



OFFICE OF THE CITY CLERK  
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SPOKANE, WASHINGTON 99201-3342  
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February 25, 2019

City Clerk File No.:  
RES 2019-0011

COUNCIL ACTION MEMORANDUM

RE: HEARING ON RES 2019-0011 REGARDING THE ANNUAL COMPREHENSIVE PLAN AMENDMENT WORK PROGRAM FOR 2019

During its 6:00 p.m. Legislative Session held Monday, February 25, 2019, the City Council held a hearing on Resolution 2019-0011. Assistant City Planner Nathan Gwinn presented an overview of Resolution 2019-0011. Public testimony was then received. Council President Stuckart remarked on the Ad Hoc Committee's recommendations on the Annual Comprehensive Plan Amendment Work Program for 2019 and Council commentary was held. Subsequently, the following action was taken:

**Upon Unanimous Roll Call Vote**, the City Council **adopted Resolution 2019-0011** regarding the Annual Comprehensive Plan Amendment Work Program for 2019. The City Council adopts this work program each year, formalizing the non-City-initiated proposals to review and including any City-initiated proposals to review.

[Clerical Note: Following the City Council meeting, Resolution 2019-0011 was edited to reflect the City Council's final decision to follow the Ad Hoc Committee's recommendations (as reflected in the recitals to the resolution and in Council commentary).]

A handwritten signature in blue ink, appearing to read "Terri L. Pfister", written over a horizontal line.

Terri L. Pfister, MMC  
Spokane City Clerk



**Agenda Sheet for City Council Meeting of:**  
02/25/2019

<b>Date Rec'd</b>	2/12/2019
<b>Clerk's File #</b>	RES 2019-0011
<b>Renews #</b>	

<b>Submitting Dept</b>	PLANNING	<b>Cross Ref #</b>	
<b>Contact Name/Phone</b>	NATHAN 625-6893	<b>Project #</b>	
<b>Contact E-Mail</b>	NGWINN@SPOKANECITY.ORG	<b>Bid #</b>	
<b>Agenda Item Type</b>	Resolutions	<b>Requisition #</b>	
<b>Agenda Item Name</b>	0650-RESOLUTION REGARDING THE 2019 ANNUAL COMP PLAN AMENDMENT		

**Agenda Wording**

A Resolution regarding the Annual Comprehensive Plan Amendment Work Program for 2019. The City Council adopts this work program each year, formalizing the non-City-initiated proposals to review and including any City-initiated proposals to review.

**Summary (Background)**

The ad hoc committee of the City Council to review these matters met on January 15, 2019, and reviewed applications Z18-881COMP, Z18-882COMP, Z18-883COMP, Z18-884COMP, Z18-889COMP, Z18-890COMP, and Z18-933COMP (the "Applications"). The committee forwarded a findings and recommendation to the City Council to direct staff to begin full review of four of these Applications;

<b>Fiscal Impact</b>	Grant related? NO	<b>Budget Account</b>	
	Public Works? NO		
Neutral	\$	#	
Select	\$	#	
Select	\$	#	
Select	\$	#	

<b>Approvals</b>		<b>Council Notifications</b>	
<b>Dept Head</b>	TRAUTMAN, HEATHER	<b>Study Session</b>	City Council Study
<b>Division Director</b>	CORTRIGHT, CARLY	<b>Other</b>	Ad Hoc Committee
<b>Finance</b>	ORLOB, KIMBERLY	<b>Distribution List</b>	
<b>Legal</b>	RICHMAN, JAMES	ngwinn@spokanecity.org	
<b>For the Mayor</b>	ORMSBY, MICHAEL	htrautman@spokanecity.org	
<b>Additional Approvals</b>		sbishop@spokanecity.org	
<b>Purchasing</b>		jrichman@spokanecity.org	
<b>CITY COUNCIL</b>	MCDANIEL, ADAM	kfreibott@spokanecity.org	
		tblack@spokanecity.org	

ADOPTED BY  
SPOKANE CITY COUNCIL:

2/25/2019  
*[Signature]*  
CITY CLERK



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

### Agenda Wording

### Summary (Background)

these will be forwarded to the Plan Commission for full review, and it will forward individual recommendations to the City Council. The committee recommended that two Applications not be added to the work program, and recommended one Application be deferred until the 2020 amendment early threshold review decision. Two additional Council-sponsored text amendment requests are also included in the proposed work program.

### **Fiscal Impact**

Select     \$

Select     \$

### **Budget Account**

#

#

### **Distribution List**


## RESOLUTION 2019-0011

### **A Resolution regarding the Annual Comprehensive Plan Amendment Work Program for 2019.**

WHEREAS, in Chapter 17G.020 of the Spokane Municipal Code, the City Council has established a threshold review process for private applications to amend the Comprehensive Plan, to be undertaken by an ad hoc committee comprised of members of the City Council and Plan Commission (the "Committee"); and

WHEREAS, this Committee reviews threshold applications per the criteria set forth in SMC 17G.020.026 and forwards a recommendation to the City Council as to which of the amendment proposals should be included in the City's 2019 Annual Comprehensive Plan Amendment Work Program (the "Work Program"); and

WHEREAS, the Committee met on January 15 at 1:30 p.m. in the City Council Chambers, and reviewed applications Z18-881COMP, Z18-882COMP, Z18-883COMP, Z18-884COMP, Z18-889COMP, Z18-890COMP, and Z18-933COMP (the "Applications"), voted on recommendation to the City Council, and forwarded Findings, Conclusions, and Recommendation to the City Council for its consideration; and

WHEREAS, the Committee recommended (i) that applications Z18-882COMP, Z18-883COMP, Z18-884COMP (minus Tax Parcel 35062.3515), and Z18-933COMP be included in the Work Program, (ii) that applications Z18-889COMP, Z18-890COMP not be included in the Work Program, and (iii) that Application Z18-881COMP be deferred until the 2020 amendment early threshold review decision; and

WHEREAS, the City has complied with RCW 36.70A.370 in completing the threshold review of the Applications; and

WHEREAS, except as may be indicated below, the City Council adopts the Ad Hoc Committee's Findings, Conclusions, and Recommendation regarding the Applications and incorporates said findings into this Resolution; and



WHEREAS, pursuant to SMC 17G.020.025, the City Council may add additional items to the Work Program, including City Council-sponsored text amendments for Z18-958COMP – LU 4.6 Transit-Supported Development and Z19-002COMP – LU 1.8 General Commercial Uses.

NOW, THEREFORE, BE IT RESOLVED BY THE SPOKANE CITY COUNCIL, that the following Applications shall be included in the 2019 Annual Comprehensive Plan Amendment Work Program:

     ~~Z18-881COMP – 6204 N Nevada St. and 1015 E. Decatur Ave.~~ (defer consideration until 2020 docketing process)

  X   Z18-882COMP – 15 E. Walton Ave.

  X   Z18-883COMP – 701 and 707 S. Sherman St.

  X   Z18-884COMP – near W. Wellesley Ave. and N. Monroe St., removing parcel #35062.3515

     ~~Z18-889COMP – 6659 N. Nine Mile Rd.~~ (not added to work program)

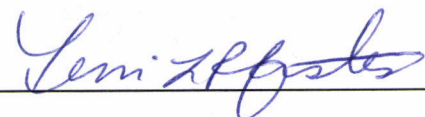
     ~~Z18-890COMP – 8109-8201 N. Indian Trail Rd.~~ (not added to work program)

  X   Z18-933COMP – 3004 W. 8<sup>th</sup> Ave. (near Sunset Blvd. & Gov't. Way)

  X   Z18-958COMP – LU 4.6 Transit-Supported Development

  X   Z19-002COMP – LU 1.8 General Commercial Uses

ADOPTED by the Spokane City Council this 25<sup>th</sup> day of February, 2019.

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

Approved as to form:

Michael P. Pirob

Assistant City Attorney



**Spokane City Council & Plan Commission – Ad Hoc Committee**

**FINDINGS, CONCLUSIONS, and RECOMMENDATION**

**Comprehensive Plan Amendment Application Nos. Z18-881COMP, Z18-884COMP, Z18-882COMP, Z18-883COMP, Z18-889COMP, Z18-890COMP, and Z18-933COMP.**

**FINDINGS:**

- A. The Washington State Legislature passed the Growth Management Act (“GMA”) in 1990, requiring among other things, the development of a Comprehensive Plan (RCW 36.70A).
- B. The City of Spokane adopted a Comprehensive Plan in May of 2001, and substantially amended it in 2017, in compliance with the requirements of the GMA, and has provided for periodic updates and annual amendments, as allowed under GMA.
- C. Under GMA, comprehensive plans generally may be amended no more frequently than once per year. All amendment proposals must be considered concurrently, in order to be evaluated for their cumulative effect. Also, the amendment period should be timed to coordinate with budget deliberations.
- D. SMC 17G.020.010(B) lists the guiding principles for processing applications seeking to amend the Comprehensive Plan, as follows:
  - i. Keep the comprehensive plan alive and responsive to the community.
  - ii. Provide for simultaneous review of proposals to allow for cumulative impact analysis of all applications on a City-wide basis and in conjunction with budget decisions.
  - iii. Make map adjustments based on a foundation in policy language, consistently applying those concepts citywide.
  - iv. Honor the community’s long-term investment in the comprehensive plan, through public participation and neighborhood planning processes, by not making changes lightly.
  - v. Encourage development that will enable our whole community to prosper and reinforce our sense of place and feeling of community, in an ecologically, economically and socially sustainable manner.
  - vi. The proposed changes must result in a net benefit to the general public.
- E. In 2017, the City Council adopted Ordinance No. C-35536 (Aug. 21, 2017), which established a threshold review process, to be undertaken by an ad hoc City Council committee.



- F. Notice of the ad hoc committee meeting was provided via email to affected city neighborhood council leadership on January 4, 2019.
- G. The ad hoc review committee reviews comprehensive plan amendment applications at the threshold review stage for compliance with six specific criteria, codified at SMC 17G.020.026.
- H. The ad hoc committee met on January 15, 2019 at 1:30 p.m. in the City Council Chambers, and reviewed applications Z18-881COMP, Z18-884COMP, Z18-882COMP, Z18-883COMP, Z18-889COMP, Z18-890COMP, and Z18-933COMP (the "Applications").
- I. Staff provided an overview of the decision criteria for threshold review of a Comprehensive Plan amendment application as prescribed by SMC 17G.020.026, Threshold Review Decision Criteria.
- J. Written public comment received as of January 15, 2019 was forwarded to the committee.
- K. Applicants were given an opportunity to address the ad hoc committee regarding their respective applications.

### **CONCLUSIONS:**

Based upon the application materials, staff, applicant testimony and public comments received, the ad hoc committee concludes that four of the seven proposed amendments to the Comprehensive Plan satisfy the threshold review criteria, as detailed in SMC 17G.020.026, and recommend to City Council that these four proposals should be included in the Annual Comprehensive Plan Amendment Work Program for 2019, subject to the following. Specifically, the ad hoc committee finds, that for applications Z18-882COMP, Z18-883COMP, Z18-884COMP, and Z18-933COMP:

1. The proposed amendments present matters appropriately addressed through the comprehensive plan.
2. The proposed amendments do not raise policy or land use issues that are more appropriately addressed by an ongoing work program approved by the City Council or by a neighborhood or subarea planning process.
3. The proposed amendments can be reasonably reviewed within the resources and time frame of the Annual Comprehensive Plan Amendment Work Program.
4. When expansion of the geographic scope of an amendment proposal is being considered, shared characteristics with nearby, similarly situated property have been identified and the expansion is the minimum necessary to include properties with those shared characteristics.



5. The proposed amendments are generally consistent with current general policies in the comprehensive plan for site-specific amendment proposals. The proposed amendments are also consistent with policy implementation in the Countywide Planning Policies, the GMA, or other state or federal law, and the Washington Administrative Code.
6. The proposed amendments are not the same as or substantially similar to a proposal that was considered in the previous year's threshold review process, but was not included in the Annual Comprehensive Plan Amendment Work Program.
7. State law does not require, nor has a decision of a court or administrative agency directed, such changes.

With respect to application Z18-884COMP, the ad hoc committee recommends that the application be modified to remove the east parcel (#35062.3515) from the application.

The ad hoc committee also finds that applications Z18-889COMP and Z18-890COMP do not meet the threshold review criteria set forth in SMC 17G.020.026 as follows:

1. The proposed amendments cannot be reasonably reviewed within the resources and time frame of the Annual Comprehensive Plan Amendment Work Program; and
2. The proposed amendments are not consistent with current general policies in the comprehensive plan for site-specific amendment proposals and would not result in a net benefit to the general public:
  - a. Application Z18-889COMP seeks to change the land use designation for approximately 4.3 acres from Neighborhood Mini Center to General Commercial with a corresponding change in zoning from NR-35 to GC. The subject property is generally surrounded by land zoned for single family residential development.
  - b. Application Z18-890COMP seeks to change the land use designation for 25 acres from Residential 4-10 to General Commercial with a corresponding change in zoning from RSF to GC. The subject property is generally surrounded by residential zoning and is not located in proximity to any commercially zoned properties.
  - c. The City's Comprehensive Plan adopts a focused growth strategy under which growth of higher intensity land uses is directed to centers and corridors.
  - d. Policy LU 1.3 of the City's Comprehensive Plan indicates that the City's residential neighborhoods are one of the City's most valuable assets and calls for protecting the character of single-family residential neighborhoods by focusing higher intensity land uses in designated centers. Contrary to this

policy of protecting the character of single-family residential neighborhoods, Applications Z18-889COMP and Z18-890COMP seek to rezone property that is largely surrounded by property zoned and/or developed for single-family residential use to the most permissive commercial land use and zoning category allowed under the City's Comprehensive Plan and zoning regulations.

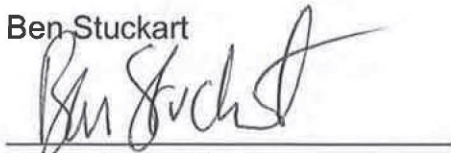
- e. Policy LU 1.8 of the Comprehensive Plan establishes a policy of containing general commercial areas within areas already zoned for general commercial use or within the boundaries of designated Centers and Corridors. Contrary to this policy, Applications Z18-889COMP and Z18-890COMP both seek to establish new general commercial areas outside of areas currently zoned for general commercial use.
- f. . In making changes to the City's Official Land Use Map, SMC 17G.020.030K.22 requires demonstration that (1) the requested designation is compatible with neighboring land uses, (2) the amendment or site is suitable for the requested designation, and (3) the proposal would implement applicable comprehensive plan policies better than the current map designation. As indicated above, Application Z18-889COMP seeks to change the land use designation for approximately 4.3 acres from Neighborhood Mini Center to General Commercial with a corresponding change in zoning from NR-35 to GC. Because the subject property is largely surrounded by property zoned and/or developed for single family residential use, the current Neighborhood Mini Center designation implements applicable comprehensive plan policies, particularly LU 1.6 and LU 1.7, better than the requested General Commercial designation.

The ad hoc committee also recommends that consideration of application Z18-881COMP be deferred until the 2020 amendment cycle to allow a further development and potential amendment of Policy LU 1.8, which is implicated by the application.

**RECOMMENDATION:**

Based on the foregoing findings and conclusions, the ad hoc committee voted unanimously to recommend that the City Council include applications Z18-882COMP, Z18-883COMP, and Z18-933COMP on the City's 2019 Annual Comprehensive Plan Amendment Work Program, include application Z18-884COMP with the condition of removing parcel #35062.3515, not include applications Z18-889COMP and Z18-890COMP, and defer consideration of application Z18-881COMP for one year.

Ben Stuckart



Council President