Comprehensive Plan Amendments

City Council Study Session

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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

- Applications Submitted (October)
- Ad Hoc “Docketing” Committee
- City Council Resolution Sets Work Program
- Agency Comment Period (~30 days)
- Public Comment Period (60 days)
- Plan Commission Hearing
- City Council Hearing
- Mayor Signature and Amendments Take Effect

2019 → 2020

= 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
<table>
<thead>
<tr>
<th>File</th>
<th>Neighborhood</th>
<th>Proposed Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Z19-499COMP</td>
<td>Bemiss (Adj. to Minnehaha)</td>
<td>R 4-10 to GC</td>
</tr>
<tr>
<td>Z19-501COMP</td>
<td>Nevada Heights (Near Shiloh Hills)</td>
<td>R 4-10 to GC</td>
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<tr>
<td>Z19-502COMP</td>
<td>Lincoln Heights</td>
<td>R 4-10 to Office</td>
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<tr>
<td>Z19-503COMP</td>
<td>Southgate</td>
<td>R 4-10 to R 15-30</td>
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<td>West Hills</td>
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<tr>
<td>Z19-505COMP</td>
<td>Cliff-Cannon</td>
<td>R 4-10 to R 15-30</td>
</tr>
</tbody>
</table>
Z19-499COMP

- 3001, 3011, & 3027 E Liberty Avenue
- Parcels: 35033.1304, 35033.1305, 35033.1306
- 0.58 Acres
- Bemiss Neighborhood
Z19-499COMP

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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
Z19-501COMP

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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
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
Z19-502COMP
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
Z19-503COMP
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.
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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- 2.2 Acres
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Z19-504COMP
Z19-505COMP

- 1117 W 10th Avenue
- Parcel: 35193.1405
- 0.16 Acres
- Cliff-Cannon Neighborhood
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- Parcel: 35193.1405
- 0.16 Acres
- Cliff-Cannon Neighborhood
Z19-505COMP
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Ad Hoc Subcommittee

• Met February 6, 2020

• Councilmembers:
  • Candace Mumm (Chair)
  • Lori Kinnear
  • Karen Stratton

• Plan Commissioners
  • Gred Francis
  • Chrisotpher Batten
  • Sylvia St. Clair

Voted to recommend:
• Z19-499COMP Liberty Ave
• Z19-501COMP Nevada St
• Z19-502COMP 29th Ave
• Z19-503COMP 53rd Ave
• Z19-504COMP 8th 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/

QUESTIONS AND COMMENTS?
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