

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

**FINDINGS, CONCLUSIONS, and RECOMMENDATION**

**Comprehensive Plan Amendment Application Nos. Z19-499COMP, Z19-501COMP, Z19-502COMP, Z19-503COMP, Z19-504COMP, and Z19-505COMP.**

**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(8) lists the guiding principles for processing applications seeking to amend the Comprehensive Plan, as follows:
  - a. Keep the comprehensive plan alive and responsive to the community.
  - b. Provide for simultaneous review of proposals to allow for cumulative impact analysis of all applications on a City-wide basis and in conjunction with budget decisions.
  - c. Make map adjustments based on a foundation in policy language, consistently applying those concepts citywide.
  - d. Honor the community's long-term investment in the comprehensive plan, through public participation and neighborhood planning processes, by not making changes lightly.
  - e. Encourage development that will enable our whole community to prosper and reinforce our sense of place and feeling of community, in an ecologically, economically and socially sustainable manner.
  - f. 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 22, 2020.
- 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 February 6 at 2:00 p.m. in the Council Briefing Center, and reviewed applications Z19-499COMP, Z19-501COMP, Z19-502COMP, Z19-503COMP, Z19-504COMP, and Z19-505COMP (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 February 6, 2020 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 five of the six proposed amendments to the Comprehensive Plan satisfy the threshold review criteria, as detailed in SMC 17G.020.026, and recommend to the City Council that five proposals should be included in the Annual Comprehensive Plan Amendment Work Program for 2020, subject to the following.

The ad hoc committee finds, regarding applications Z19-499COMP, Z19-501COMP, Z19-502COMP, Z19-503COMP, and Z19-504COMP:

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 Z19-502COMP, the ad hoc committee recommends that the application be modified to include an additional parcel (#35273.0306, located at 2820 S Ray Street) in the application.

With respect to application Z19-503COMP, the ad hoc committee recommends that the application be modified to include an additional parcel (#34032.9094, located at 5106 S Palouse Highway) in the application.

With respect to application Z19-505COMP, the ad hoc committee made no recommendation.

#### **RECOMMENDATION:**

Based on the foregoing findings and conclusions, the ad hoc committee voted to recommend the following:

- Application **Z19-499COMP** is recommended to be included in the work program (6:0 vote).
- Application **Z19-501COMP** is recommended to be included in the work program (6:0 vote).
- Application **Z19-502COMP** is recommended to be expanded to include parcel 35273.0306 (2820 S Ray Street) and be included in the work program (6:0 vote).
- Application **Z19-503COMP** is recommended to be expanded to include parcel 34032.9094 (5106 S Palouse Highway) and be included in the work program (5:1 vote).

- Application **Z19-504COMP** is recommended to be included in the work program (6:0 vote).

Candace Mumm

Councilmember Candace Mumm, Chair

2/13/2020

Date