

**Agenda Sheet for City Council Meeting of:**

11/22/2021

Date Rec'd	11/8/2021
Clerk's File #	ORD C36140
Renews #	
Cross Ref #	
Project #	Z20-206COMP
Bid #	
Requisition #	

Submitting Dept	PLANNING & ECONOMIC DEVELOPMENT
Contact Name/Phone	KEVIN FREIBOTT 6184
Contact E-Mail	KFREIBOTT@SPOKANECITY.ORG
Agenda Item Type	First Reading Ordinance
Agenda Item Name	0650-COMPREHENSIVE PLAN AMENDMENT - CLEVELAND AVE

Agenda Wording

Ordinance relating to application Z20-206COMP, by 155 E Cleveland Avenue Investments LLC, amending the Comprehensive Plan Land Use Plan Map from Residential 4-10 to Residential 15-30 for 3.9 acres and change the Zoning Map to Residential Multifamily.

Summary (Background)

The proposal concerns 155, 173, 177, 203, 203 ½, 209, 215, 221, 227, 301, 305, 317, 327, & 403 E Cleveland Ave, parcels 35082.0919 thru 0933. This Application is being considered concurrently through the annual Comprehensive Plan Amendment cycle as required by the Growth Management Act. The application has fulfilled public participation and notification requirements. The Plan Commission held a Public Hearing on October 27 to consider this amendment and has recommended approval of the amendment.

Lease? NO Grant related? NO Public Works? NO

Fiscal Impact

Neutral	\$
Select	\$
Select	\$
Select	\$

Budget Account

#
#
#
#

Approvals

Dept Head	BLACK, TIRRELL
Division Director	MACDONALD, STEVEN
Finance	ORLOB, KIMBERLY
Legal	RICHMAN, JAMES
For the Mayor	ORMSBY, MICHAEL

Council Notifications

Study Session\Other	Study Session - 10/28
Council Sponsor	Lori Kinnear

Additional Approvals

Purchasing	
	jrichman@spokanecity.org
	lmeuler@spokanecity.org
	jchurchill@spokanecity.org
	kfreibott@spokanecity.org

FIRST READING OF THE ABOVE
ORDINANCE HELD ON

11/22/2021

AND FURTHER ACTION WAS DEFERRED

Ken Hester
CITY CLERK

PASSED BY
SPOKANE CITY COUNCIL:

11/29/2021
Ken Hester
CITY CLERK

Ordinance No. C36140

AN ORDINANCE RELATING TO APPLICATION FILE Z20-206COMP AMENDING MAP LU 1, LAND USE PLAN MAP, OF THE CITY'S COMPREHENSIVE PLAN FROM "RESIDENTIAL 4-10" TO "RESIDENTIAL 15-30" FOR APPROXIMATELY 3.9 ACRES LOCATED AT 155, 173, 177, 203, 203 ½, 209, 215, 221, 227, 301, 305, 317, 327, & 403 E CLEVELAND AVENUE (PARCELS 35082.0919 THRU 0933) AND AMENDING THE ZONING MAP FROM "RESIDENTIAL SINGLE FAMILY (RSF)" TO "RESIDENTIAL MULTIFAMILY (RMF)".

WHEREAS, 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); and

WHEREAS, the City of Spokane adopted a Comprehensive Plan in May of 2001 that complies with the requirements of the Growth Management Act; and

WHEREAS, the Growth Management Act requires continuing review and evaluation of the Comprehensive Plan and contemplates an annual amendment process for incorporating necessary and appropriate revisions to the Comprehensive Plan; and

WHEREAS, land use amendment application Z20-206COMP was submitted in a timely manner for review during the City's 2020/2021 Comprehensive Plan amendment cycle; and

WHEREAS, Application Z20-206COMP seeks to amend the Land Use Plan Map of the City's Comprehensive Plan for 3.9 acres from "Residential 4-10" to "Residential 15-30"; if approved, the implementing zoning destination requested is "Residential Multifamily (RMF)"; and

WHEREAS, staff requested comments from agencies and departments on May 19, 2021, and a public comment period ran from June 21, 2021 to August 20, 2021; and

WHEREAS, the Spokane Plan Commission held a workshop to study the application on July 14, 2021; and a second workshop on August 11, 2021, during which the Spokane Plan Commission voted to recommend expansion of the Application area by 32 properties and approximately 6 acres, to consider increasing the proposed Land Use Plan Map designation to "Residential 15+", and to consider increasing the proposed zoning to "Residential High-Density (RHD)"; and

WHEREAS, a revised request for comments from agencies and departments was issued on August 24, 2021, and an additional public comment period ran from August 24 to September 7, 2021 to ask for input on a possible expanded project area and increase in intensity and zoning; and

WHEREAS, the Washington State Department of Commerce and appropriate state agencies were given the required 60-day notice before adoption of proposed changes to the Comprehensive Plan on September 20, 2021; and

WHEREAS, a State Environmental Policy Act (SEPA) Determination of Non-Significance was issued on September 28, 2021 for the amendment to the Comprehensive Plan, the comment period for which ended on October 12, 2021; and

WHEREAS, a staff report for Application Z20-206COMP reviewed all the criteria relevant to consideration of the application was published on September 28, 2021 and sent to all applicants and the Plan Commission; and

WHEREAS, notice of the SEPA Checklist and Determination and announcement of the Plan Commission Hearing for the application was published on September 29, 2021 and October 6, 2021; and

WHEREAS, Notice of Plan Commission Public Hearing and SEPA Determination was posted on the property and mailed to all property owners, occupants, and taxpayers of record, as shown in the most recent Spokane County Assessor's record for all properties within 400 linear feet of any portion of the boundary of the subject properties, pursuant to Spokane Municipal Code 17G.020.070, on September 29, 2021; and

WHEREAS, the Spokane Plan Commission held a public hearing, including the taking of public testimony, on October 13, 2021, during which the verbal public record was closed; and

WHEREAS, the Spokane Plan Commission closed the public written record on October 25, 2021; and

WHEREAS, the Spokane Plan Commission continued the public hearing on October 27, 2021, during which they deliberated this and all other Comprehensive Plan Amendment applications; and

WHEREAS, the Spokane Plan Commission found that Application Z20-206COMP is consistent with and implements the Comprehensive Plan; and

WHEREAS, the Spokane Plan Commission found that Application Z20-206COMP meets the final review criteria for Comprehensive Plan Amendments delineated in Spokane Municipal Code 17G.020.030; and

WHEREAS, the Spokane Plan Commission voted 6 to 2 to recommend approval of Application Z20-206COMP to include the original applicant's parcel and those 14 additional parcels to the east of the original applicant parcel, with a Land Use Plan Map designation to "Residential 15-30" and zoning of "Residential Multifamily (RMF)"; and

WHEREAS, the City Council adopts the recitals set forth herein as its findings and conclusions in support of its adoption of this ordinance and further adopts the findings, conclusions, and recommendations from the Planning Services Staff Report and the City of Spokane Plan Commission for the same purposes; --

NOW, THEREFORE, THE CITY OF SPOKANE DOES ORDAIN:

1. Approval of the Application. Application Z20-206COMP is approved.
2. Amendment of the Land Use Map. The Spokane Comprehensive Plan Map LU 1, Land Use Plan Map, is amended from "Residential 4-10" to "Residential 15-30" for 3.9 acres, as shown in Exhibits A and B.
3. Amendment of the Zoning Map. The City of Spokane Zoning Map is amended from "Residential Single Family" to "Residential Multifamily (RMF)," as shown in Exhibits C and D.

PASSED BY THE CITY COUNCIL ON November 29, 2021.

[Signature]
Council President

Attest:

Approved as to form:

[Signature]
City Clerk

[Signature]
Assistant City Attorney

[Signature]
Mayor

12/9/2021
Date



January 8, 2022
Effective Date



Z20-206COMP (155 E Cleveland)

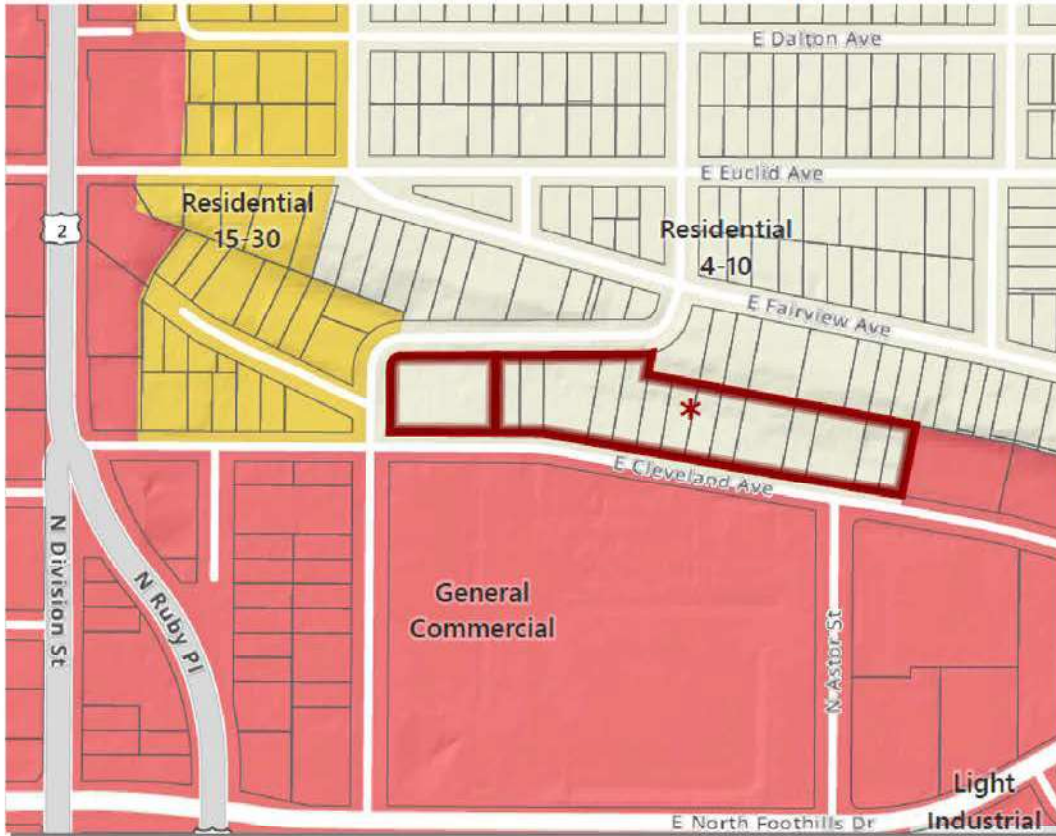
Concerning parcel(s) in the Logan Neighborhood of Spokane

2020/2021 Comprehensive Plan Amendment Proposals

Drawn: 10/28/2021

THIS IS NOT A LEGAL DOCUMENT
The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.

EXHIBIT A: Existing Land Use Plan Map



Parcels

City Boundary

Land Use Designation

General Commercial

Light Industrial

Res 15-30

Res 10-20

Res 4-10

Areas marked with an asterisk * were added to the proposal by the Plan Commission.

Parcel(s):

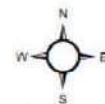
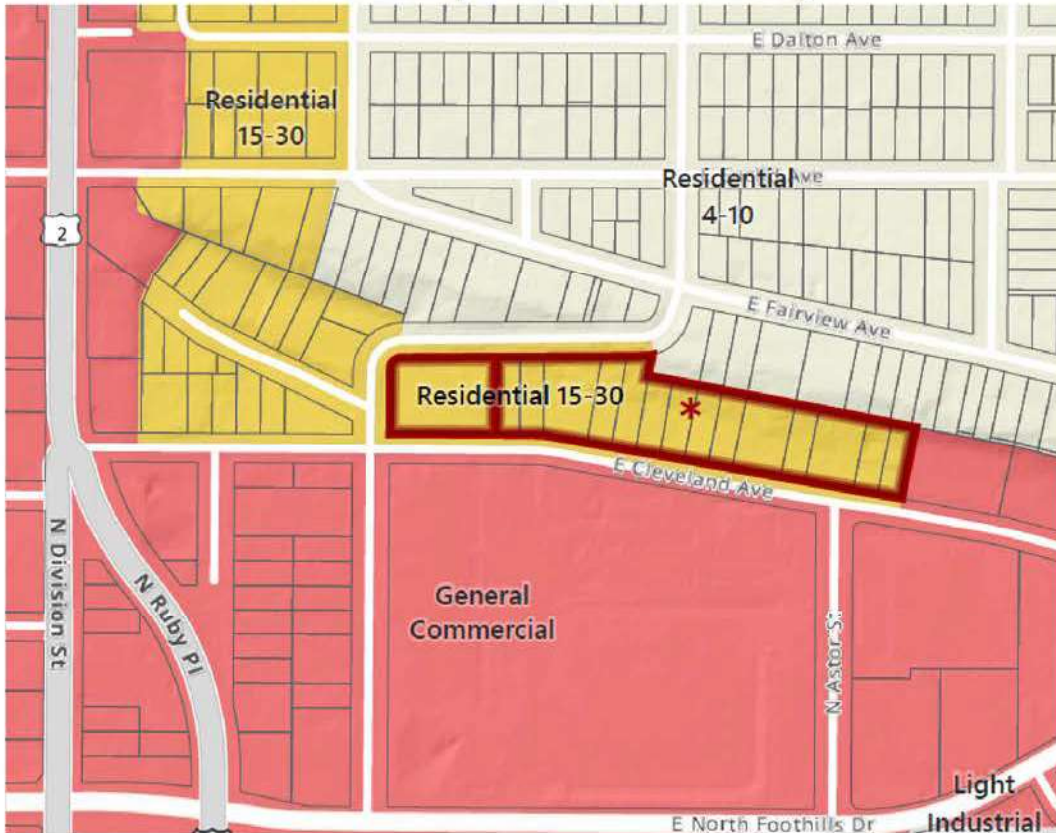
Original Proposal: 1 Parcel
35082.0919

Expanded Proposal = 14 Parcels
35082.0920 thru 0933

Approximate Area:

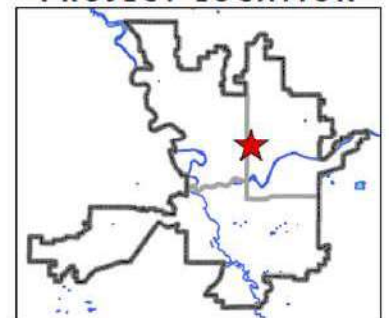
Original Proposal: 0.8 Acres
Expanded Proposal: 3.1 Acres

EXHIBIT B: Proposed Land Use Plan Map



0 125 250 500 Feet

PROJECT LOCATION



Neighborhood and Planning Services
Drawn By: Kevin Freibott



Z20-206COMP (155 E Cleveland)

Concerning parcel(s) in the Logan Neighborhood of Spokane

2020/2021 Comprehensive Plan Amendment Proposals

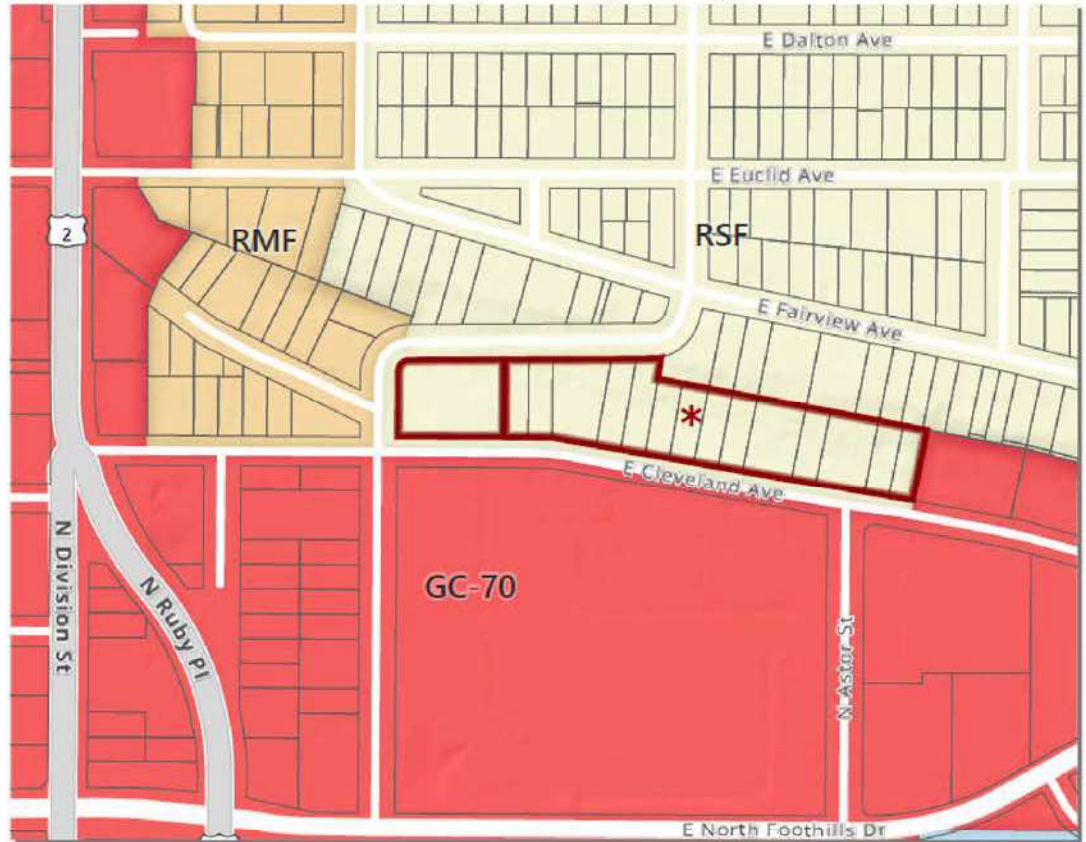
Drawn: 10/28/2021

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- Parcels
- City Boundary
- Proposed Zoning**
- General Commercial
- Light Industrial
- Residential Multifamily
- Residential Two-Family
- Residential Single-Family

EXHIBIT C: Existing Zoning



Areas marked with an asterisk * were added to the proposal by the Plan Commission.

Parcel(s):

Original Proposal: 1 Parcel

35082.0919

Expanded Proposal = 14 Parcels

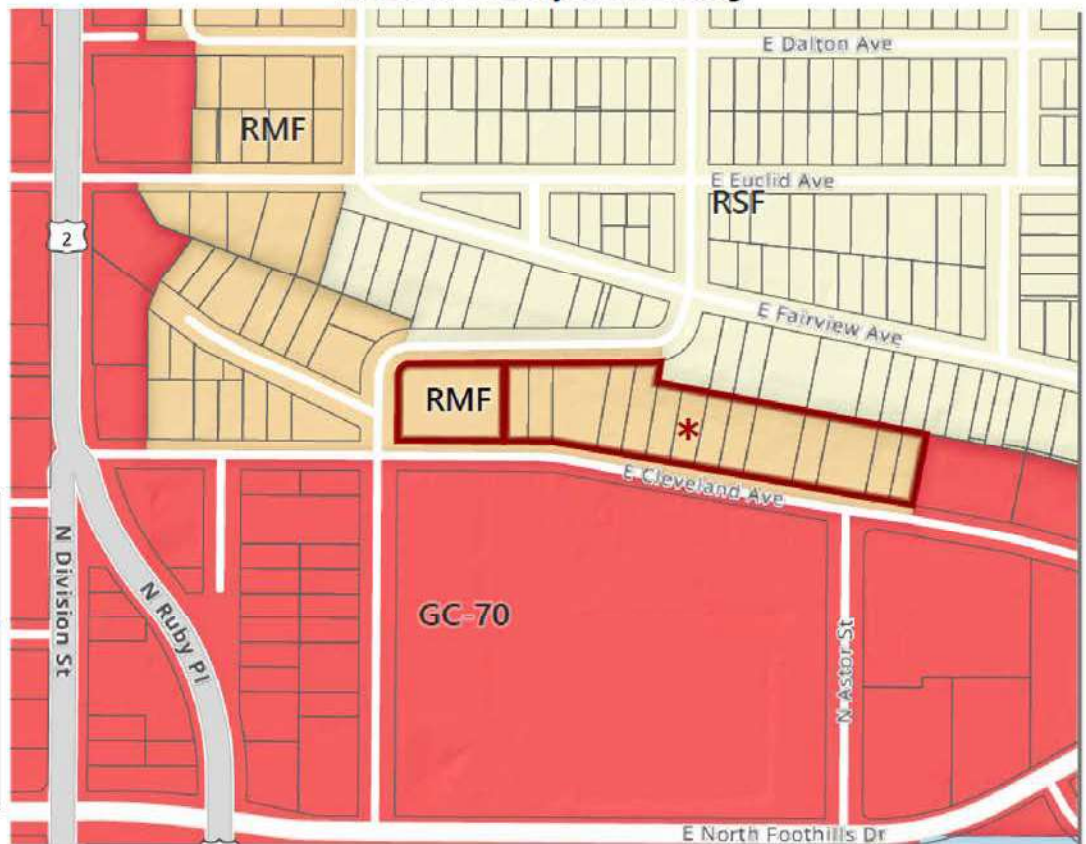
35082.0920 thru 0933

Approximate Area:

Original Proposal: 0.8 Acres

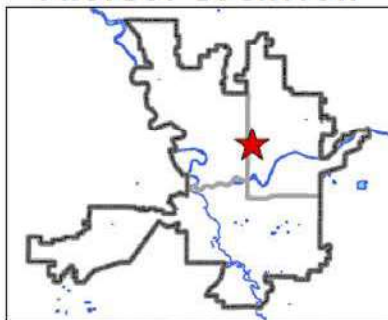
Expanded Proposal: 3.1 Acres

EXHIBIT D: Proposed Zoning



0 125 250 500 Feet

PROJECT LOCATION



Neighborhood and Planning Services
Drawn By: Kevin Freibott

Exhibit E: Legal Description

Lots 19-39, Block 6, J.M. Morgan's Addition, 08-25-43 NW in the City of Spokane, Spokane County, Washington State.



STAFF REPORT Z20-206COMP (155 E CLEVELAND AVE)

Department of Neighborhood and Planning Services

The following staff report concerns a proposed amendment to the City’s current Comprehensive Plan. The proposal is to amend the land use plan map designation and zoning of one or more parcels in the City of Spokane. Amendments to the Comprehensive Plan are enabled by Spokane Municipal Code (SMC) 17G.020 and Revised Code of Washington (RCW) 36.70A.130.

I. PROPERTY SUMMARY

Parcel(s):	35082.0719 thru .0722; 35082.0801 thru .0804; 35082.0807 thru .0812; 35082.0723 thru .0726 and 35082.0919 thru .0933
Address(es):	2915, 2917, & 2919 N Mayfair Street and 19, 107, 113, 155, 173, 177, 203, 203 ½, 209, 215, 221, 227, 301, 305, 317, 327, & 403 E Cleveland Ave
Property Size:	6.8 Acres
Legal Description:	Multiple—See Exhibit N .
General Location:	Multiple properties north of E Cleveland Ave, east of N Division Street, extending approximately 140 feet east of N Astor Street.
Current Use:	One multi-family development and several single-family homes, some with outbuildings, with some undeveloped parcels.

II. APPLICANT SUMMARY

This application has two applicants—a private applicant and the City of Spokane itself. The following information regards the original private applicant:

Agent:	Lindsay Kornegay, Witherspoon Kelley
Applicant:	155 E Cleveland Avenue Investments LLC
Property Owner:	same as applicant

The following information regards the 32 properties added to the proposal by the Spokane Plan Commission:

Representative:	Kevin Freibott, Planning Services
Applicant:	City of Spokane
Property Owners:	Multiple—See Exhibit N .

III. PROPOSAL SUMMARY

Current Land Use Designation:	Residential 4-10 (R 4-10)
Proposed Land Use Designation:	Residential 15+ (R 15+)

Current Zoning:	Residential Single-Family (RSF)
Proposed Zoning:	Residential High-Density (RHD)
SEPA Status:	A SEPA threshold Determination of Non-Significance (DNS) was made on September 28 2021. The appeal deadline is 5:00 PM on October 12, 2021.
Plan Commission Hearing Date:	October 13, 2021
Staff Contact:	Kevin Freibott, Assistant Planner II, kfreibott@spokanecity.org
Staff Recommendation:	Approve Original Proposal No Recommendation for Expanded Proposal

IV. BACKGROUND INFORMATION

- 1. General Proposal Description:** Pursuant to the procedures established by SMC 17G.060, enabled by RCW 36.70A.130, the applicant asks the City of Spokane to amend the land use designation (Map LU-1 of the Comprehensive Plan) and zoning designation (Official Zoning Map of the City of Spokane) for one property located in the Logan Neighborhood. The intent stated by the applicant is to potentially develop multi-family residential uses on the parcel at some time in the future.

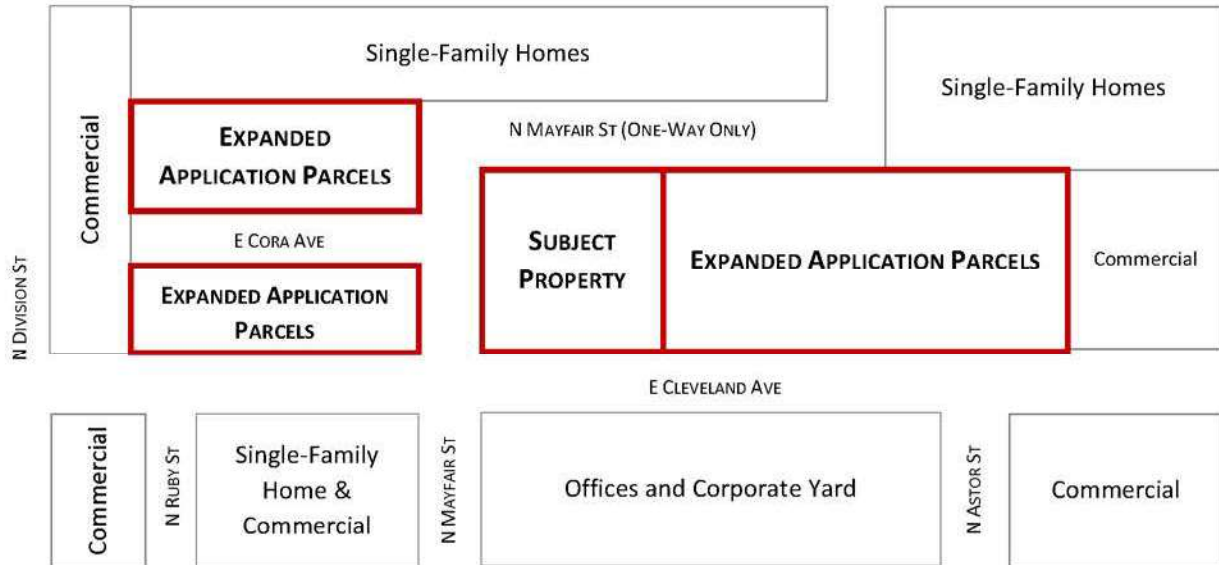
In October 2020, a private application was made requesting the Land Use Plan Map change for 155 E. Cleveland Avenue only. During a workshop discussion by Plan Commission on August 11, 2021, the Spokane Plan Commission voted to recommend expansion of this application to include an additional 32 properties, expanding the area by approximately 6 acres, increase the proposed land use plan map designation to Residential 15+, and increase the proposed zoning to Residential High-Density. This expansion is shown in Exhibits A through D, signified by the areas marked with asterisks (*). The Plan Commission may choose to include a modification of the proposal in their recommendation to the City Council per SMC 17G.020.060(B)(10).

Following the Plan Commission's vote to consider an expanded proposal, staff notified each of the additional property owners of the possible amendment and mailed notices to every property within the 400-foot boundary of the expanded area, asking for comment. Additionally, the agency comment period was repeated for an additional 14 days in order to notify local agencies and City departments of the possible change and to seek any comments on the greater area/higher intensity of use and zoning.

This staff report considered the entire expanded area proposed by the Spokane Plan Commission.

- 2. Site Description and Physical Conditions:** The proposal concerns a single property bordered on the south by E Cleveland Ave and on the west and north by N Mayfair Street. Single-family residential properties continue to the east owned by others (not a part of this proposal). The site previously contained a single home and multiple garage/outbuildings. The home was demolished previous to this proposal, leaving only a slight depression where the basement was located. The southern 2/3 of the site is generally flat. The northern 1/3 contains the beginning of the northward upslope that rises off the property into a significant bluff to the north.

3. **Property Ownership:** The original proposer’s parcel (35082.0919) is entirely owned by an LLC registered in WA state. As for the 32 parcels added to the proposal by the Spokane Plan Commission, see **Exhibit N** for a list of all registered owners.
4. **Adjacent Property Improvements and Uses:** The proposal is surrounded by existing development of the following nature:



5. **Street Class Designations:** All surrounding streets are classified as “Local Streets.” Note that the east/west alignment of N Mayfair St north of the subject parcel is one-way only, leading westbound. When Mayfair turns south it becomes two-way again, providing access to the apartment building northwest of the subject parcel.
6. **Current Land Use Designation and History:** As shown in **Exhibit A**, properties west of N Mayfair St are designated “Residential 15-30” while properties east of that street are designated “Residential 4-10.” The subject property has been designated as such since the original adoption of the Growth Management Act (GMA) compliant Comprehensive Plan in 2001.
7. **Proposed Land Use Designation:** As shown in **Exhibit B**, the proposal is to amend the land use plan map designation to “Residential 15+ Dwellings per Acre (R 15+).” This new land use plan map designation would represent an increased residential zoning for all properties between the General Commercial uses on N Division St and those that begin just east of N Astor Street.
8. **Current Zoning and History:** As shown in **Exhibit C**, properties west of N Mayfair St are zoned “Residential Multi-Family” while properties east of that street are designated “Residential Single-Family.” This zoning has not changed since the current zoning map was adopted in 2006. The historical zoning of all subject parcels is shown in the following table:

Year	Zone	Description
1958	Class II Residential	<i>A medium density residential zone.</i>
1975	R3 Multi-Family Residence	<i>A medium density residential zone.</i>
After 1975, Prior to 2006	R3 D Multi-Family Residence	<i>A medium density residential zone with additional design requirements.</i>

Aside from zoning, please note that the original subject parcel (35082.0919) was originally platted as four lots when the Morgans Addition was approved. Since then, that property was consolidated into a single tax parcel and the small portion of N Cora Ave’s Right-of-Way on the property was vacated by the City. Note that under SMC 17G.080 it is possible for the applicant to seek a boundary line adjustment to split the property back into its four original lots.

- Proposed Zoning:** As shown in **Exhibit D**, the proposal seeks to amend the zoning to “Residential High-Density” to match the properties to the west and northwest.

V. APPLICATION PROCESS AND PUBLIC COMMENT

- Key Steps:** The application is being processed according to SMC 17G.060, including the following steps:

Application Submitted	October 26, 2020
Threshold Application Certified Complete	January 12, 2021
Council Threshold Subcommittee Established ¹	January 11, 2021
Council Threshold Subcommittee Met	February 17, 2021
Annual Work Program Set ²	April 26, 2021
Agency/Department Comment Period Ended	June 2, 2021
Notice of Application Posted	June 21, 2021
Plan Commission Workshop	July 14, 2021
Additional Plan Commission Discussion	August 11, 2021
60-Day Public Comment Period Ended	August 20, 2021
SEPA Determination Issued	September 28, 2021
Notice of Public Hearing Posted	September 29, 2021
Plan Commission Hearing Date (Scheduled)	October 13, 2021

- Comments Received:** A request for comments was issued to City departments, local agencies, and departments, along with pertinent application details on May 19, 2021. By the close of agency comment on June 2, 2021, no comments were received. When Plan Commission voted to recommend

¹ Spokane City Council Resolution 2021-0003

² Spokane City Council Resolution 2021-0023

expansion of the application area a second request for comments was issued, asking for comments no later than September 7, 2021. During that period Ms. Inga Note communicated to Planning Staff that the expansion would not be expected to require any additional traffic impact analysis. Mr. McIlraith of the Spokane Development Services Center pointed out a possible error in the addressing of three of the additional properties. A correction to the notice was made and issued. Ms. Beryl Fredrickson of the Spokane Utilities Department commented that some improvements to the water main serving the expanded properties would be required at time of development. Lastly, Mr. Erik Johnson, City of Spokane Development Services, commented that there are no local improvement districts (LIDs) recorded on the subject parcels and that site-specific comments would be issued regarding the properties at the building permit review stage. These comment letters are attached as **Exhibit L**.

Following the agency/department comment period, a Notice of Application was issued on June 21, 2021 by mail to all properties and owners within a 400-foot radius of the subject property, including within 400-feet of any adjacent properties with the same ownership. Notice was also posted on the subject property, in the closest library branch, and in the Spokesman Review. City staff emailed notice to the neighborhood council as well and to any nearby neighborhood councils. After the Plan Commission voted to recommend expansion of the proposal City Staff issued a request for any additional comments from all properties within 400 feet of the expanded area and from Neighborhood Council contacts. During the two comment periods seventeen (16) comments were received from the following individuals:

- Chery Louie
- Andy Louie
- Alvin Louie
- Albert Louie
- Kaella Saunders
- Lynn Shirrill
- *Illegible Name at 173 E Cleveland*
- Brandon Brown
- Luana Louie
- Bill Russey
- Joycelynn Straight
- "Dumb Founded" (no name given)
- Mistie Livingston
- Alex Dressel
- Chris Hardin
- Scott Sciuchetti

Of these comment letters, 10 were in opposition to the proposal, 4 were in support or had no issues, and two more represented questions rather than statements. Of those opposed to the projects, concerns were mostly centered on traffic and safety issues, one was worried about fire danger, and one was concerned about the height of structures affecting their views from the bluff. See **Exhibit M** for copies of all received comments.

3. **Public Workshop:** A public workshop with the Spokane Plan Commission was held on July 14, 2021, during which the particulars of the proposal were presented to the Plan Commission for their consideration and discussion. The applicant was provided an opportunity to speak during the workshop but no public comment was taken. A second general discussion during a workshop was undertaken by Plan Commission on August 11, 2021, during which the Plan Commission voted to recommend expansion of the application by 32 properties and approximately 6.0 acres.

VI. APPLICATION REVIEW AND ANALYSIS

1. **Guiding Principles:** SMC 17G.020.010 provides the following guiding principles for the annual comprehensive plan amendment process:
 - 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. Amendments to the comprehensive plan must result in a net benefit to the general public.
2. **Review Criteria:** SMC 17G.020.030 provides a list of considerations that are to be used, as appropriate, by the applicant in developing an amendment proposal, by planning staff in analyzing a proposal, by the plan commission making a recommendation on a proposal, and by the city council in making a decision on the proposal. Following each of the considerations is staff's analysis relative to the proposed amendment.
 - A. **Regulatory Changes:** *Amendments to the comprehensive plan must be consistent with any recent state or federal legislative actions, or changes to state or federal regulations, such as changes to the Growth Management Act, or new environmental regulations.*

Staff Analysis: Staff reviewed and processed the proposed amendment under the most current regulations contained in the Growth Management Act, the Washington State Environmental Policy Act (SEPA), and the Spokane Municipal Code. Staff is unaware of any recent federal, state, or legislative actions with which the proposal would be in conflict, and no comments were received to this effect from any applicable agencies receiving notice of the proposal.

The proposal satisfies this criterion.

- B. **GMA:** *The change must be consistent with the goals and purposes of the State Growth Management Act.*

Staff Analysis: The Growth Management Act (GMA) details 13 goals to guide the development and adoption of the comprehensive plans and development regulations (RCW 36.70A.020, "Planning Goals"), and these goals guided the City's development of its comprehensive plan and development regulations. No comments received or other evidence in the record indicates inconsistency between the proposed plan map amendment and the goals and purposes of the GMA.

The proposal satisfies this criterion.

- C. Financing:** *In keeping with the GMA's requirement for plans to be supported by financing commitments, infrastructure implications of approved comprehensive plan amendments must be reflected in the relevant six-year capital improvement plan(s) approved in the same budget cycle.*

Staff Analysis: The City did not require, nor did any Agency or City Department comment request or require a traffic impact analysis for the proposal. Similarly, no such request was made upon the recommended expansion of the proposal. The subject properties are already served by water, sewer, nearby transit service, and adjacent existing City streets. Furthermore, under State and local laws, any subsequent development of the site will be subject to a concurrency determination pursuant to SMC 17D.010.020. While Ms. Fredrickson of the City of Spokane has identified possible needs to be addressed at time of development for future water main improvements to serve uses that may develop on these sites, any such improvements will be identified at the time of building permit consideration and future projects would be required to pay for any such infrastructure improvements. Because any improvements would occur at time of development and would be the financial responsibility of the developer, these improvements would not need to be included in the 6-year CIP at this time.

The proposal satisfies this criterion.

- D. Funding Shortfall:** *If funding shortfalls suggest the need to scale back on land use objectives and/or service level standards, those decisions must be made with public input as part of this process for amending the comprehensive plan and capital facilities program.*

Staff Analysis: No evidence of a potential funding shortfall as a result of this proposal exists.

The proposal satisfies this criterion.

- E. Internal Consistency:**

- 1. The requirement for internal consistency pertains to the comprehensive plan as it relates to all of its supporting documents, such as the development regulations, capital facilities program, shoreline master program, downtown plan, critical area regulations, and any neighborhood planning documents adopted after 2001. In addition, amendments should strive to be consistent with the parks plan, and vice versa. For example, changes to the development regulations must be reflected in consistent adjustments to the goals or policies in the comprehensive plan. As appropriate, changes to the map or text of the comprehensive plan must also result in corresponding adjustments to the zoning map and implementation regulations in the Spokane Municipal Code.*

Staff Analysis: The proposal is internally consistent with applicable supporting documents of the Comprehensive Plan as follows:

Development Regulations. As a non-project proposal, there are no specific plans for development of these sites. Additionally, any future development on these sites will be required to be consistent with the current development regulations at the time an application is submitted. The proposal does not result in any non-conforming uses or development, and staff finds no reason to indicate that the proposed Comprehensive Plan

Land Use Plan Map and zone change would result in a property that cannot be reasonably developed in compliance with applicable regulations.

Capital Facilities Program. As described in the staff analysis of Criterion C above, no additional infrastructure or capital expenditures by the City are anticipated for this non-project action, and it is not anticipated that the City's integrated Capital Facilities Program would be affected by the proposal.

Neighborhood Planning Documents Adopted after 2001. The Logan Neighborhood applied their Neighborhood Planning funds to the "Model Form-Based Code: Hamilton Corridor" document, adopted in 2014³. This neighborhood planning project concerned only the area around the Hamilton Corridor, geographically distant from the subject properties. As such there is no impact between the proposal and this neighborhood planning effort.

Miscellaneous Comprehensive Plan Goals and Policies. Staff have compiled a list of Comprehensive Plan Goals and Policies which bear on the proposal in Exhibit H of this report. Further discussion of these policies is provided under section K.2 below.

The proposal satisfies this criterion.

2. *If a proposed amendment is significantly inconsistent with current policy within the comprehensive plan, an amendment proposal must also include wording that would realign the relevant parts of the comprehensive plan and its other supporting documents with the full range of changes implied by the proposal.*

Staff Analysis: The proposal is generally consistent with current Comprehensive Plan policies, as described in further detail in the staff analysis of Criterion K.2 below and other criteria in this report. Therefore, no amendment to policy wording is necessary and this criterion does not apply to the subject proposal.

The proposal satisfies this criterion.

- F. **Regional Consistency:** *All changes to the comprehensive plan must be consistent with the countywide planning policies (CWPP), the comprehensive plans of neighboring jurisdictions, applicable capital facilities or special district plans, the regional transportation improvement plan, and official population growth forecasts.*

Staff Analysis: The proposed change in land use designations affects a relatively small area within an existing urbanized area, with no foreseeable implications to regional or inter-jurisdictional policy issues. No comments have been received from any agency, City department, or neighboring jurisdiction which would indicate that this proposal is not regionally consistent.

The proposal satisfies this criterion.

- G. **Cumulative Effect:** *All amendments must be considered concurrently in order to evaluate their cumulative effect on the comprehensive plan text and map, development regulations, capital*

³ Spokane City Council Resolution RES 2014-0053.

facilities program, neighborhood planning documents, adopted environmental policies and other relevant implementation measures.

1. **Land Use Impacts:** *In addition, applications should be reviewed for their cumulative land use impacts. Where adverse environmental impacts are identified, mitigation requirements may be imposed as a part of the approval action.*
2. **Grouping:** *Proposals for area-wide rezones and/or site-specific land use plan map amendments may be evaluated by geographic sector and/or land use type in order to facilitate the assessment of their cumulative impacts.*

Staff Analysis: The City is concurrently reviewing this application and five other applications for Comprehensive Plan amendments as part of an annual plan amendment cycle. All six applications are for map amendments, five for changes to the land use plan map (LU-1) and one for changes to the Bicycle Facilities Map (TR-5). When considered together, these various applications do not interact, nor do they augment or detract from each other. Thus, the cumulative effects of these various applications are minor.

This proposal satisfies this criterion.

H. SEPA: *SEPA⁴ Review must be completed on all amendment proposals and is described in Chapter 17E.050.*

1. **Grouping:** *When possible, the SEPA review process should be combined for related land use types or affected geographic sectors in order to better evaluate the proposals' cumulative impacts. This combined review process results in a single threshold determination for those related proposals.*
2. **DS:** *If a determination of significance (DS) is made regarding any proposal, that application will be deferred for further consideration until the next applicable review cycle in order to allow adequate time for generating and processing the required environmental impact statement (EIS).*

Staff Analysis: The application is under review in accordance with the State Environmental Policy Act (SEPA), which requires that the potential for adverse environmental impacts resulting from a proposal be evaluated during the decision-making process. On the basis of the information contained in the environmental checklist, written comments from local and State departments and agencies concerned with land development within the City, and a review of other information available to the Director of Planning Services, a Determination of Non-Significance was issued on September 28, 2021.

The proposal satisfies this criterion.

I. Adequate Public Facilities: *The amendment must not adversely affect the City's ability to provide the full range of urban public facilities and services (as described in CFU 2.1 and CFU 2.2) citywide*

⁴ State Environmental Protection Act

at the planned level of service, or consume public resources otherwise needed to support comprehensive plan implementation strategies.

Staff Analysis: The proposal would change the land-use designation of a previously developed area served by public facilities and services described in CFU 2.1. The proposed change in land-use designations affects a relatively small area and does not measurably alter demand for public facilities and services in the vicinity of the site or on a citywide basis. Any subsequent development of the site will be subject to a concurrency determination pursuant to SMC 17D.010.020, thereby implementing the policy set forth in CFU 2.2.

The proposal satisfies this criterion.

- J. UGA:** *Amendments to the urban growth area boundary may only be proposed by the city council or the mayor of Spokane and shall follow the procedures of the countywide planning policies for Spokane County.*

Staff Analysis: The proposal does not include an expansion to the UGA, thus this criteria does not apply.

This criterion does not apply.

K. Demonstration of Need:

- 1. Policy Adjustments:** *Proposed policy adjustments that are intended to be consistent with the comprehensive plan should be designed to provide correction or additional guidance so the community's original visions and values can better be achieved. The need for this type of adjustment might be supported by findings from feedback instruments related to monitoring and evaluating the implementation of the comprehensive plan.*

Staff Analysis: The proposal does not include a policy adjustment, thus this criterion does not apply.

- 2. Map Changes:** *Changes to the land use plan map (and by extension, the zoning map) may only be approved if the proponent has demonstrated that all of the following are true:*

- a.** *The designation is in conformance with the appropriate location criteria identified in the comprehensive plan (e.g. compatibility with neighboring land uses, proximity to arterials, etc.);*

Staff Analysis: Because the proposal seeks to designate the property on the land use plan map as "Residential 15+ dwellings per acre (R 15+)," conformance with policy LU 1.4, Higher Density Residential Uses, is the primary policy affecting this proposal. Under policy LU 1.4, higher density residential uses are to be directed to "Centers and Corridors designated on the Land Use Plan Map." However, the policy does provide guidance for situations in which higher density residential uses might be applied outside of Centers and Corridors, stating, "The infill of Residential 15+ and Residential 15-30 residential designations located outside Centers are confined to the boundaries of existing multi-family residential

designations where the existing use of land is predominantly higher density residential.”

The subject properties are not located within a designated Center or Corridor⁵. However, the North Foothills and Nevada Employment Center begins immediately east of the subject properties in the form of a CC3 Zoning Overlay. Comprehensive Plan policies concerning Centers and Corridors⁶ call for greater residential density in the vicinity of Centers and Corridors to support the greater mixed-use density within the Center/Corridor. Furthermore, existing development immediately south and west of the properties is commercial/office in nature, potentially impacting the use of the property for single-family residential uses as currently designated. Immediately west of the subject properties lies Division Street and its attendant commercial and retail uses.

While the properties are generally close to a center, the addition of six acres and 32 properties to the proposal constitutes a significant westward expansion of the center without undergoing detailed analysis of the ramifications⁷ of such an expansion to a center. A detailed analysis, as well as in-depth public outreach, is usually undertaken as part of a subarea planning process, as is generally required by policy LU 1.4. However, this expansion is being proposed outside any such subarea process.

Multiple policies call for minimizing impacts to existing neighborhoods when developing infill projects (i.e. LU 1.3, LU, 5.5, DP 1.2). Policy DP 1.3 calls for the identification and protection of significant views in the City through relevant development regulations. At least one public comment referred to views from the bluff to the north and concerns about how the proposal might affect those views (see **Exhibit M**). Impacts to the existing single-family uses to the north would be mitigated by the presence of a 50-foot bluff that separates the subject properties from the residences north of them.

The consistency of this proposal with location and planning policies in the comprehensive plan is unclear.

b. *The map amendment or site is suitable for the proposed designation.*

Staff Analysis: The project area is adequately served by all utilities and by existing local streets, bus service is nearby on N Division Street, and the sites are devoid of known critical areas. There exist no physical features of the sites or their surroundings that would preclude multi-family residential development on the site

⁵ While the nearby N Division Street and N Ruby Place area includes significant commercial development, the area is not designated as either a Center or Corridor in the Comprehensive Plan.

⁶ See policies under Goal LU 3, Efficient Land Use.

⁷ Aside from environmental impacts, which were addressed in the SEPA checklist and DNS (see **Exhibit J and K**).

- c. *The map amendment implements applicable comprehensive plan policies and subarea plans better than the current map designation.*

Staff Analysis: See discussion under topic ‘a’ above. The presence of multi-family residential uses on this site could support the nearby Center as well as existing commercial/retail uses on N Division St. Accordingly, the proposal would further the intent and development strategy in the Comprehensive Plan.

It is unclear if the expanded proposal satisfies this criterion.

- 3. **Rezones, Land Use Plan Amendment:** *Corresponding rezones will be adopted concurrently with land use plan map amendments as a legislative action of the city council. If policy language changes have map implications, changes to the land use plan map and zoning map will be made accordingly for all affected sites upon adoption of the new policy language. This is done to ensure that the comprehensive plan remains internally consistent and to preserve consistency between the comprehensive plan and supporting development regulations.*

Staff Analysis: If the Land Use Plan Map amendment is approved as proposed, the zoning designation of the subject property would change from “RSF (Residential Single Family)” to “RHD (Residential High-Density)”. The RHD zone is identified as implementing the Residential 15+ land use plan map designation proposed by the Plan Commission for these parcels. Likewise, the original zoning requested by the original applicant—Residential Multi-Family—conforms to the originally requested land use plan map designation of Residential 15-30. No policy language changes have been identified as necessary to support the proposed Land Use Plan Map amendment.

The proposal satisfies this criterion.

VII. CONCLUSION

The proposal has been processed and considered according to the requirements of the Spokane Municipal Code. According to the information provided above and the whole of the administrative record, and provided Plan Commission or City Council make the recommended change to the project, the proposal appears to meet the criteria for a comprehensive plan amendment as provided in SMC 17G.020.030.

Following the close of public testimony and deliberations regarding conclusions with respect to the review criteria and decision criteria detailed in SMC Chapter 17G.020, Plan Commission will need to make a recommendation to City Council for approval or denial of the requested amendment to the Land Use Plan map of the City’s Comprehensive Plan.

VIII. STAFF RECOMMENDATION

Staff recommends the Plan Commission and City Council **approve** the original applicant-submitted proposal. Regarding the expanded proposal area (the 32 additional properties), it is unclear if the amendment is consistent with the final review criteria described in SMC 17G.020.030. As such, staff has no recommendation for this portion of the proposal and asks Plan Commission to make a determination at the time of the hearing as to the consistency of this proposal with the final review criteria.

IX. LIST OF EXHIBITS

- A. Existing Land Use Plan Map
- B. Proposed Land Use Plan Map
- C. Existing Zoning Map
- D. Proposed Zoning Map
- E. Application Notification Area
- F. Detail Aerial
- G. Wide-Area Aerial
- H. List of Relevant Comp Plan Policies
- I. Application Materials
- J. SEPA Checklist
- K. SEPA Determination of Non-Significance
- L. Agency Comments
- M. Public Comments
- N. List of Properties



Z20-206COMP (155 E Cleveland)

Concerning parcel(s) in the Logan Neighborhood of Spokane

2020/2021 Comprehensive Plan Amendment Proposals

Drawn: 9/15/2021

THIS IS NOT A LEGAL DOCUMENT

The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.

EXHIBIT A: Existing Land Use Plan Map



Parcels

City Boundary

Land Use Designation

- General Commercial
- Light Industrial
- Res 15+
- Res 15-30
- Res 10-20
- Res 4-10

Areas marked with an asterisk * were added to the proposal by the Plan Commission.

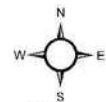
Parcel(s):

Original Proposal: 1 Parcel
35082.0919

Expanded Proposal = 32 Parcels
35082.0719 thru .0722
35082.0801 thru .0804
35082.0807 thru .0812
35082.0723 thru .0726
35082.0920 thru .0933

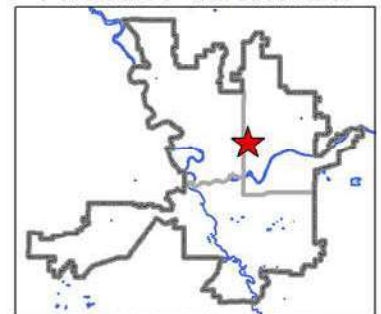
Approximate Area:

Original Proposal: 0.8 Acres
Expanded Proposal: 6.0 Acres



0 125 250 500 Feet

PROJECT LOCATION



Neighborhood and Planning Services
Drawn By: Kevin Freibott

EXHIBIT B: Proposed Land Use Plan Map





Z20-206COMP (155 E Cleveland)

Concerning parcel(s) in the Logan Neighborhood of Spokane

2020/2021 Comprehensive Plan Amendment Proposals

Drawn: 9/15/2021

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- Parcels
- City Boundary
- Proposed Zoning**
- General Commercial
- Light Industrial
- Residential High Density
- Residential Multifamily
- Residential Two-Family
- Residential Single-Family

Areas marked with an asterisk * were added to the proposal by the Plan Commission.

Parcel(s):

Original Proposal: 1 Parcel
35082.0919

Expanded Proposal = 32 Parcels
35082.0719 thru .0722
35082.0801 thru .0804
35082.0807 thru .0812
35082.0723 thru .0726
35082.0920 thru .0933

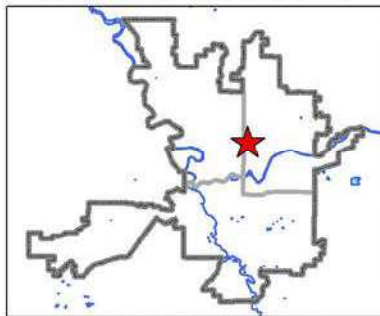
Approximate Area:

Original Proposal: 0.8 Acres
Expanded Proposal: 6.0 Acres



0 125 250 500 Feet

PROJECT LOCATION



Neighborhood and Planning Services
Drawn By: Kevin Freibott

EXHIBIT C: Existing Zoning

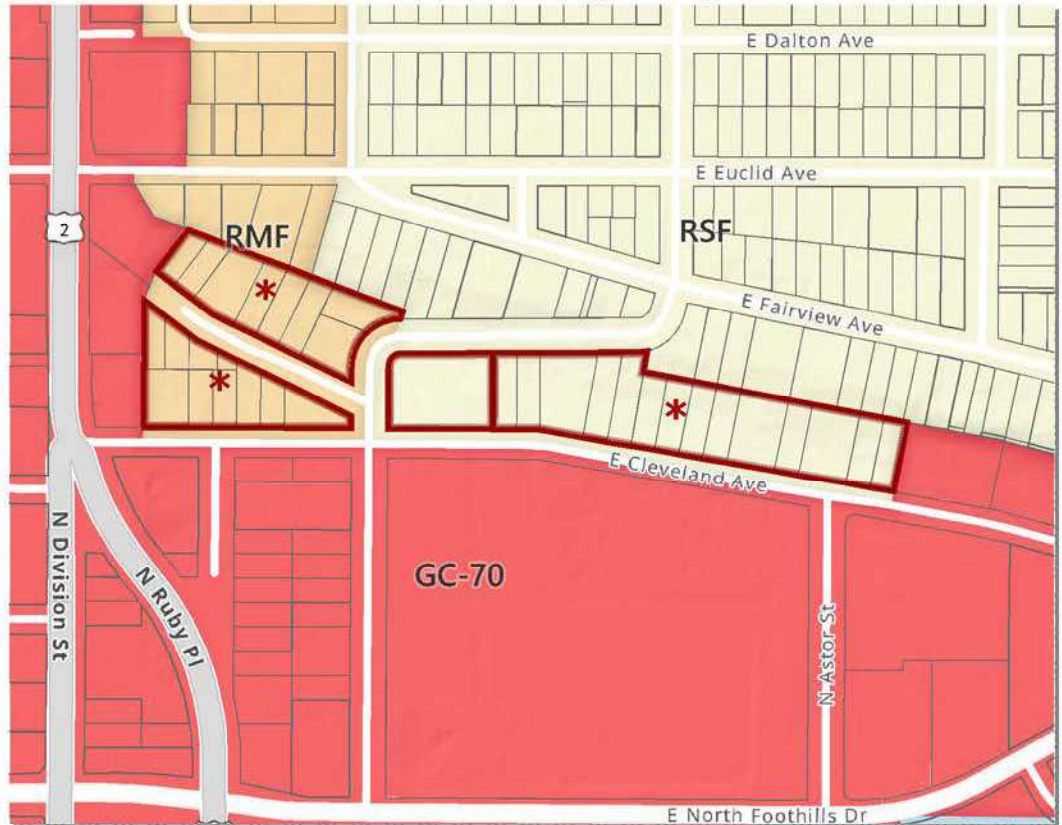
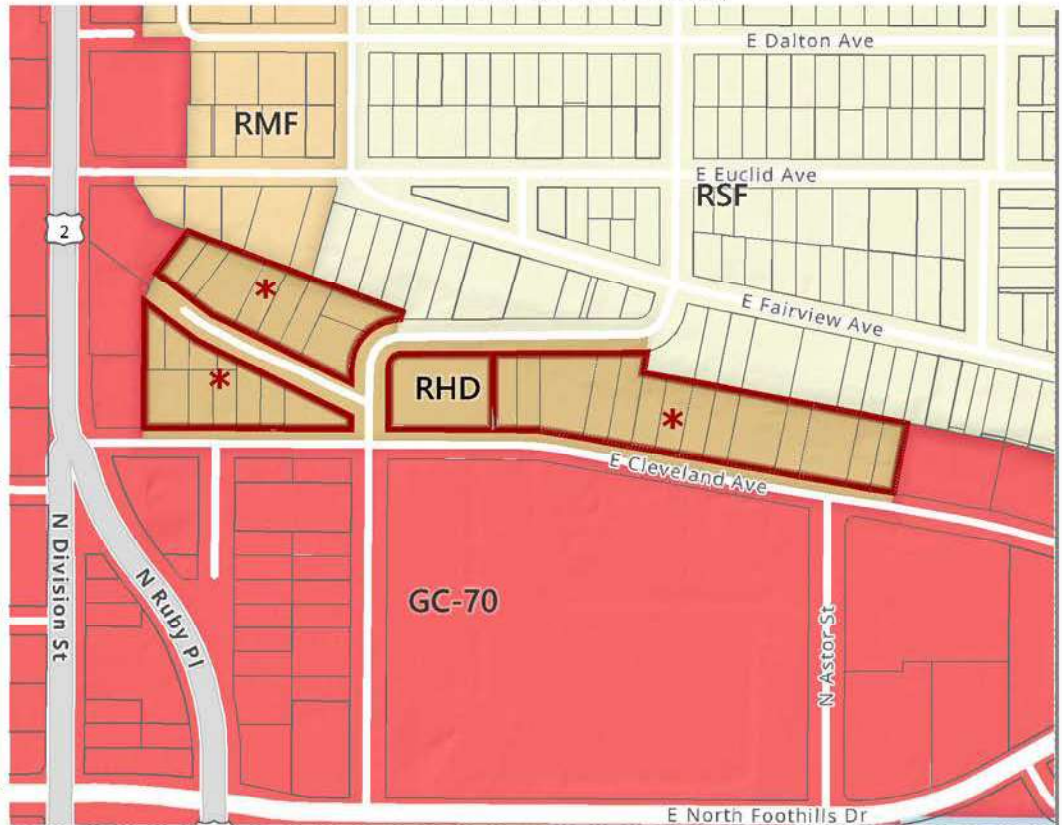


EXHIBIT D: Proposed Zoning



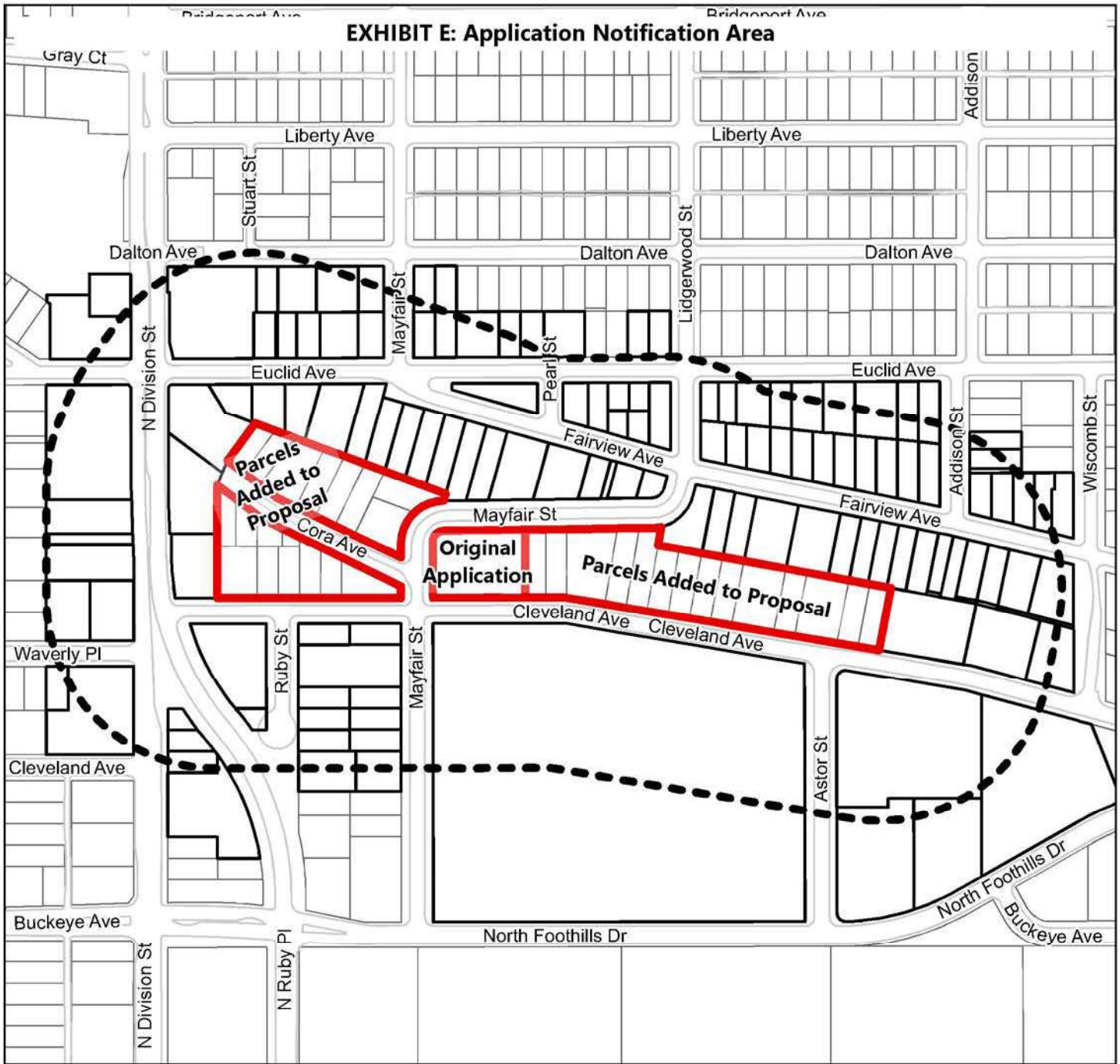


Z20-206COMP

(155 E Cleveland Avenue - Logan Neighborhood)

2020/2021 Comprehensive Plan Amendment Proposals

THIS IS NOT A LEGAL DOCUMENT: The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.



Legend

- Parcel
- Curb Line
- Notification Area

Area Type

- Subject Parcels
- Notification Parcels

Application Proposes To:
Change Land Use Designation from "Residential 4-10" to "Residential 15+"

Project Size: 6.8 Acres (Approximate)
Drawing Date: 9/15/2021 Drawing Scale: 1:4,161

PROJECT LOCATION

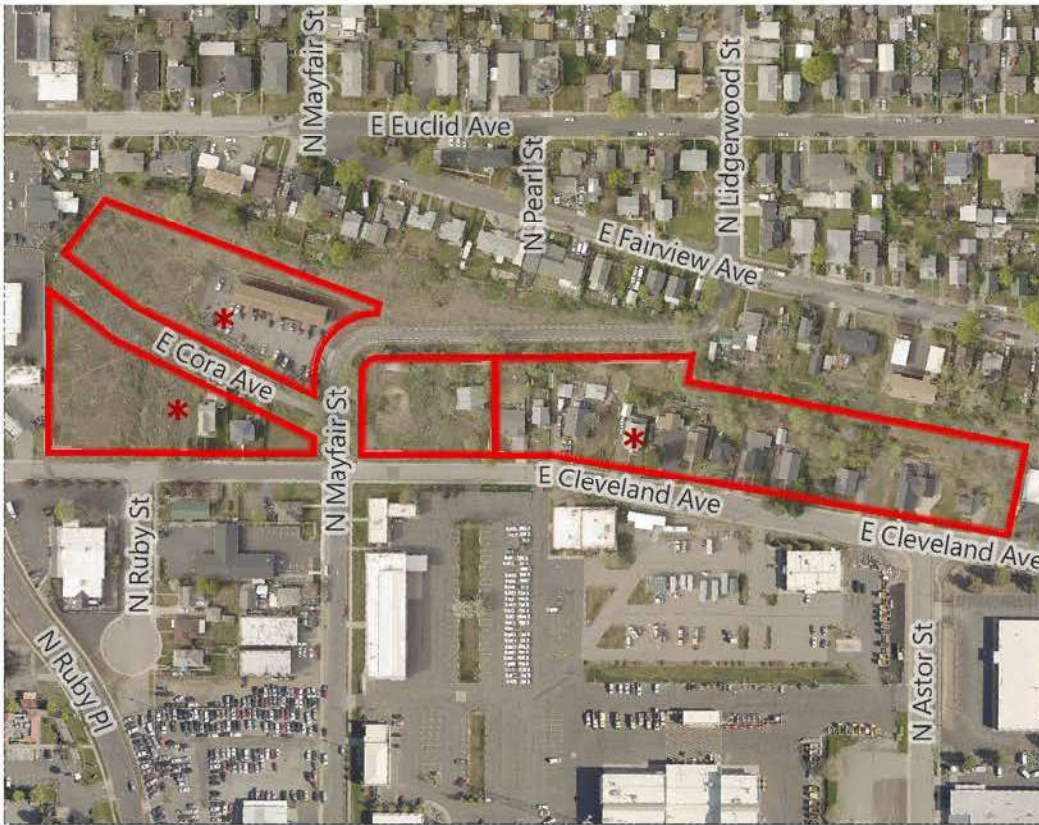
Neighborhood and Planning Services
Drawn By: Kevin Freibott



Z20-206COMP (155 E Cleveland)
 Concerning parcel(s) in the Logan Neighborhood of Spokane
 2020/2021 Comprehensive Plan Amendment Proposals

Drawn: 9/15/2021
 THIS IS NOT A LEGAL DOCUMENT
 The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.

EXHIBIT F: Detail Aerial



Subject Parcels

Areas marked with an asterisk * were added to the proposal by the Plan Commission.

Parcel(s):
 Original Proposal: 1 Parcel
 35082.0919

Expanded Proposal = 32 Parcels
 35082.0719 thru .0722
 35082.0801 thru .0804
 35082.0807 thru .0812
 35082.0723 thru .0726
 35082.0920 thru .0933

Approximate Area:
 Original Proposal: 0.8 Acres
 Expanded Proposal: 6.0 Acres

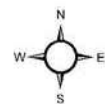
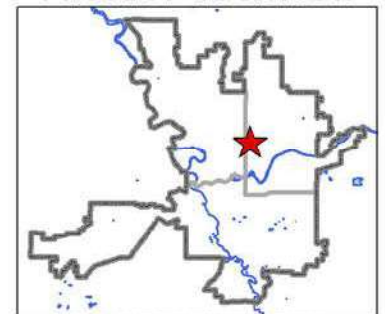


EXHIBIT G: Wide Area Aerial



PROJECT LOCATION



Neighborhood and Planning Services
 Drawn By: Kevin Freibott



The following policies of the Comprehensive Plan relate to application Z20-206COMP. The full text of the Comprehensive Plan can be found at www.shapingspokane.org.

Chapter 3—Land Use

LU 1.3 Single-Family Residential Areas

Protect the character of single-family residential neighborhoods by focusing higher intensity land uses in designated Centers and Corridors.

Discussion: The city's residential neighborhoods are one of its most valuable assets. They are worthy of protection from the intrusion of incompatible land uses. Centers and Corridors provide opportunities for complementary types of development and a greater diversity of residential densities. Complementary types of development may include places for neighborhood residents to work, shop, eat, and recreate. Development of these uses in a manner that avoids negative impacts to surroundings is essential. Creative mechanisms, including design standards, must be implemented to address these impacts so that potential conflicts are avoided.

LU 1.4 Higher Density Residential Uses

Direct new higher density residential uses to Centers and Corridors designated on the Land Use Plan Map.

Discussion: Higher density housing of various types is the critical component of a center. Without substantially increasing population in a center's immediate vicinity, there is insufficient market demand for goods and services at a level to sustain neighborhood-scale businesses. Higher density residential uses in Centers range from multi-story condominiums and apartments in the middle to small-lot homes at the edge. Other possible housing types include townhouses, garden apartments, and housing over retail space.

To ensure that the market for higher density residential use is directed to Centers, future higher density housing generally is limited in other areas. The infill of Residential 15+ and Residential 15-30 residential designations located outside Centers are confined to the boundaries of existing multi-family residential designations where the existing use of land is predominantly higher density residential.

LU 3.1 Coordinated and Efficient Land Use

Encourage coordinated and efficient growth and development through infrastructure financing and construction programs, tax and regulatory incentives, and by focusing growth in areas where adequate services and facilities exist or can be economically extended.

Discussion: Future growth should be directed to locations where adequate services and facilities are available. Otherwise, services and facilities should be extended or upgraded only when it is economically feasible to do so.

The Centers and Corridors designated on the Land Use Plan Map are the areas of the city where incentives and other tools should be used to encourage infill development, redevelopment and new development. Examples of incentives the city could use include assuring public participation, using public facilities and lower development fees to attract investment, assisting with project financing, zoning for mixed-use and higher density development, encouraging rehabilitation, providing in-kind assistance, streamlining the permit process, providing public services, and addressing toxic contamination, among other things.

LU 3.2 Centers and Corridors

Designate Centers and Corridors (neighborhood scale, community or district scale, and regional scale) on the Land Use Plan Map that encourage a mix of uses and activities around which growth is focused.

Discussion: ... Employment Centers have the same mix of uses and general character features as Neighborhood and District centers but also have a strong employment component. The employment component is expected to be largely non-service related jobs incorporated into the Center or on land immediately adjacent to the Center. Employment Centers vary in size from 30 to 50 square blocks plus associated employment areas. The residential density in the core area of the Employment Center may be up to 44 dwelling units per acre. Surrounding the Center are medium density transition areas of up to 22 dwelling units per acre. The following locations are designated as Employment Centers on the Land Use Plan Map:

- East Sprague – Sprague and Napa;
- North Foothills Employment Center;
- Maxwell and Elm;
- Holy Family;
- North Nevada, between Westview and Magnesium; and
- Trent and Hamilton.

...

LU 3.3 Designating Centers and Corridors

Designate new Centers or Corridors in appropriate locations on the Land Use Plan Map through a city-approved planning process.

Discussion: The Comprehensive Plan recognizes that Centers and Corridors are the most appropriate location for commercial and higher density residential uses. In some areas of the city, there may be a need to designate a new Center or Corridor. The exact location, boundaries, size, and mix of land uses in a Center or Corridor should be determined through a city-approved sub-area planning process that is inclusive of all interested stakeholders, including business and property owners, and the affected neighborhood(s). This process may be initiated by the city, or at the request of a neighborhood or private interest.

LU 3.4 Planning for Centers and Corridors

Conduct a city-approved subarea planning process to determine the location, size, mix of land uses, and underlying zoning within designated Centers and Corridors. Prohibit any change to land use or zoning within suggested Centers or Corridors until a subarea planning process is completed.

Discussion: Suggested Centers and Corridors are those that have been newly designated and do not have any underlying Center and Corridor land use or zoning. Land use and zoning, as well as the size, location and intensity of the land use for all Centers and Corridors should be determined through a sub-area planning process that is inclusive of all stakeholders. Any such process shall include consultation and coordination with property owners and the neighborhood in which the Center or Corridor is located. This process may be initiated by the city, or at the request of a neighborhood or private interest. Center and Corridor planning should consider the following factors:

- existing and planned commercial and residential densities and development conditions;
- amount of commercial land needed to serve the neighborhood;
- public facilities, available utilities and infrastructure, and service capacity for residential and commercial development;
- capital facility investments and access to public transit; and
- other characteristics of a Center as provided in this plan, or as further refined.

The subarea planning process should result in a determination of the boundaries of the designated Center or Corridor, the land use mix and intensities of use, and the identification of any changes to the Land Use Map within the designated Center or Corridor.

LU 3.5 Mix of Uses in Centers

Achieve a proportion of uses in Centers that will stimulate pedestrian activity and create mutually reinforcing land uses.

Discussion: Neighborhood, District, and Employment Centers are designated on the Land Use Plan Map in areas that are substantially developed. New uses in Centers should complement existing on-site and surrounding uses, yet seek to achieve a proportion of uses that will stimulate pedestrian activity and create mutually reinforcing land use patterns. Uses that will accomplish this include public, core commercial/office and residential uses.

All Centers are mixed-use areas. Some existing uses in designated Centers may fit with the Center concept; others may not. Planning for Centers should first identify the uses that do not fit and identify sites for new uses that are missing from the existing land use pattern. Ultimately, the mix of uses in a Center should seek to achieve the following minimum requirements:

Table LU 1 – Mix of Uses in Centers		
Land Use	Neighborhood Center	District and Employment Center
Public	10 percent	10 percent
Commercial/Office	20 percent	30 percent
Higher-Density Housing	40 percent	20 percent

Note: All percentage ranges are based on site area, rather than square footage of building area.

This recommended proportion of uses is based on site area and does not preclude additional upper floors with different uses. The ultimate mix of land uses and appropriate densities should be clarified in a site-specific planning process in order to address site-related issues such as community context, topography, infrastructure capacities, transit service frequency, and arterial street

accessibility. Special care should be taken to respect the context of the site and the character of surrounding existing neighborhoods. The 10 percent public use component is considered a goal and should include land devoted to parks, plazas, open space, and public facilities.

LU 4.2 Land Uses That Support Travel Options and Active Transportation

Provide a compatible mix of housing and commercial uses in Neighborhood Centers, District Centers, Employment Centers, and Corridors.

Discussion: This provides opportunities for people to use active forms of transportation to get to work and shopping, enables less reliance on automobiles, reduces commuting times and distances, makes mass transit more viable, and provides greater convenience for area residents while supporting physical activity.

LU 5.3 Off-Site Impacts

Ensure that off-street parking, access, and loading facilities do not adversely impact the surrounding area.

Discussion: Off-street parking, access, and loading facilities are usually associated with the development of higher density residential, office, and commercial uses. These features often have major impacts on single-family residential areas. The impacts are most significant when these facilities are next to or intrude between homes. When these facilities are accessory to a higher density residential or nonresidential use, they should be developed according to the same policies and zoning regulations as govern the primary use. New parking lots should also have the same zoning classification as the primary use. In addition, these facilities should be developed to minimize adverse impacts to adjacent properties. All parking lots should be paved. Parking lots and loading areas should have appropriate buffers to fully screen them from adjacent, less intensive uses. Access to business and higher density residential sites should be controlled to avoid impacts on adjacent uses, pedestrian movement, and street functions.

LU 5.5 Compatible Development

Ensure that infill and redevelopment projects are well-designed and compatible with surrounding uses and building types.

Chapter 6 – Housing

H 1.11 Access to Transportation

Encourage housing that provides easy access to public transit and other efficient modes of transportation.

Discussion: Transportation is the second largest expenditure after housing and can range from 10 to 25 percent of household expenditures. Examining where housing is located and the associated transportation costs may provide a more realistic evaluation of housing affordability in the future.

H 1.18 Distribution of Housing Options

Promote a wide range of housing types and housing diversity to meet the needs of the diverse population and ensure that this housing is available throughout the community for people of all income levels and special needs.

Discussion: A variety of housing types should be available in each neighborhood. Diversity includes styles, types, size, and cost of housing. Many different housing forms can exist in an area and still exhibit an aesthetic continuity. Development of a diversity of housing must take into account the context of the area and should result in an improvement to the existing surrounding neighborhood.

H 2.4 Linking Housing with Other Uses

Ensure that plans provide increased physical connection between housing, employment, transportation, recreation, daily-needs services, and educational uses.

Discussion: The location of housing in relation to other land uses is a part of what determines the quality of housing. The desirability and viability of housing changes for different segments of the community, based on an area's mix of land uses. As complementary land uses become spread further apart, transportation options decrease while transportation costs increase. These added transportation costs reduce the amount of household income available for housing and other household needs. This affects lower-income households first. In urban areas, basic services, such as grocery stores, public transportation, and public parks, should be available within a mile walk of all housing

Chapter 7 – Economic Development

ED 2.4 Mixed Use

Support mixed-use development that brings employment, shopping, and residential activities into shared locations that stimulate opportunities for economic activity.

Chapter 8 – Urban Design and Historic Preservation

DP 1.2 New Development in Established Neighborhoods

Encourage new development that is of a type, scale, orientation, and design that maintains or improves the character, aesthetic quality, and livability of the neighborhood.

Discussion: New development should be compatible with the context of the area and result in an improvement to the surrounding neighborhood.

DP 2.12 Infill Development

Encourage infill construction and area redevelopment that complement and reinforce positive commercial and residential character.

Discussion: Infill construction can benefit the community when done in a manner that improves and does not detract from the livability of the neighborhood and the desirable design character of the area.

Chapter 11—Neighborhoods

N 2.1 Neighborhood Quality of Life

Ensure that neighborhoods continue to offer residents transportation and living options, safe streets, quality schools, public services, and cultural, social, and recreational opportunities in order to sustain and enhance the vitality, diversity, and quality of life within neighborhoods.

Discussion: Spokane enjoys a rich variety of living opportunities within its individual neighborhoods, each with its unique character. Maintaining and enhancing our neighborhood assets is key to providing stability within neighborhoods and Spokane citizens with a prolonged sense of pride.

N 8.4 Consistency of Plans

Maintain consistency between neighborhood planning documents and the comprehensive plan.

Discussion: Neighborhood planning shall be conducted within the framework of the comprehensive plan, and further, the Growth Management Act requires that these plans be consistent with the comprehensive plan.



General Application

Rev.20180104

DESCRIPTION OF PROPOSAL

Change the land use designation and zoning of the parcel to Residential 15-30/ Multifamily from Residential 4-10/Single Family.

Address of Site Proposal *(if not yet assigned, obtain address from Public Works before submitting application):*

155 E. Cleveland Ave., Spokane, WA 99207

APPLICANT

Name: 155 E. Cleveland Avenue Investments, LLC, c/o Lindsay M. Kornegay

Address: 422 W. Riverside Ave., Ste. 1100, Spokane, WA 99201

Phone: (509)624-5265 Email: lmk@witherspoonkelley.com

PROPERTY OWNER

Name: 155 E. Cleveland Avenue Investments, LLC

Address: 508 E. Longfellow Ave., Spokane, WA 99207

Phone: (509)216-5188 Email: drtucker2@gmail.com

AGENT

Name: Lindsay M. Kornegay and Stanley M. Schwartz, Witherspoon Kelley

Address: 422 W. Riverside Ave., STE. 1100, Spokane, WA 99201

Phone: (509)624-5265 Email: lmk@witherspoonkelley.com

Assessor's Parcel Numbers: 35082.0919

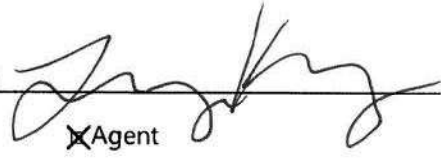
Legal Description of Site: MORGANS JM RES B3TO18 L19TO22 B6 & VAC STP S OF&ADJ L19-20

Size of Property: 0.78 acres

List Specific Permits Requested in this Application: None.

SUBMITTED BY:

Lindsay M. Kornegay and Stanley M. Schwartz, Witherspoon Kelley



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:

_____, owner of the above-described property, do hereby authorize _____ to represent me and my interests in all matters regarding this application.

ACKNOWLEDGMENT

STATE OF WASHINGTON)
) ss.
COUNTY OF SPOKANE)

On this _____ day of _____, 20___, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____ 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.

Notary Public in and for the State of Washington, residing at

**AUTHORIZATION TO SUBMIT
COMPREHENSIVE PLAN AMENDMENT APPLICATION**

155 E. Cleveland Avenue Investments, LLC, a Washington limited liability company (the "Company"), through David Tucker, the manager of Tucker Investments, LLC, the member of the Company, acting on behalf of the Company, does hereby authorize Stanley M. Schwartz, Lindsay M. Komegay and Witherspoon Kelley to prepare and submit to the City of Spokane and other governmental agencies all reasonable and necessary land use applications and other documents in order to obtain an amendment to the Comprehensive Plan and a change to the zoning for the real property at 155 E. Cleveland Ave and legally described below:

MORGANS JM RES B3TO18 L19TO22 B6 & VAC STP S OF&ADJ L19-20

Spokane County Tax Parcel No.: 35082.0919

I declare under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct. RCW 9A.72.085.

Date: 10/21/2020

Place: Spokane, WA

Signature: 

{S2105267 }



Comprehensive Plan or Land Use Code Amendment

Pre-Application

Rev.20180102

DESCRIPTION OF THE PROPOSED AMENDMENT:

(Please check the appropriate box(es))

- | | |
|---|---|
| <input type="checkbox"/> Comprehensive Plan Text Change | <input checked="" type="checkbox"/> Land Use Designation Change |
| <input type="checkbox"/> Regulatory Code Text Change | <input type="checkbox"/> Area-Wide Rezone |

Please respond to these questions on a separate piece of paper. Incomplete answers may jeopardize your application's chances of being reviewed during this amendment cycle.

1. General Questions *(for all proposals):*

SEE ATTACHMENT FOR RESPONSES TO
BELOW QUESTIONS.

- a. Summarize the general nature of the proposed amendment.
- b. Why do you feel this change is needed?
- c. In what way(s) is your proposal similar to or different from the fundamental concepts contained in the comprehensive plan?
- d. For text amendments: What goals, policies, regulations or other documents might be changed by your proposal?
- e. For map amendments:
 1. What is the current Land Use designation and zoning for each affected parcel?
 2. What is the requested Land Use designation and zoning for each affected parcel?
 3. Describe the land uses surrounding the proposed amendment site(s); e.g. land use type, vacant/occupied, etc.
- f. Do you know of any existing studies, plans or other documents that specifically relate to or support your proposal?
- g. Why did you decide to pursue a comprehensive plan amendment rather than address your concern through some other aspect of the Development Services department's work program (e.g. neighborhood planning, public input on new regulations, etc.)?
- h. Has there been a previous attempt to address this concern through a comprehensive plan amendment?

Yes No
- i. If yes, please answer the following questions:
 1. When was the amendment proposal submitted?
 2. Was it submitted as a consistent amendment or an inconsistent amendment?
 3. What were the Plan Commission recommendation and City Council decision at that time?
 4. Describe any ways that this amendment proposal varies from the previously considered version.

Development Services Center 808 West Spokane Falls Boulevard, Spokane, WA 99201-3336
my.spokanecity.org | Phone: 509.625.6300 | Fax: 509.625.6822

**ATTACHMENT TO COMPREHENSIVE PLAN
OR LAND USE CODE AMENDMENT –
PRE-APPLICATION**

- a. Comprehensive Plan Map and Zone Change
- b. Increasing the density of the subject parcel is consistent with the uses on parcels adjacent to the South and the West.
- c. Conforms to Comprehensive Plan policy to confine multi-family residential designations to areas where the existing use of land is higher density residential.
- d. N/A
- e. For map amendments:
 - 1. Residential 4-10 (RSF)
 - 2. Residential 15-30 (RMF)
 - 3. Residential 4-10 to the North and East; General Commercial to the South; Residential 15-30 to the West
- f. None.
- g. Due to the size and location of the subject parcel, in order to pursue the most functional and economically viable use of the subject parcel, increased residential density is needed.
- h. N/A
- i. N/A



Comprehensive Plan Amendments

Threshold Review

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: See attached.

- 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.

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.
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.
3. The proposed amendment can be reasonably reviewed within the resources and time frame of the Annual Comprehensive Plan Amendment Work Program.
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?
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.
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.
7. If this change is directed by state law or a decision of a court or administrative agency, please describe.
8. Please provide copy of agenda or other documentation of outreach to neighborhood council made prior to application.

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(Rev Sept 2017)

COMPREHENSIVE PLAN AMENDMENT THRESHOLD REVIEW; DESCRIPTION OF PROPOSED AMENDMENT

This proposal requests a Comprehensive Plan amendment change to land use from Residential 4-10 to Residential 15-30, with an associated zone change from Residential Single Family (RSF) to Residential Multi-Family (RMF) for one parcel at 155 E. Cleveland Ave., Parcel No. 35082.0919, where N. Lidgerwood St. meets N. Mayfair St (the "**Parcel**"). Attached hereto is an area view of the Comprehensive Plan Map and a Site Map, indicating the Parcel and dimensions thereof, as well as existing streets and locations of existing buildings.

This change is appropriately addressed as a map amendment to the Comprehensive Plan and, as such, cannot be addressed through an ongoing work program or any other means. The proposed amendment can be reviewed within the resources and time frame set forth by the Annual Comprehensive Plan Amendment Work Program. This proposal is not the same as or substantially similar to a proposal that was considered in the previous year's threshold review process.

Both the Nevada Heights Neighborhood Council and the Logan Neighborhood Council have been notified of this proposal and neither responded in the affirmative to a request for a meeting. Nearby properties to the North and East share a current land use designation of Residential 4-10, and a zone of RSF, while properties to the West have a current land use designation of Residential 15-30 and a zone of RMF and properties to the South have a current land use designation and zone of General Commercial (GC).

The Parcel has a present land use designation of Residential 4-10 with zoning of RSF. This land use and zone designation should be changed for several reasons: (1) much of the surrounding area includes mixed use, including RMF and GC; (2) the presently permitted low density residential uses should have greater separation from the adjacent commercial zone across E. Cleveland Ave.; (3) similarly situated property as near as across N. Mayfair St. is being used for high density residential use; and (4) due to the size and location of the Parcel, the most compatible, functional and economically viable use of the Parcel, is increased residential density.

The proposed change is consistent with the intended goals of the Comprehensive Plan:

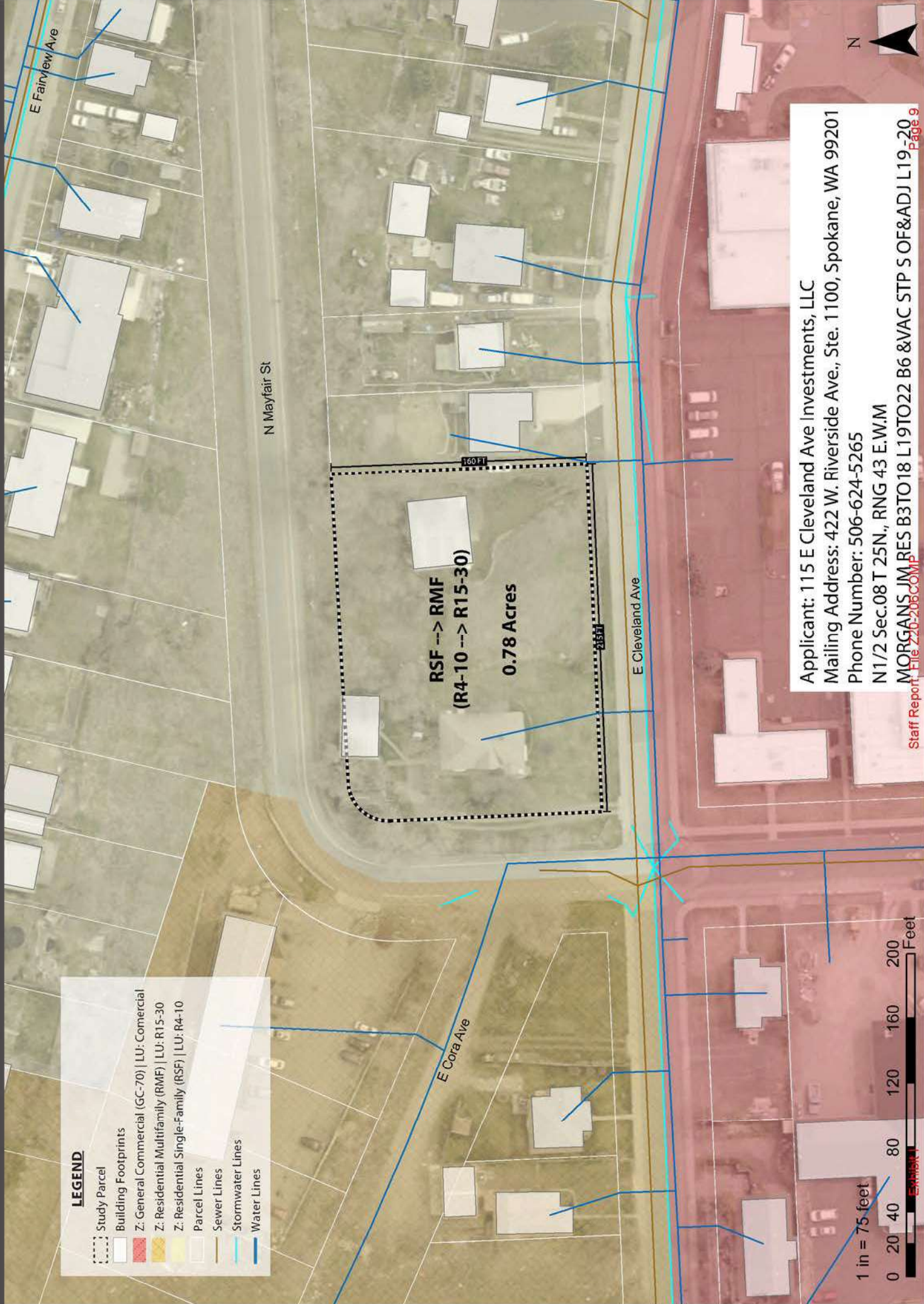
- Changing the Parcel to higher density residential is consistent with the vision and values set forth in the Comprehensive Plan. Concentrating higher density residential uses to areas near other higher density residential uses promotes efficient growth of the City, supports convenient access and opportunities, combats urban sprawl and protects outlying rural areas, and protects the character of the surrounding areas. Section 3.2: "The things that are important to Spokane's future include: ... controlling urban sprawl in order to protect outlying rural areas ... developing and maintaining convenient access and opportunities for shopping, services, and employment; ... protecting the character of single-family neighborhoods."
- The intent of the Comprehensive Plan is to ensure higher density residential uses are blocked together to create sufficient market demand for goods and services to support businesses. Though the Parcel is not within a Center or Corridor, the existing use of land

surrounding the Parcel is both RMF and GC, and is not predominantly RSF. Inclusion of additional higher-density residential on the Parcel will not disrupt the character of the surrounding neighborhood and will support surrounding business development in the GC zones. The proposed RMF designation will be consistent with other RMF property and create a transition and buffer from the adjacent commercial use

- LU 1.3 Single-Family Residential Areas: "Protect the character of single-family residential neighborhoods..."
- LU 1.4 Higher Density Residential Uses: "The infill of Residential 15 and Residential 15-30 residential designations located outside Centers are confined to the boundaries of existing multi-family residential designations where the existing use of land is predominantly high density residential."
- Higher-density residential on the Parcel is consistent with the intended goal of directing new growth to areas able to efficiently promote such growth. The Parcel is adjacent to both RMF and GC properties, demonstrating the area's capacity for increased residential density.
 - LU 3.1 Coordinated and Efficient Land Use: "Future growth should be directed to locations where adequate services and facilities are available."
 - LU 8.1 Role of Urban Growth Areas: "New growth should be directed to urban areas to allow for more efficient and predictable provision of adequate public facilities, to promote orderly transition of governance for urban areas, to reduce development pressure on rural lands, and to encourage redevelopment of existing urban areas."
 - LU 5.5 Compatible Development: "Ensure that infill and redevelopment projects are well-designed and compatible with surrounding uses and building types."
- The Comprehensive Plan seeks to maintain healthy commercial centers throughout the City to satisfy the shopping and service needs of residents, reduce the amount of driving, utilize existing transportation infrastructure and services, and maintain the City's commercial tax base. The Parcel is near a main bus route that has the existing transportation services and infrastructure to serve increased residential density on the Parcel. LU 4.6 Transit-Supported Development: "Encourage transit-supported development, including a mix of employment, residential and commercial uses, adjacent to high performance transit stops."
- The change in land use designation on the Parcel will not significantly impact parking or access and will not adversely impact the surrounding area. LU 5.3 Off-Site Impacts: "Ensure that off-street parking, access, and loading facilities do not adversely impact the surrounding area."

LEGEND

- Study Parcel
- Building Footprints
- Z: General Commercial (GC-70) | LU: Commercial
- Z: Residential Multifamily (RMF) | LU: R15-30
- Z: Residential Single-Family (RSF) | LU: R4-10
- Parcel Lines
- Sewer Lines
- Stormwater Lines
- Water Lines



Applicant: 115 E Cleveland Ave Investments, LLC
Mailing Address: 422 W. Riverside Ave., Ste. 1100, Spokane, WA 99201
Phone Number: 506-624-5265
N1/2 Sec.08 T 25N., R15-30
MORGANS JM RES B3TO18 L19TO22 B6 & VAC STP 5 OF&ADJ L19-20



**State Environmental Policy Act (SEPA)
ENVIRONMENTAL CHECKLIST**

File No. Z20-206COMP

PLEASE READ CAREFULLY BEFORE COMPLETING THE CHECKLIST!

Purpose of Checklist:

The State Environmental Policy Act (SEPA) chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An Environmental Impact Statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions *briefly, with the most precise information known, or give the best description you can.*

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "*does not apply.*"

IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (Part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

Note from City of Spokane Staff:

The proposal classified as File Z20-206COMP has been recommended for expansion and modification by the Spokane Plan Commission, adding 32 parcels and an area of approximately 6.0 acres to the project area, amending the proposed Land Use Map Designation to Residential 15+, and amending the proposed Zoning to Residential High-Density.

The properties added to the proposed by Plan Commission include:

Parcel	Address
35082.0719	19 E Cora Avenue
35082.0720	23 E Cora Avenue
35082.0721	25 E Cora Avenue
35082.0722	43 E Cora Avenue
35082.0801	Unassigned Address
35082.0802	26 E Cora Avenue
35082.0803	22 E Cora Avenue
35082.0804	18 E Cora Avenue
35082.0807	19 E Cleveland Avenue
35082.0808	25 E Cleveland Avenue
35082.0809	29 E Cleveland Avenue
35082.0810	103 E Cleveland Avenue
35082.0811	107 E Cleveland Avenue
35082.0812	113 E Cleveland Avenue
35082.0723 thru 35082.0726	2919 N Mayfair Street
35082.0920	173 E Cleveland Avenue
35082.0921	177 E Cleveland Avenue
35082.0922	203 E Cleveland Avenue
35082.0923	209 E Cleveland Avenue
35082.0924	215 E Cleveland Avenue
35082.0925	221 E Cleveland Avenue
35082.0926	227 E Cleveland Avenue
35082.0927	301 E Cleveland Avenue
35082.0928	305 E Cleveland Avenue
35082.0929	317 E Cleveland Avenue
35082.0930	323 E Cleveland Avenue
35082.0931	327 E Cleveland Avenue
35082.0932	403 E Cleveland Avenue
35082.0933	407 E Cleveland Avenue

Where necessary, **boxes with red text** have been added to the SEPA Checklist to account for additional relevant information necessary for evaluating the environment impact of the expanded proposal. These additions have been inserted by City staff and concern only the expanded parcels listed above.

A. BACKGROUND

1. **Name of proposed project:**

2. **Applicant:** David Tucker

Address: 508 E Longfellow

City/State/Zip: Spokane, WA 99207

Phone: (509) 216-5188

3. **Agent or Primary Contact:** Witherspoon Kelley

Address: 422 W Riverside Ave. Ste 1100

City/State/Zip: Spokane, WA 99201

Phone: (509) 624-5265

4. **Location of Project:**

Address: 155 E Cleveland Avenue, Spokane, WA 99207

Section: 8

Quarter:

Township: 25N

Range: 43 E.W.M

Tax Parcel Number(s): 35082.0919

See the note on page 2 for expanded
property addresses and parcel numbers.

5. **Date checklist prepared:**

5/7/2021

Checklist Revised: 08/23/2021

6. **Agency requesting checklist:** City of Spokane, Washington

7. **Proposed timing or schedule (including phasing, if applicable):**

N/A at this time - TBD at a later date.

8. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain:

No

b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain:

No

9. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal:

N/A

10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain:

Not aware of any.

11. List any government approvals or permits that will be needed for your proposal, if known:

Unknown

12. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

This is a non-project application. This will be determined at a later date.

13. Location of the proposal: Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit application related to this checklist.

155 E Cleveland Avenue, Spokane, WA 99207. Section 8 Township 25N Range 43 E.W.M.
Morgans JM RES B3TO18 L19TO22 B6 & VAC STP S OF & ADJ L19-20

See the note on page 2 for expanded property addresses and parcel numbers. Legal descriptions are available upon request.

14. Does the proposed action lie within the Aquifer Sensitive Area (ASA)? Yes No
- The General Sewer Service Area? Yes No
- The Priority Sewer Service Area? Yes No
- The City of Spokane? Yes No

15. The following questions supplement Part A.

- a. Critical Aquifer Recharge Area (CARA) / Aquifer Sensitive Area (ASA)

- (1) Describe any systems, other than those designed for the disposal of sanitary waste installed for the purpose of discharging fluids below the ground surface (includes systems such as those for the disposal of stormwater or drainage from floor drains). Describe the type of system, the amount of material to be disposed of through the system and the types of material likely to be disposed of (including materials which may enter the system inadvertently through spills or as a result of firefighting activities).

This is a non-project application. This will be determined at a later date.

(2) Will any chemicals (especially organic solvents or petroleum fuels) be stored in aboveground or underground storage tanks? If so, what types and quantities of material will be stored?

No

(3) What protective measures will be taken to ensure that leaks or spills of any chemicals stored or used on site will not be allowed to percolate to groundwater. This includes measures to keep chemicals out of disposal systems.

N/A

(4) Will any chemicals be stored, handled or used on the site in a location where a spill or leak will drain to surface or groundwater or to a stormwater disposal system discharging to surface or groundwater?

N/A

b. Stormwater

(1) What are the depths on the site to groundwater and to bedrock (if known)?

Unknown

(2) Will stormwater be discharged into the ground? If so, describe any potential impacts.

This is a non-project action and any discharge will be determined at the time of future development approvals.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (check one):

Flat Rolling Hilly Steep slopes Mountainous

Other: X

b. What is the steepest slope on the site (approximate percent slope)?

There is a significant grade to the south especially in the north and northeast areas of the site.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of

All subject parcels exhibit a significant slope in their northern limits, generally 50 feet taller than the average site elevation.

long-term commercial significance and whether the proposal results in removing any of these soils.

The site is entirely Garrison Gravelly Loam.

Properties south of Cora and West of Mayfair contain type 7112 Urban land-Opportunity, disturbed soils.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

This is a non-project application. This will be determined at a later date.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

This is not believed to be the case.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt, or buildings)?

This is a non-project application. This will be determined at a later date.

- h. Proposed measures to reduce or control erosion or other impacts to the earth, if any:

This is a non-project application. This will be determined at a later date.

2. Air

- a. What type of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

This is a non-project application. This will be determined at a later date.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None that we are aware of.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

N/A

3. Water

- a. SURFACE WATER:

(1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No

(2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

N/A

(3) Estimate the amount of fill and dredge material that would be placed in or removed from the surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A

(4) Will the proposal require surface water withdrawals or diversions? If yes, give general description, purpose, and approximate quantities if known.

No

(5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No

(6) Does the proposal involve any discharge of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. GROUNDWATER:

(1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No

(2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

N/A as this site is served by City sewer.

c. WATER RUNOFF (INCLUDING STORMWATER):

- (1) Describe the source of runoff (including stormwater) and method of collection and disposal if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

This is a non-project application and will be determined at the time of future development approval.

- (2) Could waste materials enter ground or surface waters? If so, generally describe.

No

- (3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No

- d. PROPOSED MEASURES to reduce or control surface, ground, and runoff water, and drainage patten impacts, if any.

None

4. Plants

- a. Check the type(s) of vegetation found on the site:

Deciduous trees: alder maple aspen

Other: Minimal trees at location.

Evergreen trees: fir cedar pine

Other: None

shrubs grass pasture crop or grain

orchards, vineyards or other permanent crops

Wet soil plants: cattail buttercup bullrush skunk cabbage

Other: None

Water plants: water lily eelgrass milfoil

Other: None

Any other types of vegetation:

Wild flowers and weeds

b. What kind and amount of vegetation will be removed or altered?

This is a non-project application. This will be determined at a later date.

c. List threatened and endangered species known to be on or near the site:

N/A

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

This is a non-project application. This will be determined at a later date.

e. List all noxious weeds and invasive species known to be on or near the site:

Unknown

5. Animals

a. Check and List any birds and other animals which have been observed on or near the site or are known to be on or near the site:

Birds: hawk heron eagle songbirds

Other: None

Mammals: deer bear elk beaver

Other: None

Fish: bass salmon trout herring shellfish

Other: None

Any other animals (not listed in above categories): None

b. List any threatened or endangered animal species known to be on or near the site.

None

c. Is the site part of a migration route? If so, explain.

No

d. Proposed measures to preserve or enhance wildlife, if any:

None

e. List any invasive animal species known to be on or near the site.

None

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

This is a non-project application. This will be determined at a later date.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe:

There are no uses adjacent to this site currently generating solar power.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

This is a non-project application. This will be determined at a later date.

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.

None known

- (1) Describe any known or possible contamination at the site from present or past uses.

None known

- (2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None known

- (3) Describe any toxic or hazardous chemicals/conditions that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

This is a non-project application and will be determined at the time of future development approvals.

- (4) Describe special emergency services that might be required.

None known

- (5) Proposed measures to reduce or control environmental health hazards, if any:

None

b. NOISE:

- (1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

This is a non-project application. This will be determined at a later date.

- (2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)?

Indicate what hours noise would come from the site.

This is a non-project application. This will be determined at a later date.

- (3) Proposed measure to reduce or control noise impacts, if any:

This is a non-project application. This will be determined at a later date.

Uses to the west and east of the expanded area include non-residential and commercial uses. The expanded west parcels include two homes and an apartment building, the remainder being undeveloped. The expanded eastern parcels include two vacant parcels and 12 single-family homes.

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Residential to the east, a slope and residential to the north, apartments to the west, and general commercial to the south.

Existing urban uses on the expanded parcels would not be affected by similar urban uses if these parcels were to redevelop.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

No

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

There are no nearby or adjacent agricultural uses.

- c. Describe any structures on the site.

There is an existing garage and shop onsite.

See question 7.3 above for information on the expanded parcels.

- d. Will any structures be demolished? If so, which?

Yes, both buildings will be demolished.

There are no current plans to redevelop the expanded area, thus no additional structures are expected to be demolished as a result of the expansion.

- e. What is the current zoning classification of the site?

Single Family

The western expanded parcels are zoned Residential Multi Family (RMF). The eastern expanded parcels are designated Residential Single-Family (RSF).

- f. What is the current comprehensive plan designation of the site?

Residential 4-10

The expanded western parcels are designated Residential 15-30. The eastern expanded areas is designated Residential 4-10.

- g. If applicable, what is the current shoreline master program designation of the site?

N/A

- h. Has any part of the site been classified as a critical area by the city or the county? If so, specify.

No

- i. Approximately how many people would reside or work in the completed project?

This is a non-project application. This will be determined at a later date.

- j. Approximately how many people would the completed project displace?

0

- k. Proposed measures to avoid or reduce displacement impacts, if any:

N/A

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Compatibility with existing and project land use plans will be determined during the City's processing of this application.

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

There are no such lands in proximity to the site.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

This is a non-project application. This will be determined at a later date.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high-, middle- or low-income housing.

None

- c. Proposed measures to reduce or control housing impacts, if any:

N/A

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

This is a non-project application. This will be determined at a later date.

- b. What views in the immediate vicinity would be altered or obstructed?

The ridge to the north of the site would eliminate any possible impacts to nearby views from any future development of this site.

- c. Proposed measures to reduce or control aesthetic impacts, if any:

This is a non-project application. This will be determined at a later date.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

This is a non-project application. This will be determined at a later date.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

This is a non-project application. This will be determined at a later date.

- c. What existing off-site sources of light or glare may affect your proposal?

This is a non-project application. This will be determined at a later date.

- d. Proposed measures to reduce or control light and glare impacts, if any:

This is a non-project application. This will be determined at a later date.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

None are known

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

N/A

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the sited that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

No

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

No

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archaeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

None are known

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

N/A

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The site is accessed directly from E Cleveland Avenue, an existing city street.

- b. Is site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop.

Yes, one block from the Division bus line, route 25.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

This is a non-project application. This will be determined at a later date.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

This is a non-project application. This will be determined at a later date.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe.

No

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates? (Note: to assist in review and if known, indicate vehicle trips during PM peak, AM Peak, and Weekday (24 hours).

This is a non-project application. This will be determined at a later date.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, general describe. N/A

- h. Proposed measures to reduce or control transportation impacts, if any:

N/A

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

This is a non-project application. This will be determined at a later date.

- b. Proposed measures to reduce or control direct impacts on public services, if any:

This is a non-project application. This will be determined at a later date.

16. Utilities

- a. Check utilities currently available at the site:

electricity natural gas water refuse service

telephone sanitary sewer septic system

Other: N/A

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed:

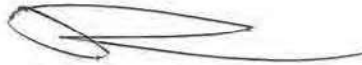
Electrical and natural gas are provided through Avista services and WSG are provided through City of Spokane.

C. SIGNATURE

I, the undersigned, swear under penalty of perjury that the above responses are made truthfully and to the best of my knowledge. I also understand that, should there be any willful misrepresentation or willful lack of full disclosure on my part, the agency must withdraw any determination of Nonsignificance that it might issue in reliance upon this checklist.

Date: 5/9/2021

Signature:



Please Print or Type:

PROJECT PROPONENT:

Name: David Tucker

Address: 508 E Longfellow Ave.,

Phone: (509) 216-5188

Spokane, WA 99207

CHECKLIST PERPARER (If different from proponent):

Name:

Address:

Phone:

FOR STAFF USE ONLY

Staff member(s) reviewing checklist: Kevin Freibott

Based on this staff review of the environmental checklist and other pertinent information, staff concludes that:

- A. There are no probable significant adverse impacts and recommends a Determination of Nonsignificance.
- B. Probable significant adverse environmental impacts do exist for the current proposal and recommends a Mitigated Determination of Nonsignificance with conditions.
- C. There are probable significant adverse environmental impacts and recommends a Determination of Significance.

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(Do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Future redevelopment would be subject to City of Spokane requirements for control of emissions, discharge, and hazardous materials.

Proposed measures to avoid or reduce such increases are:

This would be determined at the time of future development.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

There are no such natural resources located on this existing urban site.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

None

2. How would the proposal be likely to deplete energy or natural resources?

Future redevelopment will be subject to City of Spokane requirements to ensure minimal depletion of energy or natural resources.

Proposed measures to protect or conserve energy and natural resources are:

None

3. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, flood plains or prime farmlands?

This is not an environmentally sensitive area.

Proposed measures to protect such resources or to avoid or reduce impacts are:

None.

4. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

This site is currently designated for Urban uses and this proposal would continue that development trend.

Proposed measures to avoid or reduce shoreline and land use impacts are:

None

5. How would the proposal be likely to increase demands on transportation or public services and utilities?

Future redevelopment will be subject to City of Spokane requirements and guidelines in order to mitigate any possible increase in demand on transportation, public services, and utilities.

Proposed measures to reduce or respond to such demand(s) are:


None

6. Identify, if possible, whether the proposal may conflict with local, state or federal laws or requirements for the protection of the environment.

This proposal does not conflict with local, state, or federal laws or requirements for the protection of the environment.

C. SIGNATURE

I, the undersigned, swear under penalty of perjury that the above responses are made truthfully and to the best of my knowledge. I also understand that, should there be any willful misrepresentation or willful lack of full disclosure on my part, the *agency* must withdraw any determination of Nonsignificance that it might issue in reliance upon this checklist.

Date: 5/9/2021 Signature: 

Please Print or Type:

PROJECT PROPONENT:

Name: David Tucker Address: 508 E Longfellow Ave
Phone: (509) 216-5188 Spokane, WA 99207

CHECKLIST PERPARER (If different from proponent):

Name: Address:
Phone:

FOR STAFF USE ONLY

Staff member(s) reviewing checklist: Kevin Freibott

Based on this staff review of the environmental checklist and other pertinent information, staff concludes that:

- A. There are no probable significant adverse impacts and recommends a Determination of Nonsignificance.
- B. Probable significant adverse environmental impacts do exist for the current proposal and recommends a Mitigated Determination of Nonsignificance with conditions.
- C. There are probable significant adverse environmental impacts and recommends a Determination of Significance.

NONPROJECT DETERMINATION OF NONSIGNIFICANCE

FILE NO(S): Z20-206COMP

PROPONENT: 155 E Cleveland Avenue LLC (Agent: Lindsay M. Kornegay, Witherspoon Kelley); City of Spokane

DESCRIPTION OF PROPOSAL: Amendment of the Land Use Plan Map designation for 33 parcels totaling 6.8 acres from "Residential 4-10" to "Residential 15+" and a concurrent change of zoning from "Residential Single-Family (RSF)" to "Residential High Density (RHD)." No specific development proposal is being approved at this time.

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: The proposal concerns 33 parcels: 35082.0719 thru .0722; 35082.0801 thru .0804; 35082.0807 thru .0812; 35082.0723 thru .0726; and 35082.0919 thru .0933. These parcels are located at 155 E Cleveland Ave (private application); 2915, 2917, & 2919 N Mayfair Street and 19, 107, 113, 173, 77, 203, 203 1/2, 209, 215, 221, 227, 301, 305, 317, 327, & 403 E Cleveland Ave (City-sponsored application). All parcels are located North of E Cleveland Avenue and along E Cora Ave in the Logan Neighborhood.

LEGAL DESCRIPTION: Legal descriptions of all subject properties are available by contacting the City of Spokane. Located in 8-25-43 NW.

LEAD AGENCY: City of Spokane

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

- There is no comment period for this DNS.
- This DNS is issued after using the optional DNS process in section 197-11-355 WAC. There is no further comment period on the DNS.
- This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for at least 14 days from the date of issuance (below). Comments regarding this DNS must be submitted no later than 5 p.m. on October 12, 2021 if they are intended to alter the DNS.

Responsible Official: Louis Meuler

Position/Title: Interim Director, Planning Services **Phone:** (509) 625-6300

Address: 808 W. Spokane Falls Blvd., Spokane, WA 99201

Date Issued: September 28, 2021 **Signature:** *Louis Meuler*
Louis Meuler (Sep 16, 2021 16:13 PDT)

APPEAL OF THIS DETERMINATION, after it has become final, may be made to the City of Spokane Hearing Examiner, 808 West Spokane Falls Blvd., Spokane WA 99201. The appeal deadline is Noon on October 19, 2021 (21 days from the date of the signing of this DNS). This appeal must be on forms provided by the Responsible Official, make specific factual objections, and be accompanied by the appeal fee. Contact the Responsible Official for assistance with the specifics of a SEPA appeal.



PLAN COMMISSION FINDINGS OF FACT, CONCLUSIONS, AND RECOMMENDATIONS ON COMPREHENSIVE PLAN AMENDMENT FILE Z20-206COMP

A Recommendation of the Spokane Plan Commission to the City Council to APPROVE the Comprehensive Plan Amendment application seeking to amend the land use plan map designation from “Residential 4-10” to “Residential 15-30” for a 3.1-acre area located at 155, 173, 177, 203, 203 ½, 209, 215, 221, 227, 301, 305, 317, 327, & 403 E Cleveland Ave. The zoning designation recommended is “Residential Multifamily (RMF)”.

FINDINGS OF FACT:

- A. The City of Spokane adopted a Comprehensive Plan in May of 2001 that complies with the requirements of the Growth Management Act (GMA).
- B. Under GMA, comprehensive plans generally may be amended no more frequently than once a year, and all amendment proposals must be considered concurrently in order to evaluate for their cumulative effect.
- C. Amendment application Z20-206COMP (the “Application”) was submitted in a timely manner for review during the City’s 2020/2021 amendment cycle.
- D. The Application seeks to amend the land use plan map designation for a 3.1-acre area located at 155, 173, 177, 203, 203 ½, 209, 215, 221, 227, 301, 305, 317, 327, & 403 E Cleveland Ave (the “Properties”) from “Residential 4-10” to “Residential 15-30” with a corresponding change in zoning from “Residential Single-Family (RSF)” to “Residential Multifamily (RMF)”.
- E. The original private application was made requesting a Land Use Plan Map change to “Residential 15-30” and zoning change to “Residential Multifamily” for the parcel located at 155 E. Cleveland Avenue only; an additional 32 properties were added by Spokane Plan Commission through an expansion of the application in August 2021 (see N).
- F. Annual amendment applications were subject to a threshold review process to determine whether the applications will be included in the City’s Annual Comprehensive Plan Amendment Work Program.
- G. On February 17, 2021, an Ad Hoc City Council Committee reviewed the applications that had been timely submitted and forwarded its recommendation to City Council regarding the applications.
- H. On April 26, 2021, the City Council adopted Resolution RES 2021-0023 establishing the 2021 Comprehensive Plan Amendment Work Program and included the Application in the Work Program.
- I. Thereafter, on May 19, 2021, staff requested comments from agencies, departments, and neighborhood councils. No agency/department/neighborhood council comments were received.

- J. On May 20, 2021, the Land Use Subcommittee of the Community Assembly received a presentation regarding the 2021 Comprehensive Plan Amendment Work Program, including the Application.
- K. A Notice of Application was published on June 21, 2021 in the Spokesman Review and was mailed to all properties and owners within a 400-foot radius of the subject Properties and any adjacent properties with the same ownership. Signs were also placed on the subject Properties in plain view of the public. The Notice of Application initiated a 60-day public comment period from June 21 to August 20, 2021.
 - 1. Fifteen public comments were received during this period.
- L. On July 14, 2021, the Spokane City Plan Commission held a workshop to study the Application. A second workshop was held August 11, 2021, during which the Plan Commission voted to recommend expansion of the Application area by 32 properties and approximately 6 acres, to consider increasing the proposed land use plan map designation to “Residential 15+”, and to consider increasing the proposed zoning to “Residential High-Density (RHD)”.
- M. On August 5, 2021, the Community Assembly received a presentation regarding the 2021 Comprehensive Plan Amendment Work Program and the Application and was provided with information regarding the dates of Plan Commission workshops and hearings.
- N. A Revised Notice of Application was published on August 26, 2021 in the Spokesman Review and was mailed to all properties and owners within a 400-foot radius of the subject Properties and any adjacent properties with the same ownership. Signs were also placed on the subject Properties in plain view of the public. The Revised Notice of Application initiated a 14-day public comment period from August 24 to September 7, 2021.
 - 1. Two additional public comments were received during this period.
- O. A revised Request for Comment was distributed to agencies, departments, and neighborhood councils on August 24, 2021.
 - 1. Four comments from various departments of the City of Spokane were received.
- P. On September 20, 2021, the Washington State Department of Commerce and appropriate state agencies were given the required 60-day notice of intent to adopt before adoption of any proposed changes to the Comprehensive Plan.
- Q. On September 28, 2021, a State Environmental Policy Act (SEPA) Checklist and Determination of Non-Significance were issued for the Application. The deadline to appeal the SEPA determination was October 12, 2021. No comments on the SEPA determination were received.
 - 1. Notice of the SEPA Determination for the Application was published in the Official Gazette on September 29 and October 6, 2021.
- R. On September 28, 2021, staff published a report addressing SEPA and providing staff’s analysis of the merits of the Application, copies of which were circulated as prescribed by SMC 17G.020.060B.8. Staff’s analysis of the Application recommended approval of the original Application; no recommendation was issued for the expanded proposal.

- S. On September 29 and October 6, 2021, notice was published in the Spokesman Review providing notice of a SEPA Determination of Non-Significance and notice of the Plan Commission Public Hearing.
- T. On September 29, 2021, Notice of Public Hearing and SEPA Determination was posted on the Properties and mailed to all property owners and taxpayers of record, as shown by the most recent Spokane County Assessor's record, and occupants of addresses of property located within a four-hundred-foot radius of any portion of the boundary of the subject Properties.
- U. Two written public comments were received prior to the Plan Commission public hearing.
 - 1. On October 1, 2021, comment was received from a neighborhood resident citing concerns about tenants from future development trespassing on their property and requesting a boundary fence installation.
 - 2. On October 12, 2021, comment was received from a neighborhood resident opposing the application.
- V. On October 13, 2021, the Plan Commission held a public hearing on the Application, including the taking of verbal testimony, closed the verbal record, closed the written record as of Monday, October 25, and postponing deliberations until the following hearing date.
 - 1. Four members of the public testified in opposition of the application during the hearing on October 13, 2021, citing concerns about intrusion of higher density residential uses into a single-family neighborhood, as well as increased traffic and overall safety concerns.
- W. On October 27, 2021, the Plan Commission conducted its deliberations on this application and voted to recommend the City Council approve this application with the following conditions:
 - 1. Inclusion of the original application parcel and expanded application parcels to the east of 155 E. Cleveland; additional parcels to the west of the original application parcel omitted from the Plan Commission's recommendation (see Exhibits A-C).
 - 2. Land use plan map designation recommendation was changed to Residential 15-30, with a zoning recommendation to Residential Multifamily (RMF).
- X. As a result of the City's efforts, pursuant to the requirements of SMC 17G.020.070, the public has had extensive opportunities to participate throughout the process and persons desiring to comment were given an opportunity to do so.
- Y. Except as otherwise indicated herein, the Plan Commission adopts the findings and analysis set forth in the Staff Report prepared for the Application (the "Staff Report").
- Z. The Plan Commission finds that the proposal meets the intent and requirements of the Comprehensive Plan, most specifically the policies under Goal LU 3, Centers and Corridors, concerning the establishment of Center-Type land uses in the City.
- AA. The Plan Commission finds that the proposal meets the decision criteria established by SMC 17G.020.030, as described in the Staff Report.

CONCLUSIONS:

Based upon the application materials, staff analysis (which is hereby incorporated into these findings, conclusions, and recommendation), SEPA review, agency and public comments received, and public testimony presented regarding application File No. Z20-206COMP, the Plan Commission makes the following conclusions for the application as expanded to include the original applicant property and additional properties to the east, with respect to the review criteria outlined in SMC 17G.020.030:

1. The Application was submitted in a timely manner and added to the 2021 Annual Comprehensive Plan Amendment Work Program, and the final review application was submitted as provided in SMC 17G.020.050(D).
2. Interested agencies and the public have had extensive opportunities to participate throughout the process and persons desiring to comment have been given that opportunity to comment.
3. The Application is consistent with the goals and purposes of GMA.
4. Any potential infrastructure implications associated with the Application will either be mitigated through projects reflected in the City's relevant six-year capital improvement plans or through enforcement of the City's development regulations at time of development.
5. As outlined in above in the Findings of Fact, the Application is internally consistent as it pertains to the Comprehensive Plan, as described in SMC 17G.020.030.E.
6. The Application is consistent with the Countywide Planning Policies for Spokane County, the comprehensive plans of neighboring jurisdictions, applicable capital facilities plans, the regional transportation plan, and official population growth forecasts.
7. The Application has been considered simultaneously with the other proposals included in the 2021 Annual Comprehensive Plan Amendment Work Program in order to evaluate the cumulative effect of all the proposals.
8. SEPA review was completed for the Application.
9. The Application will not adversely affect the City's ability to provide the full range of urban public facilities and services citywide at the planned level of service, or consume public resources otherwise needed to support comprehensive plan implementation strategies.
10. The Application proposes a land use designation that is in conformance with the appropriate location criteria identified in the comprehensive plan (e.g., compatibility with neighboring land uses, proximity to arterials, etc.).
11. The proposed map amendment and site is suitable for the proposed designation.
12. The map amendment would implement applicable comprehensive plan policies better than the current map designation.

RECOMMENDATIONS:

In the matter of Z20-206COMP, a request by Lindsay Kornegay of Witherspoon Kelley on behalf of 155 E Cleveland Avenue Investments LLC and the City of Spokane to change the land use plan designation on 3.1 acres of land, including the original applicant property located at 155 E. Cleveland Avenue and an additional 14 parcels to the east as designated by the Spokane Plan Commission, from “Residential 4-10” to “Residential 15-30” with a corresponding change of the implementing zoning to “Residential Multifamily” (RMF), based upon the above listed findings and conclusions, by a vote of **6 to 2**, the Spokane Plan Commission recommends City Council **APPROVE** the requested amendment to the Land Use Plan Map of the City’s Comprehensive Plan with corresponding amendment to the City’s Zoning Map, and authorizes the President to prepare and sign on the Commission’s behalf a written decision setting forth the Commission’s findings, conclusions, and recommendation on the application.



Todd Beyreuther, President

Spokane Plan Commission

November __, 2021



Z20-206COMP (155 E Cleveland)

Concerning parcel(s) in the Logan Neighborhood of Spokane

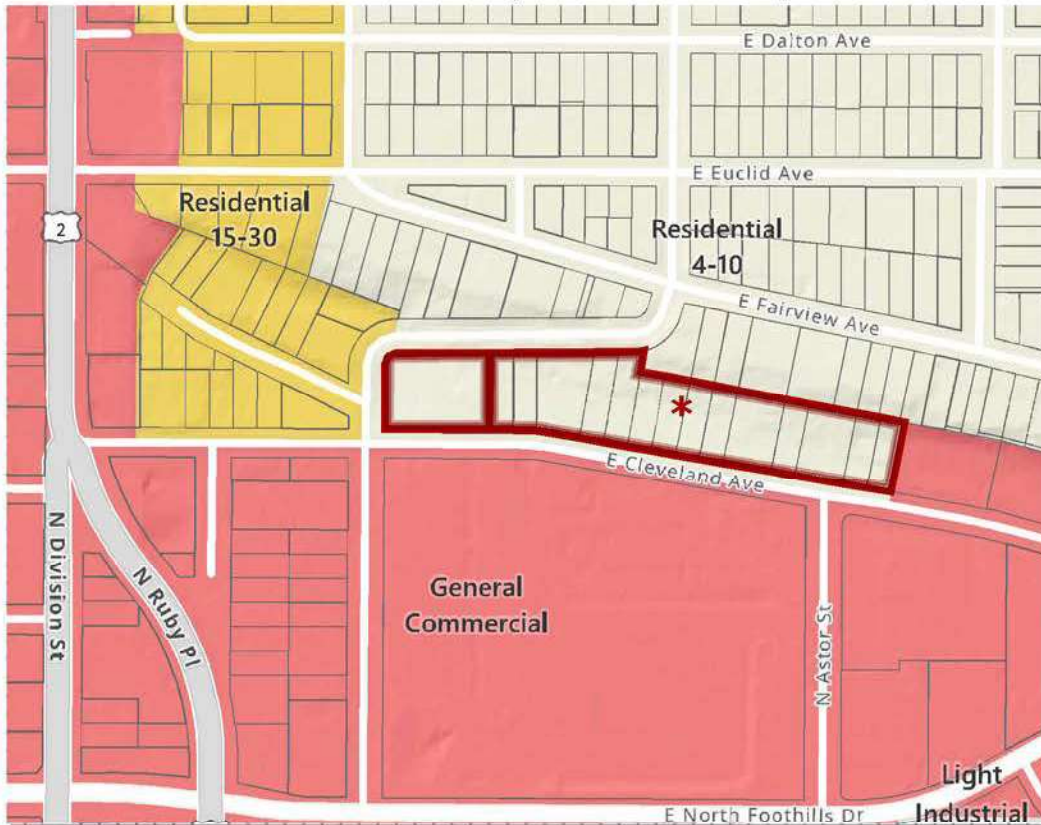
2020/2021 Comprehensive Plan Amendment Proposals

Drawn: 10/28/2021

THIS IS NOT A LEGAL DOCUMENT

The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.

EXHIBIT A: Existing Land Use Plan Map



Parcels

City Boundary

Land Use Designation

General Commercial

Light Industrial

Res 15-30

Res 10-20

Res 4-10

Areas marked with an asterisk * were added to the proposal by the Plan Commission.

Parcel(s):

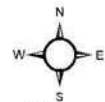
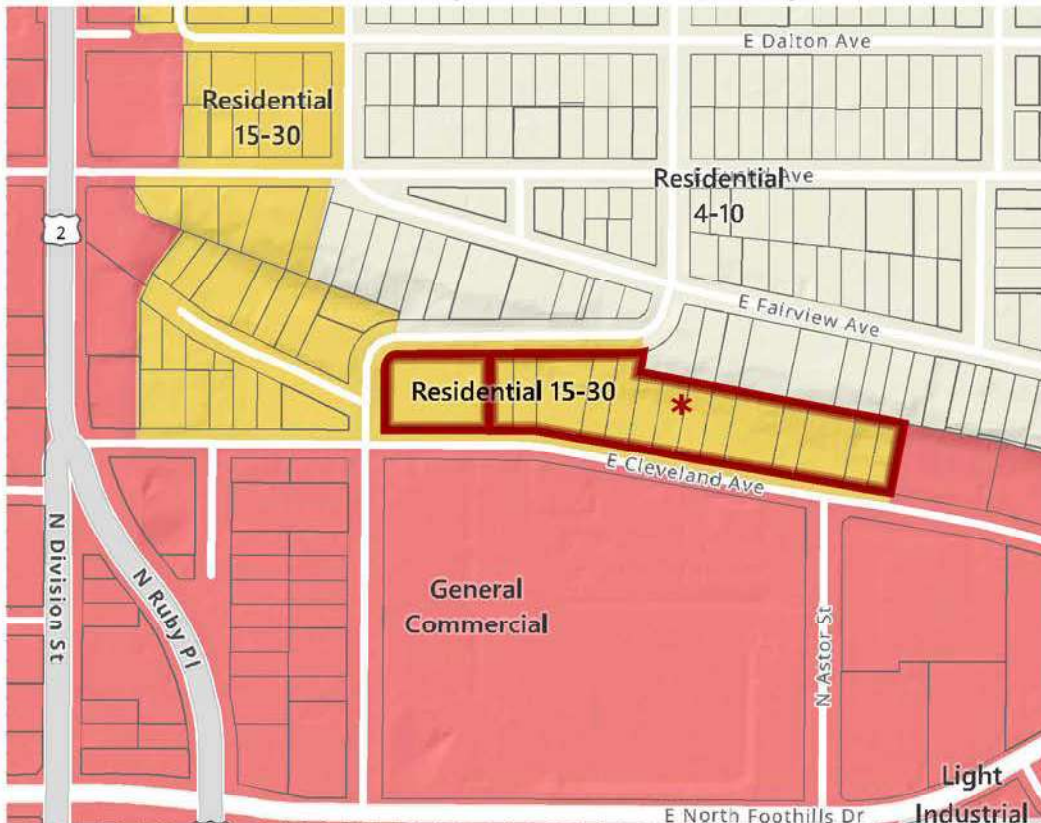
Original Proposal: 1 Parcel
35082.0919

Expanded Proposal = 14 Parcels
35082.0920 thru 0933

Approximate Area:

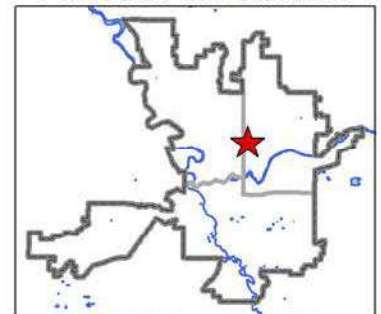
Original Proposal: 0.8 Acres
Expanded Proposal: 3.1 Acres

EXHIBIT B: Proposed Land Use Plan Map



0 125 250 500 Feet

PROJECT LOCATION



Neighborhood and Planning Services
Drawn By: Kevin Freibott



Z20-206COMP (155 E Cleveland)

Concerning parcel(s) in the Logan Neighborhood of Spokane

2020/2021 Comprehensive Plan Amendment Proposals

Drawn: 10/28/2021

THIS IS NOT A LEGAL DOCUMENT

The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.

- Parcels
- City Boundary
- Proposed Zoning**
- General Commercial
- Light Industrial
- Residential Multifamily
- Residential Two-Family
- Residential Single-Family

Areas marked with an asterisk * were added to the proposal by the Plan Commission.

Parcel(s):

Original Proposal: 1 Parcel
35082.0919

Expanded Proposal = 14 Parcels
35082.0920 thru 0933

EXHIBIT C: Existing Zoning

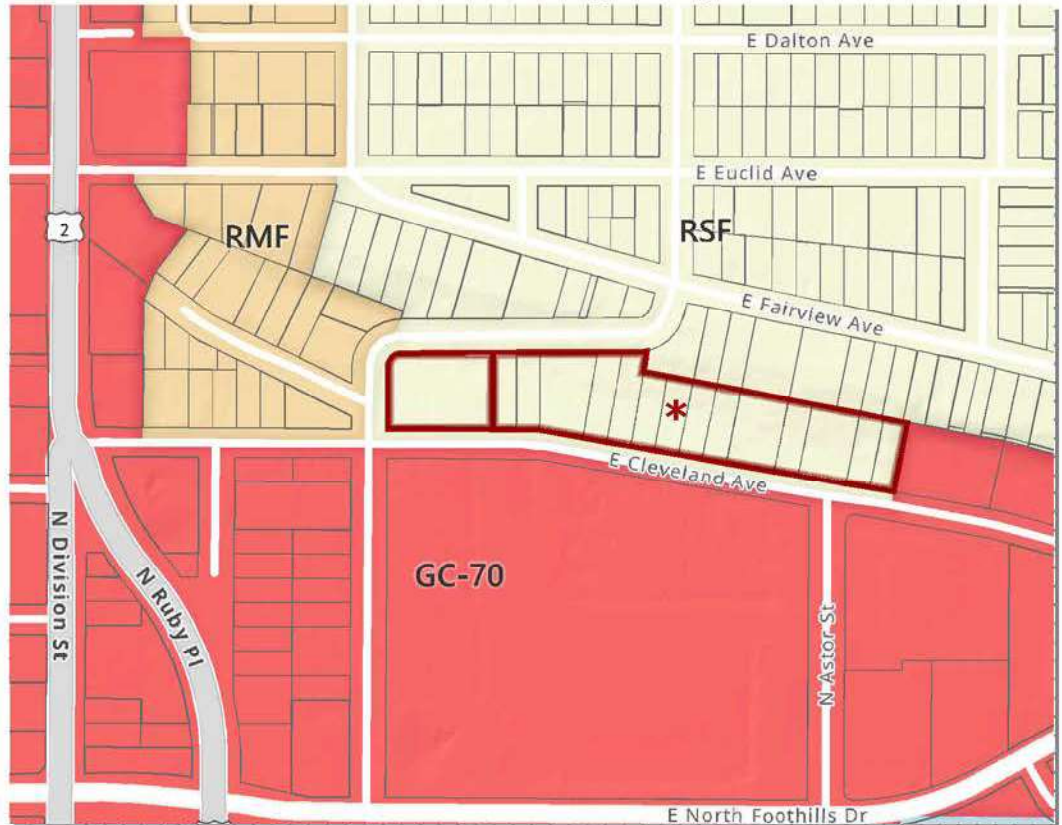
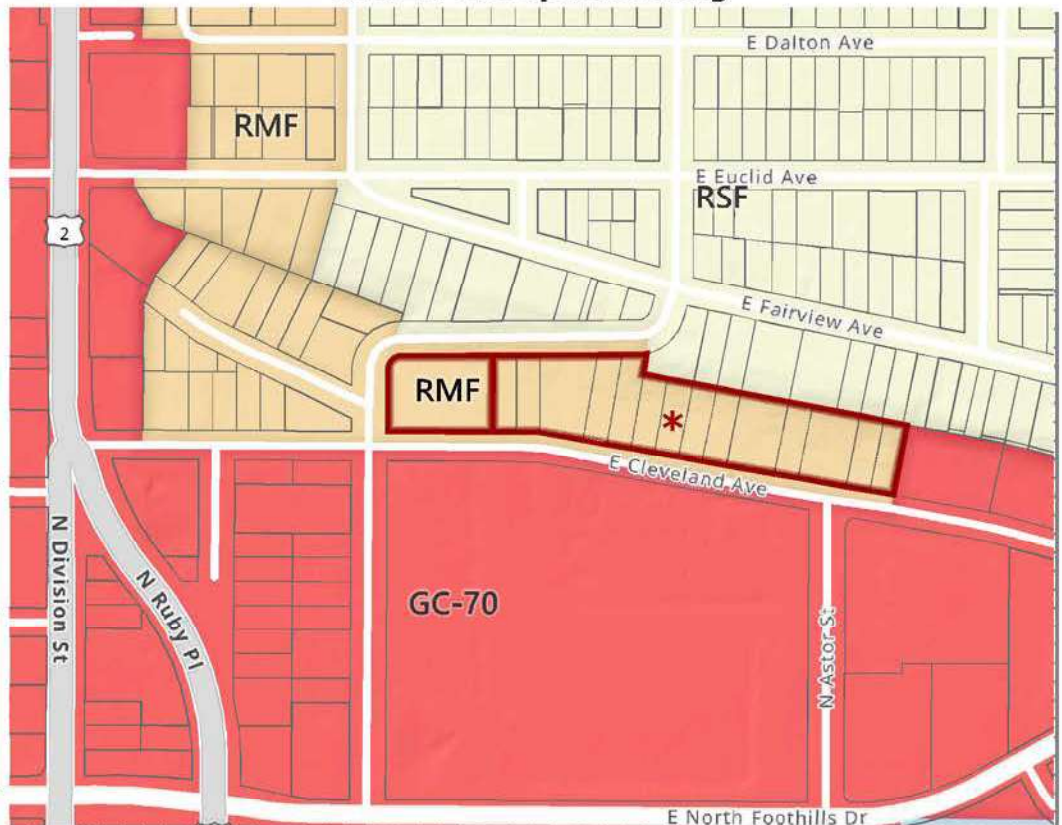
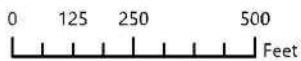
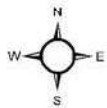


EXHIBIT D: Proposed Zoning

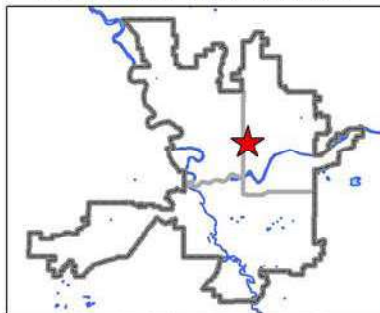


Approximate Area:

Original Proposal: 0.8 Acres
Expanded Proposal: 3.1 Acres



PROJECT LOCATION



Neighborhood and Planning Services
Drawn By: Kevin Freibott



Z20-206COMP (155 E Cleveland)

Concerning parcel(s) in the Logan Neighborhood of Spokane

2020/2021 Comprehensive Plan Amendment Proposals

Drawn: 10/28/2021

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EXHIBIT F: Detail Aerial



Subject Parcels

Areas marked with an asterisk * were added to the proposal by the Plan Commission.

Parcel(s):

Original Proposal: 1 Parcel
35082.0919

Expanded Proposal = 32 Parcels
35082.0719 thru .0722
35082.0801 thru .0804
35082.0807 thru .0812
35082.0723 thru .0726
35082.0920 thru .0933

Approximate Area:

Original Proposal: 0.8 Acres
Expanded Proposal: 6.0 Acres

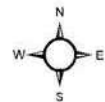
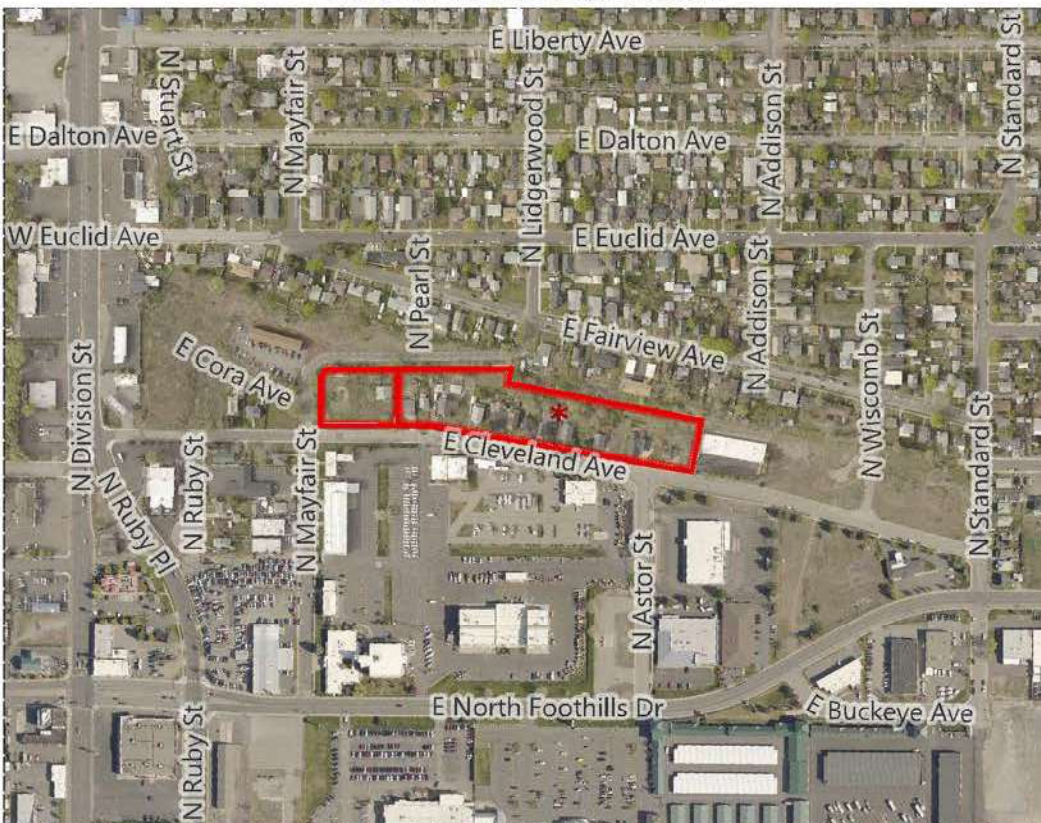
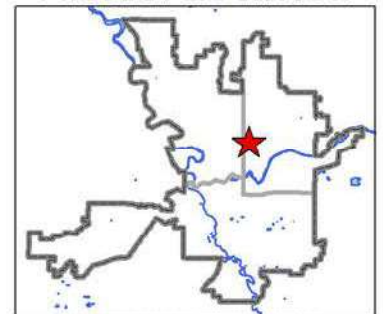


EXHIBIT G: Wide Area Aerial



PROJECT LOCATION



Neighborhood and Planning Services
Drawn By: Kevin Freibott

Findings and Conclusions - Z20-206COMP Document 6 of 6.

Final Audit Report

2021-11-08

Created:	2021-11-05
By:	Jackie Churchill (jchurchill@spokanecity.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAvxEUipLA36PI3SsOy6WF0Cn981Zldfq2

"Findings and Conclusions - Z20-206COMP Document 6 of 6." History

-  Document created by Jackie Churchill (jchurchill@spokanecity.org)
2021-11-05 - 3:03:33 AM GMT- IP address: 73.83.158.109
-  Document emailed to Todd Beyreuther (tbeyreuther@spokanecity.org) for signature
2021-11-05 - 3:04:17 AM GMT
-  Email viewed by Todd Beyreuther (tbeyreuther@spokanecity.org)
2021-11-08 - 8:10:04 PM GMT- IP address: 73.11.187.178
-  Document e-signed by Todd Beyreuther (tbeyreuther@spokanecity.org)
Signature Date: 2021-11-08 - 8:13:33 PM GMT - Time Source: server- IP address: 73.11.187.178
-  Agreement completed.
2021-11-08 - 8:13:33 PM GMT

Freibott, Kevin

From: Johnson, Erik D.
Sent: Wednesday, June 2, 2021 9:44 AM
To: Freibott, Kevin
Subject: FW: RFC for Comp Plan Map Amendment Proposal - 1015 W Montgomery Ave
Attachments: RFC - 1015 W Montgomery - Z20-207COMP.pdf; RFC - 155 E Cleveland - Z20-206COMP.pdf; RFC - 120 N Magnolia - Z20-194COMP.pdf

Kevin,

I took a look at these Comp Plan Land Use Map Amendments and have no Engineering concerns. Comments relating to access, the design of water, sewer, street improvements, and stormwater will be addressed as part of building permit review.

Thanks,



Erik Johnson | City of Spokane | Engineering Technician IV
Office 509.625.6445 | Cell 509.995.0870 | edjohnson@spokanecity.org



From: [Note, Inga](#)
To: [Freibott, Kevin](#)
Subject: RE: Question for you regarding possible expansion of Z20-206COMP
Date: Thursday, July 29, 2021 2:22:15 PM
Attachments: [image008.png](#)
[image009.png](#)
[image010.png](#)

Kevin,

I don't think one would be needed, unless members of the public (or PC or Council) want to know what the difference it.

It's on a bike route and next to the future Division HPT route. We don't have bus stops convenient to the site right now but that could change as they go through the design process.

Looks like a good spot for higher density to me.

Thanks

Inga

From: Freibott, Kevin <kfreibott@spokanecity.org>
Sent: Thursday, July 29, 2021 10:07 AM
To: Note, Inga <inote@spokanecity.org>
Subject: Question for you regarding possible expansion of Z20-206COMP

Good morning, Inga. If you have a moment, could you answer a question for me? Plan Commission is considering possibly expanding Application Z20-206COMP. The original application property is shown in a red outline on the zoning map below, seeking to change that one site from RSF to RMF. The PC would like to discuss the following possible options:



1. Expand the application to include the red AND blue areas (14 more properties and about 3 more acres).
2. Expand the application to include all three areas (red, green, and blue) AND up the zoning to RHD-55 (about 11 acres total).

If the Plan Commission were to take one of these two options (and we don't know yet if they will) would that trigger the need for any traffic studies, trip memo, etc.?

Thanks for your help.

Kevin



From: [Van Gelder, Christopher](#)
To: [Freibott, Kevin](#)
Subject: RE: Revised request for comments Comprehensive Plan Land Use Map Amendment Proposal
Date: Wednesday, August 25, 2021 10:33:55 AM
Attachments: [image005.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)

Hello,

There are **no** LIDs associated with these parcels.

Thanks!



Chris Van Gelder | Treasury Accounting Clerk
509.625.6091 | spokanecity.org

Emails and attachments sent to or from the City, including personal information, are presumptively public records that are subject to disclosure. - Chapter 42.56 RCW

From: [Fredrickson, Beryl](#)
To: [Studer, Duane](#); [Sakamoto, James](#); [Nilsson, Mike](#)
Cc: [Freibott, Kevin](#); [Searl, Loren](#); [Davis, Marcia](#)
Subject: RE: Revised request for comments Comprehensive Plan Land Use Map Amendment Proposal
Date: Wednesday, August 25, 2021 11:28:52 AM
Attachments: [image006.png](#)
[image007.png](#)
[image008.png](#)
[image002.png](#)
[image004.png](#)

Duane,

The fire flow rate requirements will likely be above 1,000 gpm for apartment complexes. Fire flow rates will likely be 1,500-2,000 gpm for High Density Residential. Based on a single feed water line, an 8-inch main would be required. The pressure also drops on average 20 psi one block to the north because the hillside is so steep. Mayfair St would be a possible location for looping to provide interconnection. The current network consists of 6-inch mains feeding this area with pressures ranging between 70 and 50 psi. The developments will have to consider the number of stories vs the pressures that can be served or provide a private internal boosting system.

We will have another chance to provide water system review when developments are proposed but generally I would agree that some improvement will be required eventually.

Thank you,

B

Senior Engineer | City of Spokane

509.625-6008 | bfredrickson@spokanecity.org | www.spokanecity.org

From: Studer, Duane <dstuder@spokanecity.org>
Sent: Wednesday, August 25, 2021 8:45 AM
To: Sakamoto, James <jsakamoto@spokanecity.org>; Fredrickson, Beryl <bfredrickson@spokanecity.org>; Nilsson, Mike <mnilsson@spokanecity.org>
Cc: Freibott, Kevin <kfreibott@spokanecity.org>; Searl, Loren <lsearl@spokanecity.org>
Subject: RE: Revised request for comments Comprehensive Plan Land Use Map Amendment Proposal

Jim or Mike,

1. Is this being evaluated by anyone from a capacity standpoint and potential impact to utilities?
I read this as more townhouses and apartments (more demand than previously planned for this area). It's not on the edge of the system, but is on a dead end I believe.
2. I'm wondering how does our "system" compensate for unexpected demand increases like this. Can we add a rider clause that requires utility improvements to the proposer at the time of development?

B,

They didn't give a map, but it looks like a dead end 6" line. Any concerns there, or is a loop or an 8" needed?

Note from City of Spokane Staff:

The proposal classified as File Z20-206COMP has been recommended for expansion and modification by the Spokane Plan Commission, adding 33 parcels and an area of approximately 6.0 acres to the project area, amending the proposed Land Use Map Designation to Residential 15+, and amending the proposed Zoning to Residential High-Density.

The properties added to the proposed by Plan Commission include:

Parcel	Address
35082.0719	19 E Cora Avenue
35082.0720	23 E Cora Avenue
35082.0721	25 E Cora Avenue
35082.0722	43 E Cora Avenue
35082.0801	Unassigned Address
35082.0802	26 E Cora Avenue
35082.0803	22 E Cora Avenue
35082.0804	18 E Cora Avenue
35082.0807	19 E Cleveland Avenue
35082.0808	25 E Cleveland Avenue
35082.0809	29 E Cleveland Avenue
35082.0810	103 E Cleveland Avenue
35082.0811	107 E Cleveland Avenue
35082.0812	113 E Cleveland Avenue
35082.0723 thru 35082.0726	2919 N Mayfair Street
35082.0920	173 E Cleveland Avenue
35082.0921	177 E Cleveland Avenue
35082.0922	203 E Cleveland Avenue
35082.0923	209 E Cleveland Avenue
35082.0924	215 E Cleveland Avenue
35082.0925	221 E Cleveland Avenue
35082.0926	227 E Cleveland Avenue
35082.0927	301 E Cleveland Avenue
35082.0928	305 E Cleveland Avenue
35082.0929	317 E Cleveland Avenue
35082.0930	323 E Cleveland Avenue
35082.0931	327 E Cleveland Avenue
35082.0932	403 E Cleveland Avenue
35082.0933	407 E Cleveland Avenue



Duane.

Planning Services Dept

Mr. KEVIN FREIBOTT

We need more single house, no to
5 or more apartments on 155 E Cleveland
Spokane Wa # 35082.0919

Dated this 18th Aug 2021

Sign x Cheryl Louie
Name CHERYL LOUIE

Addr 218 E FAIRVIEW
SPOKANE WA 99207

Phone 509-~~294-0088~~
294-0088

8/18/21

Staff Note:

This letter was submitted twice, once on August 19, 2021 and again on September 13. Both letters were identical.

To the city of Spokane
Planning Commission
Planning Services Dept

Mr. Kevin Freebott and Manager.

Propose land use change, zone change etc.

155 E Cleveland Ave

Parcels # 35082-0919 and others

The parcels can build 4 houses already too much

It was one house on the parcels, Max allow should 1-4

units on the parcels.

More than that anyway; the traffic, environmental impact, parking, noise, crimes, fire department over load, and all other apartments problems will come with this project.

Just a few block away already have 100 or more of new apartments build, the new school that build, more of other big apartments are going to build, it will affecting all of our life that we don't deserve it, go build all those big apartments in the new development land and area please don't destroy our daily life, no to the land & zone change "Residential 15-30"

No to the change to Residential Multifamily

Dated This 18th Aug 2021

Staff Note:

This letter was submitted twice, once on August 19, 2021 and again on September 13. Both letters were identical.

x Andy Louie

NAME ANDY LOUIE
Add 162 E FAIRVIEW
SPOKANE WA 99207
PHONE 509-216-6776


Planning Service Dept

Mr. Kevin Frenette

Ref: 155 E Cleveland Ave Spokane Wa
35082.0919

It is Too Many Apartments built
around here already. Crimes, Traffic,
Drugs, Parkings. Drunks increase so many
flds, please stop building more apartments
build some single residence house please!
no to zone change to parcel 35082.0919 and
all others

Dated this 18-Aug 2021

x  509-251-26
Name ALVIN LOUIE
Add. 208 E FAIRVIEW
Spokane Wa 99201
Phone

Staff Note:

This letter was submitted twice, once on August 19, 2021 and again on September 13. Both letters were identical.

Planning Service Dept

TO: KEVIN FREIBOTT

REF. 155 E CLEVELAND AVE SPOKANE WA
PARCELS # 35082-0919

30 units apartments may have 50 more cars, they may park everywhere, in front of someone's driveway, there's been a lot of complaint about that, please stop the big apartment, no zone change!

Dated this 18th Aug 2021

Sign *Albert Louie*
NAME ALBERT LOUIE

Addr 317 E FAIRVIEW
SPOKANE WA 99207
Phone 509-201-7683

Staff Note:

This letter was submitted twice, once on August 19, 2021 and again on September 13. Both letters were identical.


Planning Service Dept

TO: KEVIN FREIBOTT

REF. 155 E CLEVELAND AVE SPOKANE WA
PARCELS # 35082-0919

30 units apartments may have 50 more cars, they may park everywhere, in front of someones driveway, there's been a lot of complaint about that, please stop the big apartment, no zone change!

Dated this 18th Aug 2021

Sign 
NAME Kalla Saunders

Addr 317 E FAIRVIEW
SPOKANE WA 99207
Phone 509-979-5731

Staff Note:

This letter was submitted twice, once on August 19, 2021 and again on September 13. Both letters were identical.

To Planning Service Dept.

ATTN: Kevin Freibott, Assistant Planner

RE: File No. Z20-206

Comp. 155

E. Cleveland Avenue

Parcel # 35020.0919

- People use Addison St. to Fairview Ave (my street) to Sidgerwood / Ruby St. (past the lot in question) to N. Foothills Dr. as a short cut to Division St.
- They drive as fast as they possibly can down E. Fairview which is a two-lane street with cars parked on both sides.
- They turn south on Sidgerwood / Ruby St. going down a hill with two blind curves. It's one-way until you round the second curve where it suddenly becomes two-way a block from the corner of Cleveland Ave. to give access to the apartment building across the street from the proposed apartment complex.

- Confusing? Dangerous? Confusing and dangerous is what traffic will be like with a thirty unit apartment complex crammed into that corner. That's a possibility of sixty cars!
- Where are they going to park? Cleveland Ave. is also a two-lane street with no wiggle room.

August 18, 2021

Lynn Sturill
408 E. Fairview Ave
Spokane WA 99207
509-487-7308

Staff Note:

This letter was submitted twice, once on August 19, 2021 and again on September 13. Both letters were identical.

Aug 20, 2021

To Planning Service Department

Attn: Kevin Freibott, Assistant Planner

Re: File no. Z20-206 COMP, 155 E. Cleveland Ave
Parcel # 35082.0919

I am reaching out in regards to the change of zoning from RSF to RMF. There are many concerns my family and neighbors have with this plan.

1. The traffic will significantly increase. There is a car lot where cars are being test driven all day at the end of the block in between Ruby & Mayfair.

There is also a Crematory and funeral home off of Cleveland between Mayfair & Ruby also. There is congestion and parking issues when they host a service.

Not to mention also a gas station which also gets busy.

2. If there should be a car accident on Ruby, Division, or N. Foothills Drive, traffic is diverted through this neighborhood which also causes people to speed and drive up N. Mayfair St to Lidgerwood the wrong direction on the One Way Street.

3. The hillside behind this lot recently caught fire. If it should catch fire again, it could potentially put many structures and even lives at risk with traffic jams and limited

Pg. 1

routes for the fire department and evacuation.

4. Ruby and Division Street is already ~~a~~ very busy and loud with so much traffic. We hear sirens all day and with another multi family complex, it would increase the noise and possibly increase the crime and garbage we already deal with in this area.

Our ask is that you consider not increasing this lot to a multi family zone for these reasons.

We are already seeing so many apartment complexes popping up around us.

We appreciate your time in hearing our concerns.

Sincerely,
Diana Capobianco
173 E. Cleveland Ave,
99207

509-570-3666

8/14/21

Staff Note:

This letter was submitted twice, once on August 19, 2021 and again on September 13. Both letters were identical.

From: [Brandon Brown](#)
To: [Freibott, Kevin](#)
Subject: 155 e Cleveland ave
Date: Friday, August 20, 2021 1:11:20 PM

[CAUTION - EXTERNAL EMAIL - Verify Sender]

My name is Brandon brown and i live at 211 c Fairview, I am against building an apartment complex at the Cleveland location due to the lack of room for the excess traffic.

From: [Luana Louie](#)
To: [Freibott, Kevin](#)
Subject: 155 E Cleveland (File No. Z20-206COMP)
Date: Friday, August 20, 2021 12:56:17 PM
Attachments: [155 E Cleveland Ave.docx](#)

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Hi Kevin,

I am a resident of the Logan Neighborhood, and would like to submit my written comments in regards to the zoning change for 155 E Cleveland Ave. You will find my letter attached to this e-mail. Please feel free to contact me if you need any other information. I appreciate your assistance.

Thank you,

Luana Louie
509-294-6762
luanakul@hotmail.com

August 20, 2021

Luana Louie
220 E Fairview Avenue
Spokane, WA 99207

Planning Services Department
Attn: Kevin Freibott, Assistant Planner
808 West Spokane Falls Boulevard
Spokane, WA 99201-3333

To all decision-making parties in regards to FILE NO. Z20-206COMP, 155 E Cleveland Ave,

My name is Luana Louie and I live at 220 E Fairview Avenue with my husband, Alex Louie, and our daughter. We have lived in this home for 8 years now, and Alex has lived in this neighborhood his entire life. We are invested in the community and want to see positive changes in terms of safety and peaceful living. Unfortunately, there has been an increase in traffic (both by pedestrians and vehicles) that pass through our streets. There are already a number of multi-family dwellings within close proximity which contribute to this effect. Our main concern is that the majority of apartment renters are looking for temporary housing with no commitment to the environment around them.

The property in question is less than one acre in area. I understand that from a business perspective, it may be very profitable to extract as much rental revenue as possible, but this comes with consequences for those who are trying to raise a family in an affordable location. We do not have the privilege of relocating in this current housing market. With that being said, there are other areas that are less congested and would therefore be more suitable for building a multi-family housing complex. Therefore, our family strongly opposes this proposal as we will have to personally suffer for the possible outcome. Please seriously consider our concerns when making a decision on this matter.

Thank you,

Luana Louie
509-294-6762

From: [Bill Rossey](#)
To: [Freibott, Kevin](#)
Subject: File No Z20-206COMP, 155 E Cleveland
Date: Friday, August 20, 2021 4:30:44 PM

[CAUTION - EXTERNAL EMAIL - Verify Sender]

I am STRONGLY! opposed to this request for rezoning of property. The new complex already being built on the corner of Hamilton & Foothills is going to exacerbate the current traffic backup at Foothills & Division, and this project would needlessly add to the problem. There is already existing multi family housing across the street. I urge the city to REJECT!!!! this proposal. Don't let developers destroy the fragile balance of living space in this neighborhood.

Respectfully
Bill Rossey
2832 N Ruby St
Spokane, WA 99207

From: [Joycelynn Straight](#)
To: [Freibott, Kevin](#)
Subject: Comment re Z20-206COMP 155 E. Cleveland Ave.
Date: Friday, August 20, 2021 3:04:45 PM

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Kevin Freibott
Planning and Economic Development Department
City of Spokane
808 W Spokane Falls Boulevard
Spokane, WA 99201

Dear Mr. Freibott,

I am in support of the change from Residential 4-10 to Residential 15-30 in Spokane's Comprehensive Plan for the property at 155 E. Cleveland for the following reasons:

1. Our city is in desperate need of housing. Changing this property to Residential 15-30 in order to build multi-family units would help in that effort. The parcel across the street already has a three-story apartment building on it, so this change would fit right in.
2. This parcel, which used to have a dwelling on it, but is now mostly empty, is underused. Multi-unit housing would be the highest and best use of this property;
3. Building multi-unit housing on it would meet the goal of "in-fill housing construction", an endeavor our community has been advocating as a useful and mostly painless means to increase our housing stock;
4. The neighborhood this parcel is in is currently somewhat blighted due to trashy/weedy/empty lots, drug transactions, illegal camping, and a lot of trespassing on private property by the homeless population;
5. The lot is currently an empty, weedy field that by its nature constitutes a fire danger. In fact, on June 24th, a fire started in a similar, but larger empty, weedy field 4 lots west of this parcel. That fire burned/damaged houses on the hillside above it.
6. Parcels with more residents, i.e. multi-family units, mean more "eyes" watching out for the neighborhood.

If the change is approved, and the time comes when a specific multi-family project is proposed though, I would ask two things: that the one-way street above the parcel be widened and changed to a two-way street; and the sewer system on Cleveland and around the corners on Ruby be upgraded, because an additional load on it will probably increase the already rank smell that emanates from beneath the sewer covers in that area.

Thank you,

Joycelynn Straight
42 E. Euclid, Apt E
Spokane, WA 99207
509-869-8928

From: [Dumb Founded](#)
To: [Freibott, Kevin](#)
Subject: Revisions file z20-206comp
Date: Sunday, August 29, 2021 1:07:07 PM

[CAUTION - EXTERNAL EMAIL - Verify Sender]

I like the idea if, you also change the intersection at ledgerwood and Fairview. I have video of dangerous activities of drivers. Also force Andy Louie too clean up the neighborhood and clean the drugs and house that are all just a disgraceful. And I as a tenant and have been and still keep having our tenants rights broken and just harassed. But anyways our family supports making Spokane Great

From: [Mistie Livingston](#)
To: [Freibott, Kevin](#)
Subject: RE: Cleveland Avenue Comprehensive Plan Amendment
Date: Saturday, August 28, 2021 3:57:04 PM
Attachments: [image001.png](#)

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Hello,

I am inquiring about the below amendment and would like additional information to what the plan is?

Is the intention to put condos?

High end apartments?

Low cost housing apartments?

Please provide as much information as possible to me so that I can make an informed decision to make a comment.

Thank you,

Mistie



From: [Alex Dressel](#)
To: [Freibott, Kevin](#)
Cc: [Mom](#)
Subject: Z20-206COMP
Date: Wednesday, September 1, 2021 3:18:51 PM

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Kevin,
we have no objections to the proposed rezone of the RHD expansion in this application. I'd appreciate a chance to discuss another location if you would call me for a brief conversation.

Thank you,

--

Alex Dressel
(509) 991-5947

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From: [Chris Marino Hardin](#)
To: [Freibott, Kevin](#)
Subject: Comments on Zoning changes
Date: Thursday, September 2, 2021 6:37:54 PM

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Hello,

I love to see denser zoning going in! It would make my day to see better bicycle/public transit infrastructure follow as a result.

I wanted to comment on the Euclid street that seems to be the dividing line of zoning changes; I know it makes topographical sense to use this as the line (top of the hill), but it actually doesn't make great logical sense. If you turn west onto Euclid from Nevada, roughly 90% of the houses on the *north* side of the street are multifamily for several blocks, yet it is all zoned single-family (the duplexes and triplexes are grandfathered in).

I just wanted to comment that I feel like the north side of Euclid should also be zoned 1-4 units multifamily. Thanks for your work!

- Chris Hardin
(509) 230-5359

From: [Scott Sciuchetti](#)
To: [Freibott, Kevin](#)
Subject: Cleveland Avenue project
Date: Thursday, September 2, 2021 9:22:43 PM

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Hello,

As a land owner overlooking this proposed change from the top of the hill on Euclid Avenue, we are concerned about the possibility of a tall building blocking our view on this project.

What will the height requirement be if this change to the zoning takes place?

Thank you

Scott Sciuchetti (on behalf of my mother Carol Sciuchetti)

File Z20-206COMP (Cleveland Avenue) -- The following properties are included in this proposal. The original property is marked in bold text. The Spokane Plan Commission recommended the remaining parcels be included in the proposal.

Parcel #	Address	Owner	Legal Description	Zoning	Land Use	Acres
35082.0719	19 E CORA AVE	GUBLER, SUSAN	MORGANS JM RES B3TO18 L25 B9	RMF	R 15-30	0.13
35082.0720	23 E CORA AVE	DRESSEL, VINCENT & JANET	MORGANS JM RES B3TO18 L26 B9	RMF	R 15-30	0.14
35082.0721	25 E CORA AVE	DRESSEL, A	MORGANS JM RES B3TO18 L27-28 B9	RMF	R 15-30	0.29
35082.0722	43 E CORA AVE	TUCKER, DAVID R & TAMALA D	MORGANS JM RES B3TO18 L29 B9	RMF	R 15-30	0.18
35082.0723	2919 N MAYFAIR ST	COPPERWOOD, LLC	MORGANS JM RES B3TO18 L30 B9	RMF	R 15-30	0.18
35082.0724	113 E CORA AVE	COPPERWOOD, LLC	MORGANS JM RES B3TO18 L31 B9	RMF	R 15-30	0.19
35082.0725	2915 N MAYFAIR ST	COPPERWOOD, LLC	MORGANS JM RES B3TO18 SLY 100FT L32-33 B9	RMF	R 15-30	0.25
35082.0726	Unassigned Address	COPPERWOOD, LLC	MORGANS JM RES B3TO18 EXC THE SLY 100FT L32-33 B9	RMF	R 15-30	0.20
35082.0801	Unassigned Address	DRESSEL, VINCENT G & JANET L	MORGANS JM RES B3TO18 E40FT L1 B10	RMF	R 15-30	0.03
35082.0802	26 E CORA AVE	DRESSEL ETUX, V	MORGANS JM RES B3TO18 W60FT OF L1 B10	RMF	R 15-30	0.08
35082.0803	22 E CORA AVE	DRESSEL ETUX, V	MORGANS JM RES B3TO18 L2 B10	RMF	R 15-30	0.10
35082.0804	18 E CORA AVE	DRESSEL ETUX, V	MORGANS JM RES B3TO18 L3 B10	RMF	R 15-30	0.13
35082.0807	19 E CLEVELAND AVE	DRESSEL ETUX, V	MORGANS JM RES B3TO18 L10-11 B10	RMF	R 15-30	0.26
35082.0808	25 E CLEVELAND AVE	DRESSEL ETUX, V	MORGANS JM RES B3TO18 L12 B10	RMF	R 15-30	0.14
35082.0809	29 E CLEVELAND AVE	DRESSEL, VINCENT G & JANET L	MORGANS JM RES B3TO18 L13 B10	RMF	R 15-30	0.14
35082.0810	103 E CLEVELAND AVE	DRESSEL ETUX, V G	MORGANS JM RES B3TO18 L14 B10	RMF	R 15-30	0.15
35082.0811	107 E CLEVELAND AVE	SIZEMORE, RICHARD JONATHON	MORGANS JM RES B3TO18 L15 B10	RMF	R 15-30	0.12
35082.0812	113 E CLEVELAND AVE	BENLITIFAH, LUAE K	MORGANS JM RES B3TO18 L16-17 B10	RMF	R 15-30	0.19
35082.0919	155 E CLEVELAND AVE	155 E CLEVELAND AVENUE INVESTMENTS LLC	MORGANS JM RES B3TO18 L19TO22 B6 & VAC STP S OF&ADJ L19 -20	RSF	R 4-10	0.78
35082.0920	173 E CLEVELAND AVE	TANPHANTOURATH, MANIVANH	MORGANS JM RES B3TO18 L23 B6	RSF	R 4-10	0.18
35082.0921	177 E CLEVELAND AVE	NORWOOD, JUSTIN	MORGANS JM RES B3TO18 L24 B6	RSF	R 4-10	0.18
35082.0922	203 E CLEVELAND AVE	DAVIS, KYLE T	MORGANS JM RES B3TO18 L25-26 B6	RSF	R 4-10	0.40
35082.0923	209 E CLEVELAND AVE	JOHNSON, JESSE L	MORGANS JM RES B3TO18 L27 B6	RSF	R 4-10	0.21
35082.0924	215 E CLEVELAND AVE	LYMAN/YANCER	MORGANS JM RES B3TO18 L28 B6	RSF	R 4-10	0.22
35082.0925	221 E CLEVELAND AVE	LYMAN, KENNETH W / YANCER, SUSAN L	MORGANS JM RES B3TO18 L29 B6	RSF	R 4-10	0.18
35082.0926	227 E CLEVELAND AVE	KEARNEY, MITCHELL L	MORGANS JM RES B3TO18 L30 B6	RSF	R 4-10	0.19
35082.0927	301 E CLEVELAND AVE	MACALUSO, SCOTT	MORGANS JM RES B3TO18 L31 B6	RSF	R 4-10	0.18
35082.0928	305 E CLEVELAND AVE	BROWN, JOELLE RUDENICK & DAVID WILLIAM	MORGANS JM RES B3TO18 L32 B6	RSF	R 4-10	0.18
35082.0929	317 E CLEVELAND AVE	KOLLER, GREGORY J & CYNTHIA A	MORGANS JM RES B3TO18 L33-34 B6	RSF	R 4-10	0.35
35082.0930	323 E CLEVELAND AVE	KOLLER, GREGORY J	MORGANS JM RES B3TO18 L35 B6	RSF	R 4-10	0.17
35082.0931	327 E CLEVELAND AVE	REID, SCOTT A	MORGANS JM RES B3TO18 L36-37 B6	RSF	R 4-10	0.35
35082.0932	403 E CLEVELAND AVE	KOLLER, GREGORY J	MORGANS JM RES B3TO18 L38 B6	RSF	R 4-10	0.17
35082.0933	407 E CLEVELAND AVE	ORCUTT, JAMES A & JODIE A	MORGANS JM RES B3TO18 L39 B6	RSF	R 4-10	0.17

Source: Spokane County Assessor Parcel Record



Memo

Additional Comments Received: Comp Plan Amendments

Department of Planning Services

Date: November 8, 2021

From: Kevin Freibott, Assistant Planner II

To: Spokane City Council

Since the publication of the Staff Reports for the various proposed Comprehensive Plan Amendments, the City has received numerous additional written comments. These are not included in the Staff Reports and, thus, I have included them here for your review and consideration. The attached comments concern application **File Z20-206COMP**, Cleveland Avenue.

Please note that in addition to the attached comments, some previously submitted letters were submitted again, verbatim. As those were merely photocopies of the original letters, I have not included them in the attachment here. All letters attached to this memo are from new commenters or represent unique comments on the proposal.

Freibott, Kevin

From: Kelly Cline <69keldar69@gmail.com>
Sent: Friday, October 1, 2021 8:24 PM
To: Freibott, Kevin
Subject: File # Z20-206COMP, 155 Cleveland
Attachments: 20211001_201951~2.jpg

Follow Up Flag: Follow up
Flag Status: Flagged

[CAUTION - EXTERNAL EMAIL - Verify Sender]

I am writing regarding the proposal to amend the land use designation for the 33 parcels referenced in a letter I received. I am concerned about how the development would affect our property at 34 E Euclid and am writing to request a boundary fence installation. We do not want tenants from the proposed development coming on to our parcel and request a fence be built to separate the project from our property. Please advise. Thank you for your consideration in this matter. - The Clines at 34 E Euclid Ave, Spokane, WA 99207

Freibott, Kevin

From: Richard Sizemore <rjsizemore1000@gmail.com>
Sent: Tuesday, October 12, 2021 1:25 PM
To: Freibott, Kevin

Follow Up Flag: Follow up
Flag Status: Flagged

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Hello Kevin,

I am the resident who lives at 107 E. Cleveland My property is bound by E. Cleveland and Cora.

I am the person who will be the most affected by any construction on the adjacent property.

I am not in favor of the amendment Z20-206COMP, 155 E Cleveland Ave., as I think it is more encompassing than is needed at the time.

I am willing to discuss the situation with effected parties.

Thank You

RJ Sizemore
(509) 850-1620
rjsizemore1000@gmail.com

Sent from my iPad

OCT 12 2021

PLANNING & DEVELOPMENT

Planning Services Dept

RECEIVED

Mr. KEVIN FREIBOTT

SEP 13 2021

PLANNING & DEVELOPMENT

We need more single house, no to

5 or more apartments on 155 E Cleveland

Spokane wa # 35082.0919 no RHD, NO
Zone change

~~10th Sept~~

Dated this ~~18th Aug~~ 2021

12th Oct 2021

Sign x *Cheryl Louie*
Name CHERYL LOUIE

Addr 218 E FAIRVIEW
SPOKANE WA 99207

Phone 509-~~923-7777~~
294-0088

8/18/21

RECEIVED

AUG 19 2021

PLANNING & DEVELOPMENT

no to P2 no zone change!

RECEIVED

OCT 12 2021

PLANNING & DEVELOPMENT

Planning Service Dept

TO. KEVIN FREIBOTT.

REF. 155 E CLEVELAND AVE SPOKANE WA
PARCELS # 35082-0919

30 units apartments may have 50 more cars, they may park everywhere, in front of someone's driveway, there's been a lot of complaint about that, please stop the big apartment, no zone change!

10th Oct 2021

Dated this ~~18th Aug~~ 2021

Sign *Bhupanna Dutta*
NAME Bhupanna Dutta

Addr 218 E Fairview Ave

SPOKANE WA 99207

Phone 509 934 8490

No to P2 No to zone change!

RECEIVED

OCT 12 2021

PLANNING & DEVELOPMENT

Planning Service Dept

TO: KEVIN FREIBOTT

REF. 155 E CLEVELAND AVE SPOKANE WA
PARCELS # 35082-0919

30 units apartments may have 50 more cars, they may park everywhere, in front of someone's driveway, there's been a lot of complaint about that, please stop the big apartment, no zone change!

12th Oct 2021

Dated this ~~18th~~ Aug 2021

Sign
NAME TRIGN G. And
Add 218 E Fairview Ave
SPOKANE WA 99207
Phone 509-939-8578

No to P2 No zone change!

RECEIVED

OCT 12 2021

PLANNING DEVELOPMENT

Planning Service Dept

Mr. Kevin Farrell

Rf: 155 E Cleveland Ave Spokane Wa
35082,0919

It is too many apartments built
around here already. Crimes, Traffic,
Drugs, Parkings, drunks increase so many
folds, please stop building more apartments
build some single residence house please!
no to zone change to parcels 35082.0919 and
all others

12 OCT 2021

Dated this 18 Aug 2021

X Justin R Harris

Name Justin R. Harris

Addr. 219 E Fairview Ave

Spokane Wa 99201

Phone 302 276 4508

No To P2 No to Zone Change!