

# Comprehensive Plan Amendments

City Council Study Session

Kevin Freibott

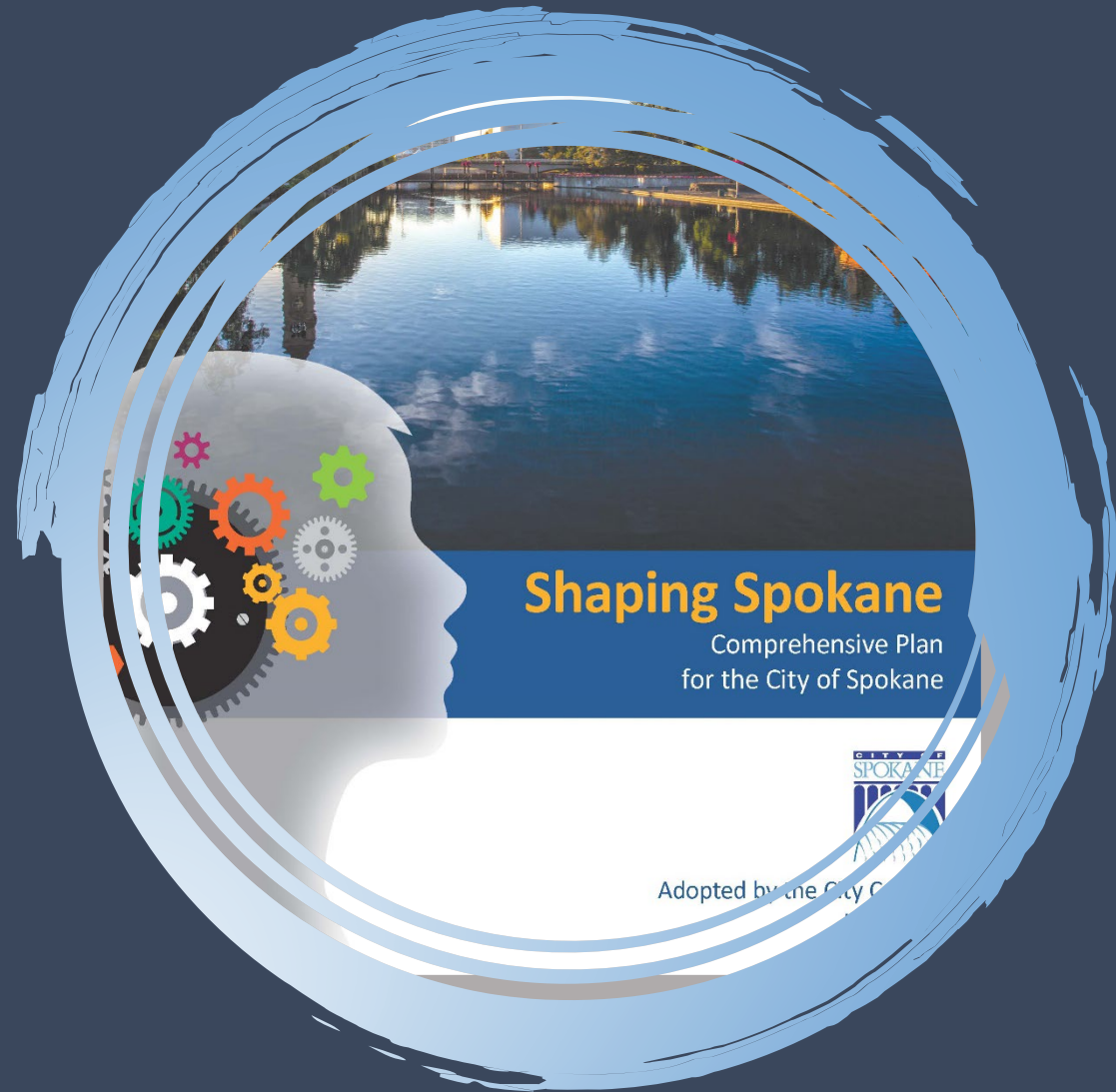
Department of Neighborhood and Planning Services

FEBRUARY 13, 2020



# Today's Process:

1. Background/Program Information
2. City-Sponsored Applications
3. Private Applications
4. Resolution



# Annual Amendment Program

- RCW 36.70a.130 Allows Annual Amendments Once a Year
- Applications are Considered Separately,  
but Impacts are Considered Cumulatively
- SEPA Review is Required

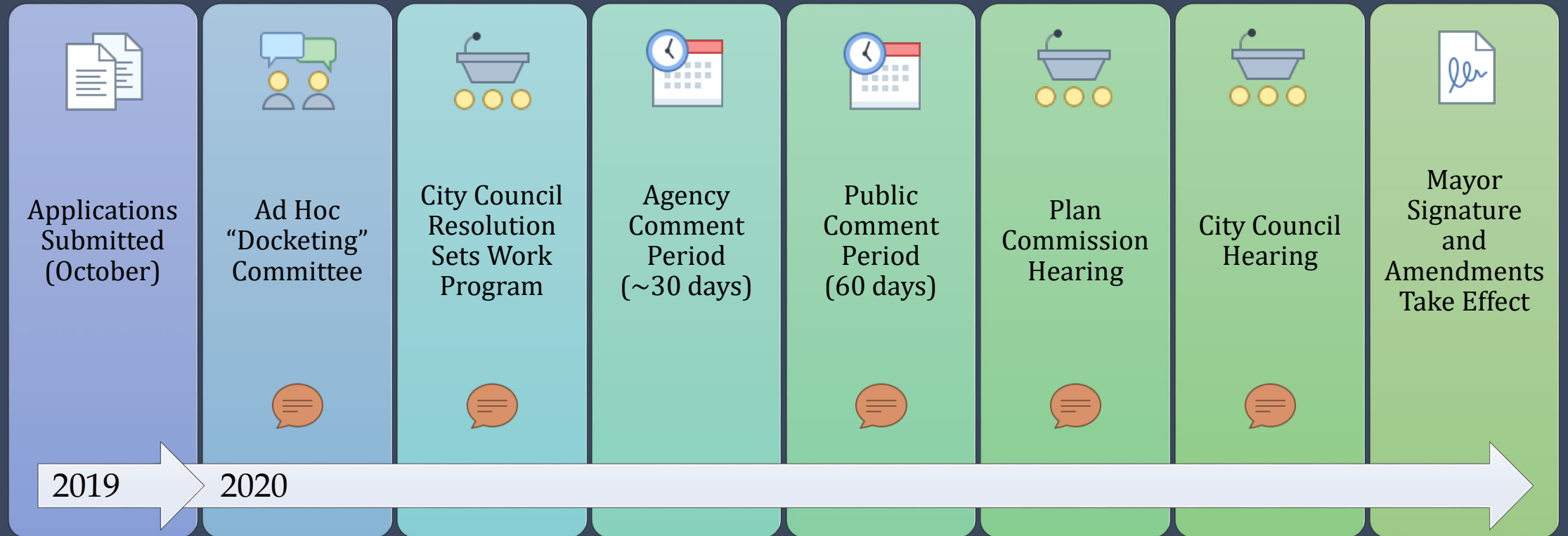


# Annual Amendment Program

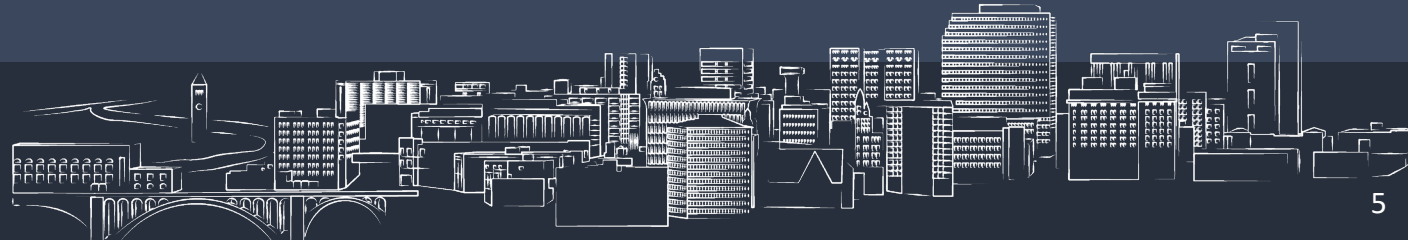
- Anyone can submit a proposal for amendments.
- Proposals can be to amend maps or text (or both).
- City accepts applications in September and October each year.



# Annual Amendment Process



 = Opportunity for Public Comment (Written/Oral)



# Threshold Determination

- Added to Process in 2017
- SMC 17G.020 Sets Process Requirements
- Ad-Hoc Committee Makes Recommendation
- City Council Adopts Resolution Setting Work Program



# Thresholds to Consider (SMC 17G.020.026)

- A. Appropriately addressed through the Comprehensive Plan.
- B. Not already addressed by and ongoing work program approved by the City Council or by a neighborhood or subarea planning process.
- C. Can be reasonably reviewed within the resources and time frame of the annual program.





# Thresholds to Consider (SMC 17G.020.026)

- D. Any expansion of geographic scope must consider shared characteristics with nearby, similarly-situated properties and limited to include only those properties with those characteristics.
- E. Proposed amendment is consistent with current general policies in the Comprehensive Plan for site-specific proposals.
- Also considers consistency with CWPPs, GMA, and other State and Federal law.





# Thresholds to Consider (SMC 17G.020.026)

- F. The proposed amendment is not the same as or substantially similar to a proposal that was not accepted for consideration in the previous year.
- G. The proposed amendment has been directed by State law or by the decision of a court or administrative agency with authority.

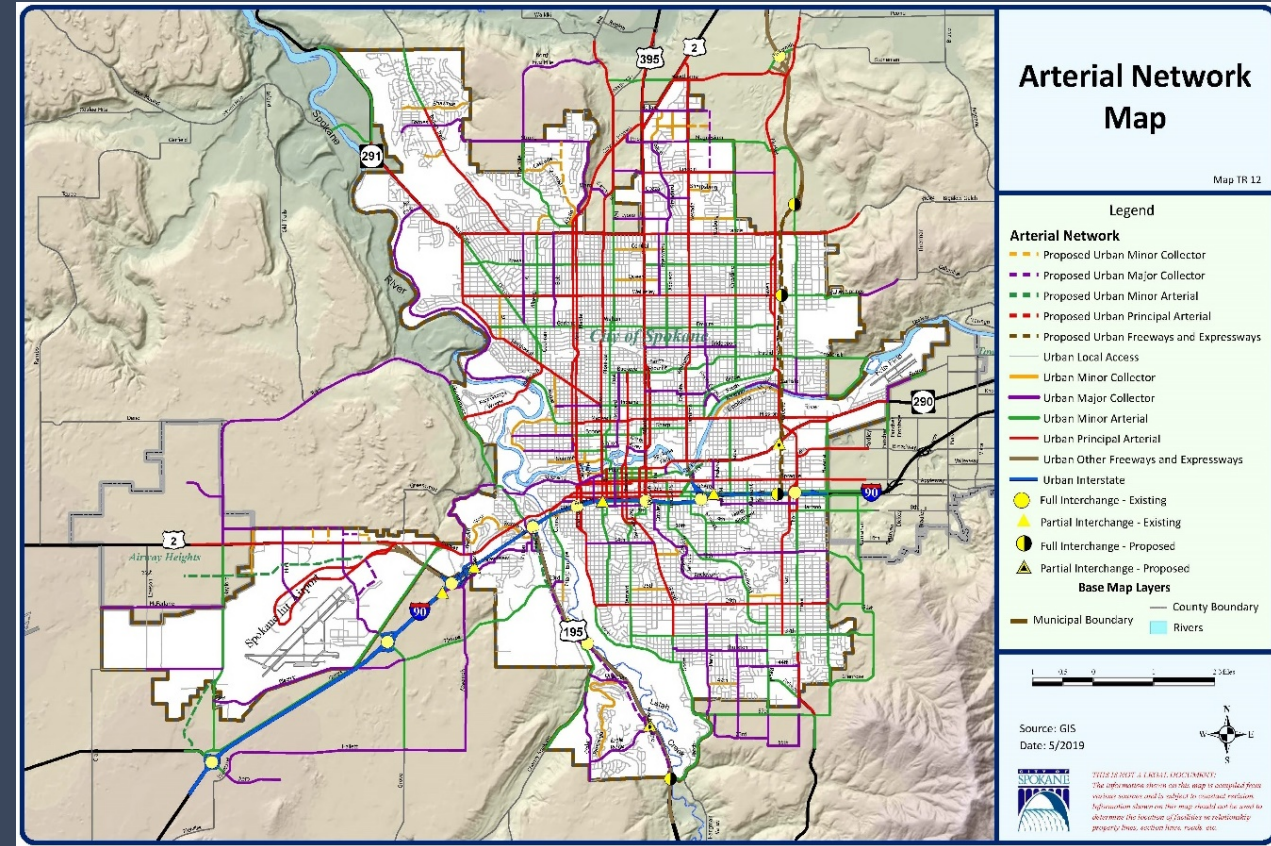


# City-Sponsored Applications



# City-Sponsored Proposal – Arterial Map

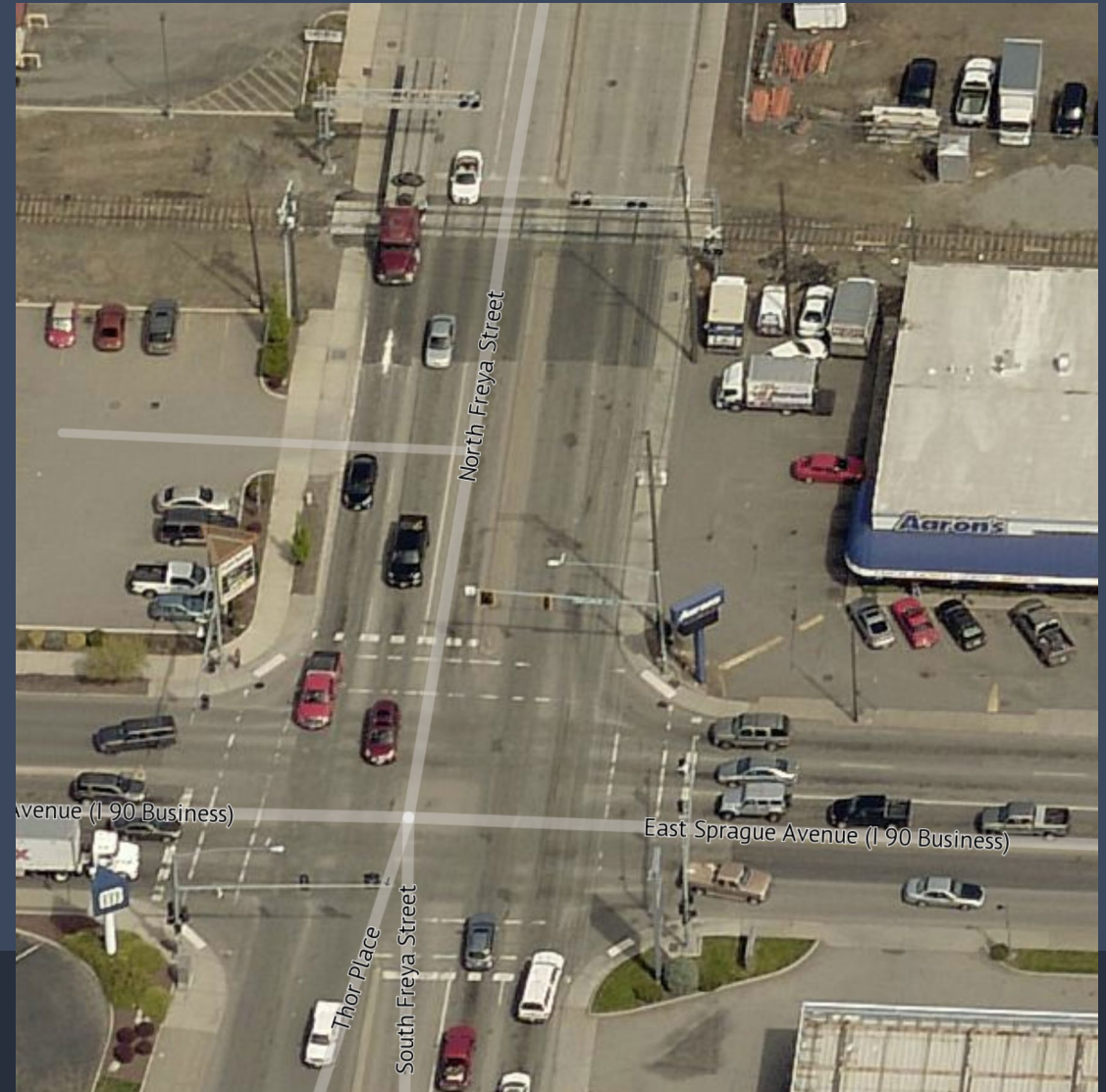
- File Number Z20-042COMP
- Various amendments to the Arterial Network
- Necessitates Changes to Map TR-12 in Chapter 4, Transportation





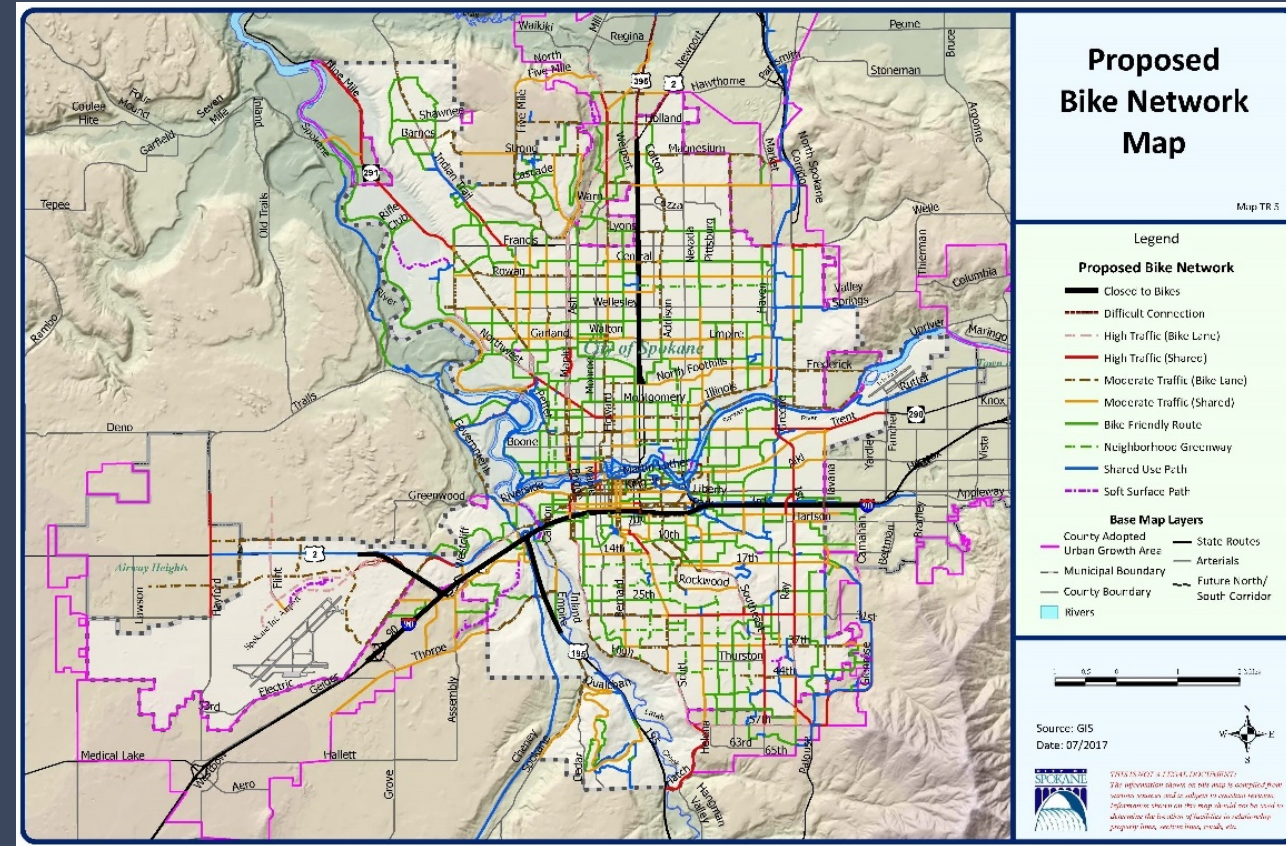
# Possible New Proposal

- Rail Crossings at Freya, Havana, and Mission/Perry.
- Changes in rail traffic necessitate additional crossing improvements.
- Staff considering best approach, possible text amendment.



# City-Sponsored Proposal – Bike Map

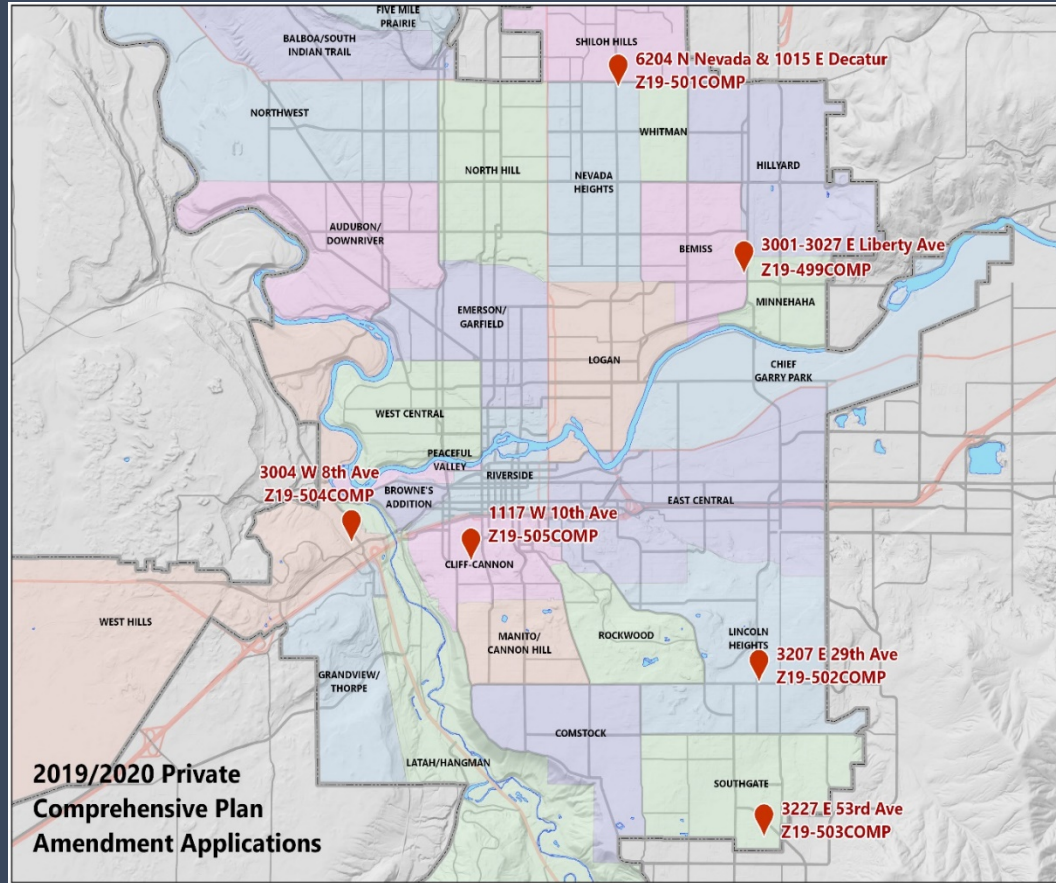
- File Z20-019COMP
- Various amendments to the Bike Master Plan
- Necessitates Changes to Map TR-5 in Chapter 4, Transportation



# Private Applications



# Private Applications



File	Neighborhood	Proposed Change
Z19-499COMP	Bemiss (Adj. to Minnehaha)	R 4-10 to GC
Z19-501COMP	Nevada Heights (Near Shiloh Hills)	R 4-10 to GC
Z19-502COMP	Lincoln Heights	R 4-10 to Office
Z19-503COMP	Southgate	R 4-10 to R 15-30
Z19-504COMP	West Hills	R 4-10 to R 15-30
Z19-505COMP	Cliff-Cannon	R 4-10 to R 15-30





# Z19-499COMP

- 3001, 3011, & 3027  
E Liberty Avenue
- Parcels: 35033.1304,  
35033.1305, 35033.1306
- 0.58 Acres
- Bemiss Neighborhood



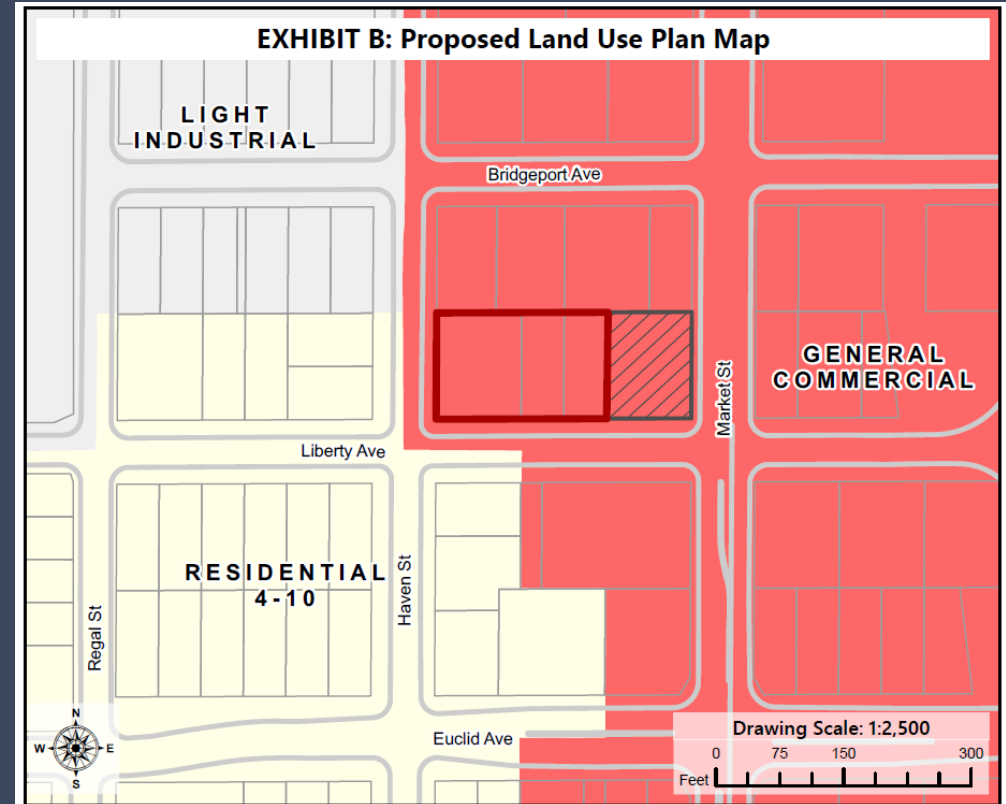
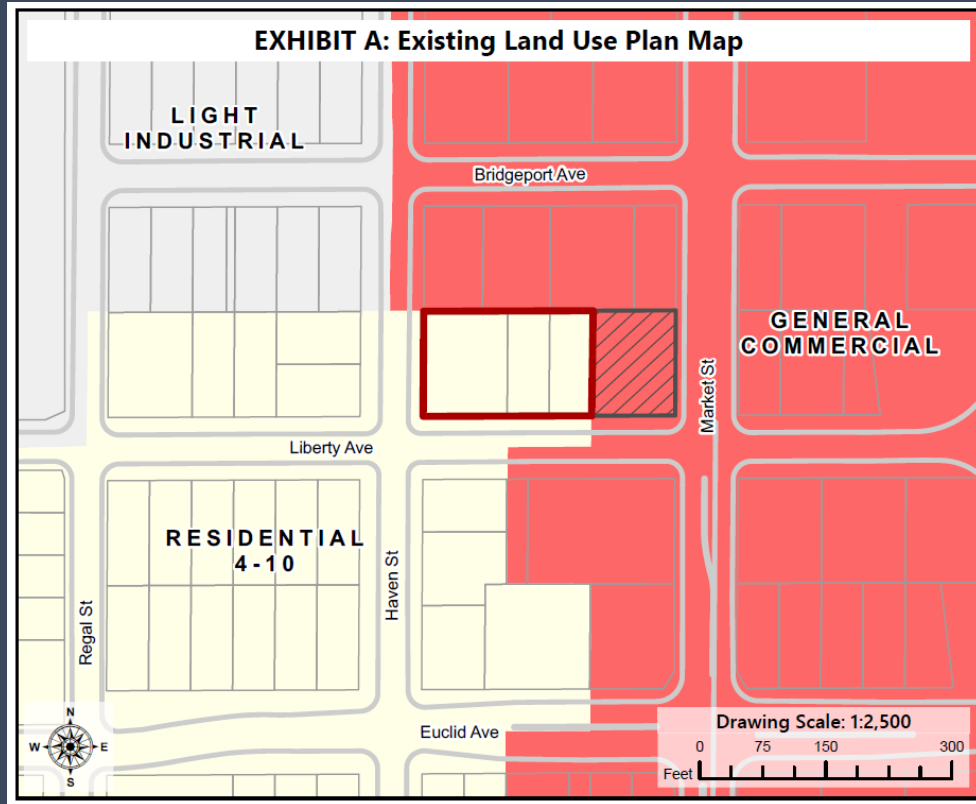


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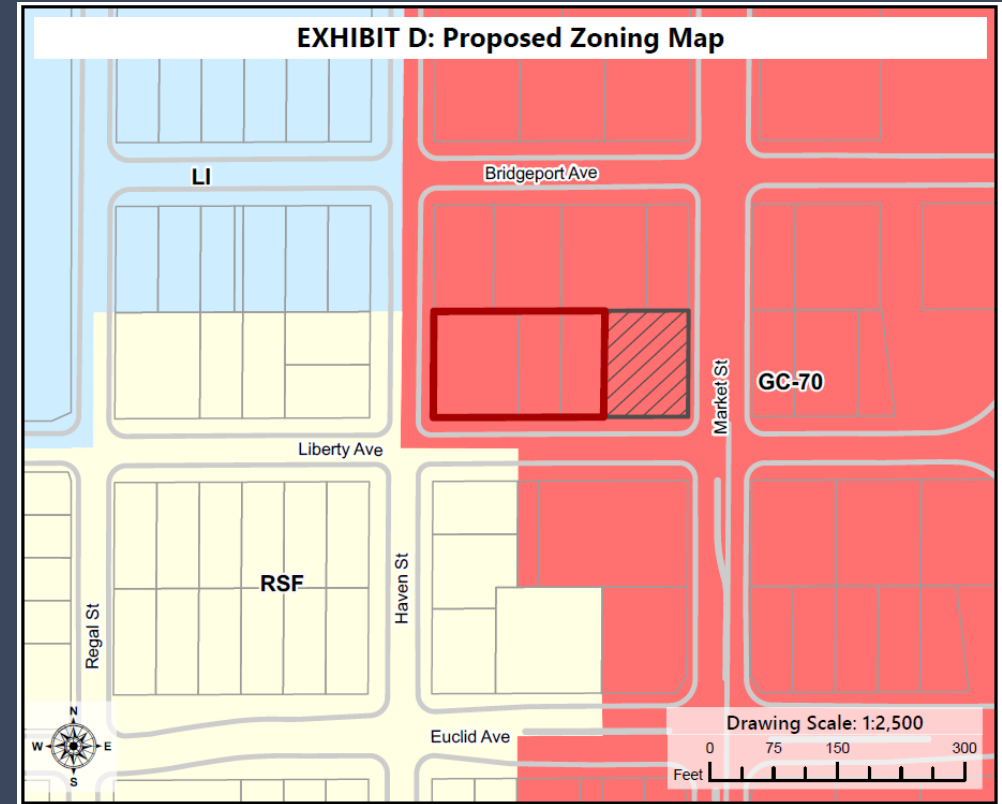
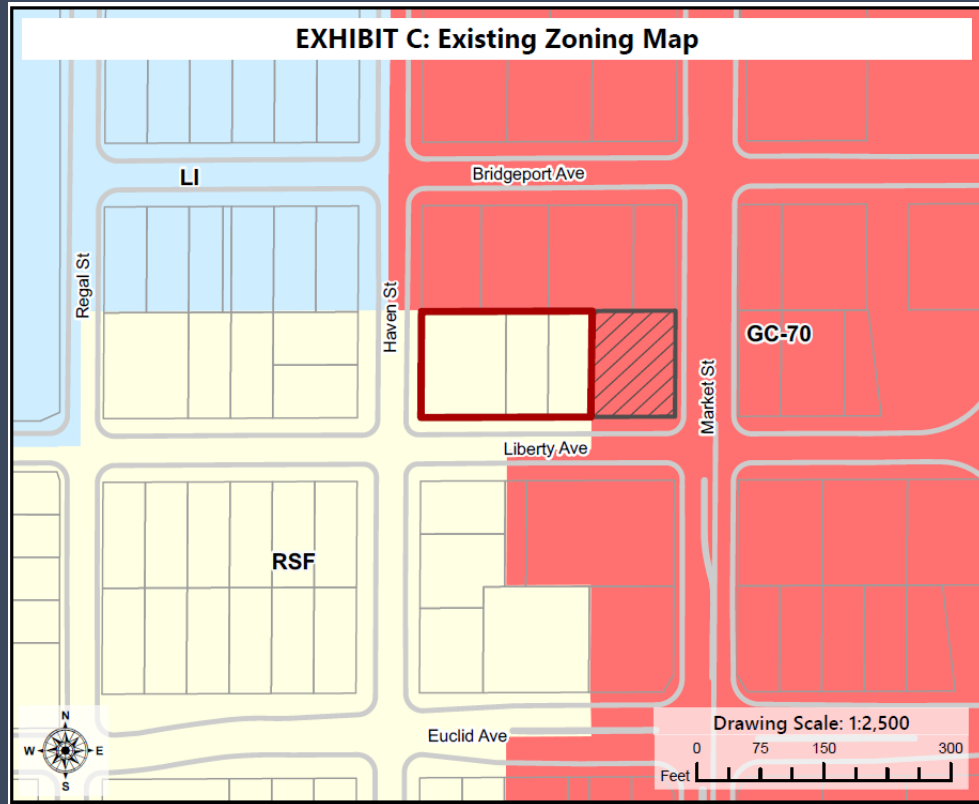
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# Z19-499COMP



# Z19-499COMP





# Z19-501COMP

- 6204 N Nevada and 1015 E Decatur
- Parcels: 36321.0209 & 36321.0210
- 0.51 Acres
- Nevada Heights Neighborhood
- City Alley to North



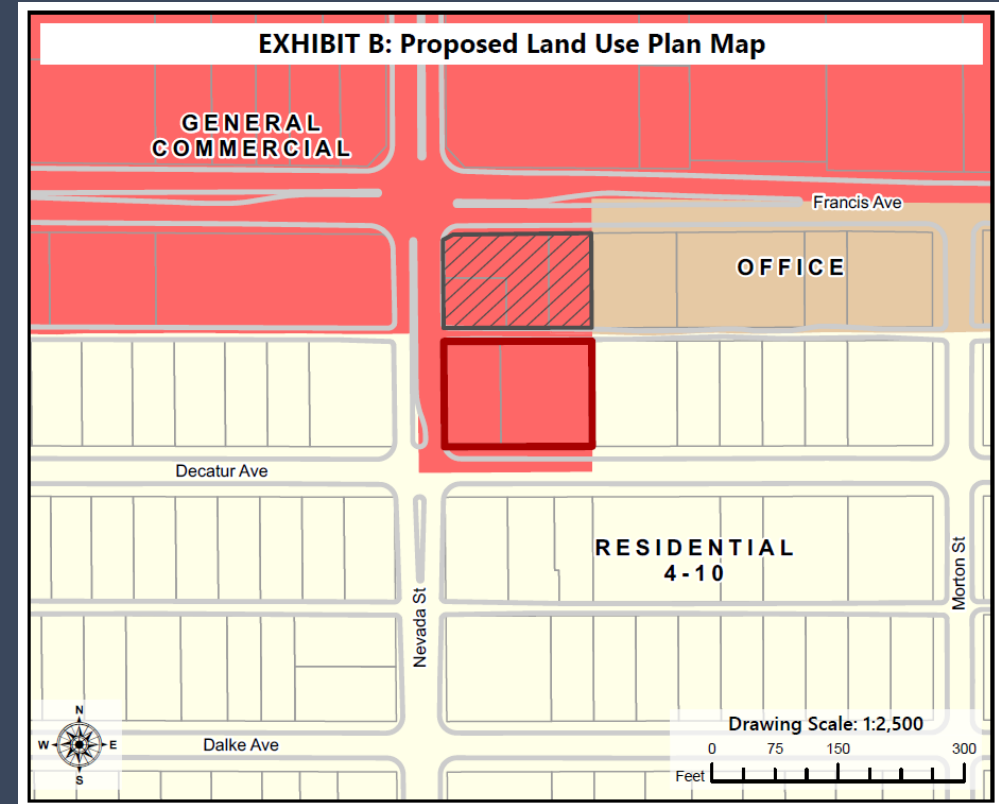
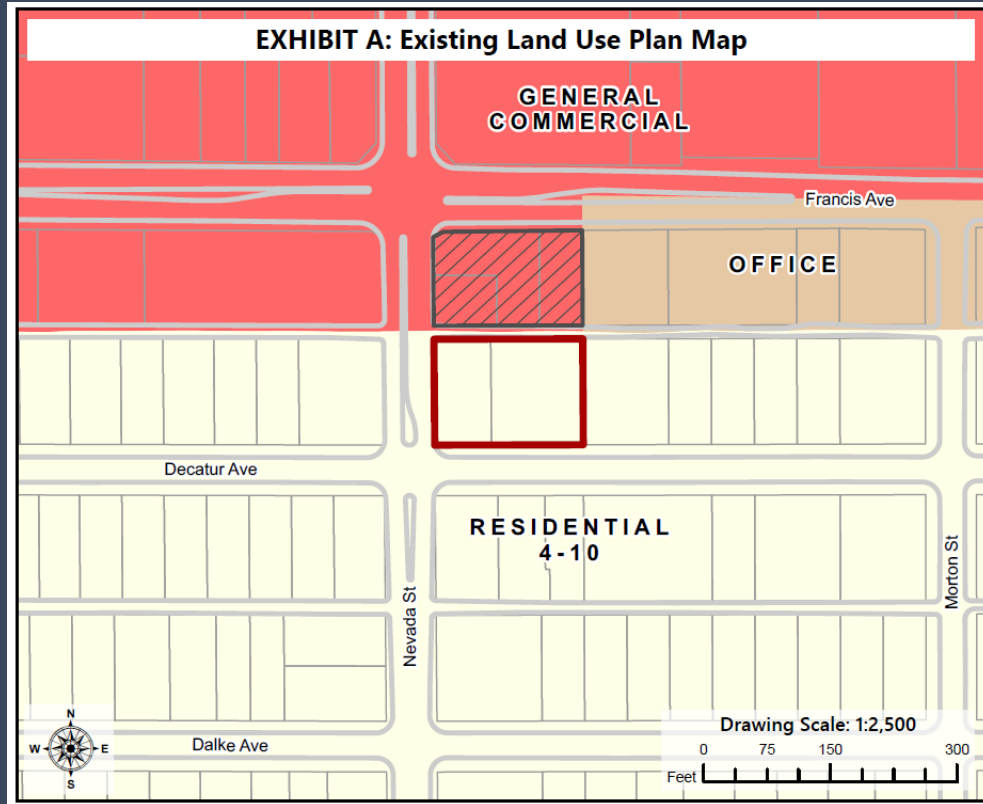


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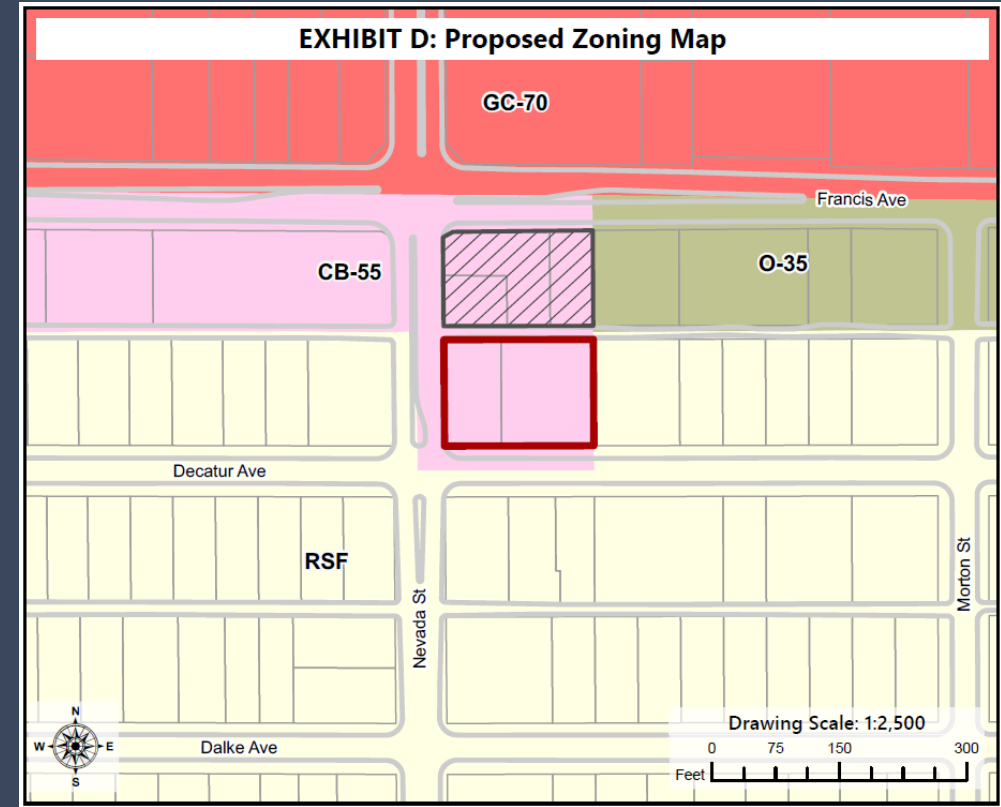
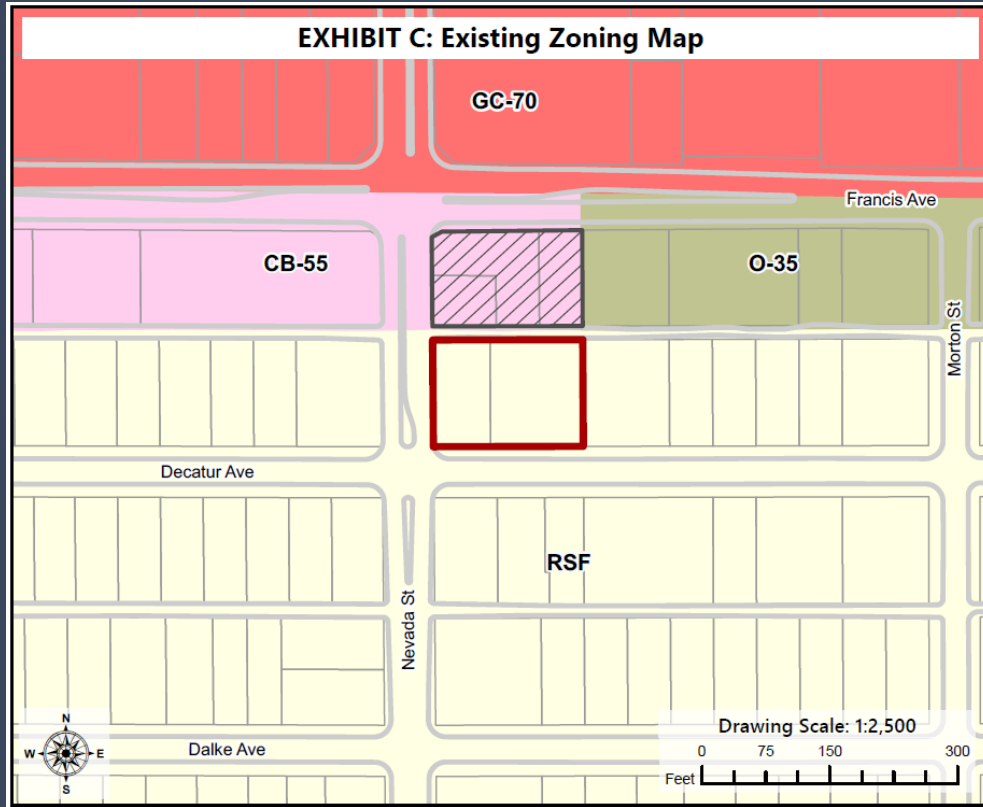


# Z19-501COMP





# Z19-501COMP



# Z19-502COMP

- 3203 & 3207 E 29th Avenue
- Parcels: 35273.0219 & 35273.0220
- 0.38 Acres
- Lincoln Heights Neighborhood
- Home on Site Has Been Removed
- Alley to North is Unimproved



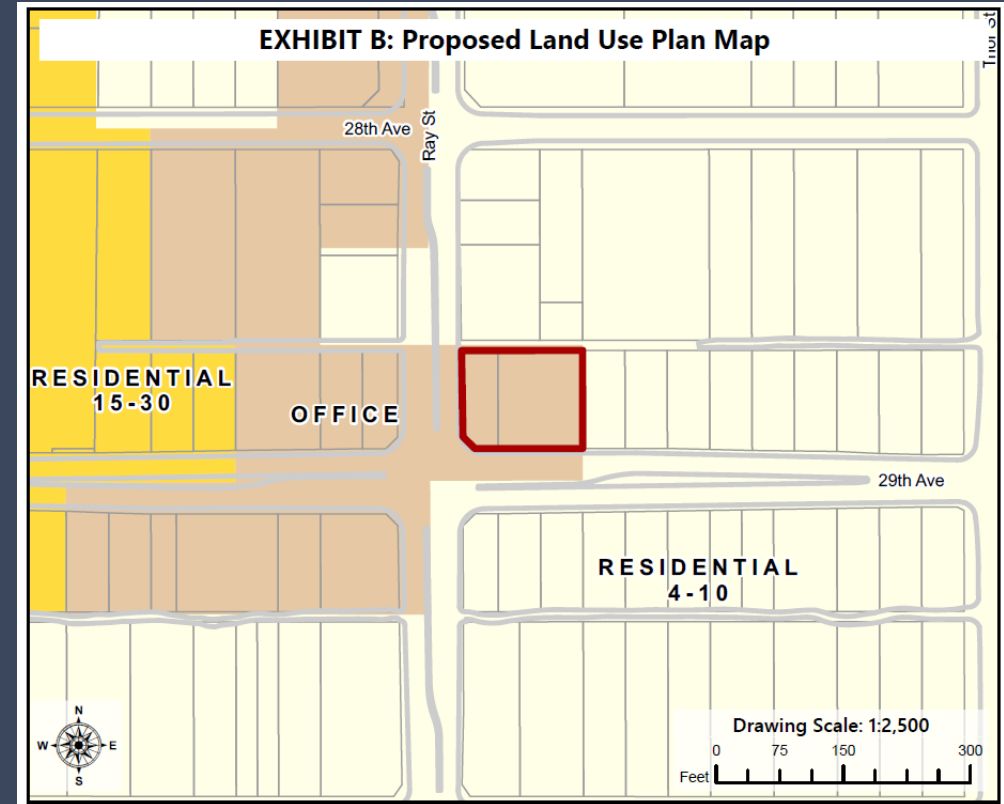
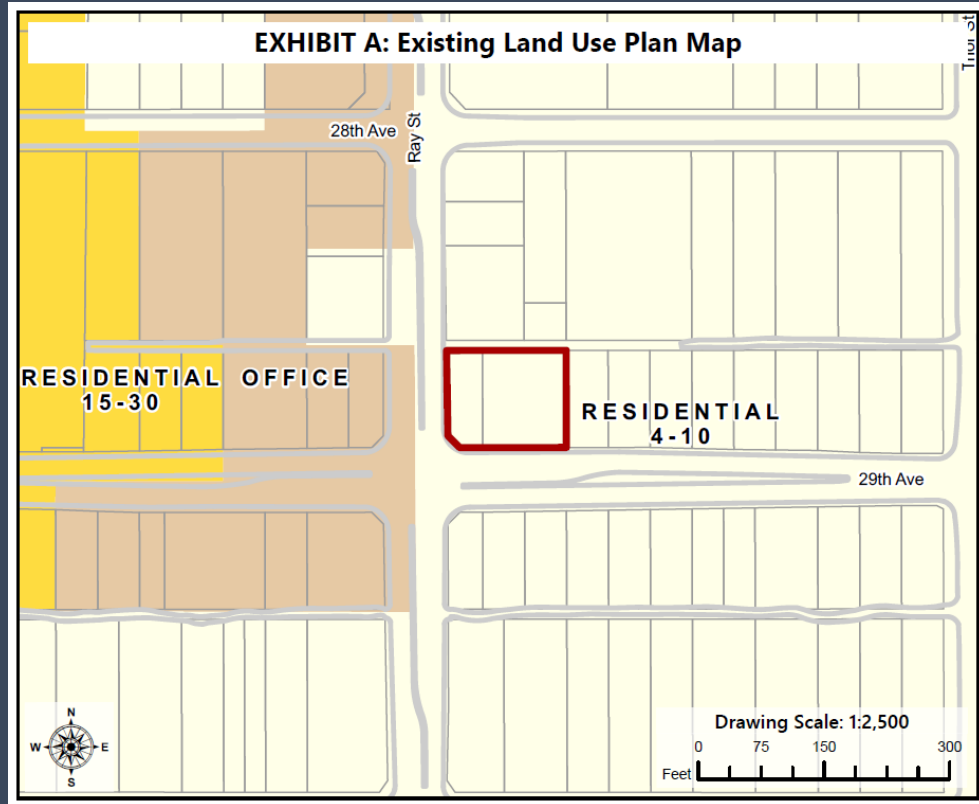


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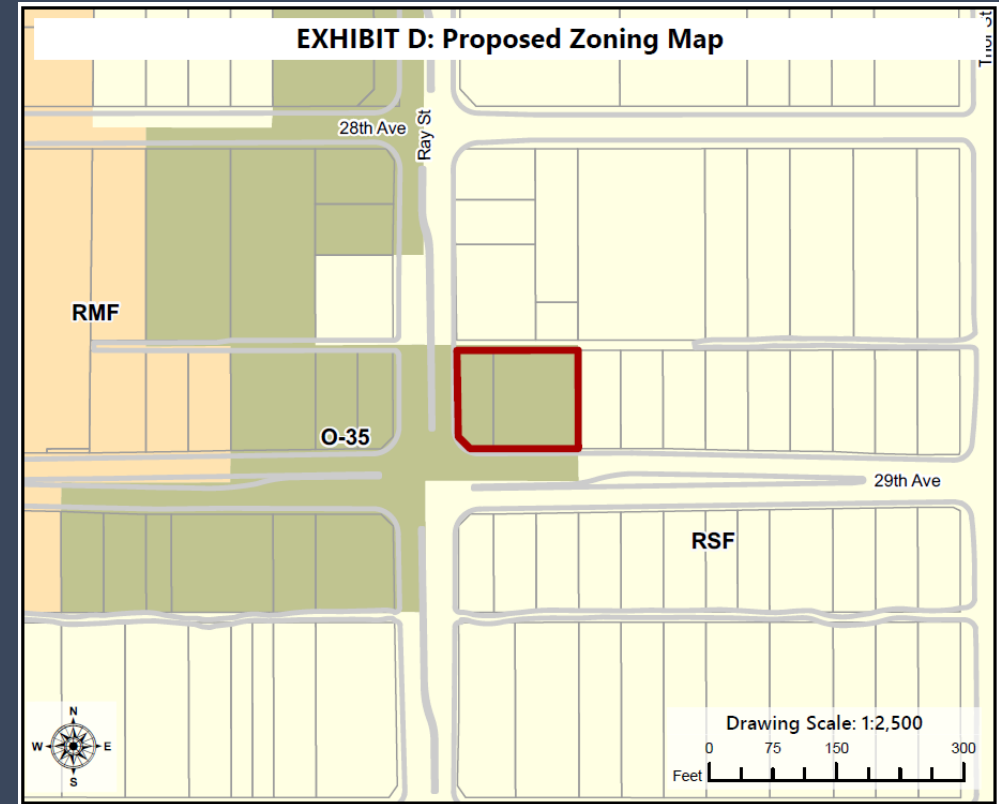
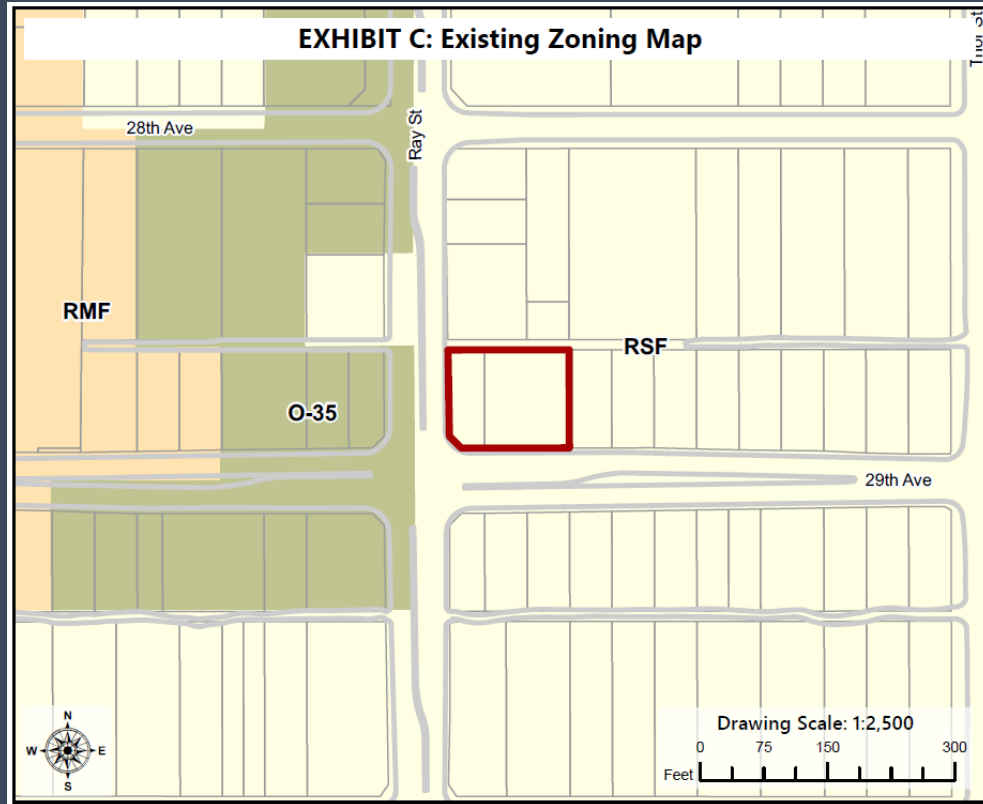
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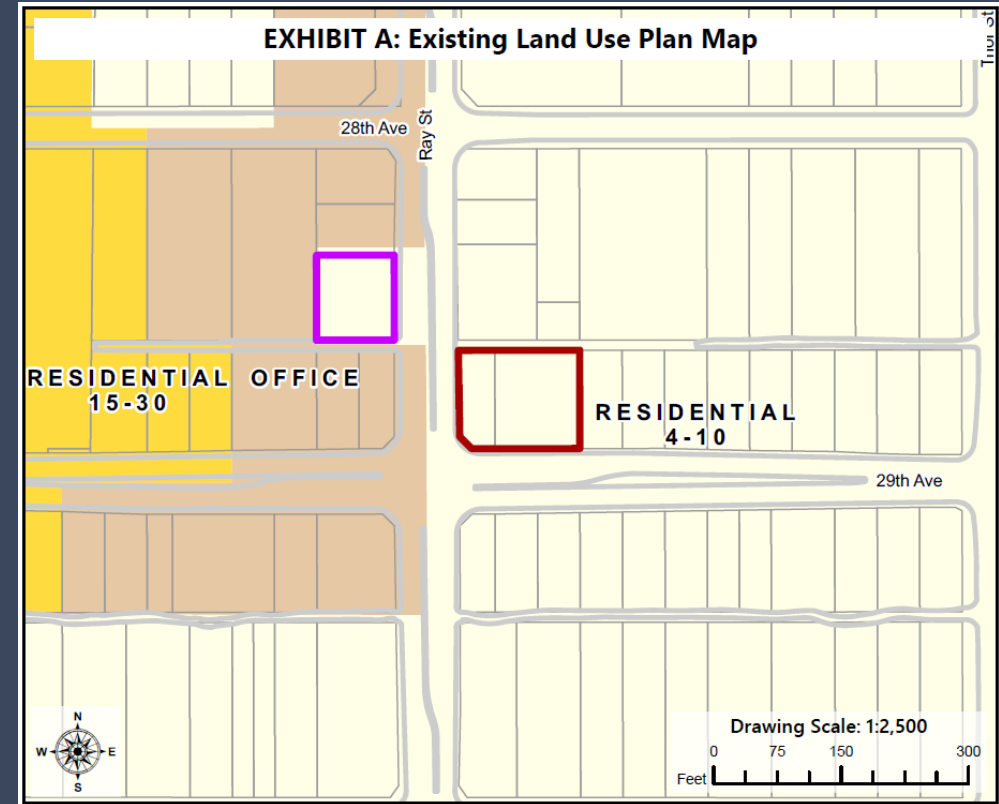


# Z19-502COMP



# Z19-502COMP Possible Expansion

- Similar parcel, similar conditions.
- Different owner.
- Additional 0.2 acres
  - (55% more)
- Requires additional sign and 10 additional mailings.





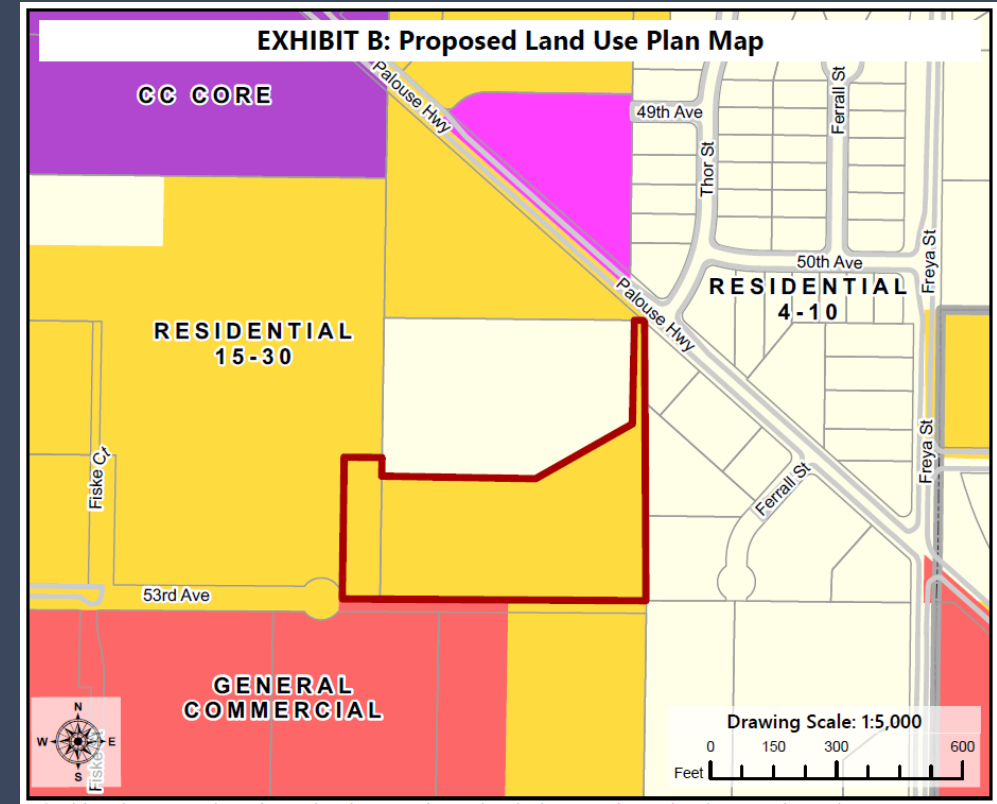
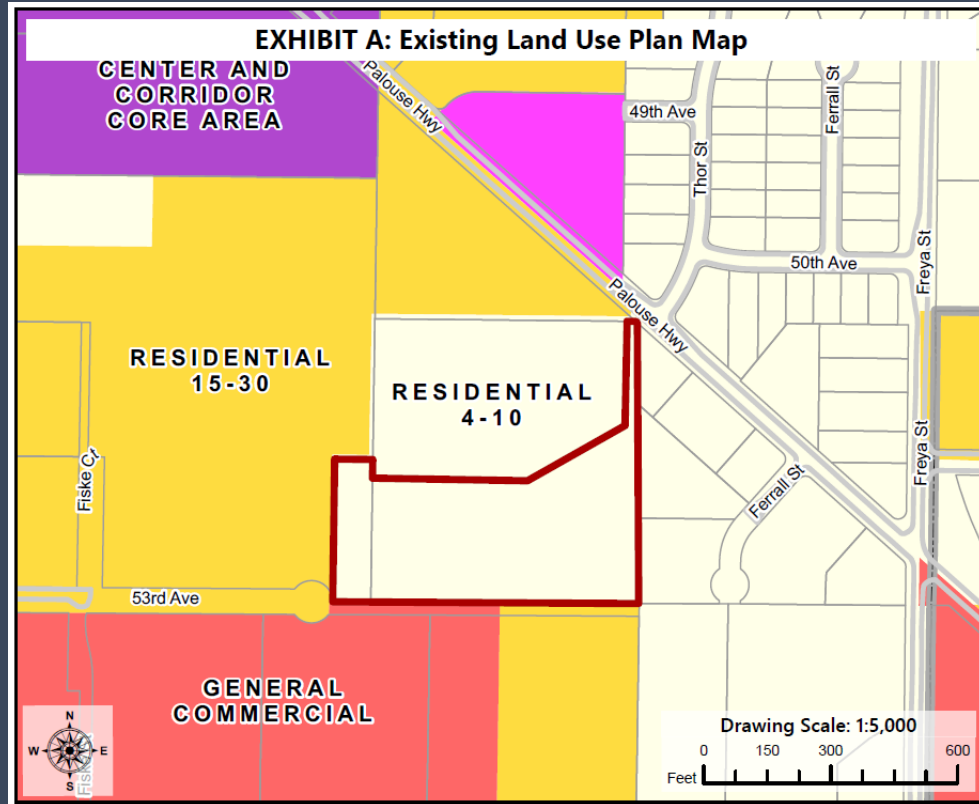
# Z19-503COMP

- 3227 E 53rd Avenue
- Parcels: 34032.9044 & 34032.9093
- 5.48 Acres
- Southgate Neighborhood

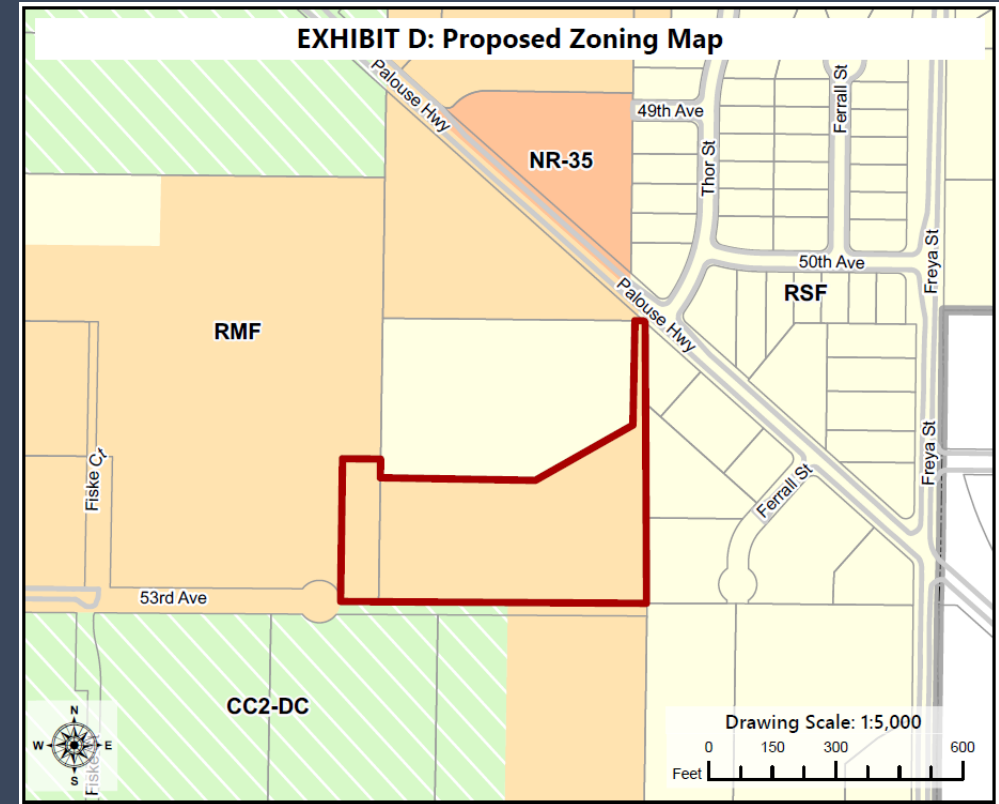
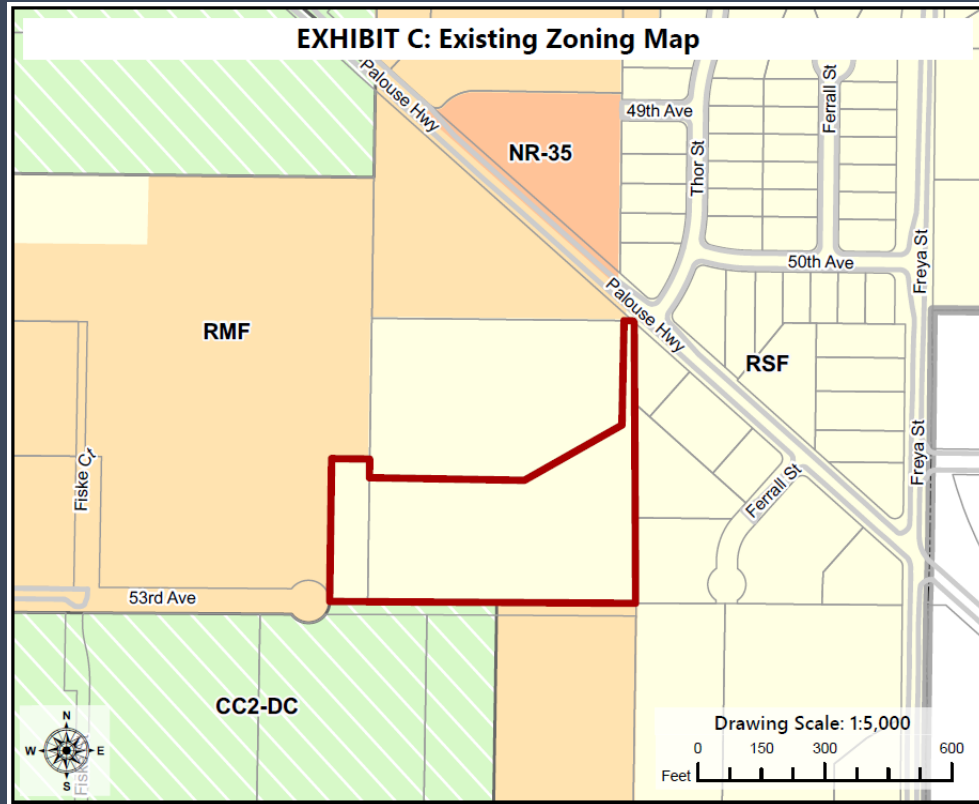




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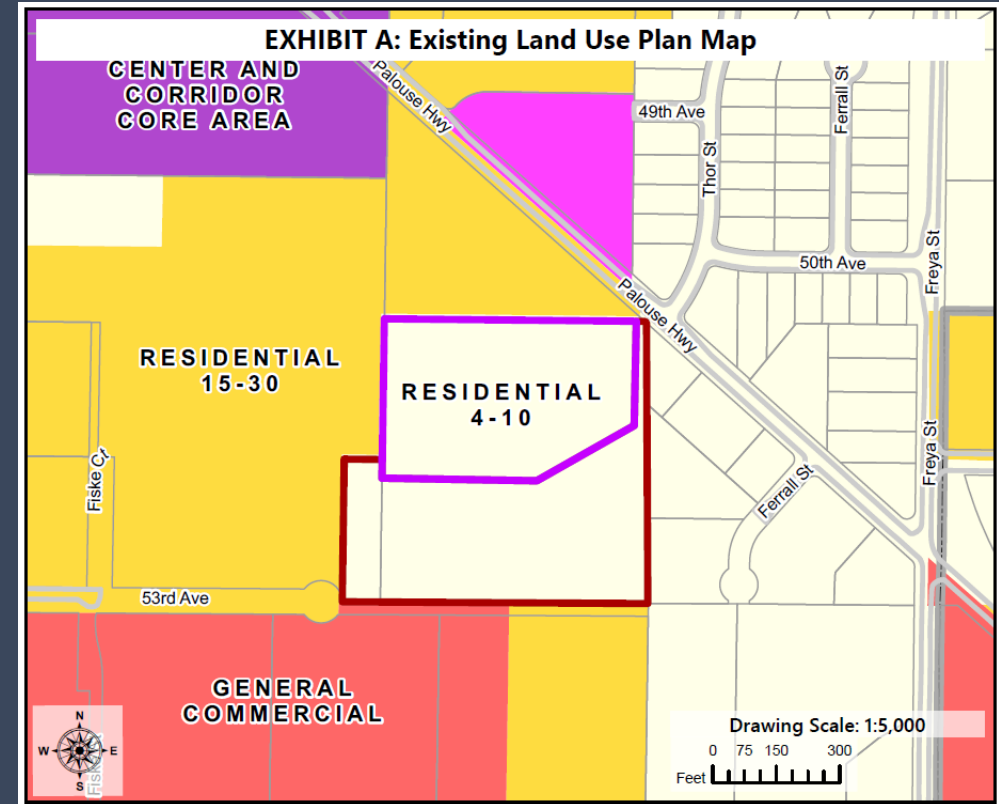


# Z19-503COMP



# Z19-503COMP Possible Expansion

- Similar parcel, similar conditions.
- Different owner.
- Additional 4.82 acres
  - (86% more)
- Requires additional sign and 1 additional mailing.

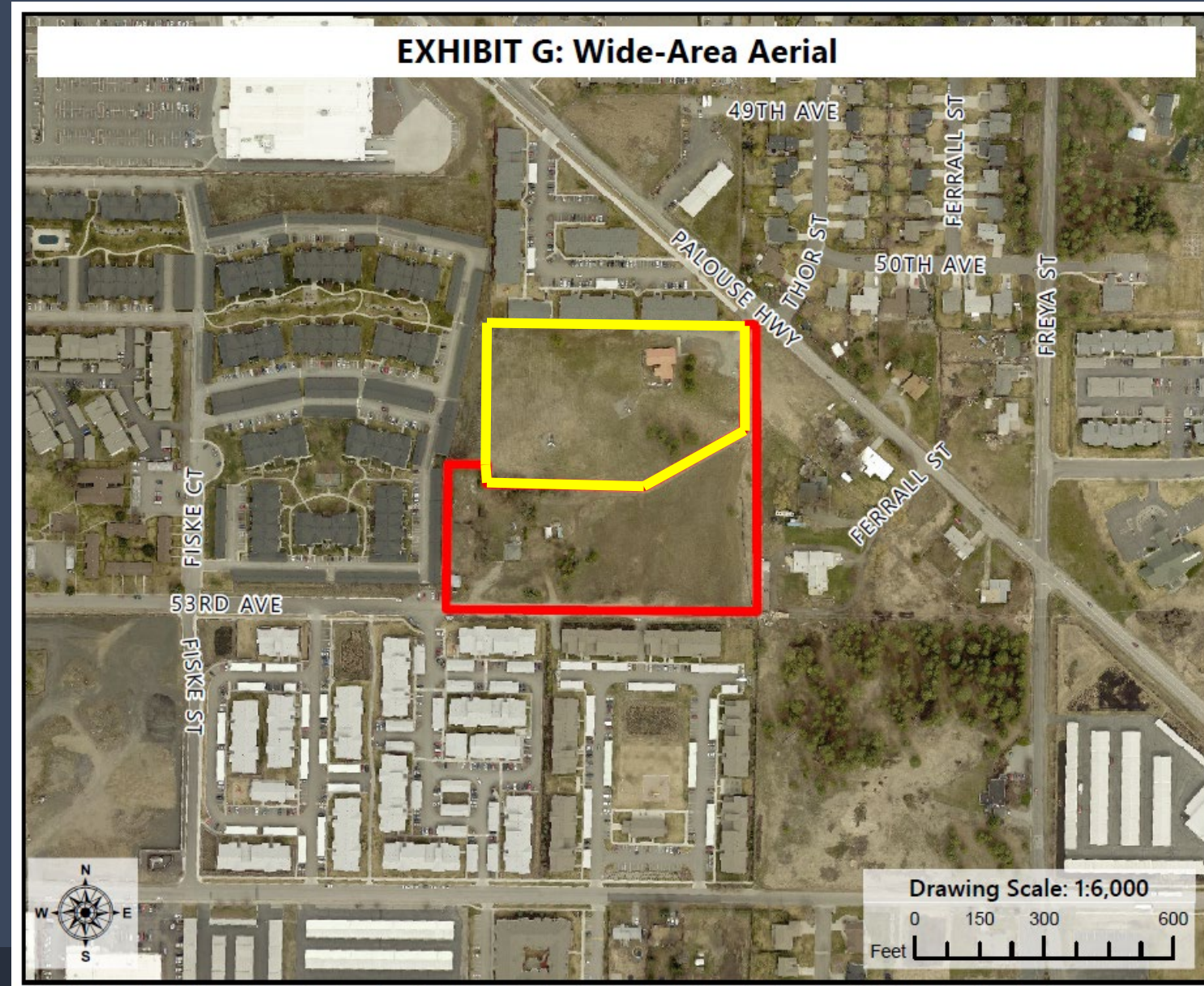




# Z19-503COMP

## Optional Expansion of Geographic Scope . . .

- Separate Owner, Not a Party to the Application
- Additional 4.82 Acres (increase of 90%)
- Same Land Use/Zoning as application.
- Would Require City to Cover Costs of Expanded Notice
  - Only one additional property requires notice.
  - Additional sign may be required.





# Z19-504COMP

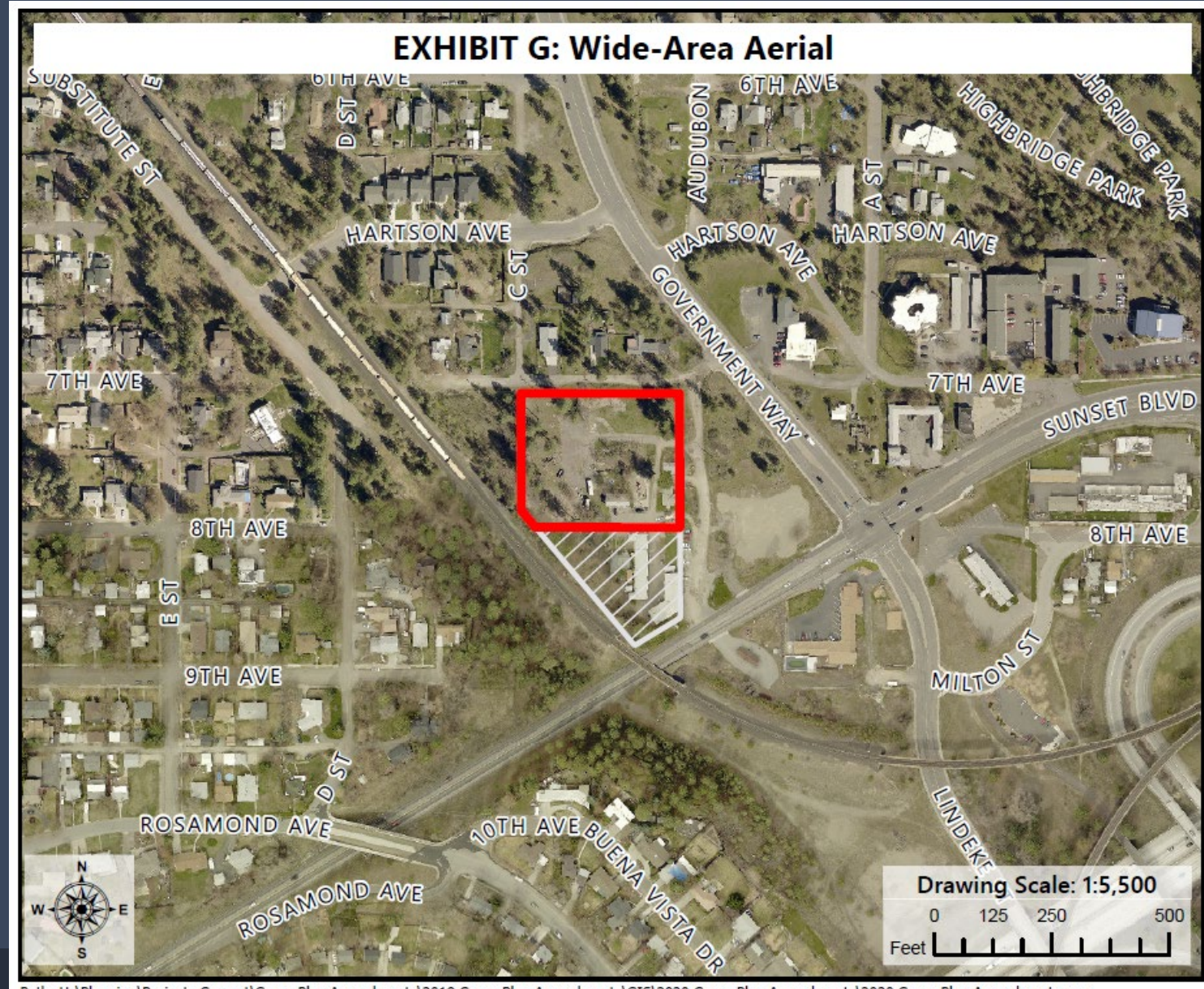
- 3004 W 8th Avenue
- Parcels: 25234.6501 & 25234.0902
- 2.2 Acres
- West Hills Neighborhood



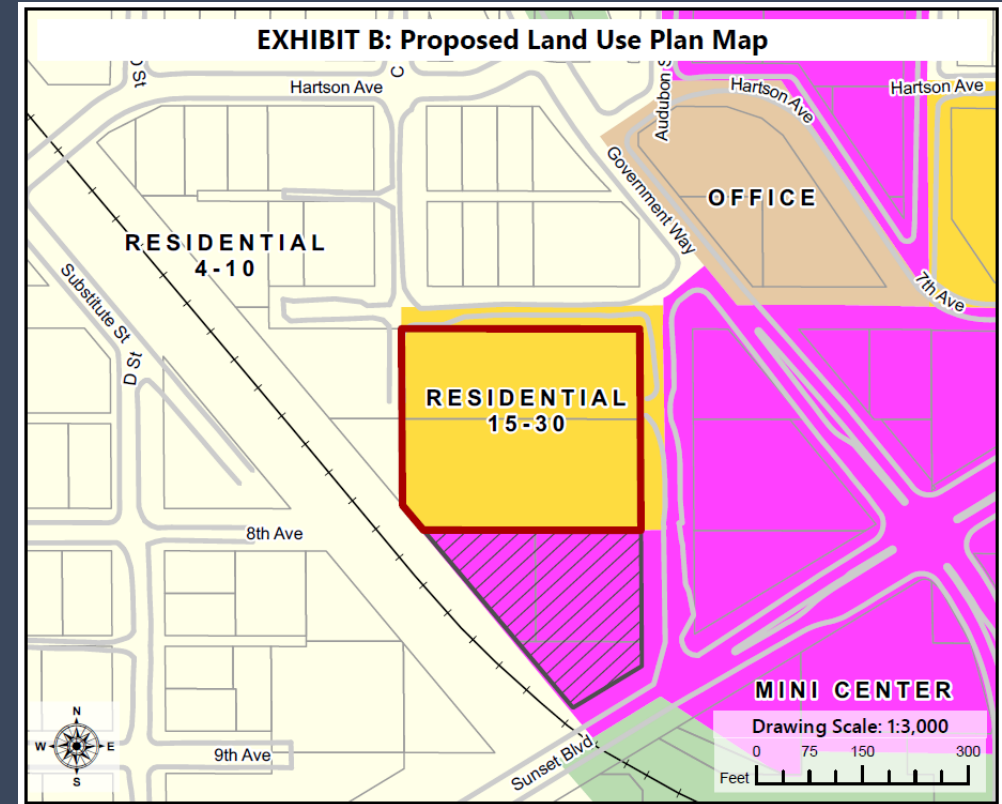
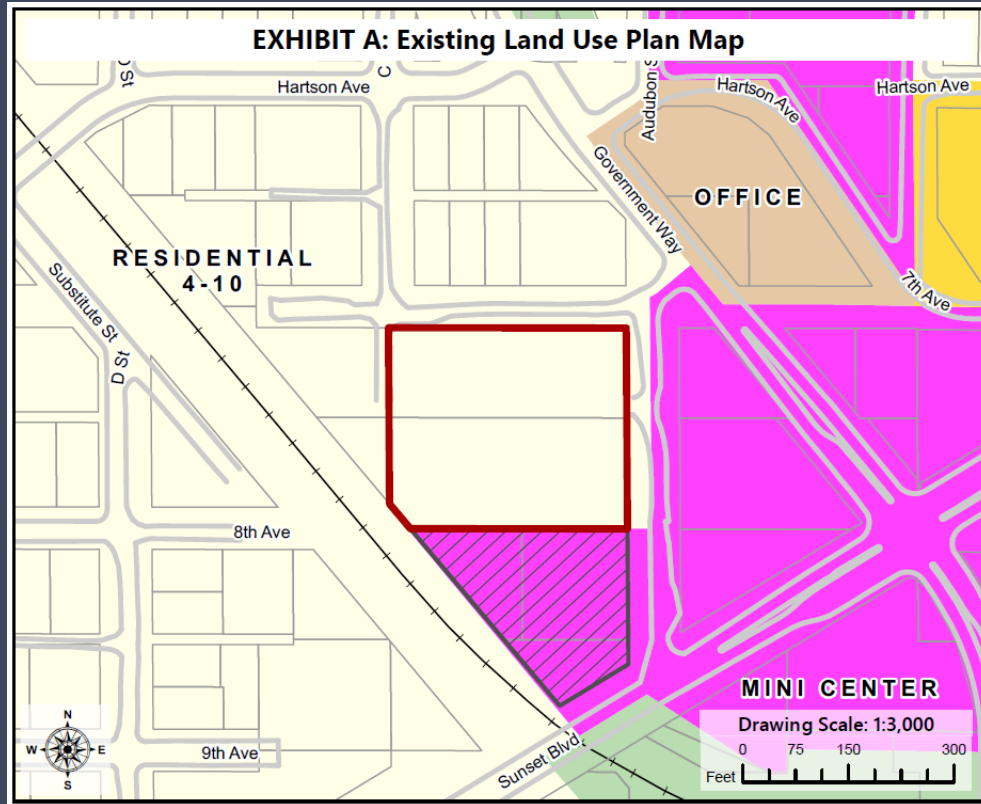


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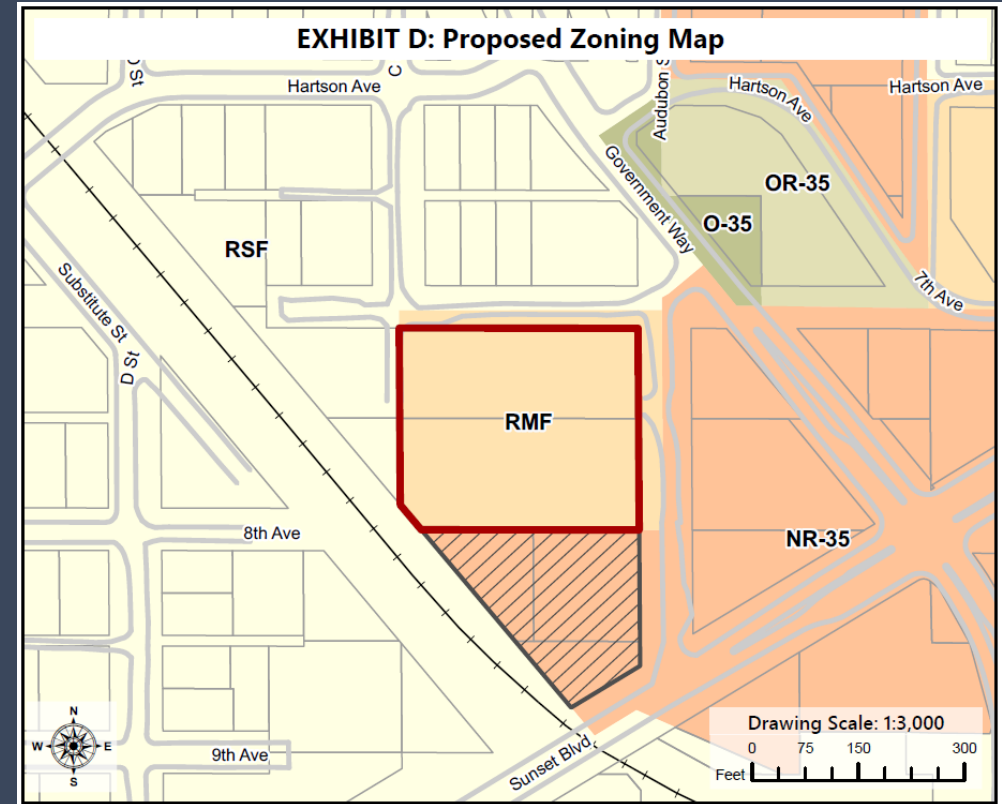
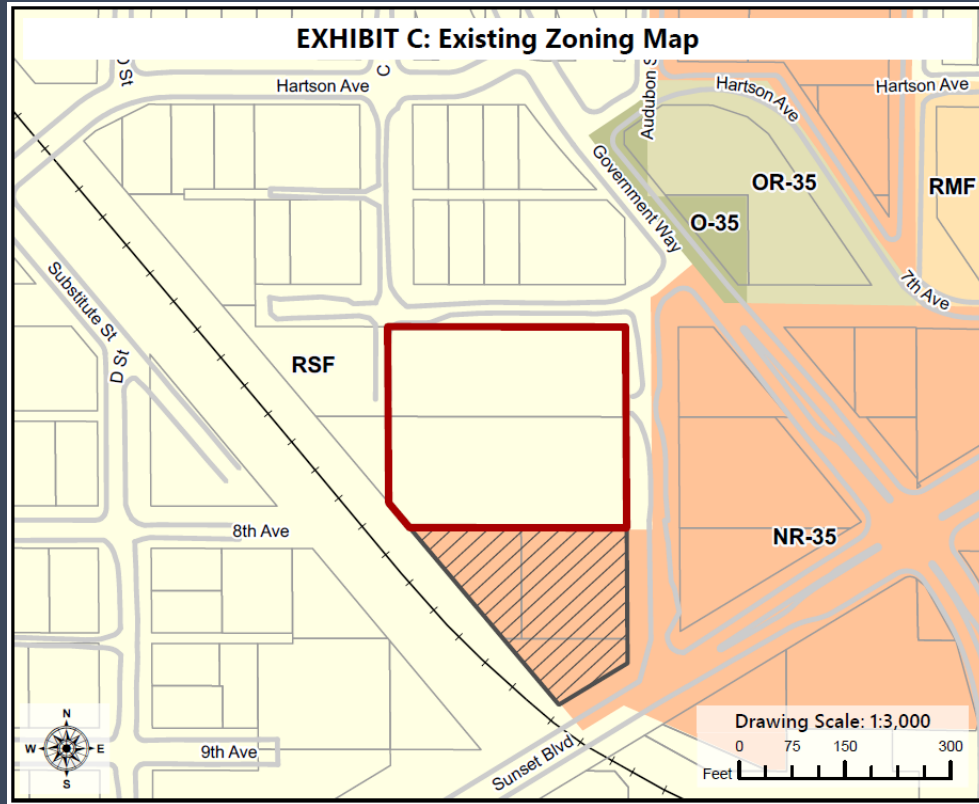


# Z19-504COMP





# Z19-504COMP



# Z19-505COMP

- 1117 W 10th Avenue
- Parcel: 35193.1405
- 0.16 Acres
- Cliff-Cannon Neighborhood





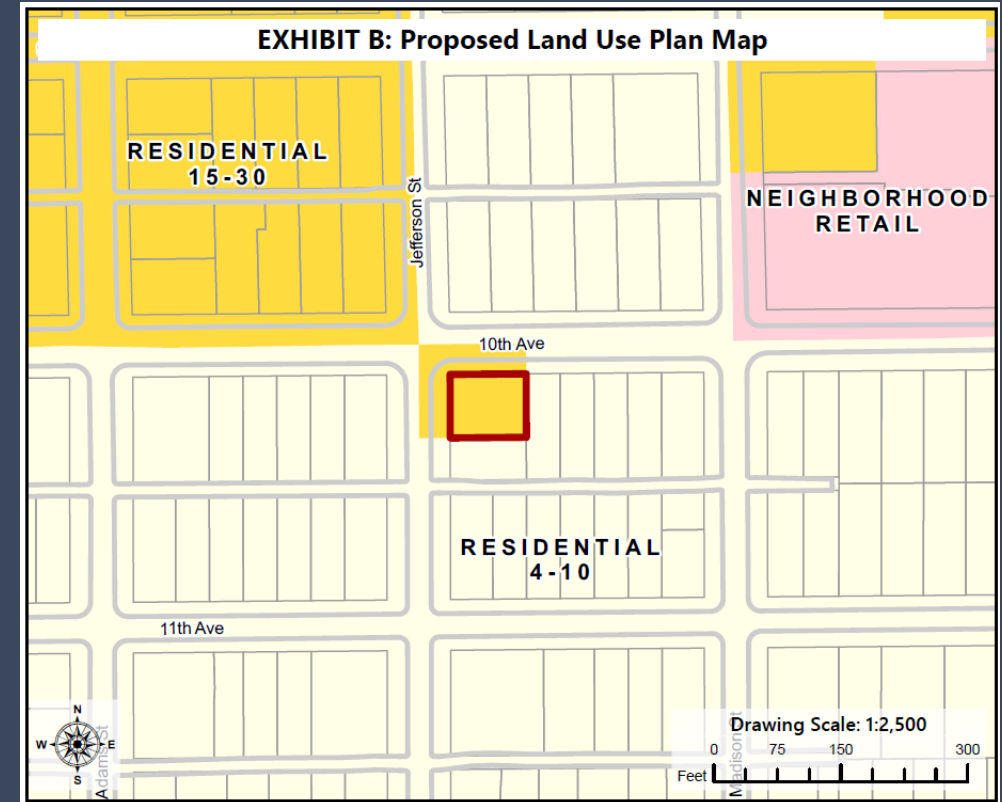
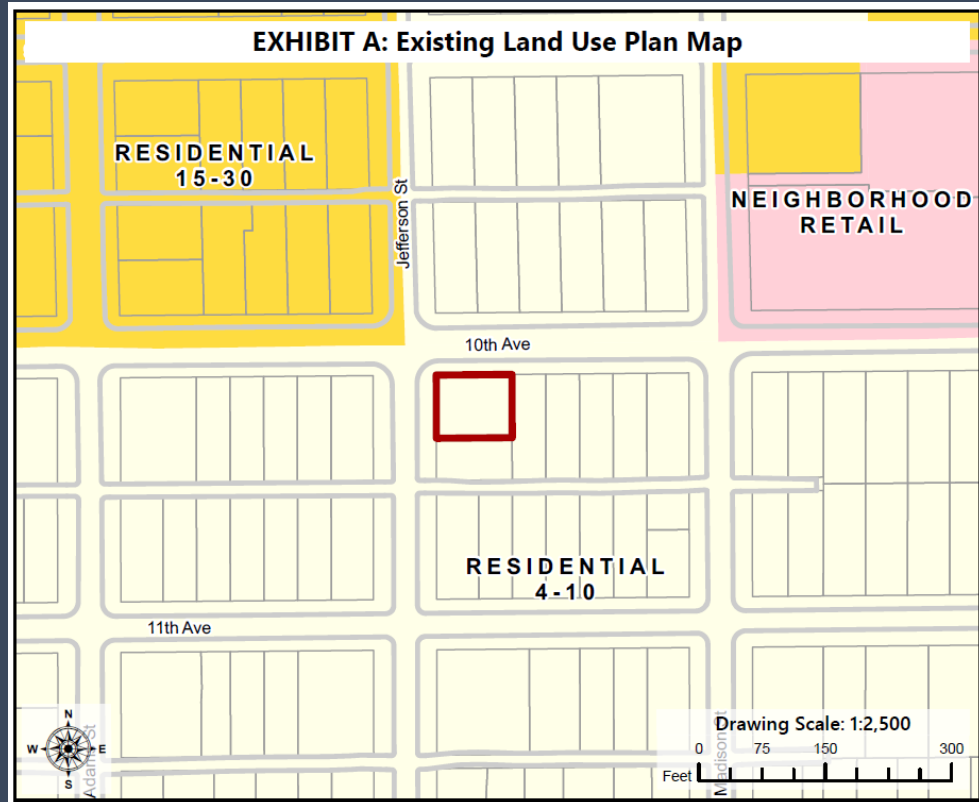
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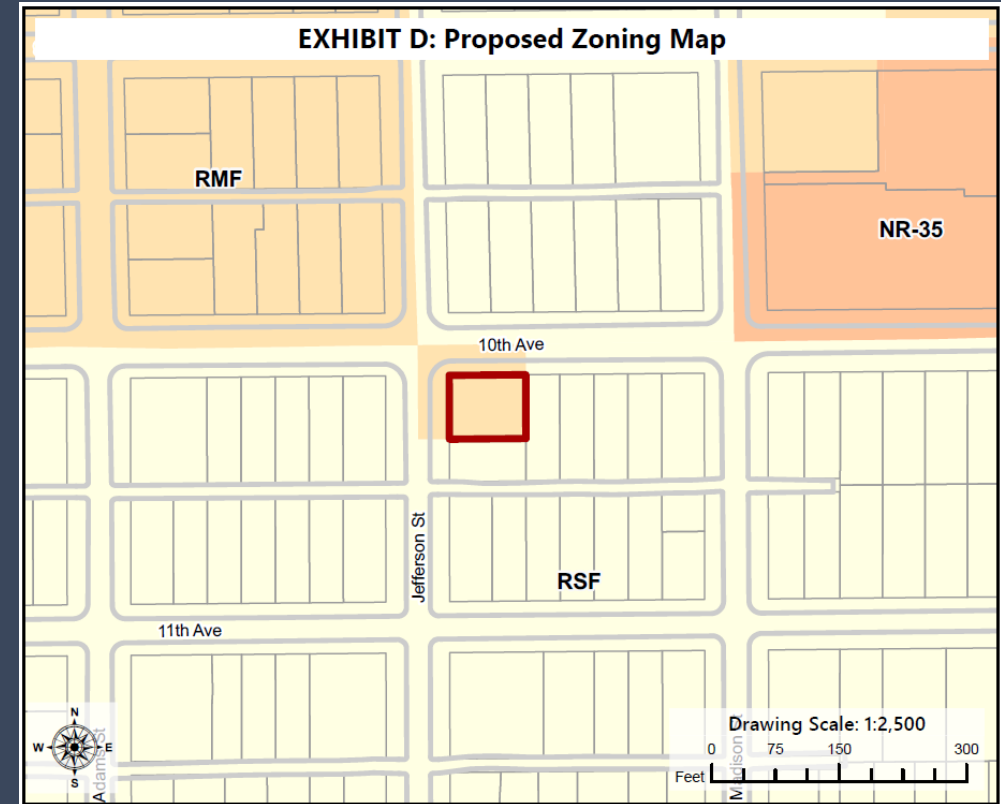
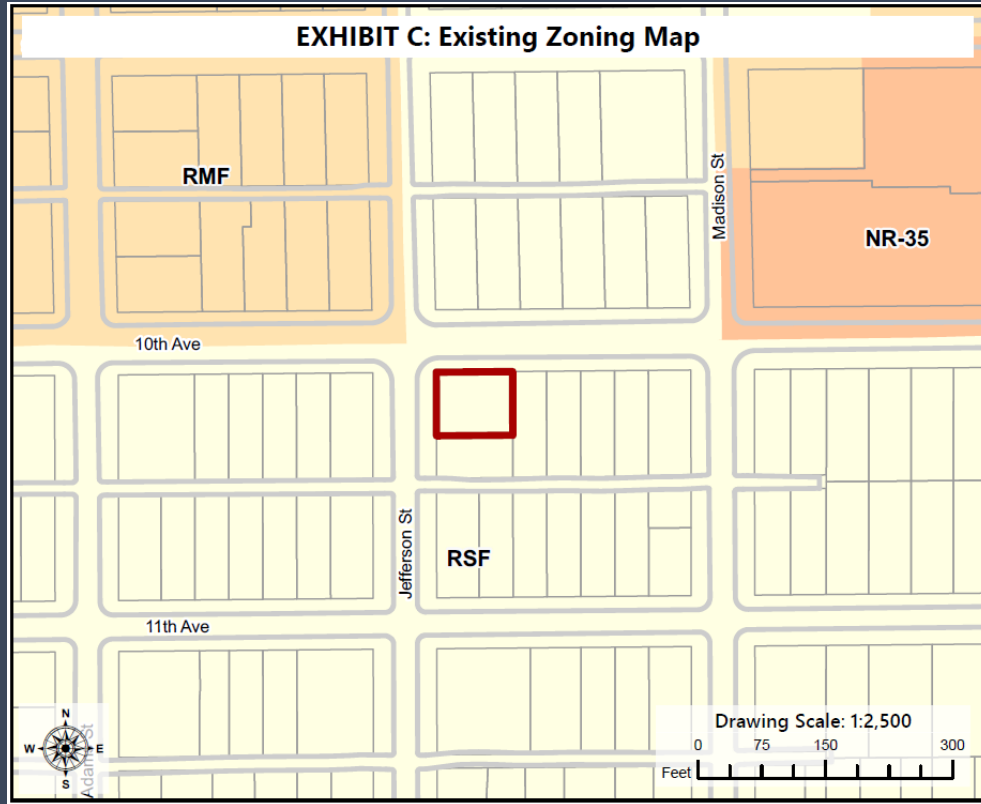




# Z19-505COMP



# Z19-505COMP



# Ad Hoc Subcommittee

- Met February 6, 2020
- Councilmembers:
  - Candace Mumm (Chair)
  - Lori Kinnear
  - Karen Stratton
- Plan Commissioners
  - Gred Francis
  - Christopher Batten
  - Sylvia St. Clair

## Voted to recommend:

- Z19-499COMP Liberty Ave
- Z19-501COMP Nevada St
- Z19-502COMP 29<sup>th</sup> Ave
- Z19-503COMP 53<sup>rd</sup> Ave
- Z19-504COMP 8<sup>th</sup> Ave

## No action taken:

- Z19-505COMP 10th Ave





# Next Steps: Council Resolution

# Setting the 2019/2020 Work Program

- Includes City-Sponsored and Private Applications
- Includes recommendation from Ad-Hoc Committee
- Staff requests a Resolution to be considered March 2, 2020.

# For More Information:

## PROJECT WEBSITE:

[my.spokanecity.org/projects/2019-2020-proposed-comprehensive-plan-amendments/](https://my.spokanecity.org/projects/2019-2020-proposed-comprehensive-plan-amendments/)

## QUESTIONS AND COMMENTS?

[kfreibott@spokanecity.org](mailto:kfreibott@spokanecity.org)

509-625-6184

