

**SPECIAL MEETING NOTICE/AGENDA OF THE
SPOKANE CITY COUNCIL**

**MEETING OF THURSDAY, OCTOBER 6, 2022
11:00 A.M. – CITY COUNCIL CHAMBERS**

A regular meeting of the Spokane City Council will be held at **11:00 A.M. on Thursday, October 6, 2022**, in City Council Chambers - City Hall, 808 W. Spokane Falls Blvd. The meeting can also be accessed live on CityCable5 and streamed online at my.spokanecity.org/citycable5/live/ and www.facebook.com/spokanecitycouncil or by calling 1-408-418-9388 and using access code 2480 676 7327.

The meeting will be conducted in a study session format and will be open to the public both virtually and in person. No legislative action will be taken. No public testimony will be taken, and discussion will be limited to appropriate officials and staff.

Executive Session

At any time during or after the regular Study Session Agenda, the City Council may choose to adjourn into Executive Session for the purpose of discussing privileged legal matters. This portion of the meeting would be closed to the public pursuant to RCW 42.30.110.

Agenda:

Budget - Utility Delinquencies/Parking Sys. Recovery - Marlene Feist, Luis Garcia
[2021/2022 Comp. Plan Amendments](#) – KayCee Downey, Kevin Freibott

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 509.625.6237, 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or mpiccolo@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.



2021-2022 Proposed Comprehensive Plan Amendments

Under Revised Code of Washington (RCW) 36.70A.130, the City may generally amend the comprehensive plan once a year. During the application acceptance period in September and October of 2021, the City received five private applications to amend the Land Use Plan Map. Furthermore, there are two city-sponsored applications proposed for consideration. Each of the applications are listed in the following table, along with the pages in this packet where more information can be found for each.

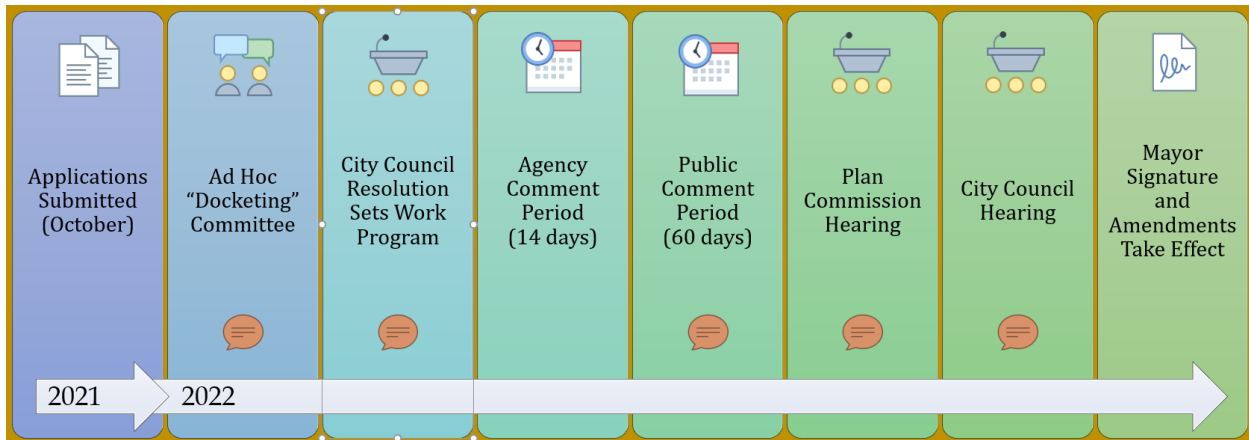
Comprehensive Plan Amendment Applications under Consideration in 2021-2022

Application #	General Address	Neighborhood Council	Proposed Change to the Land Use Plan Map LU-1	Page #
Z21-280COMP	440 & 516 W. Cora Ave.	North Hill; adjacent to Emerson/Garfield	“Residential 4-10” to “Residential 15-30”	p. 3
Z21-281COMP	514 S. Freya St.	East Central	“Residential 10-20” to “General Commercial”	p. 6
Z21-282COMP	2402 E. 31 st Ave.	Lincoln Heights	“Residential 4-10” to “Residential 15- 30”	p. 9
Z21-283COMP	2621 & 2623 E. 27 th Ave.	Lincoln Heights	“Residential 10-20” to “Residential 15-30”	p. 12
Z21-284COMP	801 W. Francis Ave.	North Hill	“Residential 4-10” to “Office”	p. 15
Z22-097COMP	Map TR-5 Proposed Bike Network Map	Citywide	Amendments to the Proposed Bike Network	p. 18
Z22-098COMP	Map TR-12 Arterial Network Map	Citywide	Amendments to Proposed Arterial Designations	p. 19

The full applications for each of these proposals can be found here:

<https://my.spokanecity.org/projects/2021-2022-proposed-comprehensive-plan-amendments/>

The process for each year's consideration of amendments is laid out in the Municipal Code under [SMC 17G.020](#). For your reference, the following graphic provides a rough outline of the process, which generally takes 12-14 months to complete.



Decision Criteria

SMC 17G.020.030 states that any application to be included in the annual work program should meet the following criteria:

- A. Consistent with state or federal law.
- B. Consistent with the Growth Management Act.
- C. Infrastructure needs (if any) are reflected in the 6-year CIP.
- D. Changes due to funding shortfalls must include public input.
- E. Internally consistent with the Comprehensive Plan.
- F. Consistent with the Regional Plans and Policies.
- G. Cumulative effects have been considered.
- H. SEPA review has been completed.
- I. Adequate public facilities are available.
- J. Only City Council or Mayor can propose amendments to the Urban Growth Area.
- K. Need for the change has been demonstrated.

Application: Z21-280COMP

- Action:** Map amendment to the Land Use Plan Map in Chapter 3
- Applicant/Agent:** Liam Taylor of Storhaug Engineering
- Site Address(es):** 440 W Cora Ave, 516 W Cora Ave, 3426 N Post St, and 139 W Gray Court
- Neighborhood:** North Hill (adjacent to Emerson/Garfield)
- Current Land Use:** Residential 4-10
- Proposed Land Use:** Residential 15-30
- Current Zoning:** RSF (Residential Single Family)
- Proposed Zoning:** RMF-75 (Residential Multifamily with 75-foot height limit) *applicant*
RMF (Residential Multifamily) *expansion properties*
- PC Recommendation:** Plan Commission recommends **approval**, with a modified final zoning of RMF-55 instead of the RMF-75 requested by the applicant.





Application Z21-280COMP (W Cora Ave)
Concerning parcel(s) in the North Hill Neighborhood of Spokane

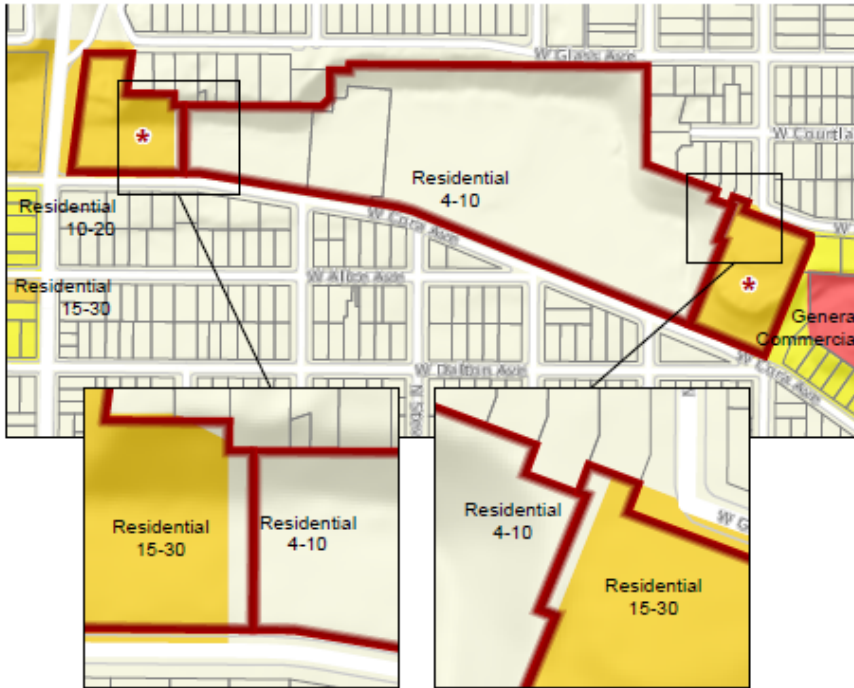
2022 Comprehensive Plan Amendment Proposals

Drawn: 5/17/2022

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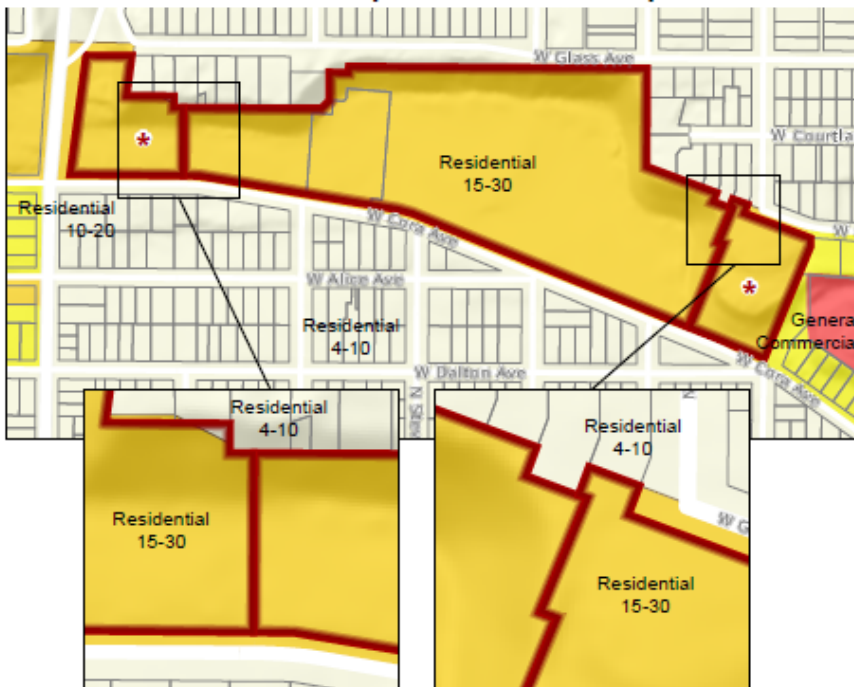
EXHIBIT A: Existing Land Use Plan Map



- City Boundary
 - Application Parcels
 - Parcels
- Land Use Plan Designation**
- General Commercial
 - Residential 10-20
 - Residential 15-30
 - Residential 4-10

* The Spokane City Council added portions of these parcels to the proposal.

EXHIBIT B: Proposed Land Use Plan Map



Parcel(s):
35064.3612, 35064.3613,
and 35064.3801

Approximate Area:
19.1 Acres



PROJECT LOCATION



Neighborhood and Planning Services
Drawn By: Kevin Frelbott

Path: C:\Users\jfreibott\Documents\ArcGIS\Projects\2022 Comp Plan Amendments\2022 Comp Plan Amendments.aprx



Application Z21-280COMP (W Cora Ave)

Concerning parcel(s) in the North Hill Neighborhood of Spokane

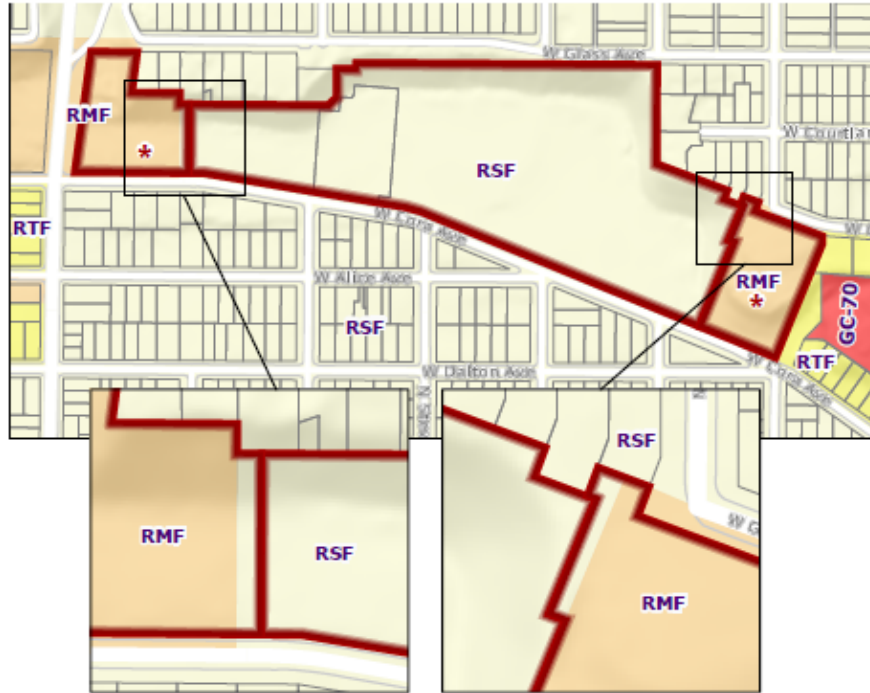
2022 Comprehensive Plan Amendment Proposals

Drawn: 6/3/2022

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EXHIBIT C: Existing Zoning Map

- Parcels
- Application Parcels
- Proposed_Zoning**
- General Commercial
- Residential Multifamily
- Residential Single-Family
- Residential Two-Family



* The Spokane City Council added portions of these parcels to the proposal.

EXHIBIT D: Proposed Zoning Map

Parcel(s):
35064.3612, 35064.3613,
35064.3801, and 35063.2005

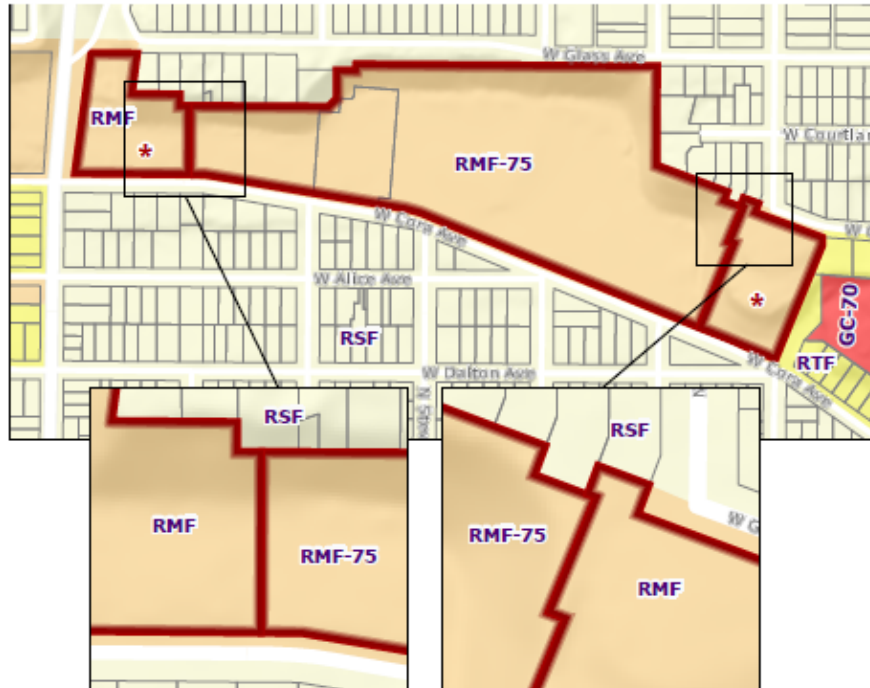
Approximate Area:
19.1 Acres



PROJECT LOCATION



Neighborhood and Planning Services
Drawn By: Kevin Freibott



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Application: Z21-281COMP

Action: Map amendment to the Land Use Plan Map in Chapter 3

Applicant/Agent: Liam Taylor of Storhaug Engineering

Site Address(es): 514 S. Freya Street, 510 S Ferrall St, 514 S Ferrall St, 515 S Ferrall St, 519 S Ferrall St, 520 S Ferrall St, 3428 E 5th Ave, 3502 E 5th Ave, and 3512 E 5th Ave.

Neighborhood: East Central

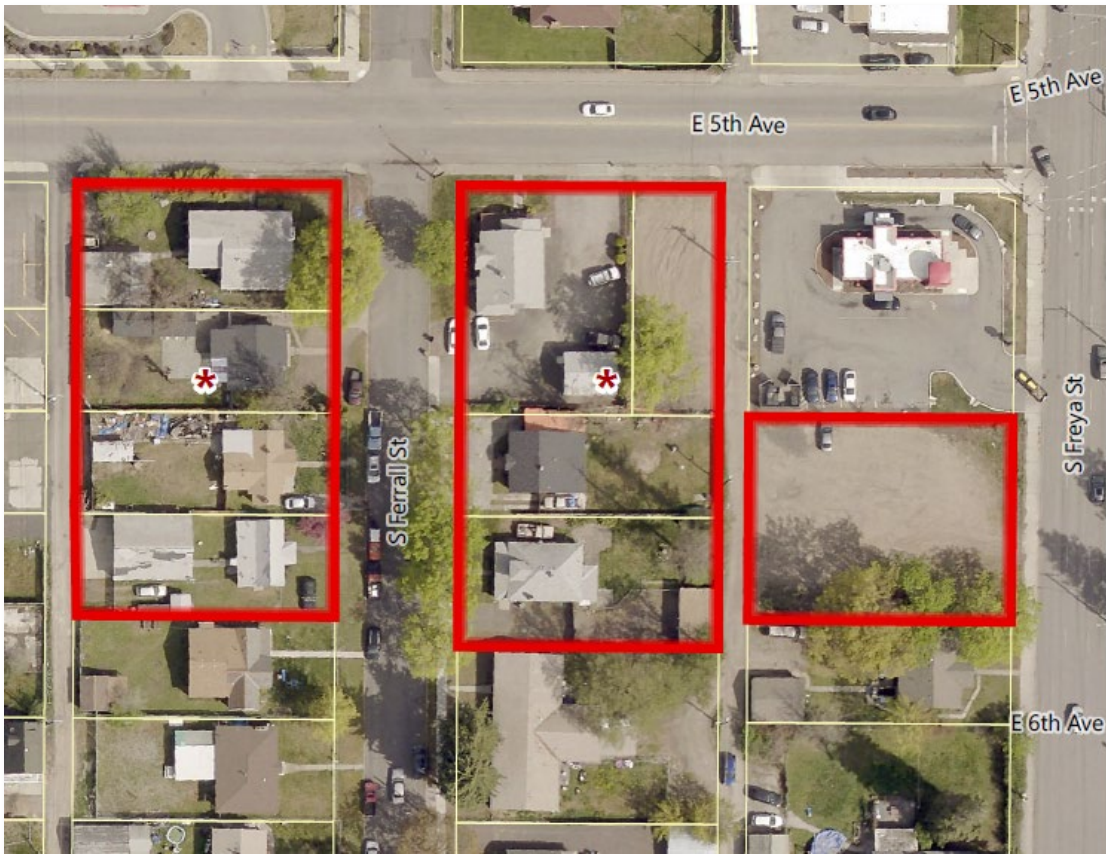
Current Land Use: Residential 10-20

Proposed Land Use: General Commercial

Current Zoning: RTF (Residential Two-Family)

Proposed Zoning: CB-55 (Community Business)

PC Recommendation: Plan Commission recommends **approval**.





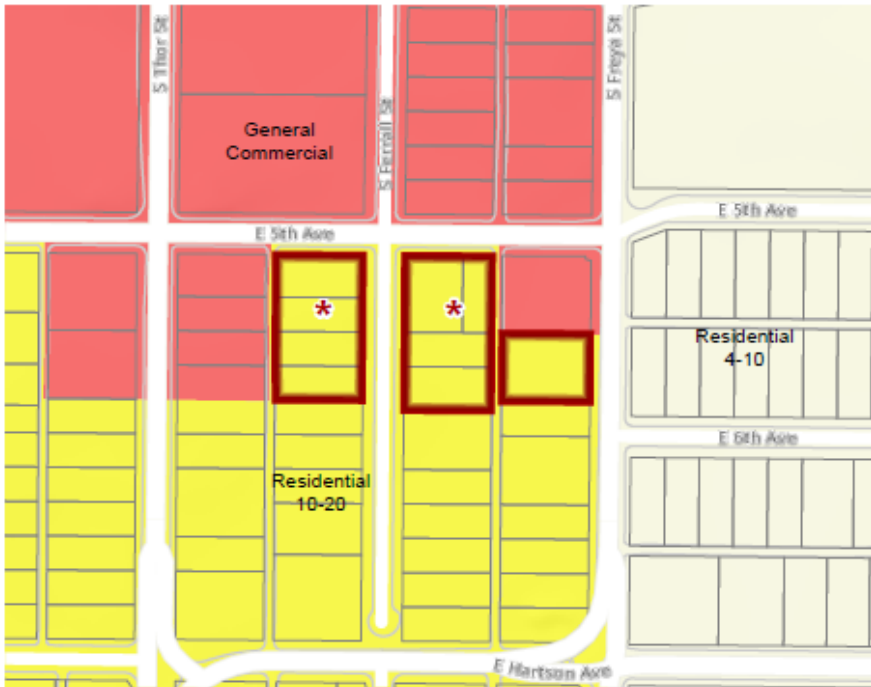
Application Z21-281COMP (S Freya St)

Concerning parcel(s) in the East Central Neighborhood of Spokane

2022 Comprehensive Plan Amendment Proposals

Drawn: 3/24/2022
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EXHIBIT A: Existing Land Use Plan Map



City Boundary

Parcels

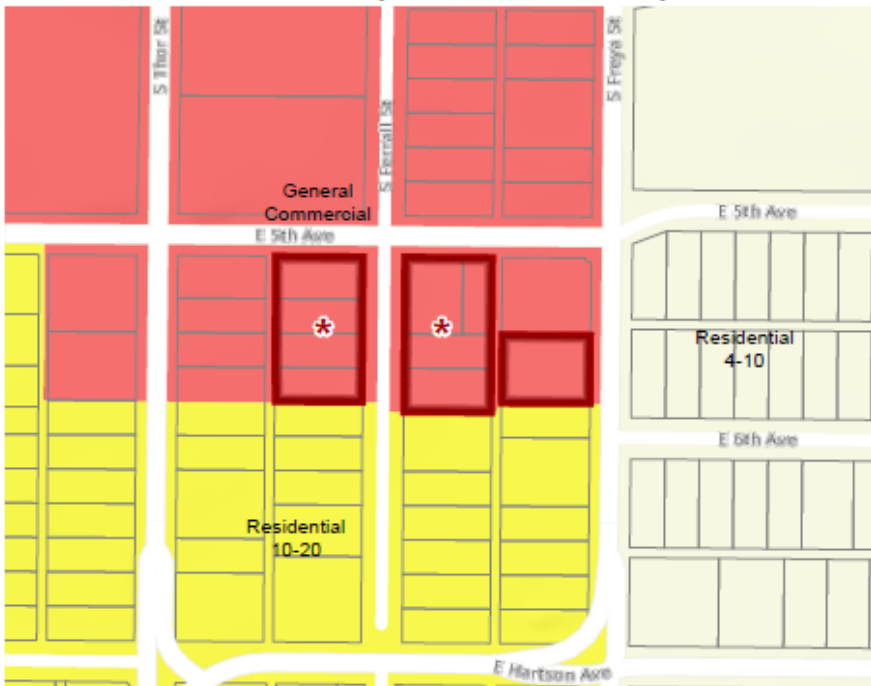
Application Parcels

Land Use Plan Designation

- General Commercial
- Residential 10-20
- Residential 4-10

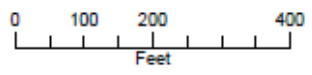
* The Spokane City Council added these parcels to the proposal.

EXHIBIT B: Proposed Land Use Plan Map

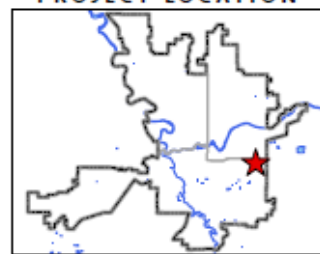


Parcel(s):
 35222.4802, 35222.4701 to .4704,
 and 3522.4814 to .4817

Approximate Area:
 1.6 Acres



PROJECT LOCATION



Neighborhood and Planning Services
 Drawn By: Kevin Freibott

Path: C:\Users\kfreibott\Documents\ArcGIS\Projects\2022 Comp Plan Amendments\2022 Comp Plan Amendments.aprx



Application Z21-281COMP (S Freya St)
Concerning parcel(s) in the East Central Neighborhood of Spokane

2022 Comprehensive Plan Amendment Proposals

Drawn: 3/24/2022

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EXHIBIT C: Existing Zoning Map

- Parcels
- Application Parcels
- Proposed Zoning**
- Community Business
- Residential Single-Family
- Residential Two-Family

* The Spokane City Council added these parcels to the proposal.

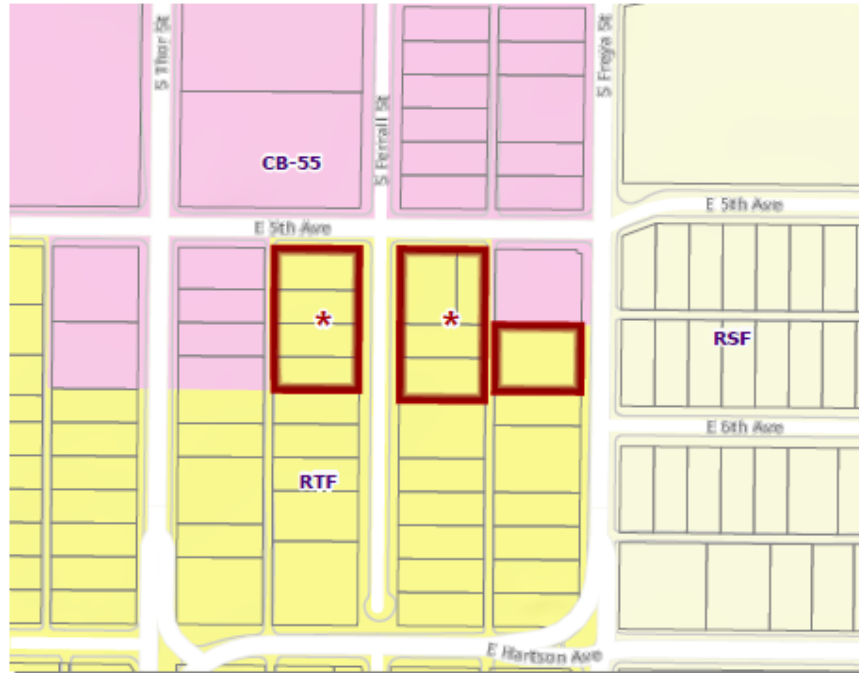
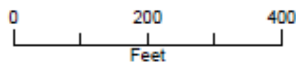


EXHIBIT D: Proposed Zoning Map

Parcel(s):
35222.4802, 35222.4701 to .4704,
and 3522.4814 to .4817

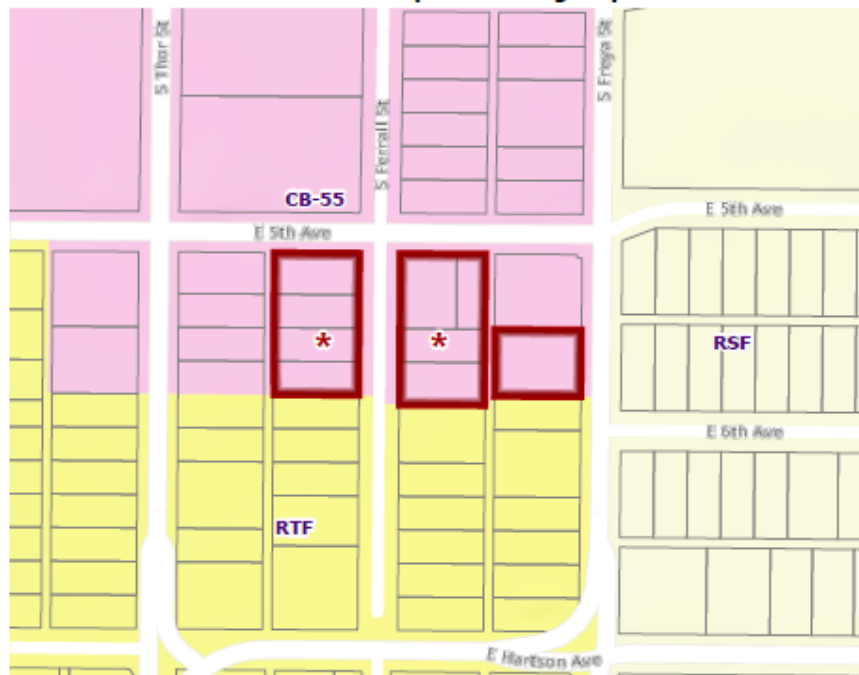
Approximate Area:
1.6 Acres



PROJECT LOCATION



Neighborhood and Planning Services
Drawn By: Kevin Frebott



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Application: Z21-282COMP

- Action:** Map amendment to the Land Use Plan Map in Chapter 3
- Applicant/Agent:** Liam Taylor of Storhaug Engineering
- Site Address(es):** 2402 and 2502 E 31st Avenue
- Neighborhood:** Lincoln Heights
- Current Land Use:** Residential 4-10
- Proposed Land Use:** Residential 15-30
- Current Zoning:** RSF (Residential Single Family)
- Proposed Zoning:** RMF (Residential Multifamily)
- PC Recommendation:** Plan Commission recommends **approval** with Center and Corridor Transition land use plan map designation and Mixed Use Transition Zone (CC4) zoning designation rather than Residential 15-30 and Residential Multifamily requested by the applicant.



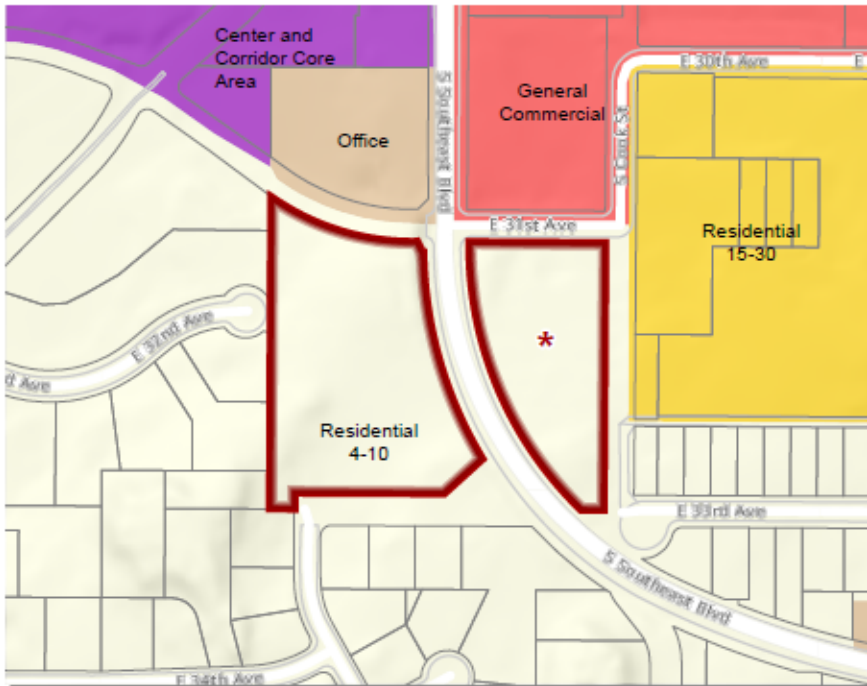


Application Z21-282COMP (E 31st Ave)
Concerning parcel(s) in the Lincoln Heights Neighborhood of Spokane

2022 Comprehensive Plan Amendment Proposals

Drawn: 3/24/2022
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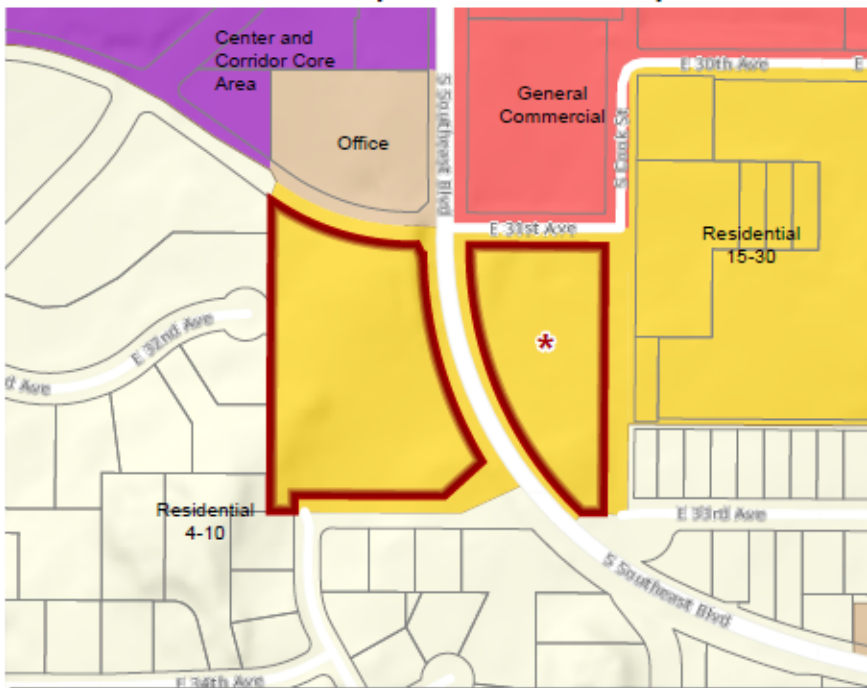
EXHIBIT A: Existing Land Use Plan Map



- City Boundary
 - Parcels
 - Application Parcels
- Land Use Plan Designation**
- CC Core
 - General Commercial
 - Office
 - Residential 15-30
 - Residential 4-10

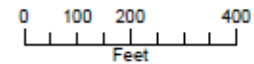
* The Spokane City Council added this parcel to the proposal.

EXHIBIT B: Proposed Land Use Plan Map



Parcel(s):
35331.0014 & 35331.0017

Approximate Area:
6.0 acres



PROJECT LOCATION



Neighborhood and Planning Services
Drawn By: Kevin Frelbott

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EXHIBIT C: Existing Zoning Map

- Parcels
- Application Parcels
- Proposed Zoning**
- Center and Corridor Type 1
- Center and Corridor Type 2
- Office
- Residential Multifamily
- Residential Single-Family

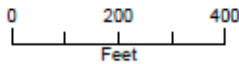


* The Spokane City Council added this parcel to the proposal.

EXHIBIT D: Proposed Zoning Map

Parcel(s):
 35331.0014 & 35331.0017

Approximate Area:
 6.0 acres



PROJECT LOCATION



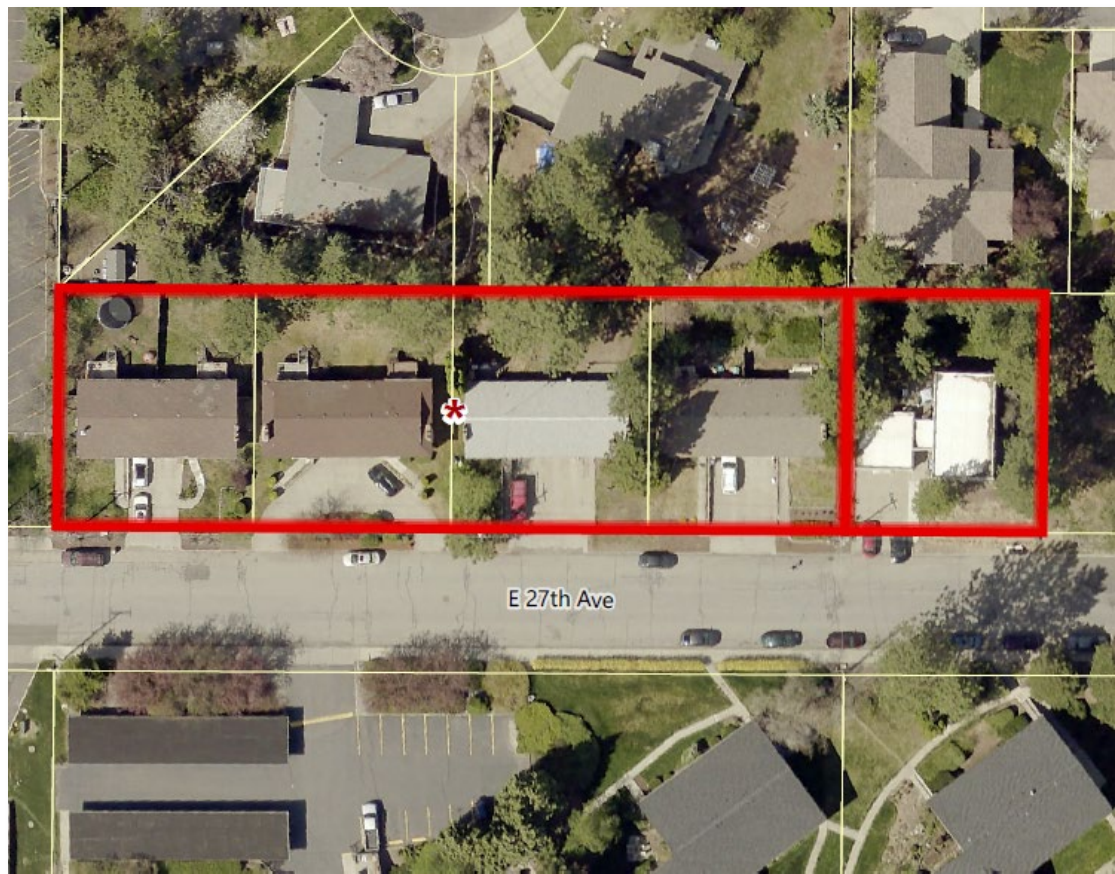
Neighborhood and Planning Services
 Drawn By: Kevin Frebott



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Application: Z21-283COMP

Action: Map amendment to the Land Use Plan Map in Chapter 3
Applicant/Agent: Liam Taylor of Storhaug Engineering
Site Address(es): 2531, 2533, 2537, 2539, 2603, 2605, 2609, 2611, 2621, and 2623 E 27th Avenue
Neighborhood: Lincoln Heights
Current Land Use: Residential 10-20
Proposed Land Use: Residential 15-30
Current Zoning: RTF (Residential Two-Family)
Proposed Zoning: RMF (Residential Multifamily)
PC Recommendation: Plan Commission recommends **approval**.





Application Z21-283COMP (E 27th Ave)
Concerning parcel(s) in the Lincoln Heights Neighborhood of Spokane

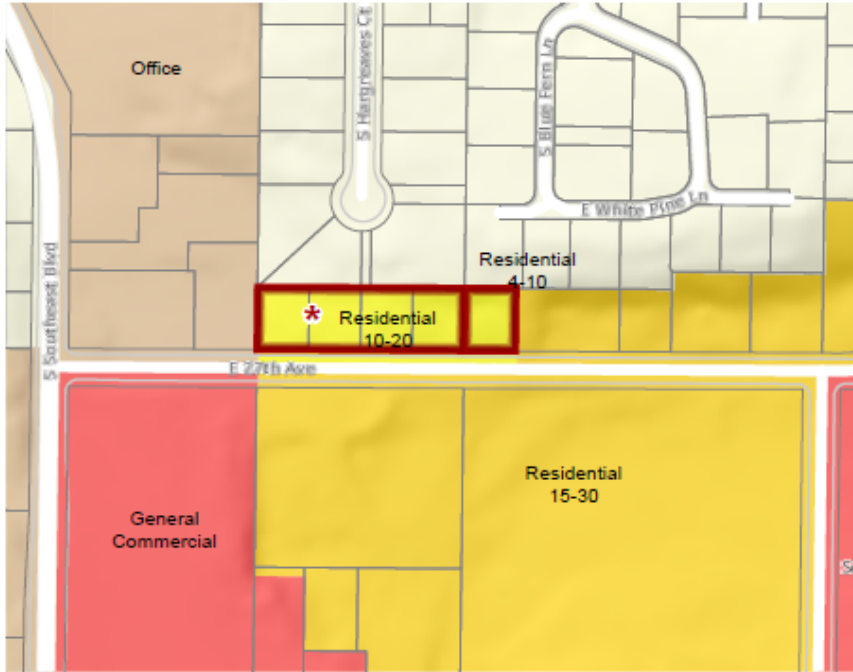
2022 Comprehensive Plan Amendment Proposals

Drawn: 3/24/2022

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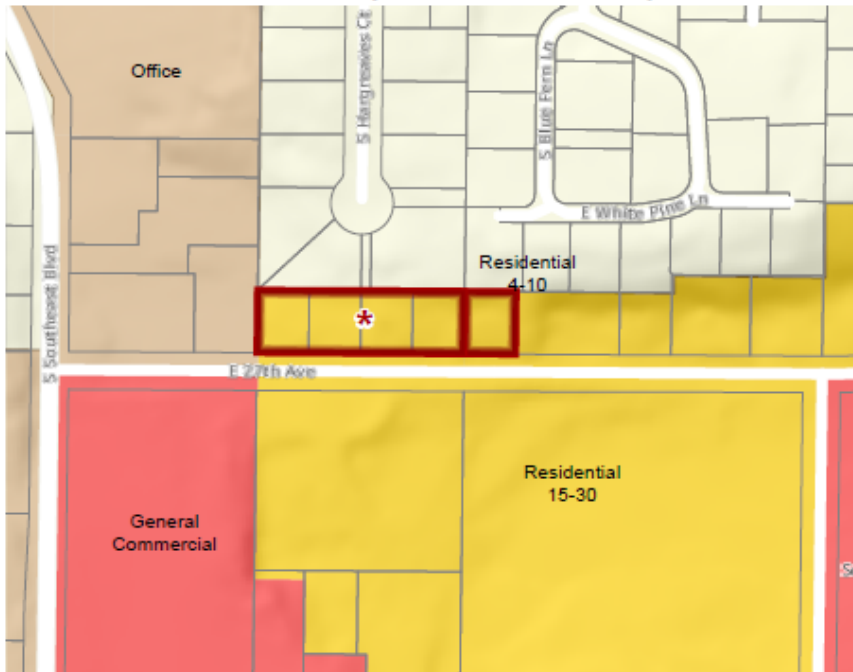
EXHIBIT A: Existing Land Use Plan Map



- City Boundary
- Parcels
- Application Parcels
- Land Use Plan Designation**
- General Commercial
- Office
- Residential 15-30
- Residential 4-10

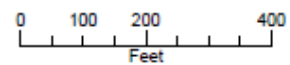
* The Spokane City Council added these parcels to the proposal.

EXHIBIT B: Proposed Land Use Plan Map



Parcel(s):
35284.0174 and
35284.0307 through .0310

Approximate Area:
1.0 acre



PROJECT LOCATION



Neighborhood and Planning Services
Drawn By: Kevin Freibott

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Application Z21-283COMP (E 27th Ave)
Concerning parcel(s) in the Lincoln Heights Neighborhood of Spokane

2022 Comprehensive Plan Amendment Proposals

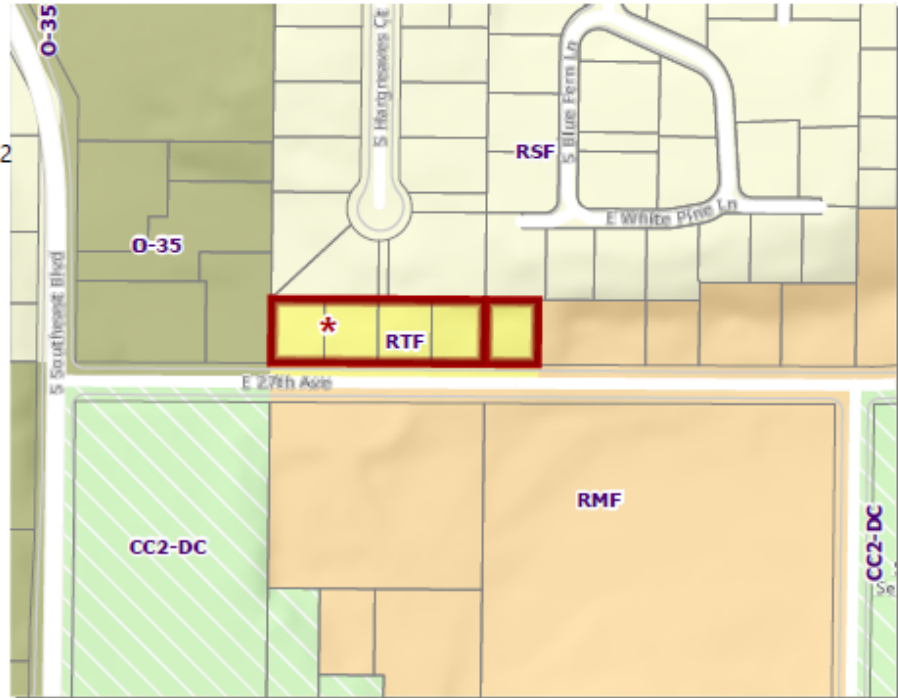
Drawn: 3/24/2022

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EXHIBIT C: Existing Zoning Map

- Parcels
- Application Parcels
- Proposed Zoning**
- Center and Corridor Type 2
- Office
- Residential Multifamily
- Residential Single-Family

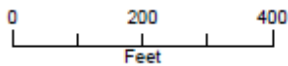


* The Spokane City Council added these parcels to the proposal.

EXHIBIT D: Proposed Zoning Map

Parcel(s):
35284.0174 and
35284.0307 through .0310

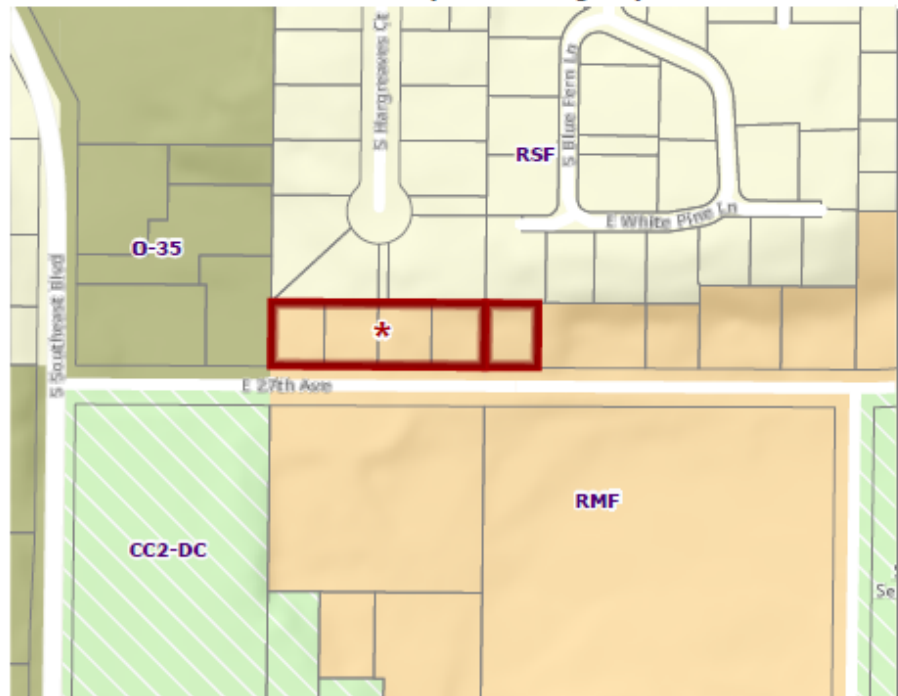
Approximate Area:
1.0 Acre



PROJECT LOCATION



Neighborhood and Planning Services
Drawn By: Kevin Freibott



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Application: Z21-284COMP

- Action:** Map amendment to the Land Use Plan Map in Chapter 3
- Applicant/Agent:** Dwight Hume of Land Use Solutions & Entitlement
- Site Address(es):** 801 W Francis Ave, 6228 N Monroe St, 6211 N Wall St, and 6216 N Lincoln St
- Neighborhood:** North Hill
- Current Land Use:** Residential 4-10
- Proposed Land Use:** Residential 15-30
- Current Zoning:** RSF (Residential Single Family)
- Proposed Zoning:** OR-35 (Office Retail with 35-foot height limit) *applicant*
O-35 (Office with 35-foot height limit) *expansion properties*
- PC Recommendation:** Plan Commission recommends **approval** for all parcels except for the expansion property at 6216 N Lincoln Street, as that property owner has requested their property remain unchanged.





Application Z21-284COMP (W Francis Ave)

Concerning parcel(s) in the North Hill Neighborhood of Spokane

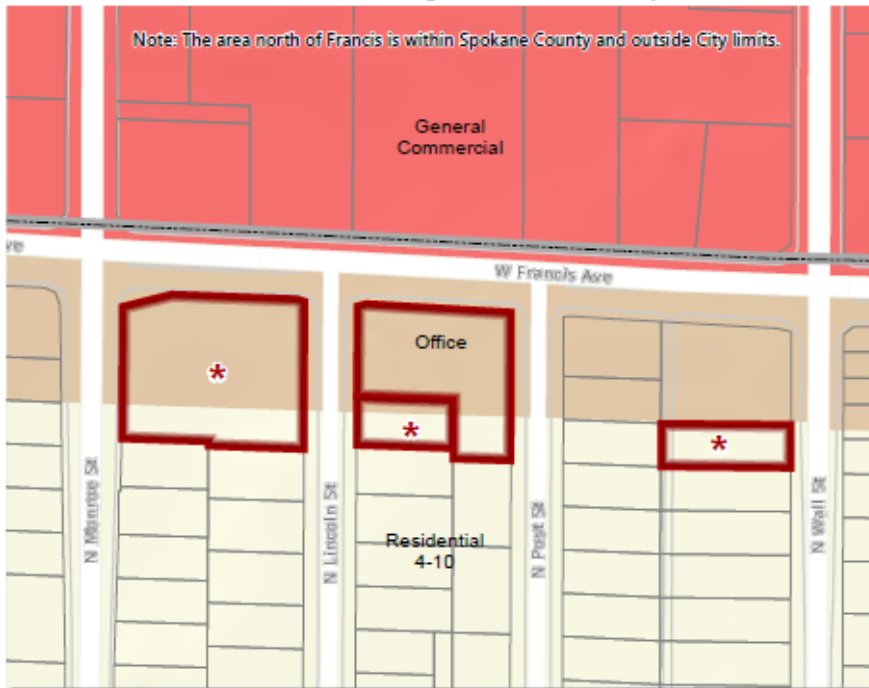
2022 Comprehensive Plan Amendment Proposals

Drawn: 3/24/2022

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EXHIBIT A: Existing Land Use Plan Map



- City Boundary
 - Parcels
 - Application Parcels
- Land Use Plan Designation**
- General Commercial
 - Office
 - Residential 4-10

* City Council added these parcels to the proposal.

EXHIBIT B: Proposed Land Use Plan Map

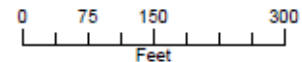


Parcel(s):

35312.0216, .0503, .0703, and .0822

Approximate Area:

Affected Parcels - 1.7 acres
Area of Change - 0.5 acres



PROJECT LOCATION



Neighborhood and Planning Services
Drawn By: Kevin Freibott

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Application Z21-284COMP (W Francis Ave)

Concerning parcel(s) in the North Hill Neighborhood of Spokane

2022 Comprehensive Plan Amendment Proposals

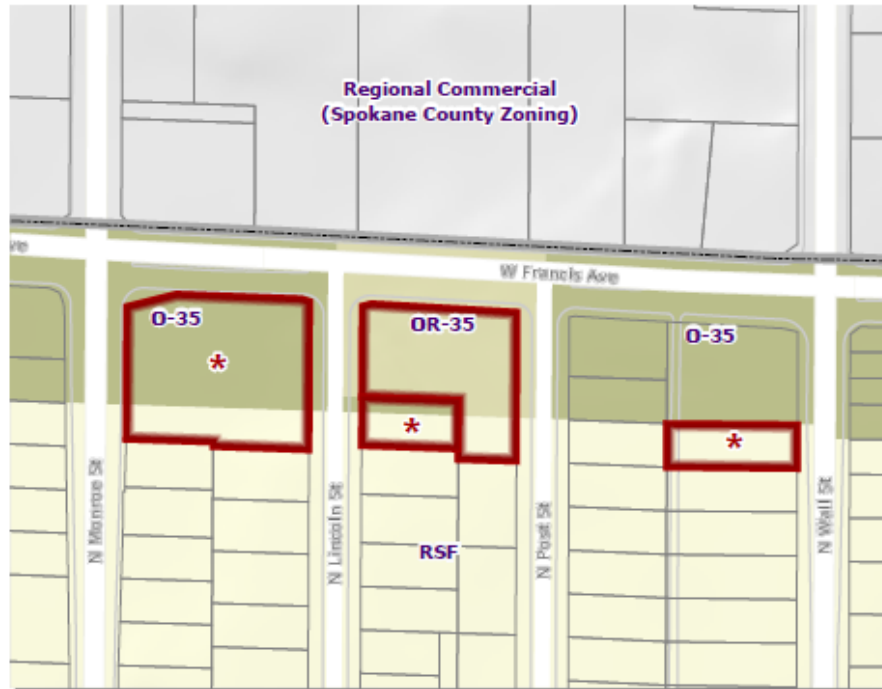
Drawn: 3/25/2022

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EXHIBIT C: Existing Zoning Map

- Parcels
- Application Parcels
- Proposed_Zoning**
- Office
- Office Retail
- Residential Single-Family

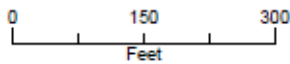


* City Council added these parcels to the proposal.

EXHIBIT D: Proposed Zoning Map

Parcel(s):
35312.0216, .0503,
.0703, and .0822

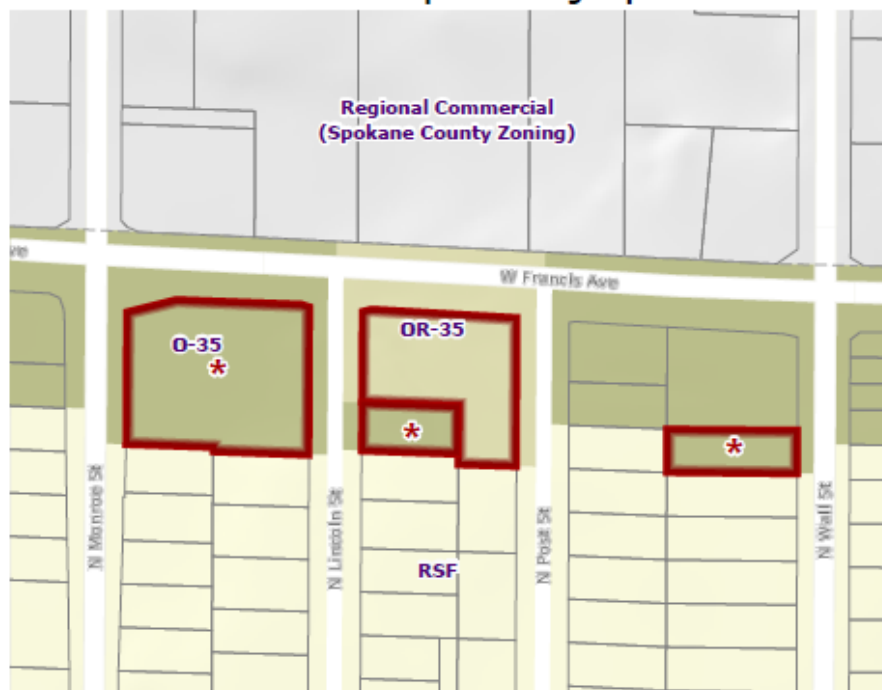
Approximate Area:
Affected Parcels - 1.7 acres
Area of Change - 0.5 acres



PROJECT LOCATION



Neighborhood and Planning Services
Drawn By: Kevin Freibott



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Application: Z22-097COMP

Action:	Map amendment to the Proposed Bike Network Map TR-4 in Chapter 4
Applicant/Agent:	CITY-SPONSORED—Planning Services and Integrated Capital Management
Site Address(es):	n/a
Neighborhood:	Various
Change Proposal:	Amendments to bicycle infrastructure called for in Map TR-5, Proposed Bike Network Map, in Chapter 4 of the Comprehensive Plan, representing changes in thirteen locations throughout the City.
PC Recommendation:	Plan Commission recommends approval , with an affirmation to include the Washington Street bike lane proposal.

Application: Z22-098COMP

Action:	Map amendment to the Arterial Network Map TR-12 in Chapter 4
Applicant/Agent:	CITY-SPONSORED—Planning Services and Integrated Capital Management
Site Address(es):	n/a
Neighborhood:	Various
Change Proposed:	Amendments to Future Arterial Classifications in Map TR-12, Arterial Network Map, in Chapter 4 of the Comprehensive Plan, representing changes in various locations throughout the City. Proposal also includes a text amendment to Chapter 4 discussing the US 195 Corridor.
PC Recommendation:	Plan Commission recommends approval of all changes except those for G Street.