



Official Gazette

City of Spokane, Washington

Statement of City Business, including a Summary of the Proceedings of the City Council

Volume 114

DECEMBER 11, 2024

Issue 50



MAYOR AND CITY COUNCIL

MAYOR LISA BROWN

COUNCIL PRESIDENT BETSY WILKERSON

COUNCIL MEMBERS:

JONATHAN BINGLE (DISTRICT 1)

MICHAEL CATHCART (DISTRICT 1)

PAUL DILLON (DISTRICT 2)

KITTY KLITZKE (DISTRICT 3)

LILI NAVARRETE (DISTRICT 2)

ZACK ZAPPONE (DISTRICT 3)

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The Official Gazette

USPS 403-480

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Minutes

NOTICE**MEETING MINUTES OF SPOKANE CITY COUNCIL****Monday, December 2, 2024**

The minutes for the Monday, December 2, 2024, Spokane City Council Meeting were not available for publication in this issue of the *Official Gazette*. The minutes will be published in the Wednesday, December 18, 2024, issue of the *Official Gazette*.

MINUTES OF SPOKANE CITY COUNCIL**Monday, November 25, 2024****BRIEFING SESSION**

The Briefing Session of the Spokane City Council held on the above date was called to order at 3:33 p.m. in the Council Chambers in the Lower Level of the Municipal Building, 808 West Spokane Falls Boulevard, Spokane, Washington. A recording of the meeting can be found at the following link: <https://vimeo.com/spokanecitycouncil>.

Roll Call

On roll call, Council President Wilkerson and Council Members Bingle, Cathcart, Dillon, Klitzke, Navarrete, and Zappone were present.

Parks Director Garrett Jones (in absence of City Administrator Alex Scott); Giacobbe Byrd, Director-City Council Office; City Council Policy Advisor Chris Wright; and City Clerk Terri Pfister were also present for the meeting.

Current Agenda Review

The City Council reviewed the November 25, 2024, Current Agenda.

RES 2024-0110 (and associated Contract OPR 2016-0987) (Council Sponsors: Council Members Bingle, Zappone, and Klitzke)

Motion by Council Member Zappone, seconded by Council Member Dillon, **to defer** Resolution 2024-0110—approving an extension of a development agreement (OPR 2016-0987) regarding the preliminary plat and planned unit development referred to as The Vistas at Beacon Hill—one week to the December 2, 2024, Agenda; **carried 7-0**.

Action to Approve November 25, 2024, Current Agenda

Following staff reports and Council inquiry and discussion regarding the November 25, 2024, Current Agenda items, the City Council took the following action (pursuant to Council Rule 2.1.B):

Motion by Council Member Klitzke, seconded by Council Member Dillon, **to approve** the November 25, 2024, Current Agenda, as modified; **carried 7-0**.

Advance Agenda Review

The City Council received an overview of the December 2, 2024, Advance Agenda items.

Historic Preservation Interlocal Agreement (OPR 2024-1005) (Council Sponsors: Council Members Bingle, Zappone, and Klitzke)

Motion by Council Member Bingle, seconded by Council Member Cathcart, **to defer** Consent Agenda Item No. 14—Historic Preservation Interlocal Agreement with Spokane County—to January 6, 2025, Agenda; **carried 7-0**.

Final Reading Ordinance C36120 (First Reading held October 25, 2021) (Deferred from October 21, 2024, Agenda) (Council Sponsors: Council Members Zappone and Klitzke)

Motion by Council Member Bingle, seconded by Council Member Dillon, **to defer indefinitely** Final Reading Ordinance C36120 vacating the east 55 feet of Adams Street from the south line of Third Avenue to the north line of I-90, together with the alley between Third Avenue and I-90, from the east line of Adams Street to the west line of Jefferson Street; **carried 6-1**.

Action to Approve December 2, 2024, Advance Agenda

Following staff reports and Council inquiry and discussion regarding the December 2, 2024, Advance Agenda items, the City Council took the following action (pursuant to Council Rule 2.1.B):

Motion by Council Member Dillon, seconded by Council Member Bingle, **to approve** the December 2, 2024, Advance Agenda, as modified; **carried 7-0**.

Council Recess/Executive Session

The City Council recessed at 4:15 p.m. No Executive Session was held. The City Council reconvened at 6:01 p.m. for the Legislative Session.

LEGISLATIVE SESSION**Land Acknowledgement**

Council President Wilkerson started the meeting off by reading the "Land Acknowledgement" (adopted by City Council on March 22, 2021, under Resolution 2021-0019) which appears on page 2 of the agenda.

Pledge of Allegiance

The Pledge of Allegiance was led by BSA Troop 218 (Boy and Girl Scouts).

Roll Call

On roll call, Council President Wilkerson and Council Members Bingle, Cathcart, Dillon, Klitzke, Navarrete, and Zappone were present.

Giacobbe Byrd, Director-City Council Office; City Council Policy Advisor Chris Wright; and City Clerk Terri Pfister were also present for the meeting.

Poetry at the Podium

Jennifer Crane Provided a reading of "2024 – Year of the Dragon."

There were no **Proclamations**.

There were no **Reports from Community Organizations**.

There were no **Boards and Commissions Appointments**.

CONSENT AGENDA

After public testimony and Council commentary, the following action was taken:

Motion by Council Member Dillon, seconded by Council Member Zappone, the City Council **approved** Staff Recommendations for the following items; **carried 7-0**:

Value Blanket Purchase increase with CompuNet (Grangeville, ID) for continued operational support and equipment replacement to meet contractual obligations for equipment support—additional \$500,000 (plus tax). Total Purchase Amount: \$1,250,000 (plus tax). (OPR 2024-0277) (Council Sponsor: Council President Wilkerson and Council Members Cathcart and Zappone)

Outside Special Counsel Contract Amendments with:

- a. Van Ness Feldman, LLC. (Seattle, WA) regarding preparation of the wholesale water agreement—additional \$20,000. Total Contract Amount: \$152,000. (OPR 2010-0525)
- b. Ankur K. Tohan and K & L Gates, LLP. (Seattle, WA) regarding assisting the City with strategic support and advice on the Climate Commitment Act—additional \$10,000. Total Contract Amount: \$102,000. (OPR 2022-0098)

(Council Sponsors: Council President Wilkerson and Council Member Bingle)

Interagency Agreement with Washington State Department of Commerce for Paper to Digital Permitting Grant through June 30, 2025—\$375,000 Revenue. (OPR 2024-1004) (Council Sponsors: Council Members Bingle, Zappone, and Klitzke) Management Agreements regarding Amendment to Hillyard Historic Business District to add:

- a. Willerton Block – 3011 East Diamond Avenue. (OPR 2024-1006)
- b. Willerton's Diamond Photo Play Theater – 3019 East Diamond Avenue. (OPR 2024-1007)
- c. Yukon Block – 5006 North Market Street. (OPR 2024-1008)

(Council Sponsors: Council Members Bingle, Zappone, and Klitzke)

Consultant Agreement with BERK Consulting, Inc. (Seattle, WA) to provide Fiscal Study to evaluate Latah Subarea and Planning area for the City of Spokane's update to the Comprehensive Plan from December 1, 2024, through June 30, 2026—not to exceed \$200,000 (plus applicable tax). (OPR 2024-1009) (Council Sponsors: Council Members Bingle, Zappone, and Klitzke)

Contracts for operational support and services from January 1, 2025, to December 31, 2025, with:

- a. Northeast Community Center—\$150,000. (OPR 2024-1010)
- b. Southwest Community Center—\$32,057. (OPR 2024-1011)
- c. West Central Community Center—\$150,000. (OPR 2024-1012)
- d. Dr. Martin Luther King Jr. Community Center—\$250,943. (OPR 2024-1013)

(Council Sponsors: Council Members Zappone, Bingle, and Klitzke)

Memorandum of Understanding with James E. Chase Youth Commission and the Chase Youth Foundation to provide funding to the Chase Youth Foundation as fiscal agent for the Chase Youth Commission for four years—\$180,000 (\$45,000 annually). (OPR 2024-1014) (Council Sponsors: Council Members Zappone, Bingle, and Klitzke)

Report of the Mayor of pending claims and payments of previously approved obligations, including those of Parks and Library, through November 15, 2024, total \$9,611,942.53 (Check Nos.: 606994-607127; Credit Card Nos.: 000892-000918; ACH Payment Nos.: 135141-135396), with Parks and Library claims approved by their respective boards. Warrants excluding Parks and Library total \$9,145,634.15. (CPR 2024-0002)

Minutes:

- a. City Council Meeting Minutes: September 26, November 7, November 11, and November 19, 2024. (CPR 2024-0013)
- b. City Council Finance and Administration Standing Committee Meeting Minutes: October 28, 2024. (CPR 2024-0015)
- c. City Council Public Safety and Community Health Standing Committee Meeting Minutes: November 4, 2024. (CPR 2024-0018)

LEGISLATIVE AGENDA

There were no **Special Budget Ordinances**.

There were no **Emergency Ordinances**.

RESOLUTIONS

For Council action on Resolution 2024-0110 (and associated contract OPR 2016-0987), see section of minutes under 3:30 p.m. Briefing Session.

FINAL READING ORDINANCE

Final Reading Ordinance C36608 (Council Sponsors: Council President Wilkerson and Council Member Cathcart)

After public testimony and Council commentary, the following action was taken:

Upon 7-0 Roll Call Vote, the City Council **passed Final Reading Ordinance C36608** relating to Littering and Illegal Dumping; repealing Chapter 10.62 of the Spokane Municipal Code; amending Section 10.58.020 of the Spokane Municipal Code.

Ayes: Bingle, Cathcart, Dillon, Klitzke, Navarrete, Zappone, and Wilkerson
Nos: None
Abstain: None
Absent: None

FIRST READING ORDINANCES

The following Ordinances were read for the first time, with further action deferred. Public testimony was received on the First Reading Ordinances.

- ORD C36609** Relating to application file Z23-474COMP amending Map LU 1, Land Use Plan Map, of the City's Comprehensive Plan from "Neighborhood Mini Center" and "Residential Low" to "Neighborhood Mini Center" and "Office" for approximately 1.5 acres in the Chief Garry Park Neighborhood; and amending the Zoning Map from "Neighborhood Retail, 35-foot height limit (NR-35)" and "R1" to "Neighborhood Retail, 40-foot height limit (NR-40) and "Office Retail, 40-foot height limit (OR-40)." (By a vote of 9 to 0, the Plan Commission recommends approval.) (Council Sponsors: Council Members Zappone, Bingle, and Klitzke)
- ORD C36610** Relating to application file Z23-476COMP amending Map LU 1, Land Use Plan Map, of the City's Comprehensive Plan from "Neighborhood Retail," "Residential Low," "Office," and "Conservation Open Space" to "General Commercial" for approximately 3.9 acres in the West Hills Neighborhood; and amending the Zoning Map from "Neighborhood Retail, 35-foot height limit (NR-35)," "R1," and "Office, 35-foot height limit (O-35)" to "Community Business, 55-foot height limit (CB-55)." (By a vote of 9 to 0, the Plan Commission recommends approval.) (Council Sponsors: Council Members Zappone, Bingle, and Klitzke)
- ORD C36611** Relating to application file Z23-477COMP amending Map LU 1, Land Use Plan Map, of the City's Comprehensive Plan from "Residential Low" to "General Commercial" for approximately 0.84 acres in the West Hills Neighborhood; and amending the Zoning Map from "R1" to "General Commercial, 75-foot height limit (GC-75)". (By a vote of 9 to 0, the Plan Commission recommends approval.) (Council Sponsors: Council Members Zappone, Bingle, and Klitzke)
- ORD C36612** Relating to application file Z23-478COMP amending Map LU 1, Land Use Plan Map, of the City's Comprehensive Plan from "Residential Low" to "General Commercial" and "Office" for approximately 5.2 acres in the West Hills Neighborhood; and amending the Zoning Map from "R1" to "General Commercial, 75-foot height limit (GC-75) and "Office Retail, 55-foot height limit (OR-55)." (By a vote of 8 to 1, the Plan Commission recommends approval.) (Council Sponsors: Council Members Zappone, Bingle, and Klitzke)
- ORD C36613** Relating to application file Z23-479COMP amending Map LU 1, Land Use Plan Map, of the City's Comprehensive Plan from "Residential Low" to "General Commercial," "Residential Moderate," and "Potential Open Space" for approximately 33 acres in the Balboa/South Indian Trail Neighborhood; and amending the Zoning Map from "R1" to "Community Business, 55-foot height limit (CB-55)", Residential Multifamily (RMF)," and "R1." (By a vote of 8 to 0, with one abstention, the Plan Commission recommends approval.) (Council Sponsors: Council Members Zappone, Bingle, and Klitzke)
- ORD C36614** Relating to proposal file Z24-105COMP amending Map LU 1, Land Use Plan Map, of the City's Comprehensive Plan from "Residential Low," "Residential Moderate," "Institutional," "General Commercial," "Center and Corridor Transition Area," and "Center and Corridor Core Area" to "Residential Moderate," "Residential High," "Institutional," and "Center and Corridor Core Area" for approximately 361 acres, consisting of 604 parcels, in the South Logan Study Area, as defined by the South Logan TOD Plan (RES 2024-0015); and amending the Zoning Map from "R1," "R2," "Residential Multifamily (RMF)," "Residential High Density, 55-foot height limit (RDH-55)," "Office Retail, 55-foot height limit (OR-55)," "General Commercial, 150-foot height limit (GC-150)," "Context Area 1/2/3/4" (Hamilton Form-based Code), and "Centers and Corridors, District Center (CC1-DC)" to "Residential Multifamily, 40-foot height limit (RMF-40)," "Residential High Density, 55-foot height limit (RHD-55)," "Residential High Density, 75-foot height limit (RHD-75)," "Context Area 1 (CA1)" (Hamilton Form-based Code), and "Centers and Corridors, Employment Center (CC1-EC)." (By a vote of 9 to 0, the Plan Commission recommends approval.) (Council Sponsors: Council Members Zappone, Bingle, and Klitzke)
- ORD C36615** Changing the zone from Office (O) to Office Retail (OR) for property located at 727 West Francis Avenue in the City and County of Spokane, State of Washington, by amending the Official Zoning Map. (Council Sponsors: Council Members Bingle, Zappone, and Klitzke)

There were no **Special Considerations**.

HEARINGS

Continued Hearing on 2025-2026 Proposed Biennium Budget (Continued from November 18, 2024) (FIN 2024-0001)

The City Council continued its hearing on the 2025-2026 Proposed Biennium Budget. After an opportunity for staff reports, with none provided; public testimony; and Council commentary, the following action was taken:

Motion by Council Member Cathcart, seconded by Council Member Bingle, **to continue** the Hearing on the 2025-2026 Proposed Biennium Budget to December 2; **carried 7-0**.

[The City Clerk left the meeting at 6:55 p.m. (pursuant to Council Rule 2.2.A). Open Forum speaker information and motion of adjournment and adjournment time were provided by Council Director Giacobbe Byrd for the minutes.]

OPEN FORUM

The following individual(s) spoke during the Open Forum:

- Phil Larkin
- Will Hulings
- Paige King
- Justin Haller
- Sunshine Wigen
- Aaron Rivkin
- HT Higgins
- Megra Flatman
- Antone Velone
- Christine Quinn
- Eugene Knowles
- Dream

ADJOURNMENT

Motion by Council Member Cathcart, seconded by Council Member Bingle, **to adjourn; carried 7-0**.

There being no further business to come before the City Council, the meeting adjourned at 7:22 p.m.

City Council Study Session
Council Briefing Center, City Hall (808 W Spokane Falls Blvd)
November 21, 2024

Meeting Recording: <https://vimeo.com/103208138>

Call to Order: 11:03 a.m.

Attendance:

Committee Members Present: Council President Wilkerson (arrived at 11:40 a.m.), Council Members Zappone, Cathcart (left at 11:48 a.m. and returned at 11:53 a.m.), Bingle, Dillon (arrived at 11:08 a.m.), Navarrete, and Klitzke

Council Members Absent: None

Agenda Items:

- 2025-2026 Biennium Budget Discussion - Council Members, Mayor Bown, and Administration Staff
- Land Value Tax (LVT) Overview - Joshua Vincent, Urban Tools

Executive Session:

None

Adjournment:

The meeting adjourned at 12:15 p.m.

General Notices

**Regular Meeting Notice/Agenda
The Civil Service Commission
9:30 AM – December 17, 2024**

NOTICE IS HEREBY GIVEN by the City of Spokane Civil Service Commission, that a regularly scheduled meeting of the Civil Service Commission will be held on December 17, 2024, commencing at 9:30 A.M. in the City Council Chambers – Lower Level of City Hall (808 W. Spokane Falls Blvd., Spokane WA, 99201). The purpose of the meeting is to conduct the monthly commission meeting and to discuss other matters as reflected on the attached agenda.

The meeting will be conducted in-person and open to the public with commission members, staff and presenters attending in-person. All meetings will be streamed live on Channel 5.

Oral public comment will be accepted at the meeting for agenda items to be decided by the Commission, excluding hearing items. Individuals who want to provide oral comment at this time but are unable to physically attend the meeting shall contact the Commission at civilservice@spokanecity.org or request by 5:00 P.M. the day before the meeting, (Monday, December 16, 2024) so the Commission can make arrangements for you to participate telephonically at the meeting.

DATED THIS 2nd DAY OF DECEMBER 2024.

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 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 Risk Management at 509.625.6221, 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or mlowmaster@spokanecity.org Persons who are deaf or hard of hearing may contact Risk Management through the Washington Relay Service at 7-1-1. Please contact us forty-eight (48) hours before the meeting date.

Publish: December 11, 2024

**Agenda
Regular Meeting of the Civil Service Commission
9:30 AM – December 17, 2024
City Hall – City Council Chambers – Lower Level
808. W Spokane Falls Blvd., Spokane, WA 99201**

- 1. CALL TO ORDER/ROLL CALL**
- 2. APPROVAL OF MINUTES**
 - a. October 15, 2024, Minutes
- 3. CHIEF EXAMINER UPDATE**
- 4. NEW BUSINESS**
 - a. 2025 Work Plan Presentation
 - b. Mayor Brown Presentation
- 5. OTHER BUSINESS**
- 6. ADJOURN**

Note: The meeting is open to the public, with the possibility of the Commission adjourning into executive session.

Publish: December 11, 2024

Ordinances

These ordinances are published in this issue of the *Official Gazette* pursuant to passage by the Spokane City Council. It should be noted that these ordinances may be subject to veto by the Mayor. If an ordinance is vetoed by the Mayor, the Mayoral veto will be published in a subsequent issue of the *Official Gazette*.

Ordinance No. C36609

AN ORDINANCE RELATING TO APPLICATION FILE Z23-474COMP AMENDING MAP LU 1, LAND USE PLAN MAP, OF THE CITY'S COMPREHENSIVE PLAN FROM "NEIGHBORHOOD MINI CENTER" AND "RESIDENTIAL LOW" TO "NEIGHBORHOOD MINI CENTER" AND "OFFICE" FOR APPROXIMATELY 1.5 ACRES IN THE CHIEF GARRY PARK NEIGHBORHOOD; AND AMENDING THE ZONING MAP FROM "NEIGHBORHOOD RETAIL, 35-FOOT HEIGHT LIMIT (NR-35)" AND "R1" TO "NEIGHBORHOOD RETAIL, 40-FOOT HEIGHT LIMIT(NR-40) AND "OFFICE RETAIL, 40-FOOT HEIGHT LIMIT (OR-40)."

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 Z23-474COMP was submitted in a timely manner for review during the City's 2023/2024 Comprehensive Plan amendment cycle; and

WHEREAS, Application Z23-474COMP sought to amend the Land Use Plan Map of the City's Comprehensive Plan for 1.3 acres from "Neighborhood Mini-Center" and "Residential Low" to "Neighborhood Mini-Center" at 2002 E Mission Ave and from "Residential Low" to "Office" at 2012 and 2018 E. Mission Ave and 2007 E. Sinto Ave;

WHEREAS, the corresponding zoning designation requested was "Neighborhood Retail, 40-foot height limit (NR-40)" (2002 E Mission Ave) and "Office Retail, 40-foot height limit (OR-40)" (2012 and 2018 E. Mission Ave and 2007 E. Sinto Ave); and

WHEREAS, City Council adopted RES 2024-0029 on March 25, 2024, including Application Z23-474COMP in the 2024 Comprehensive Plan Amendment Work Program, expanding the proposal to include consideration of 2028 E Mission Ave, and converting the Application to a city-sponsored proposal; and

WHEREAS, staff requested comments from agencies and departments on May 7, 2024, and a public comment period ran from June 10, 2024 to August 9, 2024; and

WHEREAS, the Spokane Plan Commission held a workshop to study the application on June 26, 2024; and

WHEREAS, the Washington State Department of Commerce and appropriate state agencies were given the required 60-day notice before adoption of proposed changes to the Comprehensive Plan on September 17, 2024; and

WHEREAS, a State Environmental Policy Act ("SEPA") Determination of Non-Significance was issued on September 16, 2024, for the amendment to the Comprehensive Plan, the comment period for which ended on October 8, 2024; and

WHEREAS, a staff report for Application Z23-474COMP reviewing all the criteria relevant to consideration of the application was published on September 20, 2024, and sent to all applicants, commenters, 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 in the Spokesman-Review on September 25, 2024 and October 2, 2024; 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 September 25, 2024; and

WHEREAS, the Spokane Plan Commission held a public hearing on October 9, 2024, including a staff presentation, taking of public testimony, closing of the verbal and written public record, and deliberations; and

WHEREAS, the Spokane Plan Commission found that Application Z23-474COMP is consistent with and implements the Comprehensive Plan; and

WHEREAS, the Spokane Plan Commission found that Application Z23-474COMP meets the final review 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 Z23-474COMP; 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 Z23-474COMP is approved.
2. Amendment of the Land Use Map. Comprehensive Plan Map LU 1, Land Use Plan Map, is amended from "Neighborhood Mini-Center" and "Residential Low" to "Neighborhood Mini-Center" and "Office" for 1.5 acres, as shown in Exhibit B.
3. Amendment of the Zoning Map. The City of Spokane Zoning Map is amended from "Neighborhood Retail, 35-foot height limit (NR-35)" and "R1" to "Neighborhood Retail, 40-foot height limit (NR-40)" and "Office Retail, 40-foot height limit (OR-40)," as shown in Exhibit C.

Please see Exhibit B and Exhibit C on the following two pages.



File: Z23-474COMP (Mission & Sinto)

Exhibit B: Land Use Plan Map Changes

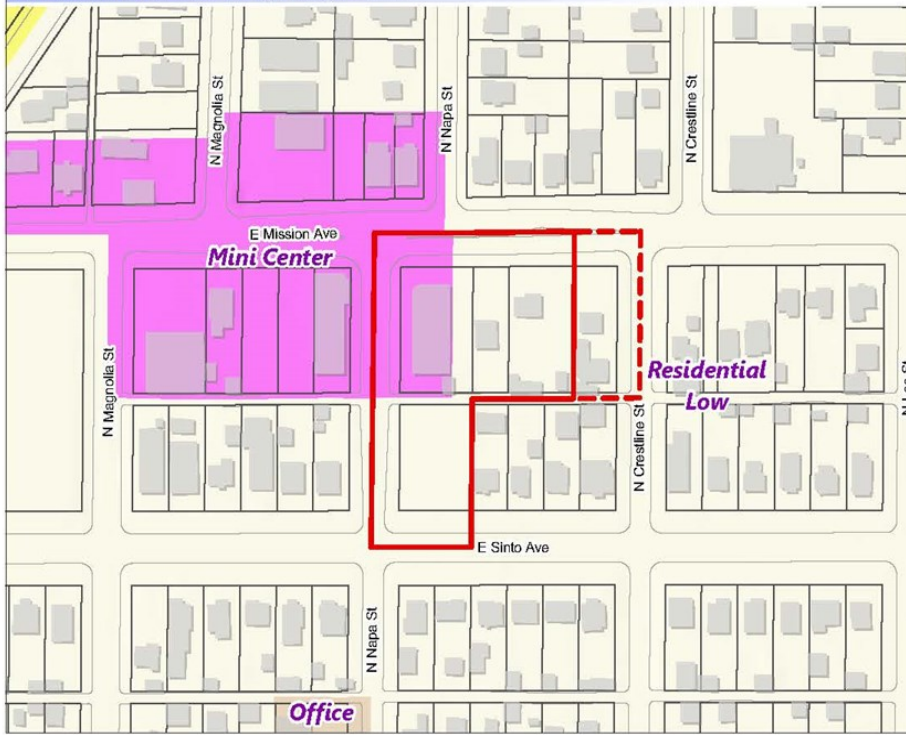
Department of Planning & Economic Development



Draw Date: 3/27/2024

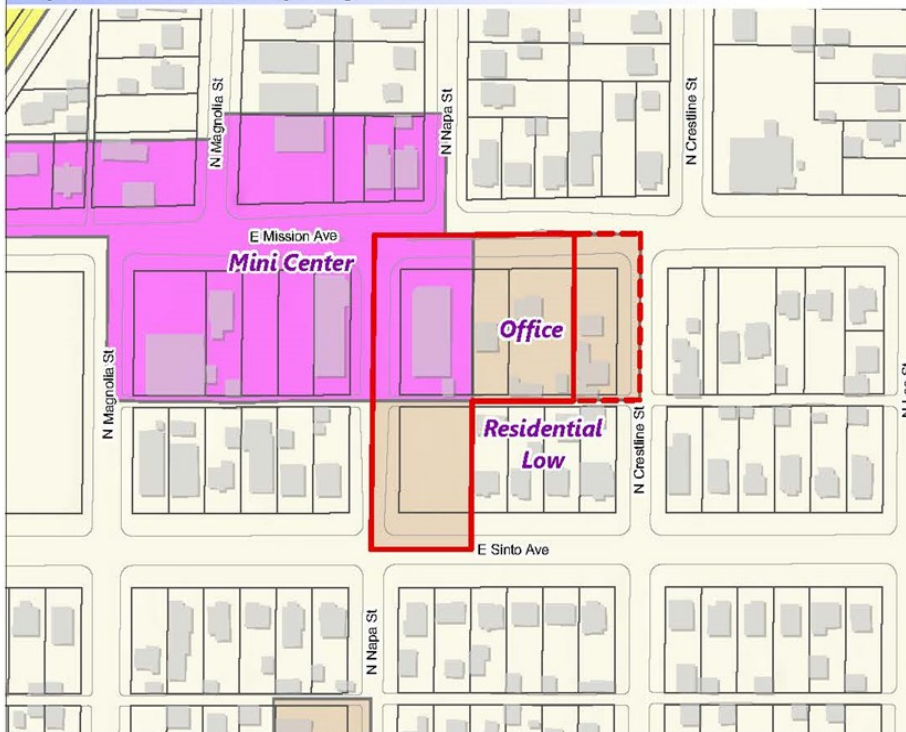
THIS IS NOT A LEGAL DOCUMENT
The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.

Current Land Use Plan Map Designations

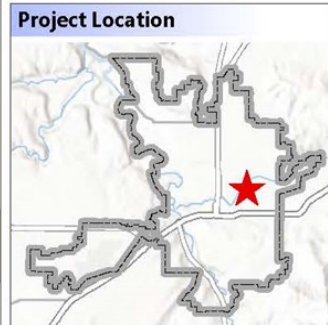


- Project Area
- Expanded Area
- Parcel
- Buildings
- Curb Line

Proposed Land Use Plan Map Designation



Applicant: City of Spokane
 Parcels: 35162.0105
 35162.0110
 35162.0111
 35162.0121
 35162.0122
 Size: 1.5 acres
 (Size is Approximate)





File: Z23-474COMP (Mission & Sinto)

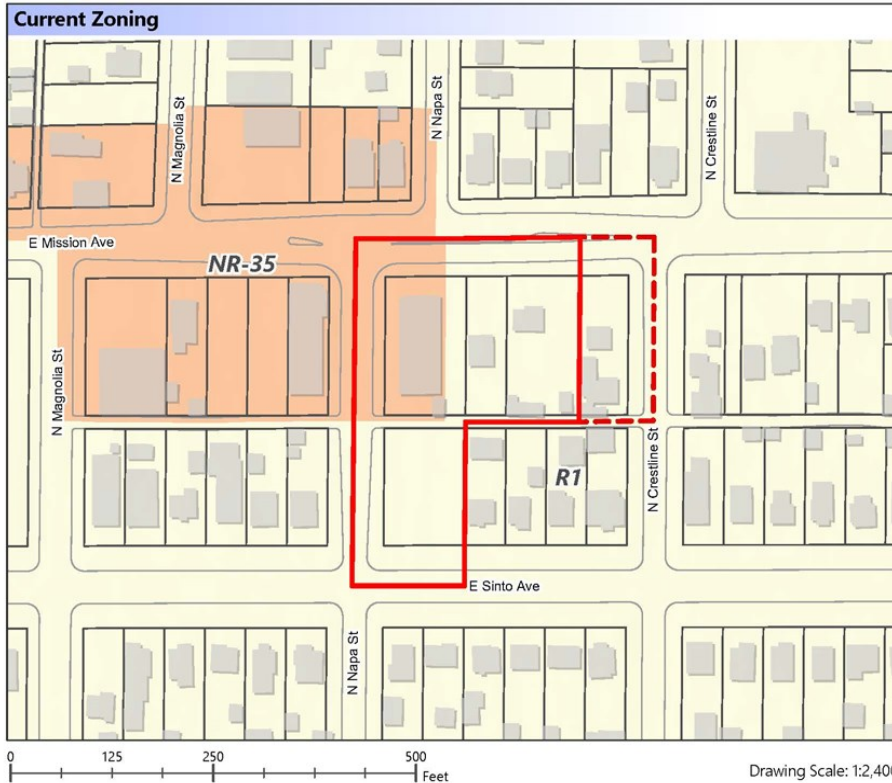
Exhibit C: Zoning Changes

Department of Planning & Economic Development

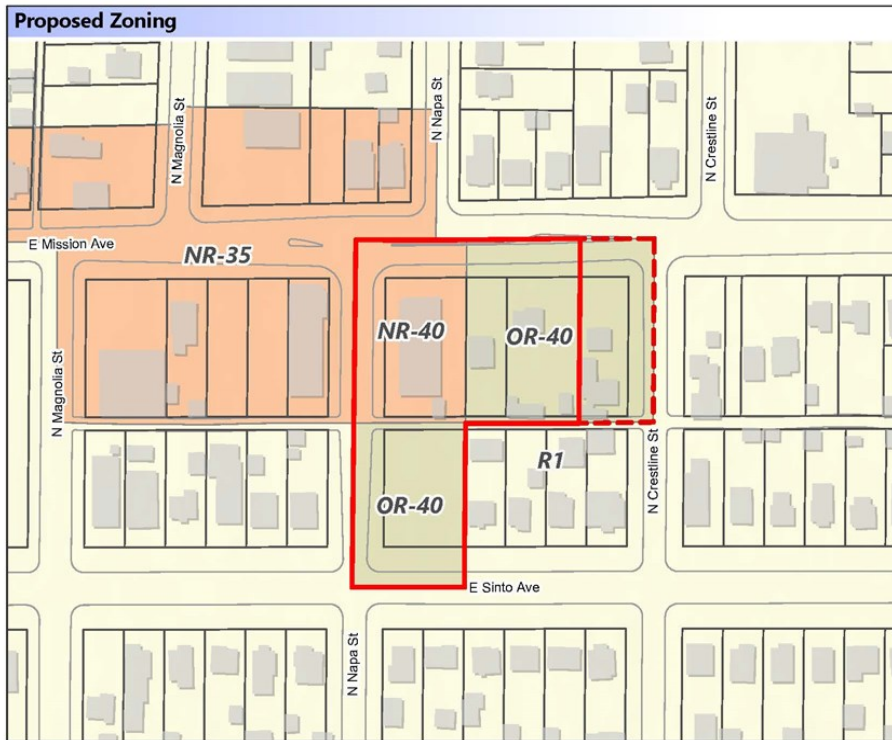


Draw Date: 3/27/2024

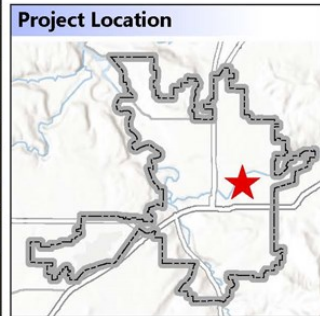
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- Project Area
 - Expansion Area
 - Parcel
 - Buildings
 - Curb Line
- Zoning**
- Neighborhood Retail
 - Residential 1



Applicant: City of Spokane
Parcels: 35162.0105
 35162.0110
 35162.0111
 35162.0121
 35162.0122
Size: 1.5 acres
 (Size is Approximate)



Path: H:\Planning\Programs_Long_Range\GIS Mapping Program\23-042COMP Comp Plan Amendments 2023-2024 Cycle\23-042COMP Comp Plan Amendments 2023-2024 Cycle.aprx

Passed by City Council December 2, 2024
Delivered to Mayor December 4, 2024

Ordinance No. C36610

AN ORDINANCE RELATING TO APPLICATION FILE Z23-476COMP AMENDING MAP LU 1, LAND USE PLAN MAP, OF THE CITY'S COMPREHENSIVE PLAN FROM "NEIGHBORHOOD RETAIL," "RESIDENTIAL LOW," "OFFICE," AND "CONSERVATION OPEN SPACE" TO "GENERAL COMMERCIAL" FOR APPROXIMATELY 3.9 ACRES IN THE WEST HILLS NEIGHBORHOOD; AND AMENDING THE ZONING MAP FROM "NEIGHBORHOOD RETAIL, 35-FOOT HEIGHT LIMIT (NR-35)," "R1," AND "OFFICE, 35-FOOT HEIGHT LIMIT (O-35)" TO "COMMUNITY BUSINESS, 55-FOOT HEIGHT LIMIT (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 Z23-476COMP was submitted in a timely manner for review during the City's 2023/2024 Comprehensive Plan amendment cycle; and

WHEREAS, Application Z23-476COMP sought to amend the Land Use Plan Map of the City's Comprehensive Plan for 0.6 acres from "Neighborhood Retail," "Residential Low," and "Office" to "General Commercial" at 2610 and 2613 W 8th Ave and Parcel 25243.1309;

WHEREAS, the corresponding zoning destination requested was "Community Business, 55-foot height limit (CB-55)"; and

WHEREAS, City Council adopted RES 2024-0029 on March 25, 2024, including Application Z23-476COMP in the 2024 Comprehensive Plan Amendment Work Program, expanding the proposal to the west to include consideration of 2614, 2618, 2624, and 2628 W 8th Ave, and expanding the proposal to the east to include consideration of 3.42 acres of Right of Way ("ROW");

WHEREAS, staff requested comments from agencies and departments on May 7, 2024, and a public comment period ran from June 10, 2024 to August 9, 2024; and

WHEREAS, the Spokane Plan Commission held a workshop to study the application on June 26, 2024; and

WHEREAS, the Washington State Department of Commerce and appropriate state agencies were given the required 60-day notice before adoption of proposed changes to the Comprehensive Plan on September 17, 2024; and

WHEREAS, a State Environmental Policy Act ("SEPA") Determination of Non-Significance was issued on September 16, 2024, for the amendment to the Comprehensive Plan, the comment period for which ended on October 8, 2024; and

WHEREAS, a staff report for Application Z23-476COMP reviewing all the criteria relevant to consideration of the application was published on September 20, 2024, and sent to all applicants, commenters, 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 in the Spokesman-Review on September 25, 2024 and October 2, 2024; 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 September 25, 2024; and

WHEREAS, the Spokane Plan Commission held a public hearing on October 9, 2024, including staff presentation, taking of public testimony, closing of the verbal and written public record, and deliberations; and

WHEREAS, the Spokane Plan Commission found that Application Z23-476COMP is consistent with and implements the Comprehensive Plan; and

WHEREAS, the Spokane Plan Commission found that Application Z23-476COMP meets the final review 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 Z23-476COMP, conditioned upon their recommendation to reduce the area of ROW considered with the proposal from 3.4 to 2.8 acres; 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 Z23-476COMP is approved.
2. Amendment of the Land Use Map. Comprehensive Plan Map LU 1, Land Use Plan Map, is amended from "Neighborhood Retail," "Residential Low," "Office," and "Conservation Open Space" to "General Commercial" for 3.9 acres, as shown in Exhibit B.
3. Amendment of the Zoning Map. The City of Spokane Zoning Map is amended from "Neighborhood Retail, 35-foot height limit (NR-35)," "R1," and "Office, 35-foot height limit (O-35)" to "Community Business, 55-foot height limit (CB-55)" as shown in Exhibit C.

Please see Exhibit B and Exhibit C on the following two pages.



File: Z23-476COMP (8th Avenue)

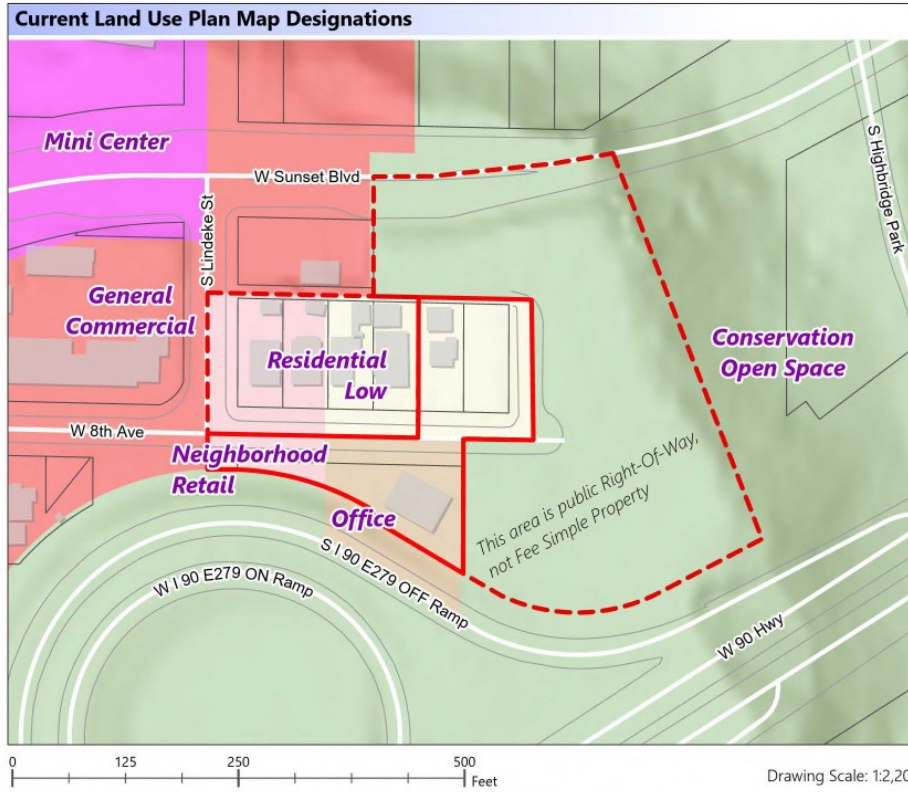
Exhibit B: Land Use Plan Map Changes

Department of Planning & Economic Development

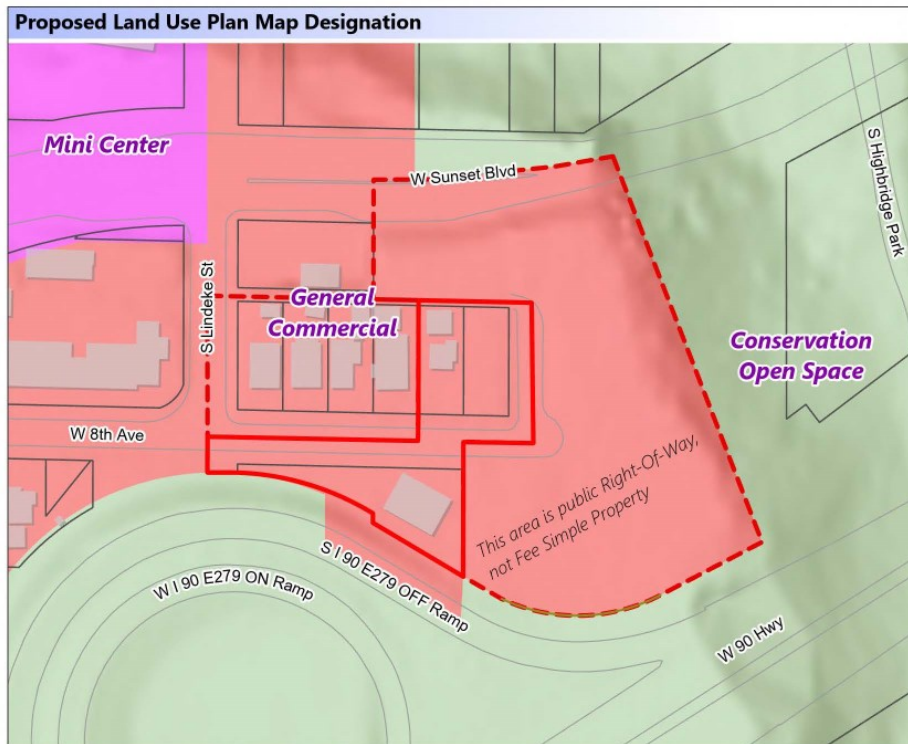


Draw Date: 10/17/2024

THIS IS NOT A LEGAL DOCUMENT
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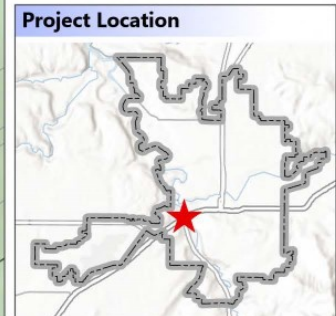


- Project Area
 - Expanded Area
 - Parcel
 - Buildings
 - Curb Line
- Land Use Plan Designation**
- Conservation Open Space
 - Residential Low
 - Office
 - Neighborhood Retail
 - Mini Center
 - General Commercial



- Agent:** Storhaug Engineering
Parcels: 25243.1304
 25243.1305
 25243.1306
 25243.1307
 25243.1308
 25243.1309
 25243.1502
 Right-Of-Way
Size: 1.1 acres plus
 2.8 acres right-of-way
 (Size is Approximate)

This exhibit has been updated according to the recommendation of the Spokane Plan Commission during their hearing on October 9, 2024.



Path: H:\Planning\Programs_Long_Range\GIS Mapping Program\23-042COMP Comp Plan Amendments 2023-2024 Cycle\23-042COMP Comp Plan Amendments 2023-2024 Cycle.aprx



File: Z23-476COMP (8th Avenue)

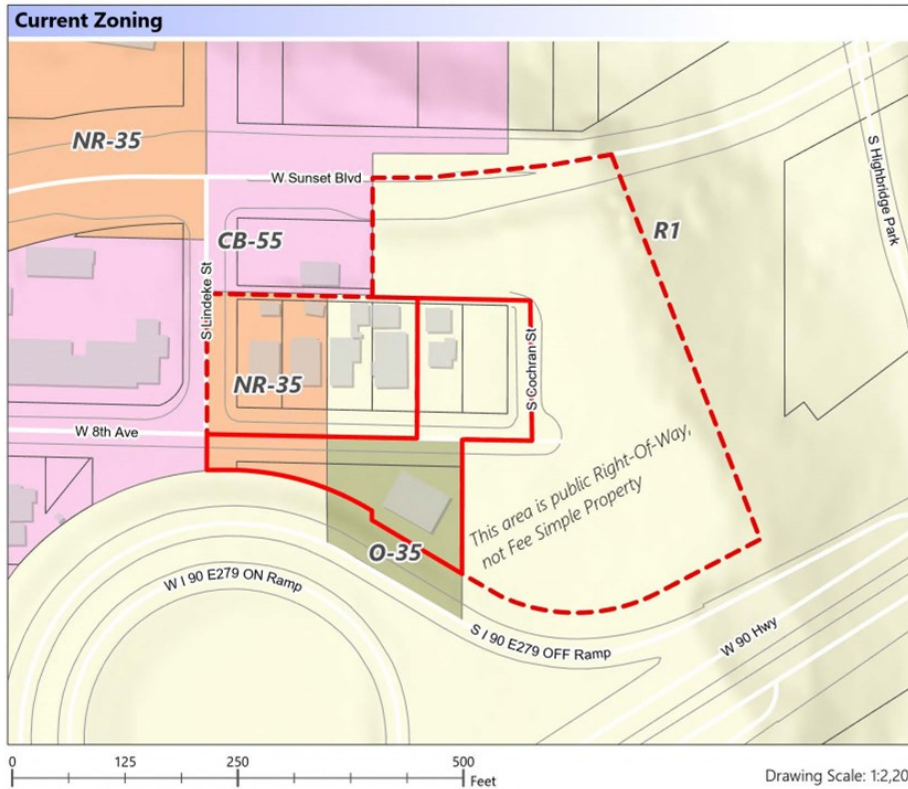
Exhibit C: Zoning Changes

Department of Planning & Economic Development

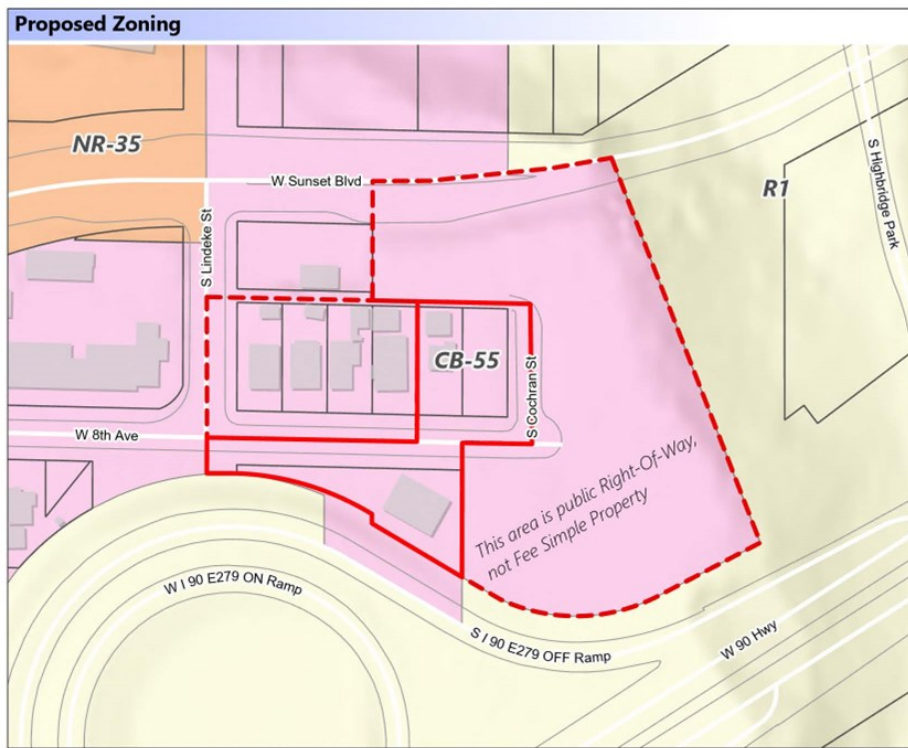


Draw Date: 10/17/2024

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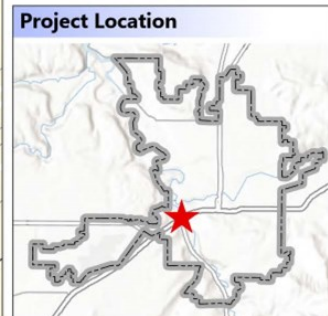


- Project Area
 - Expansion Area
 - Buildings
 - Parcel
 - Curb Line
- Zoning**
- Community Business
 - Neighborhood Retail
 - Office
 - Residential 1



- Agent:** Storhaug Engineering
- Parcels:** 25243.1304
25243.1305
25243.1306
25243.1307
25243.1308
25243.1309
25243.1502
Right-Of-Way
- Size:** 1.1 acres plus
2.8 acres right-of-way
(Size is Approximate)

This exhibit has been updated according to the recommendation of the Spokane Plan Commission during their hearing on October 9, 2024.



Path: H:\Planning\Programs_Long_Range\GIS Mapping Program\23-042COMP Comp Plan Amendments 2023-2024 Cycle\23-042COMP Comp Plan Amendments 2023-2024 Cycle.aprx

**Passed by City Council December 2, 2024
Delivered to Mayor December 4, 2024**

Ordinance No. C36611

AN ORDINANCE RELATING TO APPLICATION FILE Z23-477COMP AMENDING MAP LU 1, LAND USE PLAN MAP, OF THE CITY'S COMPREHENSIVE PLAN FROM "RESIDENTIAL LOW" TO "GENERAL COMMERCIAL" FOR APPROXIMATELY 0.84 ACRES IN THE WEST HILLS NEIGHBORHOOD; AND AMENDING THE ZONING MAP FROM "R1" TO "GENERAL COMMERCIAL, 75-FOOT HEIGHT LIMIT (GC-75)".

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 Z23-477COMP was submitted in a timely manner for review during the City's 2023/2024 Comprehensive Plan amendment cycle; and

WHEREAS, Application Z23-477COMP sought to amend the Land Use Plan Map of the City's Comprehensive Plan for 0.84 acres from "Residential Low" to "General Commercial" for 4302 W Sunset Blvd and 1603 S Bemis St; and

WHEREAS; the corresponding zoning destination requested was "General Commercial, 70-foot height limit (GC-70)"; and

WHEREAS, City Council adopted RES 2024-0029 on March 25, 2024, including Application Z23-477COMP in the 2024 Comprehensive Plan Amendment Work Program; and

WHEREAS, staff requested comments from agencies and departments on May 7, 2024, and a public comment period ran from June 10, 2024 to August 9, 2024; and

WHEREAS, the Spokane Plan Commission held a workshop to study the application on July 10, 2024; and

WHEREAS, City Council adopted ORD C36555 on August 12, 2024, amending SMC 17C.122.220.B.1, establishing new maximum height options for commercial zones, following which the applicant requested that the City consider a maximum height of 75 feet for this proposal; and

WHEREAS, the Washington State Department of Commerce and appropriate state agencies were given the required 60-day notice before adoption of proposed changes to the Comprehensive Plan on September 17, 2024; and

WHEREAS, a State Environmental Policy Act ("SEPA") Determination of Non-Significance was issued on September 16, 2024, for the amendment to the Comprehensive Plan, the comment period for which ended on October 8, 2024; and

WHEREAS, a staff report for Application Z23-477COMP reviewing all the criteria relevant to consideration of the application was published on September 20, 2024 and sent to all applicants, commenters, 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 in the Spokesman-Review on September 25, 2024, and October 2, 2024; 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 September 25, 2024; and

WHEREAS, the Spokane Plan Commission held a public hearing on October 9, 2024, including staff presentation, taking of public testimony, closing of the verbal and written public record, and deliberations; and

WHEREAS, the Spokane Plan Commission found that Application Z23-477COMP is consistent with and implements the Comprehensive Plan; and

WHEREAS, the Spokane Plan Commission found that Application Z23-477COMP meets the final review 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 Z23-477COMP, conditioned upon their recommendation to amend the height maximum from 70 feet to 75 feet as requested by the applicant; 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 Z23-477COMP is approved.
2. Amendment of the Land Use Map. Comprehensive Plan Map LU 1, Land Use Plan Map, is amended from "Residential Low" to "General Commercial" for 0.84 acres, as shown in Exhibit B.
3. Amendment of the Zoning Map. The City of Spokane Zoning Map is amended from "R1" to "General Commercial, 75-foot height limit (GC-75)" as shown in Exhibit C.

Please see Exhibit B and Exhibit C on the following two pages.



File: Z23-477COMP (Rustle and Bemis)

Exhibit B: Land Use Plan Map Changes

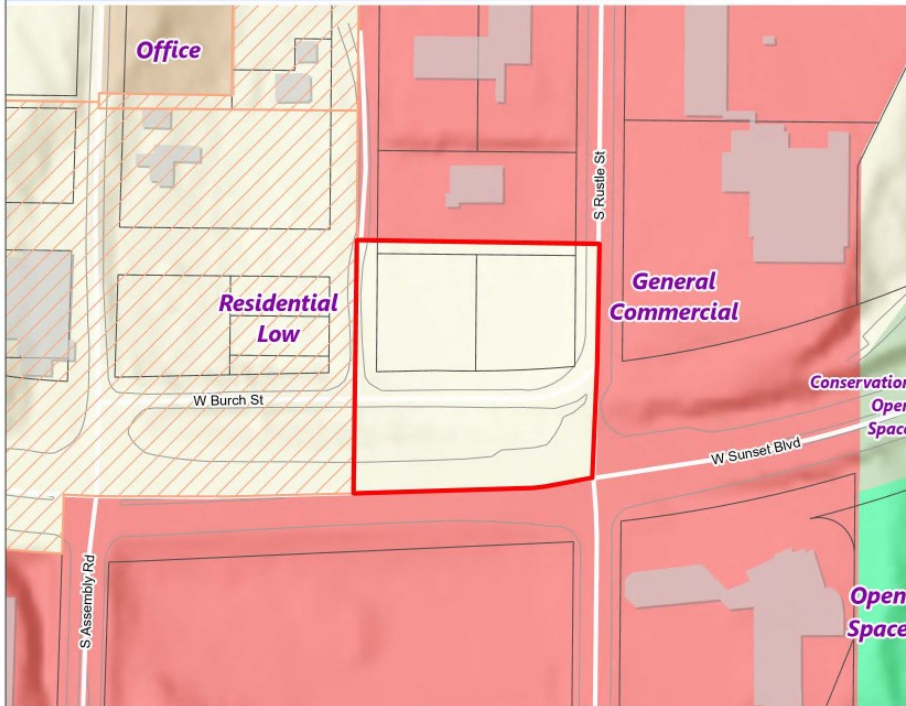
Department of Planning & Economic Development



Draw Date: 8/22/2024

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Current Land Use Plan Map Designations



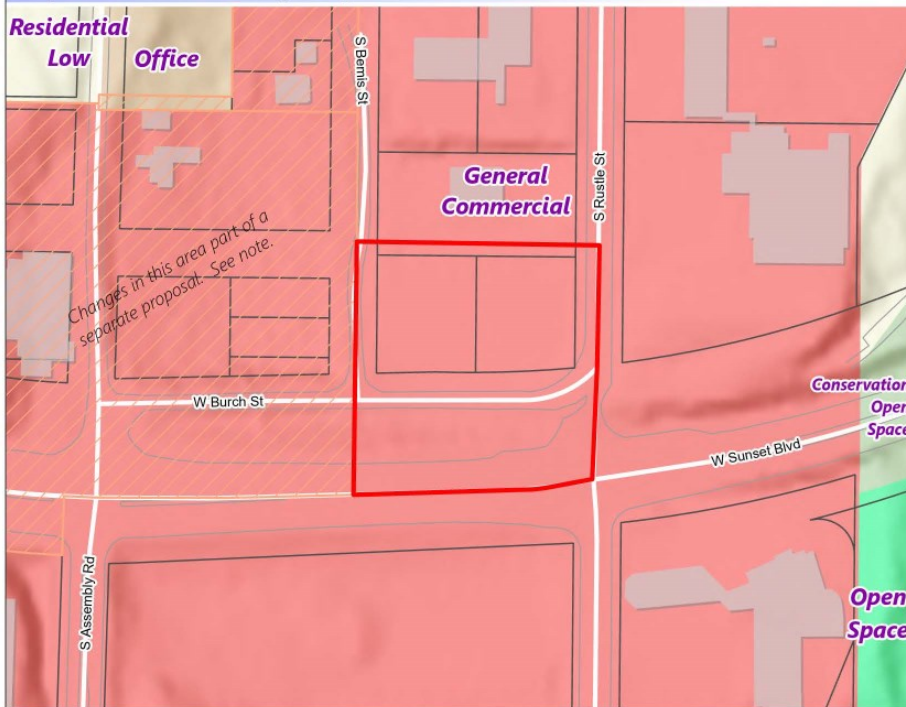
- Z23-477COMP
- Z23-478COMP
- Parcel
- Buildings
- Curb Line

- ### Land Use Plan Designation
- Conservation Open Space
 - Open Space
 - Residential Low
 - Office
 - General Commercial



Drawing Scale: 1:2,500

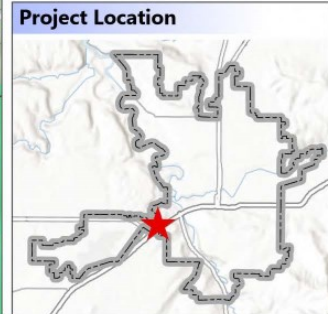
Proposed Land Use Plan Map Designation



Agent: Storhaug Engineering
Parcels: 25262.0108
 25262.0505
Size: 0.84 acres
 (Size is Approximate)

Note: This application is located adjacent to another proposal by a another applicant. See **File Z23-478COMP** for details as to the adjacent application.

Project Location





File: Z23-477COMP (Rustle and Bemis)

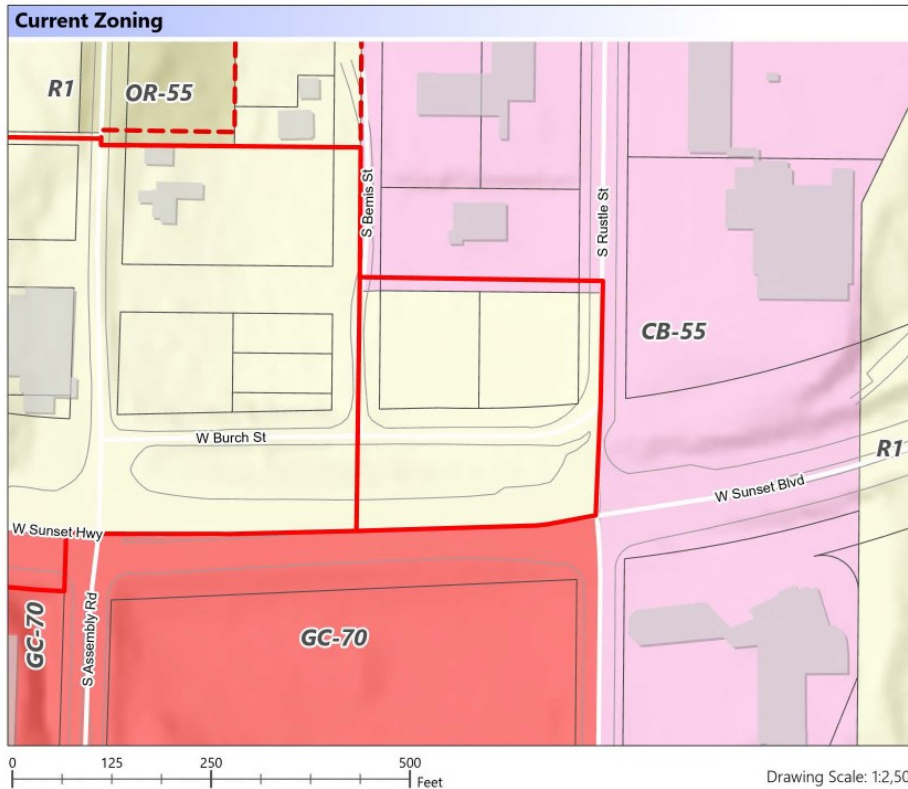
Exhibit C: Zoning Changes

Department of Planning & Economic Development

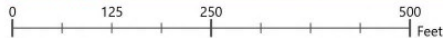


Draw Date: 10/17/2024

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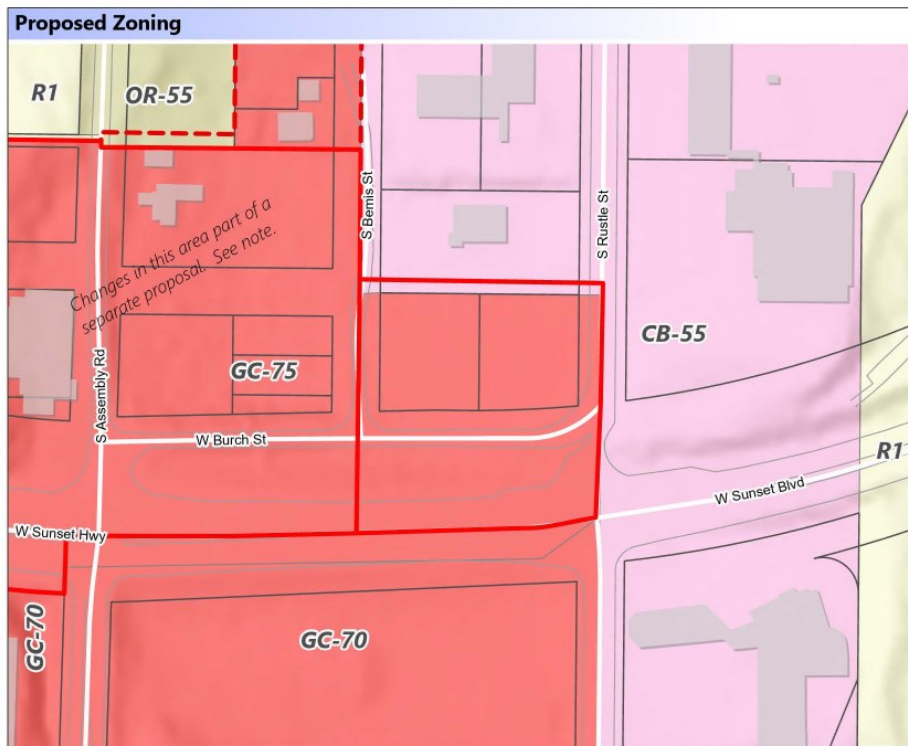
- Project Area
 - Buildings
 - Parcel
 - Curb Line
- Zoning**
- Community Business
 - General Commercial
 - Office Retail
 - Residential 1



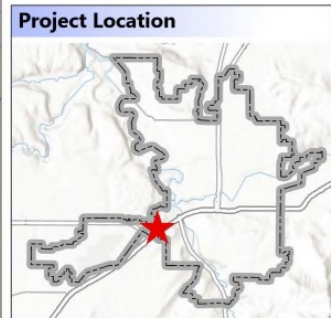
Drawing Scale: 1:2,500

Agent: Storhaug Engineering
Parcels: 25262.0108
 25262.0505
Size: 0.84 acres
 (Size is Approximate)

Note: This application is located adjacent to another proposal by another applicant. See **File Z23-478COMP** for details as to the adjacent application.



This exhibit has been updated according to the recommendation of the Spokane Plan Commission during their hearing on October 9, 2024.



Path: H:\Planning\Programs_Long_Range\GIS Mapping Program\23-042COMP Comp Plan Amendments 2023-2024 Cycle\23-042COMP Comp Plan Amendments 2023-2024 Cycle.aprx

Passed by City Council December 2, 2024
Delivered to Mayor December 4, 2024

Ordinance No. C36612

AN ORDINANCE RELATING TO APPLICATION FILE Z23-478COMP AMENDING MAP LU 1, LAND USE PLAN MAP, OF THE CITY'S COMPREHENSIVE PLAN FROM "RESIDENTIAL LOW" TO "GENERAL COMMERCIAL" AND "OFFICE" FOR APPROXIMATELY 5.2 ACRES IN THE WEST HILLS NEIGHBORHOOD; AND AMENDING THE ZONING MAP FROM "R1" TO "GENERAL COMMERCIAL, 75-FOOT HEIGHT LIMIT (GC-75) AND "OFFICE RETAIL, 55-FOOT HEIGHT LIMIT (OR-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 Z23-478COMP was submitted in a timely manner for review during the City's 2023/2024 Comprehensive Plan amendment cycle; and

WHEREAS, Application Z23-478COMP sought to amend the Land Use Plan Map of the City's Comprehensive Plan for 3.3 acres from "Residential Low" to "General Commercial" for parcels 25236.0305, 25236.0401 thru .0403, 25236.0405, 25271.0408, 25271.0501, 25271.0502, and 25271.0504; and

WHEREAS; the corresponding zoning destination requested was "General Commercial, 70 foot height limit (GC-70)"; and

WHEREAS, City Council adopted RES 2024-0029 on March 25, 2024, including Application Z23-478COMP in the 2024 Comprehensive Plan Amendment Work Program, and expanding the proposal to include consideration of parcels 25262.0311 and 25262.0312 and a portion of parcel 25236.0057, totaling 0.63 acres; and

WHEREAS, the applicant requested the City consider the inclusion of five additional parcels (25271.0403 thru .0407), totaling 1.3 acres, as an expansion to this proposal;

WHEREAS, the additional parcels (25271.0403 thru .0407) were subsequently included in all published materials including maps, noticing, and analysis; and

WHEREAS, staff requested comments from agencies and departments on May 7, 2024, and a public comment period ran from June 10, 2024 to August 9, 2024; and

WHEREAS, the Spokane Plan Commission held a workshop to study the application on July 10, 2024; and

WHEREAS, City Council adopted ORD C36555 on August 12, 2024, amending SMC 17C.122.220.B.1, establishing new maximum height options for commercial zones, following which the applicant requested that the City consider a maximum height of 75 feet for this proposal; and

WHEREAS, the Washington State Department of Commerce and appropriate state agencies were given the required 60-day notice before adoption of proposed changes to the Comprehensive Plan on September 17, 2024; and

WHEREAS, a State Environmental Policy Act ("SEPA") Determination of Non-Significance was issued on September 16, 2024, for the amendment to the Comprehensive Plan, the comment period for which ended on October 8, 2024; and

WHEREAS, a staff report for Application Z23-478COMP reviewing all the criteria relevant to consideration of the application was published on September 20, 2024, and sent to all applicants, commenters, 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 in the Spokesman-Review on September 25, 2024, and October 2, 2024; 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 September 25, 2024; and

WHEREAS, the Spokane Plan Commission held a public hearing on October 9, 2024, including staff presentation, taking of public testimony, closing of the verbal and written public record, and deliberations; and

WHEREAS, the Spokane Plan Commission found that Application Z23-478COMP is consistent with and implements the Comprehensive Plan; and

WHEREAS, the Spokane Plan Commission found that Application Z23-478COMP meets the final review 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 Z23-478COMP, conditioned upon their recommendation to include the five parcels requested by the applicant and to amend the height maximum for the "General Commercial" zoned parcels from 70 feet to 75 feet; 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 Z23-478COMP is approved.
2. Amendment of the Land Use Map. Comprehensive Plan Map LU 1, Land Use Plan Map, is amended from "Residential Low" to "General Commercial" and "Office" for 5.2 acres, as shown in Exhibit B.
3. Amendment of the Zoning Map. The City of Spokane Zoning Map is amended from "R1" to "General Commercial, 75-foot height limit (GC-75)" and "Office Retail, 55-foot height limit (OR-55)," as shown in Exhibit C.

Please see Exhibit B and Exhibit C on the following two pages.



File: Z23-478COMP (Assembly and Bemis)

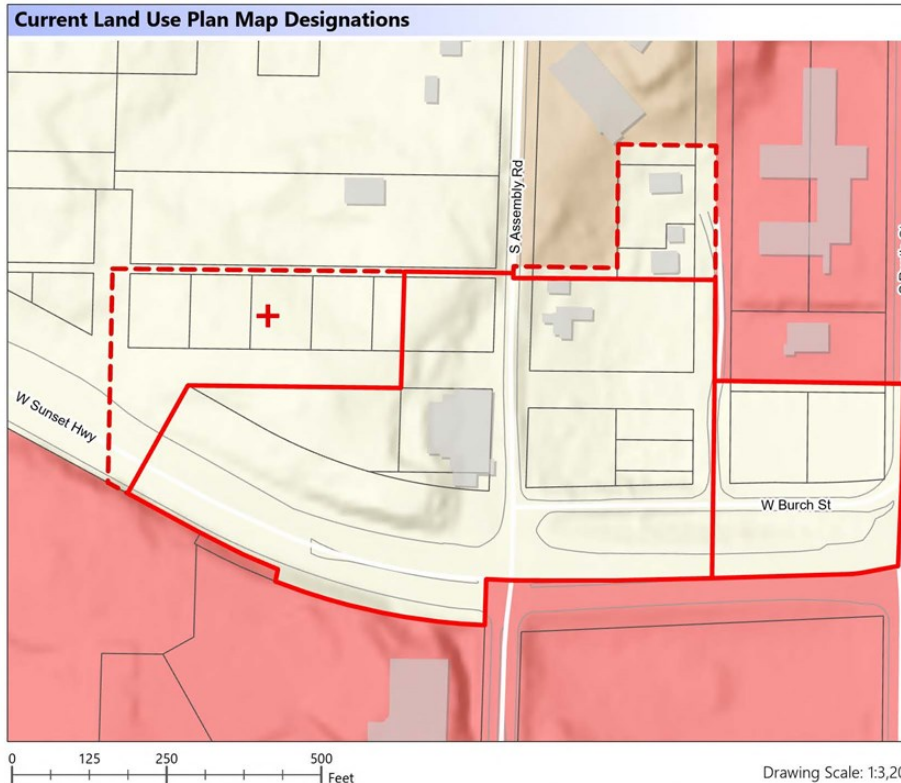
Exhibit B: Land Use Plan Map Changes

Department of Planning & Economic Development



Draw Date: 4/8/2024

THIS IS NOT A LEGAL DOCUMENT
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- Project Area
 - Expanded Area
 - Parcel
 - Buildings
 - Curb Line
- Land Use Plan Designation**
- Residential Low
 - Office
 - General Commercial

+ This expansion area was requested by the applicant after docketing was complete--its inclusion is subject to Plan Commission/City Council approval.



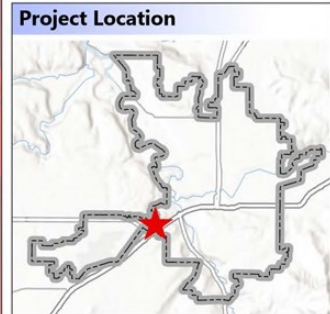
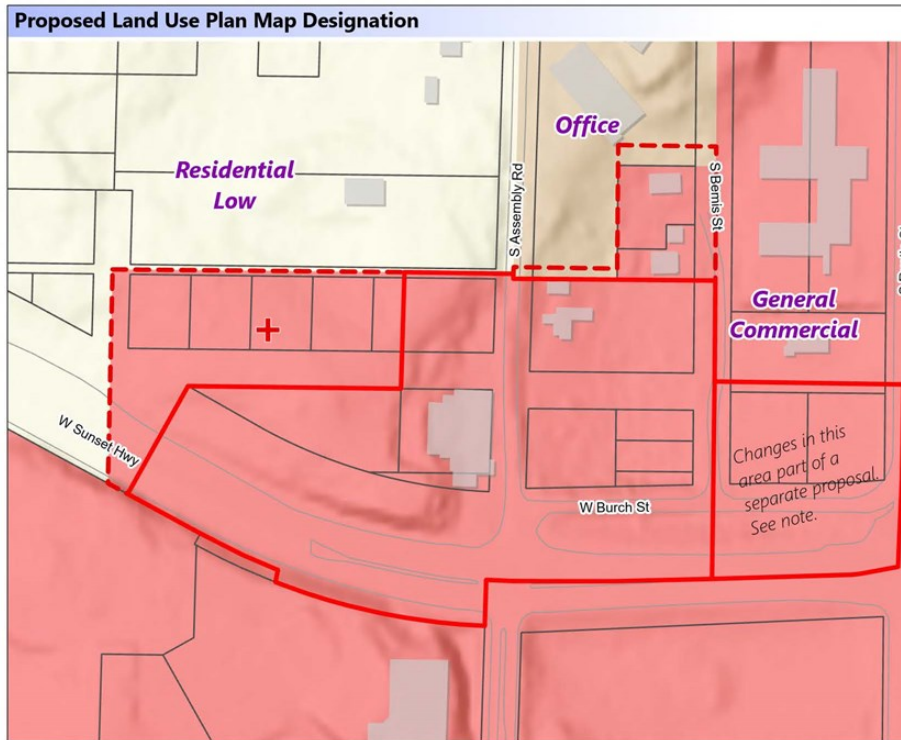
Drawing Scale: 1:3,200

Agent: Land Use Solutions & Entitlement

- Parcels:** 25236.0057 25271.0404
 25236.0305 25271.0405
 25236.0311 25271.0406
 25236.0312 25271.0407
 25236.0401 25271.0408
 25236.0402 25271.0501
 25236.0403 25271.0502
 25236.0405 25271.0504
 25271.0403

Size: 5.22 acres
(Size is Approximate)

Note: This application is located adjacent to another proposal by another applicant. See **File Z23-477COMP** for details as to the adjacent application.





File: Z23-478COMP (Assembly and Bemis)

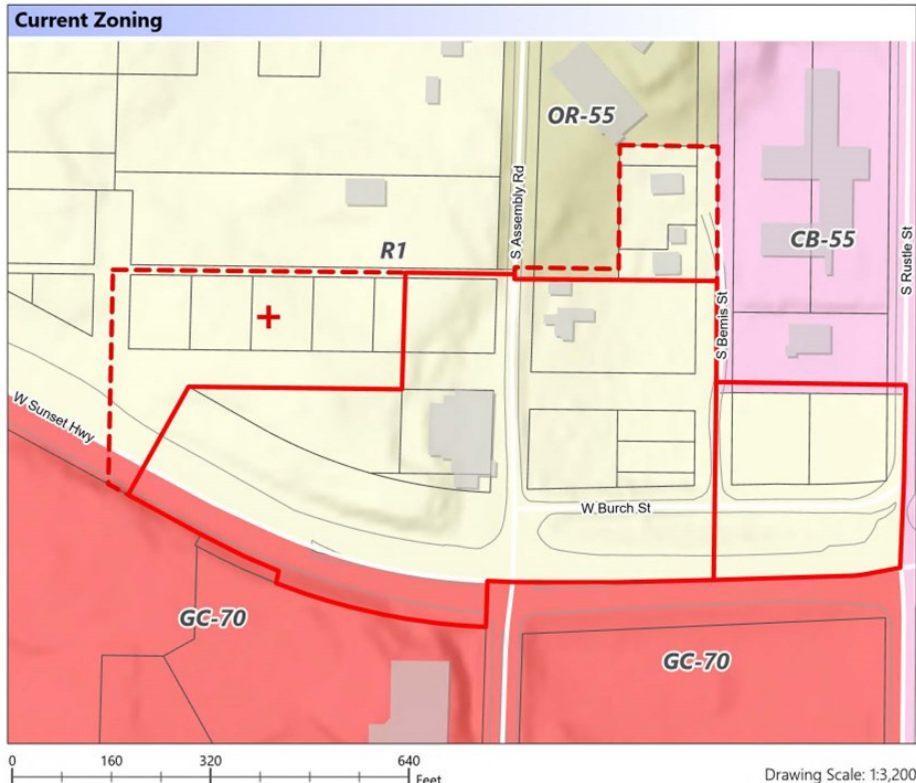
Exhibit C: Zoning Changes

Department of Planning & Economic Development



Draw Date: 10/17/2024

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- Project Area
 - Expansion Area
 - Buildings
 - Parcel
 - Curb Line
- Zoning**
- Community Business
 - General Commercial
 - Office Retail
 - Residential 1

+ This expansion area was requested by the applicant after docketing was complete--its inclusion is subject to Plan Commission/City Council approval.

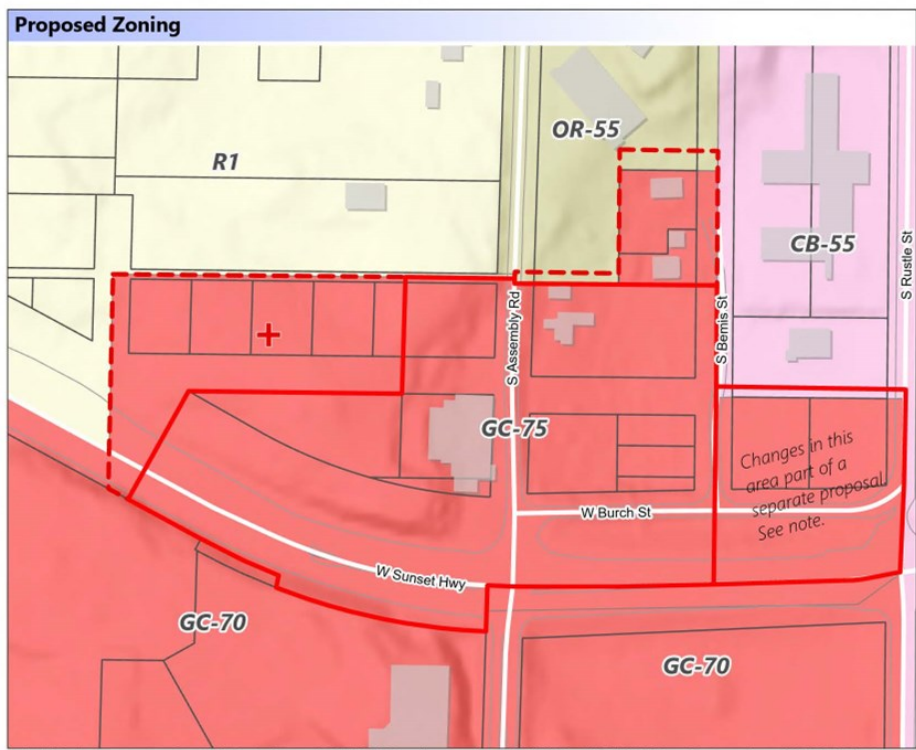
Agent: Land Use Solutions & Entitlement

- Parcels:** 25236.0057 25271.0404
 25236.0305 25271.0405
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 25271.0403

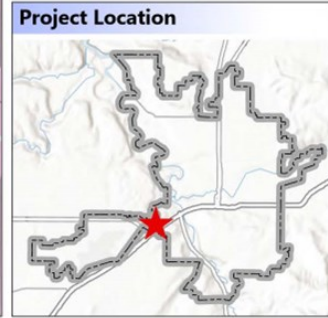
Size: 5.22 acres
(Size is Approximate)

Note: This application is located adjacent to another proposal by a another applicant. See **File Z23-477COMP** for details as to the adjacent application.

This exhibit has been updated according to the recommendation of the Spokane Plan Commission during their hearing on October 9, 2024.



Changes in this area part of a separate proposal. See note.



Path: H:\Planning\Programs_Long_Range\GIS Mapping Program\23-042COMP Comp Plan Amendments 2023-2024 Cycle\23-042COMP Comp Plan Amendments 2023-2024 Cycle.aprx

**Passed by City Council December 2, 2024
Delivered to Mayor December 4, 2024**

Ordinance No. C36613

AN ORDINANCE RELATING TO APPLICATION FILE Z23-479COMP AMENDING MAP LU 1, LAND USE PLAN MAP, OF THE CITY'S COMPREHENSIVE PLAN FROM "RESIDENTIAL LOW" TO "GENERAL COMMERCIAL," "RESIDENTIAL MODERATE," AND "POTENTIAL OPEN SPACE" FOR APPROXIMATELY 33 ACRES IN THE BALBOA/SOUTH INDIAN TRAIL NEIGHBORHOOD; AND AMENDING THE ZONING MAP FROM "R1" TO "COMMUNITY BUSINESS, 55-FOOT HEIGHT LIMIT (CB-55)", RESIDENTIAL MULTIFAMILY (RMF), AND "R1."

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 Z23-479COMP was submitted in a timely manner for review during the City's 2023/2024 Comprehensive Plan amendment cycle; and

WHEREAS, Application Z23-479COMP sought to amend the Land Use Plan Map of the City's Comprehensive Plan for 32.05 acres from "Residential Low" to "Residential Moderate," "General Commercial," and "Conservation Open Space" for parcels 26262.0010, 26262.0018, 26262.0054, 26262.0055, and 26265.0048; and

WHEREAS, the corresponding zoning designation requested was "Residential Multifamily (RMF)" for the portions designated "Residential Moderate," "Community Business, 55-foot height limit (CB-55)" for the portions designated "General Commercial," and "R1" for the portions designated "Conservation Open Space" or "Residential Low"; and

WHEREAS, City Council adopted RES 2024-0029 on March 25, 2024, including Application Z23-479COMP in the 2024 Comprehensive Plan Amendment Work Program, and expanding the proposal to include consideration of portions of parcels 26261.3401, 26262.2620, and 26262.2621, totaling three additional acres; and

WHEREAS, staff requested comments from agencies and departments on May 7, 2024, and a public comment period ran from June 10, 2024 to August 9, 2024; and

WHEREAS, the Spokane Plan Commission held a workshop to study the application on July 24, 2024; and

WHEREAS, the Washington State Department of Commerce and appropriate state agencies were given the required 60-day notice before adoption of proposed changes to the Comprehensive Plan on September 17, 2024; and

WHEREAS, a State Environmental Policy Act ("SEPA") Mitigated Determination of Non-Significance was issued on September 16, 2024, for the amendment to the Comprehensive Plan, the comment period for which ended on October 8, 2024; and

WHEREAS, a staff report for Application Z23-479COMP reviewing all the criteria relevant to consideration of the application was published on September 20, 2024, and sent to all applicants, commenters, 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 in the Spokesman-Review on September 25, 2024, and October 2, 2024; 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 September 25, 2024; and

WHEREAS, the Spokane Plan Commission held a public hearing on October 9, 2024, including staff presentation, taking of public testimony, closing of the verbal and written public record, and deliberations; and

WHEREAS, the Spokane Plan Commission found that Application Z23-479COMP is consistent with and implements the Comprehensive Plan; and

WHEREAS, the Spokane Plan Commission found that Application Z23-479COMP meets the final review criteria for Comprehensive Plan Amendments delineated in Spokane Municipal Code 17G.020.030; and

WHEREAS, the Spokane Plan Commission voted 8 to 0, with one abstention, to recommend approval of Application Z23-479COMP, conditioned upon their recommendation to remove parcel 26261.3401 from the proposal, apply the "Potential Open Space" designation instead of the "Conservation Open Space" designation, and execute a development agreement; 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 Z23-479COMP is approved.
2. Amendment of the Land Use Map. Comprehensive Plan Map LU 1, Land Use Plan Map, is amended from "Residential Low" to "Residential Moderate," "General Commercial," and "Potential Open Space" for approximately 33 acres, as shown in Exhibit B, subject to the owner(s) of the property entering into a binding development agreement with the City within one year of the effective date of this ordinance and prior to the approval of any development permits on the site.
3. Amendment of the Zoning Map. The City of Spokane Zoning Map is amended from "R1" to "Residential Multifamily (RMF)," and "Community Business, 55-foot height limit (CB-55)," as shown in Exhibit C, subject to the owner(s) of the property entering into a binding development agreement within one year of the effective date of this ordinance.
4. Approval Conditions for Development Agreement. The approval granted by this ordinance is conditioned upon the applicants entering into a binding development agreement that has been mutually executed between the City and the applicants and which is consistent with the requirements of Chapter 36.70B RCW and Spokane Municipal Code chapter 17A.060, sufficient to bind the applicants and applicants' successor(s) and assigns with respect to development of the property identified in Exhibits B and C and addressing the following:
 - a. Site plan.
 - b. Multimodal circulation plan.
 - c. Development details for the City of Spokane Integrated Capital Management Department.
 - d. Limitations on uses allowed in the commercial portions of the Application.
 - e. Emergency egress.
5. Expiration Date. The approvals granted by this ordinance shall expire and the Land Use Designation and Zoning Category shall revert to the original designations as stated in Sections 2 and 3 herein above if, within one (1) year from the effective date of this ordinance, the conditions set forth in Section 4 of this ordinance have not been satisfied.
6. This ordinance shall become effective thirty (30) days after its enactment; provided no development permits may be issued for the property until all conditions of approval have been satisfied including the mutual execution of a development agreement between the city and the applicants addressing the terms set forth in section 4 herein above and the approval of the same by the City Council by Ordinance or Resolution.

Please see Exhibit B and Exhibit C on the following two pages.



File: Z23-479COMP (N Indian Trail)

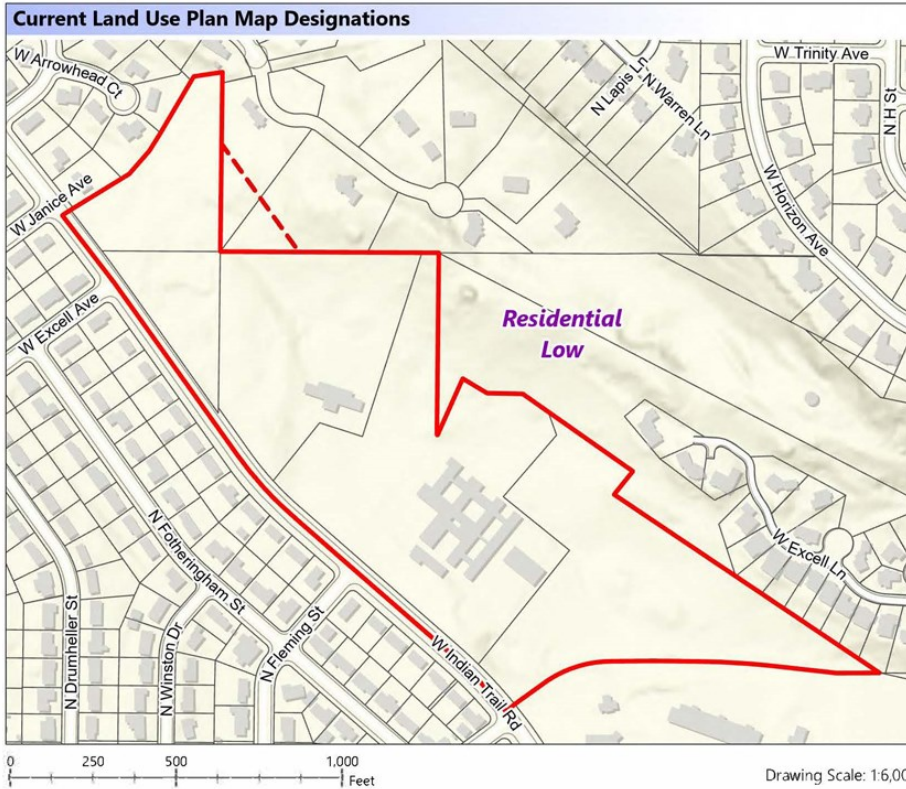
Exhibit B: Land Use Plan Map Changes

Department of Planning & Economic Development

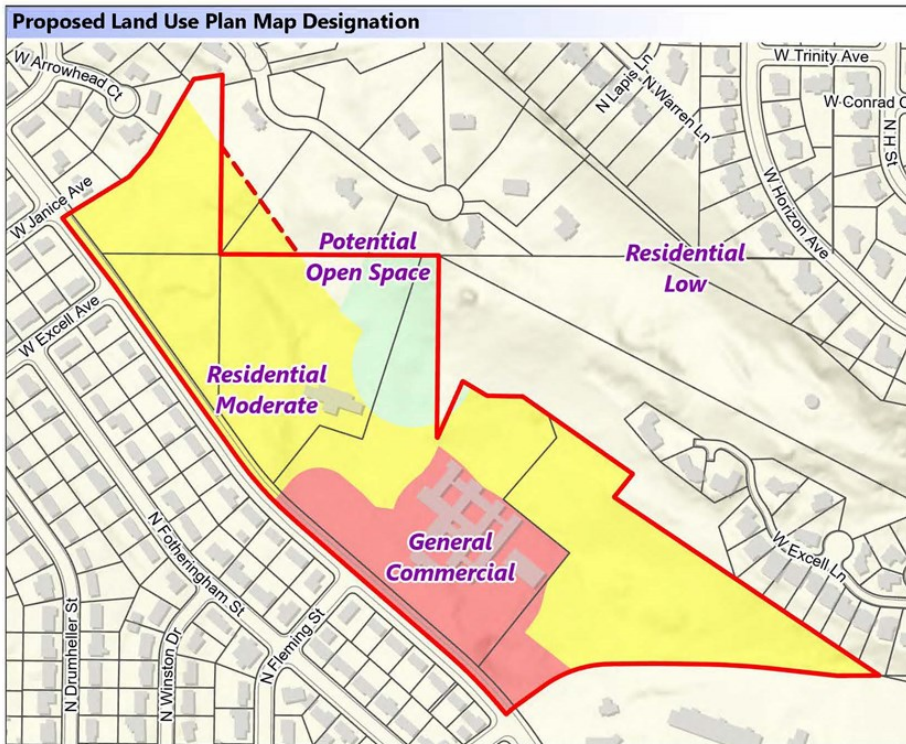


Draw Date: 10/17/2024

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- Project Area
 - Expanded Area
 - Building
 - Parcel
 - Curb Line
- Land Use Plan Map Designation**
- General Commercial
 - Potential Open Space
 - Residential Low
 - Residential Moderate

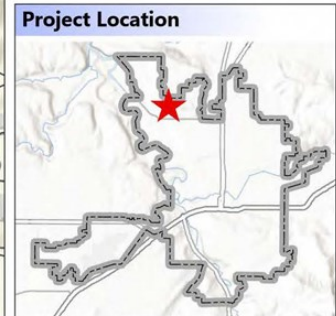


Agent: Land Use Solutions & Entitlement

Parcels: 26262.0010
26262.0018
26262.0054
26262.0055
26262.2620
26262.2621
26265.0048

Size: 33 acres
(Size is Approximate)

This exhibit has been updated according to the recommendation of the Spokane Plan Commission during their hearing on October 9, 2024.



Path: H:\Planning\Programs_LongRange\GIS Mapping Program\23-042COMP Comp Plan Amendments 2023-2024 Cycle\23-042COMP Comp Plan Amendments 2023-2024 Cycle.aprx



File: Z23-479COMP (N Indian Trail)

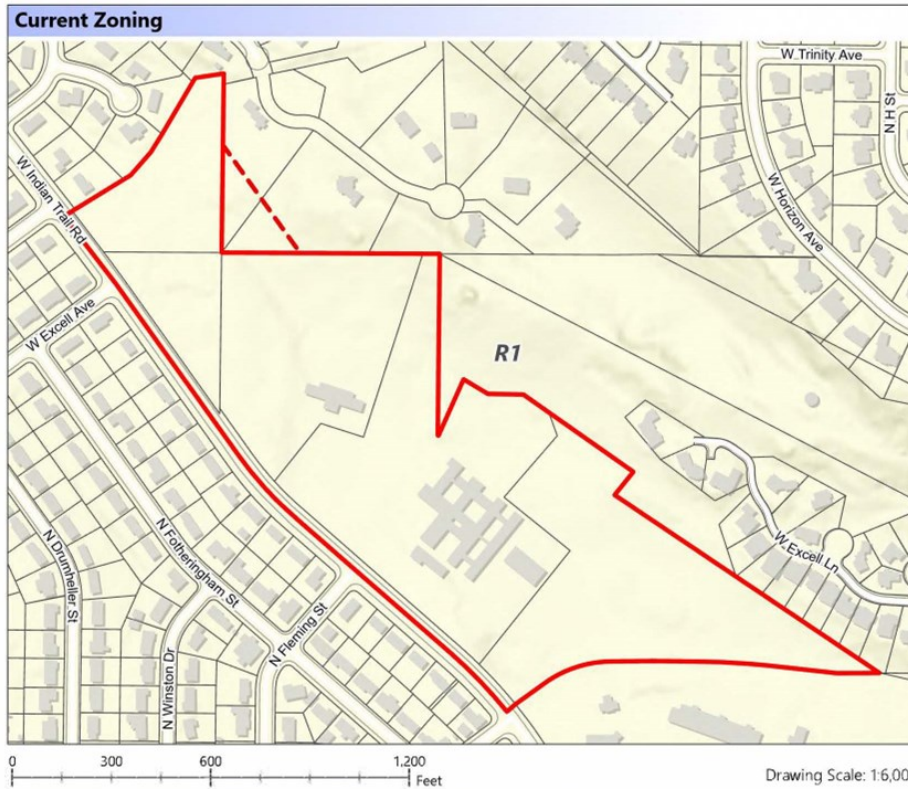
Exhibit C: Zoning Changes

Department of Planning & Economic Development

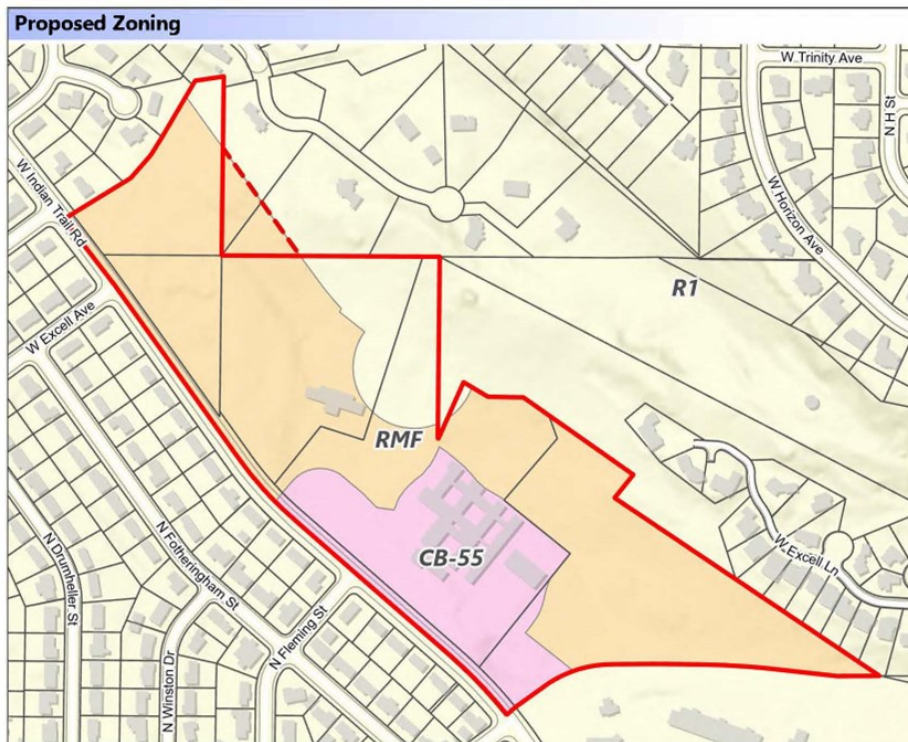


Draw Date: 10/17/2024

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- Project Area
 - Buildings
 - Parcel
 - Curb Line
- Zoning**
- Community Business
 - Residential Multifamily
 - Residential 1

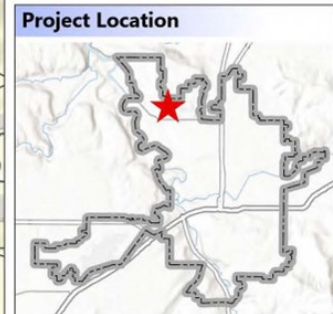


Agent: Land Use Solutions & Entitlement

Parcels: 26262.0010
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26262.0054
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26262.2620
26262.2621
26265.0048

Size: 33 acres
(Size is Approximate)

This exhibit has been updated according to the recommendation of the Spokane Plan Commission during their hearing on October 9, 2024.



Path: H:\Planning\Programs_Loing_Range\GIS Mapping Program\z3-042COMP Comp Plan Amendments 2023-2024 Cycle\z3-042COMP Comp Plan Amendments 2023-2024 Cycle.aprx

**Passed by City Council December 2, 2024
Delivered to Mayor December 4, 2024**

Ordinance No. C36614

AN ORDINANCE RELATING TO PROPOSAL FILE Z24-105COMP AMENDING MAP LU 1, LAND USE PLAN MAP, OF THE CITY'S COMPREHENSIVE PLAN FROM "RESIDENTIAL LOW," "RESIDENTIAL MODERATE," "INSTITUTIONAL," "GENERAL COMMERCIAL," "CENTER AND CORRIDOR TRANSITION AREA," AND "CENTER AND CORRIDOR CORE AREA" TO "RESIDENTIAL MODERATE," "RESIDENTIAL HIGH," "INSTITUTIONAL," AND "CENTER AND CORRIDOR CORE AREA" FOR APPROXIMATELY 361 ACRES, CONSISTING OF 604 PARCELS, IN THE SOUTH LOGAN STUDY AREA, AS DEFINED BY THE SOUTH LOGAN TOD PLAN (RES 2024-0015); AND AMENDING THE ZONING MAP FROM "R1," "R2," "RESIDENTIAL MULTIFAMILY (RMF)," "RESIDENTIAL HIGH DENSITY, 55-FOOT HEIGHT LIMIT (RHD-55)," "OFFICE RETAIL, 55-FOOT HEIGHT LIMIT (OR-55)," "GENERAL COMMERCIAL, 150-FOOT HEIGHT LIMIT (GC-150)," "CONTEXT AREA 1/2/3/4" (HAMILTON FORM BASED CODE), AND "CENTERS AND CORRIDORS, DISTRICT CENTER (CC1-DC)" TO "RESIDENTIAL MULTIFAMILY, 40-FOOT HEIGHT LIMIT (RMF-40)," "RESIDENTIAL HIGH DENSITY, 55-FOOT HEIGHT LIMIT (RHD-55)," "RESIDENTIAL HIGH DENSITY, 75-FOOT HEIGHT LIMIT (RHD-75)," "CONTEXT AREA 1 (CA1)" (HAMILTON FORM-BASED CODE), AND "CENTERS AND CORRIDORS, EMPLOYMENT CENTER (CC1-EC)."

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, City Council adopted the Transit Oriented Development ("TOD") Framework Action Plan (RES 2022-0039) in May 2022, identifying strategies best suited to Spokane for supporting TOD along new High-Performance Transit lines, including a focus on South Logan; and

WHEREAS, the City completed a 20-month planning and public engagement process to review existing conditions and regulations, establish a coordinated framework and community vision for encouraging mixed-use, walkable places, and study environmental impacts of planned development in the South Logan Study Area; and

WHEREAS, the City provided opportunities for meaningful public involvement and review in the South Logan TOD Plan and Environmental Impact Statement ("EIS") process, including a community meeting consistent with RCW 43.21C.440; considered all comments received; and, as appropriate, modified the proposal or mitigation measures in response to comments, resulting in the Preferred Alternative analyzed in the Final Environmental Impact Statement ("FEIS"); and

WHEREAS, on January 29, 2024, Spokane City Council adopted by resolution (RES 2024-0015) the Final South Logan TOD Plan and FEIS as a declaration of the subarea's desired future condition; and

WHEREAS, Proposal Z24-105COMP intends to implement the vision adopted in the Final South Logan TOD Plan and FEIS,

WHEREAS, Proposal Z24-105COMP seeks to amend the Land Use Plan Map of the City's Comprehensive Plan for 361 acres, consisting of 604 parcels, from "Residential Low," "Residential Moderate," "Institutional," "General Commercial," "Center and Corridor Transition Area," and "Center and Corridor Core Area" to "Residential Moderate," "Residential High," "Institutional," and "Center and Corridor Core Area;" and

WHEREAS, Proposal Z24-105COMP seeks to amend the zoning map for the subject properties from "R1," "R2," "Residential Multifamily (RMF)," "Residential High Density, 55-Foot Height Limit (RHD-55)," "Office Retail, 55-Foot Height Limit (OR-55)," "General Commercial, 150-Foot Height Limit (GC-150)," "Context Area 1/2/3/4" (Hamilton Form Based Code), and "Centers And Corridors, District Center (CC1-DC)" to "Residential Multifamily, 40-Foot Height Limit (RMF-40)," "Residential High Density, 55-Foot Height Limit (RHD-55)," "Residential High Density, 75-Foot Height Limit (RHD-75)," "Context Area 1 (Ca1)" (Hamilton Form-Based Code), And "Centers And Corridors, Employment Center (CC1-EC);" and

WHEREAS, City Council adopted RES 2024-0029 on March 25, 2024, including Proposal Z24-105COMP in the 2024 Comprehensive Plan Amendment Work Program; and

WHEREAS, staff requested comments from agencies and departments on May 7, 2024, and a public comment period ran from June 10, 2024 to August 9, 2024; and

WHEREAS, the Spokane Plan Commission held a workshop to study the proposal on June 12, 2024; and

WHEREAS, the Washington State Department of Commerce and appropriate state agencies were given the required 60-day notice before adoption of proposed changes to the Comprehensive Plan on September 17, 2024; and

WHEREAS, a staff report for Proposal Z24-105COMP reviewing all the criteria relevant to consideration of the proposal was published on September 20, 2024 and sent to all applicants, commenters, 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 in the Spokesman-Review on September 25, 2024, and October 2, 2024; and

WHEREAS, Notice of Plan Commission Public Hearing and SEPA Determination was 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 September 25, 2024; and

WHEREAS, the Spokane Plan Commission held a public hearing on October 9, 2024, including staff presentation, taking of public testimony, closing of the verbal and written public record, and deliberations; and

WHEREAS, the Spokane Plan Commission found that Proposal Z24-105COMP is consistent with and implements the Comprehensive Plan; and

WHEREAS, the Spokane Plan Commission found that Proposal Z24-105COMP meets the final review 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 Z24-105COMP; 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 Z24-105COMP is approved.
2. Amendment of the Land Use Map. Comprehensive Plan Map LU 1, Land Use Plan Map, is amended from "Residential Low," "Residential Moderate," "Institutional," "General Commercial," "Center and Corridor Transition Area," and "Center and Corridor Core Area" to "Residential Moderate," "Residential High," "Institutional," and "Center and Corridor Core Area" for the 361-acre South Logan Study Area, as shown in Exhibit B.
3. Amendment of the Zoning Map. The City of Spokane Zoning Map is amended from "R1," "R2," "Residential Multifamily (RMF)," "Residential High Density, 55-Foot Height Limit (RHD-55)," "Office Retail, 55-Foot Height Limit (OR-55)," "General Commercial, 150-Foot Height Limit (GC-150)," "Context Area 1/2/3/4" (Hamilton Form Based Code), and "Centers And Corridors, District Center (CC1-DC)" to "Residential Multifamily, 40-Foot Height Limit (RMF-40)," "Residential High Density, 55-Foot Height Limit (RHD-55)," "Residential High Density, 75-Foot Height Limit (RHD-75)," "Context Area 1 (Ca1)" (Hamilton Form-Based Code), And "Centers And Corridors, Employment Center (CC1-EC)," as shown in Exhibit C.

Please see Exhibit B1, Exhibit B2, Exhibit C1, and Exhibit C2 on the following four pages.



File: Z24-105COMP (South Logan TOD)

Exhibit B1: Current Land Use Plan Map

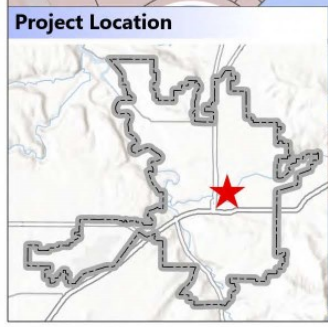
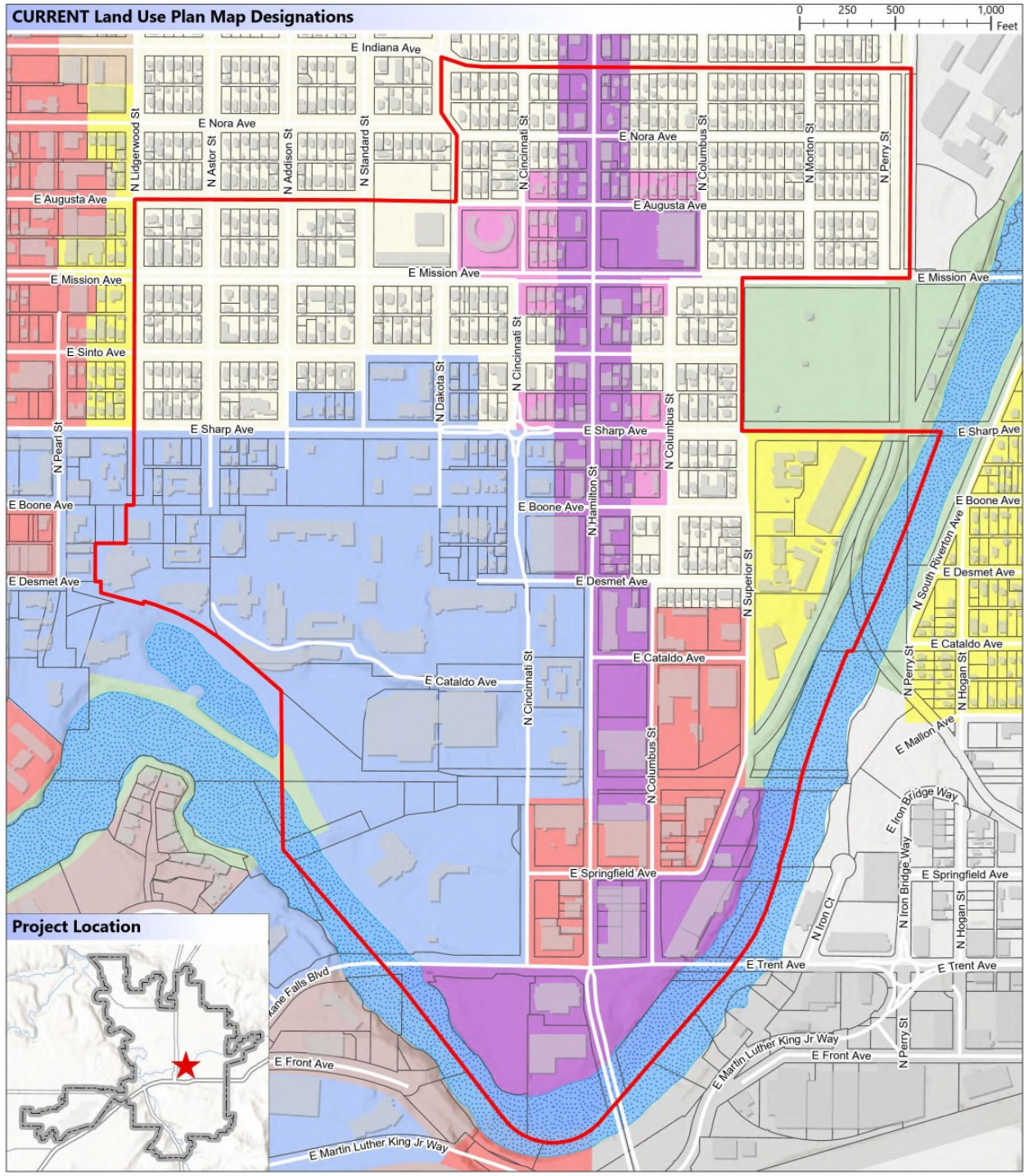
Department of Planning & Economic Development



Draw Date: 3/28/2024

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Drawing Scale: 1:8,500



- | | | | | | |
|--------------|-----------|-------------------------|---------------|--------------------|------------------|
| Project Area | Parcel | Conservation Open Space | Office | General Commercial | Heavy Industrial |
| Buildings | Waterbody | Residential Low | CC Core | Downtown | Institutional |
| | | Residential Moderate | CC Transition | Light Industrial | |

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File: Z24-105COMP (South Logan TOD)

Exhibit B2: Proposed Land Use Plan Map

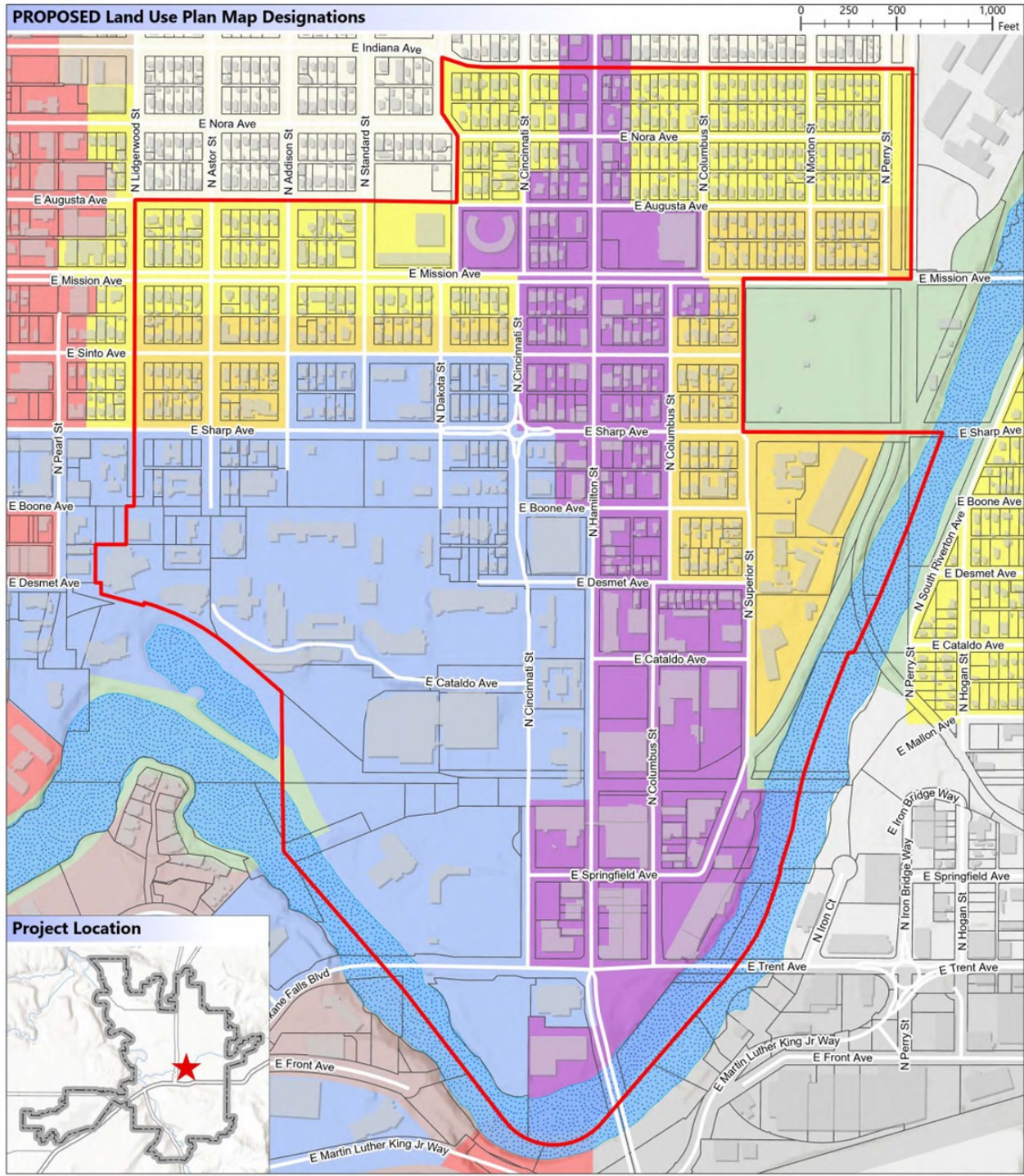
Department of Planning & Economic Development



Draw Date: 3/28/2024

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Drawing Scale: 1:8,500



- Project Area
- Parcel
- Buildings
- Waterbody
- CC Core
- General Commercial
- Conservation Open Space
- Downtown
- Heavy Industrial
- Light Industrial
- Office
- Institutional
- Residential Low
- Residential High
- Residential Moderate

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File: Z24-105COMP (South Logan TOD)

Exhibit C1: Current Zoning

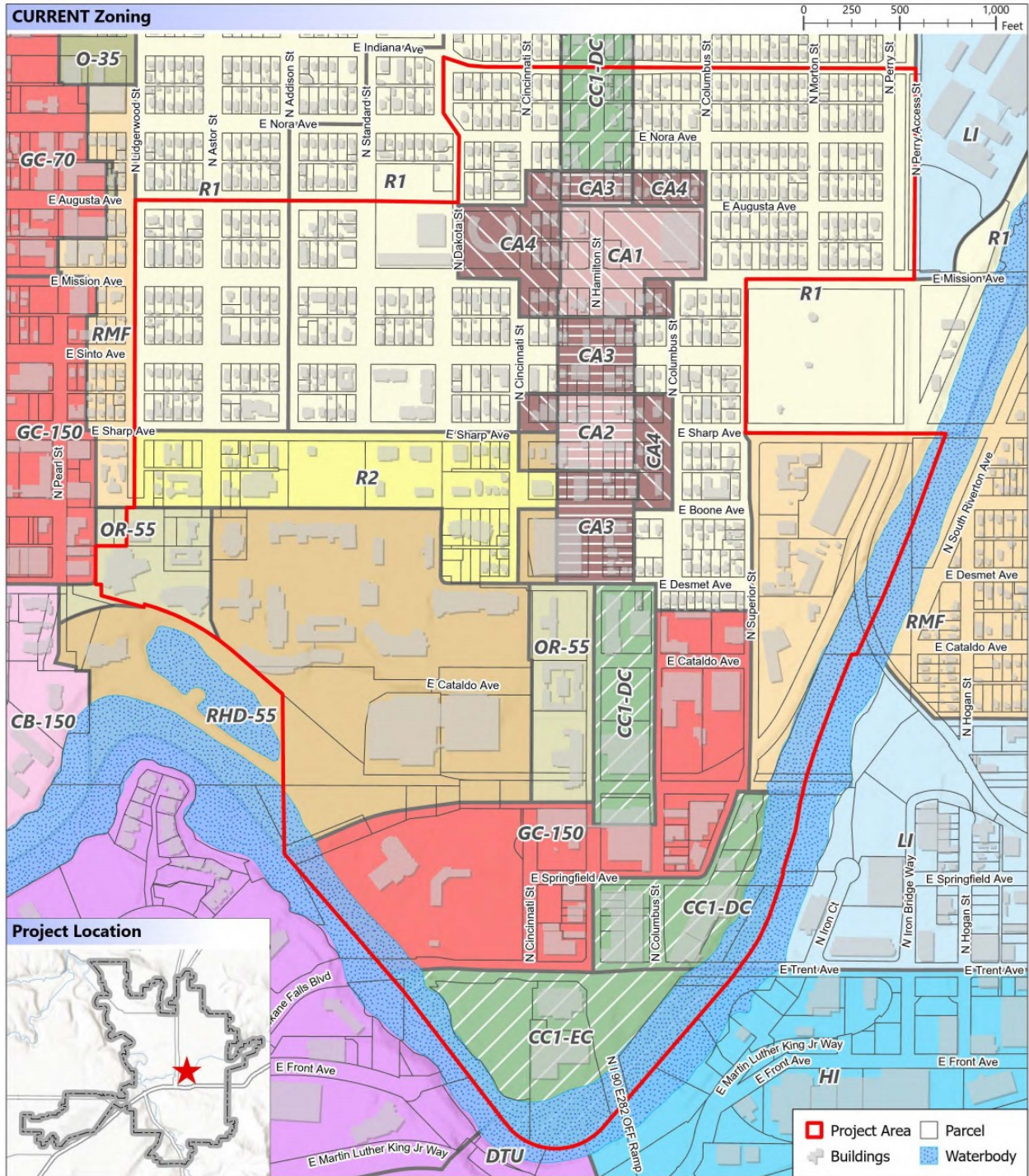
Department of Planning & Economic Development

Draw Date: 3/28/2024



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Drawing Scale: 1:8,500



- | | | | | | |
|--|---|--|--|--|---|
| Center and Corridor Type 1 | Downtown University | Context Area 3 | Heavy Industrial | Office Retail | Residential 2 |
| Center and Corridor Type 2 | Context Area 1 | Context Area 4 | Light Industrial | Residential High Density | Residential 1 |
| Community Business | Context Area 2 | General Commercial | Office | Residential Multifamily | |

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File: Z24-105COMP (South Logan TOD)

Exhibit C2: Proposed Zoning

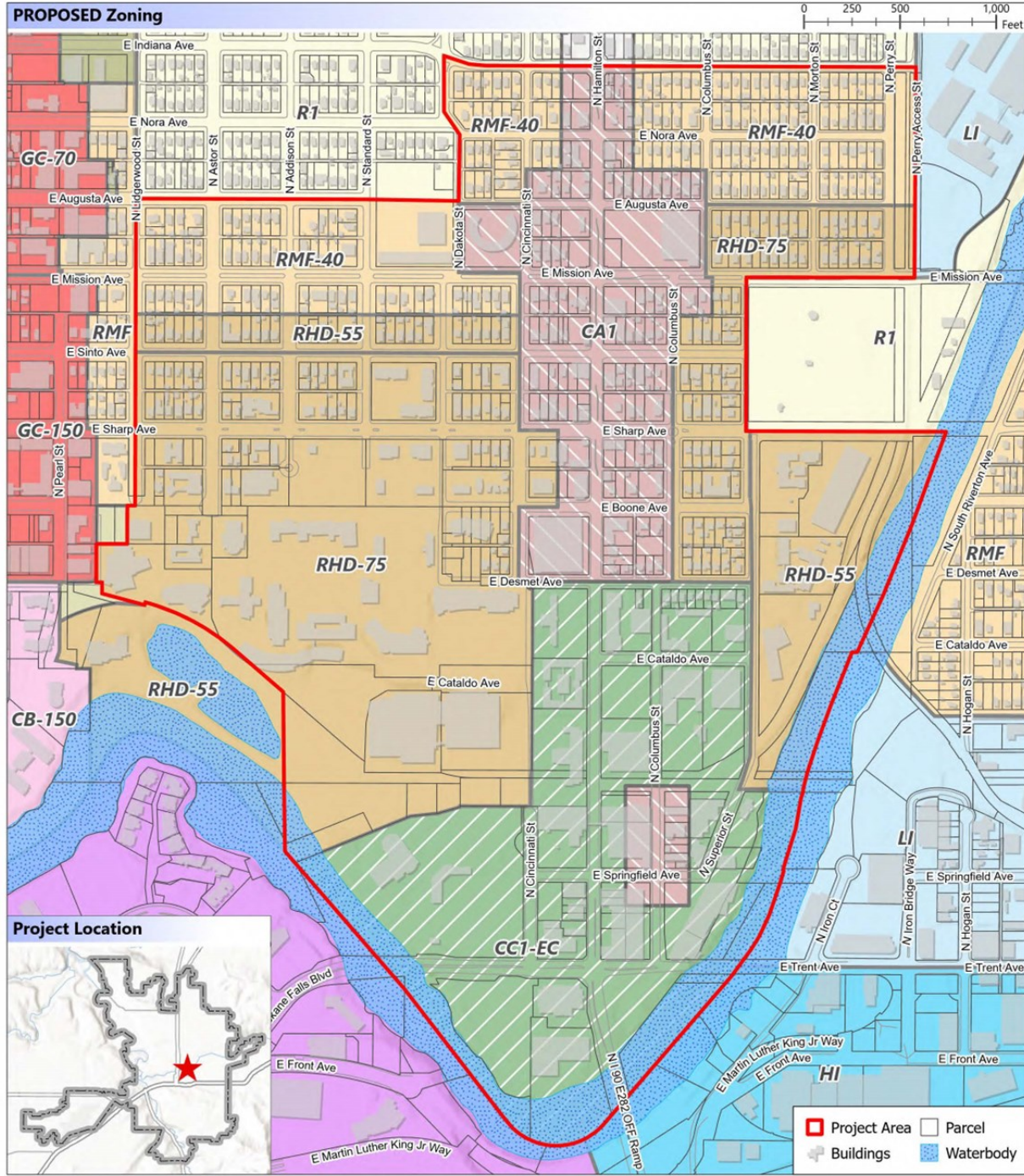
Department of Planning & Economic Development



Draw Date: 4/8/2024

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Drawing Scale: 1:8,500



Path: H:\Planning\Programs_Long_Range\GIS Mapping Program\23-042COMP Comp Plan Amendments 2023-2024 Cycle\23-042COMP Comp Plan Amendments 2023-2024 Cycle.aprx

Passed by City Council December 2, 2024
Delivered to Mayor December 4, 2024

ORDINANCE NO. C36615

An Ordinance changing the zone from Office (O) to Office Retail (OR) for property located at 727 W Francis Avenue in the City and County of Spokane, State of Washington, by amending the Official Zoning Map.

WHEREAS, the Hearing Examiner held a public hearing on this matter on September 5th, 2024 on the request of the owner of certain property zoned Office, and generally located to the south of the Francis Ave. and Post St. intersection in the City and County of Spokane, State of Washington, and on September 5th, 2024 recommended approval of said zone change for said property subject to conditions; and

WHEREAS, this designation is not a major action significantly affecting the quality of the environment; and

WHEREAS, the City Council, upon public hearing, adopts the Findings, Conclusions, and Decision of the Hearing Examiner, dated September 5th, 2024 and further determines that this rezone furthers the accomplishment of the Land Use Element of the Comprehensive Plan, encourages orderly development of a type and at a time that enhances the neighborhood, and does not produce adverse effects on the local environment; NOW, THEREFORE - - -

The City of Spokane does ordain that the Director of Planning Services be directed to change the Official Zoning Map adopted by Spokane Municipal Code Section 17A.040.020, so as to designate the properties described as:

WALL STREET ADDITION LOTS 1-2, BLOCK 1

in the County of Spokane, State of Washington, with an Office Retail Zone.

Passed by City Council December 2, 2024
Delivered to Mayor December 4, 2024

ORDINANCE NO. C36616

AN ORDINANCE APPROVING AND CONFIRMING THE 2025 ASSESSMENTS AND ASSESSMENT ROLL FOR THE DOWNTOWN SPOKANE PARKING AND BUSINESS IMPROVEMENT AREA, PREPARED UNDER ORDINANCE C32923 AS CODIFIED AND AMENDED IN CHAPTER 04.31 SMC.

WHEREAS, on September 23, 2024, the Spokane City Council passed Resolution 2024–0086 which provided notice and set a date for hearing on the assessments to be levied under the above identified ordinance; and

WHEREAS, pursuant to Resolution 2024–0086, a public hearing was held on December 2, 2024 to take public testimony regarding the assessments and assessment roll for the Downtown Spokane Parking and Business Improvement Area; and

WHEREAS, the assessment roles have been on file in the Office of the City Clerk for public review and inspection; and

WHEREAS, the City Council, through this ordinance, intends to levy assessments in the Downtown Spokane Business Improvement District to provide programs and services, which will specifically benefit the businesses and properties in the District; and

THE CITY OF SPOKANE DOES ORDAIN:

Section 1. The 2025 assessments and the assessment roll of the Downtown Spokane Parking and Business Improvement Area, established under Ordinance C32923, as codified and amended in Chapter 04.31 SMC, are hereby approved and confirmed. The assessments and assessment roll are attached hereto, available in the Office of the City Clerk and City Treasurer.

Section 2. Each of the businesses, as described in RCW 35.87A.020, lots, tracts, and parcels of land and other property, including improvements thereon, multi-family residential, mixed-use projects as described in RCW 35.87A.020 (4), hotels, motels, government, and others, shown upon said rolls are hereby declared to be specially benefited by the programs authorized in Ordinance C32923, as amended, in at least the amount levied against the same. The method of assessment is based upon the Special Assessment Formula in Appendix B.

Section 3. Pursuant to SMC 04.31.100, the projects, programs, activities and budget for the 2025 Downtown Parking and Business Improvement Area as presented to the City Council are hereby approved and may be revised by the City Council pursuant to a subsequent motion.

Section 4. The City Clerk is hereby directed to certify and transmit the assessment roll to the City Treasurer for collection, pursuant to City Ordinance and state law.

Section 5. That the assessments shown in the roll on file in the Office of the City Clerk are due on January 31, 2025. The ratepayer may elect to make payments in two installments with the first half of the assessment due and payable on the 31st day of January, 2025, and the second half of the assessment due and payable on the 31st day of July, 2025. Prior to the due date, ratepayers shall be sent a bill stating the amount of the assessment due and payable. If the assessment is not paid within thirty (30) days after its due date, a delinquency charge shall be added in the amount of ten percent (10%) of the assessment, not to exceed one hundred dollars (\$100) in addition to the processing fee. All assessments, or part thereof, shall also bear interest at the rate of twelve percent (12%) per annum, or part thereof, of delinquency. Within thirty (30) days of the due date(s), the City Treasurer or his/her designee shall send a late notice of the unpaid assessment including the assessment of appropriate interest, penalty and fees. Interest, penalties and other fees will be collected on any unpaid balance or portions thereof from the date the account became due.

Any ratepayer, aggrieved by the amount of an assessment or delinquency charge, shall request, within sixty (60) days of the assessment or charge, a meeting and/or hearing before the Ratepayer Board, and, if not satisfied with the decision of the Ratepayer Board, appeal within ten (10) days from the date of the decision, the matter de novo, to the City's Hearing Examiner, in the manner provided for in the City's Municipal Code. Failure to request a hearing shall result in a waiver of the right to challenge the assessment.

Section 6. This ordinance shall take effect and be in full force from and after the date of its passage.

Note: The Assessments and Assessment Roll and Appendix B referenced in ORD C36616 are on file for review in the Office of the City Clerk.

**Passed by City Council December 2, 2024
Delivered to Mayor December 4, 2024**

ORDINANCE NO. C36617

AN ORDINANCE APPROVING AND CONFIRMING THE 2025 ASSESSMENTS AND ASSESSMENT ROLL FOR THE EAST SPRAGUE PARKING AND BUSINESS IMPROVEMENT AREA, PREPARED UNDER ORDINANCE C35377 AS CODIFIED AND AMENDED IN CHAPTER 04.31C SMC.

WHEREAS, on September 23, 2024, the Spokane City Council passed Resolution 2024-0087, which provided notice and set a date for hearing on the assessments to be levied under the above identified ordinance; and

WHEREAS, pursuant to Resolution 2024-0087, a public hearing was held on December 2, 2024 to take public testimony regarding the assessments and assessment roll for the East Sprague Parking and Business Improvement Area; and

WHEREAS, the assessment roles have been on file in the Office of the City Clerk for public review and inspection; and

WHEREAS, the City Council, through this ordinance, intends to levy assessments in the East Sprague Business Improvement District to provide programs and services, which will specifically benefit the businesses and properties in the District; and

THE CITY OF SPOKANE DOES ORDAIN:

Section 1. The 2025 assessments and the assessment roll of the East Sprague Parking and Business Improvement Area, established under Ordinance C35377, as codified and amended in Chapter 04.31C SMC, are hereby approved and confirmed. The assessments and assessment roll are attached hereto, available in the Office of the City Clerk and City Treasurer.

Section 2. Each of the businesses, as described in RCW 35.87A.020, lots, tracts, and parcels of land and other property, including improvements thereon, multi-family residential, mixed-use projects as described in RCW 35.87A.020 (4), hotels, motels, government, and others, shown upon said rolls are hereby declared to be specially benefited by the programs authorized in Ordinance C35377, as amended, in at least the amount levied against the same. The method of assessment is based upon the Special Assessment Formula in Appendix A.

Section 3. Pursuant to SMC 04.31C.100, the projects, programs, activities and budget for the 2025 East Sprague Parking and Business Improvement Area as presented to the City Council are hereby approved and may be revised by the City Council pursuant to a subsequent motion.

Section 4. The City Clerk is hereby directed to certify and transmit the assessment roll to the City Treasurer for collection, pursuant to City Ordinance and state law.

Section 5. That the assessments shown in the roll on file in the Office of the City Clerk are due on January 31, 2025. The ratepayer may elect to make payments in two installments with the first half of the assessment due and payable on the 31st day of January, 2025, and the second half of the assessment due and payable on the 31st day of July, 2025. Prior to the due date, ratepayers shall be sent a bill stating the amount of the assessment due and payable. If the assessment is not paid within thirty (30) days after its due date, a delinquency charge shall be added in the amount of ten percent (10%) of the assessment, not to exceed one hundred dollars (\$100) in addition to the processing fee. All assessments, or part thereof, shall also bear interest at the rate of twelve percent (12%) per annum, or part thereof, of delinquency. Within thirty (30) days of the due date(s), the City Treasurer or his/her designee shall send a late notice of the unpaid assessment including the assessment of appropriate interest, penalty and fees. Interest, penalties and other fees will be collected on any unpaid balance or portions thereof from the date the account became due.

Any ratepayer, aggrieved by the amount of an assessment or delinquency charge, shall request, within sixty (60) days of the assessment or charge, a meeting and/or hearing before the Ratepayer Board, and, if not satisfied with the decision of the Ratepayer Board, appeal within ten (10) days from the date of the decision, the matter de novo, to the City’s Hearing Examiner, in the manner provided for in the City’s Municipal Code. Failure to request a hearing shall result in a waiver of the right to challenge the assessment.

Section 6. This ordinance shall take effect and be in full force from and after the date of its passage.

APPENDIX A – 2025 ESBID PBIA

**EAST SPRAGUE BUSINESS IMPROVEMENT DISTRICT
Special Assessment Matrix**

Estimated Annual Revenue	% Assessment based on Land Square Footage (LSF)	% Assessment based on Taxable Assessed Value (TAV)	Total Parcels	
\$ 103,216.00	75%	25%	237	
Benefit Area	Minimums	Maximums	Rate per LSF	Rate per \$1,000 TAV
Zone 1: Center and Corridor (Commercial)	\$318.00	\$1,526.40	3.7 cents	60 cents
Zone 2: General Commercial	\$159.00	\$763.20	1.9 cents	30 cents
Zone 3: Industrial	\$82.68	\$381.60	0.8 cents	15 cents

2025 represents the tenth assessment year for the East Sprague BID since 2016. As per Section 04.31C.040(C)(3) of the Spokane Municipal Code, for subsequent years the assessment will continue on a three-year cycle and follow the inflationary change provided in SMC 04.31C.040(C)(2). The tenth year represents the start of a new three-year cycle and the assessments will be calculated utilizing the Spokane County Assessor’s 2024 property information.

Per SMC 04.31C.040(C)(2)(c), to account for inflation and maintain the equivalent buying power, the assessment rate on LSF will be increased by an Inflationary Factor. For 2025, the assessments will equal the “fourth year” (2024) multiplied by a CPI factor that is the percentage change in CPI between June 2016 and June 2024. The TAV rate will remain the same.

In 2022, City Council approved Ordinance C36255 to ensure that the annual assessment stays apace with inflation, which amended the assessment formula such that the minimum and maximum LSF amounts are adjusted annually in the same percentage and manner as determined by the Inflationary Factor.

The CPI for All Urban Consumers (CPI-U): West Region between June 2016 and June 2024 was 34.4 percent. Due to the CPI Factor change between June 2016 and June 2024, the East Sprague Ratepayer Advisory Board approved a 20.0 percent inflationary factor, rather than 34.4 percent, to ease the burden on East Sprague BID ratepayers. As such, only a 20 percent inflationary factor was applied for 2025 assessments.

Note: The Assessments and Assessment Roll referenced in ORD C36617 are on file for review in the Office of the City Clerk.

**Passed by City Council December 2, 2024
Delivered to Mayor December 4, 2024**

Job Opportunities

We are an equal opportunity employer and value diversity within our organization. We do not discriminate on the basis of race, religion, color, national origin, gender identity, sexual orientation, age, marital status, familial status, genetic information, veteran/military status, or disability status.

SENIOR CASE MANAGER SPN 365 Open Entry

DATE OPEN: Monday, December 9, 2024

DATE CLOSED: Continuous

SALARY: \$64,435.68 annual salary, payable bi-weekly, to a maximum of \$91,245.60

DESCRIPTION: Performs advanced professional social work functions involving considerable public contact and outreach to people in the community with social service needs; works in partnership with the Spokane Fire Department and behavioral health emergency services to respond to the needs of people in challenging situations regarding their mental and behavioral health and other social service needs.

DUTIES:

This description was prepared to indicate the kinds of activities and levels of work difficulty required of positions in this class. It is not intended as a complete list of specific duties and responsibilities.

- Conducts needs assessments including mental health assessments. Utilizes motivational interviewing and solution-focused skill sets.
- Develops and facilitates behavioral/mental health care plans and follow-up plans.
- Coordinates cases where high acuity of need exists. Handles short-term interventions with a focus on crisis intervention.
- Facilitates collaborative problem solving for individuals as a liaison between the individuals, families, caregivers, and service providers.
- Establishes and supports relationships with other community social service providers.
- Responds to requests for information and serves as liaison with other City departments, divisions, agencies, and the community.
- Participates in system planning, including representation on various committees.
- Analyzes obstacles and gaps in service delivery systems and advocates for changes. Consults with management and other agency professionals on complicated issues.
- Promotes best practices in treatment approaches, support systems, and interventions.
- Participates in program development and improving best practices for community outreach.
- Provides training on social service resources to front-line personnel. Attends and testifies at court hearings or other legal proceedings.
- Prepares and maintains records, memos, correspondence, and reports on social services activities.
- Performs related work as required.

MINIMUM QUALIFICATIONS:

Combinations of education and experience that are equivalent to the following minimum qualifications are acceptable.

Open-Entry Requirements:

- *Education:* A Master of Social Work degree (MSW) from an accredited college or university.
- *Licenses and Certifications:*
 - ◊ Applicants must possess a valid driver's license, to be maintained throughout employment.
 - ◊ A Substance Use Disorder Professional Certification is desirable, though not required.

EXAMINATION DETAILS:

For information on what to expect with the hiring process, a test information guide, and frequently asked questions, please visit our website.

Applicants must meet the minimum qualifications and pass the examination for this position to be eligible for hire.

Qualified applicants are encouraged to apply immediately. All applicants must complete and submit a City of Spokane employment application online by 4:00 p.m. on the filing cut-off date.

Upon request, at time of application, the City will provide alternative accessible tests to individuals with disabilities that impair manual, sensory, or speaking skills needed to take the test, unless the test is intended to measure those skills. The examination will consist of a Training and Experience Evaluation (T&E), with scoring weight assigned as follows:

- T&E 100%

T&E Examination Details

- Responses to your T&E questions should be consistent with the information given in your application details.
- Answers are subject to verification.
- Failure to complete all of the questions or incomplete responses will result in a lower score; therefore, it is advantageous for you to provide a full and complete response to each examination question.
- Resumes or questionnaires uploaded as attachments will not be accepted in lieu of completing each question online.
- "See Resume" or "See Above", etc., are not qualifying responses and will not be considered.

Examination Schedule

The Training and Experience examination with instructions will be emailed out via a link from City of Spokane (info@governmentjobs.com), every two weeks, upon review of the applicant's minimum qualifications. **Once you receive the link, the testing window is Thursday, 12:00 AM, to the following Tuesday at 11:59PM.**

Additional examinations shall be administered as applications are received with results merged into one eligible list according to final ratings, pursuant to the Merit System Rules of the Civil Service Commission: Rule IV, Section 13 – Continuous Examinations.

TO APPLY:

An application is required for promotional applicants. Applications must be completed online at: <http://my.spokanecity.org/jobs> by 4:00 p.m. on the filing cut-off date. Copies of required additional documents may be attached to your application or submitted via any of the following:

- Email: civilservice@spokanecity.org with Job Title – Applicant Name in the subject line of the email
- In person or mail to: Civil Service Commission, 4th Floor-City Hall, 808 W. Spokane Falls Blvd., Spokane, WA 99201

Please contact our office at 509-625-6160 immediately if you have any difficulties submitting your application.

By order of the SPOKANE CIVIL SERVICE COMMISSION, dated at Spokane, Washington, this 5th day of December 2024.

SCOTT STEPHENS
Chair

KELSEY PEARSON
Chief Examiner

AMENDMENT

AMENDMENT

AMENDMENT

PUBLIC RECORDS SPECIALIST [PROMOTION]

SPN 015

(Announcement of 11/25/2024)

For information on what to expect with the hiring process, a test information guide, and frequently asked questions, please visit our website.

Applicants must meet the minimum qualifications and pass the examination for this position to be eligible for hire.

Qualified applicants are encouraged to apply immediately. All applicants must complete and submit a City of Spokane employment application online by 4:00 p.m. on the filing cut-off date.

Upon request, at time of application, City of Spokane will provide alternative accessible tests to individuals with disabilities that impair manual, sensory or speaking skills needed to take the test, unless the test is intended to measure those skills.

The examination will consist of the below components, with weights assigned as follows:

- Multiple-choice Examination: 80%
- Short Answer: 20%

MULTIPLE-CHOICE EXAMINATION DETAILS:

- Test Date: Monday, December 16, 2024
- Test Time: 9:00 A.M.
- Test Location: Civil Service Test Room, 4th Floor, City Hall
- Approximate Duration of Exam: 1.5 hours
- The examination may include such subjects as:
 - ◇ Clerical
 - ◇ Computer Skills
 - ◇ Customer Service & Interpersonal Skills
 - ◇ Oral & Written Communication
 - ◇ Organizational Awareness
 - ◇ Short Answer

NOTE: Please be advised that additional sessions may be scheduled based on the number of applicants.

Notice for Bids

Supplies, Equipment, Maintenance, etc.

REQUEST FOR PROPOSALS #6280-24
PARK ATTRACTION MANAGEMENT SYSTEM
City of Spokane Information Technology Department

The City of Spokane is soliciting electronic Proposals for the above titled Request for Proposals.

Proposal Submittal: Proposals must be submitted electronically through the City of Spokane's online procurement system portal until **1:00 p.m. on MONDAY, JANUARY 6, 2025**. Hard copies, emails, and late submittals will not be accepted.

To view this solicitation and submit a Proposal, the Proposer must be a registered supplier on the City's online procurement system at <https://spokane.procureware.com>. Solicitation documents will not be mailed, e-mailed, or provided in person. Once registered, Proposers will also be added to the solicitation's notification list for Addenda posting or other communication via email. Registration is free.

Questions will be accepted through the procurement system in the "Clarifications" tab of the applicable solicitation number.

It is the Proposer's responsibility to check the City of Spokane's procurement system identified above for Addenda or other information that may be posted regarding this Request for Proposals.

The right is reserved to reject any and all Proposals and to waive any informalities.

Public Bid Opening: Sealed Proposals will be acknowledged and unsealed at the City virtual public bid opening meeting at 1:15 p.m. on **MONDAY, JANUARY 6, 2025**. For the link to attend virtually, visit the City's Purchasing website at <https://my.spokanecity.org/administrative/purchasing/>. Alternatively, it may be simpler to listen by phone which can be done as follows: call (323) 618-1887 then enter the access code 533 854 149 followed by #.

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. Individuals requesting reasonable accommodations or further information may call, write, or email Risk Management at 509.625.6221, 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or mlovmaster@spokanecity.org. Persons who are deaf, hard of hearing, deaf-blind, and speech disabled may contact Risk Management through the Washington Relay Service at 7-1-1 forty-eight (48) hours before the meeting date.

Connie Wahl, C.P.M., CPPB
Senior Procurement Specialist,
City of Spokane Purchasing & Contracts

Publish: December 4, 11, and 18, 2024

Miscellaneous Waterworks Products 2025
Water & Hydroelectric Services Department
ITB# 6286-24

Description: The City of Spokane Water & Hydroelectric services department is seeking bids for products in support of their 2025 construction and maintenance season.

Bid Opening: Sealed electronic bids will be accepted until **Monday, December 30th, 2024 at 1:00pm**. Bids will be publicly opened at 1:15pm. To participate in bid opening, please visit the City's website at <https://my.spokanecity.org/administrative/purchasing/> for the link to attend virtually and the number to attend by telephone. All bid responses must be submitted electronically through the City of Spokane's bidding portal at <https://spokane.procureware.com> before the aforementioned deadline. Hard copy and/or late bids will not be accepted.

To view this solicitation, access Plans and Specifications, and submit a proposal, you must first register in the City's bidding portal at <https://spokane.procureware.com>. Solicitation documents will not be mailed, e-mailed, or provided in person. Once registered, you will also be added to the solicitation distribution list for changes and/or additions via Addenda form.

Potential bidders are asked to post their questions on our bidding portal under the tab labeled "Clarifications" under the relative project number.

The right is reserved to reject any and all proposals and to waive any informalities in the bidding. Special attention will be directed to the qualifications of the proposer when considering this contract. **Only firm proposals with signatures will be tabulated.**

Tanya Lester
Purchasing Department

Publish: December 11 and 18, 2024

**PW INVITATION TO BID
GENERAC GENERATOR INSTALLATION
PW ITB #6728-25**

Description: The City of Spokane is soliciting electronic bids for the installation of a Generac Generator.

Mandatory Pre-Bid Conference: Monday, January 6, 2025 at 9:00 am at the Spokane Central Service Center Lobby – Solid Waste Collections – 915 N Nelson St., Spokane WA 99202. Only those vendors who attend the Mandatory Pre-Bid Conference will be able to bid on this project.

Bid Opening: Sealed electronic bids will be accepted until **Monday, January 27, 2025, at 1:00pm**. Bids will be publicly opened at 1:15pm. To participate in bid opening, please visit the City's website at <https://my.spokanecity.org/administrative/purchasing/> for the link to attend virtually and the number to attend by telephone. All bid responses must be submitted electronically through the City of Spokane's bidding portal at <https://spokane.procurement.com> before the aforementioned deadline. Hard copy and/or late bids will not be accepted.

The Public Work Invitation to Bid document is available for download through the City of Spokane's online procurement system <https://spokane.procurement.com>. Registration is required to view and download this solicitation. Solicitation documents will not be mailed, e-mailed, or provided in person.

It is the responsibility of Proposers to check the City of Spokane's online procurement system identified above for Addenda or other additional information that may be posted regarding this Request for Proposals.

Questions from potential Proposers will be accepted through the "Clarifications" tab under the associated project number in the online procurement system.

All Proposal documents shall be submitted electronically through the City of Spokane's online procurement system **no later than 1:00 p.m. on Monday, January 27, 2025**. Hard copy and/or late submittals will not be accepted. Proposals must be sent sufficiently ahead of time to be received by the required date and time. The City of Spokane is not responsible for Proposals submitted late.

The right is reserved to reject any and all Proposals and to waive any informalities.

Thea Prince
City of Spokane Purchasing

Publish: December 4, 11, and 18, 2024
