

Land Use Solutions & Entitlement

Land Use Planning Services

9101 N. MT. VIEW LANE Spokane, WA 99218
509-435-3108 (V)
dhume@spokane-landuse.com

10-23-19

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

Ref: Sunset Health LLC Map Amendment Request

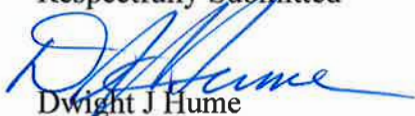
Dear Kevin:

I am encouraged to report that the former Ventura Land Holdings application is finally on solid ground with the transfer of ownership to Empire Health Foundation and its subsidiary Sunset Health LLC, the new applicant for the amendment previously sought by Ventura Land Holdings and others. More importantly, I have learned that the former services of Ascenda have been retained, as has the long-range goal of improving the housing accommodations for existing residents of the Ascenda program, currently housed in the existing motel.

Submitted herewith is the required application forms, a map of the subject amendment, the check in the amount of \$500.00 and a copy of the minutes from the April 2019 West Hills meeting in which Ascenda attended the meeting to explain the future plans for this project, once approved.

I am confident that this application will be pursued to its completion now that the other idiosyncrasies have passed.

Respectfully Submitted



Dwight J Hume

Copy w/enclosures:
Sunset Health LLC c/o Jeff Bell, Interim President, Empire Health Foundation



DESCRIPTION OF PROPOSAL:

Amend Land Use Plan Map from R 4-10 to R 15-30 and zone from RSF to RMF

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

3004 W 8th Avenue

APPLICANT:

Name: Sunset Health LLC, C/O Jeff Bell
Address: 1020 W Riverside Ave. Spokane WA 99201
Phone (home): **Phone (work):**
Email address: jeff@empirehealthfoundation.org

PROPERTY OWNER:

Name: Same
Address:
Phone (home): **Phone (work):**
Email address:

AGENT:

Name: Land Use Solutions & Entitlement C/O Dwight Hume
Address: 9101 N Mt. View Lane, Spokane WA 99218
Phone (home): **Phone (work):** 509-435-3108
Email address: dhume@spokane-landuse.com

ASSESSOR'S PARCEL NUMBERS:

25234.6501 25234.0902

LEGAL DESCRIPTION OF SITE:

Lots 1-12, Block 13, Terrace Park Lewis and Shaws and the E 1/2 of vacated "C" street.

SIZE OF PROPERTY:

2.20 acres

LIST SPECIFIC PERMITS REQUESTED IN THIS APPLICATION:

Land Use Map Amendment and Zone Change from R 4-10 to R-15-30 and from RSF to RMF zone

SUBMITTED BY:

Dwight Hume

Applicant Property Owner Property Purchaser Agent

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

I, Jeff Bell, managing partner of Sunset Health LLC, owners of the above-described property do hereby authorize Dwight J Hume to represent us and our interests in all matters regarding this application.

ACKNOWLEDGMENT:

STATE OF WASHINGTON)
) ss.
COUNTY OF SPOKANE)

On this 21st day of OCTOBER, 2019, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared JEFF BELL, to me known to be the individual that executed the foregoing instrument and acknowledged the said instrument to be free and his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

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

Kelly Knutson
Notary Public in and for the State of Washington,
residing at SPOKANE, WA 99208





Comprehensive Plan Amendments

Threshold Review

Sunset Health LLC Map Amendment R 6-10 to R 15-30

Pre-application:

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

Description of the Proposed Amendment:

- In the case of a proposed text amendment, please describe the proposed amendment and provide suggested amendment language.
- In the case of a map amendment, please describe using parcel number(s), address, and a description including size, and maps.
25234.1201, 1206 and 1207. 2.2 acres bounded by 7th Avenue, Govt. Way and vacated 8th Avenue, 3004 W 8th Avenue. (See attached map).

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

1. Describe how the proposed amendment is appropriately addressed as a Comprehensive Plan Amendment. *The Comprehensive Plan provides guidance on the proper location of higher density residential. The subject property is located adjacent to an existing NR-35 zone which implements a mini-neighborhood center. Within the discussion of a Neighborhood Mini-Center, it mentions that higher density residential is encouraged in those areas. This is an area characterized by several apartment developments within the immediate vicinity as well as office uses.*
2. The proposed amendment does not raise policy or land use issues that are more appropriately addressed by an ongoing work program approved by the City council or by a neighborhood or subarea planning process. *This is an area contemplated for future sub-area planning. However, this request deals with an urgent need for housing to accommodate an increasing demand for a special needs segment of our community currently being housed within the adjacent former motel. The approval of this request would not prejudice the outcome of future land use planning.*

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

The use of the property is for upgraded housing for residents of the existing motel complex. The tenants are recovering and/or recovered addicts and their families. This is a long-standing and successful program known as Ascenda. Ascenda has reached out to both the immediate neighbors and the West Hills Neighborhood Council and resolved many questions and concerns. We therefore do not expect much opposition, if any. Thus, the proposed amendment can be reviewed within the regular and normal time frame.

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

As stated above, the management of Ascenda has reached out to neighboring residence but not for the purpose of considering inclusion of their property within this request.

5. Describe how the proposed amendment is consistent with current general policies in the comprehensive plan for site-specific amendment proposals. The proposed amendment must be consistent with policy implementation in the Countywide Planning policies, the GMA, or other state or federal law, and the WAC. *The proposal lies adjacent to an existing Mini-Center. It provides the increased housing mentioned within the policy discussions concerning Neighborhood Mini-Centers at page 3-39 where it states that higher density residential use is encouraged in these areas. LU 1.7 discusses states that residential use adds market demand for businesses and enables enhanced transit service to these areas.*

Since the proposed increase in residential density located next to an existing mini-center, the request is consistent with the current comprehensive plan and therefore is consistent with Countywide Planning Policies, the GMA and other applicable state and federal regulations.

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

This is the third annual cycle within which this request has been made. In the previous two request the City Council and the Docketing Committee approved this request to go forward. Unfortunately, there were unforeseen circumstances that pre-empted the ability to go forward. In the interim, the property has been sold to Empire Health Foundation under the name of Sunset Health LLC and Ascenda is being retained as the manager and program operating on site. We therefore, fully expect the long range plans for resident housing to be implemented upon approval of this request.

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

8. Please provide copy of agenda or other documentation of outreach to neighborhood council made prior to application. *See attached minutes from April 2019. We have requested to be on their December agenda to give an update.*

Project Narrative Summary

Sunset Health LLC Map Amendment

Sunset Health LLC has requested to amend the comprehensive plan map from R 4-10 to R 15-30 and a corresponding zone change from RSF to RMF. The property is 2.2 acres located north and west of the S. Gov't Way and Sunset Highway intersection. The applicant owner also controls the former motel site located south of this proposed request, zoned Neighborhood Retail on an additional 1.1 acres.

The purpose of this change would allow up to 66 apartment units to be constructed adjacent to this motel site and densify the subject land adjacent to the motel and vacant land currently zoned Neighborhood Retail. If this request is approved, then the motel and vacant land would be converted to new apartment units upon the relocation of existing tenants to the subject property to enable demolition of existing motel structures and replacement with new housing thereon.

The subject site has two duplex units and one residential single-family dwelling that would be removed to accommodate the proposed apartment project. It is anticipated that construction would begin in the spring of 2021 upon approval of this request in the fall of 2020.

WEST HILLS NEIGHBORHOOD COUNCIL
MINUTES FOR THE MEETING OF APRIL 9, 2019

ATTENDANCE

Neighbors: Walter Bible, George Bressler, Sherry Bressler, Johnna Calvert, Karen Carlberg (Chair), Rick Clapp (Vice-Chair), Kimberly Craigen, Brian Houle, Jessica Jackson, Sev Jones, Karen Jurasin (Communications Director), Mark Kieffer, Stephanie Klein, Gloria Kohn, Dave Marr, Susan Mensching, Julieann Morse, Lyle Morse, Rodney Redmond, Lisa Saddler (Ascenda Executive Director), Wes Sawyer, Brandon Swafford, Annetta Theademan, LaVerne Truman, Paula Truna, Nancy Westbrook

City staff: none

Guests: Jayne Kubasak (Ascenda Board of Directors), Kylie Nagle (Spokane Parks and Recreation), Tim Ottmar (Spokane Police), Barry Saddler (Ascenda Board of Directors), Steven Wilson (Finch Arboretum Community Garden)

MINUTES

Minutes were approved for the meeting of February 12, 2019.

NEIGHBORHOOD POLICE REPORT, Tim Ottmar, Spokane Police

Tim was asked to investigate whether Ascenda had been a source of crime since its founding in 2004. He said that he has been our neighborhood police officer for 8-9 yr and never has responded to Ascenda, or been aware of crime coming from Ascenda residents. He asked some of his fellow officers, and they were not aware of any crime at Ascenda.

He presented some crime statistics for his district, P7, the Southwest District. P7 includes areas of the city that generally are south of the Spokane River and west of Division, Grand, and Perry, but not including the downtown/Riverside area. This includes the southern 2/3 of the West Hills neighborhood, all of the Grandview-Thorpe, Latah/Hangman, Browne's Addition, and Peaceful Valley neighborhoods, and parts of Cliff/Cannon and Comstock. A map of crimes in P7 from March 31 to April 6, 2019, shows several various types of crime around the Motel 6 (near the intersection of Sunset Boulevard and S Rustle St), and nothing else in West Hills, Grandview-Thorpe, Latah/Hangman, Browne's Addition, or Peaceful Valley. A table of crimes in P7 shows numbers of violent crimes and property crimes for the last 7 days, 28 days, and year to date, without showing specifically where they were within the district. All of these are reported crimes, not arrests. These will be posted on Nextdoor.

Tim addressed homelessness in our neighborhood. If you see a camp, call 311. Current laws limit what the police can do. The priority is to direct homeless people to services where they can get help. If you have questions or concerns, email Tim at tottmar@spokanepolice.org.

Tim was asked about mailbox theft. Apparently very few of these crimes have been reported to Spokane Police. It is more effective to report to Spokane Police (call Crime Check at 456-2233 or COPS Southwest at 755-2677) than to the post office. Cameras are the most effective tool (Ring and Wyze were recommended). Photos can be forwarded to Spokane Police, and if the perpetrator is familiar to them, they can act.

COMMUNITY ASSEMBLY REPORT, Paul Bundy, West Hills CA Representative

Paul was absent.

SUMMER PROGRAMS FROM SPOKANE PARKS AND RECREATION, Kylie Nagle, Spokane Parks and Recreation

Kylie told us about two free activities that will be available this summer. First, mobile rec vans will come to four city parks from June 17 to August 22, from 10:00 a.m. to 1:00 p.m. They will be at Grant Park on Mondays, Friendship Park on Tuesdays, A.M. Cannon Park on Wednesdays, and Cannon Hill Park on Thursdays. The vans will have a variety of sports and recreation equipment for children to use. All children and parents are welcome. Second, swimming is free for all children and adults at all city outdoor pools, which will be open the same dates as the mobile rec vans. Everyone needs a Splash Pass, which can be obtained for free at SpokaneRec.org, any city aquatic center, or by calling 311.

TRAFFIC CALMING FOR GOVERNMENT WAY, Susan Mensching, West Hills

Susan submitted a traffic calming proposal for Government Way last month. She requested several improvements to get drivers to slow down and to make it easier to cross the road. These include speed signs and crosswalks. She also requested two West Hills gateway signs. We will find out in a few months whether our request is funded.

NEIGHBORHOOD SIGN

Spokane Engineering Services proposed several variations of the neighborhood sign that we sent to them several months ago for installation on Sunset Boulevard. The sign will be in a landscaped area in the median of Sunset Boulevard somewhere around Assembly Street to Royal Street, visible to eastbound drivers.

We looked at five variations of the sign. Votes were 3, 16, 0, 0, 0. Our choice has a dark brown background, white lettering, and green and white trees. We will insist that the sun be changed from green to white. The winning sign will be posted on Nextdoor. (Note: Someone asked about resistance to graffiti. Karen C asked Rich Proszek, our city engineering contact, and he said that the sign will be made from wood, with a graffiti resistant coating.)

FINCH ARBORETUM COMMUNITY GARDEN, Nancy Westbrook and Steven Wilson

Nancy and Steve described the Community Garden at Finch Arboretum and invited anyone to participate. The garden is about 100 yards south of Woodland Center. It started in 2017 and has grown each year. This year there will be 14 plots assigned to individuals or families, as well as a community plot from which anyone can take produce. Leftover produce is donated to a worthy cause; last year about 500 pounds were donated. If you would like to apply for a plot for 2019, go to <https://www.facebook.com/groups/396273954067253>. The application fee is \$25.

ASCENDA, Lisa Saddler, Executive Director

Lisa told us about the history of AscendA, what is happening there these days, and what the future might hold.

History: The AscendA property previously belonged to John Coghlan. George Nossek bought the property from him in 2004. (George Nossek purchased the property and financed it with John Coghlan.) Initially George called the facility Christmas House, and used the property to house homeless people, but soon thereafter he transitioned it to a facility for sober living. Lisa joined the Board of Directors in 2006, then complained a lot about rules not being followed and poor supervision. New rules were implemented, and the name was changed to AscendA. Lisa was named Executive Director in about 2008. Also in 2008, John foreclosed on the property and took back ownership. He allowed AscendA to stay because he believed in its mission. John died recently, and now the property is owned by his heirs.

AscendA in 2019: There are 43 residents, including children. Several residents came to our meeting. Adults come to AscendA because they have been addicted, they are committed to

recovery and sober living, and they want a home that is safe and supportive for maintaining sobriety. Some people have lived there for several years. The residents become family for one another. Absolute sobriety and rigorous honesty are required. Urinalysis tests are done regularly, and if someone refuses, or fails, they must move out of the property immediately. Residents sign a contract when they move there, promising to follow the rules. Guests follow the same rules. Sex offenders are not allowed, partly because children live there. The children go to Spokane public schools. About 85% of the adults have full-time jobs. Everyone pays for rent and utilities. Rent funds the operating expenses for AscendA. There is a curfew, which is relaxed for people whose work schedule requires them to come and go at odd hours. A few residents told us about their successes in achieving sobriety, earning degrees, keeping stable jobs, earning awards at their jobs, and getting their children back. Empire Health Foundation, a Spokane philanthropic organization, provides much of the funding for AscendA.

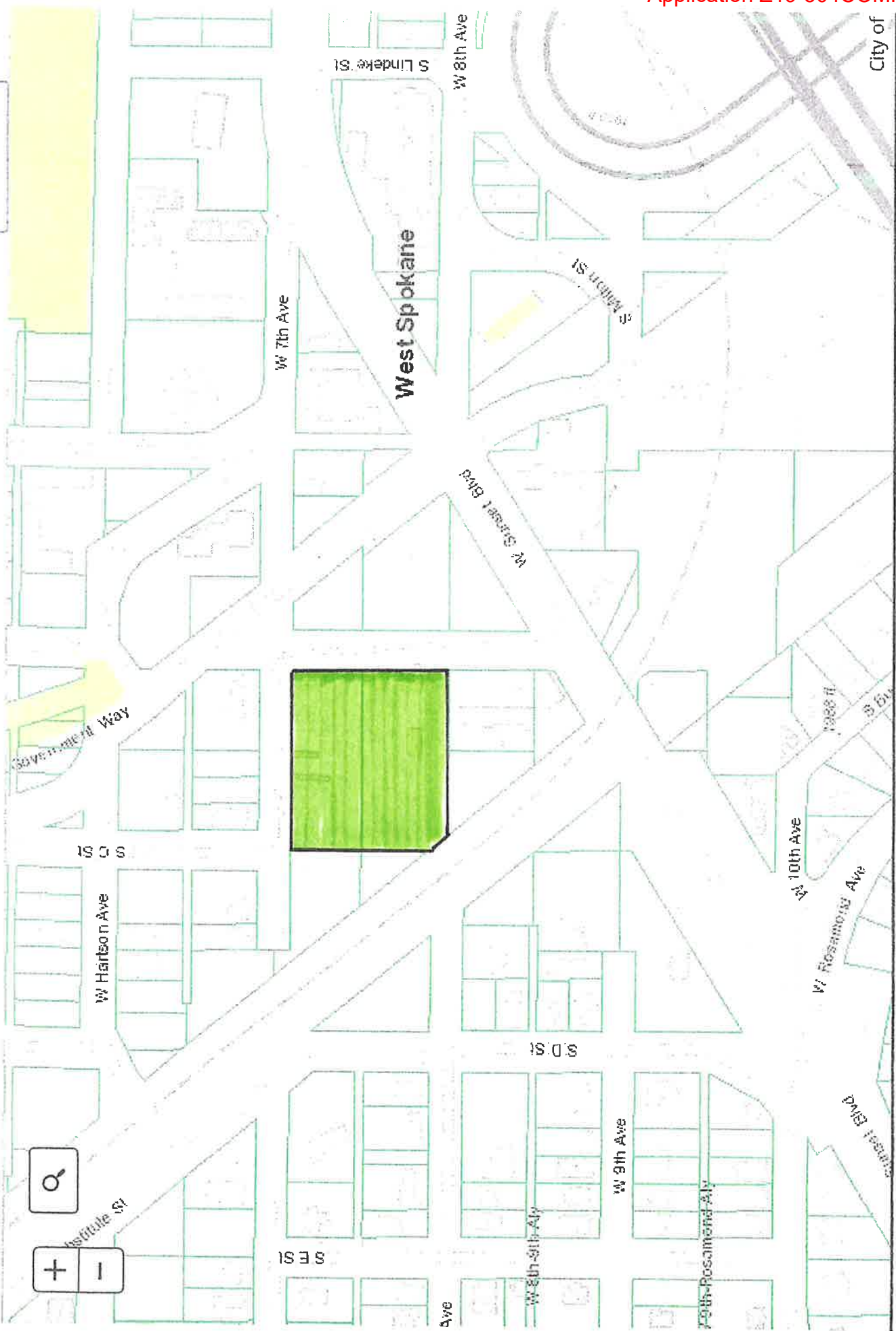
Lisa and the residents want to be part of our neighborhood. Returning to a normal social life, and to community involvement, is part of the recovery process. All of us are welcome to attend their weekly meetings, Mondays at 5:00 p.m. They have a barbecue every summer, to which they invite the police, the nearby neighbors, and other community members; they will send us an invitation this summer. Karen J will send all AscendA residents an invitation to join our Nextdoor.

Future: The goal is to purchase the property from the Coghlan heirs. Empire Health Foundation will partner with AscendA for the purchase and development of the property. The purchase has been complicated by changing demands from the heirs. This is the reason that the zoning change request was withdrawn in both 2018 and 2019 (Lisa was not involved in the zoning change requests). Once the property is owned by AscendA, the plan is to build four 8-plexes, with four residences on each of two floors. These should look like any normal neighborhood. More 8-plexes could be built in the future. Old buildings will be removed. (AscendA wants to offer the Department of Corrections office space to make it easier for the parole officers as well as the residents on parole.) AscendA also would like to buy the property at the northwest corner of Sunset Boulevard and Government Way, which is owned by a different owner, and currently is for sale.

See ascendaspokane.com.

8:03 - ADJOURN

Measure



Proposed R 15-30

City of



Comprehensive Plan or Development Standard Amendment Threshold Review - Counter Complete Checklist

This checklist includes all of the required information for submitting a **Early Threshold Review Application** for an item that has been docketed for full review as a COMPREHENSIVE PLAN OR DEVELOPMENT STANDARD AMENDMENT. It includes required information of the State Environmental Policy Act. Applications will not be processed until all of the following information is submitted and determined "Counter Complete."

- Predevelopment meeting summary (if applicable)
- Pre-application meeting or correspondence with neighborhood council (for map amendments)
- General Application, completed and signed
- Threshold Review Application for Comprehensive Plan Amendments
- Environmental checklist, if required under SMC Chapter 17E.050. *HELD UNTIL DOCKET*
- Additional materials such as photographs illustrating the site or visioning documents appropriate to a non-project action may be included.
- For a map amendment, (2) paper copies and one PDF (formatted for posting and emailing) of the site plan, drawn to a minimum scale of 1"=100', on a sheet no larger than 24"x36", which will include all of the following:

- Applicant's name, mailing address and phone number
 - Section, township and range
 - North arrow and scale
 - Legal description
 - Dimensions of property and property lines
 - City limits and section lines
 - Existing utilities in adjoining right-of-way
 - Existing streets, alleys, major easements or public areas
 - Location of existing buildings
 - Unstable slopes (if applicable)
 - Wetlands (if applicable)
 - Water courses such as streams, rivers, etc. (if applicable)
 - Flood plains, flood fringe or flood way (if applicable)
 - Significant habitat or vegetation (if applicable)

- For a text amendment, instead of the site plan, please include the proposed amendment with the text to be added underlined and the text to be deleted with strikeouts.
- Additional application information may be requested later if item is put on the Annual Comprehensive Plan Amendment Work Program and may include, but is not limited to, the following: critical area studies, noise studies, air quality studies, visual analysis, transportation impact studies, geotechnical and wetland studies
- Planning & Development Department filing fees, as required under SMC Chapter 8.02

3004 W. 8th Ave

RECEIVED BY:

Tommy Johnson

Planning Services
3rd Floor, City Hall
808 W. Spokane Falls Blvd
Spokane, Washington 99201
509.625.6300 (rev. 201709)