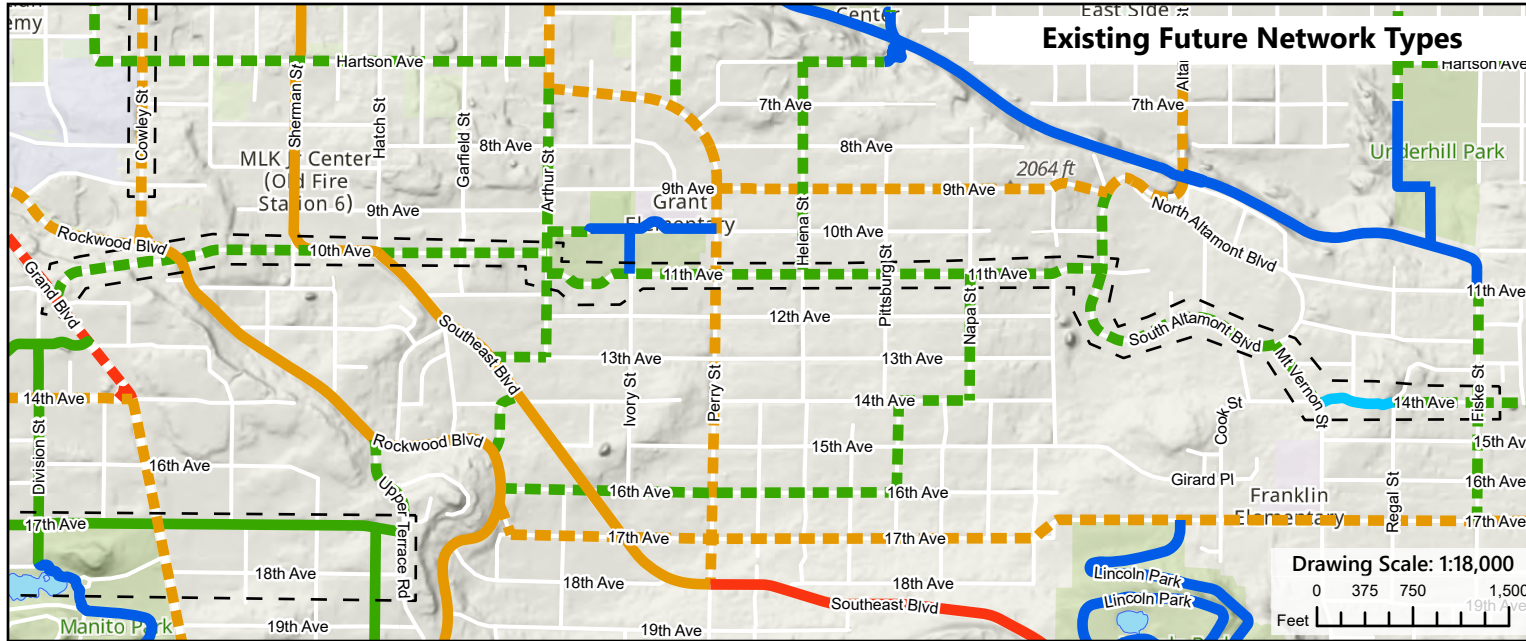




# **Z20-019COMP: Map TR-5, Proposed Modification 5** **(Sumner Ave, 10th Ave, 11th Ave, Altamont Blvd, Mt Vernon St, 14th Ave)** 2019/2020 Comprehensive Plan Amendment Proposals

Drawn: 2/11/2020  
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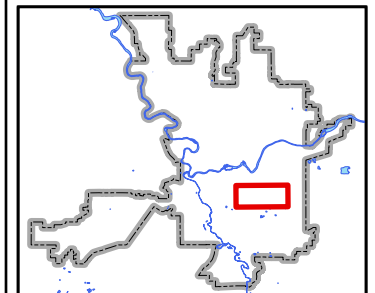
## Legend

- Waterbody
- Area of Proposed Change
- Current Bikeway Network**
- Bike Friendly Route
- Closed to Bike
- Difficult Connection
- High Traffic (Bike Lane)
- High Traffic (Shared)
- Moderate Traffic (Bike Lane)
- Moderate Traffic (Shared)
- Neighborhood Greenway
- Shared Use Path
- Soft Surface Path



Length of Change: 3.26 Miles

## PROJECT LOCATION



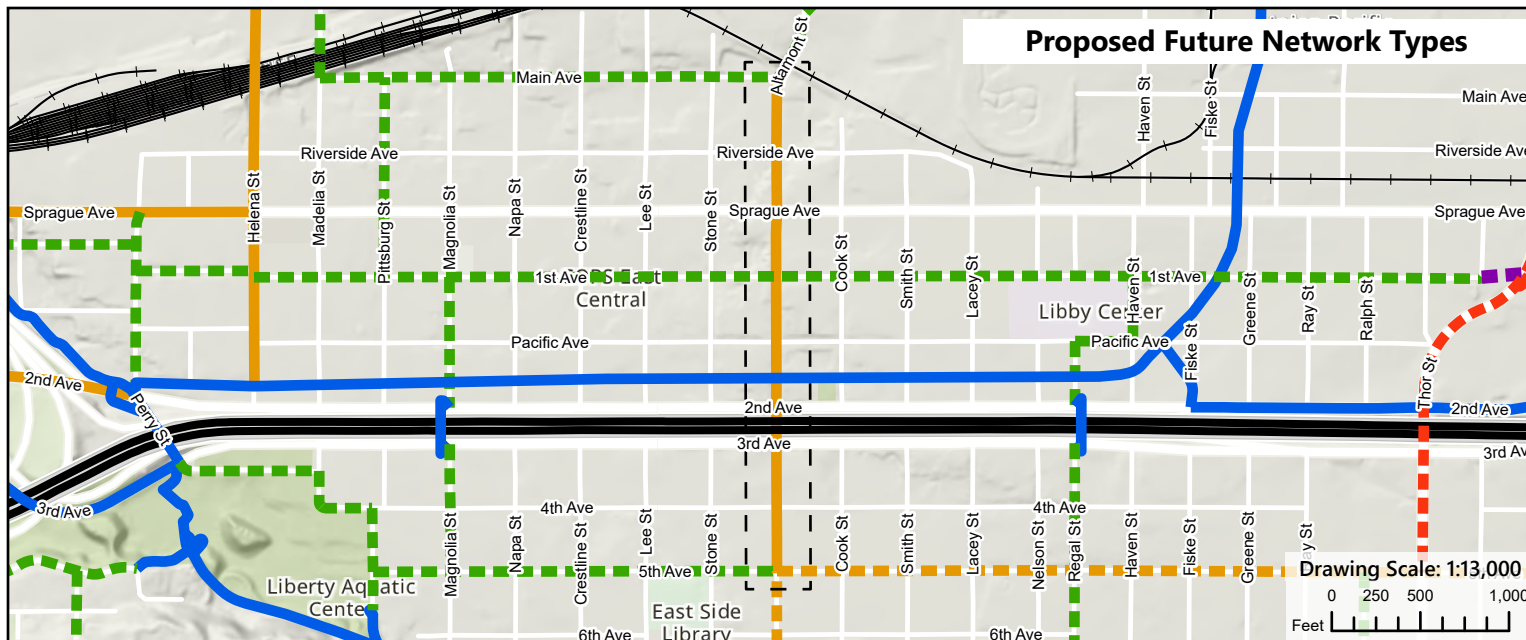
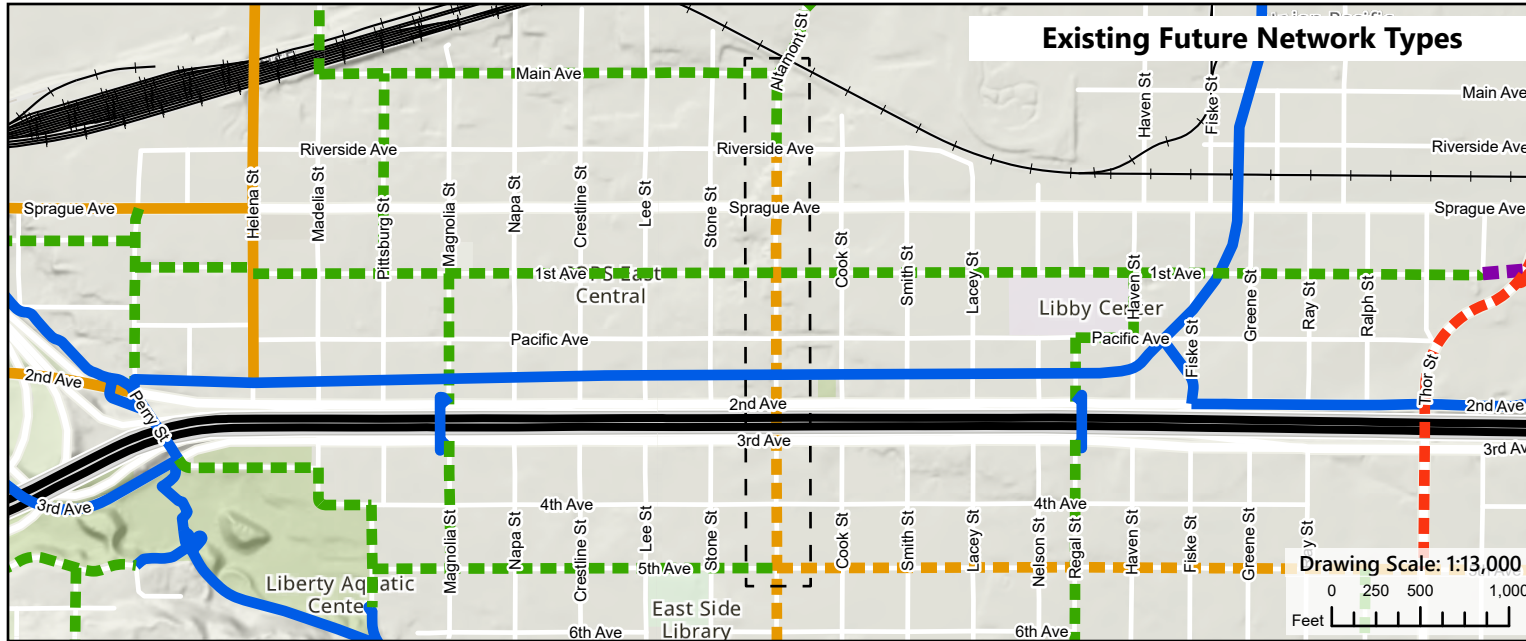
Neighborhood and Planning Services  
Drawn By: Kevin Freibott



# **Z20-019COMP: Map TR-5, Proposed Modification 6** **(Altamont St between 5th Ave and Main Ave)** 2019/2020 Comprehensive Plan Amendment Proposals

Drawn: 2/11/2020  
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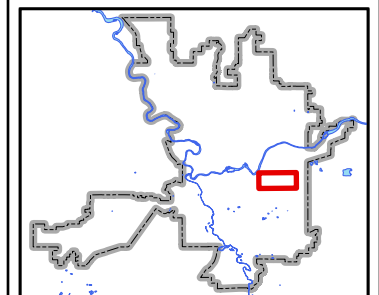
## Legend

- Railroad
- Area of Proposed Change
- Current Bikeway Network**
- Bike Friendly Route
- Closed to Bike
- Difficult Connection
- High Traffic (Bike Lane)
- High Traffic (Shared)
- Moderate Traffic (Bike Lane)
- Moderate Traffic (Shared)
- Neighborhood Greenway
- Shared Use Path
- Soft Surface Path



Length of Change: 0.53 Miles

## PROJECT LOCATION



Neighborhood and Planning Services  
Drawn By: Kevin Freibott

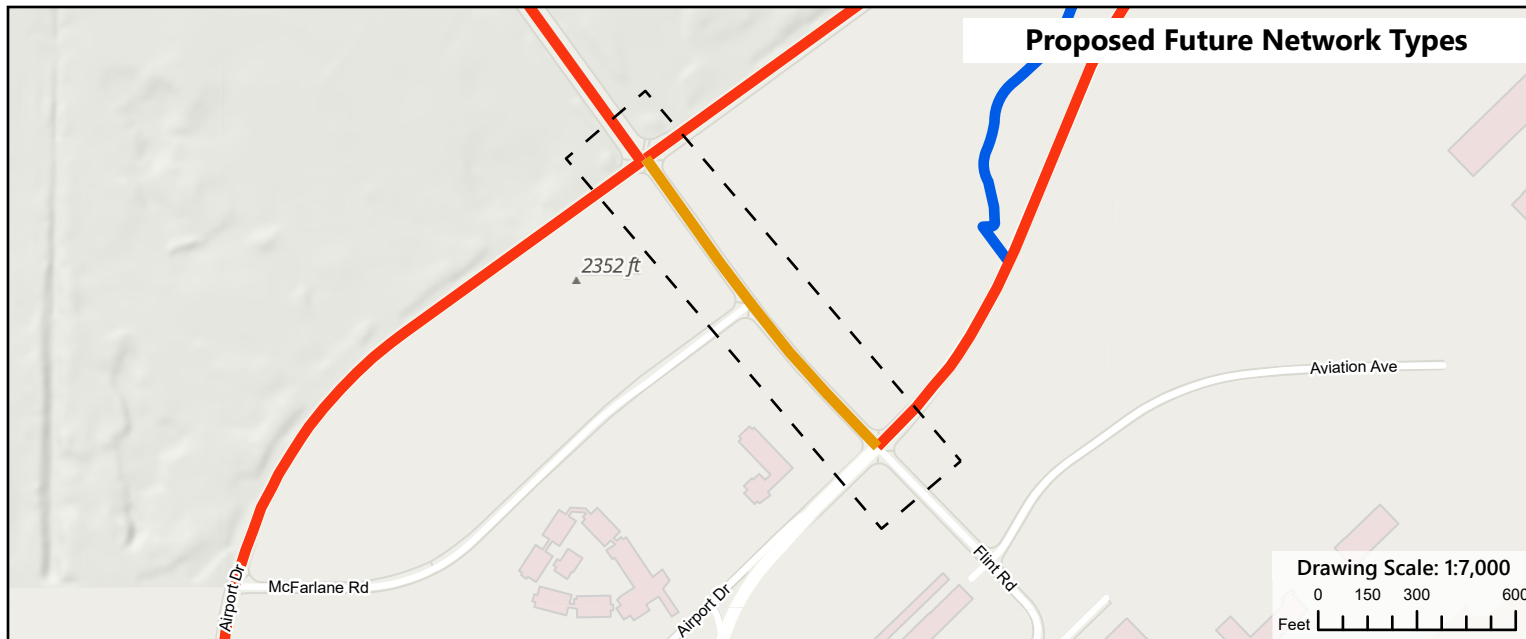
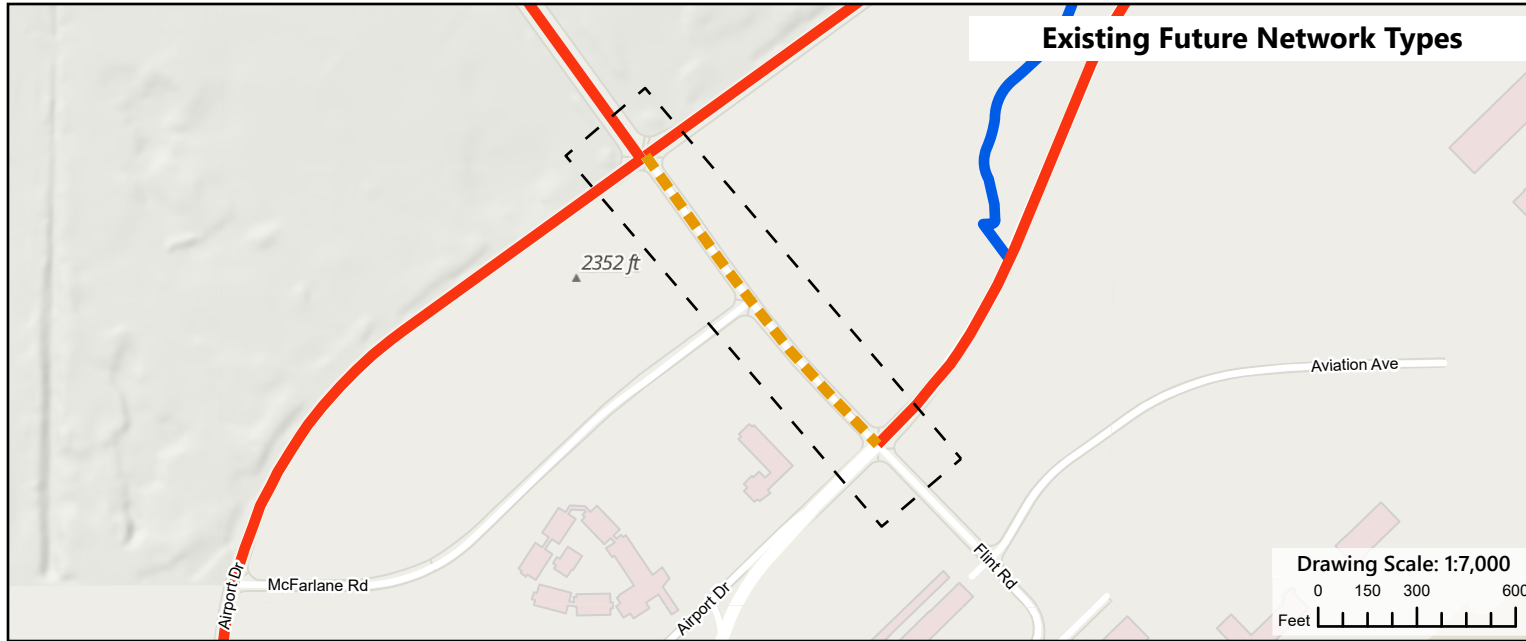




# Z20-019COMP: Map TR-5, Proposed Modification 7 (Flint Rd between Airport Dr and Airport Dr) 2019/2020 Comprehensive Plan Amendment Proposals

Drawn: 2/11/2020  
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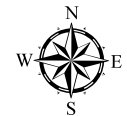


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[ ] Area of Proposed Change

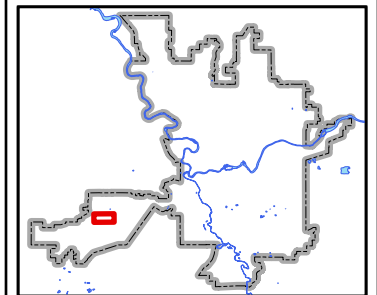
### Current Bikeway Network

- Bike Friendly Route
- Closed to Bike
- Difficult Connection
- High Traffic (Bike Lane)
- High Traffic (Shared)
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- Moderate Traffic (Shared)
- Neighborhood Greenway
- Shared Use Path
- Soft Surface Path



Length of Change: 0.21 Miles

## PROJECT LOCATION



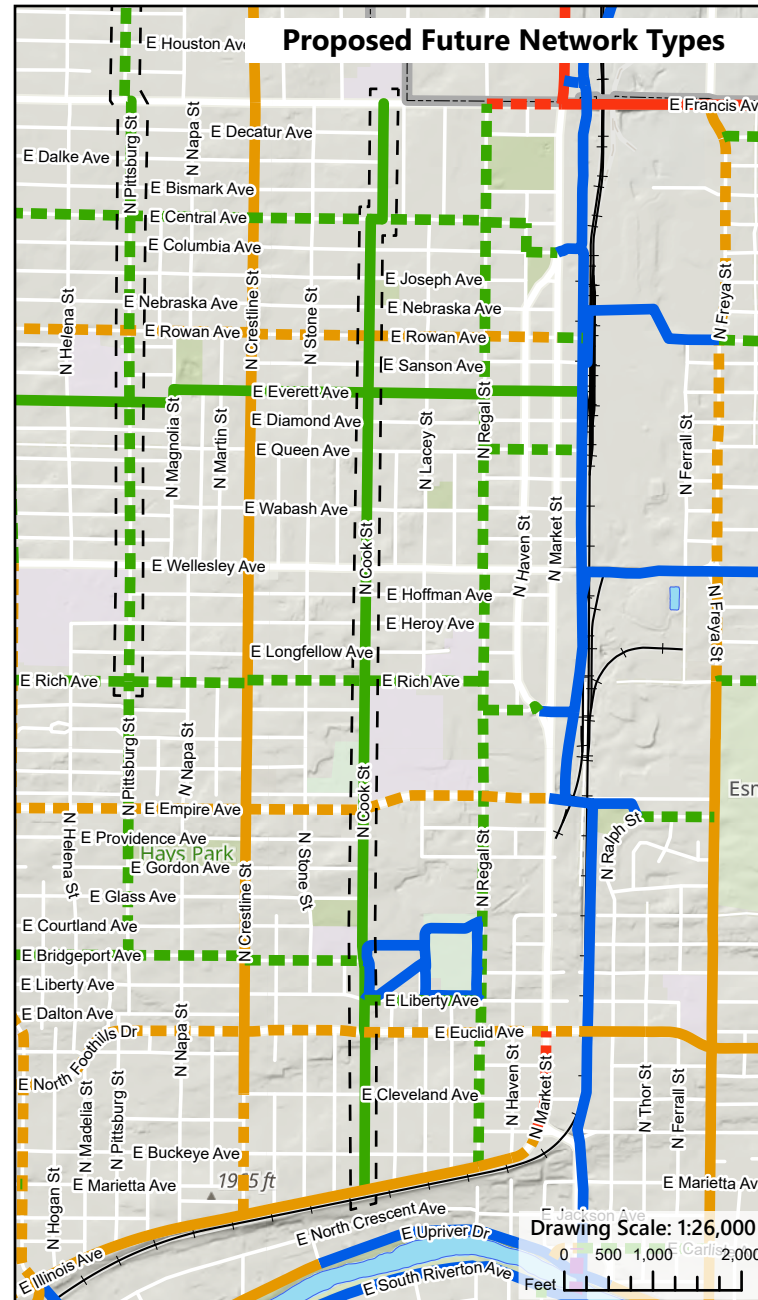
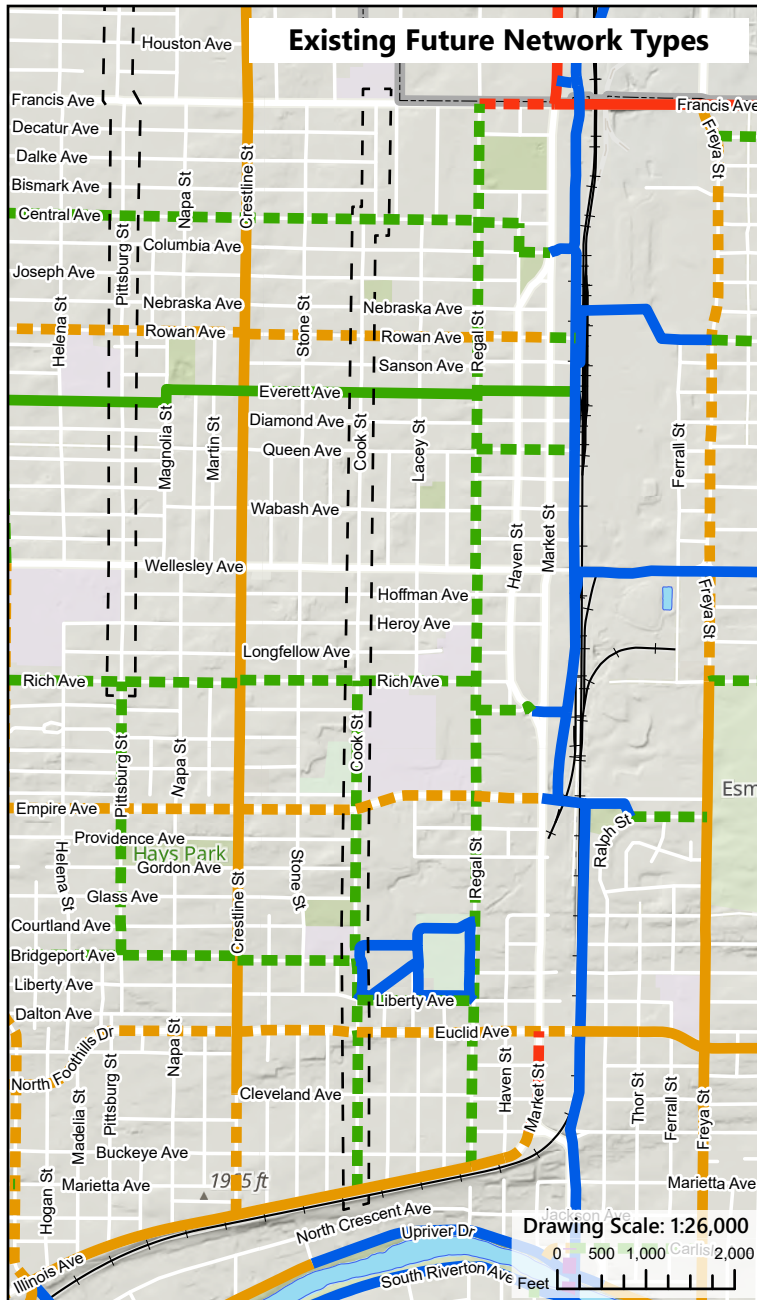
Neighborhood and Planning Services  
Drawn By: Kevin Freibott



# **Z20-019COMP: Map TR-5, Proposed Modification 8** **(Cook St between Francis Ave and Illinois Ave)** 2019/2020 Comprehensive Plan Amendment Proposals

Drawn: 2/14/2020  
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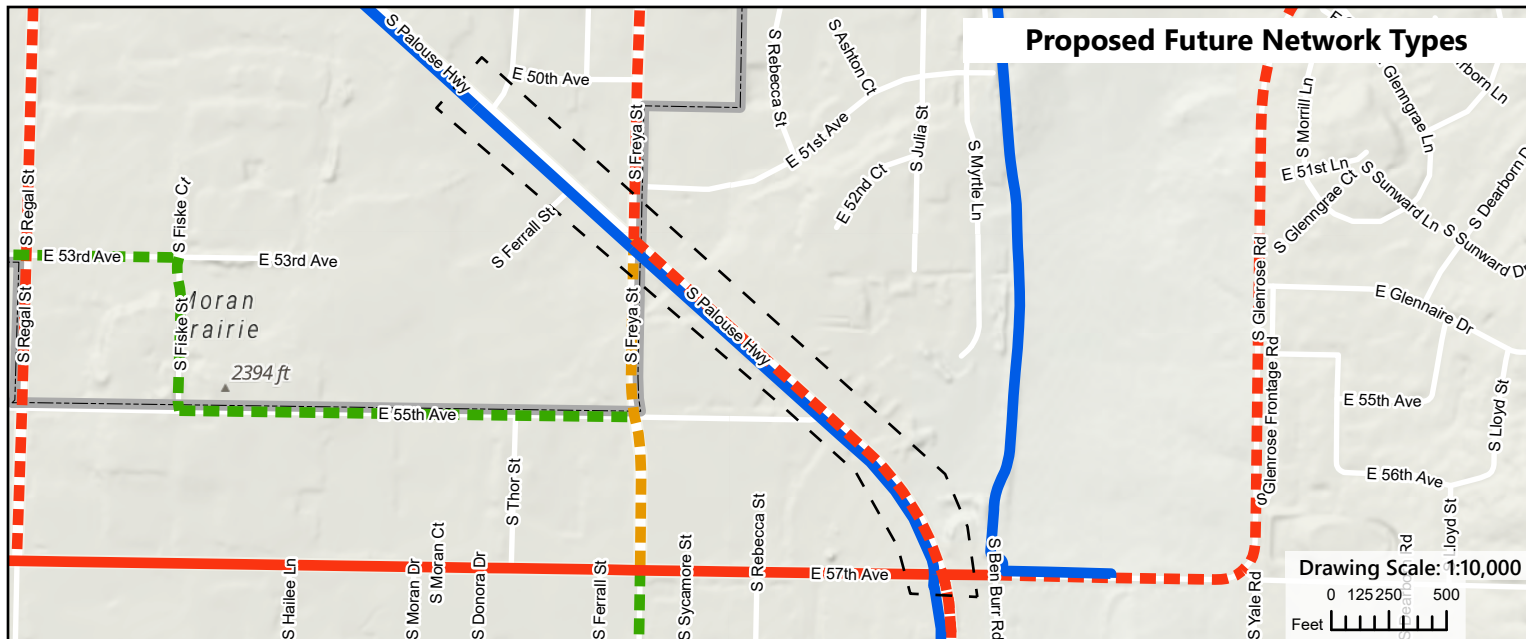
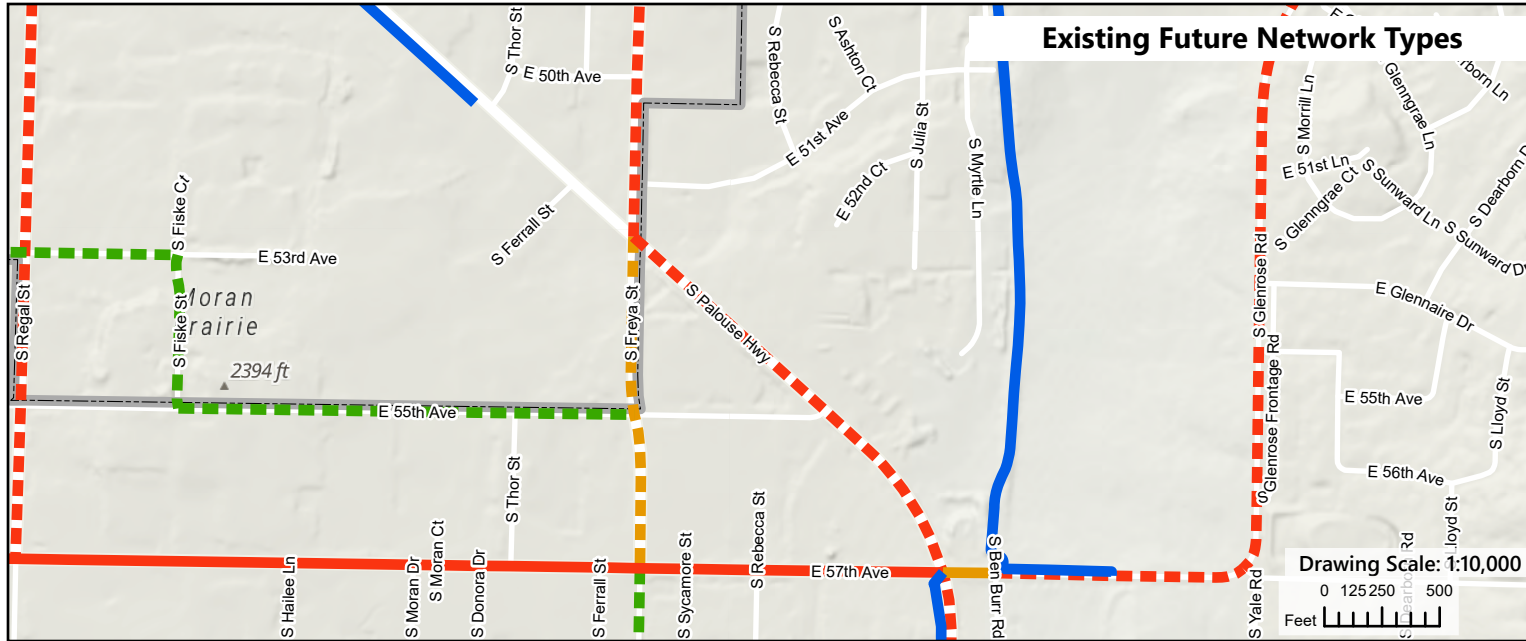
# **Z20-019COMP: Map TR-5, Proposed Modification 9** **(Palouse Hwy between Thor St and 57th Avenue)**

2019/2020 Comprehensive Plan Amendment Proposals

Drawn: 4/7/2020

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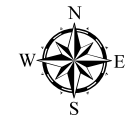


## Legend

[ ] Area of Proposed Change

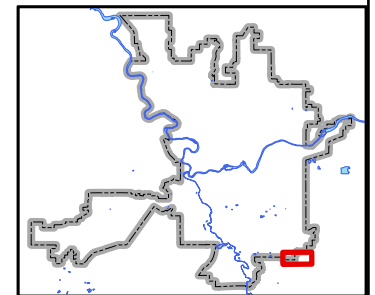
### Current Bikeway Network

- Bike Friendly Route
- Closed to Bike
- Difficult Connection
- High Traffic (Bike Lane)
- High Traffic (Shared)
- Moderate Traffic (Bike Lane)
- Moderate Traffic (Shared)
- Neighborhood Greenway
- Shared Use Path
- Soft Surface Path



Length of Change: 0.75 Miles

## PROJECT LOCATION



Neighborhood and Planning Services  
Drawn By: Kevin Freibott

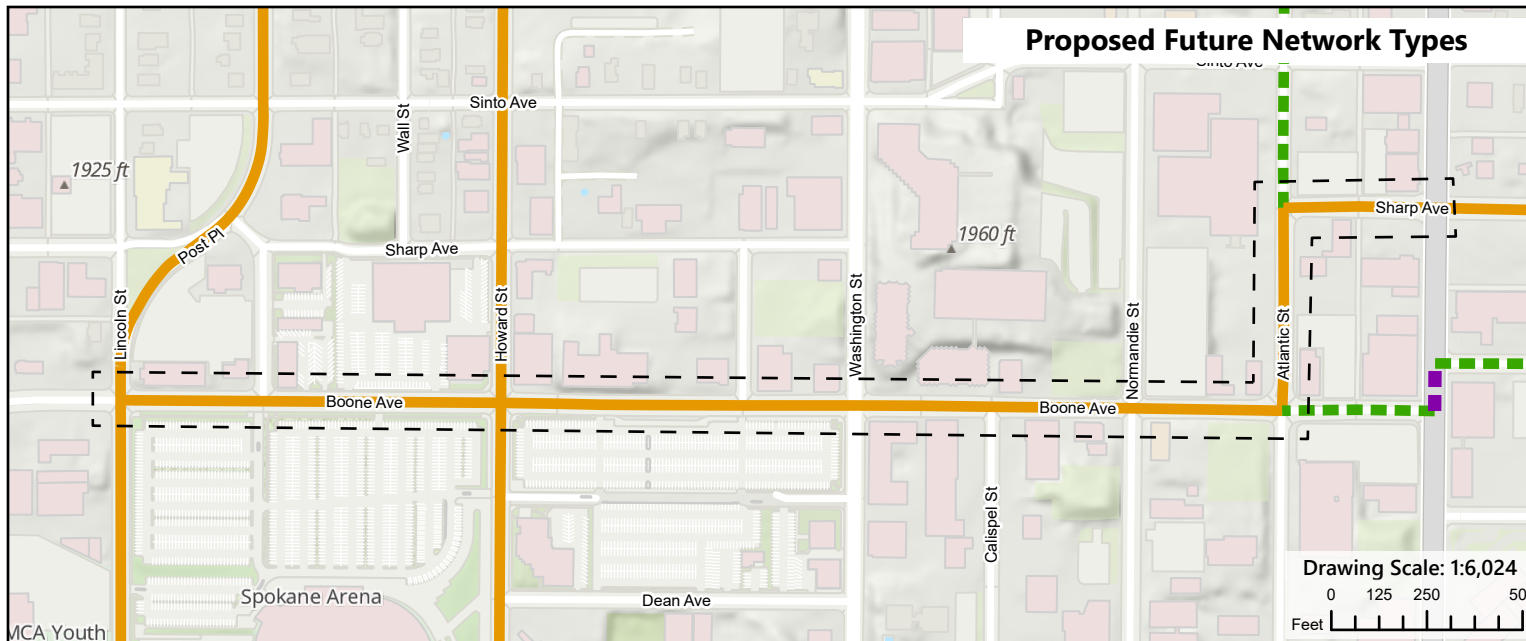
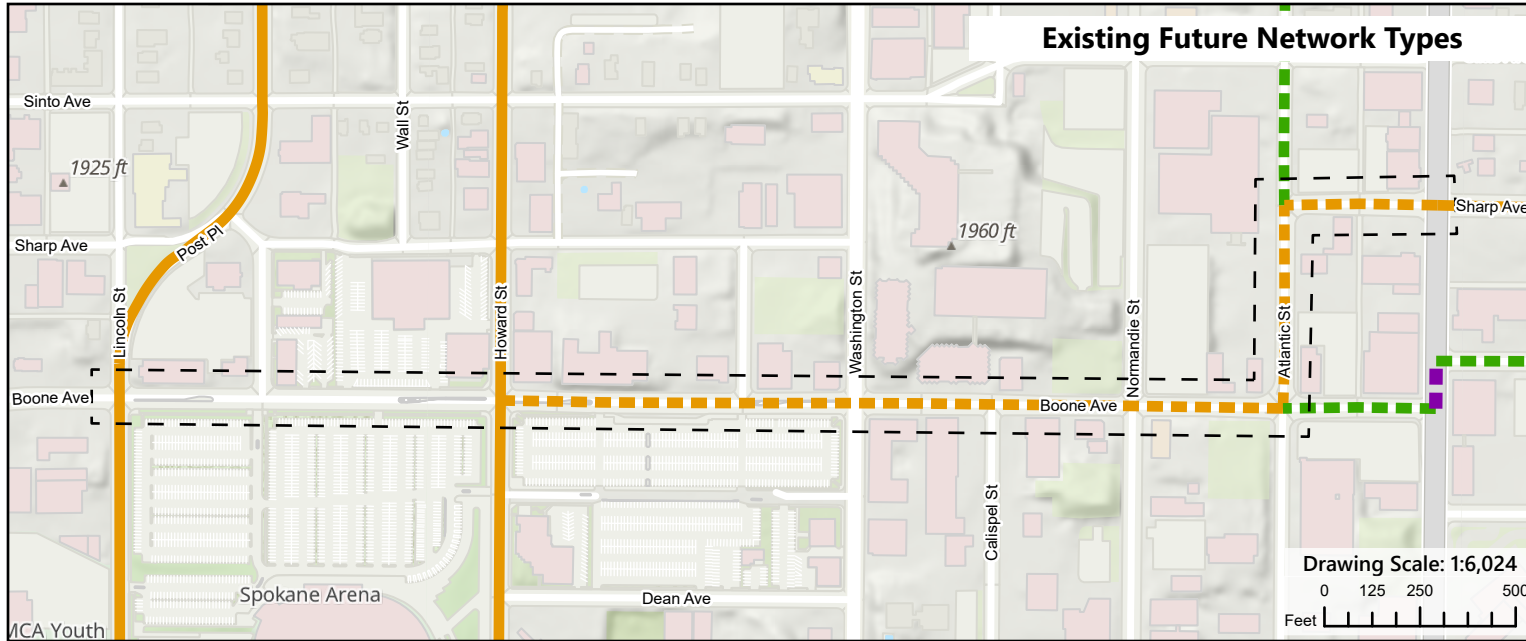




# Z20-019COMP: Map TR-5, Proposed Modification 10 (Boone Ave, Atlantic St, & Sharp Ave between Lincoln St and Division St) 2019/2020 Comprehensive Plan Amendment Proposals

Drawn: 2/11/2020  
THIS IS NOT A LEGAL DOCUMENT

The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.

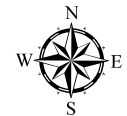


## Legend

[ ] Area of Proposed Change

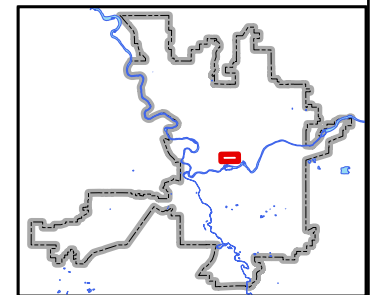
### Current Bikeway Network

- Bike Friendly Route
- Closed to Bike
- Difficult Connection
- High Traffic (Bike Lane)
- High Traffic (Shared)
- Moderate Traffic (Bike Lane)
- Moderate Traffic (Shared)
- Neighborhood Greenway
- Shared Use Path
- Soft Surface Path



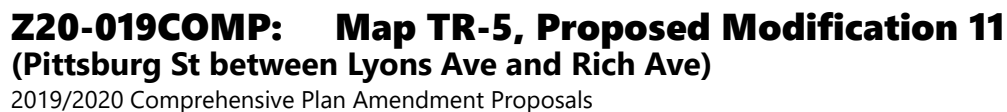
Length of Change: 0.75 Miles

## PROJECT LOCATION



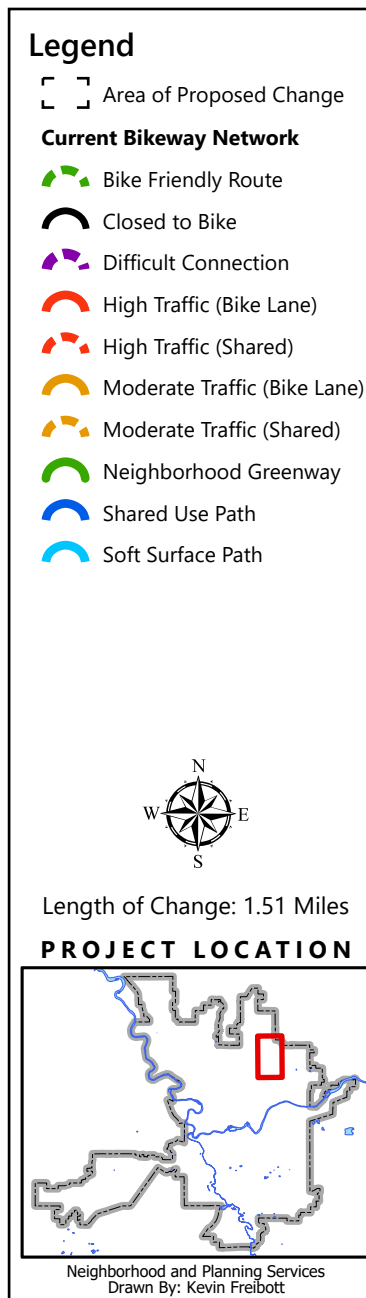
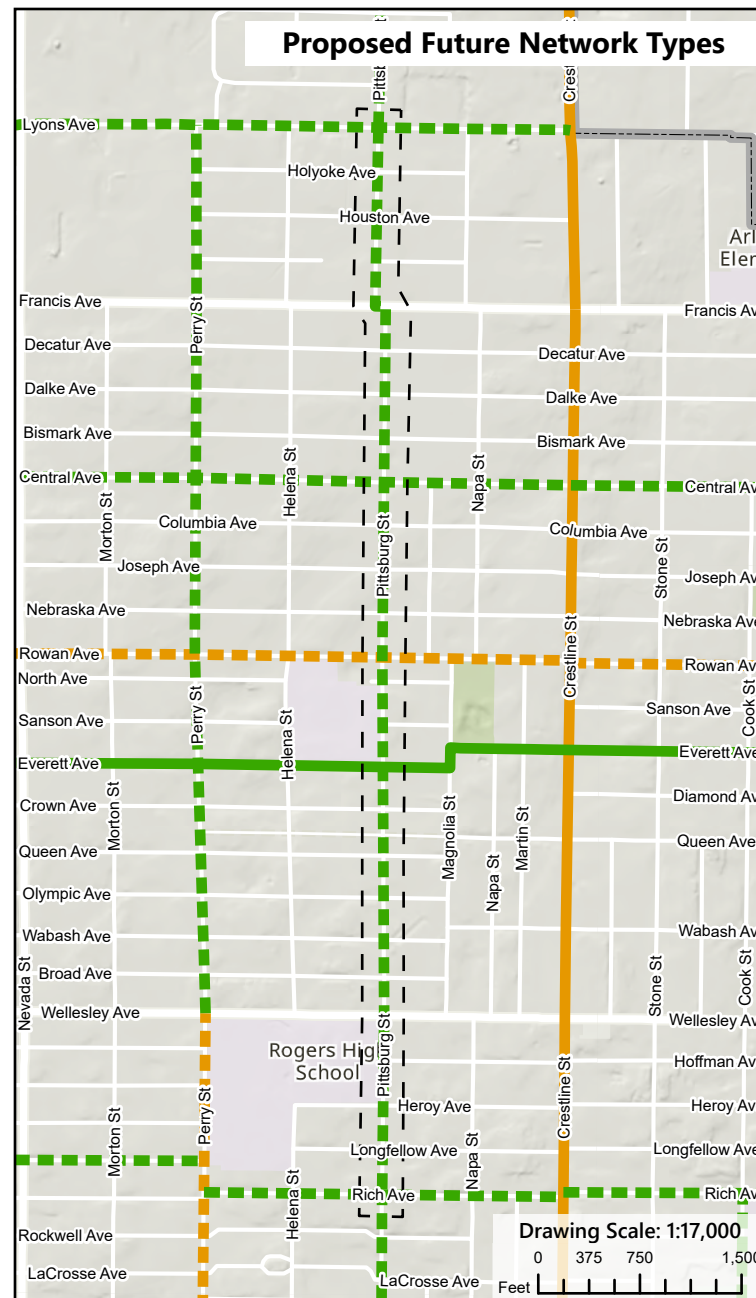
Neighborhood and Planning Services  
Drawn By: Kevin Freibott





THIS IS NOT A LEGAL DOCUMENT

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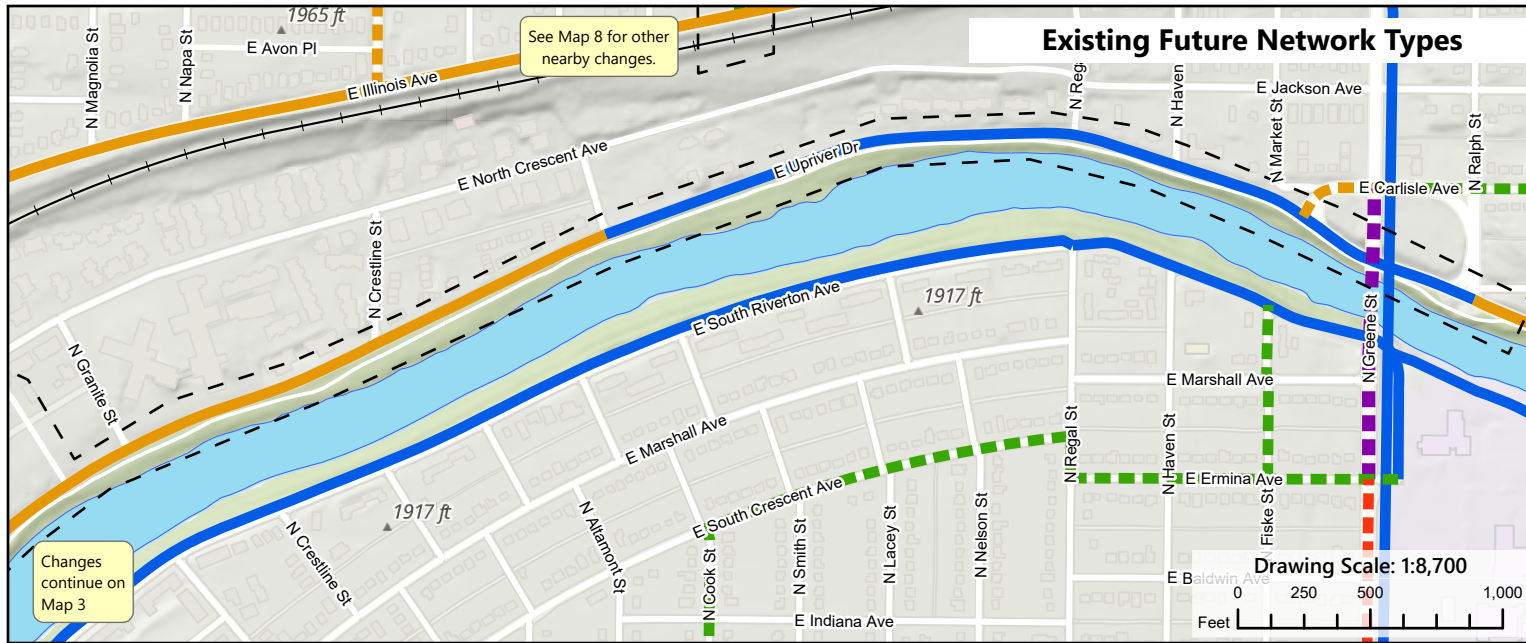
# Z20-019COMP: Map TR-5, Proposed Modification 12 (Upriver Drive and Centennial Trail)

2019/2020 Comprehensive Plan Amendment Proposals

Drawn: 4/17/2020

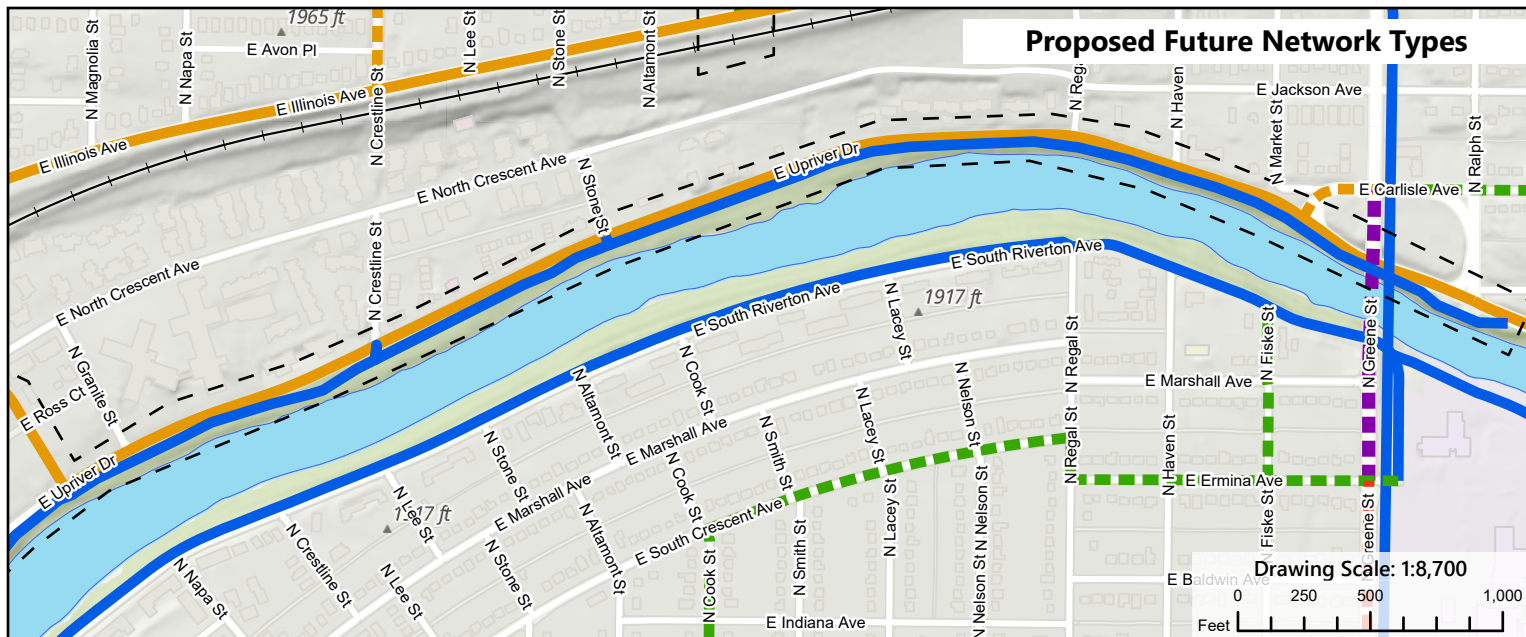
THIS IS NOT A LEGAL DOCUMENT

The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.



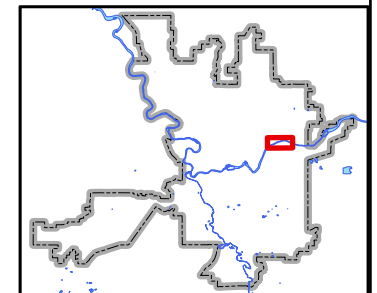
## Legend

- Area of Proposed Change
- Railroad
- Waterbody
- Current Bikeway Network**
  - Bike Friendly Route
  - Closed to Bike
  - Difficult Connection
  - High Traffic (Bike Lane)
  - High Traffic (Shared)
  - Moderate Traffic (Bike Lane)
  - Moderate Traffic (Shared)
  - Neighborhood Greenway
  - Shared Use Path
  - Soft Surface Path



Length of Change: 1.06 Miles

## PROJECT LOCATION



Neighborhood and Planning Services  
Drawn By: Kevin Freibott



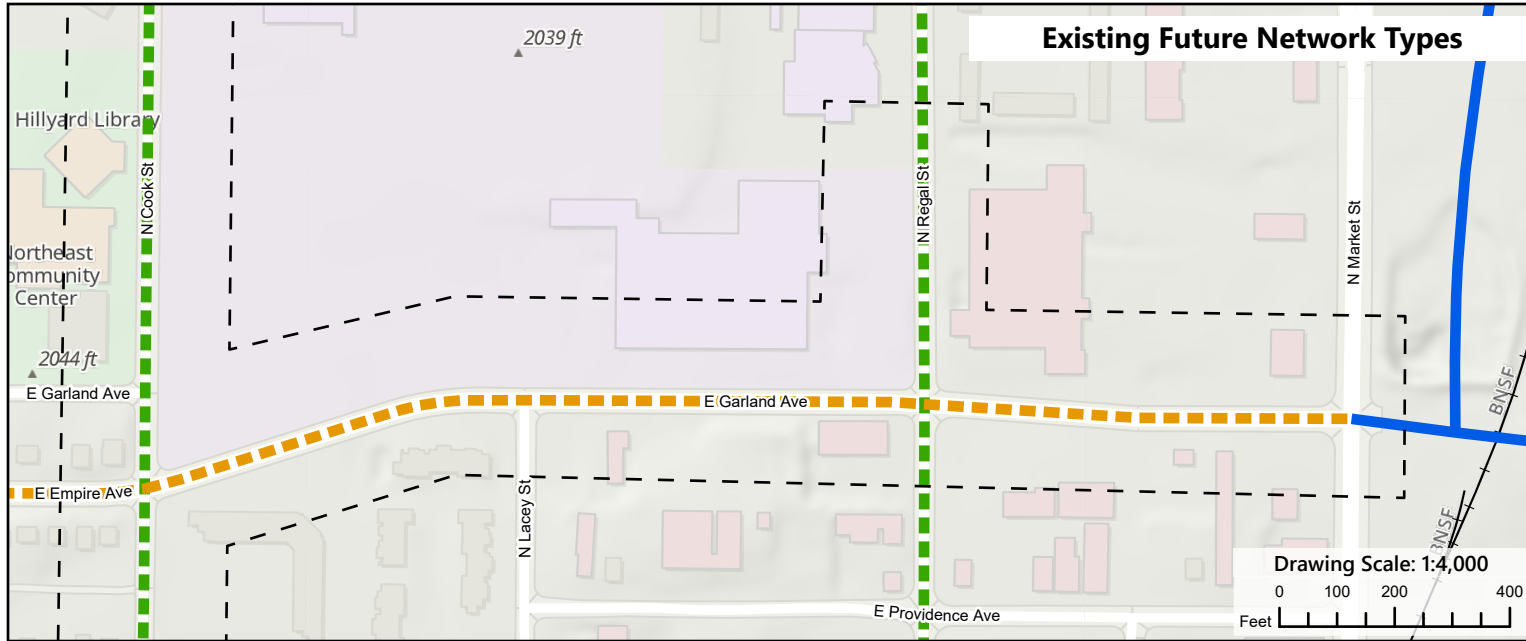
# **Z20-019COMP: Map TR-5, Proposed Modification 13** **(Garland Ave between Cook St and Market St)**

2019/2020 Comprehensive Plan Amendment Proposals

Drawn: 4/29/2020

THIS IS NOT A LEGAL DOCUMENT

The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.



## **Legend**

[ ] Area of Proposed Change

— Railroad

### **Current Bikeway Network**

— Bike Friendly Route

— Closed to Bike

— Difficult Connection

— High Traffic (Bike Lane)

— High Traffic (Shared)

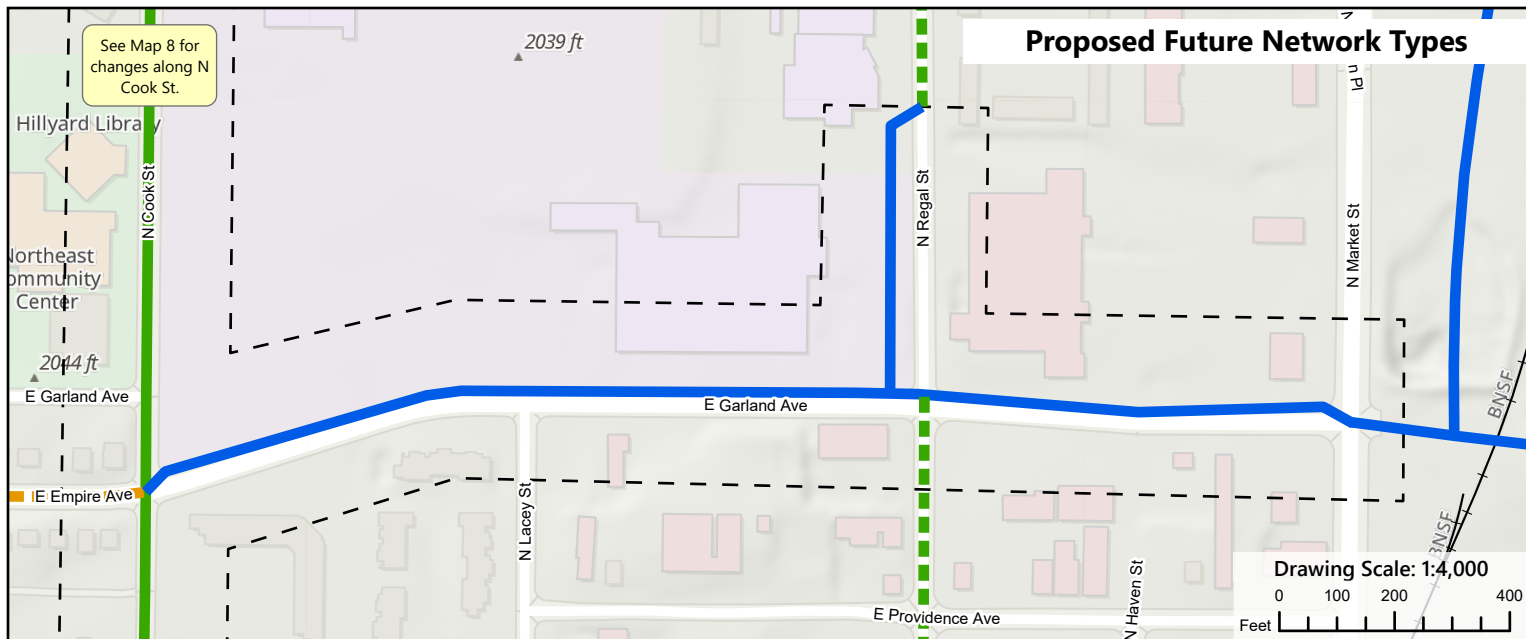
— Moderate Traffic (Bike Lane)

— Moderate Traffic (Shared)

— Neighborhood Greenway

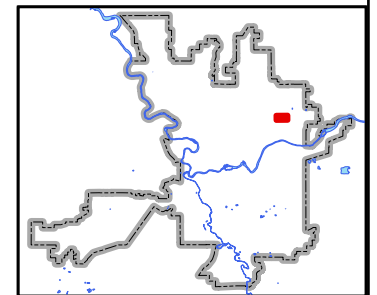
— Shared Use Path

— Soft Surface Path



Length of Change: 0.51 Miles

## **PROJECT LOCATION**



Neighborhood and Planning Services  
Drawn By: Kevin Freibott



## Exhibit B: Proposed Text Amendments to Appendix D of the Comprehensive Plan

### Cycle-Tracks Protected Bike Lanes

A cycle-track protected bike lane is an exclusive bike facility that combines the user experience of a separated path with the on-street infrastructure of a conventional bike lane. A cycle-track protected bike lane is physically separated from motor traffic and distinct from the sidewalk. Cycle-tracks Protected bike lanes have different forms but all share common elements—they provide space that is intended to be exclusively or primarily used for bicycles, and are separated from motor vehicle travel lanes, parking lanes, and sidewalks. In situations where on-street parking is allowed, cycle-tracks protected bike lanes are located to the curb-side of the parking (in contrast to bike lanes).

Cycle-tracks Protected bike lanes may be one-way or two-way, and may be at street level, at sidewalk level, or at an intermediate level. If at sidewalk level, a curb or median separates them from motor traffic, while different pavement color/texture separates the cycle-track-protected bike lanes from the sidewalk. If at street level, they can be separated from motor traffic by raised medians, on-street parking, or bollards. These design features do raise different considerations – such as driveway conflicts, driver expectations, and maintenance issues that need to be addressed. By separating cyclists from motor traffic, cycle-tracks protected bike lanes can offer a higher level of security than bike lanes and are attractive to a wider spectrum of the public. Routes classified as future bike lanes in this plan may be considered for protected bike lane designs following additional assessment and review. Further network-level planning will be required to identify a system of routes best suited to these designs.

Figure 5. Examples of potential cycle-track protected bike lane designs



## Protected Intersections:

A protected intersection is an at-grade road junction in which cyclists and pedestrians are separated from cars. Vehicles turning right (in countries driving on the right, or left in countries driving on the left) are separated by a car length from crossing cyclists and pedestrians, providing increased reaction times and visibility. Drivers looking to turn right have better visibility to cyclists and pedestrians as they can look to the side for conflicts instead of over their shoulders.



## BIKEWAY NETWORK MAPS

Spokane's bicycle facilities network includes protected bicycle lanes, bike lanes, shared-use paths, neighborhood greenways, shared roadways, and bike-friendly routes. The development of bicycle facilities is expected to take place over the course of the next 20 years. A number of unforeseen circumstances may affect the way that Spokane's bike network will develop. The Bicycle Facility Network Development Maps are not intended to define a specific time frame for the development of bike facilities within the city. These maps represent how the network may develop over time recognizing that the network cannot be created immediately. If an opportunity to develop any of the facilities on the map arises, that opportunity should be pursued. [The bikeway network is shown in Map TR-5 in Comprehensive Plan Chapter 4: Transportation.](#)

### Existing Bikeway Network Map

~~Map BMP-1 shows all of the existing bicycle facilities in Spokane at the time of the adoption of the Bike Master Plan.~~

### Future Bikeway Network Map

~~Map BMP-2 (Map TR-5) shows all the proposed bicycle facilities for the City.~~



# Proposed Bike Network Map

Map TR 5

## Legend

### Proposed Bike Network

- Closed to Bikes
- Difficult Connection
- High Traffic (Bike Lane)
- High Traffic (Shared)
- Moderate Traffic (Bike Lane)
- Moderate Traffic (Shared)
- Bike Friendly Route
- Neighborhood Greenway
- Shared Use Path
- Soft Surface Path

### Base Map Layers

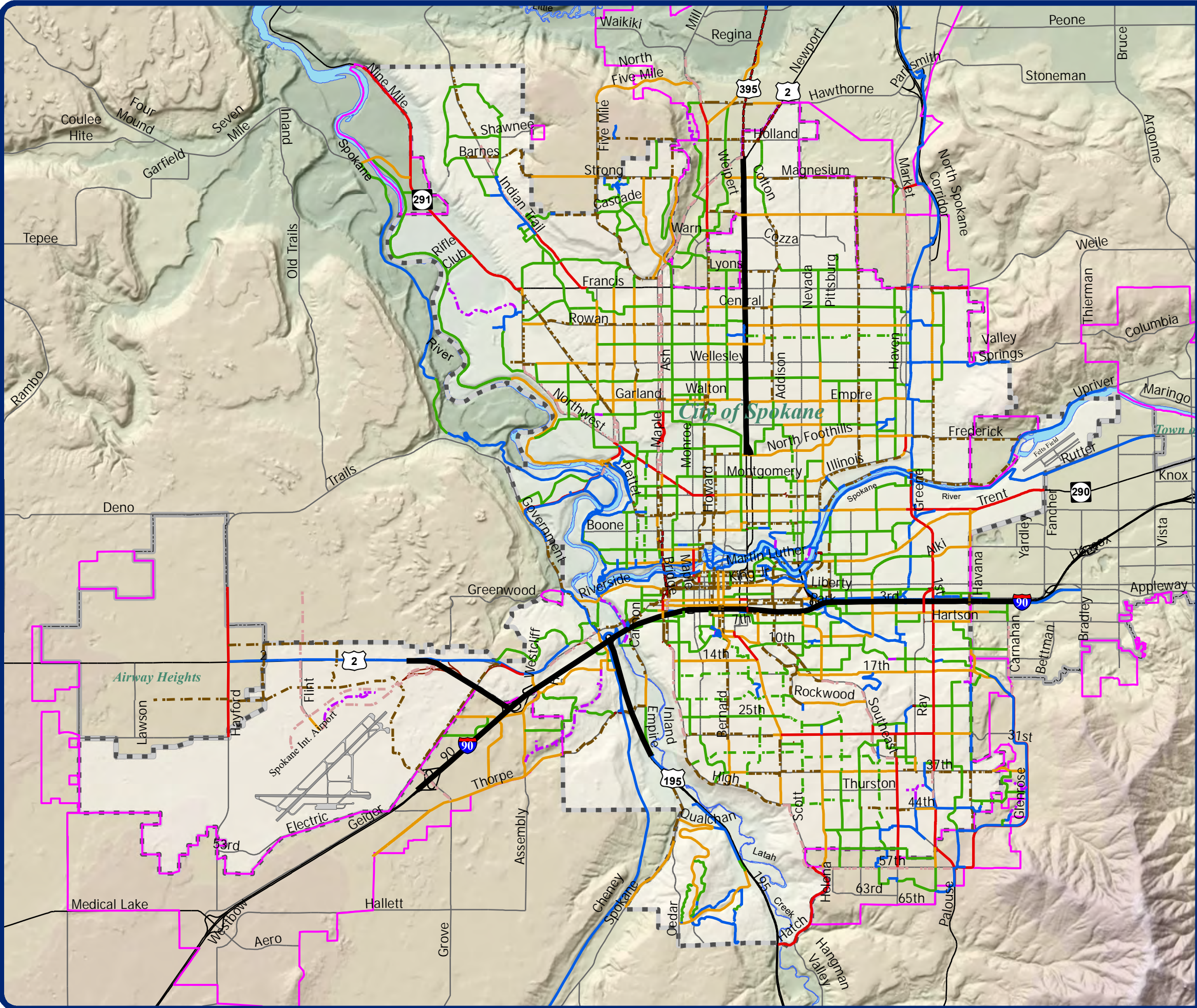
- County Adopted Urban Growth Area
- Municipal Boundary
- County Boundary
- Rivers
- State Routes
- Arterials
- Future North/South Corridor



Source: GIS  
Date: 07/2017



**THIS IS NOT A LEGAL DOCUMENT:**  
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The following policies of the Comprehensive Plan relate to application Z20-019COMP. The full text of the Comprehensive Plan can be found at [www.shapingspokane.org](http://www.shapingspokane.org).

## **Chapter 4—Transportation**

### **TR Goal B: Provide Transportation Choices**

Meet mobility needs by providing facilities for transportation options – including walking, bicycling, public transportation, private vehicles, and other choices.

**INTENT** The objective is to support the desires of the community to have transportation options by providing options for commuting, recreation and short trips using transit and active modes like walking and biking, as well as other choices such as rideshare, carpooling, taxi/for hire services, and private vehicles. Traditional transportation activities focus on the design and construction of facilities—yet travel behavior and mode choice are determined by a broader set of factors. The city shall continue to create new, and improve the existing multi-modal system, in order to accommodate the safe and efficient movement of all people. Effective transportation system management measures should be utilized to support safe and efficient travel for all users.

### **TR Goal C: Accommodate Access to Daily Needs and Priority Destinations**

Promote land use patterns and construct transportation facilities and other urban features that advance Spokane’s quality of life.

**INTENT** Land use type, mix, intensity, and distribution - as a result of on-going development of the city - greatly influences travel choices and decisions on connectivity, placement and investments of transportation facilities. Harmonize the key relationship between the places where people live, work, learn, access essential services, play, and shop and their need to have access to these places. Transportation investments should help drive economic development, energize activity centers, provide greater food security for residents, and produce quality places/neighborhoods/communities that retain value through time. Creating prosperous and walkable neighborhoods that offer opportunities for people to meet and connect means thinking of streets as people places as much as vehicle spaces. Spokane recognizes that transportation needs and travel choices may change over time as new alternatives become available. Other modes become viable when land uses are planned in a way that connects to multiple travel options and the distance between daily needs are closer. Coordinating appropriate transportation options and land uses is important. Transportation facilities should be maintained and improved in a manner that equitably serves Spokane.

### **TR Goal F: Enhance Public Health & Safety**

Promote healthy communities by providing and maintaining a safe transportation system with viable active mode options that provides for the needs of all travelers, particularly the most vulnerable users.

**INTENT** Promote healthy communities in Spokane by implementing a transportation system that provides for the ability to reduce auto mode share, increases the number of active travelers and

transit riders of all ages and abilities, and improves safety in all neighborhoods. Work with the Spokane Regional Health District and other agencies to promote active lifestyles through educational and encouragement programs and safe and accessible routes for active travelers of all ages and abilities in all neighborhoods. Consider the needs of all roadway users when applying traffic calming measures. Implementing safety efforts should be done in a comprehensive manner to safeguard against shifting traffic problems from one neighborhood to another. Spokane will seek to improve safety through the use of supporting federal and state programs, documents, and policies such as: FHWA Towards Zero Deaths (TZD), the FHWA Highway Safety Improvement Program (HSIP), and Washington State Department of Transportation's (WSDOT) Target Zero: Strategic Highway Safety Plan. Spokane recognizes the importance of evaluating transportation projects using objective criteria to reflect community standards. An environmental justice approach strives to avoid decisions that can have a disproportionate adverse effect on the environmental and human health of traditionally underserved neighborhoods and vulnerable populations compared to the population as a whole.

#### **TR 1 – Transportation Network For All Users**

Design the transportation system to provide a complete transportation network for all users, maximizing innovation, access, choice, and options throughout the four seasons. Users include pedestrians, bicyclists, transit riders, and persons of all abilities, as well as freight, emergency vehicles, and motor vehicle drivers. Guidelines identified in the Complete Streets Ordinance and other adopted plans and ordinances direct that roads and pathways will be designed, operated, and maintained to accommodate and promote safe and convenient travel for all users while acknowledging that not all streets must provide the same type of travel experience. All streets must meet mandated accessibility standards. The network for each mode is outlined in the Master Bike Plan, Pedestrian Master Plan, Spokane Transit's Comprehensive Plan, and the Arterial Street map.

#### **Key Actions**

- a. Make transportation decisions based upon the adopted policies, plans, design standards and guidelines, taking into consideration seasonal needs of users, system wide integration, and impacts on the relevant transportation planning decisions of neighboring jurisdictions.
- b. Utilize relevant performance measures and adopted level of service standards to track the city's progress in developing the transportation network for all users.
- c. Recognize and accommodate the special transportation needs of the elderly, children, and persons with disabilities in all aspects of, transportation planning, programming, and implementation.
  - i. Address the community's desire for a high level of accommodation for persons with disabilities by using the applicable and context sensitive local, state, or federal design standards in all projects within the city's right-of-way. City of Spokane Comprehensive Plan 4-20
  - ii. Implement the city's ADA Transition Plan, Pedestrian Plan and Bicycle Plan with a new focus on broader user groups



## TR 5 – Active Transportation

Identify high-priority active transportation projects to carry on completion/ upgrades to the active transportation network.

### Key Actions

- a. Ensure that the pedestrian and bicycle networks provide direct connections between major activity centers and transit stops and stations.
- b. The planning, design and construction of transportation projects should maintain or improve the accessibility and quality of existing and planned pedestrian and bicycle facilities.
- c. Implement a network of low vehicle volume, bike-friendly routes throughout the city.
- d. Support the development of a bike-share program within the city core.
- e. Seek grant funding for projects and programs such as Safe Routes to School, Transportation Alternatives, and other active transportation initiatives.
- f. Utilize the Bicycle Plan and the Pedestrian Plan to guide the location and type of bicycle and pedestrian facilities developed in Spokane to:
  - i. Provide safe, attractive, convenient and quality pedestrian and bicycle linkages to transit stops and stations.
  - ii. Provide safe, attractive, convenient and quality pedestrian and bicycle linkages between major activity areas where features that act as barriers prevent safe and convenient access.
  - iii. Provide safe, attractive, convenient and quality pedestrian and bicycle facilities and an aesthetically pleasing environment on bridges.
  - iv. Enhance the pedestrian and bicycle environment along routes to schools to provide a safe walking and riding environment for children. Means of accomplishing this include:
    - encouraging school routes not to cross arterials;
    - having user-activated signals at arterial intersections;
    - implementing safety patrols with traffic-control signs at busy intersections;
    - working with schools to promote walking groups; and
    - strengthening and enforcing pedestrian right-of-way laws.
  - v. Enhance the pedestrian, bicycle and transit environment along routes to desirable destinations for seniors.
  - vi. Enhance the pedestrian, bicycle and transit environment along routes in communities with a high percentage of underserved populations.
  - vii. Provide safe bicycle and pedestrian access to city parks from surrounding neighborhoods.
- g. Provide viable facilities for active transportation modes as alternatives to driving.
  - i. Ensure gaps in the bicycle network are identified and prioritized to complete and expand the connected bicycle network.

- ii. Ensure sidewalk gaps are not present and provide for safe pedestrian circulation within the city. Wherever possible, this should be in the form of sidewalks with a pedestrian buffer strip or other separation from the street.
- iii. Use pedestrian safety strategies on high bicycle and pedestrian traffic corridors.
- iv. Establish and maintain crosswalks at key locations where active transportation facilities cross collector and arterial roadways.
- h. Provide secure parking for bicyclists at key destinations (i.e. Downtown, identified Centers and Corridors, schools and universities, community centers, key transit locations) and ensure future developments include bicycle parking on site that adheres to city-established design and siting standards.
- i. Work with local and regional partners to implement the “Spokane County Wayfinding and Gateway Feature Placement & Design Plan”.
- j. Coordinate with other departments and partner agencies to combine related projects for the purpose of cost-sharing.

#### **TR 6 – Commercial Center Access**

Improve multi-modal transportation options to and within designated district centers, neighborhood centers, employment centers, corridors, and downtown as the regional center.

#### **Key Actions**

- a. Maintain Street Design Standards and Guidelines to support pedestrian activity and pedestrian-supportive amenities such as shade trees, multimodal design, street furniture, and other similar amenities.
- b. Maintain street design guidelines reflecting best practices to implement designs that effectively manage traffic flow within designated Centers and Corridors while ensuring designs correspond to and support local context.
- c. Designate and develop neighborhood greenways and low vehicle volume bicycle routes that parallel major arterials through designated Centers and Corridors.
- d. Establish and maintain bicycle parking guidelines and standards for Centers and Corridors to provide sufficient and appropriate short- and long-term bicycle parking.
- e. Provide transit supportive features (e.g. sidewalks, curb ramps, transit benches, etc.) in support with STA

#### **TR 9 – Promote Economic Opportunity**

Focus on providing efficient and affordable multi-modal access to jobs, education, and workforce training to promote economic opportunity in the city’s designated growth areas, develop “Great Streets” that enhance commerce and attract jobs.

#### **Key Actions**

- a. Ensure street designs support business activity-and thus jobs creation-to ensure that travelers feel comfortable to stop and shop.

- b. Coordinate closely with STA and area colleges and universities to provide convenient, cost-efficient transit service for students.
- c. Use new technology when feasible to increase efficiency in all transportation modes, such as:
  - i. Intelligent feedback to users;
  - ii. Dynamic traffic signals;
  - iii. Priority transit routes and signaling; and,
  - iv. Information sharing about capacity.
- d. Coordinate closely with STA to identify opportunities for service improvements in designated land use areas.
- e. Coordinate with Visit Spokane and other relevant groups to support and promote bicycle tourism in the city and region.
- f. Partner with business entities and organizations to educate them and their members on the economic benefits of transit and active transportation oriented development.
- g. Implement the city's bicycle master plan for improved city-wide mobility.

#### TR 20 – Bicycle/Pedestrian Coordination

Coordinate bicycle and pedestrian planning to ensure that projects are developed to meet the safety and access needs of all users.

#### **Key Actions**

- a. Coordinate City of Spokane departments and other agencies to efficiently provide transportation alternatives and facilitate the accomplishment of the city's transportation priorities.
- b. Incorporate bicycle/pedestrian facilities as early as possible into development and roadway plans to reduce costs and take advantage of cooperative opportunities.
- c. Seek funding sources for active transportation projects.
- d. Maintain Street Design Standards and Guidelines to ensure that public and private developments meet a variety of transportation needs. Refer to national references (such as NACTO) for facilities design when updating the standards and guidelines.
- e. Develop transportation-related educational programs for both nonmotorized and motorized transportation users.
- f. Consistently update and implement the pedestrian and bicycle master plans for active transportation users.



# General Application

Rev.20180104

## DESCRIPTION OF PROPOSAL

Map amendments to the Bicycle Master Plan Map TR-5 in order to show newly-built bikeways and to reflect minor adjustments to planned bikeways.

Address of Site Proposal (if not yet assigned, obtain address from Public Works before submitting application):

Multiple locations and street segments. Please see attached list.

## APPLICANT

Name: Colin Quinn-Hurst, Project Planner - Pedestrian and Bicycle

Address: Neighborhood and Planning Services, Rm. 610, 808 W. Spokane Falls Blvd.

Phone: (509) 625-6804 Email: cquinnhurst@spokanecity.org

## PROPERTY OWNER

Name: City of Spokane Public Right-of-Way

Address: 808 W. Spokane Falls Blvd.

Phone: (509) 625-6804 Email: cquinnhurst@spokanecity.org

## AGENT

Name: Not Applicable

Address:

Phone: Email:

Assessor's Parcel Numbers: Various Public Right-of-Ways

Legal Description of Site:

List Specific Permits Requested in this Application: Adjustments to Map BMP 2 (Map TR 5).

I, Not Applicable, owner of the above-described property, do hereby authorize Not Applicable to represent me and my interests in all matters regarding this application.

Not Applicable

---

Notary Public in and for the State of Washington, residing at

## Comprehensive Plan Amendments: Bicycle Master Plan Map TR-5 Adjustments - 2020

|    | Street   | From            | To                | Description   |
|----|--|-----------------|-------------------|---|
|    | <b>Updates to Map BMP 1 (Map TR-5) - Existing Bike Network</b> |                 |                   |   |
| 1  | Walnut St.   | 6th Ave.        | 10th Ave.         | Update from shared to bike lane designation                                 |
| 2  | Maple St.  | 6th Ave.        | 8th Ave.          | Update from shared to bike lane designation                                 |
| 3  | Cowley St.   | 4th Ave.        | 9th Ave.          | Update from shared to bike lane designation                                 |
| 4  | Strong Rd.   | Five Mile Rd.   | Nettleton Ln.     | Update from bike lane to shared use path                                    |
| 5  | Indiana Rd.  | Perry St.       |                   | Update to bike lane designation   |
|    |  |                 |                   |   |
|    | <b>Updates to Map BMP 2 (Map TR-5) - Future Bike Network</b>   |                 |                   |   |
| 1  | 17th Ave.  | Division St.    | Upper Terrace Dr. | Shift greenway designation from 17th to 18th Ave along this stretch         |
| 2  | 11th/Altamont/14th Bike-Friendly Route                         | Grand Blvd.     | Fiske St.         | Update bike-friendly route designation to neighborhood greenway designation |
| 3  | 1st Ave.   | Bernard St.     | Riverside Ave.    | Consolidate to one street   |
| 4  | Sprague Ave.   | Bernard St.     | Riverside Ave.    |   |
| 5  | Altamont St.   | 5th Ave.        | Main Ave.         | Bike Lane   |
| 6  | Flint  | Airport Rd.     | Hwy 2             | Designate as bike lane  |
| 7  | Longfellow Ave   | Perry St.       | Pittsburg St.     | Shift bike route to alley connection  |
| 8  | Cook St.   | Francis Ave.    | Central Ave.      | Designate as Neighborhood Greenway  |
| 9  | Palouse Hwy Path   | Palouse Highway | Benn Burr         | Shared Use Path connection  |
| 10 | Boone Ave.   | Monroe St.      | Sharp Ave.        | Bike lane designation   |



# Comprehensive Plan or Land Use Code Amendment

Pre-Application

Rev.20180102

## DESCRIPTION OF THE PROPOSED AMENDMENT:

*(Please check the appropriate box(es))*

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Comprehensive Plan Text Change | <input type="checkbox"/> Land Use Designation Change |
| <input type="checkbox"/> Regulatory Code Text Change               | <input type="checkbox"/> Area-Wide Rezone            |

**Please respond to these questions on a separate piece of paper. Incomplete answers may jeopardize your application's chances of being reviewed during this amendment cycle.**

### 1. General Questions *(for all proposals)*:

- a. Summarize the general nature of the proposed amendment.
- b. Why do you feel this change is needed?
- c. In what way(s) is your proposal similar to or different from the fundamental concepts contained in the comprehensive plan?
- d. For text amendments: What goals, policies, regulations or other documents might be changed by your proposal?
- e. For map amendments:
  1. What is the current Land Use designation and zoning for each affected parcel?
  2. What is the requested Land Use designation and zoning for each affected parcel?
  3. Describe the land uses surrounding the proposed amendment site(s); e.g. land use type, vacant/occupied, etc.
- f. Do you know of any existing studies, plans or other documents that specifically relate to or support your proposal?
- g. Why did you decide to pursue a comprehensive plan amendment rather than address your concern through some other aspect of the Development Services department's work program (e.g. neighborhood planning, public input on new regulations, etc.)?
- h. Has there been a previous attempt to address this concern through a comprehensive plan amendment?
 

|                              |                             |
|------------------------------|-----------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|------------------------------|-----------------------------|
- i. If yes, please answer the following questions:
  1. When was the amendment proposal submitted?
  2. Was it submitted as a consistent amendment or an inconsistent amendment?
  3. What were the Plan Commission recommendation and City Council decision at that time?
  4. Describe any ways that this amendment proposal varies from the previously considered version.

## Comprehensive Plan Amendment – Pre-Application Bicycle Master Plan Map Adjustments – 2020

### 1. General Questions:

- a. Summarize the general nature of the proposed amendment.

This proposed amendment would adjust the Bicycle Master Plan, specifically Map BMP 1 – Existing Bikeway Network Map and Map BMP 2 – Future Bikeway Network Map, also modifying Map TR-5 of the Comprehensive Plan, to acknowledge recently-constructed bikeways and minor adjustments to the routing and designations of planned bikeways.

- b. Why do you feel this change is needed?

This change is needed to maintain the accuracy of Map BMP 1 – Existing Bikeway Network and Map TR-5 of the Comprehensive Plan to accurately represent the current bikeway network, including recently-constructed bikeways. This change is also needed to maintain the accuracy of Map BMP 2 – Future Bikeway Network and Map TR-5 of the Comprehensive Plan to represent community plans, incorporating community and staff feedback recommending minor adjustments to the planned bikeway network in the context of changing development patterns, land uses, and travel patterns.

- c. In what way(s) is your proposal similar to or different from the fundamental concepts contained in the comprehensive plan?

This proposal is consistent with the fundamental concepts contained in the Comprehensive Plan, in that recently-built bikeways incorporated into Map BMP 1 – Existing Bikeway Network were planned and constructed based on the route alignments and types shown in Map BMP 2- Future Bikeway Network and Map TR-5 of the Comprehensive Plan. This proposal is also consistent with the concepts of the Comprehensive Plan in that proposed minor adjustments to Map BMP 2 – Future Bikeway Network and Map TR-5 of the Comprehensive Plan are based on the same fundamental goals of connectivity and safety, and seek to maintain the integrity of these goals by shifting route alignments and types to achieve these goals in the face of changing development patterns, land use patterns and travel patterns.

- d. For text amendments: What goals, policies, regulations or other documents might be changed by your proposal?

This proposal does not change goals, policies or regulations, but does change other documents, specifically Map BMP 1 – Existing Bikeway Network, Map BMP 2 – Future Bikeway Network, and Map TR-5.

- e. For map amendments:

1. What is the current Land Use designation and zoning for each affected parcel? Not Applicable
2. What is the requested Land Use designation and zoning for each affected parcel? Not Applicable
3. Describe the land uses surrounding the proposed amendment site(s); e.g. land use type, vacant/occupied, etc.  
Not Applicable



- f. Do you know of any existing studies, plans or other documents that specifically relate to or support your proposal?

Yes, other studies, plans and other documents support this proposal. These include:

- The Shadle Area Master Plan
- City Council Resolution No. 2019-0098 Requesting Designation of Boone Avenue as a Designated Bicycle Route
- The Spokane Downtown Plan Update – Underway
- The South University District Sub-Area Plan – Underway

- g. Why did you decide to pursue a comprehensive plan amendment rather than address your concern through some other aspect of the Development Services department's work program (e.g. neighborhood planning, public input on new regulations, etc.)?

We are pursuing a Comprehensive Plan amendment because the Bicycle Master Plan maps and Map TR-5 function as the primary reference for bikeway status and plans in the City of Spokane. These maps continuously reconcile the recommendations from various neighborhoods and City staff into a single document, accounting for both ongoing City initiatives and construction projects as well as neighborhood feedback and recommendations.

- h. Has there been a previous attempt to address this concern through a comprehensive plan amendment?

No, these specific changes have not been considered in a prior Comprehensive Plan amendment proposal. While City staff regularly undertake this type of comprehensive plan amendment in order to maintain the accuracy of the Bicycle Master Plan and make minor adjustments, these specific adjustments represent newly-proposed modifications.

- i. If yes, please answer the following questions: Not Applicable

1. When was the amendment proposal submitted?
2. Was it submitted as a consistent amendment or an inconsistent amendment?
3. What were the Plan Commission recommendation and City Council decision at that time?
4. Describe any ways that this amendment proposal varies from the previously considered version.

## Comprehensive Plan Amendments – Threshold Review: Bicycle Master Plan Map Adjustments – 2020

### ***Description of the Proposed Amendment:***

This proposed amendment would adjust the Bicycle Master Plan, specifically Map BMP 1 – Existing Bikeway Network Map and Map BMP 2 – Future Bikeway Network Map, to acknowledge recently-constructed bikeways and minor adjustments to the routing and designations of planned bikeways.

***In addition to describing the proposal, please describe how your applications satisfies the threshold review criteria in SMC 17G.020.026, which are restated below.***

1. Describe how the proposed amendment is appropriately addressed as a Comprehensive Plan Amendment.

This proposed amendment would materially alter Map BMP 1 and Map BMP 2 as they appear in the Appendix D: Transportation of the Approved 2017 Comprehensive Plan.

2. The proposed amendment does not raise policy or land use issues that are more appropriately addressed by an ongoing work program approved by the City council or by a neighborhood or subarea planning process.

Yes

3. The proposed amendment can be reasonably reviewed within the resources and time frame of the Annual Comprehensive Plan Amendment Work Program.

Yes

4. In the case of a private application for a land use map change, nearby properties may also seem to be candidates for amendment. At the time of docketing or during plan commission review, expansion of the geographic scope of an amendment proposal may be considered, shared characteristics with nearby, similarly situated property may be identified and the expansion is the minimum necessary to include properties with those shared characteristics. Has the applicant had any outreach to surrounding property owners whose property may be so situated?

Not Applicable

5. Describe how the proposed amendment is consistent with current general policies in the comprehensive plan for site-specific amendment proposals. The proposed amendment must be consistent with policy implementation in the Countywide Planning policies, the GMA, or other state or federal law, and the WAC.

This proposed amendment is consistent with the Policies of the adopted Bicycle Master Plan as incorporated into Appendix D of the approved 2017 Comprehensive Plan. These policies include: 1) Continually increase the bicycle mode share for all trips, 2) Complete and maintain bikeways that provide safe transportation for Spokane cyclists throughout the City.

6. The proposed amendment is not the same as or substantially similar to a proposal that was considered in the previous year's threshold review process, but was not included in the Annual Comprehensive Plan Amendment Work Program, unless additional supporting information has been generated.

This proposed amendment is not the same or substantially similar to a proposal that was considered in the previous year's threshold review process.

7. If this change is directed by state law or a decision of a court or administrative agency, please describe.

Not Applicable

8. Please provide copy of agenda or other documentation of outreach to neighborhood council made prior to application.

Documentation will be provided on a project-by-project basis through agendas and minutes from the relevant Neighborhood Councils, the Bicycle Advisory Board, and the Community Assembly's Pedestrian Transportation and Traffic sub-committee.

**State Environmental Policy Act (SEPA)  
ENVIRONMENTAL CHECKLIST**

**File No. Z20-019COMP**

**PLEASE READ CAREFULLY BEFORE COMPLETING THE CHECKLIST!**

**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.

**A. BACKGROUND**

1. Name of proposed project: City of Spokane Comprehensive Plan Map Amendments to Bicycle Master Plan Map TR-5
2. Applicant: City of Spokane
3. Address: 808 W. Spokane Falls Blvd.  
City/State/Zip: Spokane, WA 99201 Phone: 509-625-6804  
Agent or Primary Contact: Colin Quinn-Hurst  
Address: 808 W. Spokane Falls Blvd.  
City/State/Zip: Spokane, WA 99201 Phone: 509-625-6804  
Location of Project: Various Locations Citywide  
Address: \_\_\_\_\_  
Section: \_\_\_\_\_ Quarter: \_\_\_\_\_ Township: \_\_\_\_\_ Range: \_\_\_\_\_  
Tax Parcel Number(s) \_\_\_\_\_
4. Date checklist prepared: 3/26/2020
5. Agency requesting checklist: City of Spokane, Washington
6. Proposed timing or schedule (including phasing, if applicable): A Plan Commission hearing on this proposal will be requested to be held in the third quarter of 2020. Then the Plan Commission will make a recommendation to the City Council. Then the amendments must be approved by City Council and signed by the Mayor if they are to be adopted. The projects called for by the Bicycle Master Plan may be implemented over the course of the next 20 years.
7. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. Yes, minor updates are anticipated on an annual basis as City projects and private developments alter land use and transportation patters. A broader, comprehensive review of the Bicycle Master Plan is anticipated as part of the City of Spokane Comprehensive Plan update, due to be completed by 2025.  
b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain. \_\_\_\_\_  
Most of the facilities involved in this proposal are within City rights-of-way or are on or adjacent to land owned by the City of Spokane
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. None that is directly related to this proposal. The Six-Year

Comprehensive Program for Streets have associated SEPA Checklists adopted with the program on an annual basis. They are available upon request. At the time of this checklist no technical reports are required or expected as a result of this proposal.

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. None.
10. List any government approvals or permits that will be needed for your proposal, if known. The proposed amendments to the City of Spokane Comprehensive Plan require approval of the Spokane City Council and Mayor. For any new construction projects involving proposals within the B, proper permits will need to be obtained.
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. This proposed amendment would amend the Bicycle Master Plan in Map TR-5 of the Comprehensive Plan, to acknowledge recently-constructed bikeways and minor adjustments to the routing and designations of planned bikeways. Individual facilities will be added with future construction projects where a particular roadway is widened or reconstructed, street signs or on-street markings are added, or new off-street paths are constructed, depending on the type of facility designated on the map.
12. Location of the proposal: Give sufficient information for 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. Affected facilities are located in the City of Spokane and within its Urban Growth Area
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, all of the above.

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). Not applicable, this is a non-project action. Appropriate disposal of stormwater will be addressed for new projects at the time of construction.

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(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?

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Not applicable, this is a non-project action.

(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. Not applicable, this is a non-project action. Bicycle lanes and other facilities will be analyzed for their consistence with the City of Spokane Critical Aquifer Recharge Area Aquifer Protection Code, Chapter 17E.010 SMC, as well as other local, state and federal regulations at the time of development, per Spokane Municipal Code requirements.

(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? Not applicable, this is a non-project action. Storage, handling and use will be addressed when each project is designed and constructed.

b. Stormwater

(1) What are the depths on the site to groundwater and to bedrock (if known)? The depth to groundwater varies, depending on location within the Urban Growth Area.

(2) Will stormwater be discharged into the ground? If so, describe any potential impacts. Not applicable, this is a non-project action.

## **B. ENVIRONMENTAL ELEMENTS**

### **1. Earth**

a. General description of the site (check one):

☐ Flat   ☐ Rolling   ☐ Hilly   ☐ Steep slopes   ☐ Mountainous

Other: Varies.

b. What is the steepest slope on the site (approximate percent slope)?

c. Varies. 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 agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Varies.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. \_

Not applicable. This is a non-project action.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill:

Not applicable. This is a non-project action.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Not applicable. This is a non-project action.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt, or buildings)?

Not applicable. This is a non-project action.



- h. Proposed measures to reduce or control erosion or other impacts to the earth, if any:

Not applicable. This is a non-project action.

## **2. Air**

- a. What type of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Not applicable. This is a non-project action.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Not applicable. This is a non-project action.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Not applicable. This is a non-project action.

## **3. Water**

- a. SURFACE WATER:

- (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.

Not applicable. This is a non-project action.

- (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.

Not applicable. This is a non-project action.

- (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.

Not applicable. This is a non-project action.

- (4) Will the proposal require surface water withdrawals or diversions? If yes, give general description, purpose, and approximate quantities if known.

Not applicable. This is a non-project action.

- (5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

Not applicable. This is a non-project action.

- (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.

Not applicable. This is a non-project action.

b. GROUNDWATER:

- (1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

Not applicable. This is a non-project action.

- (2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Not applicable. This is a non-project action.

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.

Not applicable. This is a non-project action.

(2) Could waste materials enter ground or surface waters? If so, generally describe.

Not applicable. This is a non-project action.

(3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

Not applicable. This is a non-project action.

d. PROPOSED MEASURES to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.

Not applicable. This is a non-project action.

#### 4. Plants

a. Check the type of vegetation found on the site: Not applicable. This is a non-project action.

Deciduous tree: ☐ alder ☐ maple ☐ aspen

Other: \_\_\_\_\_

Evergreen tree: ☐ fir ☐ cedar ☐ pine

Other: \_\_\_\_\_

☐ Shrubs ☐ Grass ☐ Pasture ☐ Crop or grain

☐ Orchards, vineyards or other permanent crops

Wet soil plants: ☐ cattail ☐ buttercup ☐ bullrush ☐ 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?

Not applicable. This is a non-project action.

c. List threatened and endangered species known to be on or near the site.

Not applicable. This is a non-project action.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Not applicable. This is a non-project action.

- e. List all noxious weeds and invasive species known to be on or near the site.

Not applicable. This is a non-project action.

## 5. Animals

- a. Check and List any birds and other animals which have been observed on or near the site or are known to be on or near the site: Not applicable. This is a non-project action.

Birds: ☐ hawk ☐ heron ☐ eagle ☐ songbirds

Other: \_\_\_\_\_

Mammals: ☐ deer ☐ bear ☐ elk ☐ beaver

Other: \_\_\_\_\_

Fish: ☐ bass ☐ salmon ☐ trout ☐ herring ☐ shellfish

Other: \_\_\_\_\_

Other (not listed in above categories): \_\_\_\_\_

- b. List any threatened or endangered animal species known to be on or near the site.

Not applicable. This is a non-project action.

- c. Is the site part of a migration route? If so, explain.

Not applicable. This is a non-project action.

- d. Proposed measures to preserve or enhance wildlife, if any:

Not applicable. This is a non-project action.

- e. List any invasive animal species known to be on or near the site.

Not applicable. This is a non-project action.

## 6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Future bicycle infrastructure that includes lighting would require electrical energy in limited amounts. No other energy sources are expected to be required.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No. Bicycle facilities typically are at ground-level and do not include structures that could shade solar power generation.

- 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:

Not applicable. This is a non-project action.

## **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. \_

Not applicable. This is a non-project action.

- (1) Describe any known or possible contamination at the site from present or past uses.

Not applicable. This is a non-project action.

- (2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

Not applicable. This is a non-project action.

- (3) Describe any toxic or hazardous chemicals/conditions that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Not applicable. This is a non-project action.

- (4) Describe special emergency services that might be required.

Not applicable. This is a non-project action.

- (5) Proposed measures to reduce or control environmental health hazards, if any:

Not applicable. This is a non-project action.

- b. NOISE:

- (1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Most bicycle facilities are located on or near roadways, subject to typical street noise.

- (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.

Typical pedestrian and bicycle traffic noises, largely limited to conversation and similar noise.

- (3) Proposed measure to reduce or control noise impacts, if any:

Noise generated during construction or use of bicycle facilities would be restricted by Spokane Municipal Code requirements under SMC Section 10.08D.070 Maximum Permissible Environmental Sound Levels.

## **8. Land and shoreline use**

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Bicycle facilities are to be located mostly on city rights-of-way that contain streets and sidewalks. Adjacent land uses are of all types, including residential, commercial, industrial and open space uses.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

No.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

Not applicable, this is a non-project action.

- c. Describe any structures on the site.

Sites designated for bicycle infrastructure by nature are free from structures.

- d. Will any structures be demolished? If so, which?

None are expected to be demolished (see "c" above).

- e. What is the current zoning classification of the site?

Zoning varies, based on the adjacent land use. See answer "a" above.

- f. What is the current comprehensive plan designation of the site?

Land Use designation varies.

- g. If applicable, what is the current shoreline master program designation of the site?

Some bicycle facilities designated on map TR-5 lie within shoreline designations. Future development of bicycle infrastructure in those locations is subject to SMC 17E.060.600 Transportation Facilities.

- h. Has any part of the site been classified as a critical area by the city or the county? If so, specify.

Not applicable, this is a non-project action.

- i. Approximately how many people would reside or work in the completed project?

None. Bicycle facilities do not typically employ persons.

- j. Approximately how many people would the completed project displace?

None, as no structures would be demolished and projects are usually restricted to City rights-of-way.

- k. Proposed measures to avoid or reduce displacement impacts, if any:

None.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

None.

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

None

## 9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None.

- 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?

Typical bicycle facilities are located at ground level. Some signage or lighting could be installed above ground but would be limited in height, subject to the requirements of the SMC.

- b. What views in the immediate vicinity would be altered or obstructed?

None.

- c. Proposed measures to reduce or control aesthetic impacts, if any:

Urban Design staff and the City's Design Review Board would be consulted on any projects involving vertical elements, curblane changes or landscaping.

## 11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Lighting may be installed that provides for the light necessary to provide for safe use of the facilities. This lighting would operate from dusk to dawn in most cases.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? No, subject to the requirements of the SMC.

- 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:

None.

## **12. Recreation**

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Various parks and recreation facilities.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No. The proposed improvements would support recreational uses.

- 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 buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

None.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None known. Future construction is subject to SMC requirements for the discovery and protection of these resources.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archaeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

None known. Future construction is subject to SMC requirements for the discovery and protection of these resources.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required  
None known. Future construction is subject to SMC requirements for the discovery and protection of these resources.

#### 14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Various.

- b. Is site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop

Yes, the sites across the City are served by various stops and routes.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

None and none.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

Bicycle facilities called for in the proposal are typically located on streets and pedestrian/bicycle facilities. As such, the proposal calls directly for improvement to these resources.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe.

No.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

None.

*(Note: to assist in review and if known, indicate vehicle trips during PM peak, AM Peak, and Weekday (24 hours).)*

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, general describe.

Not applicable, this is a non-project action.

- h. Proposed measures to reduce or control transportation impacts, if any:

None.

## **15. Public services**

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

No, as the proposal generates no new residents or employees in the City.

- b. Proposed measures to reduce or control direct impacts on public services, if any:

None.

**16. Utilities**

a. Check utilities currently available at the site: Varies.

- ☐ 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:

Varies. In some cases, lighting may be installed that requires electrical energy

**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: 3/26/2020

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



***Please Print or Type:***

Proponent: City of Spokane

Address: 801 W. Spokane Falls Blvd.

Phone: 509-625-6804

Person completing form (if different from proponent): Colin Quinn-Hurst

Phone: 509-625-6804 Address: 808 W. Spokane Falls Blvd. Spokane, WA 99201

**FOR STAFF USE ONLY**

Staff member(s) reviewing checklist: Kevin Freibott

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.

#### 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 proposal would not directly increase any of these elements, save for the use of typical hazardous substances and generating typical noise related to construction. This would be commensurate with similar construction projects and would be temporary in nature and consistent with the Spokane Municipal Code requirements for such emissions/use. As part of the Master Bike Plan, the proposed routes are intended to reduce automobile traffic and encourage non-motorized transportation, thus having a beneficial effect on air emissions..

Proposed measures to avoid or reduce such increases are: Traffic impacts would be evaluated at the time specific improvements are designed and before projects are implemented to ensure that the addition of bicycle facilities would not lead to auto traffic congestion.

2. How would the proposal be likely to affect plants, animals, fish or marine life? Most of the proposed projects would likely not affect plants, animals, fish or marine life. For any project requiring a newly constructed path or wider roadway, an environmental review would take place to evaluate these impacts per SMC Section 17E.060.600 and SMC Section 17E.020.050.

Proposed measures to protect or conserve plants, animals, fish or marine life are: Environmental reviews of projects at the time of project design and permitting would ensure that each bike project would enact measures to protect and conserve plants, animals, fish and marine life that are affected.

3. How would the proposal be likely to deplete energy or natural resources? The proposal promotes bicycling as a utilitarian transportation option, likely reducing the overall use of motorized travel in the vicinity of these improvements and a commensurate reduction in fossil fuel use. In cases where lighting is installed as a component of implementing projects, minor amounts of electrical energy

would be required for operation. Proposed measures to protect or conserve energy and natural resources are: None required.

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? This proposed Comprehensive Plan amendments will not directly affect environmentally sensitive areas. Full implementation of the Bicycle Master Plan will promote access to some parks, wilderness, rivers, historic or cultural sites, etc. New construction will be subject to the Shoreline and critical area standards of the Spokane Municipal Code.

Proposed measures to protect such resources or to avoid or reduce impacts are: Specific measures as required would be implemented for implementing projects that could affect these resources, including the possible use of permeable surfaces, to be determined during the design and permitting stage of any proposed improvements. Path placement and road adjustments would be sensitive to the preservation of parks, rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, flood plains or prime farmlands.

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? Future implementation projects constructed under the proposed amendments are required to meet the development regulations adopted under the Comprehensive Plan and, where applicable, shoreline development standards.

Proposed measures to avoid or reduce shoreline and land use impacts are: No additional measures are proposed.

6. How would the proposal be likely to increase demands on transportation or public services and utilities? The proposal incrementally enhances a transportation system that supports non-motorized transportation options by adding or altering planned bikeways in about 12 locations. As such, the projects described by the proposal are expected to ultimately reduce the demand on existing transportation infrastructure and public services.

Proposed measures to reduce or respond to such demand(s) are: None.

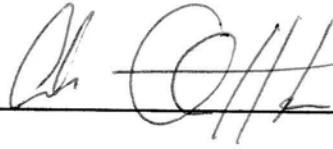
7. Identify, if possible, whether the proposal may conflict with local, state or federal laws or requirements for the protection of the environment. The proposal would not conflict with local, state or federal laws or requirements for the protection of the environment.

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: March 26, 2020

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



**Please Print or Type:**

Proponent: City of Spokane Address: 808 W. Spokane Falls  
Blvd. \_\_\_\_\_

Phone: 509-625-6804 \_\_\_\_\_ Spokane, WA 99201-3329 \_\_\_\_\_

Person completing form (if different from proponent): Colin Quinn-Hurst \_\_\_\_\_

Phone: 509-625-6804 \_\_\_\_\_ Address: 808 W. Spokane Falls Blvd. \_\_\_\_\_

Spokane, WA 99201-  
3329 \_\_\_\_\_

**FOR STAFF USE ONLY**

Staff member(s) reviewing checklist: Kevin Freibott

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.



## NONPROJECT DETERMINATION OF NONSIGNIFICANCE

**FILE NO(S):** Z20-019COMP

**PROPONENT:** City of Spokane

**DESCRIPTION OF PROPOSAL:** Amendment of Map TR-5, "Proposed Bike Network Map", of Chapter 4, Transportation, of the Comprehensive Plan to modify the proposed bike network in various locations throughout the City. Map TR-5 identifies the proposed future bike facilities expected to be constructed during the lifetime of the Comprehensive Plan. No actual construction is proposed at this time.

**LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY:** The proposal is a city-wide map amendment and would affect the proposed bike facilities that may be installed in 13 locations throughout the City as well as a minor text amendment to the Bike Master Plan (an appendix to the Comprehensive Plan). The specific locations and changes proposed are available at the website identified below:

<http://my.spokanecity.org/projects/2019-2020-proposed-comprehensive-plan-amendments/>

**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.

☒ 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 5 p.m. on September 7, 2020 if they are intended to alter the DNS.

\*\*\*\*\*

**Responsible Official:** Louis Meuler

**Position/Title:** Interim Director, Planning Services **Phone:** (509) 625-6300

**Address:** 808 W. Spokane Falls Blvd., Spokane, WA 99201

**Date Issued:** August 24, 2020

**Signature:**

DocuSigned by:  
Louis Meuler

\*\*\*\*\*

**APPEAL OF THIS DETERMINATION**, after it has become final, may be made to the City of Spokane Hearing Examiner, 808 West Spokane Falls Blvd., Spokane WA 99201. The appeal deadline is Noon on September 14, 2020 (21 days from the date of the signing of this 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.

\*\*\*\*\*



**Spokane Tribe of Indians**  
**Tribal Historic Preservation Officer**  
P.O Box 100 Wellpinit WA 99040

May 5, 2020

**To:** Kevin Freibott, Assistant Planner

**RE: File No. Z20-019COMP**

Mr. Freibott,

Thank you, for contacting the Tribal Historic Preservation Office. We appreciate the opportunity to comment on your undertaking is greatly appreciated, we are hereby in consultation for this project.

After archive research completed of the APE, and a low probability of cultural resources I have no further concern on this project.

**Recommendation:** Inadvertent Discovery plan (IDP) implemented in the plan of action.

This letter is your notification that your project has been cleared, and your project may move forward, as always, if any artifacts or human remains are found upon excavation, this office should be immediately notified and the work in the immediate area **cease**.

Should additional information become available our assessment may be revised.

Again, thank you for this opportunity to comment and consider this a positive action that will assist in protecting our shared heritage.

If questions arise, please contact me at (509) 258 – 4222.

Sincerely,

Randy Abrahamson  
Tribal Historic Preservation Officer

**From:** [Eliason, Joelle](#)  
**To:** [Freibott, Kevin](#)  
**Cc:** [Brown, Eldon](#); [Nilsson, Mike](#); [Kells, Patty](#); [Johnson, Erik D.](#); [West, Jacque](#)  
**Subject:** RFC Z20-019COMP TR-5 Map Amendment  
**Date:** Thursday, April 30, 2020 7:52:33 AM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)

---

Kevin,

Thank you for the opportunity to review and comment on the proposed bike network map amendment. Development Services has no objection to the proposed bike network map amendment. Further comments regarding the design, any potential utility conflicts, stormwater management, etc. will be handled outside of this Comp Plan Amendment and associated SEPA.

Sincerely,  
Joelle Eliason

*I will be working remotely until further notice and will respond to emails as quickly as possible. Thank you for your patience!*



Joelle Eliason | City of Spokane | Development Services Center  
509.625.6385 | fax 509.625.6013 | [jeliason@spokanecity.org](mailto:jeliason@spokanecity.org)



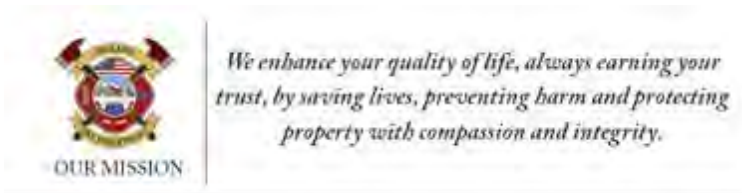
**From:** [Kokot, Dave](#)  
**To:** [Freibott, Kevin](#)  
**Subject:** RE: Addendum: Request for Comments for Proposed Bike Network Map Amendment Proposal  
**Date:** Tuesday, May 5, 2020 2:55:52 PM  
**Attachments:** [image001.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image007.png](#)  
[image008.png](#)  
[image009.png](#)

---

Fire has no comments on this proposal.

**I am currently working remotely and will respond to emails as soon as possible. Your patience is appreciated.**

**David F. Kokot, P.E.** | Spokane Fire Department | Fire Protection Engineer  
509.625-7056 | fax 509.625.7006 | [dkokot@spokanefire.org](mailto:dkokot@spokanefire.org) | [spokanefire.org](http://spokanefire.org)



**From:** [Halbig, Bobby](#)  
**To:** [Freibott, Kevin](#)  
**Cc:** [Eveland, Marcus](#); [Melvin, Val](#); [Okihara, Gerald](#)  
**Subject:** RE: REVISED Request For Comments - Proposed Bike Network Map Amendment  
**Date:** Tuesday, June 16, 2020 12:25:52 PM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)

---

Hello Kevin,  
The Street Department has reviewed the proposal and has no comments.  
Best regards,



**Bobby Halbig** | City of Spokane | Engineering Technician III, Traffic Operations  
509.232-8846 | fax 509.232.8830 | [bhalbig@spokanecity.org](mailto:bhalbig@spokanecity.org) | [spokanecity.org](http://spokanecity.org)



## Quinn-Hurst, Colin

---

**To:** Ball, John; Note, Inga  
**Cc:** Freibott, Kevin  
**Subject:** RE: Request for Comments for Proposed Bike Network Map Amendment Proposal

Thanks John. Inga, we will show the path along Garland from Market to Cook, and the spur up Regal

---

**From:** Ball, John <jball@spokanecity.org>  
**Sent:** Monday, April 27, 2020 3:32 PM  
**To:** Note, Inga <inote@spokanecity.org>  
**Cc:** Freibott, Kevin <kfreibott@spokanecity.org>; Quinn-Hurst, Colin <cquinnhurst@spokanecity.org>  
**Subject:** RE: Request for Comments for Proposed Bike Network Map Amendment Proposal

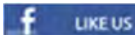
Inga, Here was the most recent option. Let me know if you need any others.

They can be found here:

B:\8 - Reference-Study-Report Data\AutoCad Drawings\Internal Request\Inga\Garland - Shaw Middle



**John Ball** | City of Spokane | Public Works  
509.625-6344 | fax 509.625.6822 | [jball@spokanecity.org](mailto:jball@spokanecity.org) | [spokanecity.org](http://spokanecity.org)



---

**From:** Note, Inga <[inote@spokanecity.org](mailto:inote@spokanecity.org)>  
**Sent:** Monday, April 27, 2020 3:19 PM  
**To:** Ball, John <[jball@spokanecity.org](mailto:jball@spokanecity.org)>  
**Cc:** Freibott, Kevin <[kfreibott@spokanecity.org](mailto:kfreibott@spokanecity.org)>; Quinn-Hurst, Colin <[cquinnhurst@spokanecity.org](mailto:cquinnhurst@spokanecity.org)>  
**Subject:** RE: Request for Comments for Proposed Bike Network Map Amendment Proposal

John,  
Can you send a drawing of the Garland pathway project that we worked on? This is from Cook to the NSC trail at Market. I can't figure out where we saved them. Hopefully you remember. 😊  
Thanks,  
Inga

---

**From:** Freibott, Kevin <[kfreibott@spokanecity.org](mailto:kfreibott@spokanecity.org)>  
**Sent:** Monday, April 27, 2020 2:59 PM  
**To:** Quinn-Hurst, Colin <[cquinnhurst@spokanecity.org](mailto:cquinnhurst@spokanecity.org)>; Note, Inga <[inote@spokanecity.org](mailto:inote@spokanecity.org)>  
**Cc:** Miller, Katherine E <[kemiller@spokanecity.org](mailto:kemiller@spokanecity.org)>  
**Subject:** RE: Request for Comments for Proposed Bike Network Map Amendment Proposal

It can be approximate, I just need to know about where the route will be and what classification. Thanks!

Kevin



**Kevin Freibott** | Planner II | City of Spokane - Planning and Development Services  
509.625-6184 | <mailto:kfreibott@spokanecity.org> | [spokanecity.org](http://spokanecity.org) | [spokaneplanning.org](http://spokaneplanning.org)



*Please note that in compliance with the State of Washington guidelines on social distancing and the Stay Home, Stay Safe order, I will be working remotely for the foreseeable future. Messages left on my phone (see number above) will be forwarded to me, following which I will call you back. Thanks for understanding, and stay healthy!*

---

**From:** Quinn-Hurst, Colin <[cquinnhurst@spokanecity.org](mailto:cquinnhurst@spokanecity.org)>  
**Sent:** Monday, April 27, 2020 2:57 PM  
**To:** Freibott, Kevin <[kfreibott@spokanecity.org](mailto:kfreibott@spokanecity.org)>; Note, Inga <[inote@spokanecity.org](mailto:inote@spokanecity.org)>  
**Cc:** Miller, Katherine E <[kemiller@spokanecity.org](mailto:kemiller@spokanecity.org)>  
**Subject:** RE: Request for Comments for Proposed Bike Network Map Amendment Proposal

Thanks Kevin, that is great.

Inga would you mind sending the drawings with the general alignment, if available, knowing it may shift somewhat?

Thanks,

Colin

---

**From:** Freibott, Kevin <[kfreibott@spokanecity.org](mailto:kfreibott@spokanecity.org)>  
**Sent:** Monday, April 27, 2020 2:54 PM  
**To:** Note, Inga <[inote@spokanecity.org](mailto:inote@spokanecity.org)>; Quinn-Hurst, Colin <[cquinnhurst@spokanecity.org](mailto:cquinnhurst@spokanecity.org)>  
**Cc:** Miller, Katherine E <[kemiller@spokanecity.org](mailto:kemiller@spokanecity.org)>  
**Subject:** RE: Request for Comments for Proposed Bike Network Map Amendment Proposal

We can add it now and I can send it to the agencies/departments as a special addition. Colin, can you give me an idea what the scope of this is and I'll start working on the map?



**Kevin Freibott** | Planner II | City of Spokane - Planning and Development Services  
509.625-6184 | <mailto:kfreibott@spokanecity.org> | [spokanecity.org](http://spokanecity.org) | [spokaneplanning.org](http://spokaneplanning.org)



*Please note that in compliance with the State of Washington guidelines on social distancing and the Stay Home, Stay Safe order, I will be working remotely for the foreseeable future. Messages left on my phone (see number above) will be forwarded to me, following which I will call you back. Thanks for understanding, and stay healthy!*

---

**From:** Note, Inga <[inote@spokanecity.org](mailto:inote@spokanecity.org)>  
**Sent:** Monday, April 27, 2020 2:52 PM

**To:** Quinn-Hurst, Colin <[cquinnhurst@spokanecity.org](mailto:cquinnhurst@spokanecity.org)>

**Cc:** Freibott, Kevin <[kfreibott@spokanecity.org](mailto:kfreibott@spokanecity.org)>; Miller, Katherine E <[kemiller@spokanecity.org](mailto:kemiller@spokanecity.org)>

**Subject:** RE: Request for Comments for Proposed Bike Network Map Amendment Proposal

It just came up during PIEs.

---

**From:** Quinn-Hurst, Colin <[cquinnhurst@spokanecity.org](mailto:cquinnhurst@spokanecity.org)>

**Sent:** Monday, April 27, 2020 2:51 PM

**To:** Note, Inga <[inote@spokanecity.org](mailto:inote@spokanecity.org)>

**Cc:** Freibott, Kevin <[kfreibott@spokanecity.org](mailto:kfreibott@spokanecity.org)>; Miller, Katherine E <[kemiller@spokanecity.org](mailto:kemiller@spokanecity.org)>

**Subject:** RE: Request for Comments for Proposed Bike Network Map Amendment Proposal

You are right, we need to add it. Kevin, is this something we can add following the current comment period?

Thank you,

Colin

---

**From:** Note, Inga <[inote@spokanecity.org](mailto:inote@spokanecity.org)>

**Sent:** Monday, April 27, 2020 2:37 PM

**To:** Quinn-Hurst, Colin <[cquinnhurst@spokanecity.org](mailto:cquinnhurst@spokanecity.org)>

**Cc:** Freibott, Kevin <[kfreibott@spokanecity.org](mailto:kfreibott@spokanecity.org)>; Miller, Katherine E <[kemiller@spokanecity.org](mailto:kemiller@spokanecity.org)>

**Subject:** RE: Request for Comments for Proposed Bike Network Map Amendment Proposal

Colin,

I thought we had talked about adding the proposed Garland pathway between Cook and the Children of the Sun Trail to the bike plan. I don't see it in the maps on the webpage.

Thanks

Inga



**From:** [Karen Carlberg](#)  
**To:** [Freibott, Kevin](#)  
**Subject:** Bike lane for Upriver Drive  
**Date:** Tuesday, June 9, 2020 7:19:27 PM

---

**[CAUTION - EXTERNAL EMAIL - Verify Sender]**

Mr. Freibott,

I have one comment on the proposed changes to the Bike Master Plan:

I strongly support the addition of a bike lane to Upriver Drive. This will make cyclists feel safer, and is particularly important because this section of Upriver Drive is part of the Centennial Trail.

Karen Carlberg

**From:** [Carol Tomsic](#)  
**To:** [Freibott, Kevin](#)  
**Cc:** [Beggs, Breean](#); [Kinnear, Lori](#); [Wilkerson, Betsy](#); [Burke, Kate M.](#); [Cathcart, Michael](#); [Mumm, Candace](#); [Stratton, Karen](#); [Wittstruck, Melissa](#); [Sally Phillips](#); [DOUGLAS & MARILYN LLOYD](#)  
**Subject:** Comment on 2019/2020 Comp Plan Amendments for City Council Vote on March 2  
**Date:** Friday, February 28, 2020 12:25:00 AM

---

**[CAUTION - EXTERNAL EMAIL - Verify Sender]**

Lincoln Heights Proposed Change from "Residential 4-10" to "Office" - Against

I live, work and walk in the Lincoln Heights Neighborhood. I have lived two blocks from the NE corner of 29th/Ray for over 20 years. I prefer to keep the current residential zoning on the two parcels. Our city has a housing shortage and an existing house on the lot was demolished in 2019. The block is lined with single-family houses. There is a neighborhood park in walking distance.

The NE side of Ray is zoned as residential from 17th to 37th. The NE side of Ray Street has been historically designated as a residential buffer. In 1984 and 1993 the residents successfully fought against two attempts to rezone the said property to office.

The area is not trending in terms of land use. There is a church on the NE side of Ray/28th. It was built in 1959 and designed by three well-known architects; Bill Trogdon, Bruce Walker and Stan McGough. There is a church on the NE side of Ray/27th. It was built in 1953. There is a daycare on the NE side of Ray/25th that was built in 1988. An elementary school on the NE side of Ray/23rd opened in the fall of 1953. A fire station on the NE side of Ray has been in various locations on Ray since 1914. All are appropriate for a residential area.

Office zoning on small sites in or near residential areas is intended to have few detrimental impacts on the neighborhood. The proposed office zoning change will set a precedent and retail/office will creep into our residential buffer. An office use will also divert traffic into our residential neighborhood due to concrete barriers on 29th/Ray.

A 2019 29th Avenue Corridor Study online survey suggested residents "felt unsafe or uncomfortable" while walking or crossing 29th. Ray is a principal arterial. The posted speed on Ray is 30 mph. It is already unsafe to walk across four lanes of traffic on Ray, at 27th or 28th to get to work. Adding office on the NE side of Ray will only make it more dangerous.

Map TR-5 Proposed Bike Network Map Proposed Modification 5 - Support

I totally support the proposed map. I'd like to suggest adding Cook, to South Altamont Blvd, to Woodfern, to North Altamont Blvd, to the Ben Burr Trail. And, connecting the Ben Burr Trail to Thornton Murphy Park.

Thank you!

Carol Tomsic  
resident

Kevin - please send an email confirmation.

**From:** [pcmckann\\_](#)  
**To:** [Freibott, Kevin](#)  
**Subject:** Bike Network amendments  
**Date:** Wednesday, February 26, 2020 7:29:22 AM

---

**[CAUTION - EXTERNAL EMAIL - Verify Sender]**

Hi Kevin, our neighborhood council has made me aware that you are updating the bike network map. I saw some changes that included South Altamont Blvd. I think this is a good first step.

But, I think that the entire boulevard should be included, since people biking downhill from Lincoln Park and 17th will take Cook to South Altamont Blvd, to Woodfern, to North Altamont Blvd, to the Ben Burr trail. That is the shortest route to get on the Ben Burr from Lincoln Park/17th. I live on North Altamont Blvd, and see bike commuters every day in front of my house.

Also, we would like to see the Ben Burr trail connected to Thornton Murphy Park. This would involve extending the bike route up Fiske to where it dead ends into city land, and could follow city land all the way to Thornton Murphy.

Please consider these positive changes to our bike network.

Thank you,

Patrick McKann

**From:** [Eileen](#)  
**To:** [Freibott, Kevin](#)  
**Subject:** Changes to bikeway planning  
**Date:** Tuesday, June 9, 2020 3:22:21 PM

---

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Kevin,

I am commenting on the use of West 18th Avenue for a neighborhood greenway and eliminating West 17th from the bikeway plan.

I was a resident of 17th Avenue For 30 years. I commuted by bike to the far north side and rode my bikes recreationally. I served on the Bicycle Advisory Board in the 1990s, and also served as chairperson. I authored the state Bicycle Traffic Skills Curriculum for middle schools in use today and trained teachers around the state as part of DOT and WSDOT funded grant programs.

While the West 18th Avenue would be a beautiful hilly greenway to Manito Park, just a block away on West 17th Avenue is a much more bike friendly flat route that has naturally evolved over the years to be a popular commuter and recreational route. If you rode it yourself you would see that this straight, flat route is much preferable to a bicyclist than the new hilly 18th Ave proposal with its many twists and turns. The 17th Avenue route would serve the children and staff at Cataldo School as their playground court area touches 17th Avenue. The crossing at 17th and Bernard is a flat area with good sight lines. At Grand Avenue, the new proposal would require adult commuters to use twisting sidewalks to continue their trip.

The existing crosswalk at 18th Avenue and Bernard is not enough to overcome the topography that creates a better route for bicyclists on West 17th Avenue. From 17th Avenue a bicyclist going west can turn toward Manito Park, or toward 14th Avenue at McClellan Street. During busy traffic hours I often use the traffic light at 14th Avenue to safely cross Grand Blvd.

Thank you for working to improve Spokane's bicycle network.

Eileen Hyatt  
509-475-9328

**From:** [Linda Carroll](#)  
**To:** [North Bank Bikeways DL](#)  
**Subject:** support for Boone-Sharp bike lanes  
**Date:** Tuesday, July 21, 2020 10:10:14 PM

---

[CAUTION - EXTERNAL EMAIL - Verify Sender]

As a citizen of Spokane who travels extensively via bicycle (I do not own a car) and particularly in this neighborhood (I live near Corbin Park), I strongly support the conversion of two lanes of Boone-Sharp to bicycle lanes. This new configuration will make travel by bike safer not only on that thoroughfare but also on the north-south streets that cross it. The reason for the latter is that the Boone-Sharp thoroughfare is currently treated as a drag strip/raceway by many of the cars that use it, making it hazardous for bicyclists attempting to cross it. Converting two of its lanes to bicycle lanes will change that dynamic. It would be made even safer if the traffic light cycle always turned red for Boone. It currently does so only if there is a car on the north-south street (bicycles are too light to activate the sensor and the curb cuts are angled toward Boone, so a cyclist on the marked bike path on Howard has to get off their bike, hump it over the curb, hit the pedestrian cross button and then get the bike back in the street and get back on it and get going fast enough to make the light. Very dangerous.)

Thank you for this proposal.

Linda Carroll

Sent from my iPhone

**From:** [wyattschroeder@gmail.com](mailto:wyattschroeder@gmail.com)  
**To:** [Freibott, Kevin](#)  
**Cc:** [Beggs, Breean](#)  
**Subject:** Master Bike Plan Update  
**Date:** Monday, July 20, 2020 1:27:20 PM

---

[CAUTION - EXTERNAL EMAIL - Verify Sender]

I was excited to see the request for feedback on cycling in Spokane. I have only lived here three years, but ride quite a bit. I moved here from Vancouver, WA and they had a fairly good grid system with arterials both north/south and east/west, about 12 to 15 blocks. I'm learning, and we need a grid system. East/west so far I like Wellesley, Garland, and Trent (starting eastbound at Hamilton). North/south am leaning towards either Monroe or Post (parallel). Post has an easier grade to the Garland District. Alberta is another great bike arterial for North/South which needs bike lanes, and I look forward to the Cincinnati corridor. We also need to think of a parallel route to the North/south freeway (maybe we are). A good model is Trent between Freya and Havana, with protective bike lanes when possible.

Connecting neighborhoods is a must. Sprague Street needs a corridor parallel to connect people from east Central, to Perry Street, to downtown and Kendall Yards. Garland District needs connection to downtown and points North.

The bike lanes on Indiana must extend west, from Lidgerwood to Northwest Blvd. Northwest Blvd. needs protected bike lanes all the way north to the Indian Trails neighborhood.

Finally, we need clean bike lines, with a dedicated crew that follows bike routes. Currently, when they clean a street they don't get the bike lane (4 feet). Also, a bike lane debris button on the 311 line to easily report glass and other debris.

Wyatt Schroeder  
360.241.3365

Sent from my iPhone

**From:** [Home](#)  
**To:** [Freibott, Kevin](#)  
**Subject:** master plan  
**Date:** Friday, July 17, 2020 2:00:46 PM

---

**[CAUTION - EXTERNAL EMAIL - Verify Sender]**

I would encourage that class 1 and 2 ebikes are allowed anywhere that regular pedal bikes can go. Class 3 speed makes me want to discourage that class as I think 28 mph is too fast.

Thanks,

Kevin Flatt  
11517 S Elk Run  
Spokane WA

**From:** [Laurie Fleming](#)  
**To:** [North Bank Bikeways DL](#)  
**Subject:** Comment on the New east-west bike lane connection primarily on Boone Ave  
**Date:** Thursday, July 30, 2020 7:38:59 PM

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**[CAUTION - EXTERNAL EMAIL - Verify Sender]**

Hi,

When I was commuting to work from the Downtown Bus Plaza, I would use Howard and then turn on Indiana to get to Hamilton Street. I would have to use the sidewalk west of Division. This is not a very friendly way for biking. Leaving work, I would use Indiana and then go south on Division riding on the sidewalk until I got towards Boone. I then would turn to get on Boone, which had less traffic to take me downtown. Since there are now bike paths from Indiana to the Gonzaga area, the proposed bike route would be a much better alternative than what is available right now.

Laurie Fleming  
2724 E 44<sup>th</sup> Ave  
Spokane, WA 99223



**From:** [Justin Haller](#)  
**To:** [Freibott, Kevin](#)  
**Subject:** RE: No more bike lanes!  
**Date:** Wednesday, July 29, 2020 10:12:54 AM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)

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[CAUTION - EXTERNAL EMAIL - Verify Sender]

Well I'm certainly not concerned about zoning changes as those don't affect my life nearly as much as you guys wasting money on bike Lanes. Fix existing potholes! To be clear, yes I don't want any more bike Lanes! I ride my bike a lot in this city yet I don't want bike Lanes either.

[Sent from Yahoo Mail on Android](#)

On Wed, Jul 29, 2020 at 10:00 AM, Freibott, Kevin  
<[kfreibott@spokanecity.org](mailto:kfreibott@spokanecity.org)> wrote:

Thanks for your comments, Justin. Just to be certain, these are comments on the proposed amendments to the bike master plan, correct? Thanks!

Kevin



**Kevin Freibott** | Planner II | City of Spokane - Planning and Development Services

509.625-6184 | <mailto:kfreibott@spokanecity.org> | [spokanecity.org](http://spokanecity.org) | [spokaneplanning.org](http://spokaneplanning.org)



---

**From:** Justin Haller <[justinhallerphoto@yahoo.com](mailto:justinhallerphoto@yahoo.com)>  
**Sent:** Tuesday, July 28, 2020 8:05 PM  
**To:** Freibott, Kevin <[kfreibott@spokanecity.org](mailto:kfreibott@spokanecity.org)>  
**Subject:** No more bike lanes!

[CAUTION - EXTERNAL EMAIL - Verify Sender]

I live in District 1 and I don't want any more bike Lanes let's fix all the potholes before you even entertain any bike Lanes! I ride my bicycle all the time even more than the so-called city council members that claim they ride their bikes. Why is it you never see the city council members riding their bikes and taking public transportation will clamoring for more bike Lanes fix the potholes first! Also stop building roundabouts are complete waste of money and big rigs can't get past them easily.

[Sent from Yahoo Mail on Android](#)

**From:** [MELVIN NEIL](#)  
**To:** [Freibott, Kevin](#)  
**Subject:** Bike Lanes  
**Date:** Thursday, July 9, 2020 11:40:32 AM

---

**[CAUTION - EXTERNAL EMAIL - Verify Sender]**

Hello Kevin;

I am the Vice Chair for the North Indian Trail Neighborhood. I read with interest your article in the paper about requesting input for the bike routes in the city.

The Indian Trail area is in the very northwest corner of the city and we have no good bike route out of here coming into town. We have talked about this before at neighborhood meetings and a plan was proposed that I think is a good one, if we could make it work.

The south end of Pamala Street dead ends next to the fence for the North Landfill property. This empty land is presently owned by Harlan Douglas. But if the city could move the landfill fence over about ten feet, there would be room to make a bike trail that could go from that point next to Indian Trail Road (on city property), and get the trail down to the start of the four lane section on Indian Trail Road.

From that point south to Francis Street, sometime in the future maybe, it would be nice to get rid of the five foot grass strip at that point (and any other place in the city) and continue the trail on the west side of Indian Trail Road south.

This could make a good bike route from Barnes Road south. It could be named Pamala Bike Trail?

This could be done with minimal money and give a safe bike route south out of our neighborhood.

I hope you will consider this for a future project and I hope this input helps you with your route planning.

Mr. Melvin Neil  
NITNC Vice Chairman

**From:** [MELVIN NEIL](#)  
**To:** [Freibott, Kevin](#)  
**Subject:** RE: Bike Lanes  
**Date:** Thursday, July 16, 2020 10:39:45 AM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)

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[CAUTION - EXTERNAL EMAIL - Verify Sender]

Hello again Kevin;

I have had a couple new ideas on the bike route out of Indian Trail Area.

On my earlier plan I said it could run on the old dump site south along Indian trail Road to the four lanes and then come back out to Indian Trail south to Francis. I think I have a better idea.

How about staying on the dump site at that point and going south about a block more and coming out around Pamela Ct. and then staying on the street that is a block west of Indian Trail Rd. and going south all the way down to Yokes store that is close to Francis.

Also that route could branch southwest and stay on the dump site along the fence and come out down close to the Rifle Club Rd. and that would lead over to Riverside State Park Rd.

All of this could be done on city property and be fairly safe route from traffic.

Mr. Melvin Neil

**From:** [Erik Powell](#)  
**To:** [Freibott, Kevin](#)  
**Subject:** Bike Plans for Spokane  
**Date:** Monday, July 6, 2020 8:54:42 AM

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**[CAUTION - EXTERNAL EMAIL - Verify Sender]**

Good Morning,

I just read the encouraging article in today's Spokesman Review regarding the expansion of bike lanes in Spokane. While we have made great progress, we definitely need more safe lanes for bikes. I love the lanes along the South Hill, for example, and can ride safely for miles; it would be wonderful to see lanes throughout the city as well.

Have a great day,

Erik Powell

**From:** [tim shauvin](#)  
**To:** [Freibott, Kevin](#)  
**Subject:** bike rules  
**Date:** Monday, July 6, 2020 7:24:19 AM

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**[CAUTION - EXTERNAL EMAIL - Verify Sender]**

Sure would be nice if more drivers were educated on when to stop for a bike rider trying to cross the street. When I pull up to a stop sign to wait for traffic to clear so I can proceed sometimes a driver stops and disrupts the flow of traffic, angers drivers behind and coming from the other direction so I can cross when I know they do not have to stop for me unless I was off my bike and pushing it. That is to me very annoying because I've had police cars keep on driving just like I was an automobile or motorcyclist so drivers seem a bit confused about a bike rider not being the same as a pedestrian crossing at a crosswalk. I have even attempted to illegally cross mission by st als church in mid block and they stop and wave me thru come on dumb drivers I can wait for traffic to clear then go like I should! Yes I know crossing midblock is wrong but I would only do it if traffic was light so most of the time best i cross at traffic light intersection just make sure you let driver who may be turning right see you by making eye contact. I love riding my bike but stupid drivers can make what seems like such a simple procedure as difficult as finding a cure for corona virus!!

Sent from [Mail](#) for Windows 10

**From:** [Gwinn, Nathan](#)  
**To:** [Freibott, Kevin](#)  
**Subject:** FW: Bicycle plans  
**Date:** Monday, July 6, 2020 2:43:04 PM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)

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**From:** Cindie Smith <[smithcindie8@gmail.com](mailto:smithcindie8@gmail.com)>  
**Sent:** Monday, July 6, 2020 2:22 PM  
**To:** Gwinn, Nathan <[ngwinn@spokanecity.org](mailto:ngwinn@spokanecity.org)>  
**Subject:** Re: Bicycle plans

[CAUTION - EXTERNAL EMAIL - Verify Sender]

I appreciate your reply Mr Gwinn. This is an important issue for me.  
Sincerely  
Cindie Smith

On Mon, Jul 6, 2020, 1:47 PM Gwinn, Nathan <[ngwinn@spokanecity.org](mailto:ngwinn@spokanecity.org)> wrote:

Thank you for your comment, Ms. Smith. I will forward it to my colleague, Kevin Freibott, who is collecting comments for this year's City Comprehensive Plan amendments.

Sincerely,



**Nathan Gwinn, AICP** | Assistant Planner | Planning & Development  
509.625.6893 | [ngwinn@spokanecity.org](mailto:ngwinn@spokanecity.org) | [www.spokanecity.org](http://www.spokanecity.org)



**Schedule:** This week, I am working from home Monday through Friday, July 6-10.

**ADVISORY:** Please be advised the City of Spokane is required to comply with the Public Records Act Chapter 42.56 RCW. This act establishes a strong state mandate in favor of disclosure of public records. As such, the information you submit to the City via email, including personal information, may ultimately be subject to disclosure as a public record.

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**From:** Cindie Smith <[smithcindie8@gmail.com](mailto:smithcindie8@gmail.com)>  
**Sent:** Monday, July 6, 2020 11:59 AM  
**To:** Gwinn, Nathan <[ngwinn@spokanecity.org](mailto:ngwinn@spokanecity.org)>  
**Subject:** Fwd: Bicycle plans

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Good Morning Mr. Gwinn,

I am writing regarding the Bicycle plan for Spokane and Spokane County. After reading an article in the online Review this morning I had to find out how to comment and after researching I found your name and email. I want to thank you in advance for reading my story and suggestions.

I have been a bike rider in my younger days and it was a great way to get around. I now live south of Spokane off of Valley Chapel Road. My mind is now changing about bike riders. As you might know Valley Chapel is a curvey country road with no shoulders. Too many times during the spring, summer and fall I have almost been hit and almost hit oncoming cars or a bike rider. There are only tiny gravel shoulders on this road and the bicyclists ride 2 to 4 abreast and continue to ride in the middle of the road not allowing cars to pass.

Someone will be killed on this road!

My suggestions are this: 1- Spokane/Spokane County MUST designate roads like Valley Chapel as "NO Bike" roads, Roads such as Valley Chapel are not safe, period! 2- ALL bicyclists that ride on city/county streets must be licensed after passing a bike riders rules and safety class, 3- Bicycles must be licensed. These monies then can be used to create and maintain bike paths. 4- Bicycles are allowed on safe bike paths only.

I hope these suggestions can be considered/added to the comprehensive bicycle plan for Spokane.

Thank you

Sincerely

Cindie A Smith

Valleyford WA



**From:** [Jessica Engelman](#)  
**To:** [Freibott, Kevin](#)  
**Cc:** [Quinn-Hurst, Colin](#)  
**Subject:** Proposed Bike Network Map amendments  
**Date:** Friday, August 7, 2020 12:27:29 PM

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[CAUTION - EXTERNAL EMAIL - Verify Sender]

Hi Kevin,

I wanted to voice my support for the various proposed amendments to the Bike Network Map and other documents.

"Protected bike lane" is definitely the term most widely used and understood, not only locally but elsewhere in the region and country. Also relating to protected bike lanes, we should not only be considering all bike lanes for receiving protection, but make physical protection our default treatment for on-street separated bicycle facilities moving forward, for the sake of making our cycling network more welcoming and accessible to all.

I also agree with the various proposed changes to individual bike route classifications. These proposals appear to reflect current conditions, best opportunities, and neighborhood input and support. If anything I was hoping to see a few more routes make the cut to be upgraded to "greenway" status, such as current "bike-friendly" routes that already serve as critical connections in our cycling network, as well as routes that have been identified by neighborhoods as desired shared cycling facilities.

Finally, I would like to voice especially strong support for the proposed protected bike lane on the Boone/Atlantic/Sharp corridor in the North Bank. This proposal was the result of a thorough consideration of the needs and challenges in the North Bank transportation network, and many conversations involving a wide variety of stakeholders. It was a response to a grassroots campaign led by Spokane residents concerned about the disruption the vacation of Cataldo to construct the Sportsplex would have on an already fragmented, auto-oriented area of our transportation system. The North Bank serves as the gateway between downtown and the northern neighborhoods, as well as a connection for the southern Logan, Emerson-Garfield, and West Central neighborhoods, yet has a disconnected street grid that provides few safe and comfortable routes to North Bank destinations and beyond. The state of the area's transportation network for individuals with mobility impairments is especially lacking, and was a major motivation behind the campaign to secure a safe, accessible alternative east-west route following the loss of Cataldo. The addition of separated bicycle facilities will also traffic-calm an overbuilt corridor and provide more transportation options for people attending events at the Sportsplex, Arena, and Riverfront Park.

Thank you for consideration of my comments.

Sincerely,  
Jessica Engelman

**From:** [Michael Gaffaney](#)  
**To:** [Monte Koch](#); [Note, Inga](#)  
**Cc:** [Matt Meyer](#); [Stephanie Curran](#); [Andrew Young - CSC](#); [Quinn-Hurst, Colin](#)  
**Subject:** RE: Review Boone and Mallon Traffic Control  
**Date:** Thursday, July 30, 2020 11:52:20 AM  
**Attachments:** [image002.png](#)

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[CAUTION - EXTERNAL EMAIL - Verify Sender]

My only comment is could a left turn arrow light at Washington and Boone N/S be a be installed to help the situation (since you mention light timing).

---

**From:** Monte Koch <[mkoch@spokanepfd.org](mailto:mkoch@spokanepfd.org)>  
**Sent:** Thursday, July 30, 2020 9:59 AM  
**To:** 'Note, Inga' <[inote@spokanecity.org](mailto:inote@spokanecity.org)>  
**Cc:** Michael Gaffaney <[mgaffaney@spokanepfd.org](mailto:mgaffaney@spokanepfd.org)>; Matt Meyer <[mmeyer@spokanepfd.org](mailto:mmeyer@spokanepfd.org)>; Stephanie Curran <[scurran@spokanepfd.org](mailto:scurran@spokanepfd.org)>; Andrew Young - CSC <[ayoung@csc-usa.com](mailto:ayoung@csc-usa.com)>; Quinn-Hurst, Colin <[cquinnhurst@spokanecity.org](mailto:cquinnhurst@spokanecity.org)>  
**Subject:** RE: Review Boone and Mallon Traffic Control

Not as a part of the Sportsplex project. We may collect fees for the south lot via pay-by-phone or by means of a kiosk when the venue opens next year.

**Monte Koch**, Director of Facilities & Operations  
Spokane Public Facilities District  
[mkoch@spokanepfd.org](mailto:mkoch@spokanepfd.org)  
Phone 509.279.7169 Mobile 509.951.6969  
720 West Mallon Avenue • Spokane • WA 99201

---

**From:** Note, Inga <[inote@spokanecity.org](mailto:inote@spokanecity.org)>  
**Sent:** Thursday, July 30, 2020 9:51 AM  
**To:** Monte Koch <[mkoch@spokanepfd.org](mailto:mkoch@spokanepfd.org)>  
**Cc:** Michael Gaffaney <[mgaffaney@spokanepfd.org](mailto:mgaffaney@spokanepfd.org)>; Matt Meyer <[mmeyer@spokanepfd.org](mailto:mmeyer@spokanepfd.org)>; Stephanie Curran <[scurran@spokanepfd.org](mailto:scurran@spokanepfd.org)>; Andrew Young - CSC <[ayoung@csc-usa.com](mailto:ayoung@csc-usa.com)>; Quinn-Hurst, Colin <[cquinnhurst@spokanecity.org](mailto:cquinnhurst@spokanecity.org)>  
**Subject:** RE: Review Boone and Mallon Traffic Control

One more question. Any plans to add a pay booth at the Dean Avenue access?



---

**From:** Monte Koch <[mkoch@spokanepfd.org](mailto:mkoch@spokanepfd.org)>  
**Sent:** Thursday, July 30, 2020 9:35 AM  
**To:** Note, Inga <[inote@spokanecity.org](mailto:inote@spokanecity.org)>  
**Cc:** Michael Gaffaney <[mgaffaney@spokanepfd.org](mailto:mgaffaney@spokanepfd.org)>; Matt Meyer <[mmeyer@spokanepfd.org](mailto:mmeyer@spokanepfd.org)>; Stephanie Curran <[scurran@spokanepfd.org](mailto:scurran@spokanepfd.org)>; Andrew Young - CSC <[ayoung@csc-usa.com](mailto:ayoung@csc-usa.com)>; Quinn-Hurst, Colin <[cquinnhurst@spokanecity.org](mailto:cquinnhurst@spokanecity.org)>  
**Subject:** FW: Review Boone and Mallon Traffic Control

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Inga,  
Below is input from Tom Malone, Diamond Parking Manager for the District properties.

**Monte Koch**, Director of Facilities & Operations  
Spokane Public Facilities District  
[mkoch@spokanepfd.org](mailto:mkoch@spokanepfd.org)  
Phone 509.279.7169 Mobile 509.951.6969  
720 West Mallon Avenue • Spokane • WA 99201

---

**From:** Tom Malone <[Tom.Malone@DiamondParking.com](mailto:Tom.Malone@DiamondParking.com)>  
**Sent:** Thursday, July 30, 2020 9:31 AM  
**To:** Monte Koch <[mkoch@spokanepfd.org](mailto:mkoch@spokanepfd.org)>  
**Cc:** Michael Gaffaney <[mgaffaney@spokanepfd.org](mailto:mgaffaney@spokanepfd.org)>; Stephanie Curran <[scurran@spokanepfd.org](mailto:scurran@spokanepfd.org)>; Matt Meyer <[mmeyer@spokanepfd.org](mailto:mmeyer@spokanepfd.org)>  
**Subject:** RE: Review Boone and Mallon Traffic Control

Monte,

Average transaction time is 15seconds cash, and around 30 seconds for credit card. This is really dependent on the person paying and as a person may write a check or realize they can't

find there payment. We do have two lanes so we can handle 2 vehicles per 15 second transaction time cash or per 30 seconds if they are using cards.

In reading over the analysis, it seems they are admitting this plan will not work even at existing Arena traffic levels, there are multiple factors that they are not considering.

Other factors to consider are multiple events or STA parkers where the exiting vehicles and the entering vehicles may be encountering each other, Imagine Garth Brooks with only the two lanes on Boone. The Sports plex will definitely impact traffic in the area during an Arena event has the current traffic lights are not enough for the current traffic for the past Arena events. We currently have the majority of Transit parkers exiting lots C&D between 430pm and 6pm and this is the time that a weekday concert is also beginning to arrive, with the Sportsplex they may have an event arriving or exiting at this same time adding to the vehicles in the area. Boone restrictions would only compound this issue.


The current real issue is the vehicles trying to enter the Washington street entrance(From the Northbound lanes)trying to cross South Bound traffic have to wait for a break with the Boone/Washington intersection. This back up will then meet up with those traveling North Bound trying to using the Boone/Washington intersection where sometimes only 1 Or 2 vehicles are able to take a left onto Boone. The current back ups that occur are very rarely caused at the parking payment booth most occur due to the street lights and vehicles trying to cross lanes. The other issue is vehicles traveling west bound on Boone trying to take a left onto Howard, this light currently has the same issue even with the police directing only a couple vehicles are to make the left hand turn onto Howard per light.

Now I understand typical daily traffic may be fine for the lane reduction however the area around the Arena is being developed so past traffic usage really isn't accurate for the future demands we will see. Projects like Sportsplex, LBstone development, the Wonder Building and other upcoming projects, will impact the traffic and can result in frustrating traffic situations are large delays for entering or exiting the facilities.

**Thomas Malone**  
City Manager / Spokane / Diamond Parking Services  
Office (509)747-8144 / Cell (509)723-7652

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**From:** Monte Koch <[mkoch@spokanepfd.org](mailto:mkoch@spokanepfd.org)>  
**Sent:** Tuesday, July 28, 2020 3:12 PM  
**To:** Tom Malone <[Tom.Malone@DiamondParking.com](mailto:Tom.Malone@DiamondParking.com)>  
**Cc:** Michael Gaffaney <[mgaffaney@spokanepfd.org](mailto:mgaffaney@spokanepfd.org)>; Stephanie Curran <[scurran@spokanepfd.org](mailto:scurran@spokanepfd.org)>; Matt Meyer <[mmeyer@spokanepfd.org](mailto:mmeyer@spokanepfd.org)>  
**Subject:** FW: Review Boone and Mallon Traffic Control

**Caution:** This email originated from outside **Diamond Parking Email systems**. Do not click or open attachments unless you recognize the sender and are confident the content is safe.  
Tom,  
Here is the Traffic Impact Analysis Report that we spoke of today. Your input is appreciated.

**Monte Koch**, Director of Facilities & Operations  
Spokane Public Facilities District  
[mkoch@spokanepfd.org](mailto:mkoch@spokanepfd.org)  
Phone 509.279.7169 Mobile 509.951.6969  
720 West Mallon Avenue • Spokane • WA 99201

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**From:** Note, Inga <[ingnote@spokanecity.org](mailto:ingnote@spokanecity.org)>  
**Sent:** Tuesday, July 28, 2020 12:49 PM  
**To:** Quinn-Hurst, Colin <[cquinnhurst@spokanecity.org](mailto:cquinnhurst@spokanecity.org)>; Michael Gaffaney <[mgaffaney@spokanepfd.org](mailto:mgaffaney@spokanepfd.org)>; Stephanie Curran <[scurran@spokanepfd.org](mailto:scurran@spokanepfd.org)>; Monte Koch <[mkoch@spokanepfd.org](mailto:mkoch@spokanepfd.org)>; Matt Meyer <[mmeyer@spokanepfd.org](mailto:mmeyer@spokanepfd.org)>  
**Cc:** Andrew Young - CSC <[ayoung@csc-usa.com](mailto:ayoung@csc-usa.com)>  
**Subject:** RE: Review Boone and Mallon Traffic Control

To the PFD staff,  
Attached is my draft memorandum on the impacts of the proposed Boone Avenue protected bike lane. Can you please review my writeup and images depicting the current event traffic control? I'm hoping to finalize this before end of the day Thursday.  
If you have any information on the average time it takes to collect parking payment, that would be helpful.  
Thanks  
Inga

-----Original Appointment-----  
**From:** Quinn-Hurst, Colin  
**Sent:** Tuesday, July 7, 2020 12:18 PM  
**To:** Quinn-Hurst, Colin; Note, Inga; Michael Gaffaney; [scurran@spokanepfd.org](mailto:scurran@spokanepfd.org); [mkoch@spokanepfd.org](mailto:mkoch@spokanepfd.org); [mmeyer@spokanepfd.org](mailto:mmeyer@spokanepfd.org)  
**Cc:** Andrew Young  
**Subject:** Review Boone and Mallon Traffic Control  
**When:** Wednesday, July 15, 2020 3:00 PM-4:00 PM (UTC-08:00) Pacific Time (US & Canada).  
**Where:** Webex - <https://spokanecity.webex.com/spokanecity/j.php?MTID=m315d3ba19e15e77245ece38502ff9f5b>

Switching this to an online meeting:

#### Meeting Information

Meeting link:  
<https://spokanecity.webex.com/spokanecity/j.php?MTID=m315d3ba19e15e77245ece38502ff9f5b>

Meeting number:

146 468 3588

Password:

ZPv5Uy2w3Pa

Host key:

741744

**More ways to join**

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You can also dial 173.243.2.68 and enter your meeting number.

Join by phone

+1-408-418-9388 United States Toll

Access code: 146 468 3588

[Global call-in numbers](#)



## **PLAN COMMISSION FINDINGS OF FACT, CONCLUSIONS, AND RECOMMENDATIONS ON COMPREHENSIVE PLAN AMENDMENT Z20-019COMP**

**A Recommendation of the Spokane Plan Commission to the City Council to APPROVE the Comprehensive Plan Amendment proposal seeking to amend Map TR5 of the Comprehensive Plan in Chapter 4: Transportation, and related text amendments to the City of Spokane Bicycle Master Plan, located in Appendix D of the Comprehensive Plan.**

### **FINDINGS OF FACT:**

- A. The City of Spokane adopted a Comprehensive Plan in May of 2001 that complies with the requirements of the Growth Management Act (GMA).
- B. Under GMA, comprehensive plans generally may be amended no more frequently than once a year, and all amendment proposals must be considered concurrently in order to evaluate for their cumulative effect.
- C. Amendment proposal Z20-019COMP (the “Proposal”) was submitted in a timely manner for review during the City’s 2019/2020 amendment cycle.
- D. The Proposal seeks to amend Map TR5 of the Comprehensive Plan to update facility type designations for thirteen segments of the City’s planned bicycle network to reflect updates in transportation patterns, land use and development patterns and design standards as well as related text amendments seek to update bikeway facility type descriptions in the City of Spokane Bicycle Master Plan, located in Appendix D of the Comprehensive Plan.
- E. Included in the proposed amendments is a change to the bicycle facility designation for the bike route segment on Boone Avenue between Howard Street and Atlantic Street, on Atlantic Street between Boone Avenue and Sharp Avenue, and on Sharp Avenue between Atlantic Street and Division Street in conformance with City Council Resolution 2019-0098.
  - 1. The potential traffic impacts that might occur from the installation of bike facilities on Boone Avenue were addressed in a traffic analysis memo prepared by the Integrated Capital Management department.
- F. Annual amendment proposals are subject to a threshold review process to determine whether the proposals will be included in the City’s Annual Comprehensive Plan Amendment Work Program.
- G. On March 2, 2020, the City Council adopted Resolution RES 2020-0014 establishing the 2020 Comprehensive Plan Amendment Work Program, and including the Proposal in the Work Program.

- H. Thereafter, on April 24, 2020, staff requested comments from agencies, departments, and neighborhood councils. The City received comments stating no concerns and one requesting an adjustment to the future facility identification for Garland Avenue to be consistent with the City of Spokane's Six-Year Streets Plan and a modification to related text in the Bicycle Master Plan, located in Appendix D of the Comprehensive Plan.
- I. On June 9, 2020, staff reissued the request for comments from agencies, departments, and neighborhood councils with the adjustment of Modification 2 for W Strong Rd to extend east to N Austin Road, and with the addition of text amendments related to the proposed facility designation adjustments.
- J. A Notice of Application was published on June 8, 2020 by posting it in the Spokesman Review. The Notice of Application initiated a 60-day public comment period from June 8 to August 7, 2020, during which the City received comments that included support for the proposed amendments, requests for reconsideration of specific proposals, requests for additional changes and minor adjustments to the proposals, and requests that would be appropriate for consideration in future Comprehensive Plan amendments.
- K. On June 4, 2020, the Community Assembly received a presentation regarding the 2020 Comprehensive Plan Amendment Work Program and the Proposal, and was provided with information regarding the dates of Plan Commission workshops and hearings.
- L. On June 10, 2020, the Spokane City Plan Commission held a workshop to study the Proposal.
- M. On June 16, 2020, the Bicycle Advisory Board received a presentation regarding the Proposal.
- N. On June 23, 2020, the Pedestrian Transportation and Traffic Committee of the Community Assembly received a presentation regarding the Proposal.
- O. On June 24, 2020, the Land Use Subcommittee of the Community Assembly received a presentation regarding the 2020 Comprehensive Plan Amendment Work Program, including the Proposal.
- P. On July 7, 2020, the Plan Commission Transportation Subcommittee received a presentation regarding the Proposal.
- Q. On July 30, 2020, an online public workshop specific to the bicycle- and transportation-related amendments was provided for the general public to answer questions and receive comments on the proposed amendments.
- R. On August 24, 2020, a State Environmental Policy Act (SEPA) Checklist and Determination of Non-Significance were issued for the Proposal. The deadline to appeal the SEPA determination was September 14, 2020. No comments on the SEPA determination were received.
  - 1. Notice of the SEPA Determination for the application was published in the Official Gazette on September 2 and 9, 2020.
- S. On August 25, 2020, the Washington State Department of Commerce and appropriate state agencies were given the required 60-day notice of intent to adopt before adoption of any proposed changes to the Comprehensive Plan.

- T. On August 26 and September 2, 2020, notice was published in the Spokesman Review providing notice of a SEPA Determination of Non-Significance and notice of the September 9, 2020 Plan Commission Public Hearing.
- U. On August 24, 2020 staff published a report addressing SEPA and providing staff's analysis of the merits of the Proposal, copies of which were circulated as prescribed by SMC 17G.020.060B.8. Staff's analysis of the Proposal recommended approval of the Proposal.
- V. On September 9, 2020, the Plan Commission held a public hearing on the Proposal, including the taking of verbal testimony, and closed the public record, postponing deliberations until the following hearing date.
- W. All comments received prior to the close of the public record were forwarded to the Plan Commission by City staff.
- X. Members of the public testified both in opposition and in support of certain proposed future bikeway designation updates.
- Y. As a result of the City's efforts, pursuant to the requirements of SMC 17G.020.070, the public has had extensive opportunities to participate throughout the process and persons desiring to comment were given an opportunity to do so.
- Z. Except as otherwise indicated herein, the Plan Commission adopts the findings and analysis set forth in the Staff Report prepared for the Proposal (the "Staff Report").
- AA. The Plan Commission finds that the Proposal meets the intent and requirements of the Comprehensive Plan.
- BB. The Plan Commission finds that the Proposal meets the decision criteria established by SMC 17G.020.030, as described in the Staff Report.
- CC. The Plan Commission notes that design considerations of the eventual implementation of improvements to Boone Ave (shown as Modification 10 in the maps of the Staff Report) should consider and reduce any traffic or safety impacts arising on that road as they relate to special events at the Arena or Podium facilities, perhaps through the use of electronic signage or a modular design that can be changed during events to accommodate greater vehicle loads.

## **CONCLUSIONS:**

Based upon the Proposal materials, staff analysis (which is hereby incorporated into these findings, conclusions, and recommendation), SEPA review, agency and public comments received, and public testimony presented regarding Proposal File No. Z20-019COMP, the Plan Commission makes the following conclusions with respect to the review criteria outlined in SMC 17G.020.030:

- 1. The Proposal was submitted in a timely manner and added to the 2020 Annual Comprehensive Plan Amendment Work Program, and the final review Proposal was submitted as provided in SMC 17G.020.050(D).

2. Interested agencies and the public have had extensive opportunities to participate throughout the process and persons desiring to comment have been given that opportunity to comment.
3. The Proposal is consistent with the goals and purposes of GMA.
4. Any potential infrastructure implications associated with the Proposal will either be mitigated through projects reflected in the City's relevant six-year capital improvement plans or through enforcement of the City's development regulations at time of development.
5. As outlined in above in the Findings of Fact, the Proposal is internally consistent as it pertains to the Comprehensive Plan, as described in SMC 17G.020.030.E.
6. The Proposal is consistent with the Countywide Planning Policies for Spokane County, the comprehensive plans of neighboring jurisdictions, applicable capital facilities plans, the regional transportation plan, and official population growth forecasts.
7. The Proposal has been considered simultaneously with the other proposals included in the 2020 Annual Comprehensive Plan Amendment Work Program in order to evaluate the cumulative effect of all the proposals.
8. SEPA review was completed for the Proposal.
9. The Proposal will not adversely affect the City's ability to provide the full range of urban public facilities and services citywide at the planned level of service, or consume public resources otherwise needed to support comprehensive plan implementation strategies.
10. The Proposal proposes a map amendment that is in conformance with the appropriate location criteria identified in the comprehensive plan (e.g., compatibility with neighboring land uses, proximity to arterials, etc.).
11. The proposed map amendment is suitable for the proposed designation.
12. The map amendment would implement applicable comprehensive plan policies better than the current map designation.

## **RECOMMENDATIONS:**

In the matter of Z20-019COMP, a request by City of Spokane staff to amend Map TR5 in Chapter 4: Transportation of the Comprehensive Plan to update selected future bikeway designations within the planned citywide bicycle network as well as corresponding text amendments within the City of Spokane Bicycle Master Plan, located in Appendix D of the Comprehensive Plan, as based upon the above listed findings and conclusions, by a vote of **8 to 0**, the Spokane Plan Commission recommends City Council **APPROVE** the requested amendment to the Map TR5 in Chapter 4: Transportation of the City's Comprehensive Plan and related text amendments within the City's Bicycle Master Plan, and authorizes the President to prepare and sign on the Commission's behalf a written decision setting forth the Commission's findings, conclusions, and recommendation on the Proposal.





---

**Todd Beyreuther, President**

Spokane Plan Commission

October 21, 2020

**From:** [Freibott, Kevin](#)  
**To:** [Raychel Callary](#); [North Bank Bikeways DL](#)  
**Cc:** [Quinn-Hurst, Colin](#); [Black, Tirrell](#)  
**Subject:** RE: Support for bike lanes on Boone  
**Date:** Monday, September 14, 2020 10:11:00 AM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)

NOTE: The following comment was received after completion of the Staff Report and after the Plan Commission closed the public record for their consideration of this proposal.

Thank you for your comment, Raychel. Because the Plan Commission closed the public record for application Z20-019COMP during the September 9 hearing, I will hold this email until after they make their decision. After that, I will make sure to give it to City Council for their consideration during the final hearing for the application—tentatively scheduled in October or November. Thanks again and have a great day!

Kevin



**Kevin Freibott** | Planner II | City of Spokane - Planning and Development Services

509.625-6184 | <mailto:kfreibott@spokanecity.org> | [spokanecity.org](http://spokanecity.org) | [spokaneplanning.org](http://spokaneplanning.org)



**From:** Raychel Callary <raychelcallary@gmail.com>  
**Sent:** Thursday, September 10, 2020 2:17 PM  
**To:** North Bank Bikeways DL <northbankbikeways@spokanecity.org>  
**Subject:** Support for bike lanes on Boone

**[CAUTION - EXTERNAL EMAIL - Verify Sender]**

The addition of bike lanes on Boone between Howard and Washington would greatly enhance the pedestrian experience. The sidewalk on the north side of Boone is very narrow, and is uncomfortably close to traffic. A rock wall between Howard and Stevens prevents pedestrians from stepping off of the sidewalk to prevent a conflict if necessary. Many people with disabilities utilize services within a few blocks (Lilac Services for the Blind, DVR, Aging and Long Term Care, Nexus Inland NW, etc.). Bike lanes would also provide a much-needed space for scooters and other vehicles that often otherwise use the sidewalk.

When vacating Cataldo was discussed by city council, the need for bicycle access was discussed at length with a result that bike lanes would be installed on Boone (and perhaps other areas, but I was following the Boone discussion most carefully). If that is disregarded, a valuable opportunity for connectivity would be lost. As an "amatuer" cyclist, I would not want to ride on that section of Boone but would love to be able to.

Thank you for reading my comments!

Raychel Callary



## MEMO

### **Z20-019COMP – Proposed Amendments to Map TR-5, Proposed Bike Network Map**

October 26, 2020

To: Council President and Council Members

From: Colin Quinn-Hurst, Planning Services Department

**Re: Additional Packet Information for File Z20-019COMP TR5 Bikeway Amendments, Modification 10 – Boone, Atlantic and Sharp Ave.**

In evaluating proposed amendments to the Bicycle Master Plan included in proposed Comprehensive Plan amendment Z20-019COMP, proposing amendments to Bicycle Master Plan Map TR-5, it was apparent that accommodating a painted or physically-separated bicycle facility along Boone Street from Howard Street to Atlantic Street would require either converting existing automotive travel lanes to on-street bicycle facilities or converting adjacent private property to bikeways along the Spokane Arena street frontage.

Although including this project now on Bicycle Master Plan Map TR-5 is a policy-level decision and does not make project level decisions or commit to specific designs, layouts or treatments, additional assessment was conducted to provide additional background information related to this modification.

City staff conducted initial assessment in early July of 2020 potential impacts on automotive travel, turning movements, and adjacent properties. City staff held an online meeting on the afternoon of Wednesday July 15, 2020 with the Public Facilities District (PFD), the entity responsible for managing the Spokane Arena and adjacent public properties and facilities. PFD staff and associated parking management company staff from Diamond Parking subsequently submitted comments via email addressing private property impacts and event parking and traffic flows, included here. The traffic assessment memo was finalized on July 30, 2020, and the final draft of the assessment is included here, as well as email communication from the Public Facilities District regarding this matter.



## INTEGRATED CAPITAL MANAGEMENT

**DATE:** July 30th, 2020

**TO:** Project File - Staff Report

**FROM:** Inga Note, P.E., Integrated Capital Management

**CC:** Colin Quinn-Hurt; Kevin Freibott; Katherine Miller

**SUBJECT:** Comprehensive Plan Amendment – Z20-019COMP  
*Boone Avenue – Atlantic Street – Sharp Avenue bike lane addition*

This memorandum summarizes the traffic impacts of the proposed amendments to TR-5 Bike Network Map. It specifically focuses on the impacts of adding a bike lane to Boone Avenue from Howard to Atlantic, and on Sharp Avenue between Atlantic and Lidgerwood. Establishment of bike lanes in these areas would require reducing the overall road section from five vehicle lanes to three vehicle lanes. The proposed bike lane would be a protected with paint buffers, flexible bollards, planters or curbs.

*Figure 1. Proposed Buffered Bike Lane - Howard to Washington*



*Figure 2. Proposed Buffered Bike Lane – Washington to Atlantic*



*Figure 3. Proposed Buffered Bike Lane – Atlantic to Ruby*



### **Daily Traffic Volumes**

In 2019 this section of Boone Avenue from Howard to Washington carried an average of 11,000 vehicles per day (vpd). East of Washington the volumes drop to 8,000 vpd and continue to drop to around 6,000 vpd as the route wraps around to Sharp Avenue. These volumes are well within the range of traffic that can be accommodated with a three-lane road. Sharp Avenue already transitions to three lanes east of Lidgerwood.

### **Spokane Arena Event Traffic**

The bigger concern with this proposal is the impact to event traffic entering and exiting the Spokane Arena parking lots. It is well known that evening events at the arena have a large impact on local through traffic movement on Boone Avenue, Washington Street, Howard Street, Lincoln Street, Mallon Avenue and sometimes Monroe Street.

#### *Event Traffic Arrival*

During large events at the Spokane Arena people start arriving about 1.5 hours prior to the show. Attendees can enter the parking lots at several points but must stop at a pay booth. Payment is handled via cash or card. Cash transactions average 15 seconds per vehicle and credit cards take 30 seconds.

*Figure 4. Pay stations and parking lot entry points*



Because of the pay booths it is common for queues to form outside the entry points. These include the left turn from Boone Avenue to Howard Street (figure 2) and also the eastbound curb lane on Boone east of Lincoln Street (figure 3). The second through lane in both of these conditions allows for non-event traffic to continue to use Boone Avenue. The pay booths cannot be required to relocate unless the PFD was seeking a permit to make changes to the site. Queuing is also common for northbound Washington Street where the drivers are making



a left turn into the parking lot (Boy Scout Way). The queuing on Washington is caused more by a lack of gaps in southbound traffic than delays at the pay booth.

With removal of the second through lane, non-event traffic is likely to drive illegally in the center turn lane to bypass the queued vehicles. This will create additional conflicts with vehicles turning in and out of driveways in the block.

*Figure 5. Existing traffic pattern during event arrival*



*Figure 6. Existing traffic pattern during event arrival*



### Event Traffic Departure

Clearing out the parking lots after an event takes about 30-45 minutes. Traffic may exit from multiple locations and the dual lanes on Boone are used to accommodate this. Traffic control is handled by a combination of Spokane Arena staff and the police department.

*Figure 7. Existing traffic pattern during event departure*



Loss of the second travel lane on Boone will slow down the egress rate from the Spokane Arena parking lots. Event attendees will need to plan for a longer departure travel time or park in a different location. The impact on local traffic will be more limited since these events often end in the late evening when volumes are down.

### **Signal Impacts**

If the comprehensive plan amendment is approved, an analysis of the signalized intersections will be required during the design phase. Depending on the turn volumes it may be beneficial to keep right-turn pockets and share that space with the bikes. Other options at the intersections could include widening or using space behind the curb for the bike lane. Queue lengths and available storage should be evaluated between Division and Browne to ensure the change will not result in queues exceeding the distance between the intersections. This can sometimes be addressed through signal timing adjustments, but not always without adding delay to the through traffic on Browne and Division.

### **Multiple Events**

Consideration should also be given to the close proximity of venues and potential for multiple events at the same time. The Spokane Arena, Civic Theater, Riverfront Park, and Sportsplex all utilize the same access roads and parking lots. It is common for events at the Arena and the Theater to overlap. The northeast parking lot is also used as a park and ride for downtown commuters. So there is potential for arriving event-goers to conflict with commuters departing from the lot between 4:30 and 6:00 pm on weekdays.

### **Emergency Response**

Traffic prior to and following an event creates challenges for emergency response. Current practice is to re-route around the area during times of congestion. However the loss of the additional traffic lane on Boone would create challenges for response to the adjacent businesses, Spokane Arena, Civic Theater or the Sportsplex.

### **Pathway Option from Howard to Washington**

The biggest area of concern for repurposing vehicular travel lanes to bike lanes is on Boone between Howard and Washington. One alternative would be to maintain the lanes to Washington and provide a shared-use pathway between the existing sidewalk and parked vehicles in the lot. This would require the PFD to reconfigure the parking lot and may result in a loss of parking spaces. Implementation of this concept would require further discussion and cooperation with the PFD as the city cannot require this change.

*Figure 8. Shared-use Pathway Option*



### **Requirements for Implementation**

There are several treatments that should be considered if the Boone Avenue comprehensive plan amendment is approved and the protected bike lane project moves forward. These treatments are focused on the street right-of-way.

- Lengthen the westbound left turn pocket at Boone/Howard so that more entering vehicles can queue in the center lane. This will require removal of the concrete island and two trees.
- Conduct further evaluation of signalized intersections to determine if keeping a right-turn lane as a shared facility with bikes is needed, or using space beyond the curb for the bike lane. Also evaluate the signal timing plans at Division/Sharp and Ruby/Sharp using the reduced street section.
- Addition of north-south protected left turn phasing at Boone/Washington would help to alleviate the queuing on Washington prior to an event.
- Further explore the Howard to Washington parking lot pathway concept with the PFD.



**From:** [Michael Gaffaney](#)  
**To:** [Monte Koch](#); [Note, Inga](#)  
**Cc:** [Matt Meyer](#); [Stephanie Curran](#); [Andrew Young - CSC](#); [Quinn-Hurst, Colin](#)  
**Subject:** RE: Review Boone and Mallon Traffic Control  
**Date:** Thursday, July 30, 2020 11:52:20 AM  
**Attachments:** [image002.png](#)

---

[CAUTION - EXTERNAL EMAIL - Verify Sender]

My only comment is could a left turn arrow light at Washington and Boone N/S be a be installed to help the situation (since you mention light timing).

---

**From:** Monte Koch <[mkoch@spokanebfd.org](mailto:mkoch@spokanebfd.org)>  
**Sent:** Thursday, July 30, 2020 9:59 AM  
**To:** 'Note, Inga' <[inote@spokanecity.org](mailto:inote@spokanecity.org)>  
**Cc:** Michael Gaffaney <[mgaffaney@spokanebfd.org](mailto:mgaffaney@spokanebfd.org)>; Matt Meyer <[mmeyer@spokanebfd.org](mailto:mmeyer@spokanebfd.org)>; Stephanie Curran <[scurran@spokanebfd.org](mailto:scurran@spokanebfd.org)>; Andrew Young - CSC <[ayoung@csc-usa.com](mailto:ayoung@csc-usa.com)>; Quinn-Hurst, Colin <[cquinnhurst@spokanecity.org](mailto:cquinnhurst@spokanecity.org)>  
**Subject:** RE: Review Boone and Mallon Traffic Control

Not as a part of the Sportsplex project. We may collect fees for the south lot via pay-by-phone or by means of a kiosk when the venue opens next year.

**Monte Koch**, *Director of Facilities & Operations*  
Spokane Public Facilities District  
[mkoch@spokanebfd.org](mailto:mkoch@spokanebfd.org)  
Phone 509.279.7169 Mobile 509.951.6969  
720 West Mallon Avenue • Spokane • WA 99201

---

**From:** Note, Inga <[inote@spokanecity.org](mailto:inote@spokanecity.org)>  
**Sent:** Thursday, July 30, 2020 9:51 AM  
**To:** Monte Koch <[mkoch@spokanebfd.org](mailto:mkoch@spokanebfd.org)>  
**Cc:** Michael Gaffaney <[mgaffaney@spokanebfd.org](mailto:mgaffaney@spokanebfd.org)>; Matt Meyer <[mmeyer@spokanebfd.org](mailto:mmeyer@spokanebfd.org)>; Stephanie Curran <[scurran@spokanebfd.org](mailto:scurran@spokanebfd.org)>; Andrew Young - CSC <[ayoung@csc-usa.com](mailto:ayoung@csc-usa.com)>; Quinn-Hurst, Colin <[cquinnhurst@spokanecity.org](mailto:cquinnhurst@spokanecity.org)>  
**Subject:** RE: Review Boone and Mallon Traffic Control

One more question. Any plans to add a pay booth at the Dean Avenue access?



---

**From:** Monte Koch <[mkoch@spokanebfd.org](mailto:mkoch@spokanebfd.org)>  
**Sent:** Thursday, July 30, 2020 9:35 AM  
**To:** Note, Inga <[inote@spokanecity.org](mailto:inote@spokanecity.org)>  
**Cc:** Michael Gaffaney <[mgaffaney@spokanebfd.org](mailto:mgaffaney@spokanebfd.org)>; Matt Meyer <[mmeyer@spokanebfd.org](mailto:mmeyer@spokanebfd.org)>; Stephanie Curran <[scurran@spokanebfd.org](mailto:scurran@spokanebfd.org)>; Andrew Young - CSC <[ayoung@csc-usa.com](mailto:ayoung@csc-usa.com)>; Quinn-Hurst, Colin <[cquinnhurst@spokanecity.org](mailto:cquinnhurst@spokanecity.org)>  
**Subject:** FW: Review Boone and Mallon Traffic Control

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Inga,  
Below is input from Tom Malone, Diamond Parking Manager for the District properties.

**Monte Koch**, *Director of Facilities & Operations*  
Spokane Public Facilities District  
[mkoch@spokanebfd.org](mailto:mkoch@spokanebfd.org)  
Phone 509.279.7169 Mobile 509.951.6969  
720 West Mallon Avenue • Spokane • WA 99201

---

**From:** Tom Malone <[Tom.Malone@DiamondParking.com](mailto:Tom.Malone@DiamondParking.com)>  
**Sent:** Thursday, July 30, 2020 9:31 AM  
**To:** Monte Koch <[mkoch@spokanebfd.org](mailto:mkoch@spokanebfd.org)>  
**Cc:** Michael Gaffaney <[mgaffaney@spokanebfd.org](mailto:mgaffaney@spokanebfd.org)>; Stephanie Curran <[scurran@spokanebfd.org](mailto:scurran@spokanebfd.org)>; Matt Meyer <[mmeyer@spokanebfd.org](mailto:mmeyer@spokanebfd.org)>  
**Subject:** RE: Review Boone and Mallon Traffic Control

Monte,

Average transaction time is 15seconds cash, and around 30 seconds for credit card. This is really dependent on the person paying and as a person may write a check or realize they can't

find there payment. We do have two lanes so we can handle 2 vehicles per 15 second transaction time cash or per 30 seconds if they are using cards.

In reading over the analysis, it seems they are admitting this plan will not work even at existing Arena traffic levels, there are multiple factors that they are not considering.

Other factors to consider are multiple events or STA parkers where the exiting vehicles and the entering vehicles may be encountering each other, Imagine Garth Brooks with only the two lanes on Boone. The Sports plex will definitely impact traffic in the area during an Arena event has the current traffic lights are not enough for the current traffic for the past Arena events. We currently have the majority of Transit parkers exiting lots C&D between 430pm and 6pm and this is the time that a weekday concert is also beginning to arrive, with the Sportsplex they may have an event arriving or exiting at this same time adding to the vehicles in the area. Boone restrictions would only compound this issue.

The current real issue is the vehicles trying to enter the Washington street entrance(From the Northbound lanes)trying to cross South Bound traffic have to wait for a break with the Boone/Washington intersection. This back up will then meet up with those traveling North Bound trying to using the Boone/Washington intersection where sometimes only 1 Or 2 vehicles are able to take a left onto Boone. The current back ups that occur are very rarely caused at the parking payment booth most occur due to the street lights and vehicles trying to cross lanes. The other issue is vehicles traveling west bound on Boone trying to take a left onto Howard, this light currently has the same issue even with the police directing only a couple vehicles are to make the left hand turn onto Howard per light.

Now I understand typical daily traffic may be fine for the lane reduction however the area around the Arena is being developed so past traffic usage really isn't accurate for the future demands we will see. Projects like Sportsplex, LBstone development, the Wonder Building and other upcoming projects, will impact the traffic and can result in frustrating traffic situations are large delays for entering or exiting the facilities.

**Thomas Malone**  
City Manager / Spokane / Diamond Parking Services  
Office (509)747-8144 / Cell (509)723-7652

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---

**From:** Monte Koch <[mkoch@spokanepfd.org](mailto:mkoch@spokanepfd.org)>  
**Sent:** Tuesday, July 28, 2020 3:12 PM  
**To:** Tom Malone <[Tom.Malone@DiamondParking.com](mailto:Tom.Malone@DiamondParking.com)>  
**Cc:** Michael Gaffaney <[mgaffaney@spokanepfd.org](mailto:mgaffaney@spokanepfd.org)>; Stephanie Curran <[scurran@spokanepfd.org](mailto:scurran@spokanepfd.org)>; Matt Meyer <[mmeyer@spokanepfd.org](mailto:mmeyer@spokanepfd.org)>  
**Subject:** FW: Review Boone and Mallon Traffic Control

**Caution:** This email originated from outside **Diamond Parking Email systems**. Do not click or open attachments unless you recognize the sender and are confident the content is safe.  
Tom,  
Here is the Traffic Impact Analysis Report that we spoke of today. Your input is appreciated.

**Monte Koch**, Director of Facilities & Operations  
Spokane Public Facilities District  
[mkoch@spokanepfd.org](mailto:mkoch@spokanepfd.org)  
Phone 509.279.7169 Mobile 509.951.6969  
720 West Mallon Avenue • Spokane • WA 99201

---

**From:** Note, Inga <[ingate@spokanecity.org](mailto:ingate@spokanecity.org)>  
**Sent:** Tuesday, July 28, 2020 12:49 PM  
**To:** Quinn-Hurst, Colin <[cquinnhurst@spokanecity.org](mailto:cquinnhurst@spokanecity.org)>; Michael Gaffaney <[mgaffaney@spokanepfd.org](mailto:mgaffaney@spokanepfd.org)>; Stephanie Curran <[scurran@spokanepfd.org](mailto:scurran@spokanepfd.org)>; Monte Koch <[mkoch@spokanepfd.org](mailto:mkoch@spokanepfd.org)>; Matt Meyer <[mmeyer@spokanepfd.org](mailto:mmeyer@spokanepfd.org)>  
**Cc:** Andrew Young - CSC <[ayoung@csc-usa.com](mailto:ayoung@csc-usa.com)>  
**Subject:** RE: Review Boone and Mallon Traffic Control

To the PFD staff,  
Attached is my draft memorandum on the impacts of the proposed Boone Avenue protected bike lane. Can you please review my writeup and images depicting the current event traffic control? I'm hoping to finalize this before end of the day Thursday.  
If you have any information on the average time it takes to collect parking payment, that would be helpful.  
Thanks  
Inga

-----Original Appointment-----  
**From:** Quinn-Hurst, Colin  
**Sent:** Tuesday, July 7, 2020 12:18 PM  
**To:** Quinn-Hurst, Colin; Note, Inga; Michael Gaffaney; [scurran@spokanepfd.org](mailto:scurran@spokanepfd.org); [mkoch@spokanepfd.org](mailto:mkoch@spokanepfd.org); [mmeyer@spokanepfd.org](mailto:mmeyer@spokanepfd.org)  
**Cc:** Andrew Young  
**Subject:** Review Boone and Mallon Traffic Control  
**When:** Wednesday, July 15, 2020 3:00 PM-4:00 PM (UTC-08:00) Pacific Time (US & Canada).  
**Where:** Webex - <https://spokanecity.webex.com/spokanecity/j.php?MTID=m315d3ba19e15e77245ece38502ff9f5b>

Switching this to an online meeting:

#### Meeting Information

Meeting link:  
<https://spokanecity.webex.com/spokanecity/j.php?MTID=m315d3ba19e15e77245ece38502ff9f5b>

Meeting number:

146 468 3588

Password:

ZPv5Uy2w3Pa

Host key:

741744

#### More ways to join

Join by video system

Dial [1464683588@spokanecity.webex.com](tel:1464683588)

You can also dial 173.243.2.68 and enter your meeting number.

Join by phone

+1-408-418-9388 United States Toll

Access code: 146 468 3588

[Global call-in numbers](#)

**Agenda Sheet for City Council Meeting of:**

11/16/2020

**Date Rec'd**

10/26/2020

**Clerk's File #**

ORD C35979

**Renews #****Submitting Dept**

PLANNING

**Cross Ref #****Contact Name/Phone**

KEVIN FREIBOTT 625-6184

**Project #**

Z20-042COMP

**Contact E-Mail**

KFREIBOTT@SPOKANECITY.ORG

**Bid #****Agenda Item Type**

First Reading Ordinance

**Requisition #****Agenda Item Name**

0650 – COMPREHENSIVE PLAN AND SMC 12.080.040 AMENDMENT – ARTERIAL MAP

**Agenda Wording**

Ordinance relating to proposal Z20-042COMP by the City, amending the Comprehensive Plan Arterial Network Map in various locations throughout the city and amending the Official Arterial Street Map in SMC 12.080.040 accordingly.

**Summary (Background)**

The proposal concerns amendments to various streets in Map TR-12 throughout the City and concurrent amendment to the Official Arterial Street Map in SMC 12.08.040. This is being considered concurrently through the annual Comprehensive Plan Amendment cycle as required by the Growth Management Act. Public participation and notification requirements are complete. The Plan Commission held a Public Hearing on September 8 to consider this amendment and has recommended approval of the amendment.

**Fiscal Impact**

Grant related? NO

Public Works? NO

**Budget Account**

Neutral \$

#

Select \$

#

Select \$

#

Select \$

#

**Approvals****Council Notifications****Dept Head**

MEULER, LOUIS

**Study Session\Other**

CC Study Session 10-29-20

**Division Director**

SIMMONS, SCOTT M.

**Council Sponsor**

CM Mumm

**Finance**

ORLOB, KIMBERLY

**Distribution List****Legal**

RICHMAN, JAMES

tblack@spokanecity.org

**For the Mayor**

ORMSBY, MICHAEL

jrichman@spokanecity.org

**Additional Approvals**

sbishop@spokanecity.org

**Purchasing**

dhume@spokane-landuse.com

lmeuler@spokanecity.org



# Expenditure Control Form

1. All requests being made must be accompanied by this form.
2. Route **ALL** requests to the Finance Department for signature.
3. If request is greater than \$100,000 it requires signatures by Finance and the City Administrator. Finance Dept. will route to City Administrator.

Today's Date:

Type of expenditure:

Goods



Services



Department: N/A

Approving Supervisor: N/A

Amount of Proposed Expenditure: N/A

Funding Source: N/A

**Please verify correct funding sources. Please indicate breakdown if more than one funding source.**

**Why is this expenditure necessary now?**

**What are the impacts if expenses are deferred?**

**What alternative resources have been considered?**

**Description of the goods or service and any additional information?**

Person Submitting Form/Contact:

FINANCE SIGNATURE:

---

CITY ADMINISTRATOR SIGNATURE:

---

Ordinance No. C35979

AN ORDINANCE RELATING TO PROPOSAL FILE Z20-042COMP AMENDING COMPREHENSIVE PLAN MAP TR-12, ARTERIAL NETWORK MAP, IN VARIOUS LOCATIONS THROUGHOUT THE CITY TOGETHER WITH CORRESPONDING CHANGES TO THE OFFICIAL ARTERIAL STREET MAP IN SMC 12.08.040.

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, Proposal File Z20-042COMP was submitted in a timely manner for review during the City's 2019/2020 Comprehensive Plan amendment cycle; and

WHEREAS, Proposal Z20-042COMP seeks to amend Comprehensive Plan Map TR-12, Arterial Network Map, in various locations throughout the City; and

WHEREAS, staff requested comments from agencies and departments on May 11, 2020, and a public comment period ran from June 8, 2020 to August 7, 2020; 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 August 25, 2020; and

WHEREAS, a State Environmental Policy Act (SEPA) Determination of Non-Significance was issued on August 24, 2020 for the amendment to the Comprehensive Plan, the comment period for which ended on September 14, 2020; and

WHEREAS, a staff report for Proposal Z20-042COMP reviewed all the criteria relevant to consideration of the proposal was published on August 25, 2020 and sent to all applicants and the Plan Commission; and

WHEREAS, notice of the SEPA Checklist and Determination and announcement of the Plan Commission Hearing for the proposal was published on August 26, 2020 and September 2, 2020; and

WHEREAS, Notice of Plan Commission Public Hearing and SEPA Determination was posted online and with the Spokesman Review, pursuant to Spokane Municipal Code 17G.020.070, on August 26, 2020; and

WHEREAS, the Spokane Plan Commission held a public hearing on September 9, 2020, continued to September 23, 2020, during which they took public testimony on this proposal and deliberated this and all other Comprehensive Plan Amendment applications; and

WHEREAS, the Spokane Plan Commission found that Proposal Z20-042COMP is consistent with and implements the Comprehensive Plan; and

WHEREAS, the Spokane Plan Commission found that Proposal Z20-042COMP meets the decision criteria for Comprehensive Plan Amendments delineated in Spokane Municipal Code 17G.020.030; and

WHEREAS, the Spokane Plan Commission voted 9 to 0 to recommend approval of Proposal Z20-042COMP; 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 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 the Proposal. Proposal Z20-042COMP is approved.
2. Amendment of the Arterial Network Map. The Spokane Comprehensive Plan Map TR-12, Arterial Network Map, is amended as shown in Exhibit A.
3. Amendment of the Official Arterial Street Map. The Official Arterial Street map delineated in Spokane Municipal Code (SMC) 12.08.040 is amended as follows, and shown in Exhibit B:
  - a. Change the designation of Walnut Street from 4<sup>th</sup> Avenue to 5<sup>th</sup> Avenue to "Urban Principal Arterial."
  - b. Remove the vacated Upriver Drive from N Center Street to Mission Avenue from the map.
  - c. Change the designation of Main Avenue from Napa Street to Altamont Street to "Urban Minor Collector."
  - d. Change the designation of Altamont Street from Main Avenue to Sprague Avenue to "Urban Minor Collector."

PASSED BY THE CITY COUNCIL ON \_\_\_\_\_, 2020.

\_\_\_\_\_  
Council President

Attest:

Approved as to form:

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

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

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Effective Date



# 2020 Comprehensive Plan Amendment

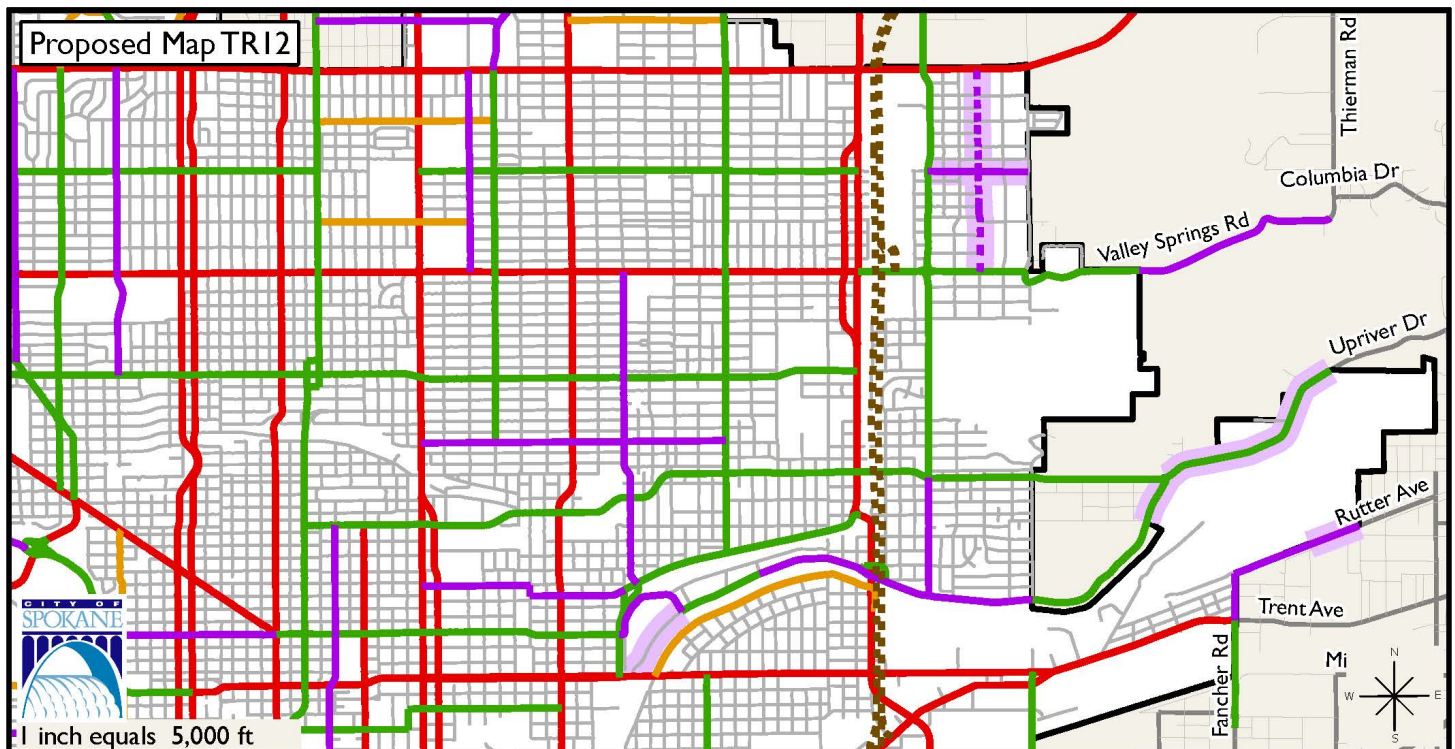
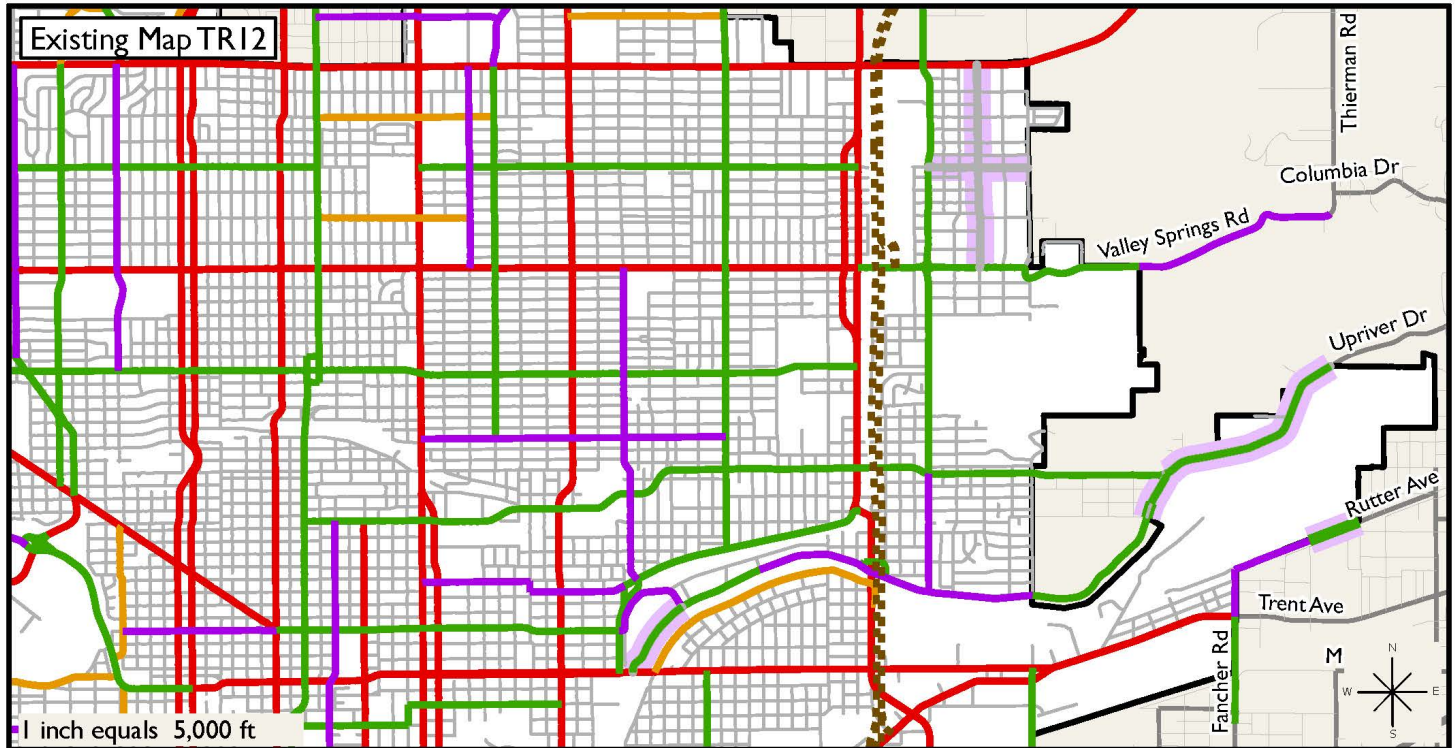
Change Request:  
East

Revised  
Date: July 2020

## EXHIBIT A

## Legend

- |   |                          |
|---|--------------------------|
| Proposed Urban Other Freeways and Expressways | Urban Interstate         |
| Proposed Urban Principal Arterial             | Urban Principal Arterial |
| Proposed Urban Minor Arterial                 | Urban Minor Arterial     |
| Proposed Urban Major Collector                | Urban Major Collector    |
| Proposed Urban Minor Collector                | Urban Minor Collector    |
| Urban Other Freeways and Expressways          | Urban Local Access       |





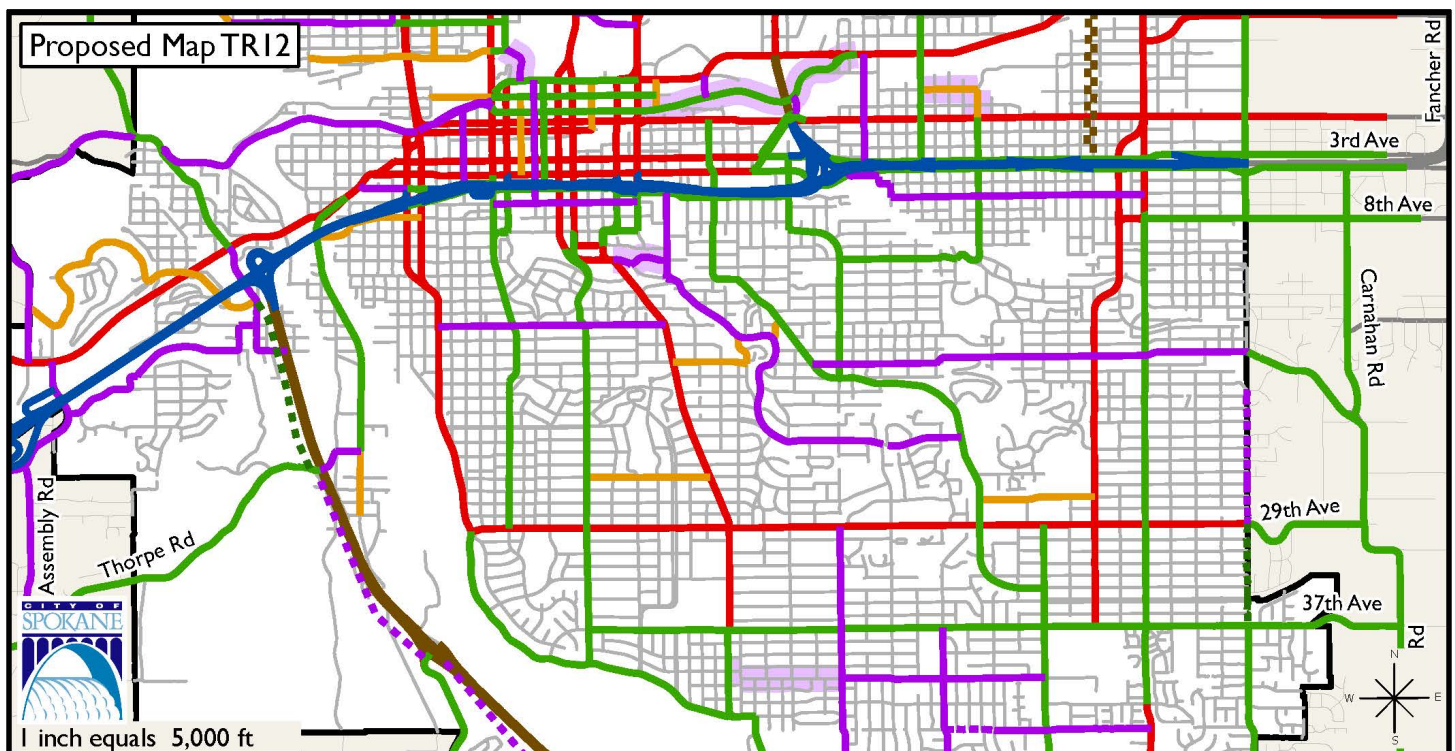
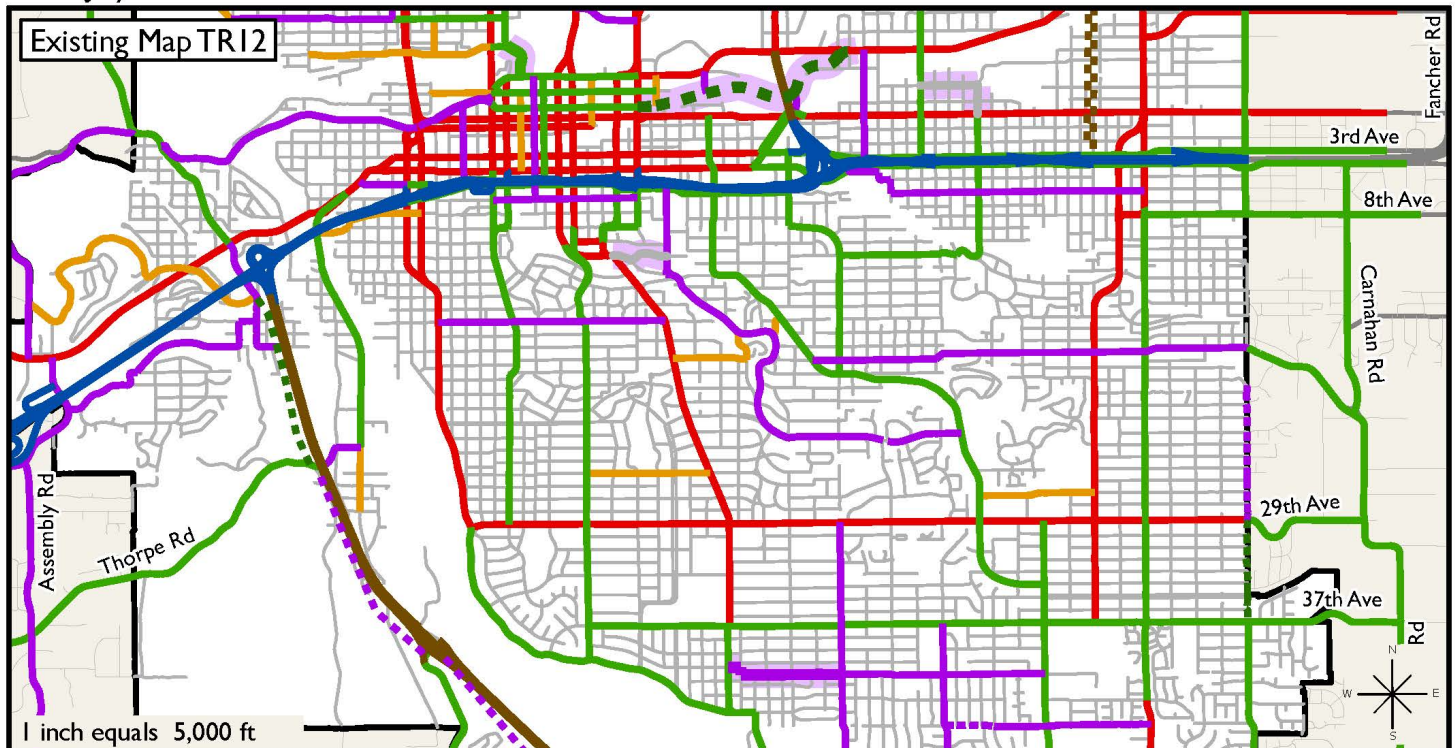
# 2020 Comprehensive Plan Amendment

Change Request:  
South

## Legend

- |   |                          |
|---|--------------------------|
| Proposed Urban Other Freeways and Expressways | Urban Interstate         |
| Proposed Urban Principal Arterial             | Urban Principal Arterial |
| Proposed Urban Minor Arterial                 | Urban Minor Arterial     |
| Proposed Urban Major Collector                | Urban Major Collector    |
| Proposed Urban Minor Collector                | Urban Minor Collector    |
| Urban Other Freeways and Expressways          | Urban Local Access       |

Revised  
Date: July 2020



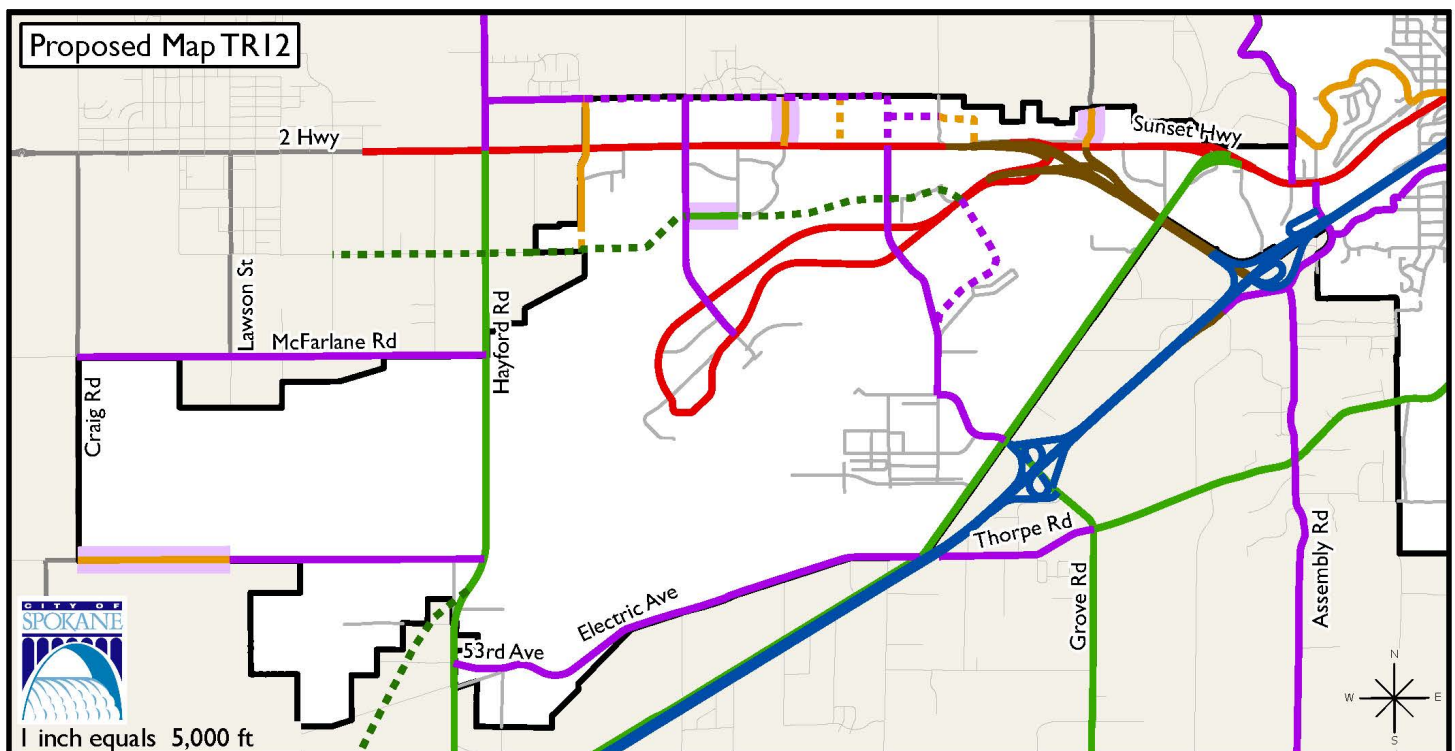
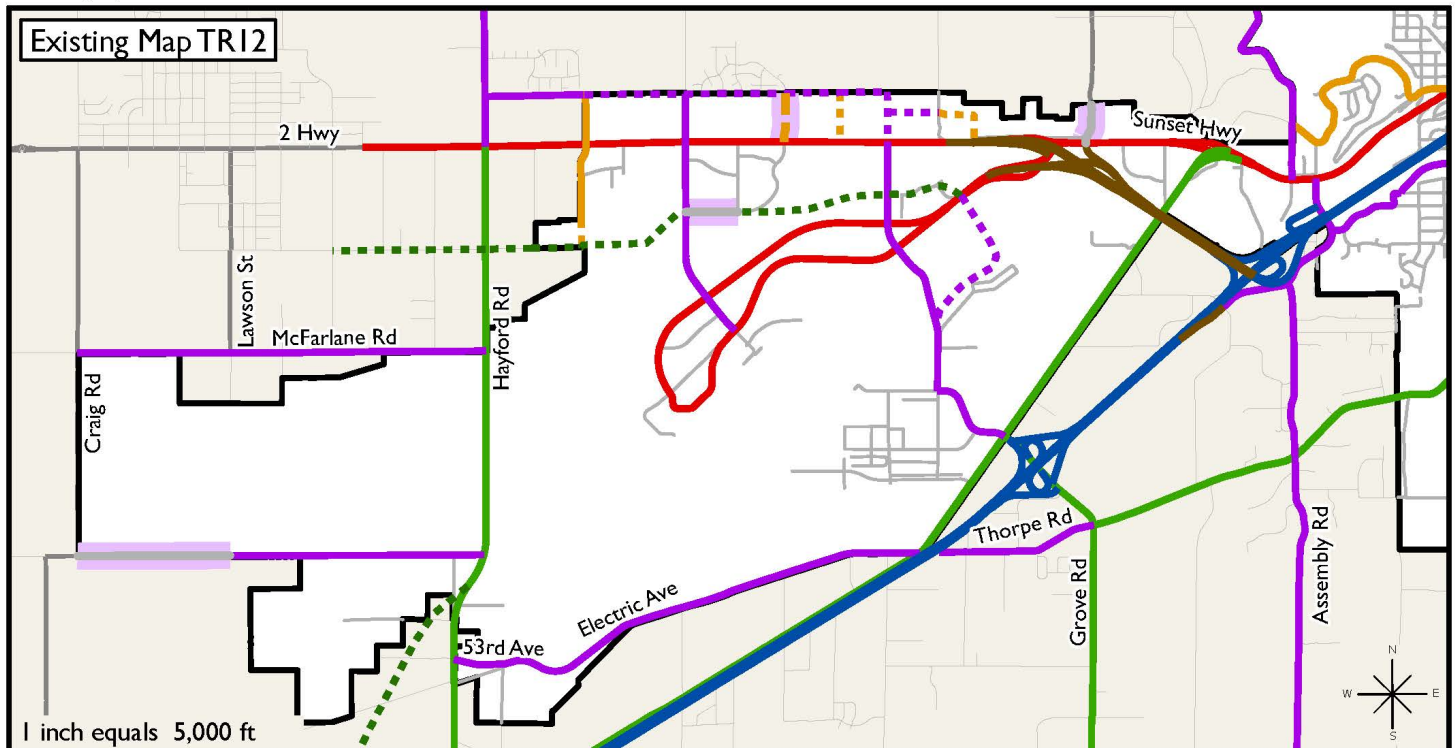
# 2020 Comprehensive Plan Amendment

Change Request:  
West Plains

## Legend

- |   |                          |
|---|--------------------------|
| Proposed Urban Other Freeways and Expressways | Urban Interstate         |
| Proposed Urban Principal Arterial             | Urban Principal Arterial |
| Proposed Urban Minor Arterial                 | Urban Minor Arterial     |
| Proposed Urban Major Collector                | Urban Major Collector    |
| Proposed Urban Minor Collector                | Urban Minor Collector    |
| Urban Other Freeways and Expressways          | Urban Local Access       |

Revised  
Date: July 2020





The following staff report concerns a proposed amendment to the City's Comprehensive Plan. The proposal is to amend the Arterial Network Map (Map TR-12) in Chapter 4 (Transportation) of the City's Comprehensive Plan. This amendment is proposed to modify the classification of several arterial streets. Amendments to the Comprehensive Plan are enabled by Spokane Municipal Code (SMC) 17G.020 and Revised Code of Washington (RCW) 36.70A.130.

## I. PROPOSAL SUMMARY

| Street                              | Limits                       | Current Classification         | Proposed Classification        |
|-------------------------------------|------------------------------|--------------------------------|--------------------------------|
| Thorpe Rd                           | Craig to Lawson              | local                          | Urban Minor Collector          |
| Granite Road (18 <sup>th</sup> Ave) | Flint to Campus              | Local                          | Urban Minor Arterial           |
| Campus Road                         | 12 <sup>th</sup> Ave to US 2 | Proposed Urban Minor Collector | Urban Minor Collector          |
| Grove Road                          | City limit to Sunset Hwy     | Local                          | Urban Minor Collector          |
| Post Street Bridge                  | Summit Pkwy to SFB           | Urban Minor Arterial           | Urban Major Collector          |
| 9 <sup>th</sup> Ave - Rockwood      | Grand to Cowley              | Local                          | Urban Major Collector          |
| Martin Luther King Jr. Way          | Division to Trent            | Proposed Urban Minor Arterial  | Urban Minor Arterial           |
| Thurston Ave                        | Grand to Perry               | Urban Major Collector          | local                          |
| Rutter Parkway                      | Eastern to Bradley           | Urban Minor Arterial           | Urban Major Collector          |
| Upriver Drive                       | N. Center to Mission         | Urban Minor Arterial           | local                          |
| Upriver Drive                       | Buckeye to east city limit   | local                          | Urban Minor Arterial           |
| Barnes Road                         | Phoebe to Strong             | Proposed Urban Major Collector | Urban Major Collector          |
| Rowan Avenue                        | Freya to Havana              | Local                          | Urban Major Collector          |
| Myrtle Street                       | Francis to Wellesley         | Local                          | Proposed Urban Major Collector |
| Main Avenue                         | Napa to Altamont             | Local                          | Urban Minor Collector          |
| Altamont Street                     | Main to Sprague              | Local                          | Urban Minor Collector          |



## II. APPLICANT SUMMARY

|                             |                 |
|-----------------------------|-----------------|
| <b>City Representative:</b> | Inga Note       |
| <b>Applicant:</b>           | City of Spokane |
| <b>Property Owner:</b>      | City of Spokane |

## III. PROPOSAL SUMMARY

|                                      |  |
|--------------------------------------|--|
| <b>Location of Proposal:</b>         | City rights-of-way   |
| <b>SEPA Status:</b>                  | A SEPA threshold Determination of Non-Significance (DNS) was made on August 24, 2020. The appeal deadline is 5:00 PM on September 7, 2020. |
| <b>Plan Commission Hearing Date:</b> | September 9, 2020.   |
| <b>Staff Contact:</b>                | Kevin Freibott, Assistant Planner II, <a href="mailto:kfreibott@spokanecity.org">kfreibott@spokanecity.org</a>                             |
| <b>Staff Recommendation:</b>         | Recommended  |

## IV. BACKGROUND INFORMATION

- General Proposal Description:** Pursuant to the procedures established by SMC 17G.020, enabled by RCW 36.70A.130, the City proposes a change to the Arterial Network Map (Map TR-12) in Chapter 4 (Transportation) of the City's Comprehensive Plan, as described in section 'I' above.
- Site Description and Physical Conditions:** The proposal concerns sixteen street segments throughout the city. All are paved with the exception of Myrtle Street and parts of Rowan Avenue.
- Property Ownership:** City right-of-way
- Adjacent Property Improvements and Uses:** Adjacent property uses vary throughout the city including industrial, residential and commercial.

| Street                              | Limits                       | Adjacent Land Use   |
|-------------------------------------|------------------------------|---|
| Thorpe Rd                           | Craig to Lawson              | Light Industrial  |
| Granite Road (18 <sup>th</sup> Ave) | Flint to Campus              | Light Industrial  |
| Campus Road                         | 12 <sup>th</sup> Ave to US 2 | Light Industrial  |
| Grove Road                          | City limit to Sunset Hwy     | Light Industrial, Low Density Residential                               |
| Post Street Bridge                  | Summit Pkwy to SFB           | Downtown, Open Space  |
| 9 <sup>th</sup> Ave - Rockwood      | Grand to Cowley              | Residential High Density, Community Business, Office, Residential 10-20 |
| Martin Luther King Jr. Way          | Division to Trent            | Institutional, Downtown, Heavy Industrial, General Commercial           |

|                 |                            |                                       |
|-----------------|----------------------------|---------------------------------------|
| Thurston Ave    | Grand to Perry             | Residential 4-10                      |
| Rutter Parkway  | Eastern to Bradley         | Light Industrial, General Commercial  |
| Upriver Drive   | N. Center to Mission       | Light Industrial                      |
| Upriver Drive   | Buckeye to east city limit | Residential 4-10                      |
| Barnes Road     | Phoebe to Strong           | Residential 4-10                      |
| Rowan Avenue    | Freya to Havana            | Heavy and Light Industrial            |
| Myrtle Street   | Francis to Wellesley       | Heavy and Light Industrial            |
| Main Avenue     | Napa to Altamont           | Light Industrial                      |
| Altamont Street | Main to Sprague            | Light Industrial, Center and Corridor |

## 5. Street Class Designations:

| Street                              | Limits                       | Classification on TR 12 Map    | New Classification             | Reason                               |
|-------------------------------------|------------------------------|--------------------------------|--------------------------------|--------------------------------------|
| Thorpe Rd                           | Craig to Lawson              | local                          | Urban Minor Collector          | Error correction                     |
| Granite Road (18 <sup>th</sup> Ave) | Flint to Campus              | Local                          | Urban Minor Arterial           | Consistency with SMC 12.08.040       |
| Campus Road                         | 12 <sup>th</sup> Ave to US 2 | Proposed Urban Minor Collector | Urban Minor Collector          | constructed                          |
| Grove Road                          | City limit to Sunset Hwy     | Local                          | Urban Minor Collector          | Error correction                     |
| Post Street Bridge                  | Summit Pkwy to SFB           | Urban Minor Arterial           | Urban Major Collector          | Consistency with SMC 12.08.040       |
| 9 <sup>th</sup> Ave - Rockwood      | Grand to Cowley              | Local                          | Urban Major Collector          | Error correction                     |
| Martin Luther King Jr. Way          | Division to Trent            | Proposed Urban Minor Arterial  | Urban Minor Arterial           | constructed                          |
| Thurston Ave                        | Grand to Perry               | Urban Major Collector          | local                          | Consistency with SMC 12.08.040       |
| Rutter Parkway                      | Eastern to Bradley           | Urban Minor Arterial           | Urban Major Collector          | Error correction                     |
| Upriver Drive                       | N. Center to Mission         | Urban Minor Arterial           | local                          | Vacated by Ordinance C35824          |
| Upriver Drive                       | Buckeye to east city limit   | local                          | Urban Minor Arterial           | Error correction                     |
| Barnes Road                         | Phoebe to Strong             | Proposed Urban Major Collector | Urban Major Collector          | constructed                          |
| Rowan Avenue                        | Freya to Havana              | Local                          | Urban Major Collector          | Increased volume, future development |
| Myrtle Street                       | Francis to Wellesley         | Local                          | Proposed Urban Major Collector | Future development                   |
| Main Avenue                         | Napa to Altamont             | Local                          | Urban Minor Collector          | Increased volume                     |
| Altamont Street                     | Main to Sprague              | Local                          | Urban Minor Collector          | Increased volume                     |

6. **Current Land Use Designation and History:** Adjacent land uses are shown in the table above.

7. **Proposed Land Use Designation:** n/a

8. **Current Zoning and History:** n/a

9. **Proposed Zoning:** n/a

## V. APPLICATION PROCESS AND PUBLIC COMMENT

1. **Key Steps:** The application is being processed according to SMC 17G.060, including the following steps:

|   |                   |
|---|-------------------|
| Application Submitted .....                                   | October 29, 2019  |
| Threshold Application Certified Complete .....                | November 27, 2019 |
| Council Threshold Subcommittee Established <sup>1</sup> ..... | January 13, 2020  |
| Council Threshold Subcommittee Met .....                      | February 6, 2020  |
| Annual Work Program Set <sup>2</sup> .....                    | March 2, 2020     |
| Agency/Department Comment Period Ended .....                  | May 11, 2020      |
| Notice of Application Posted .....                            | June 8, 2020      |
| Plan Commission Workshop .....                                | June 24, 2020     |
| Public Workshop .....   | July 29, 2020     |
| 60-Day Public Comment Period Ended .....                      | August 7, 2020    |
| SEPA Determination Issued .....                               | August 24, 2020   |
| Notice of Public Hearing Posted .....                         | August 26, 2020   |
| Plan Commission Hearing Date (Scheduled) .....                | September 9, 2020 |

**Comments Received:** A request for comments was issued to City departments, local agencies, and departments within 400 feet of the proposal, along with pertinent application details on April 24, 2020. Project changes made during the public comment period necessitated two revised requests for agency/department comment, one on June 9, 2020 and one on July 28, 2020. By the close of agency comment on May 11, comments were received from the following:

- Randy Abrahamson, Spokane Tribe Historic Preservation Officer
- Bobby Halbig, City of Spokane Streets Department

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<sup>1</sup> Spokane City Council Resolution 2020-0002

<sup>2</sup> Spokane City Council Resolution 2020-0014

Mr. Abrahamson indicated a low potential for cultural resources along the identified routes, and asked that any future project development include an Inadvertent Discovery Plan. Mr. Halbig indicated that the Streets Department had no direct comments regarding the proposal.

Following the agency/department comment period, a Notice of Application was issued on June 8, 2020 by mail to all properties and owners within a 400-foot radius of the subject properties, including within 400-feet of any adjacent properties with the same ownership. Notice was also in the Spokesman Review. No public comments were received during the 60-day public comment period.

2. **Public Workshop:** A public workshop with the Spokane Plan Commission was held on June 24th, 2020 during which the particulars of the proposal were presented to the Plan Commission for their consideration and discussion. The project representative, Inga Note, was provided an opportunity to speak during the workshop but no public comment was taken.

## **VI. APPLICATION REVIEW AND ANALYSIS**

1. **Guiding Principles:** SMC 17G.020.010 provides the following guiding principles for the annual comprehensive plan amendment process:

- A. Keep the comprehensive plan alive and responsive to the community.
- B. Provide for simultaneous review of proposals to allow for cumulative impact analysis of all applications on a City-wide basis and in conjunction with budget decisions.
- C. Make map adjustments based on a foundation in policy language, consistently applying those concepts citywide.
- D. Honor the community's long-term investment in the comprehensive plan, through public participation and neighborhood planning processes, by not making changes lightly.
- E. Encourage development that will enable our whole community to prosper and reinforce our sense of place and feeling of community, in an ecologically, economically and socially sustainable manner.
- F. Amendments to the comprehensive plan must result in a net benefit to the general public.

2. **Review Criteria:** SMC 17G.020.030 provides a list of considerations that are to be used, as appropriate, by the applicant in developing an amendment proposal, by planning staff in analyzing a proposal, by the plan commission and by the city council in making a decision on the proposal. Following each consideration is staff analysis relative to the amendment requested.

- 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.*

Staff Analysis: Staff reviewed and processed the proposed amendment under the most current regulations contained in the Growth Management Act, the Washington State Environmental Policy Act (SEPA), and the Spokane Municipal Code. Staff is unaware of any recent federal, state,



or legislative actions with which the proposal would be in conflict, and no comments were received to this effect from any applicable agencies receiving notice of the proposal.

The proposal meets this criterion.

- B. GMA:** *The change must be consistent with the goals and purposes of the State Growth Management Act.*

Staff Analysis: The Growth Management Act (GMA) details 13 goals to guide the development and adoption of the comprehensive plans and development regulations (RCW 36.70A.020, “Planning Goals”), and these goals guided the City’s development of its comprehensive plan and development regulations. No comments received or other evidence in the record indicates inconsistency between the proposed plan map amendment and the goals and purposes of the GMA.

The proposal meets this criterion.

- 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.*

Staff Analysis: There will be no immediate impact to the city budget. The only immediate physical change to any of the streets would be installation of stop signs on Main Avenue, which can be handled within the Streets Department maintenance budget.

The proposal meets this criterion.

- 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.*

Staff Analysis: No evidence of a potential funding shortfall as a result of this proposal exists.

- E. Internal Consistency:**

1. *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.*

Staff Analysis: The proposal is internally consistent with applicable supporting documents of the Comprehensive Plan as follows:

*Capital Facilities Program.* As described in the staff analysis of Criterion C above, no additional infrastructure or capital expenditures by the City are anticipated for this non-

project action, and it is not anticipated that the City's integrated Capital Facilities Program would be affected by the proposal until the City seeks grant funding for construction.

*Miscellaneous Comprehensive Plan Goals and Policies.* Staff have compiled a list of Comprehensive Plan Goals and Policies which bear on the proposal in **Exhibit A** of this report. Further discussion of these policies is provided under section K.2 below.

The proposal meets this criterion.

2. *If a proposed amendment is significantly inconsistent with current policy within 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.*

Staff Analysis: The proposal is generally consistent with current Comprehensive Plan policies, as described in further detail in the staff analysis of Criterion K.2 below and other criteria in this report. Therefore, no amendment to policy wording is necessary and this criterion does not apply to the subject proposal.

The proposal meets this criterion.

- 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.*

**Staff Analysis:** The proposed text amendment is consistent with the railroad and roadway elements of the regional transportation plan.

The proposal meets this criterion.

- 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.*

Staff Analysis: The City is concurrently reviewing this application and eight other applications for Comprehensive Plan amendments, as part of an annual plan amendment cycle. Six applications are for Land Use Plan Map amendments, two are proposed transportation map amendments to the Comprehensive Plan, and one is a proposed text amendment. When considered together, these various applications do not interact, nor

do they augment or detract from each other. The cumulative effects of these various applications are minor.

This proposal meets this criterion.

**H. SEPA:** *SEPA<sup>3</sup> Review must be completed on all amendment proposals and is described in Chapter 17E.050.*

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).*

Staff Analysis: The application is under review in accordance with the State Environmental Policy Act (SEPA), which requires that the potential for adverse environmental impacts resulting from a proposal be evaluated during the decision-making process. On the basis of the information contained in the environmental checklist, 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 Services, a Determination of Non-Significance was issued on August 24, 2020.

The proposal meets this criterion.

1. **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.*

Staff Analysis: The proposal would not impact the City's ability to provide transportation facilities at the planned level of service.

The proposal meets this criterion.

- 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.*

Staff Analysis: The proposal does not include an expansion to the UGA, thus this criteria does not apply.

---

<sup>3</sup> State Environmental Protection Act

The proposal meets this criterion.

**K. Demonstration of Need:**

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.*

Staff Analysis: The proposal does not include a policy adjustment, thus this criteria does not apply.

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.);

Staff Analysis: The designation of arterial classifications like those in Map TR-12 have been prepared according to the requirements of Comprehensive Plan policies listed in **Exhibit E**.

- b. The map amendment or site is suitable for the proposed designation.

Staff Analysis: As this is a non-project proposal, the physical characteristics of the various road alignments will be analyzed for their physical limitations if and when future improvements are considered.

- c. The map amendment implements applicable comprehensive plan policies and subarea plans better than the current map designation.

Staff Analysis: Consistent and periodic update of the arterial designations in the Comprehensive Plan allow for the document to adjust over time to up to date conditions and requirements, and to allow for the implementation of the comprehensive plan to be dynamic and responsive.

The proposal meets the criterion.

## **VII. CONCLUSION**

The proposal has been processed and considered according to the requirements of the Spokane Municipal Code. According to the information provided above and the whole of the administrative record, the proposal appears to comply with the considerations for a comprehensive plan amendment as provided in SMC 17G.020.030.

Following the close of public testimony and deliberations regarding conclusions with respect to the review criteria and decision criteria detailed in SMC Chapter 17G.020, Plan Commission will need to

make a recommendation to City Council for approval or denial of the requested amendment to Chapter 4 of the City's Comprehensive Plan.

## **VIII. STAFF RECOMMENDATION**

Staff recommends that the Plan Commission and City Council approve this proposal.

## **IX. LIST OF EXHIBITS**

- |  |   |
|--|---|
| A. Maps of Proposed Amendments         | D. SEPA Checklist                         |
| B. List of Relevant Comp Plan Policies | E. SEPA Determination of Non-Significance |
| C. Application Materials               | F. Agency Comments                        |

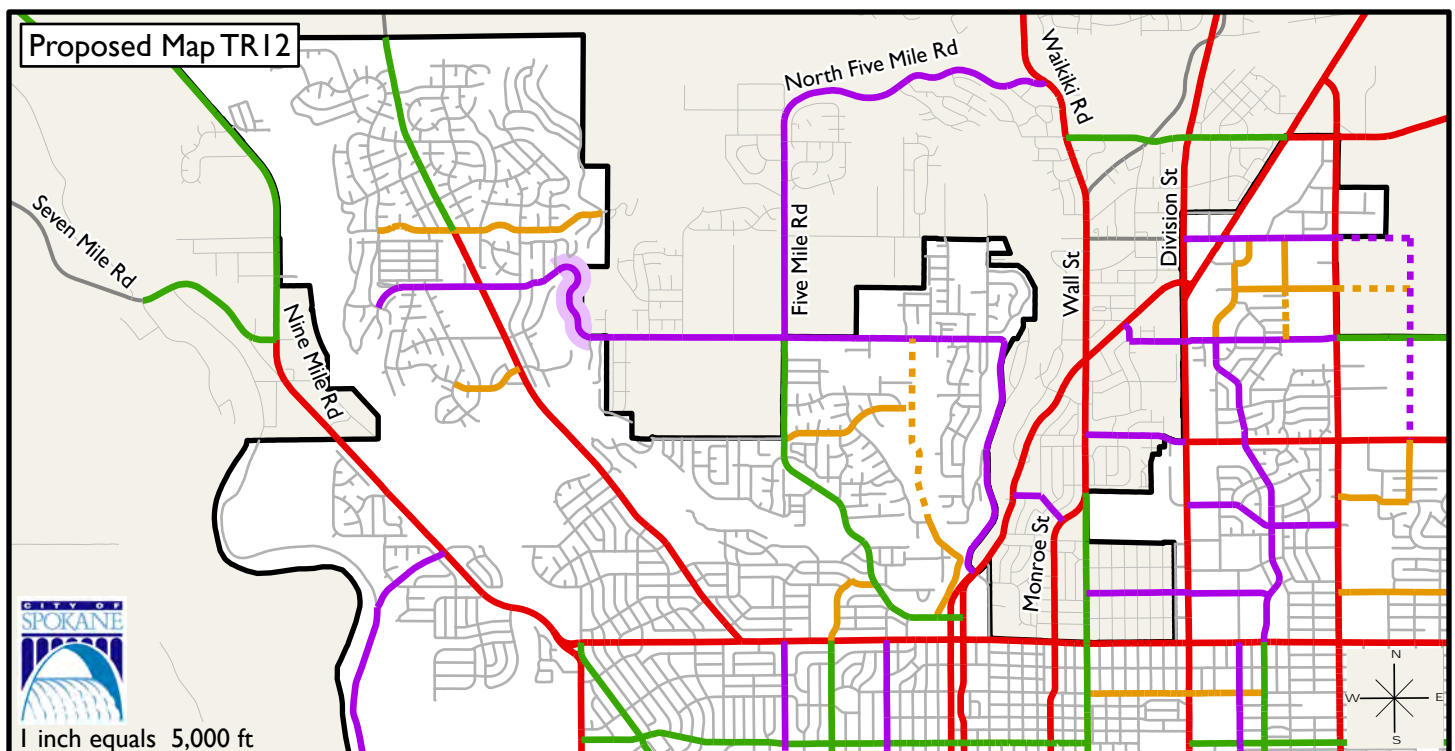
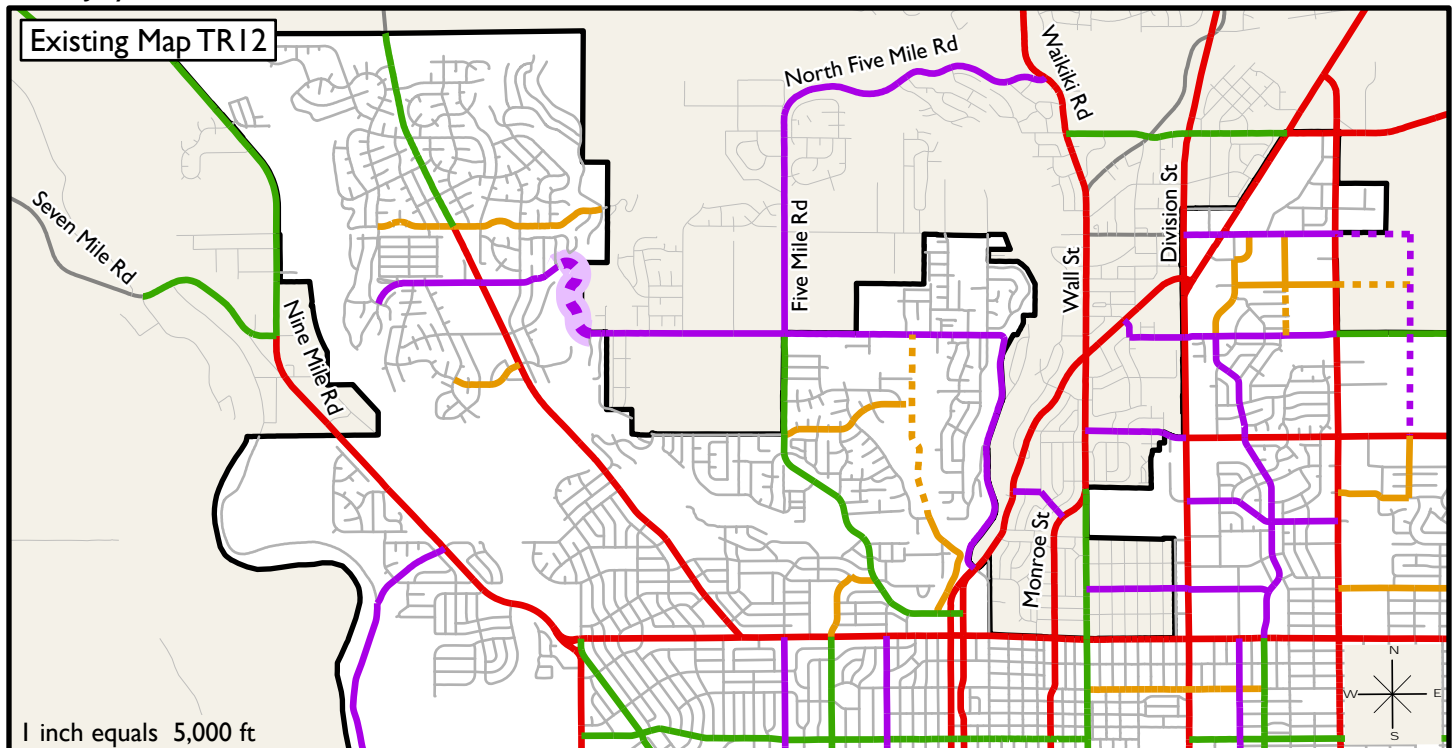
# 2020 Comprehensive Plan Amendment

Change Request:  
North

## Legend

- |   |                          |
|---|--------------------------|
| Proposed Urban Other Freeways and Expressways | Urban Interstate         |
| Proposed Urban Principal Arterial             | Urban Principal Arterial |
| Proposed Urban Minor Arterial                 | Urban Minor Arterial     |
| Proposed Urban Major Collector                | Urban Major Collector    |
| Proposed Urban Minor Collector                | Urban Minor Collector    |
| Urban Other Freeways and Expressways          | Urban Local Access       |

Revised  
Date: July 2020



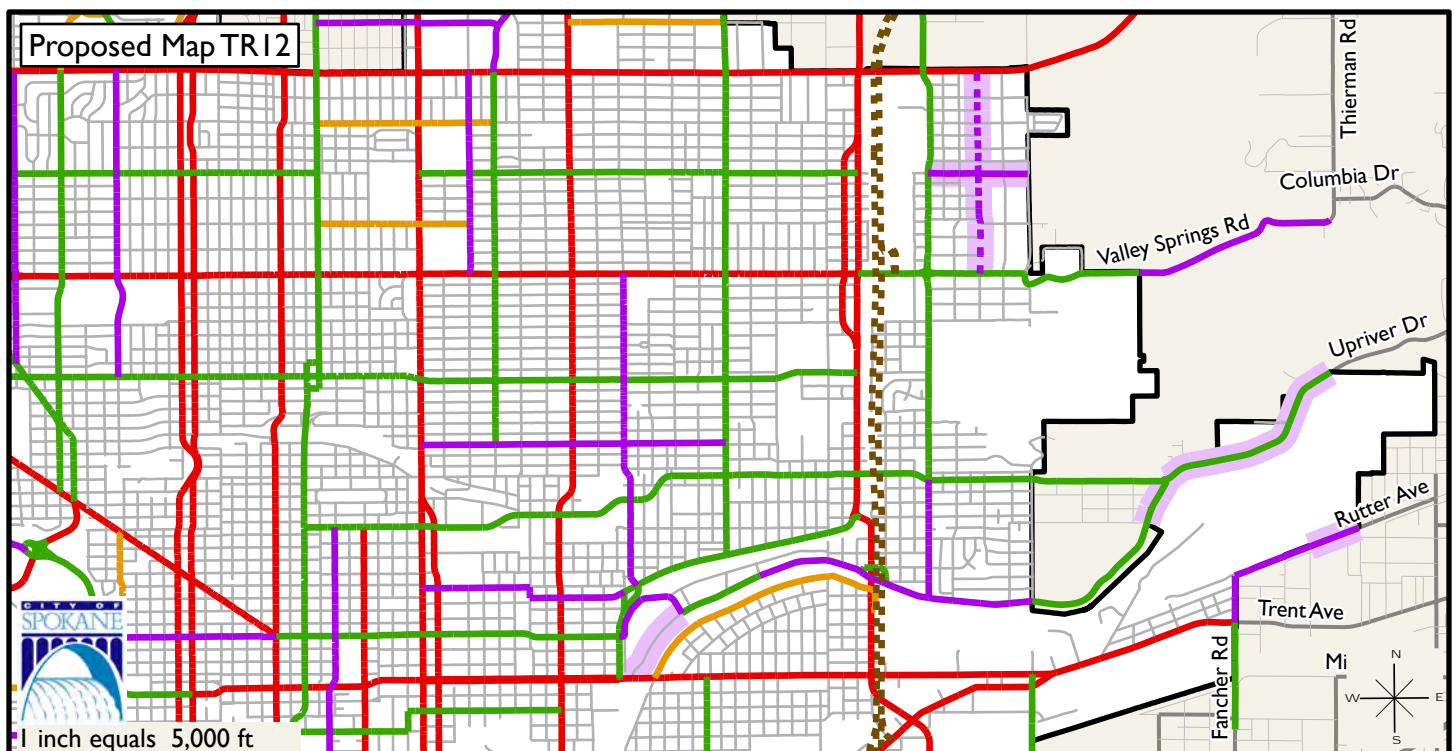
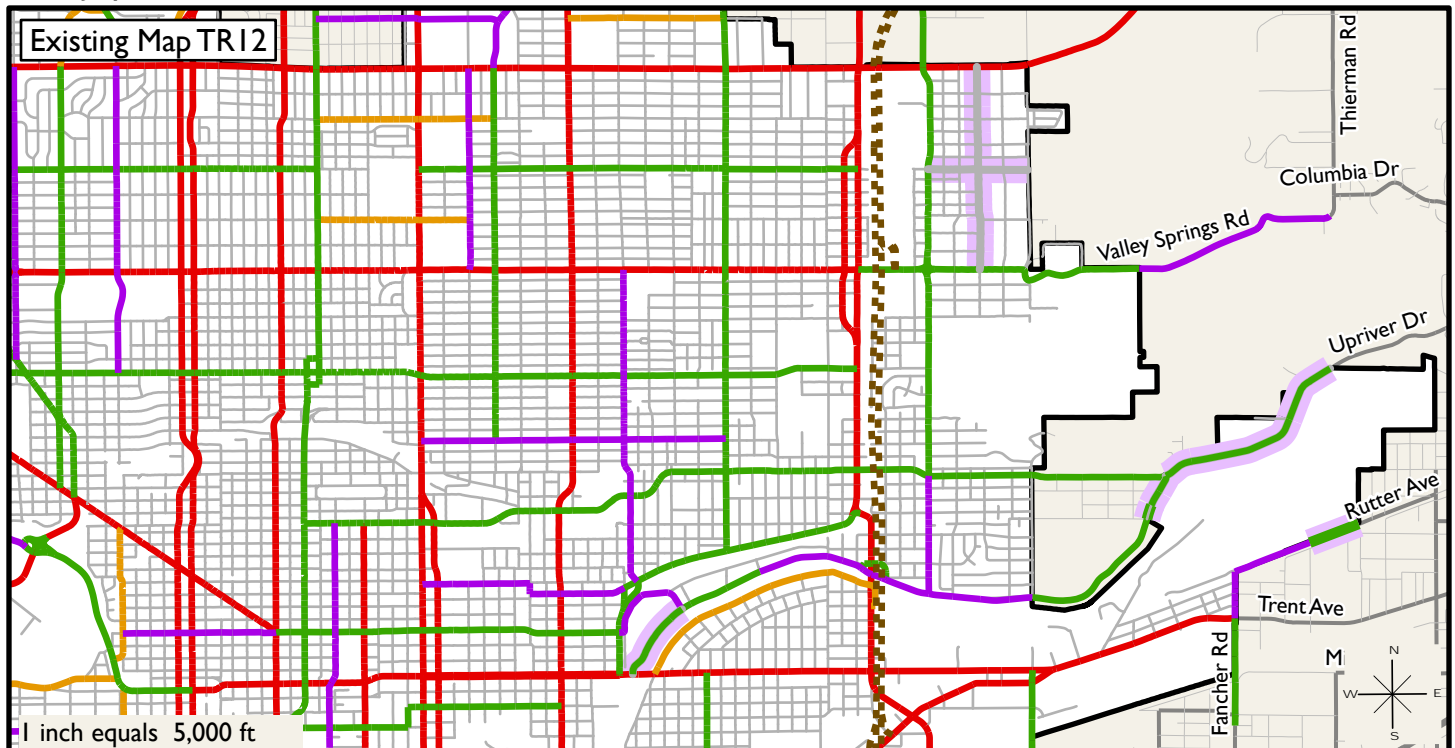
# 2020 Comprehensive Plan Amendment

Change Request:  
East

## Legend

- |   |                          |
|---|--------------------------|
| Proposed Urban Other Freeways and Expressways | Urban Interstate         |
| Proposed Urban Principal Arterial             | Urban Principal Arterial |
| Proposed Urban Minor Arterial                 | Urban Minor Arterial     |
| Proposed Urban Major Collector                | Urban Major Collector    |
| Proposed Urban Minor Collector                | Urban Minor Collector    |
| Urban Other Freeways and Expressways          | Urban Local Access       |

Revised  
Date: July 2020





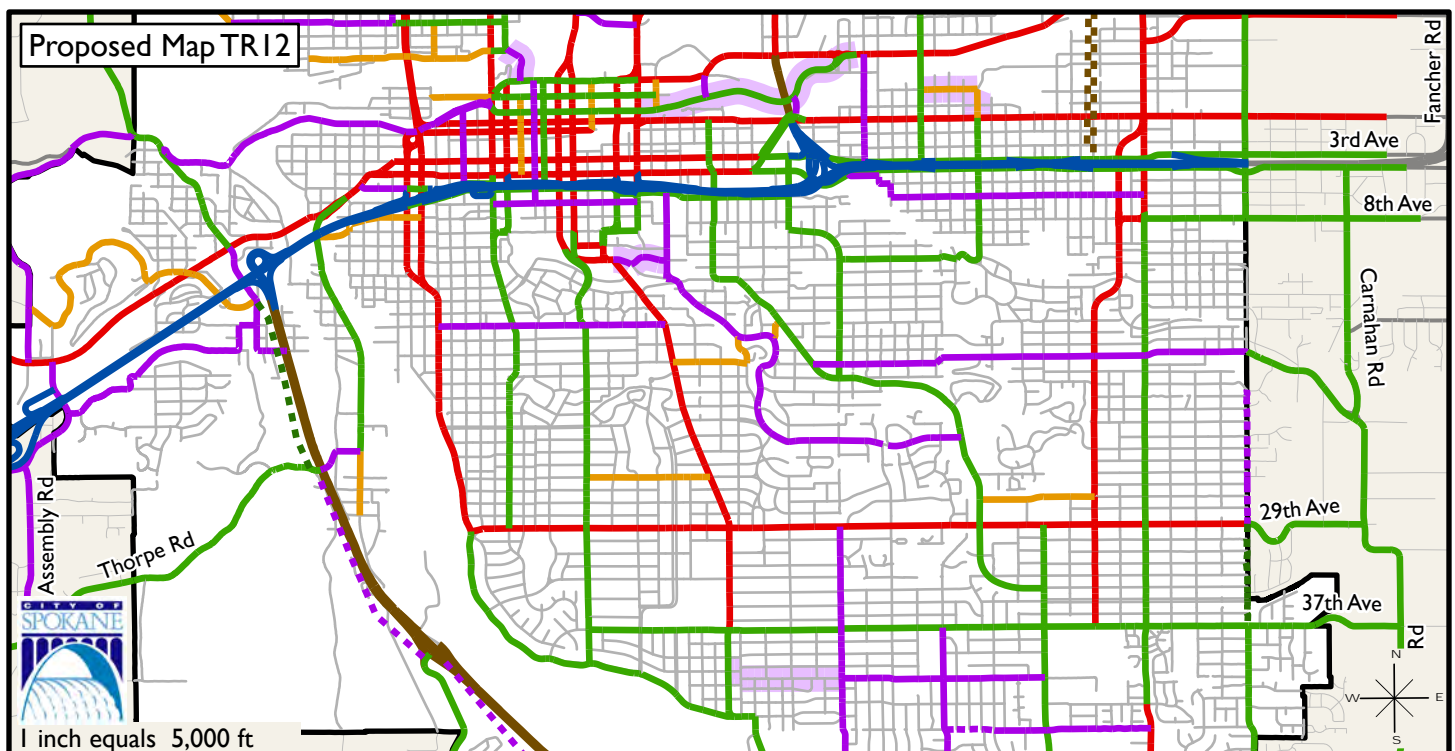
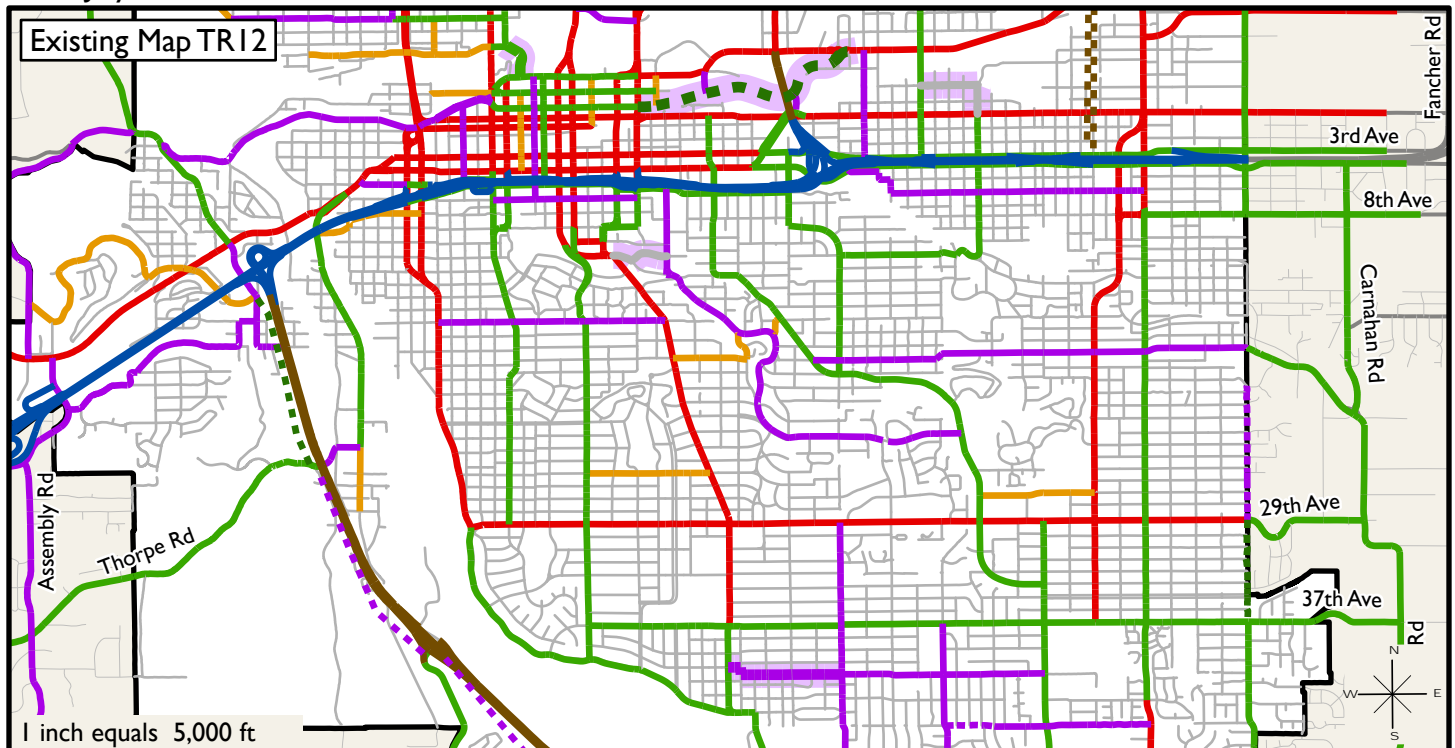
# 2020 Comprehensive Plan Amendment

Change Request:  
South

## Legend

- |   |                          |
|---|--------------------------|
| Proposed Urban Other Freeways and Expressways | Urban Interstate         |
| Proposed Urban Principal Arterial             | Urban Principal Arterial |
| Proposed Urban Minor Arterial                 | Urban Minor Arterial     |
| Proposed Urban Major Collector                | Urban Major Collector    |
| Proposed Urban Minor Collector                | Urban Minor Collector    |
| Urban Other Freeways and Expressways          | Urban Local Access       |

Revised  
Date: July 2020





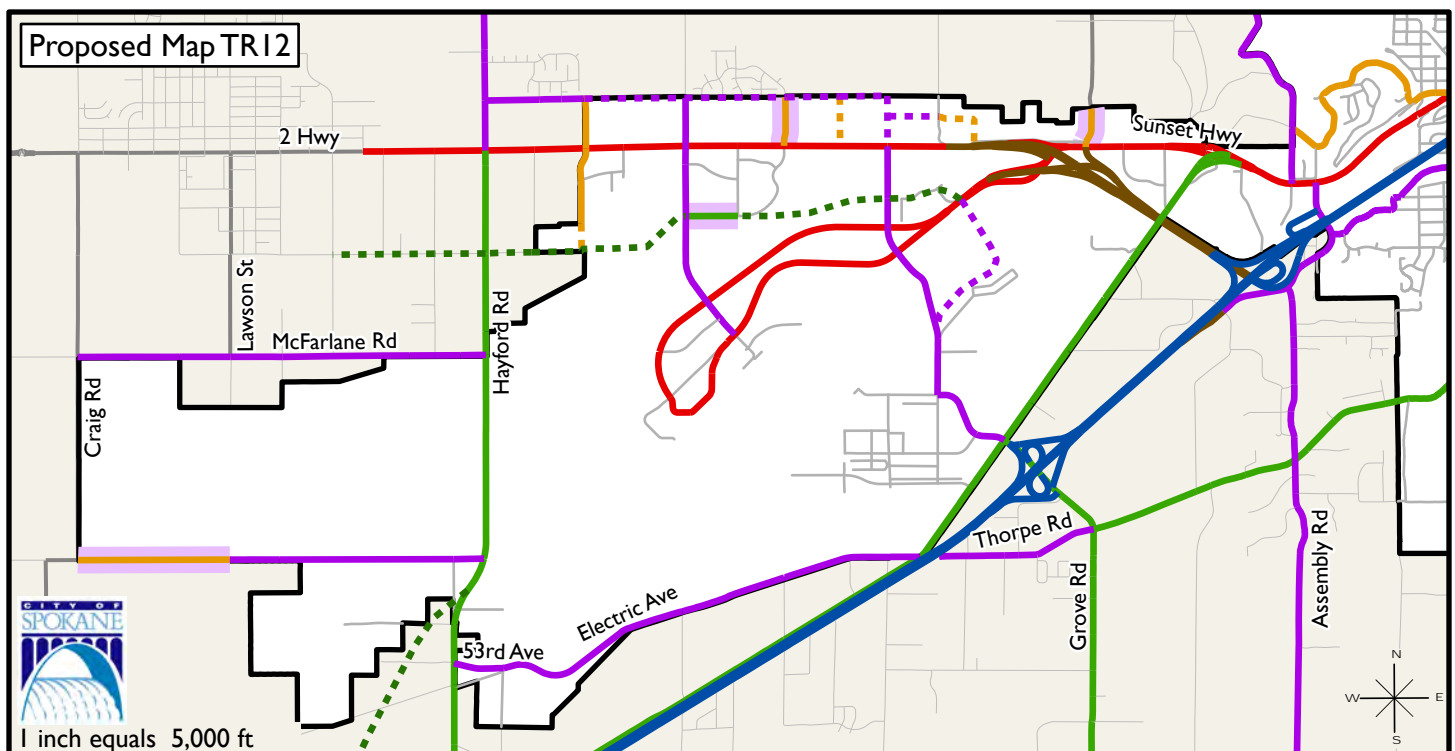
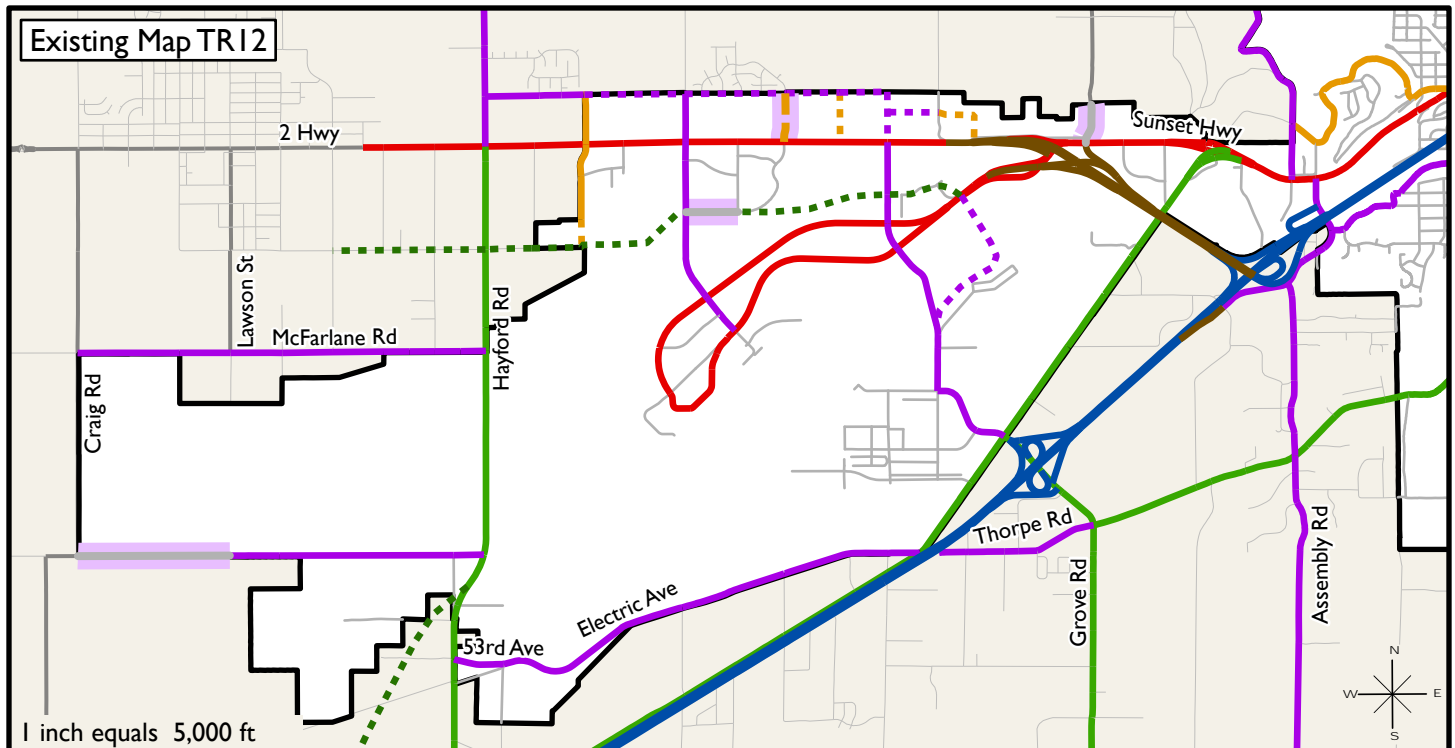
# 2020 Comprehensive Plan Amendment

Change Request:  
West Plains

## Legend

- |   |                          |
|---|--------------------------|
| Proposed Urban Other Freeways and Expressways | Urban Interstate         |
| Proposed Urban Principal Arterial             | Urban Principal Arterial |
| Proposed Urban Minor Arterial                 | Urban Minor Arterial     |
| Proposed Urban Major Collector                | Urban Major Collector    |
| Proposed Urban Minor Collector                | Urban Minor Collector    |
| Urban Other Freeways and Expressways          | Urban Local Access       |

Revised  
Date: July 2020





The following policies of the Comprehensive Plan relate to application Z20-042COMP. The full text of the Comprehensive Plan can be found at [www.shapingspokane.org](http://www.shapingspokane.org).

## **Chapter 3—Land Use**

### LU 4.3 Neighborhood Through-Traffic

Create boundaries for new neighborhoods through which principal arterials should not pass.

*Discussion:* Principal arterials that bisect neighborhoods create undesirable barriers to pedestrian circulation and adversely impact adjoining residences. Whenever possible, principal arterials should be located on the outer edge of neighborhoods.

### LU 4.4 Connections

Form a well-connected network which provides safe, direct and convenient access for all users, including pedestrians, bicycles, and automobiles, through site design for new development and redevelopment.

### LU 4.5 Block Length

Create a network of streets that is generally laid out in a grid pattern that features more street intersections and shorter block lengths in order to increase street connectivity and access.

*Discussion:* Excessively long blocks and long local access residential streets result in fewer alternative routes for pedestrian and vehicle travel and generally result in increased vehicle speeds. A grid pattern featuring more street intersections and shorter blocks provides more alternative routes for pedestrian and vehicle travel and tends to slow traffic. Block lengths of approximately 250 to 350 feet on average are preferable, but should not exceed 660 feet in length (per Spokane Municipal Code). Environmental conditions such as topography or rock outcroppings might constrain these shorter block lengths in some areas.

## **Chapter 4—Transportation**

### TR 2 Transportation Supporting Land Use

Maintain an interconnected system of facilities that allows travel on multiple routes by multiple modes, balancing access, mobility and place-making functions with consideration and alignment with the existing and planned land use context of each corridor and major street segment.

#### *Key Actions:*

- a. Establish and maintain Street Design Standards and Guidelines reflecting best practices to implement designs that effectively support multi-modal transportation while supporting local context and existing and planned land uses.
- b. Develop transportation decisions, strategies and investments in coordination with land use goals that support the Land Use Plan and Center and Corridor strategy.

- c. Require a transportation plan (which includes connectivity and circulation) as part of any subdivision, Planned Unit Development (PUD), institutional master plan, or other major land use decision – Conduct transportation plans when needed for larger developments or other land uses of appropriate size.

#### TR 5 Active Transportation

Identify high-priority active transportation projects to carry on completion/ upgrades to the active transportation network.

##### *Key Actions*

- a. Ensure that the pedestrian and bicycle networks provide direct connections between major activity centers and transit stops and stations.
- b. The planning, design and construction of transportation projects should maintain or improve the accessibility and quality of existing and planned pedestrian and bicycle facilities.
- c. Implement a network of low vehicle volume, bike-friendly routes throughout the city.
- d. Support the development of a bike-share program within the city core.
- e. Seek grant funding for projects and programs such as Safe Routes to School, Transportation Alternatives, and other active transportation initiatives.
- f. Utilize the Bicycle Plan and the Pedestrian Plan to guide the location and type of bicycle and pedestrian facilities developed in Spokane to:
  - i. Provide safe, attractive, convenient and quality pedestrian and bicycle linkages to transit stops and stations.
  - ii. Provide safe, attractive, convenient and quality pedestrian and bicycle linkages between major activity areas where features that act as barriers prevent safe and convenient access.
  - iii. Provide safe, attractive, convenient and quality pedestrian and bicycle facilities and an aesthetically pleasing environment on bridges.
  - iv. Enhance the pedestrian and bicycle environment along routes to schools to provide a safe walking and riding environment for children. Means of accomplishing this include:
    - encouraging school routes not to cross arterials;
    - having user-activated signals at arterial intersections;
    - implementing safety patrols with traffic-control signs at busy intersections;
    - working with schools to promote walking groups; and
    - strengthening and enforcing pedestrian right-of-way laws.
  - v. Enhance the pedestrian, bicycle and transit environment along routes to desirable destinations for seniors.

- vi. Enhance the pedestrian, bicycle and transit environment along routes in communities with a high percentage of underserved populations.
- vii. Provide safe bicycle and pedestrian access to city parks from surrounding neighborhoods.
- g. Provide viable facilities for active transportation modes as alternatives to driving.
  - i. Ensure gaps in the bicycle network are identified and prioritized to complete and expand the connected bicycle network.
  - ii. Ensure sidewalk gaps are not present and provide for safe pedestrian circulation within the city. Wherever possible, this should be in the form of sidewalks with a pedestrian buffer strip or other separation from the street.
  - iii. Use pedestrian safety strategies on high bicycle and pedestrian traffic corridors.
  - iv. Establish and maintain crosswalks at key locations where active transportation facilities cross collector and arterial roadways.
- h. h. Provide secure parking for bicyclists at key destinations (i.e. Downtown, identified Centers and Corridors, schools and universities, community centers, key transit locations) and ensure future developments include bicycle parking on site that adheres to city-established design and siting standards.
- i. Work with local and regional partners to implement the “Spokane County Wayfinding and Gateway Feature Placement & Design Plan”.
- j. Coordinate with other departments and partner agencies to combine related projects for the purpose of cost-sharing.

#### TR 8 Moving Freight

Identify a freight network that respects needs of businesses as well as neighborhoods. Maintain an appropriate arterial system map that designates a freight network that enhances freight mobility and operational efficiencies, and increases the city’s economic health. The needs for delivery and collection of goods at businesses by truck should be incorporated into the freight network, and the national trend of increased deliveries to residences anticipated.

##### *Key Actions*

- a. Designate truck freight routes through the city that provide appropriate access without compromising neighborhood safety and livability.
- b. Periodically work with commercial freight mapping services to update their truck route information.
- c. Provide an easy to find freight map on the city’s website.
- d. Explore establishing delivery time designations/restrictions in specified areas.

#### TR 10 Transportation System Efficiency & Innovation

Develop and manage the transportation system to function as efficiently as possible while exploring innovative opportunities and technologies.

##### *Key Actions*

- a. Develop Access Management Strategies for arterials.
- b. Ensure coordinated, efficient and safe movement of all roadway users through proper signal spacing traffic control timing, and other intersection controls such as roundabouts and new traffic control coordinating technology where appropriate.
- c. Implement Intelligent Transportation System (ITS) improvements as identified by the Spokane Regional Transportation Management Center (SRTMC).
- d. Work with WSDOT to implement TDM, ITS, and transportation system management strategies developed through the Corridor Sketch Initiative (CSI).

#### TR 12 Prioritize & Integrate Investments

Prioritize investments based on the adopted goals and priorities outlined in the comprehensive plan.

##### *Key Actions:*

- a. Maintain and update as needed the metrics tied to the long range transportation prioritization matrix used to help determine transportation system capital investments.
- b. Link transportation investments with investments made under the Integrated Clean Water Plan to manage stormwater and wastewater.
- c. Utilize a least-cost planning approach in prioritizing and integrating the city's investments in infrastructure.

#### TR 19 Plan Collaboratively

Work with partner agencies to achieve a regional transportation plan that meets the goals and requirements of the Growth Management Act (GMA) but also reflects the visions and values of the City of Spokane.

##### *Key Actions:*

- a. Coordinate with SRTC and neighboring jurisdictions on transportation planning, projects and policies to ensure efficient, multi-modal transportation of people and goods between communities regionally. City of Spokane Comprehensive Plan 4-30
- b. Coordinate the setting and maintaining of transportation level of service standards with other agencies and private providers of transportation to ensure coordination and consistency when possible.
- c. Coordinate with WSDOT in areas where Highways of Statewide Significance (HSS) intersect/impact the local roadway network.

- d. Use the adopted Countywide Planning Policies (CWPP) as additional guidance for transportation planning.
- e. Protect the operations of Fairchild Air Force Base, Spokane International Airport and Felts Field with compatible land use regulations and ensure planning is coordinated and consistent with the airfields' respective Master Plans.
- f. Share information between transportation entities on a regular basis and during appropriate phases of projects and comprehensive plan updates and amendments.
- g. Coordinate with Spokane Transit Authority to ensure and support an efficient transit system.



# General Application

Rev.20180104

## DESCRIPTION OF PROPOSAL

Map amendments to the Arterial Network Map TR 12 in order to correct  
errors and omissions.

Address of Site Proposal (if not yet assigned, obtain address from Public Works before submitting application):

Multiple locations – see attached list.

## APPLICANT

Name: Inga Note, Senior Traffic Planning Engineer

Address: \_\_\_\_\_

Phone: 509-625-6331 Email: inote@spokanecity.org

## PROPERTY OWNER

Name: City of Spokane public streets

Address: 808 W Spokane Falls Blvd

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

## AGENT

Name: Not applicable

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Assessor's Parcel Numbers: \_\_\_\_\_

Legal Description of Site: \_\_\_\_\_

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**Page 2**  
Exhibit C, p.2





# Comprehensive Plan Amendments

## Threshold Review

### **Pre-application:**

*The first step in applying for an amendment to the City's Comprehensive Plan is to submit a threshold review application. Prior to submitting this application, a private applicant is required to schedule a no-fee pre-application conference with staff. In the case of a map amendment, the applicant is also required to make reasonable efforts to schedule a meeting with the appropriate neighborhood council(s) and document any support or concerns expressed by the neighborhood council(s). Applications are accepted through October 31 each year, during business hours. Applicants are strongly encouraged to make an appointment with Planning Department staff prior to submitting an application.*

### **Description of the Proposed Amendment:**

- In the case of a proposed text amendment, please describe the proposed amendment and provide suggested amendment language.
- In the case of a map amendment, please describe using parcel number(s), address, and a description including size, and maps.

***In addition to describing the proposal, please describe how your applications satisfies the threshold review criteria in SMC 17G.020.026, which are restated below. You may need to use a separate piece of paper.***

1. Describe how the proposed amendment is appropriately addressed as a Comprehensive Plan Amendment.  
*This proposed amendment would adjust the Arterial Network Map, TR 12, to correct errors discovered since the last update. This cannot be corrected through any other action.*
2. The proposed amendment does not raise policy or land use issues that are more appropriately addressed by an ongoing work program approved by the City council or by a neighborhood or subarea planning process.  
*There is no work program currently planned to update the map.*
3. The proposed amendment can be reasonably reviewed within the resources and time frame of the Annual Comprehensive Plan Amendment Work Program.  
*Yes it can.*
4. In the case of a private application for a land use map change, nearby properties may also seem to be candidates for amendment. At the time of docketing or during plan commission review, expansion of the geographic scope of an amendment proposal may be considered, shared characteristics with nearby, similarly situated property may be identified and the expansion is the minimum necessary to include properties with those shared characteristics. Has the applicant had any outreach to surrounding property owners whose property may be so situated?  
*Not applicable.*
5. Describe how the proposed amendment is consistent with current general policies in the comprehensive plan for site-specific amendment proposals. The proposed amendment must be consistent with policy implementation in the Countywide Planning policies, the GMA, or other state or federal law, and the WAC.  
*Not applicable.*

6. The proposed amendment is not the same as or substantially similar to a proposal that was considered in the previous year's threshold review process, but was not included in the Annual Comprehensive Plan Amendment Work Program, unless additional supporting information has been generated.

*Not applicable.*

7. If this change is directed by state law or a decision of a court or administrative agency, please describe.

*Not applicable.*

8. Please provide copy of agenda or other documentation of outreach to neighborhood council made prior to application.

*This has been discussed with Council during the past six months as the SMC Arterial Street Map update was going through approval. I told them we had some corrections to make on map TR 12.*

Planning & Development Services, 808 West Spokane Falls Boulevard, Spokane, WA 99201-3336  
[my.spokanecity.org](http://my.spokanecity.org) | Phone: 509.625.6300

(Rev Sept 2017)



# Comprehensive Plan or Land Use Code Amendment

Pre-Application

Rev.20180102

## DESCRIPTION OF THE PROPOSED AMENDMENT:

*(Please check the appropriate box(es))*

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Comprehensive Plan <b>MAP</b> Change | <input type="checkbox"/> Land Use Designation Change |
| <input type="checkbox"/> Regulatory Code Text Change                     | <input type="checkbox"/> Area-Wide Rezone            |

**Please respond to these questions on a separate piece of paper. Incomplete answers may jeopardize your application's chances of being reviewed during this amendment cycle.**

### 1. General Questions *(for all proposals)*:

- a. Summarize the general nature of the proposed amendment.
- b. Why do you feel this change is needed?
- c. In what way(s) is your proposal similar to or different from the fundamental concepts contained in the comprehensive plan?
- d. For text amendments: What goals, policies, regulations or other documents might be changed by your proposal?
- e. For map amendments:
  1. What is the current Land Use designation and zoning for each affected parcel?
  2. What is the requested Land Use designation and zoning for each affected parcel?
  3. Describe the land uses surrounding the proposed amendment site(s); e.g. land use type, vacant/occupied, etc.
- f. Do you know of any existing studies, plans or other documents that specifically relate to or support your proposal?
- g. Why did you decide to pursue a comprehensive plan amendment rather than address your concern through some other aspect of the Development Services department's work program (e.g. neighborhood planning, public input on new regulations, etc.)?
- h. Has there been a previous attempt to address this concern through a comprehensive plan amendment?  
☐ Yes                      ☐ No
- i. If yes, please answer the following questions:
  1. When was the amendment proposal submitted?
  2. Was it submitted as a consistent amendment or an inconsistent amendment?
  3. What were the Plan Commission recommendation and City Council decision at that time?
  4. Describe any ways that this amendment proposal varies from the previously considered version.

## Comprehensive Plan Amendment – Pre-Application Arterial Network Map Adjustments – 2020

### 1. General Questions:

a. Summarize the general nature of the proposed amendment.

*This proposed amendment would adjust the Arterial Network Map, TR 12, to correct errors discovered since the last update.*

b. Why do you feel this change is needed?

*This change is needed to maintain the accuracy of Map TR 12 – Arterial Network Map of the Comprehensive Plan.*

c. In what way(s) is your proposal similar to or different from the fundamental concepts contained in the comprehensive plan?

*Not applicable.*

d. For text amendments: What goals, policies, regulations or other documents might be changed by your proposal?

*This proposal does not change goals, policies or regulations, but does change other documents, specifically Map TR 12 – Planned Arterial Network.*

e. For map amendments:

1. What is the current Land Use designation and zoning for each affected parcel? *Not Applicable*

2. What is the requested Land Use designation and zoning for each affected parcel? *Not Applicable*

3. Describe the land uses surrounding the proposed amendment site(s); e.g. land use type, vacant/occupied, etc. *Not Applicable*

f. Do you know of any existing studies, plans or other documents that specifically relate to or support your proposal?

*Yes, the Spokane Official Arterial Street Map SMC 12.08.040 which represents the existing conditions on the street network.*

g. Why did you decide to pursue a comprehensive plan amendment rather than address your concern through some other aspect of the Development Services department's work program (e.g. neighborhood planning, public input on new regulations, etc.)?

*Not applicable.*

h. Has there been a previous attempt to address this concern through a comprehensive plan amendment?  
*No.*

i. If yes, please answer the following questions: *Not Applicable*

1. When was the amendment proposal submitted?

2. Was it submitted as a consistent amendment or an inconsistent amendment?

3. What were the Plan Commission recommendation and City Council decision at that time?

4. Describe any ways that this amendment proposal varies from the previously considered version.

## Comprehensive Plan Map TR 12 modifications

| Street                              | Limits                       | Classification on TR 12 Map    | New Classification    | Reason                         | Proposed by |
|-------------------------------------|------------------------------|--------------------------------|-----------------------|--------------------------------|-------------|
| Thorpe Rd                           | Craig to Lawson              | local                          | Urban Minor Collector | Error correction               | ICM         |
| Granite Road (18 <sup>th</sup> Ave) | Flint to Campus              | Local                          | Urban Minor Arterial  | Consistency with SMC 12.08.040 | ICM         |
| Campus Road                         | 12 <sup>th</sup> Ave to US 2 | Proposed Urban Minor Collector | Urban Minor Collector | constructed                    | ICM         |
| Grove Road                          | City limit to Sunset Hwy     | Local                          | Urban Minor Collector | Error correction               | ICM         |
| Post Street Bridge                  | Summit Pkwy to SFB           | Urban Minor Arterial           | Urban Major Collector | Consistency with SMC 12.08.040 | ICM         |
| 9 <sup>th</sup> Ave - Rockwood      | Grand to Cowley              | Local                          | Urban Major Collector | Error correction               | ICM         |
| Martin Luther King Jr. Way          | Division to Trent            | Proposed Urban Minor Arterial  | Urban Minor Arterial  | constructed                    | ICM         |
| Thurston Ave                        | Grand to Perry               | Urban Major Collector          | local                 | Consistency with SMC 12.08.040 | ICM         |
| Rutter Parkway                      | Eastern to Bradley           | Urban Minor Arterial           | Urban Major Collector | Error correction               | ICM         |
| Upriver Drive                       | N. Center to Mission         | Urban Minor Arterial           | local                 | Vacated by Ordinance C35824    | ICM         |
| Upriver Drive                       | Buckeye to east city limit   | local                          | Urban Minor Arterial  | Error correction               | ICM         |
| Barnes Road                         | Phoebe to Strong             | Proposed Urban Major Collector | Urban Major Collector | constructed                    | ICM         |

**State Environmental Policy Act (SEPA)  
ENVIRONMENTAL CHECKLIST****File No. Z20-042COMP****PLEASE READ CAREFULLY BEFORE COMPLETING THE CHECKLIST!****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.

**A. BACKGROUND**

1. Name of proposed project: **TR-12 Arterial Network Map Amendments (Comp Plan Amendment)**
2. Applicant: **Inga Note**
3. Address: **808 W Spokane Falls Blvd**  
 City/State/Zip: **Spokane, WA 99201**  
 Phone: **509-625-6331**  
 Agent or Primary Contact: **same**  
 Address: \_\_\_\_\_  
 City/State/Zip: \_\_\_\_\_ Phone: \_\_\_\_\_  
 Location of Project: **This project would affect arterial designations throughout the City**  
 Address: **n/a**  
 Section: \_\_\_\_\_ Quarter: \_\_\_\_\_ Township: \_\_\_\_\_ Range: \_\_\_\_\_  
 Tax Parcel Number(s) **None (affects City Rights-of-Way)**
4. Date checklist prepared: **4/13/2020**
5. Agency requesting checklist: **City of Spokane**
6. Proposed timing or schedule (including phasing, if applicable): **Comprehensive plan amendments are expected to be completed by December 2020.**
7. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **While the proposal would amend the arterial designation for several routes within the City, no immediate future construction or reconstruction is planned at this time. Physical modification of streets designated on the map will be analyzed for their environmental effects at the time of design and construction.**  
 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 specific studies or analyses have been prepared.**
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. **None.**
10. List any government approvals or permits that will be needed for your proposal, if known. **City Council approval of a 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. **The proposal consists of various amendments to Map TR-12, Arterial Network Map, in Chapter 4, Transportation, of the Spokane Comprehensive Plan. These amendments would modify whether certain portions of streets in the City are designated as arterials, collectors, local streets, or other classifications. No immediate or near-term physical changes to those streets are proposed at this time, as this map indicates the expected final condition of these streets within 20 years. Future construction or re-construction of streets in Spokane will be subject to additional SEPA review at the time of design.**

12. Location of the proposal: Give sufficient information for 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. **Various locations throughout the City. The current list of locations is available at the following website: <https://my.spokanecity.org/projects/2019-2020-proposed-comprehensive-plan-amendments/tr-12-arterial-network-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.) **Yes, the proposed amended streets are all located within the ASA, sewer service area, and the City of Spokane.**

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). **None at this time.**



(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? **N/A, Non-Project Action (map change).**

(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. **N/A, Non-Project Action (map change).**

(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? **N/A, Non-Project Action (map change).**

b. Stormwater

(1) What are the depths on the site to groundwater and to bedrock (if known)? **Varies throughout the City.**

(2) Will stormwater be discharged into the ground? If so, describe any potential impacts. **N/A, Non-Project Action (map change).**

## B. ENVIRONMENTAL ELEMENTS

### 1. Earth

a. General description of the site (check one):

☐ Flat ☐ Rolling ☐ Hilly ☐ Steep slopes ☐ Mountainous

Other: **Varies throughout the City.**

b. What is the steepest slope on the site (approximate percent slope)? **Varies throughout the City.**

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 agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. **Varies throughout the City.**

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **N/A, Non-Project Action (map change).**

Evaluation for  
Agency Use Only

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill: **N/A, Non-Project Action (map change).**
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **No, Non-Project Action (map change).**
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt, or buildings)? **N/A, Non-Project Action (map change).**
- h. Proposed measures to reduce or control erosion or other impacts to the earth, if any: **None.**

## 2. Air

- a. What type of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. **Vehicles utilizing streets in the city emit typical exhaust gases from vehicle engines. As the proposed streets are all existing streets at this time, the proposal is not expected to result in increased emissions.**
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **No.**
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: **None, Non-Project Action (map change).**

## 3. Water

### a. SURFACE WATER:

- (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. **N/A, Non-Project Action (map change). Future construction will be analyzed for effects to surface water at the time of design and development.**

- (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. **N/A, Non-Project Action (map change).**
- (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. **N/A, Non-Project Action (map change).**
- (4) Will the proposal require surface water withdrawals or diversions? If yes, give general description, purpose, and approximate quantities if known. **N/A, Non-Project Action (map change).**
- (5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. **Varies throughout the City.**
- (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. Non-Project Action (map change).**

b. GROUNDWATER:

- (1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. 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 sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. **None, Non-Project Action (map change).**

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. **N/A, Non-Project Action (map change).**

(2) Could waste materials enter ground or surface waters? If so, generally describe. **No, Non-Project Action (map change).**

(3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. **N/A, Non-Project Action (map change).**

d. PROPOSED MEASURES to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any. **None. Non-Project Action (map change).**

#### 4. Plants

a. Check the type of vegetation found on the site:

Deciduous tree: ☐ alder ☐ maple ☐ aspen

Other: **Various street trees.**

Evergreen tree: ☐ fir ☐ cedar ☐ pine

Other: **Various street trees.**

☐ Shrubs ☐ Grass ☐ Pasture ☐ Crop or grain

☐ Orchards, vineyards or other permanent crops

Wet soil plants: ☐ cattail ☐ buttercup ☐ bullrush ☐ 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? **N/A, Non-Project Action (map change).**

c. List threatened and endangered species known to be on or near the site. **None. All locations are paved streets.**

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: **None.**

- e. List all noxious weeds and invasive species known to be on or near the site. **N/A, Non-Project Action (map change).**

## 5. Animals

- a. Check and List any birds and other animals which have been observed on or near the site or 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 (not listed in above categories): **Typical urban wildlife may exist on various sites within landscaping and street trees.**

- b. List any threatened or endangered animal species known to be on or near the site.  
**None.**

- c. Is the site part of a migration route? If so, explain. **Unknown.**

- d. Proposed measures to preserve or enhance wildlife, if any: **None.**

- e. List any invasive animal species known to be on or near the site. **None.**

## 6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. **N/A, Non-Project Action (map change).**

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. **N/A, Non-Project Action (map change).**

- 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: **None.**

## 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. **City streets are used by public and private vehicles that emit exhaust that is known to be hazardous to health in sufficient concentrations. However, as all proposed map amendments concern existing streets the change is expected to be negligible even after construction of any new features.**

(1) Describe any known or possible contamination at the site from present or past uses. **None.**

(2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. **N/A, Non-Project Action (map change).**

(3) Describe any toxic or hazardous chemicals/conditions that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. **N/A, Non-Project Action (map change).**

(4) Describe special emergency services that might be required. **None.**

(5) 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)? **Common traffic noise from existing roadways.**

(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. **Common traffic noise from roadways.**

(3) Proposed measure to reduce or control noise impacts, if any: **None.**

## 8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. **All sites consist of existing City Rights of Way serving nearby properties with access.**
- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? **No.**
- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: **N/A, Non-Project Action (map change).**
- c. Describe any structures on the site. **None.**
- d. Will any structures be demolished? If so, which? **No.**
- e. What is the current zoning classification of the site? **N/A, City streets are not zoned.**
- f. What is the current comprehensive plan designation of the site? **N/A, City streets have no designated land use.**
- g. If applicable, what is the current shoreline master program designation of the site? **N/A, Non-Project Action (map change).**
- h. Has any part of the site been classified as a critical area by the city or the county? If so, specify. **No.**
- i. Approximately how many people would reside or work in the completed project? **None.**
- j. Approximately how many people would the completed project displace? **None.**
- k. Proposed measures to avoid or reduce displacement impacts, if any: **None.**

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **None. Project is consistent.**
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: **None.**

## 9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. **None.**
- 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? **N/A, Non-Project Action (map change).**
- b. What views in the immediate vicinity would be altered or obstructed? **N/A, Non-Project Action (map change).**
- 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? **N/A, Non-Project Action (map change).**
- 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: **None.**

## 12. Recreation



- a. What designated and informal recreational opportunities are in the immediate vicinity? **Varies throughout City.**
- 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 buildings, structures, or sites, located on or near the sited that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. **N/A, Non-Project Action (map change).**
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. **N/A, Non-Project Action (map change).**
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archaeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. **None.**
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. **None.**

### 14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. **Varies. See <https://my.spokanecity.org/projects/2019-2020-proposed-comprehensive-plan-amendments/tr-12-arterial-network-map/> for the location of streets affected by the proposal.**
- b. Is site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop **Many routes within the City utilize City streets.**
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? **N/A, Non-Project Action (map change).**

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). **The proposal would amend the classification of several streets throughout the City, which may result in future improvements to those streets. All such improvements would be to public streets.**
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe. **Varies. See <https://my.spokanecity.org/projects/2019-2020-proposed-comprehensive-plan-amendments/tr-12-arterial-network-map/> for the location of streets affected by the proposal.**
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates? **None.**

*(Note: to assist in review and if known, indicate vehicle trips during PM peak, AM Peak, and Weekday (24 hours).)*

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, general describe. **No.**
- h. Proposed measures to reduce or control transportation impacts, if any: **None.**

## **15. Public services**

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, 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. Check 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: **None.**

**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: 4/15/2020

Signature:  A1675FE85B1948D...

***Please Print or Type:***

Proponent: City of Spokane  
**Primary Staff Contact: Inga Note, Integrated Capital Management**

Address: 808 W Spokane Falls Blvd

Phone: 509-625-6331

Person completing form (if different from proponent):

Phone: \_\_\_\_\_ Address: \_\_\_\_\_  
 \_\_\_\_\_

**FOR STAFF USE ONLY**

Staff member(s) reviewing checklist: Kevin Freibott

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.

**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? **Future reconstruction of these streets may generate temporary construction noise. Also, streets create normal traffic noise during operation—although as these are existing City streets any increase in traffic noise would be negligible before and after reconstruction.**

Proposed measures to avoid or reduce such increases are: **None.**

2. How would the proposal be likely to affect plants, animals, fish or marine life? **As these streets already exist as paved roadways, no effect is expected.**

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? **The project is not expected to deplete these resources.**

Proposed measures to protect or conserve energy and natural resources are: **None.**

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? **As these streets already exist as paved roadways, no effect is expected.**

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? **As these streets already exist as paved roadways, no effect is expected.**

Proposed measures to avoid or reduce shoreline and land use impacts are: **None.**

Evaluation for  
Agency Use Only

6. How would the proposal be likely to increase demands on transportation or public services and utilities? **The project concerns transportation facilities directly and would not adversely affect them. A more efficient transportation system will support other services like emergency response and transit.**

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. **The proposal is not expected to conflict with any local, state, or federal laws.**

Evaluation for  
Agency Use Only

### 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: 4/15/2020

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

DocuSigned by:

*Inga Note*

A1675FE85B1948D...

***Please Print or Type:***

Proponent: **City of Spokane**

**Primary Staff Contact: Inga Note, Integrated Capital Management**

Address: **808 W Spokane Falls Blvd**

Phone: **509-625-6331**

Person completing form (if different from proponent): \_\_\_\_\_

Phone: \_\_\_\_\_ Address: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

### FOR STAFF USE ONLY

Staff member(s) reviewing checklist: Kevin Freibott, Neighborhood and Planning Services

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.

## NONPROJECT DETERMINATION OF NONSIGNIFICANCE

**FILE NO(S):** Z20-042COMP

**PROPONENT:** City of Spokane

**DESCRIPTION OF PROPOSAL:** Amendment of Map TR-12, "Arterial Network Map", of Chapter 4, Transportation, of the Comprehensive Plan to modify the proposed street network in various locations throughout the City. Map TR-12 identifies the proposed future arterial classification for various streets throughout the City. No actual construction is proposed at this time.

**LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY:** The proposal is a city-wide map amendment and would affect various locations throughout the City. The specific locations and changes proposed are available at the website identified below:

<http://my.spokanecity.org/projects/2019-2020-proposed-comprehensive-plan-amendments/>

**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.

☒ 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 5 p.m. on September 7, 2020 if they are intended to alter the DNS.

\*\*\*\*\*

**Responsible Official:** Louis Meuler

**Position/Title:** Interim Director, Planning Services **Phone:** (509) 625-6300

**Address:** 808 W. Spokane Falls Blvd., Spokane, WA 99201

**Date Issued:** August 24, 2020 **Signature:** 

\*\*\*\*\*

**APPEAL OF THIS DETERMINATION**, after it has become final, may be made to the City of Spokane Hearing Examiner, 808 West Spokane Falls Blvd., Spokane WA 99201. The appeal deadline is Noon on September 14, 2020 (21 days from the date of the signing of this 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.

\*\*\*\*\*





**Spokane Tribe of Indians  
Tribal Historic Preservation Officer**

P.O Box 100 Wellpinit WA 99040

May 5, 2020

**To:** Kevin Freibott, Assistant Planner

**RE: File No. Z20-042COMP**

Mr. Freibott,

Thank you, for contacting the Tribal Historic Preservation Office. We appreciate the opportunity to comment on your undertaking is greatly appreciated, we are hereby in consultation for this project.

After archive research completed of the APE, and a low probability of cultural resources I have no further concern on this project.

**Recommendation:** Inadvertent Discovery plan (IDP) implemented in the plan of action.

This letter is your notification that your project has been cleared, and your project may move forward, as always, if any artifacts or human remains are found upon excavation, this office should be immediately notified and the work in the immediate area **cease**.

Should additional information become available our assessment may be revised.

Again, thank you for this opportunity to comment and consider this a positive action that will assist in protecting our shared heritage.

If questions arise, please contact me at (509) 258 – 4222.

Sincerely,

Randy Abrahamson  
Tribal Historic Preservation Officer

**From:** [Halbig, Bobby](#)  
**To:** [Freibott, Kevin](#)  
**Subject:** RE: REVISED Request For Comments - Arterial Network Map Amendment Proposal  
**Date:** Tuesday, June 16, 2020 12:25:26 PM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)

---

Hello Kevin,  
The Street Department has reviewed the proposal and has no comments.  
Best regards,



**Bobby Halbig** | City of Spokane | Engineering Technician III, Traffic Operations  
509.232-8846 | fax 509.232.8830 | [bhalbig@spokanecity.org](mailto:bhalbig@spokanecity.org) | [spokanecity.org](http://spokanecity.org)



---

**From:** Bishop, Stephanie <sbishop@spokanecity.org>  
**Sent:** Tuesday, June 9, 2020 4:42 PM  
**To:** 92CES.CEN.CommunityProjCoord@us.af.mil; Abrahamson, Randy <randya@spokanetribe.com>; Barlow, Lori <lbarlow@spokanevalley.org>; Basinger, Mike <mbasinger@spokanevalley.org>; Becker, Kris <kbecker@spokanecity.org>; Brown, Eldon <ebrown@spokanecity.org>; Buller, Dan <dbuller@spokanecity.org>; Byus, Dave <dave.byus@avistacorp.com>; Coster, Michael <mcoster@spokanecity.org>; Crago, Wes <wcrago@spokanecity.org>; Davis, Marcia <mdavis@spokanecity.org>; Dept. of Archaeology and Historic Preservation <sepa@dahp.wa.gov>; DNR Aquatics <dnrreaqualeasingrivers@dnr.wa.gov>; Duvall, Megan <mduvall@spokanecity.org>; Eliason, Joeline <jeliason@spokanecity.org>; Environmental Review <SEPAUNIT@ECY.WA.GOV>; Figg, Greg <FiggG@wsdot.wa.gov>; Graff, Joel <jgraff@spokanecity.org>; Greene, Barry <BGreene@spokanecounty.org>; Gunderson, Dean <dgunderson@spokanecity.org>; Halbig, Bobby <bhalbig@spokanecity.org>; Hanson, Tonilee <sajbinfo@gmail.com>; Harris, Clint E. <ceharris@spokanecity.org>; Harsh, Dave <dave.harsh@dnr.wa.gov>; Howell, Gordon <ghowell@spokanetransit.com>; Hughes, Rick <rhughes@spokanecity.org>; Istrate, David <dcistrate@spokanecounty.org>; Jeff Lawlor <jeffrey.lawlor@dfw.wa.gov>; jhacker-brumley@spokanecity.org; John Conklin <jconklin@spokanecleanair.org>; Johnson, Candy <CandyJ@spokaneschools.org>; Johnson, Erik D. <edjohnson@spokanecity.org>; Jones, Garrett <gjones@spokanecity.org>; Jordan, Jess <dale.j.jordan@usace.army.mil>; Kaehler, Gretchen <gretchen.kaehler@DAH.P.wa.gov>; Kay, Char <kayc@wsdot.wa.gov>; Kegley, Daniel <dkegley@spokanecity.org>; Kells, Patty <pkells@spokanecity.org>; Kokot, Dave <dkokot@spokanecity.org>; Leslie King <leslie.king@dfw.wa.gov>; Limon, Tara <tlimon@spokanetransit.com>; Martin, Greg <gmartin@spokanecity.org>; McCann, Jacob <jmca461@ecy.wa.gov>; McClure, Jeff <Jmclure@cheneysd.org>; Melvin, Val

<vmelvin@spokanecity.org>; Meyer, Eric <emeyer@srhd.org>; Miller, Katherine E <kemiller@spokanecity.org>; Moore, David <dmoo461@ecy.wa.gov>; Moore, Michael <michael.s.moore@williams.com>; Morris, Mike <mmorris@spokanecity.org>; Murphy, Dermott G. <dgmurphy@spokanecity.org>; Myhre, Randy <randy.myhre@avistacorp.com>; Neighborhood Services <Neigh.Svcs@SpokaneCity.org>; Nilsson, Mike <mnilsson@spokanecity.org>; Note, Inga <inote@spokanecity.org>; Nyberg, Gary <GNYBERG@spokanecounty.org>; Owen, Melissa <mowen@spokanecity.org>; Palmquist, Tami <tpalmquist@spokanecity.org>; Peacock, William <wpeacock@spokanecity.org>; Pederson, John <JPederson@spokanecounty.org>; Pruitt, Larissa <larissa.pruitt@avistacorp.com>; Quinn-Hurst, Colin <cquinnhurst@spokanecity.org>; Raymond, Amanda <arraymond@bpa.gov>; Reisenauer, Chuck <creisenauer@spokanepolice.org>; Renee Kinnick <Renee.Kinnick@dfw.wa.gov>; Richman, James <jrichman@spokanecity.org>; Robertson, Renee <rrobertson@spokanecity.org>; Sakamoto, James <jsakamoto@spokanecity.org>; Savage, Paul <psavage@srhd.org>; SEPA Center <sepacenter@dnr.wa.gov>; SEPA Register <separegister@ecy.wa.gov>; Sherve, Jon <jsherve@srhd.org>; Simmons, Scott M. <smsimmons@spokanecity.org>; Spokane Library <dtcirc@spokanelibrary.org>; Steele, David <dsteele@spokanecity.org>; Stewart, Ryan <rstewart@srtc.org>; Treasury Accounting <treasuryaccounting@spokanecity.org>; Warfield, Paul <pwarfield@spokanecity.org>; Weinand, Kathleen <kweinand@spokanetransit.com>; Weingart, LuAnn <luann.weingart@avistacorp.com>; Wendle, Ned <ned.wendle@mead354.org>; Westby, April <awestby@spokanecleanair.org>; Windsor, Scott <swindsor@spokanecity.org>; Wright, Phil <philw@spokaneschools.org>  
**Cc:** Churchill, Jackie <jchurchill@spokanecity.org>; Freibott, Kevin <kfreibott@spokanecity.org>  
**Subject:** REVISED Request For Comments - Arterial Network Map Amendment Proposal

Good Afternoon,

Please find attached the REVISED Request for Comments and Environmental Checklist for the following proposal:

**Project Name:** TR-12 Map Amendment - Arterial Network Map Amendment Proposal

**Permit #:** Z20-042COMP

Please direct any questions or comments to Assistant Planner II, Kevin Freibott, at [kfreibott@spokanecity.org](mailto:kfreibott@spokanecity.org).

Thank you,



Stephanie N Bishop | Neighborhood & Planning Services | Clerk III  
509.625.6244 | fax 509.625.6013 | [sbishop@spokanecity.org](mailto:sbishop@spokanecity.org)



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**From:** [Halbig, Bobby](#)  
**To:** [Bishop, Stephanie](#); [Churchill, Jackie](#)  
**Cc:** [Freibott, Kevin](#); [Okihara, Gerald](#); [Eveland, Marcus](#); [Melvin, Val](#)  
**Subject:** RE: 2nd REVISED Request for Comments for Arterial Network Map Amendment Proposal  
**Date:** Thursday, August 6, 2020 12:59:01 PM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)

---

Hi Stephanie,

The plans have been reviewed and the Street Department has no comments.

Best regards,



**Bobby Halbig** | City of Spokane | Engineering Technician III, Traffic Operations  
509.232-8846 | fax 509.232.8830 | [bhalbig@spokanecity.org](mailto:bhalbig@spokanecity.org) | [spokanecity.org](http://spokanecity.org)



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---

**From:** Bishop, Stephanie <[sbishop@spokanecity.org](mailto:sbishop@spokanecity.org)>  
**Sent:** Tuesday, July 28, 2020 11:05 PM  
**To:** Churchill, Jackie <[jchurchill@spokanecity.org](mailto:jchurchill@spokanecity.org)>  
**Cc:** Freibott, Kevin <[kfreibott@spokanecity.org](mailto:kfreibott@spokanecity.org)>  
**Subject:** 2nd REVISED Request for Comments for Arterial Network Map Amendment Proposal

Good Evening,

Please find attached the 2<sup>nd</sup> REVISED Request for Comments for the following proposal:

**Project Name:** TR-12 Map Amendment - Arterial Network Map Amendment Proposal

**Permit #:** Z20-042COMP

Please direct any questions or comments to Assistant Planner II, Kevin Freibott, at [kfreibott@spokanecity.org](mailto:kfreibott@spokanecity.org).

Thank you,



**Stephanie N Bishop** | Neighborhood & Planning Services | Clerk III  
509.625.6244 | fax 509.625.6013 | [sbishop@spokanecity.org](mailto:sbishop@spokanecity.org)



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## **PLAN COMMISSION FINDINGS OF FACT, CONCLUSIONS, AND RECOMMENDATIONS ON COMPREHENSIVE PLAN AMENDMENT Z20-042COMP**

**A Recommendation of the Spokane Plan Commission to the City Council to APPROVE the Comprehensive Plan Amendment proposal seeking to amend Map TR 12 of the Comprehensive Plan in Chapter 4: Transportation, relating to arterial street classifications on various streets throughout the City of Spokane.**

### **FINDINGS OF FACT:**

- A. The City of Spokane adopted a Comprehensive Plan in May of 2001 that complies with the requirements of the Growth Management Act (GMA).
- B. Under GMA, comprehensive plans generally may be amended no more frequently than once a year, and all amendment proposals must be considered concurrently in order to evaluate for their cumulative effect.
- C. Amendment Proposal Z20-042COMP (the "Proposal") was submitted in a timely manner for review during the City's 2019/2020 amendment cycle.
- D. The Proposal seeks to amend Map TR 12 of the Comprehensive Plan to update arterial street classifications of various street segments in the City of Spokane.
- E. Annual amendment proposals are subject to a threshold review process to determine whether the proposals will be included in the City's Annual Comprehensive Plan Amendment Work Program.
- F. On March 2, 2020, the City Council adopted Resolution RES 2020-0014 establishing the 2020 Comprehensive Plan Amendment Work Program, and including the Proposal in the Work Program.
- G. Thereafter, on April 24, 2020, staff requested comments from agencies, departments, and neighborhood councils. Comments were received from the City Streets Department and the Spokane Tribe, stating no significant concerns with the Proposal.
- H. On June 9, 2020 and again on July 28, 2020, staff reissued the request for comments from agencies, departments, and neighborhood councils due to the addition of a few new street segments to the proposed amendments. An additional two-weeks was provided each time for agencies, departments, and neighborhoods to comment on these revised notices. No new comments were received during the revised agency comment periods.
- I. A Notice of Application was published on June 8, 2020 in the Spokesman Review. The Notice of Application initiated a 60-day public comment period from June 8 to August 7, 2020, during which the City did not receive any comments on the Proposal from the public.

- J. On June 4, 2020, the Community Assembly received a presentation regarding the 2020 Comprehensive Plan Amendment Work Program and the Proposal, and was provided with information regarding the dates of Plan Commission workshops and hearings.
- K. On June 10, 2020, the Spokane City Plan Commission held a workshop to study the Proposal.
- L. On June 23, 2020, the Pedestrian Transportation and Traffic Committee of the Community Assembly received a presentation regarding the Proposal.
- M. On June 24, 2020, the Land Use Subcommittee of the Community Assembly received a presentation regarding the 2020 Comprehensive Plan Amendment Work Program, including the Proposal.
- N. On July 21, 2020, the Plan Commission Transportation Subcommittee received a presentation regarding the Proposal.
- O. On July 30, 2020, an online public workshop specific to the bicycle- and transportation-related amendments was provided for the general public to answer questions and receive comments on the proposed amendments.
- P. On August 24, 2020, a State Environmental Policy Act (SEPA) Checklist and Determination of Non-Significance were issued for the Proposal. The deadline to appeal the SEPA determination was September 14, 2020. No comments on the SEPA determination were received.
  - 1. Notice of the SEPA Determination for the Proposal was published in the Official Gazette on September 2 and 9, 2020.
- Q. On August 25, 2020, the Washington State Department of Commerce and appropriate state agencies were given the required 60-day notice of intent to adopt before adoption of any proposed changes to the Comprehensive Plan.
- R. On August 26 and September 2, 2020, notice was published in the Spokesman Review providing notice of a SEPA Determination of Non-Significance and notice of the September 9, 2020 Plan Commission Public Hearing.
- S. On August 24, 2020 staff published a report addressing SEPA and providing staff's analysis of the merits of the Proposal, copies of which were circulated as prescribed by SMC 17G.020.060B.8. Staff's analysis of the Proposal recommended approval of the Proposal.
- T. On September 23, 2020, the Plan Commission held a public hearing on the Proposal, including the taking of verbal testimony, and closed the public record at that time. No members of the public testified during the hearing.
- U. As a result of the City's efforts, pursuant to the requirements of SMC 17G.020.070, the public has had extensive opportunities to participate throughout the process and persons desiring to comment were given an opportunity to do so.
- V. Except as otherwise indicated herein, the Plan Commission adopts the findings and analysis set forth in the Staff Report prepared for the Proposal (the "Staff Report").

- W. The Plan Commission finds that the Proposal meets the intent and requirements of the Comprehensive Plan.
- X. The Plan Commission finds that the Proposal meets the decision criteria established by SMC 17G.020.030, as described in the Staff Report.

## **CONCLUSIONS:**

Based upon the Proposal materials, staff analysis (which is hereby incorporated into these findings, conclusions, and recommendation), SEPA review, agency and public comments received, and public testimony presented regarding Proposal File No. Z20-042COMP, the Plan Commission makes the following conclusions with respect to the review criteria outlined in SMC 17G.020.030:

1. The Proposal was submitted in a timely manner and added to the 2020 Annual Comprehensive Plan Amendment Work Program, and the final review Proposal was submitted as provided in SMC 17G.020.050(D).
2. Interested agencies and the public have had extensive opportunities to participate throughout the process and persons desiring to comment have been given that opportunity to comment.
3. The Proposal is consistent with the goals and purposes of GMA.
4. Any potential infrastructure implications associated with the Proposal will either be mitigated through projects reflected in the City's relevant six-year capital improvement plans or through enforcement of the City's development regulations at time of development.
5. As outlined in above in the Findings of Fact, the Proposal is internally consistent as it pertains to the Comprehensive Plan, as described in SMC 17G.020.030.E.
6. The Proposal is consistent with the Countywide Planning Policies for Spokane County, the comprehensive plans of neighboring jurisdictions, applicable capital facilities plans, the regional transportation plan, and official population growth forecasts.
7. The Proposal has been considered simultaneously with the other proposals included in the 2020 Annual Comprehensive Plan Amendment Work Program in order to evaluate the cumulative effect of all the proposals.
8. SEPA review was completed for the Proposal.
9. The Proposal will not adversely affect the City's ability to provide the full range of urban public facilities and services citywide at the planned level of service, or consume public resources otherwise needed to support comprehensive plan implementation strategies.
10. The Proposal proposes a map amendment that is in conformance with the appropriate location criteria identified in the comprehensive plan (e.g., compatibility with neighboring land uses, proximity to arterials, etc.).
11. The proposed map amendment is suitable for the proposed designation.

12. The map amendment would implement applicable comprehensive plan policies better than the current map designation.

#### **RECOMMENDATIONS:**

In the matter of Z20-042COMP, a request by City of Spokane staff to amend Map TR 12 in Chapter 4: Transportation of the Comprehensive Plan, as based upon the above listed findings and conclusions, by a vote of **9 to 0**, the Spokane Plan Commission recommends City Council **APPROVE** the requested amendment to Map TR5 in Chapter 4: Transportation of the City's Comprehensive Plan, and authorizes the President to prepare and sign on the Commission's behalf a written decision setting forth the Commission's findings, conclusions, and recommendation on the Proposal.

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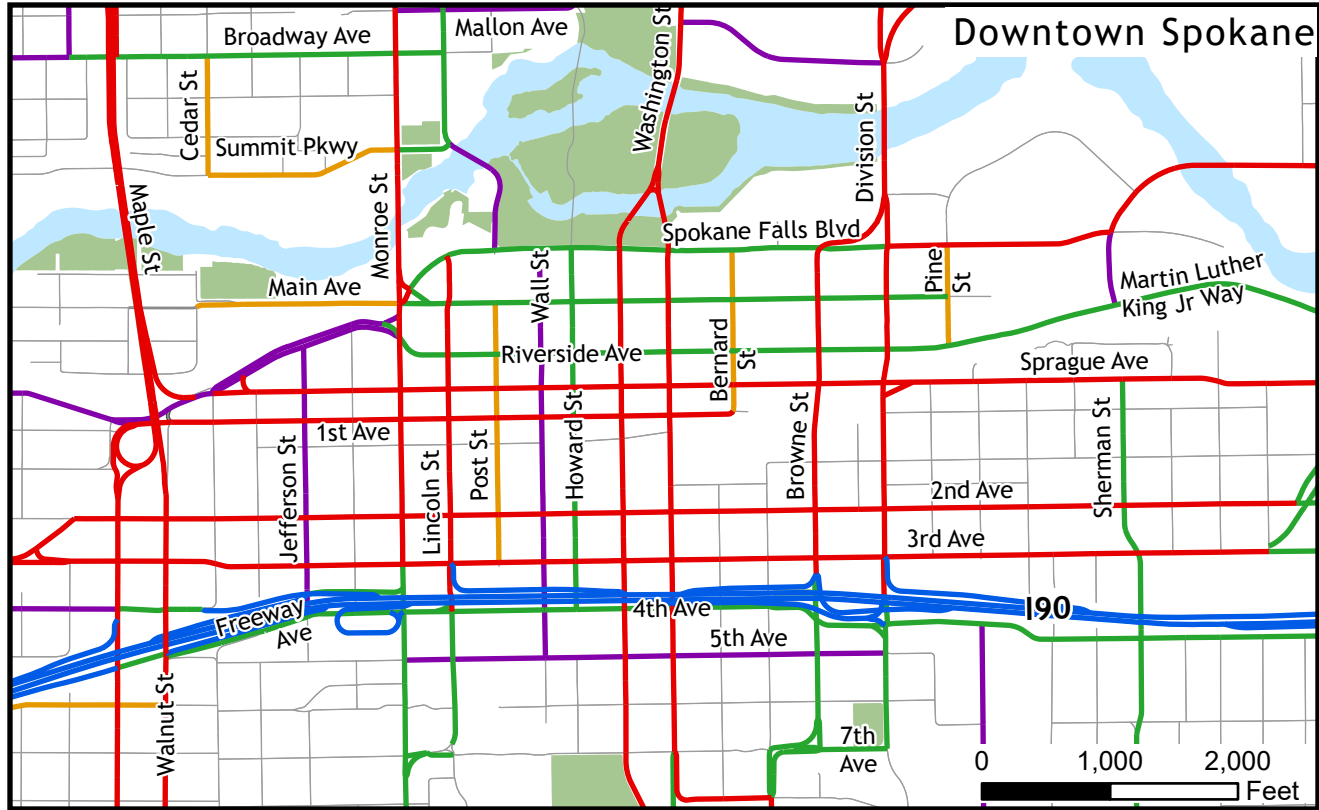
**Todd Beyreuther, President**

Spokane Plan Commission

October 21, 2020



# City of Spokane Arterial Street Map SMC 12.08.040

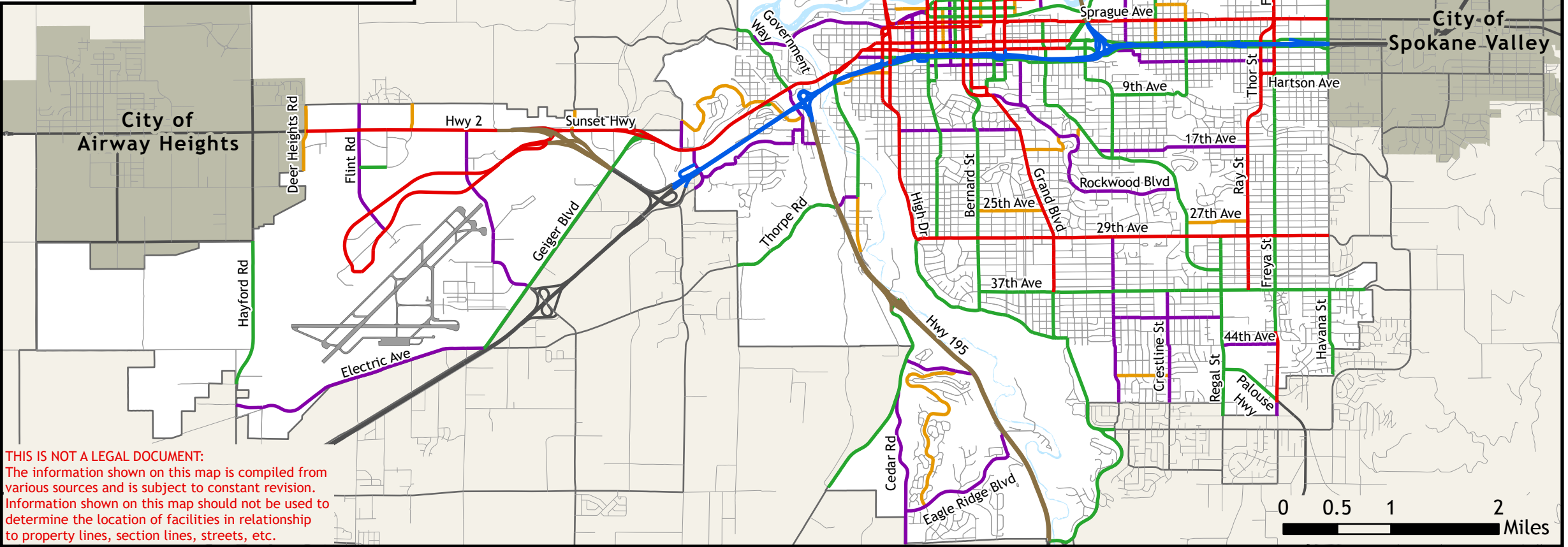


## Legend

- Urban Interstate
- Urban Other Freeways and Expressways
- Urban Principal Arterial
- Urban Minor Arterial
- Urban Major Collector
- Urban Minor Collector
- Urban Local Access
- City of Spokane
- Stream or River

CITY OF SPOKANE

Date: October 2020





**Agenda Sheet for City Council Meeting of:**  
11/16/2020

|                                |   |
|--------------------------------|---|
| <b><u>Date Rec'd</u></b>       | 10/26/2020  |
| <b><u>Clerk's File #</u></b>   | ORD C35980  |
| <b><u>Renews #</u></b>         |   |
| <b><u>Cross Ref #</u></b>      |   |
| <b><u>Project #</u></b>        | Z20-045COMP   |
| <b><u>Bid #</u></b>            |   |
| <b><u>Requisition #</u></b>    |   |
| <b><u>Agenda Item Name</u></b> | 0650 – COMPREHENSIVE PLAN AMENDMENT – RAILROAD TEXT |

**Agenda Wording**

Ordinances relating to proposal Z20-045COMP by the City, amending Chapter 4, Transportation, of the Comprehensive Plan to account for safety needs for at-grade railroad crossings.

**Summary (Background)**

The proposal concerns text amendments to Chapter 4, Transportation, accounting for safety improvements that may be necessary for at-grade railroad crossings in the City. This is considered concurrently through the annual Comprehensive Plan Amendment cycle as required by the Growth Management Act. Public participation and notification requirements are complete. The Plan Commission held a Public Hearing on September 8 to consider this amendment and has recommended approval of the amendment.

|                             |                   |                              |
|-----------------------------|-------------------|------------------------------|
| <b><u>Fiscal Impact</u></b> | Grant related? NO | <b><u>Budget Account</u></b> |
|                             | Public Works? NO  |                              |

|         |    |   |
|---------|----|---|
| Neutral | \$ | # |
| Select  | \$ | # |
| Select  | \$ | # |
| Select  | \$ | # |

**Approvals**

|                                 |                   |
|---------------------------------|-------------------|
| <b><u>Dept Head</u></b>         | MEULER, LOUIS     |
| <b><u>Division Director</u></b> | SIMMONS, SCOTT M. |
| <b><u>Finance</u></b>           | ORLOB, KIMBERLY   |
| <b><u>Legal</u></b>             | RICHMAN, JAMES    |
| <b><u>For the Mayor</u></b>     | ORMSBY, MICHAEL   |

**Council Notifications**

|                                   |                           |
|-----------------------------------|---------------------------|
| <b><u>Study Session\Other</u></b> | CC Study Session 10-29-20 |
| <b><u>Council Sponsor</u></b>     | CM Mumm                   |

**Distribution List**

|                           |
|---------------------------|
| tblack@spokanecity.org    |
| jrichman@spokanecity.org  |
| sbishop@spokanecity.org   |
| dhume@spokane-landuse.com |
| lmeuler@spokanecity.org   |

**Additional Approvals**

**Purchasing**



# Expenditure Control Form

1. All requests being made must be accompanied by this form.
2. Route **ALL** requests to the Finance Department for signature.
3. If request is greater than \$100,000 it requires signatures by Finance and the City Administrator. Finance Dept. will route to City Administrator.

Today's Date:

Type of expenditure:

Goods



Services



Department: N/A

Approving Supervisor: N/A

Amount of Proposed Expenditure: N/A

Funding Source: N/A

**Please verify correct funding sources. Please indicate breakdown if more than one funding source.**

**Why is this expenditure necessary now?**

**What are the impacts if expenses are deferred?**

**What alternative resources have been considered?**

**Description of the goods or service and any additional information?**

Person Submitting Form/Contact:

FINANCE SIGNATURE:

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CITY ADMINISTRATOR SIGNATURE:

---

Ordinance No. C35980

AN ORDINANCE RELATING TO PROPOSAL FILE Z20-045COMP AMENDING THE TEXT OF CHAPTER 4, TRANSPORTATION, OF THE COMPREHENSIVE PLAN TO DISCUSS SAFETY NEEDS FOR AT-GRADE RAILROAD CROSSINGS.

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, Proposal File Z20-045COMP was submitted in a timely manner for review during the City's 2019/2020 Comprehensive Plan amendment cycle; and

WHEREAS, Proposal Z20-045COMP seeks to amend Chapter 4, Transportation, of the Comprehensive Plan to add language relating to safety for at-grade railroad crossings; and

WHEREAS, staff requested comments from agencies and departments on May 11, 2020, and a public comment period ran from June 8, 2020 to August 7, 2020; 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 August 25, 2020; and

WHEREAS, a State Environmental Policy Act (SEPA) Determination of Non-Significance was issued on August 24, 2020 for the amendment to the Comprehensive Plan, the comment period for which ended on September 14, 2020; and

WHEREAS, a staff report for Proposal Z20-045COMP reviewed all the criteria relevant to consideration of the proposal was published on August 25, 2020 and sent to all applicants and the Plan Commission; and

WHEREAS, notice of the SEPA Checklist and Determination and announcement of the Plan Commission Hearing for the proposal was published on August 26, 2020 and September 2, 2020; and

WHEREAS, Notice of Plan Commission Public Hearing and SEPA Determination was posted online and with the Spokesman Review, pursuant to Spokane Municipal Code 17G.020.070, on August 26, 2020; and

WHEREAS, the Spokane Plan Commission held a public hearing on September 9, 2020, continued to September 23, 2020, during which they took public testimony on this proposal and deliberated this and all other Comprehensive Plan Amendment applications; and

WHEREAS, the Spokane Plan Commission found that Proposal Z20-045COMP is consistent with and implements the Comprehensive Plan; and

WHEREAS, the Spokane Plan Commission found that Proposal Z20-045COMP meets the decision criteria for Comprehensive Plan Amendments delineated in Spokane Municipal Code 17G.020.030; and

WHEREAS, the Spokane Plan Commission voted 9 to 0 to recommend approval of Proposal Z20-045COMP; 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 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 the Proposal. Proposal Z20-045COMP is approved.
2. Amendment of Chapter 4, Transportation. The following text is appended to the end of Chapter 4 of the Spokane Comprehensive Plan:

**Railroad Crossing Projects**

There are many at-grade rail crossings within the city. Most of these already have warning devices and gates installed to provide increased protection for vehicles, cyclists, and pedestrians on the road. However, there are a few arterial crossing locations that could use further improvements, as funding becomes available. These locations are already equipped with warning lights and bells. However, due to increased traffic on the roadway or on the rail line, the locations listed in Table TR-9 would benefit from additional safety measures.

| <b><u>TABLE TR 9 – RAILROAD CROSSING PROJECT LIST</u></b> |                                   |
|---|-----------------------------------|
| <b><u>Project Name</u></b>                                | <b><u>Needed Improvements</u></b> |

|   |   |
|---|---|
| <u>Havana Street crossing of UP<br/>(n/o Sprague Avenue)</u>  | <u>Widen crossing for sidewalk, install<br/>gates, update preemption equipment<br/>and track circuit for the adjacent<br/>traffic signal.</u> |
| <u>Freya Street crossing of UP<br/>(n/o Sprague Avenue)</u>   | <u>Install gates, update preemption<br/>equipment and track circuit for the<br/>adjacent traffic signal.</u>                                  |
| <u>Mission Street crossing of BNSF<br/>(e/o Perry Street)</u> | <u>Install gates, update preemption<br/>equipment and track circuit for the<br/>adjacent traffic signal.</u>                                  |

Notes: UP = Union Pacific Railroad. BNSF = Burlington Northern and  
Santa Fe Railroad.

PASSED BY THE CITY COUNCIL ON \_\_\_\_\_, 2020.

\_\_\_\_\_  
Council President

Attest:

Approved as to form:

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

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

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Effective Date

**STAFF REPORT Z20-045COMP**

Department of Neighborhood and Planning Services

The following staff report concerns a proposed amendment to the City's Comprehensive Plan. The proposal is to amend the text of Chapter 4, Transportation, to include language pertaining to at-grade railroad crossing safety. Amendments to the Comprehensive Plan are enabled by Spokane Municipal Code (SMC) 17G.020 and Revised Code of Washington (RCW) 36.70A.130.

**I. PROPERTY SUMMARY**

|                           |                                 |
|---------------------------|---------------------------------|
| <b>Parcel(s):</b>         | NA - Various locations citywide |
| <b>Address(es):</b>       | NA - Various locations citywide |
| <b>Property Size:</b>     | Not applicable                  |
| <b>Legal Description:</b> | Not applicable                  |
| <b>General Location:</b>  | City rights-of-way              |
| <b>Current Use:</b>       | Arterial Streets                |

**II. APPLICANT SUMMARY**

|                        |                 |
|------------------------|-----------------|
| <b>Staff Contact:</b>  | Inga Note       |
| <b>Applicant:</b>      | City of Spokane |
| <b>Property Owner:</b> | City of Spokane |

**III. PROPOSAL SUMMARY**

|                                       |  |
|---------------------------------------|--|
| <b>Current Land Use Designation:</b>  | n/a  |
| <b>Proposed Land Use Designation:</b> | n/a  |
| <b>Current Zoning:</b>                | n/a  |
| <b>Proposed Zoning:</b>               | n/a  |
| <b>SEPA Status:</b>                   | A SEPA threshold Determination of Non-Significance (DNS) was made on August 24, 2020. The appeal deadline is 5:00 PM on September 7, 2020. |
| <b>Plan Commission Hearing Date:</b>  | September 9, 2020  |
| <b>Staff Contact:</b>                 | Kevin Freibott, Assistant Planner II, <a href="mailto:kfreibott@spokanecity.org">kfreibott@spokanecity.org</a>                             |
| <b>Staff Recommendation:</b>          | Recommended  |

#### IV. BACKGROUND INFORMATION

1. **General Proposal Description:** Pursuant to the procedures established by SMC 17G.060, enabled by RCW 36.70A.130, the proposer asks the City of Spokane to amend the text of Chapter 4 to include language regarding at-grade railroad crossing safety improvements, shown in **Exhibit A**.
2. **Site Description and Physical Conditions:** The proposal concerns text highlighting railroad safety, highlighting three existing arterial railroad crossing locations: the Havana Street crossing of the Union Pacific line, the Freya Street crossing of the Union Pacific line and the Mission Street crossing of the BNSF line. Crossing safety signage and other improvements exist already at these locations, though there are currently no crossing gates.
3. **Property Ownership:** All designated locations are City rights-of-way.
4. **Adjacent Property Improvements and Uses:** Adjacent property uses are primarily industrial and commercial along Freya and Havana. Property uses along Mission are a park and the Avista headquarters office building.
5. **Street Class Designations:** Mission Avenue is designated as a Principal Arterial. Freya Street is designated as a Principal Arterial. Havana Street is a Minor Arterial. No change of street class designation is proposed as part of this application, nor is any change called for in Map TR-12 of the Comprehensive Plan (the Arterial Network Map).
6. **Current Land Use Designation and History:** n/a
7. **Proposed Land Use Designation:** n/a
8. **Current Zoning and History:** n/a
9. **Proposed Zoning:** n/a

#### V. APPLICATION PROCESS AND PUBLIC COMMENT

1. **Key Steps:** The application is being processed according to SMC 17G.060, including the following steps:

|   |                   |
|---|-------------------|
| Application Submitted .....                                   | October 29, 2019  |
| Threshold Application Certified Complete .....                | November 27, 2019 |
| Council Threshold Subcommittee Established <sup>1</sup> ..... | January 13, 2020  |
| Council Threshold Subcommittee Met .....                      | February 6, 2020  |
| Annual Work Program Set <sup>2</sup> .....                    | March 2, 2020     |
| Agency/Department Comment Period Ended .....                  | May 11, 2020      |

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<sup>1</sup> Spokane City Council Resolution 2020-0002

<sup>2</sup> Spokane City Council Resolution 2020-0014



|  |                   |
|--|-------------------|
| Notice of Application Posted .....             | June 8, 2020      |
| Plan Commission Workshop .....                 | June 24, 2020     |
| 60-Day Public Comment Period Ended .....       | August 7, 2020    |
| SEPA Determination Issued .....                | August 24, 2020   |
| Notice of Public Hearing Posted .....          | August 26, 2020   |
| Plan Commission Hearing Date (Scheduled) ..... | September 9, 2020 |

2. **Comments Received:** A request for comments was issued to City departments, local agencies, and departments within 400 feet of the proposal, along with pertinent application details on April 24, 2020. By the close of agency comment on May 11, comments were received from Randy Abrahamson, Spokane Tribe Historic Preservation Officer. He indicated no concern for the project.

Following the agency/department comment period, a Notice of Application was issued on June 8, 2020 by mail to all properties and owners within a 400-foot radius of the subject properties, including within 400-feet of any adjacent properties with the same ownership. Notice was also posted on the subject properties, in the closest library branch, and in the Spokesman Review. No comments were received during the 60-day public comment period.

3. **Public Workshop:** A public workshop with the Spokane Plan Commission was held on June 24th, 2020 during which the particulars of the proposal were presented to the Plan Commission for their consideration and discussion. An online public workshop for the general public was held on July 29, 2020. Questions were answered and comments received. No changes were proposed at either workshop.

## VI. APPLICATION REVIEW AND ANALYSIS

1. **Guiding Principles:** SMC 17G.020.010 provides the following guiding principles for the annual comprehensive plan amendment process:
  - A. Keep the comprehensive plan alive and responsive to the community.
  - B. Provide for simultaneous review of proposals to allow for cumulative impact analysis of all applications on a City-wide basis and in conjunction with budget decisions.
  - C. Make map adjustments based on a foundation in policy language, consistently applying those concepts citywide.
  - D. Honor the community's long-term investment in the comprehensive plan, through public participation and neighborhood planning processes, by not making changes lightly.
  - E. Encourage development that will enable our whole community to prosper and reinforce our sense of place and feeling of community, in an ecologically, economically and socially sustainable manner.
  - F. Amendments to the comprehensive plan must result in a net benefit to the general public.

2. **Review Criteria:** SMC 17G.020.030 provides a list of considerations that are to be used, as appropriate, by the applicant in developing an amendment proposal, by planning staff in analyzing a proposal, by the plan commission and by the city council in making a decision on the proposal. Following each consideration is staff analysis relative to the amendment requested.

- 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.*

Staff Analysis: Staff reviewed and processed the proposed amendment under the most current regulations contained in the Growth Management Act, the Washington State Environmental Policy Act (SEPA), and the Spokane Municipal Code. Staff is unaware of any recent federal, state, or legislative actions with which the proposal would be in conflict, and no comments were received to this effect from any applicable agencies receiving notice of the proposal.

The proposal meets this criterion.

- B. **GMA:** *The change must be consistent with the goals and purposes of the State Growth Management Act.*

Staff Analysis: The Growth Management Act (GMA) details 13 goals to guide the development and adoption of the comprehensive plans and development regulations (RCW 36.70A.020, "Planning Goals"), and these goals guided the City's development of its comprehensive plan and development regulations. No comments received or other evidence in the record indicates inconsistency between the proposed plan map amendment and the goals and purposes of the GMA.

The proposal meets this criterion.

- 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.*

Staff Analysis: There will be no immediate impact to the city budget. It is expected that federal or state grant programs will fund these improvements within the next 20 years.

The proposal meets this criterion.

- 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.*

Staff Analysis: No evidence of a potential funding shortfall as a result of this proposal exists.

- E. **Internal Consistency:**

1. *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.*

**Staff Analysis:** The proposal is internally consistent with applicable supporting documents of the Comprehensive Plan as follows:

*Capital Facilities Program.* As described in the staff analysis of Criterion C above, no additional infrastructure or capital expenditures by the City are anticipated for this non-project action, and it is not anticipated that the City's integrated Capital Facilities Program would be affected by the proposal until the City seeks grant funding for construction.

*Miscellaneous Comprehensive Plan Goals and Policies.* Staff have compiled a list of Comprehensive Plan Goals and Policies which bear on the proposal in **Exhibit B** of this report. Further discussion of these policies is provided under section K.2 below.

The proposal meets this criterion.

2. *If a proposed amendment is significantly inconsistent with current policy within 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.*

**Staff Analysis:** The proposal is generally consistent with current Comprehensive Plan policies, as described in further detail in the staff analysis of Criterion K.2 below and other criteria in this report. Therefore, no amendment to policy wording is necessary and this criterion does not apply to the subject proposal.

The proposal meets this criterion.

- 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.*

**Staff Analysis:** The proposed text amendment is consistent with the railroad and roadway elements of the regional transportation plan.

The proposal meets this criterion.

- 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.*

Staff Analysis: The City is concurrently reviewing this application and eight other applications for Comprehensive Plan amendments, as part of an annual plan amendment cycle. Six applications are for Land Use Plan Map amendments, two are proposed transportation map amendments to the Comprehensive Plan, and one is a proposed text amendment. When considered together, these various applications do not interact, nor do they augment or detract from each other. The cumulative effects of these various applications are minor.

This proposal meets this criterion.

**H. SEPA:** *SEPA<sup>3</sup> Review must be completed on all amendment proposals and is described in Chapter 17E.050.*

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).*

Staff Analysis: The application is under review in accordance with the State Environmental Policy Act (SEPA), which requires that the potential for adverse environmental impacts resulting from a proposal be evaluated during the decision-making process. On the basis of the information contained in the environmental checklist, 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 Services, a Determination of Non-Significance was issued on August 24, 2020.

The proposal meets this criterion.

- 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.*

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<sup>3</sup> State Environmental Protection Act

Staff Analysis: The proposal would not impact the City's ability to provide transportation facilities at the planned level of service. The City does not measure, nor does it have standards for levels of service at railroad crossings.

The proposal meets this criterion.

- 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.*

Staff Analysis: The proposal does not include an expansion to the UGA, thus this criteria does not apply.

The proposal meets this criterion.

K. **Demonstration of Need:**

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.*

Staff Analysis: The information provided by the amendment clarifies the safety issues of at-grade railroad crossings and highlights specific locations within the City where additional safety infrastructure may be required.

The proposal meets this criterion.

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.);

Staff Analysis: This proposal does not include a map amendment, thus this criterion does not apply.

- b. The map amendment or site is suitable for the proposed designation.

Staff Analysis: This proposal does not include a map amendment, thus this criterion does not apply.

- c. The map amendment implements applicable comprehensive plan policies and subarea plans better than the current map designation.

Staff Analysis: This proposal does not include a map amendment, thus this criterion does not apply.

- 3. Rezones, Land Use Plan 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.*

Staff Analysis: This proposal does not include a rezone, thus this criterion does not apply.

The proposal meets this criterion.

## **VII. CONCLUSION**

The proposal has been processed and considered according to the requirements of the Spokane Municipal Code. According to the information provided above and the whole of the administrative record, the proposal appears to comply with the considerations for a comprehensive plan amendment as provided in SMC 17G.020.030.

Following the close of public testimony and deliberations regarding conclusions with respect to the review criteria and decision criteria detailed in SMC Chapter 17G.020, Plan Commission will need to make a recommendation to City Council for approval or denial of the requested amendment to Chapter 4 of the City's Comprehensive Plan.

## **VIII. STAFF RECOMMENDATION**

Staff recommends that the Plan Commission and City Council approve this proposal.

## **IX. LIST OF EXHIBITS**

- |  |   |
|--|---|
| A. Proposed Text Amendments            | D. SEPA Checklist                         |
| B. List of Relevant Comp Plan Policies | E. SEPA Determination of Non-Significance |
| C. Application Materials               | F. Agency Comments                        |



***Proposed New Text – Chapter 4, Transportation***

*The following text is proposed to be added to Chapter 4, Transportation, of the Comprehensive Plan. All of this text is new, and would begin at the end of page 4-71, immediately following the subsection on bridge projects.*

**Railroad Crossing Projects**

There are many at-grade rail crossings within the city. Most of these already have warning devices and gates installed to provide increased protection for vehicles, cyclists, and pedestrians on the road. However, there are a few arterial crossing locations that could use further improvements, as funding becomes available. These locations are already equipped with warning lights and bells. However, due to increased traffic on the roadway or on the rail line, the locations listed in table TR-9 would benefit from additional safety measures.

| TABLE TR 9 – RAILROAD CROSSING PROJECT LIST           |   |
|---|---|
| Project Name  | Needed Improvements   |
| Havana Street crossing of UP<br>(n/o Sprague Avenue)  | Widen crossing for sidewalk, install gates, update preemption equipment and track circuit for the adjacent traffic signal |
| Freya Street crossing of UP<br>(n/o Sprague Avenue)   | Install gates, update preemption equipment and track circuit for the adjacent traffic signal                              |
| Mission Street crossing of BNSF<br>(e/o Perry Street) | Install gates, update preemption equipment and track circuit for the adjacent traffic signal                              |

*Notes: UP = Union Pacific Railroad. BNSF = Burlington Northern and Santa Fe Railroad.*



The following policies of the Comprehensive Plan relate to application Z20-045COMP. The full text of the Comprehensive Plan can be found at [www.shapingspokane.org](http://www.shapingspokane.org).

## **Chapter 4—Transportation**

### **TR 2 Transportation Supporting Land Use**

Maintain an interconnected system of facilities that allows travel on multiple routes by multiple modes, balancing access, mobility and place-making functions with consideration and alignment with the existing and planned land use context of each corridor and major street segment.

#### *Key Actions:*

- a. Establish and maintain Street Design Standards and Guidelines reflecting best practices to implement designs that effectively support multi-modal transportation while supporting local context and existing and planned land uses.
- b. Develop transportation decisions, strategies and investments in coordination with land use goals that support the Land Use Plan and Center and Corridor strategy.
- c. Require a transportation plan (which includes connectivity and circulation) as part of any subdivision, Planned Unit Development (PUD), institutional master plan, or other major land use decision – Conduct transportation plans when needed for larger developments or other land uses of appropriate size.

### **TR 5 Active Transportation**

Identify high-priority active transportation projects to carry on completion/ upgrades to the active transportation network.

#### *Key Actions*

- a. Ensure that the pedestrian and bicycle networks provide direct connections between major activity centers and transit stops and stations.
- b. The planning, design and construction of transportation projects should maintain or improve the accessibility and quality of existing and planned pedestrian and bicycle facilities.
- c. Implement a network of low vehicle volume, bike-friendly routes throughout the city.
- d. Support the development of a bike-share program within the city core.
- e. Seek grant funding for projects and programs such as Safe Routes to School, Transportation Alternatives, and other active transportation initiatives.
- f. Utilize the Bicycle Plan and the Pedestrian Plan to guide the location and type of bicycle and pedestrian facilities developed in Spokane to:



- i. Provide safe, attractive, convenient and quality pedestrian and bicycle linkages to transit stops and stations.
  - ii. Provide safe, attractive, convenient and quality pedestrian and bicycle linkages between major activity areas where features that act as barriers prevent safe and convenient access.
  - iii. Provide safe, attractive, convenient and quality pedestrian and bicycle facilities and an aesthetically pleasing environment on bridges.
  - iv. Enhance the pedestrian and bicycle environment along routes to schools to provide a safe walking and riding environment for children. Means of accomplishing this include:
    - encouraging school routes not to cross arterials;
    - having user-activated signals at arterial intersections;
    - implementing safety patrols with traffic-control signs at busy intersections;
    - working with schools to promote walking groups; and
    - strengthening and enforcing pedestrian right-of-way laws.
  - v. Enhance the pedestrian, bicycle and transit environment along routes to desirable destinations for seniors.
  - vi. Enhance the pedestrian, bicycle and transit environment along routes in communities with a high percentage of underserved populations.
  - vii. Provide safe bicycle and pedestrian access to city parks from surrounding neighborhoods.
- g. Provide viable facilities for active transportation modes as alternatives to driving.
- i. Ensure gaps in the bicycle network are identified and prioritized to complete and expand the connected bicycle network.
  - ii. Ensure sidewalk gaps are not present and provide for safe pedestrian circulation within the city. Wherever possible, this should be in the form of sidewalks with a pedestrian buffer strip or other separation from the street.
  - iii. Use pedestrian safety strategies on high bicycle and pedestrian traffic corridors.
  - iv. Establish and maintain crosswalks at key locations where active transportation facilities cross collector and arterial roadways.
- h. h. Provide secure parking for bicyclists at key destinations (i.e. Downtown, identified Centers and Corridors, schools and universities, community centers, key transit locations) and ensure future developments include bicycle parking on site that adheres to city-established design and siting standards.
- i. Work with local and regional partners to implement the “Spokane County Wayfinding and Gateway Feature Placement & Design Plan”.

- j. Coordinate with other departments and partner agencies to combine related projects for the purpose of cost-sharing.

#### TR 8 Moving Freight

Identify a freight network that respects needs of businesses as well as neighborhoods. Maintain an appropriate arterial system map that designates a freight network that enhances freight mobility and operational efficiencies, and increases the city's economic health. The needs for delivery and collection of goods at businesses by truck should be incorporated into the freight network, and the national trend of increased deliveries to residences anticipated.

##### *Key Actions:*

- a. Designate truck freight routes through the city that provide appropriate access without compromising neighborhood safety and livability.
- b. Periodically work with commercial freight mapping services to update their truck route information.
- c. Provide an easy to find freight map on the city's website.
- d. Explore establishing delivery time designations/restrictions in specified areas. City of Spokane Comprehensive Plan 4-25
- e. Support intermodal freight transfer facilities (land to air, rail to roadway, interstate trucking to local delivery).

#### TR 9 Promote Economic Opportunity

Focus on providing efficient and affordable multi-modal access to jobs, education, and workforce training to promote economic opportunity in the city's designated growth areas, develop "Great Streets" that enhance commerce and attract jobs.

##### *Key Actions:*

- a. Ensure street designs support business activity-and thus jobs creation-to ensure that travelers feel comfortable to stop and shop.
- b. Coordinate closely with STA and area colleges and universities to provide convenient, cost-efficient transit service for students.
- c. Use new technology when feasible to increase efficiency in all transportation modes, such as:
  - i. Intelligent feedback to users;
  - ii. Dynamic traffic signals;
  - iii. Priority transit routes and signaling; and,
  - iv. Information sharing about capacity.
- d. Coordinate closely with STA to identify opportunities for service improvements in designated land use areas.

- e. Coordinate with Visit Spokane and other relevant groups to support and promote bicycle tourism in the city and region.
- f. Partner with business entities and organizations to educate them and their members on the economic benefits of transit and active transportation oriented development.
- g. Implement the city's bicycle master plan for improved city-wide mobility.

#### TR 10 Transportation System Efficiency & Innovation

Develop and manage the transportation system to function as efficiently as possible while exploring innovative opportunities and technologies.

##### *Key Actions:*

- a. Develop Access Management Strategies for arterials.
- b. Ensure coordinated, efficient and safe movement of all roadway users through proper signal spacing traffic control timing, and other intersection controls such as roundabouts and new traffic control coordinating technology where appropriate.
- c. Implement Intelligent Transportation System (ITS) improvements as identified by the Spokane Regional Transportation Management Center (SRTMC). City of Spokane Comprehensive Plan 4-26
- d. Work with WSDOT to implement TDM, ITS, and transportation system management strategies developed through the Corridor Sketch Initiative (CSI).

#### TR 12 Prioritize & Integrate Investments

Prioritize investments based on the adopted goals and priorities outlined in the comprehensive plan.

##### *Key Actions:*

- a. Maintain and update as needed the metrics tied to the long range transportation prioritization matrix used to help determine transportation system capital investments.
- b. Link transportation investments with investments made under the Integrated Clean Water Plan to manage stormwater and wastewater.
- c. Utilize a least-cost planning approach in prioritizing and integrating the city's investments in infrastructure.

#### TR 13 Infrastructure Design

Maintain and follow design guidelines (including national guidelines such as MUTCD, NACTO, AASHTO) reflecting best practices that provide for a connected infrastructure designed for our climate and potential emergency management needs, and respecting the local context. Local context may guide signage and elements such as traffic calming, street furniture, bicycle parking, and community spaces. Accessibility guidelines and emergency management needs will be maintained. City of Spokane Comprehensive Plan 4-27

*Key Actions:*

- a. Require that Urban Context streets be designed to provide a pleasant environment for walking and other uses of public space, including such elements as shade trees; plantings; well-designed benches, trash receptacles, news racks, and other furniture; pedestrian-scaled lighting fixtures as appropriate; wayfinding signage; integrated transit shelters; public art; and other amenities.
- b. Maintain street design guidelines reflecting best practices to implement designs that effectively manage traffic flow, reduce the need for street expansions, and make roadways safe for all road users, while ensuring designs correspond with local context.
- c. Collaborate with key agencies to plan the locations of arterials, ensuring compatibility with and satisfy the needs of existing and future land uses.

TR 19 Plan Collaboratively

Work with partner agencies to achieve a regional transportation plan that meets the goals and requirements of the Growth Management Act (GMA) but also reflects the visions and values of the City of Spokane.

*Key Actions:*

- a. Coordinate with SRTC and neighboring jurisdictions on transportation planning, projects and policies to ensure efficient, multi-modal transportation of people and goods between communities regionally. City of Spokane Comprehensive Plan 4-30
- b. Coordinate the setting and maintaining of transportation level of service standards with other agencies and private providers of transportation to ensure coordination and consistency when possible.
- c. Coordinate with WSDOT in areas where Highways of Statewide Significance (HSS) intersect/impact the local roadway network.
- d. Use the adopted Countywide Planning Policies (CWPP) as additional guidance for transportation planning.
- e. Protect the operations of Fairchild Air Force Base, Spokane International Airport and Felts Field with compatible land use regulations and ensure planning is coordinated and consistent with the airfields' respective Master Plans.
- f. Share information between transportation entities on a regular basis and during appropriate phases of projects and comprehensive plan updates and amendments.
- g. Coordinate with Spokane Transit Authority to ensure and support an efficient transit system.

TR 21 Safe & Healthy Community Education & Promotion Campaigns

Promote healthy communities by providing a transportation system that protects and improves environmental quality and partner with other agencies to implement innovative and effective measures to improve safety that combine engineering, education, evaluation, and enforcement.

*Key Actions:*

- a. Develop educational campaigns that promote alternatives to driving alone for the purpose of reducing environmental impacts and travel costs.
- b. Develop partnerships with local agencies to implement public safety campaigns aimed at driver, pedestrian, and bicyclist awareness of and respect for each other. Campaigns should focus on maintaining safe speeds, practicing safe behaviors on the road, and calling attention to vulnerability of some road users.
- c. Develop partnerships to educate residents on the economic and health benefits of active transportation. d. Provide education on the transportation needs of the entire community, the benefits of transportation alternatives, and the rights and responsibilities of sharing the road.



# General Application

Rev.20180104

## DESCRIPTION OF PROPOSAL

A Comprehensive Plan text amendment to add a discussion of railway crossing safety into Chapter 4, Transportation, and listing various known crossings potentially needing update and improvement in the City.

Address of Site Proposal (if not yet assigned, obtain address from Public Works before submitting application):

Text Amendment - No Address

## APPLICANT

Name: Inga Note, Senior Traffic Planning Engineer, City of Spokane

Address: \_\_\_\_\_

Phone: 509-625-6331 Email: inote@spokanecity.org

## PROPERTY OWNER

Name: City of Spokane Public Streets Rights-of-Way

Address: 808 W Spokane Falls Blvd

Phone: 509-625-6331 Email: inote@spokanecity.org

## AGENT

Name: NOT APPLICABLE

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Assessor's Parcel Numbers: NOT APPLICABLE

Legal Description of Site: NOT APPLICABLE





# Comprehensive Plan Amendments

## Threshold Review

### **Pre-application:**

*The first step in applying for an amendment to the City's Comprehensive Plan is to submit a threshold review application. Prior to submitting this application, a private applicant is required to schedule a no-fee pre-application conference with staff. In the case of a map amendment, the applicant is also required to make reasonable efforts to schedule a meeting with the appropriate neighborhood council(s) and document any support or concerns expressed by the neighborhood council(s). Applications are accepted through October 31 each year, during business hours. Applicants are strongly encouraged to make an appointment with Planning Department staff prior to submitting an application.*

### **Description of the Proposed Amendment:**

- In the case of a proposed text amendment, please describe the proposed amendment and provide suggested amendment language.
- In the case of a map amendment, please describe using parcel number(s), address, and a description including size, and maps.

***In addition to describing the proposal, please describe how your applications satisfies the threshold review criteria in SMC 17G.020.026, which are restated below. You may need to use a separate piece of paper.***

1. Describe how the proposed amendment is appropriately addressed as a Comprehensive Plan Amendment.  
*This amendment would add language regarding safety improvements for at-grade railroad crossings in the city. By highlighting railway safety in the Comprehensive Plan it is more likely that the City will be able to secure funding for physical improvements in the future.*
2. The proposed amendment does not raise policy or land use issues that are more appropriately addressed by an ongoing work program approved by the City council or by a neighborhood or subarea planning process.  
*There is no work program currently planned for this.*
3. The proposed amendment can be reasonably reviewed within the resources and time frame of the Annual Comprehensive Plan Amendment Work Program.  
*Yes it can. Adequate time and materials are available within the affected departments' work plans for the year to develop this text amendment within the required timeframe.*
4. In the case of a private application for a land use map change, nearby properties may also seem to be candidates for amendment. At the time of docketing or during plan commission review, expansion of the geographic scope of an amendment proposal may be considered, shared characteristics with nearby, similarly situated property may be identified and the expansion is the minimum necessary to include properties with those shared characteristics. Has the applicant had any outreach to surrounding property owners whose property may be so situated?  
*Not applicable.*
5. Describe how the proposed amendment is consistent with current general policies in the comprehensive plan for site-specific amendment proposals. The proposed amendment must be consistent with policy implementation in the Countywide Planning policies, the GMA, or other state or federal law, and the WAC.  
*The Comprehensive Plan does not include any policies that would be affected by this proposal.*

6. The proposed amendment is not the same as or substantially similar to a proposal that was considered in



the previous year's threshold review process, but was not included in the Annual Comprehensive Plan Amendment Work Program, unless additional supporting information has been generated.

*This is a new proposal, not one previously considered.*

7. If this change is directed by state law or a decision of a court or administrative agency, please describe.

*There are no known local, state, or federal laws calling for this change.*

8. Please provide copy of agenda or other documentation of outreach to neighborhood council made prior to application.

*This was discussed briefly at the Council study session on 2/13/2020 and all neighborhoods were notified via email of its general aspects in an email from the Department of Neighborhood and Planning Services on February 17, 2020 (attached).*

Planning & Development Services, 808 West Spokane Falls Boulevard, Spokane, WA 99201-3336  
[my.spokanecity.org](http://my.spokanecity.org) | Phone: 509.625.6300

(Rev Sept 2017)



# Comprehensive Plan or Land Use Code Amendment

Pre-Application

Rev.20180102

## DESCRIPTION OF THE PROPOSED AMENDMENT:

*(Please check the appropriate box(es))*

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Comprehensive Plan Change | <input type="checkbox"/> Land Use Designation Change |
| <input type="checkbox"/> Regulatory Code Text Change          | <input type="checkbox"/> Area-Wide Rezone            |

**Please respond to these questions on a separate piece of paper. Incomplete answers may jeopardize your application's chances of being reviewed during this amendment cycle.**

### 1. General Questions *(for all proposals)*:

- a. Summarize the general nature of the proposed amendment.
- b. Why do you feel this change is needed?
- c. In what way(s) is your proposal similar to or different from the fundamental concepts contained in the comprehensive plan?
- d. For text amendments: What goals, policies, regulations or other documents might be changed by your proposal?
- e. For map amendments:
  1. What is the current Land Use designation and zoning for each affected parcel?
  2. What is the requested Land Use designation and zoning for each affected parcel?
  3. Describe the land uses surrounding the proposed amendment site(s); e.g. land use type, vacant/occupied, etc.
- f. Do you know of any existing studies, plans or other documents that specifically relate to or support your proposal?
- g. Why did you decide to pursue a comprehensive plan amendment rather than address your concern through some other aspect of the Development Services department's work program (e.g. neighborhood planning, public input on new regulations, etc.)?
- h. Has there been a previous attempt to address this concern through a comprehensive plan amendment?  
☐ Yes ☐ No
- i. If yes, please answer the following questions:
  1. When was the amendment proposal submitted?
  2. Was it submitted as a consistent amendment or an inconsistent amendment?
  3. What were the Plan Commission recommendation and City Council decision at that time?
  4. Describe any ways that this amendment proposal varies from the previously considered version.

## Comprehensive Plan Amendment – Pre-Application At-Grade Rail Crossing Improvements – 2020

### 1. General Questions:

a. Summarize the general nature of the proposed amendment.

*This amendment would add language regarding safety improvements to at-grade rail crossings in the City.*

b. Why do you feel this change is needed?

*This will make the grade crossing improvement projects more competitive for funding under certain grant programs.*

c. In what way(s) is your proposal similar to or different from the fundamental concepts contained in the comprehensive plan?

*Not applicable.*

d. For text amendments: What goals, policies, regulations or other documents might be changed by your proposal?

*The proposed text not likely to include or modify any goals or policies, though it might list certain crossings in the City requiring update or improvement.*

e. For map amendments:

1. What is the current Land Use designation and zoning for each affected parcel? *Not Applicable*

2. What is the requested Land Use designation and zoning for each affected parcel? *Not Applicable*

3. Describe the land uses surrounding the proposed amendment site(s); e.g. land use type, vacant/occupied, etc. *Not Applicable*

f. Do you know of any existing studies, plans or other documents that specifically relate to or support your proposal?

*No.*

g. Why did you decide to pursue a comprehensive plan amendment rather than address your concern through some other aspect of the Development Services department's work program (e.g. neighborhood planning, public input on new regulations, etc.)?

*Discussion of this topic in the Comprehensive Plan is an important first step towards improving safety at these crossings throughout the City.*

h. Has there been a previous attempt to address this concern through a comprehensive plan amendment?

*No.*

i. If yes, please answer the following questions: *Not Applicable*

1. When was the amendment proposal submitted?

2. Was it submitted as a consistent amendment or an inconsistent amendment?

3. What were the Plan Commission recommendation and City Council decision at that time?

4. Describe any ways that this amendment proposal varies from the previously considered version.



# Z20-045COMP

## (Text Amendment - Chapter 4 - Railway Crossing Safety)

2019/2020 Comprehensive Plan Amendment Proposals

Application **Z20-045COMP**

Drawn: 2/18/2020

THIS IS NOT A LEGAL DOCUMENT

The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.

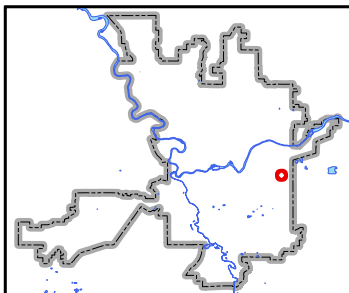
### Legend

- +— Railroad
- Curb Line

The proposed amendment is only to the text of the Comprehensive Plan. The railroad crossing in this figure is provided for informational purposes only. The effect of the text amendment would be citywide, concerning any crossing that may require additional safety improvements.

All photographs were taken in 2018.

### PHOTOGRAPH LOCATION

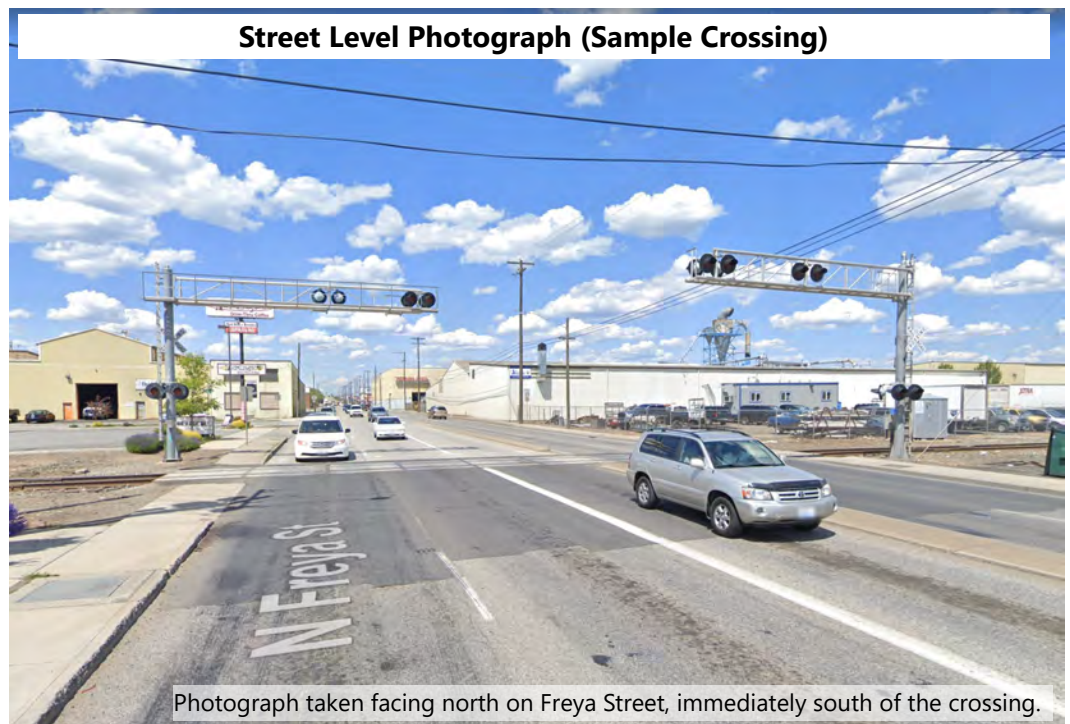


Neighborhood and Planning Services  
Drawn By: Kevin Freibott

### Aerial Overview (Sample Crossing)



### Street Level Photograph (Sample Crossing)



Photograph taken facing north on Freya Street, immediately south of the crossing.

**State Environmental Policy Act (SEPA)  
ENVIRONMENTAL CHECKLIST****File No. Z20-045COMP****PLEASE READ CAREFULLY BEFORE COMPLETING THE CHECKLIST!****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.



**A. BACKGROUND**

1. Name of proposed project: **Railway Crossing Safety Text Amendment, Chapter 4**
2. Applicant: **Inga Note**
3. Address: **808 W Spokane Falls Blvd**  
 City/State/Zip: **Spokane, WA 99201**  
 Phone: **509-625-6331**  
 Agent or Primary Contact: **same**  
 Address: \_\_\_\_\_  
 City/State/Zip: \_\_\_\_\_ Phone: \_\_\_\_\_  
 Location of Project: **This project would affect planned improvements for at-grade railway crossings in the City.**  
 Address: **n/a**  
 Section: \_\_\_\_\_ Quarter: \_\_\_\_\_ Township: \_\_\_\_\_ Range: \_\_\_\_\_  
 Tax Parcel Number(s) **None (affects City Rights-of-Way)**
4. Date checklist prepared: **4/13/2020**
5. Agency requesting checklist: **City of Spokane**
6. Proposed timing or schedule (including phasing, if applicable): **Comprehensive plan amendments are expected to be completed by December 2020.**
7. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **While the proposal would amend the text of Chapter 4 to call for increased safety for at-grade railway crossings, no immediate future construction or reconstruction is planned at this time. Physical modification of crossings would be analyzed for their environmental effects at the time of design and construction.**  
 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 specific studies or analyses have been prepared.**
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. **None.**
10. List any government approvals or permits that will be needed for your proposal, if known. **City Council approval of a 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. **The proposal consists of a text amendment to Chapter 4, Transportation, regarding pedestrian and vehicular safety at at-grade railway crossings in the City of Spokane. This amendment would highlight the need for increase safety improvements like crossing gates at various locations. No immediate or near-term physical changes to any specific crossings are proposed at this time. Future construction or re-construction of crossings in Spokane would be subject to additional SEPA review at the time of design.**

12. Location of the proposal: Give sufficient information for 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. **Any at-grade railway crossings in the City. Three specific locations under consideration for improvements include UPRR crossing #809122U on Freya Street, UPRR crossing #809124H on Havana Street and BNSF crossing #065984U on Mission Avenue.**

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, all crossings are within the ASA, the sewer service area, and the City of Spokane.**

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). **None at this time.**

(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? **N/A, Non-Project Action (text change).**

(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. **N/A, Non-Project Action (text change).**

(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? **N/A, Non-Project Action (text change).**

b. Stormwater

(1) What are the depths on the site to groundwater and to bedrock (if known)? **Varies throughout the City.**

(2) Will stormwater be discharged into the ground? If so, describe any potential impacts. **N/A, Non-Project Action (text change).**

## B. ENVIRONMENTAL ELEMENTS

### 1. Earth

a. General description of the site (check one):

☒ **Flat**   ☐ Rolling   ☐ Hilly   ☐ Steep slopes   ☐ Mountainous

Other:

b. What is the steepest slope on the site (approximate percent slope)? **Generally flat.**

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 agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. **Varies by location.**

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **N/A, Non-Project Action (text change).**



- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill: **N/A, Non-Project Action (text change).**
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **No, Non-Project Action (text change).**
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt, or buildings)? **N/A, Non-Project Action (text change).**
- h. Proposed measures to reduce or control erosion or other impacts to the earth, if any: **None.**

## 2. Air

- a. What type of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. **The proposal calls for potential future safety infrastructure like gates and lights. No increased emissions are expected from these features.**
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **No.**
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: **None, Non-Project Action (text change).**

## 3. Water

- a. SURFACE WATER:
  - (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. **N/A, Non-Project Action (text change). Future construction will be analyzed for effects to surface water at the time of design and development.**
  - (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. **N/A, Non-Project Action (text change).**

- (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. **N/A, Non-Project Action (text change).**
- (4) Will the proposal require surface water withdrawals or diversions? If yes, give general description, purpose, and approximate quantities if known. **N/A, Non-Project Action (text change).**
- (5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. **Varies by location.**
- (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. Non-Project Action (text change).**

b. GROUNDWATER:

- (1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. 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 sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. **None, Non-Project Action (text change).**

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. **N/A, Non-Project Action (text change).**

(2) Could waste materials enter ground or surface waters? If so, generally describe. **No, Non-Project Action (text change).**

(3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. **N/A, Non-Project Action (text change).**

d. PROPOSED MEASURES to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any. **None. Non-Project Action (text change).**

#### 4. Plants

a. Check the 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

☐ Orchards, vineyards or other permanent crops

Wet soil plants: ☐ cattail ☐ buttercup ☐ bullrush ☐ skunk cabbage

Other: \_\_\_\_\_

Water plants: ☐ water lily ☒ eelgrass ☐ milfoil

Other: \_\_\_\_\_

Other types of vegetation: **At-grade railway crossings are generally located within city street rights-of-way and railroad easements. Vegetation commonly consists of only scrub brush and other urban weeds.**

b. What kind and amount of vegetation will be removed or altered? **N/A, Non-Project Action (text change).**

c. List threatened and endangered species known to be on or near the site. **None. All locations are paved streets and railway easements.**

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: **None.**

e. List all noxious weeds and invasive species known to be on or near the site. **N/A, Non-Project Action (text change).**

## 5. Animals

a. Check and List any birds and other animals which have been observed on or near the site or 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 (not listed in above categories): **Typical urban wildlife may exist on various sites within open areas.**

b. List any threatened or endangered animal species known to be on or near the site.  
**None.**

c. Is the site part of a migration route? If so, explain. **Unknown.**

d. Proposed measures to preserve or enhance wildlife, if any: **None.**

e. List any invasive animal species known to be on or near the site. **None.**

## 6. Energy and natural resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. **N/A, Non-Project Action (text change).**

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. **N/A, Non-Project Action (text change).**
- 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: **None.**

## 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. **Proposed safety improvements like gates and lighting would not emit any hazardous substances or waste.**

- (1) Describe any known or possible contamination at the site from present or past uses. **None.**
- (2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. **N/A, Non-Project Action (text change).**
- (3) Describe any toxic or hazardous chemicals/conditions that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. **N/A, Non-Project Action (text change).**
- (4) Describe special emergency services that might be required. **None.**
- (5) 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)? **Common traffic noise from existing roadways.**
- (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. **Crossing signal bells, in most cases already existing on site.**

(3) Proposed measure to reduce or control noise impacts, if any: **None.**

## 8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. **All sites consist of existing City Rights of Way or railroad easements serving nearby properties with access.**
- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? **No.**
  - 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: **N/A, Non-Project Action (text change).**
- c. Describe any structures on the site. **None.**
- d. Will any structures be demolished? If so, which? **No.**
- e. What is the current zoning classification of the site? **Varies depending on location. In many cases, there is no current zoning as the site is within City or Railroad rights-of-way.**
- f. What is the current comprehensive plan designation of the site? **Varied depending on location. In many cases there is no land use designated as the site is within City or Railroad rights-of-way.**
- g. If applicable, what is the current shoreline master program designation of the site? **N/A, Non-Project Action (text change).**
- h. Has any part of the site been classified as a critical area by the city or the county? If so, specify. **No.**
- i. Approximately how many people would reside or work in the completed project? **None.**

- j. Approximately how many people would the completed project displace? **None.**
- k. Proposed measures to avoid or reduce displacement impacts, if any: **None.**
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **None. Project is consistent.**
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: **None.**

## 9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. **None.**
- 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? **N/A, Non-Project Action (text change).**
- b. What views in the immediate vicinity would be altered or obstructed? **N/A, Non-Project Action (text change).**
- 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? **Future improvements may include signal lights and other similar improvements. The environmental impact of those lights would address in future SEPA analysis at the time of construction.**
- 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: **None.**

## 12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? **Varies throughout City.**
- 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 buildings, structures, or sites, located on or near the sited that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. **N/A, Non-Project Action (text change).**
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. **N/A, Non-Project Action (text change).**
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archaeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. **None.**
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. **None.**

## 14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. **Varies. N/A, Non-Project Action (text change).**
- b. Is site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop **N/A, Non-Project Action (text change).**
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? **None.**



Evaluation for  
Agency Use Only

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). **The proposal may result in new railway crossing infrastructure installed along certain City rights-of-way.**
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe. **The proposed amendment concerns all at-grade railway crossings, naturally located adjacent to rail transportation.**
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates? **None.**

*(Note: to assist in review and if known, indicate vehicle trips during PM peak, AM Peak, and Weekday (24 hours).)*

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, general describe. **No.**
- h. Proposed measures to reduce or control transportation impacts, if any: **None.**

**15. Public services**

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, 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. Check 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: **None.**

**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: 4/15/2020

Signature:  A1675FE85B1948D...

***Please Print or Type:***

Proponent: City of Spokane  
**Primary Staff Contact: Inga Note, Integrated Capital Management**

Address: 808 W Spokane Falls Blvd

Phone: 509-625-6331

Person completing form (if different from proponent):

Phone: \_\_\_\_\_ Address: \_\_\_\_\_  
 \_\_\_\_\_

**FOR STAFF USE ONLY**

Staff member(s) reviewing checklist: Kevin Freibott

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.

**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? **Future reconstruction of safety improvements may generate temporary construction noise, subject to the City's noise ordinance.**

Proposed measures to avoid or reduce such increases are: **None.**

2. How would the proposal be likely to affect plants, animals, fish or marine life? **As any potentially affected crossings already exist, no effect is expected.**

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? **The proposal is not expected to deplete these resources.**

Proposed measures to protect or conserve energy and natural resources are: **None.**

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? **As any potentially affected crossings already exist, no effect is expected.**

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? **As any potentially affected crossings already exist, no effect is expected.**

Proposed measures to avoid or reduce shoreline and land use impacts are: **None.**

Evaluation for  
Agency Use Only

6. How would the proposal be likely to increase demands on transportation or public services and utilities? **As the proposal would call for safety improvements at existing crossings, no increased demand for transportation or public services are required. Minor amounts of electrical utility service may be needed for lighting and warning systems.**

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. **The proposal is not expected to conflict with any local, state, or federal laws.**

## 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: 4/15/2020

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

DocuSigned by:  
*Inga Note*  
A1675FE85B1948D...

***Please Print or Type:***

Proponent: City of Spokane

Primary Staff Contact: Inga Note, Integrated Capital Management

Address: 808 W Spokane Falls Blvd

Phone: 509-625-6331

Person completing form (if different from proponent): \_\_\_\_\_

Phone: \_\_\_\_\_ Address: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

**FOR STAFF USE ONLY**

Staff member(s) reviewing checklist: Kevin Freibott

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.

## NONPROJECT DETERMINATION OF NONSIGNIFICANCE

**FILE NO(S):** Z20-045COMP

**PROPONENT:** City of Spokane

**DESCRIPTION OF PROPOSAL:** Amendment of Chapter 4, Transportation, of the Comprehensive Plan highlighting the need for enhanced safety features at at-grade railway crossings in the City of Spokane and delineating locations where safety improvements may be necessary. No actual construction is proposed at this time.

**LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY:** The proposal is a city-wide text amendment and would affect various locations throughout the City. Details on the specific amendments to be made to the text will be made available at the website identified below:

<http://my.spokanecity.org/projects/2019-2020-proposed-comprehensive-plan-amendments/>

**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.

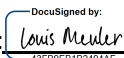
- [ ] There is no comment period for this DNS.
- [ ] This DNS is issued after using the optional DNS process in section 197-11-355 WAC. There is no further comment period on the DNS.
- [ X ] This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for at least 14 days from the date of issuance (below). Comments regarding this DNS must be submitted no later than 5 p.m. on September 7, 2020 if they are intended to alter the DNS.

\*\*\*\*\*

**Responsible Official:** Louis Meuler

**Position/Title:** Interim Director, Planning Services **Phone:** (509) 625-6300

**Address:** 808 W. Spokane Falls Blvd., Spokane, WA 99201

**Date Issued:** August 24, 2020 **Signature:**  \_\_\_\_\_  
43FB9EB1B2494AF...

\*\*\*\*\*

**APPEAL OF THIS DETERMINATION**, after it has become final, may be made to the City of Spokane Hearing Examiner, 808 West Spokane Falls Blvd., Spokane WA 99201. The appeal deadline is Noon on September 14, 2020 (21 days from the date of the signing of this 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.

\*\*\*\*\*



**Spokane Tribe of Indians  
Tribal Historic Preservation Officer**

P.O Box 100 Wellpinit WA 99040

May 5, 2020

**To:** Kevin Freibott, Assistant Planner

**RE: File No. Z20-045COMP**

Mr. Freibott,

Thank you, for contacting the Tribal Historic Preservation Office. We appreciate the opportunity to comment on your undertaking is greatly appreciated, we are hereby in consultation for this project.

After archive research completed of the APE, and a low probability of cultural resources I have no further concern on this project.

**Recommendation:** Inadvertent Discovery plan (IDP) implemented in the plan of action.

This letter is your notification that your project has been cleared, and your project may move forward, as always, if any artifacts or human remains are found upon excavation, this office should be immediately notified and the work in the immediate area **cease**.

Should additional information become available our assessment may be revised.

Again, thank you for this opportunity to comment and consider this a positive action that will assist in protecting our shared heritage.

If questions arise, please contact me at (509) 258 – 4222.

Sincerely,

Randy Abrahamson  
Tribal Historic Preservation Officer





## **PLAN COMMISSION FINDINGS OF FACT, CONCLUSIONS, AND RECOMMENDATIONS ON COMPREHENSIVE PLAN AMENDMENT Z20-045COMP**

**A Recommendation of the Spokane Plan Commission to the City Council to APPROVE the Comprehensive Plan Amendment proposal seeking to amend the text of Chapter 4, Transportation, to describe safety for at-grade railroad crossings and to describe certain locations where improvements may be necessary.**

### **FINDINGS OF FACT:**

- A. The City of Spokane adopted a Comprehensive Plan in May of 2001 that complies with the requirements of the Growth Management Act (GMA).
- B. Under GMA, comprehensive plans generally may be amended no more frequently than once a year, and all amendment proposals must be considered concurrently in order to evaluate for their cumulative effect.
- C. Amendment Proposal Z20-045COMP (the "Proposal") was submitted in a timely manner for review during the City's 2019/2020 amendment cycle.
- D. The Proposal seeks to amend the text of Chapter 4, Transportation, of the Comprehensive Plan to include discussion of safety for at-grade railroad crossings and to describe certain locations where improvements may be necessary.
- E. Annual amendment proposals are subject to a threshold review process to determine whether the proposals will be included in the City's Annual Comprehensive Plan Amendment Work Program.
- F. On March 2, 2020, the City Council adopted Resolution RES 2020-0014 establishing the 2020 Comprehensive Plan Amendment Work Program, and including the Proposal in the Work Program.
- G. Thereafter, on April 24, 2020, staff requested comments from agencies, departments, and neighborhood councils. Comments were received from the Spokane Tribe indicating no significant concerns.
- H. A Notice of Application was published on June 8, 2020 in the Spokesman Review. The Notice of Application initiated a 60-day public comment period from June 8 to August 7, 2020, during which the City did not receive any comments on the Proposal from the public.
- I. On June 4, 2020, the Community Assembly received a presentation regarding the 2020 Comprehensive Plan Amendment Work Program and the Proposal, and was provided with information regarding the dates of Plan Commission workshops and hearings.
- J. On June 10, 2020, the Spokane City Plan Commission held a workshop to study the Proposal.

- K. On June 23, 2020, the Pedestrian Transportation and Traffic Committee of the Community Assembly received a presentation regarding the Proposal.
- L. On June 24, 2020, the Land Use Subcommittee of the Community Assembly received a presentation regarding the 2020 Comprehensive Plan Amendment Work Program, including the Proposal.
- M. On July 21, 2020, the Plan Commission Transportation Subcommittee received a presentation regarding the Proposal.
- N. On July 30, 2020, an online public workshop specific to the bicycle- and transportation-related amendments was provided for the general public to answer questions and receive comments on the proposed amendments.
- O. On August 24, 2020, a State Environmental Policy Act (SEPA) Checklist and Determination of Non-Significance were issued for the Proposal. The deadline to appeal the SEPA determination was September 14, 2020. No comments on the SEPA determination were received.
  - 1. Notice of the SEPA Determination for the Proposal was published in the Official Gazette on September 2 and 9, 2020.
- P. On August 25, 2020, the Washington State Department of Commerce and appropriate state agencies were given the required 60-day notice of intent to adopt before adoption of any proposed changes to the Comprehensive Plan.
- Q. On August 26 and September 2, 2020, notice was published in the Spokesman Review providing notice of a SEPA Determination of Non-Significance and notice of the September 9, 2020 Plan Commission Public Hearing.
- R. On August 24, 2020 staff published a report addressing SEPA and providing staff's analysis of the merits of the Proposal, copies of which were circulated as prescribed by SMC 17G.020.060B.8. Staff's analysis of the Proposal recommended approval of the Proposal.
- S. On September 23, 2020, the Plan Commission held a public hearing on the Proposal, including the taking of verbal testimony, and closed the public record. No members of the public testified at the hearing.
- T. As a result of the City's efforts, pursuant to the requirements of SMC 17G.020.070, the public has had extensive opportunities to participate throughout the process and persons desiring to comment were given an opportunity to do so.
- U. Except as otherwise indicated herein, the Plan Commission adopts the findings and analysis set forth in the Staff Report prepared for the Proposal (the "Staff Report").
- V. The Plan Commission finds that the Proposal meets the intent and requirements of the Comprehensive Plan.
- W. The Plan Commission finds that the Proposal meets the decision criteria established by SMC 17G.020.030, as described in the Staff Report.

## CONCLUSIONS:

Based upon the Proposal materials, staff analysis (which is hereby incorporated into these findings, conclusions, and recommendation), SEPA review, agency and public comments received, and public testimony presented regarding Proposal File No. Z20-045COMP, the Plan Commission makes the following conclusions with respect to the review criteria outlined in SMC 17G.020.030:

1. The Proposal was submitted in a timely manner and added to the 2020 Annual Comprehensive Plan Amendment Work Program, and the final review Proposal was submitted as provided in SMC 17G.020.050(D).
2. Interested agencies and the public have had extensive opportunities to participate throughout the process and persons desiring to comment have been given that opportunity to comment.
3. The Proposal is consistent with the goals and purposes of GMA.
4. Any potential infrastructure implications associated with the Proposal will either be mitigated through projects reflected in the City's relevant six-year capital improvement plans or through enforcement of the City's development regulations at time of development.
5. As outlined in above in the Findings of Fact, the Proposal is internally consistent as it pertains to the Comprehensive Plan, as described in SMC 17G.020.030.E.
6. The Proposal is consistent with the Countywide Planning Policies for Spokane County, the comprehensive plans of neighboring jurisdictions, applicable capital facilities plans, the regional transportation plan, and official population growth forecasts.
7. The Proposal has been considered simultaneously with the other proposals included in the 2020 Annual Comprehensive Plan Amendment Work Program in order to evaluate the cumulative effect of all the proposals.
8. SEPA review was completed for the Proposal.
9. The Proposal will not adversely affect the City's ability to provide the full range of urban public facilities and services citywide at the planned level of service, or consume public resources otherwise needed to support comprehensive plan implementation strategies.
10. The Proposal proposes a text amendment that is in conformance with the comprehensive plan.
11. The proposed amendment provides for additional guidance pursuant to the community's original vision.

## RECOMMENDATIONS:

In the matter of Z20-045COMP, a request by City of Spokane staff to amend the text of Chapter 4, Transportation, of the Comprehensive Plan, as based upon the above listed findings and conclusions, by a vote of **9 to 0**, the Spokane Plan Commission recommends City Council **APPROVE** the requested amendment to Chapter 4, Transportation and authorizes the President to prepare and sign on the

Commission's behalf a written decision setting forth the Commission's findings, conclusions, and recommendation on the Proposal.



---

**Todd Beyreuther, President**

Spokane Plan Commission

October 21, 2020



**Agenda Sheet for City Council Meeting of:**  
10/26/2020

|                       |               |
|-----------------------|---------------|
| <b>Date Rec'd</b>     | 10/14/2020    |
| <b>Clerk's File #</b> | FIN 2020-0001 |
| <b>Renews #</b>       |               |
| <b>Cross Ref #</b>    |               |
| <b>Project #</b>      |               |
| <b>Bid #</b>          |               |
| <b>Requisition #</b>  |               |

|                           |                          |
|---------------------------|--------------------------|
| <b>Submitting Dept</b>    | FINANCE & ADMIN          |
| <b>Contact Name/Phone</b> | PAUL INGIOSI 625-6061    |
| <b>Contact E-Mail</b>     | PINGIOSI@SPOKANECITY.ORG |
| <b>Agenda Item Type</b>   | Hearings                 |
| <b>Agenda Item Name</b>   | 0410 - BUDGET HEARINGS   |

**Agenda Wording**

Hearings for review of the 2021 Proposed Budget beginning Monday, November 2, 2020 and continuing thereafter at the regular City Council meetings through December 7, 2020.

**Summary (Background)**

As part of the annual budget process, the City Council will hold public hearings on the 2021 Proposed 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 2, 2020 and are currently scheduled to continue each Monday through December 7, 2020. The City 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> | Grant related? NO | <b><u>Budget Account</u></b> |
|                             | Public Works? NO  |                              |
| Select \$                   |                   | #                            |
| Select \$                   |                   | #                            |
| Select \$                   |                   | #                            |
| Select \$                   |                   | #                            |

|                                    |                 |                                     |                              |
|------------------------------------|-----------------|-------------------------------------|------------------------------|
| <b><u>Approvals</u></b>            |                 | <b><u>Council Notifications</u></b> |                              |
| <b><u>Dept Head</u></b>            | INGIOSI, PAUL   | <b><u>Study Session\Other</u></b>   | Finance Committee - 10/19/20 |
| <b><u>Division Director</u></b>    | WALLACE, TONYA  | <b><u>Council Sponsor</u></b>       | Council President Beggs      |
| <b><u>Finance</u></b>              | WALLACE, TONYA  | <b><u>Distribution List</u></b>     |                              |
| <b><u>Legal</u></b>                | PICCOLO, MIKE   |                                     |                              |
| <b><u>For the Mayor</u></b>        | ORMSBY, MICHAEL |                                     |                              |
| <b><u>Additional Approvals</u></b> |                 |                                     |                              |
| <b><u>Purchasing</u></b>           |                 |                                     |                              |
|                                    |                 |                                     |                              |
|                                    |                 |                                     |                              |
|                                    |                 |                                     |                              |



# Expenditure Control Form

1. All requests being made must be accompanied by this form.
2. Route **ALL** requests to the Finance Department for signature.
3. If request is greater than \$100,000 it requires signatures by Finance and the City Administrator. Finance Dept. will route to City Administrator.

Today's Date:

Type of expenditure:

Goods

☐

Services

☐

Department:

Approving Supervisor:

Amount of Proposed Expenditure:

Funding Source:

**Please verify correct funding sources. Please indicate breakdown if more than one funding source.**

**Why is this expenditure necessary now?**

**What are the impacts if expenses are deferred?**

**What alternative resources have been considered?**

**Description of the goods or service and any additional information?**

Person Submitting Form/Contact:

FINANCE SIGNATURE:

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CITY ADMINISTRATOR SIGNATURE:

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