Agenda Sheet for City Council Meeting of: 11/22/2021		**Date Rec'd**	11/8/2021
		Clerk's File #	ORD C36142
		Renews #	
Submitting Dept	PLANNING & ECONOMIC DEVELOPMENT	**Cross Ref #**	
Contact Name/Phone	KEVIN FREIBOTT 625-6184	**Project #**	Z20-208COMP
Contact E-Mail	KFREIBOTT@SPOKANECITY.ORG	**Bid #**	
Agenda Item Type	First Reading Ordinance	**Requisition #**	
Agenda Item Name	0650 - COMPREHENSIVE PLAN AMENDMENT – SINTO AVENUE		

Agenda Wording

An Ordinance relating to application Z20-208COMP, by Ten Talents LLC, amending the Comprehensive Plan Land Use Plan Map from Residential 10-20 to Residential 15+ for 1.31 acres and a change to the Zoning Map to Residential High Density, 55-ft Max Ht.

Summary (Background)

The proposal concerns 1014, 1022, 1028 W Sinto Ave and 1011, 1017, 1023, 1027 W Maxwell Ave, parcels 35182.2401 thru 35182.2407 & 35182.2409.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? YES Grant related? NO Public Works? NO

Fiscal Impact		**Budget Account**
Neutral	**$**	**#**
Select	**$**	**#**
Select	**$**	**#**
Select	**$**	**#**

Approvals		**Council Notifications**	
Dept Head	BLACK, TIRRELL	**Study Session\Other**	Study Session - 10/28
Division Director	MACDONALD, STEVEN	**Council Sponsor**	Lori Kinnear
Finance	ORLOB, KIMBERLY	**Distribution List**	
Legal	RICHMAN, JAMES	kfreibott@spokanecity.org	
For the Mayor	ORMSBY, MICHAEL	tblack@spokanecity.org	
Additional Approvals		kmoweryfrashefski@spokanecity.org	
Purchasing		jrichman@spokanecity.org	
		dhume@spokanecity.org	
		marklagee@spokanecity.org	
		sbishop@spokanecity.org	

FIRST READING OF THE ABOVE ORDINANCE HELD ON 11/22/2021
AND FURTHER ACTION WAS DEFERRED
CITY CLERK

PASSED BY SPOKANE CITY COUNCIL: 11/29/2021
CITY CLERK

Ordinance No. C36142

AN ORDINANCE RELATING TO APPLICATION FILE Z20-208COMP AND AMENDING MAP LU 1, LAND USE PLAN MAP, OF THE CITY'S COMPREHENSIVE PLAN FROM "RESIDENTIAL 10-20" TO "RESIDENTIAL 15+" FOR APPROXIMATELY 1.31 ACRES LOCATED AT 1014, 1022, 1028 W SINTO AVE and 1011, 1017, 1023, 1027 W MAXWELL AVE (PARCELS 35182.2401 THRU 35182.2407 & 35182.2409) AND AMENDING THE ZONING MAP FROM "RESIDENTIAL TWO FAMILY (RTF)" TO "RESIDENTIAL HIGH DENSITY, 55-FOOT MAX HEIGHT (RHD-55)".

WHEREAS, pursuant to Resolution 2021-0023, the City Council included land use amendment application Z20-208COMP (the "Application") in the City's 2021 Annual Comprehensive Plan Work Program; and

WHEREAS, the Application seeks to amend the Land Use Plan Map of the City's Comprehensive Plan for 1.31 acres from "Residential 10-20" to "Residential 15+"; if approved, the implementing zoning destination requested is "Residential High Density, 55-Foot Max Height (RHD-55)"; and

WHEREAS, following extensive public notice and participation, on October 13, 2021, the Spokane Plan Commission held a public hearing on the Application; and

WHEREAS, at the close of the hearing, after considering the public testimony, public comments, and the staff report, the Spokane Plan Commission concluded that the Application is consistent with and implements the Comprehensive Plan, and that it is consistent with the review criteria for Comprehensive Plan Amendments set forth in Spokane Municipal Code 17G.020.030; and

WHEREAS, the Spokane Plan Commission voted 8 to 0 to recommend approval of the Application; and

WHEREAS**,** by virtue of the public process outlined in the Plan Commission Findings of Fact, Conclusions, and Recommendation (Exhibit F), the public has had extensive opportunities to participate throughout the 2021 Annual Comprehensive Plan Work Program and all persons desiring to comment on the Application were given a full and complete opportunity to be heard; 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 Z20-208COMP is approved.

2. Amendment of the Land Use Map. The Spokane Comprehensive Plan Map LU 1, Land Use Plan Map, is amended from "Residential 10-20" to "Residential 15+" for 1.31 acres, as shown in Exhibits A and B.

3. Amendment of the Zoning Map. The City of Spokane Zoning Map is amended from "Residential Two Family" to "Residential High Density, 55-Foot Max Height (RHD-55)," as shown in Exhibits C and D.

PASSED BY THE CITY COUNCIL ON November 29, 2021.

Council President

Attest:

City Clerk

Approved as to form:

Assistant City Attorney

Mayor

Dec 9, 2021

Date

CITY OF SPOKANE WASHINGTON

January 8, 2022

Effective Date

Z20-208COMP (1022 & 1028 W Sinto)

Concerning parcel(s) in the West Central Neighborhood of Spokane

2020/2021 Comprehensive Plan Amendment Proposals

Drawn: 4/27/2021

EXHIBIT A: Existing Land Use Plan Map

Subject Parcel

Parcels

City Boundary

Current Land Use Designation

General Commercial

Institutional

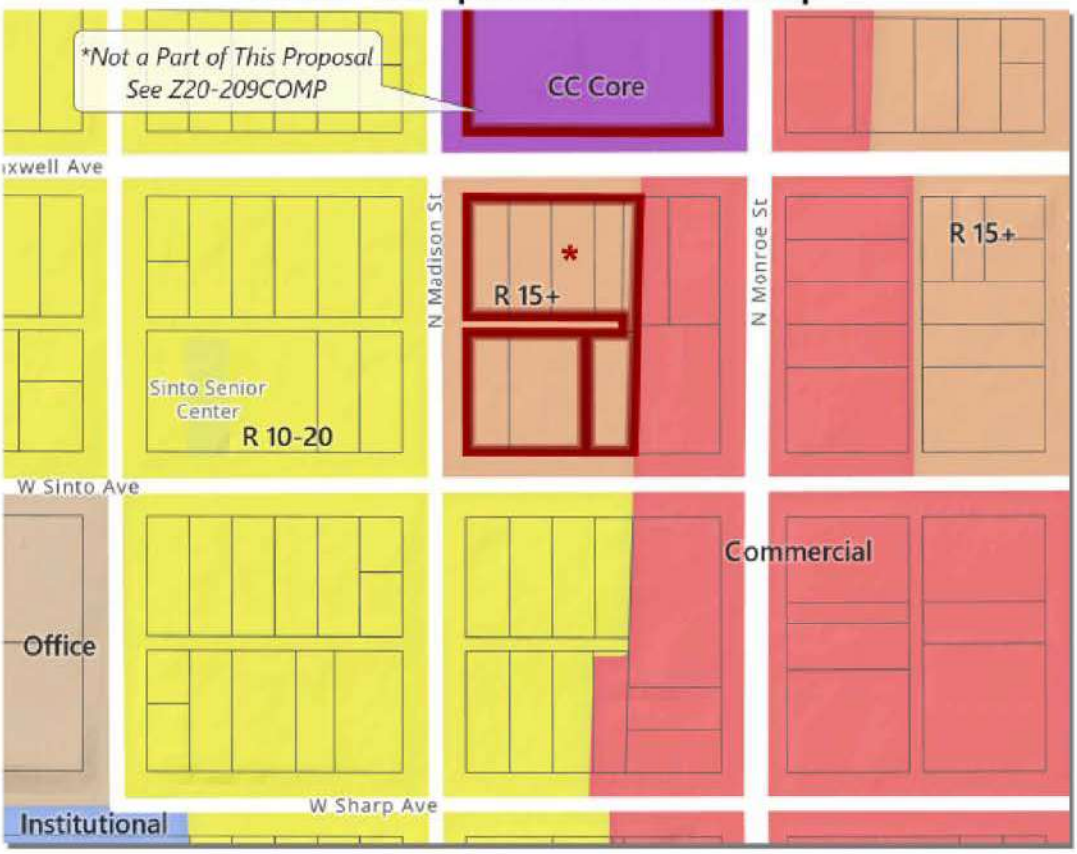
Office

Res 10-20

Res 15+

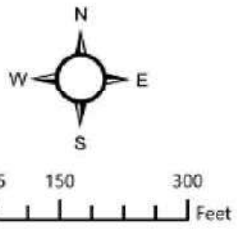
* City Council has expanded the application to include these additional six properties. These properties are to be considered concurrently as a city-sponsored proposal.

EXHIBIT B: Proposed Land Use Plan Map

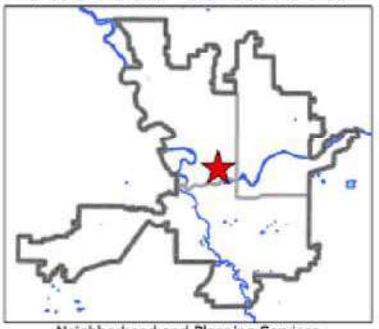


Parcel(s): 35102.2401 thru 35182.2407, 35182.2409

Approximate Area: 1.31 acres



PROJECT LOCATION



Neighborhood and Planning Services
Drawn By: Kevin Freibott

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Z20-208COMP (1022 & 1028 W Sinto)

Concerning parcel(s) in the West Central Neighborhood of Spokane

2020/2021 Comprehensive Plan Amendment Proposals

Drawn: 4/27/2021

Subject Parcel

Parcels

City Boundary

Current Zoning

- Center and Corridor Type 2
- Community Business
- Light Industrial
- Office Retail
- Residential High Density
- Residential Two-Family

* City Council has expanded the application to include these additional six properties. These properties are to be considered concurrently as a city-sponsored proposal.

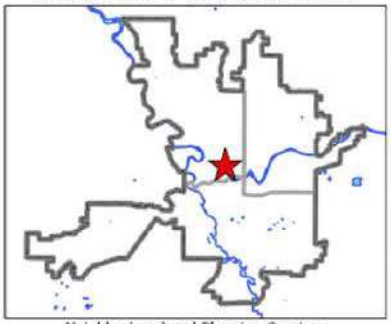
Parcel(s): 35182.2401 thru 35182.2407, 35182.2409

Approximate Area: 1.31 acres

N W E S

0 75 150 300 Feet

PROJECT LOCATION



Neighborhood and Planning Services
Drawn By: Kevin Freibott

EXHIBIT C: Existing Zoning

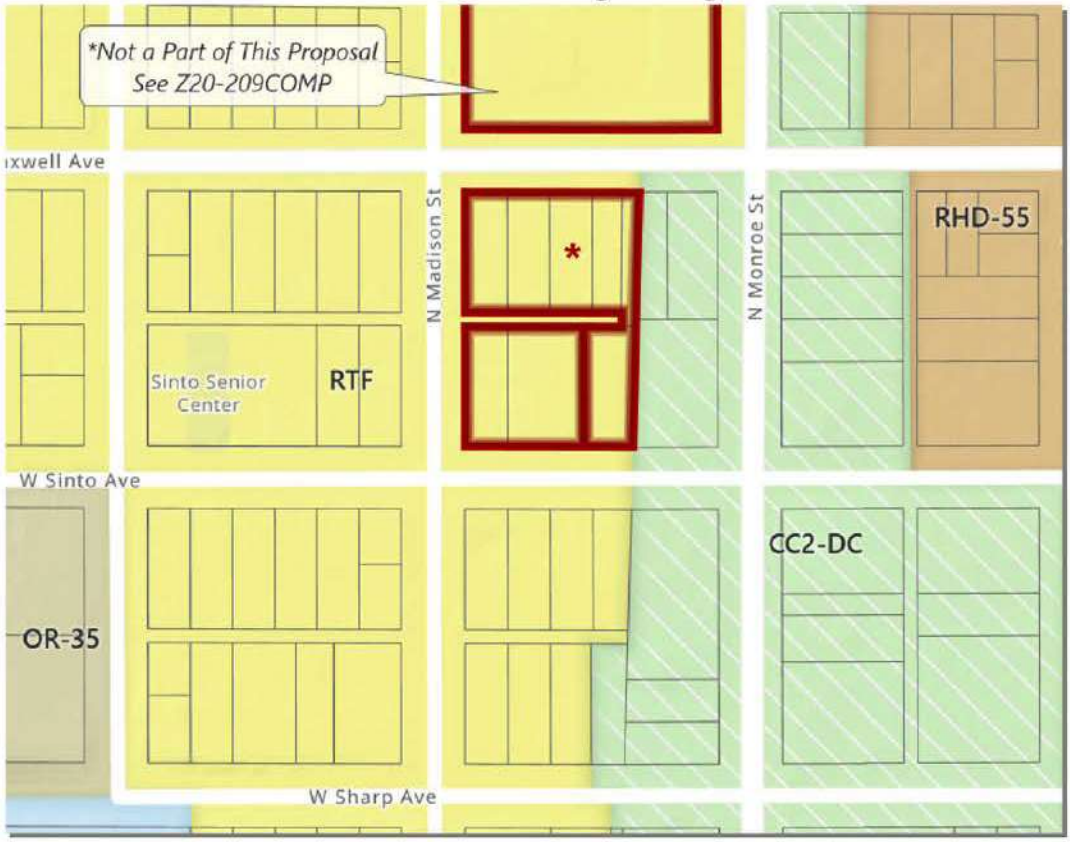


EXHIBIT D: Proposed Zoning

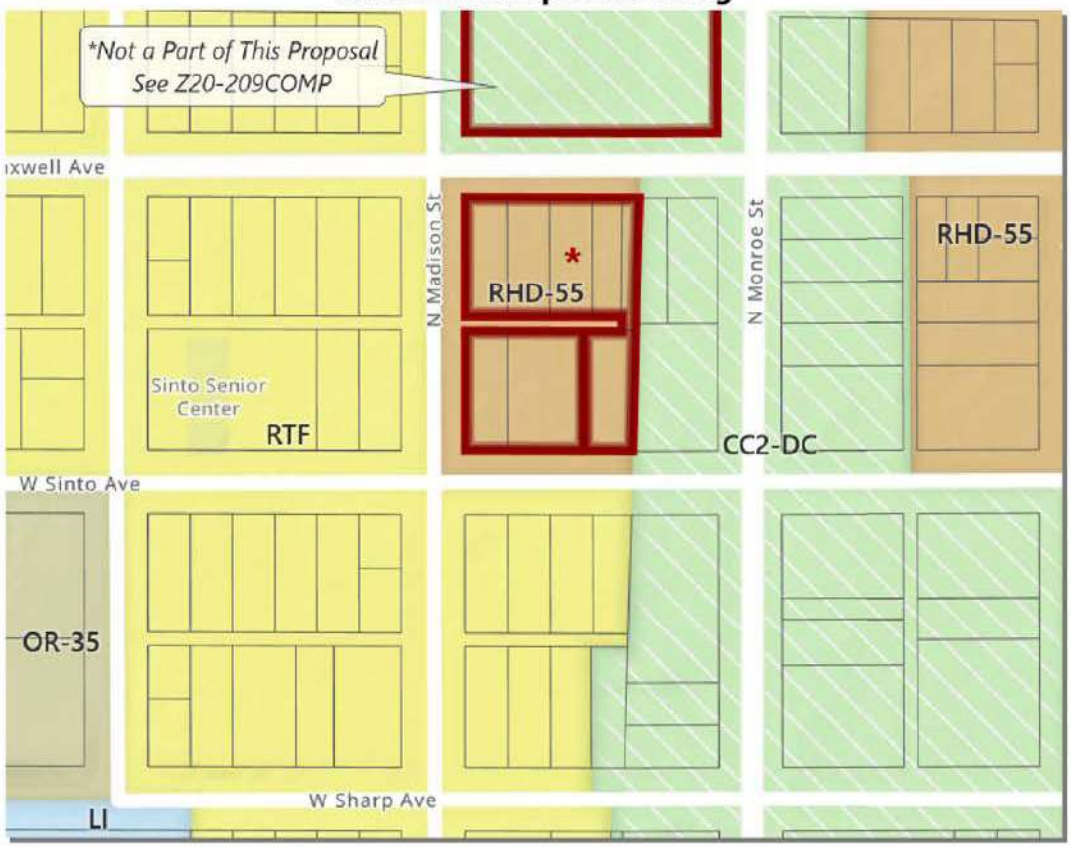


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Exhibit E: Legal Description

BINGAMANS ADDITION, LOTS 1-8, BLOCK 8; S142FT OF TR L YG BET B8 BINGAMANS &B31 STRATTONS; ALSO N158FT OF TR LYG BET B8 BINGAMANS &B31 STRATTONS SUBJ TO ESMT OVER S16FT DESC IN DOC 1395 11C

2020/2021 Comprehensive Plan Amendments

STAFF REPORT FOR FILE Z20-208COMP (W SINTO 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):	35182.2401 thru 35182.2407 & 35182.2409
Address(es):	1014, 1022, and 1028 W Sinto Ave & 1011, 1017, 1023, and 1027 W Maxwell Ave
Property Size:	1.31 acres
Legal Description:	BINGAMANS ADDITION, LOTS 1-8, BLOCK 8; S142FT OF TR L YG BET B8 BINGAMANS &B31 STRATTONS; ALSO N158FT OF TR LYG BET B8 BINGAMANS &B31 STRATTONS SUBJ TO ESMT OVER S16FT DESC IN DOC 1395 11C
General Location:	Western 2/3 of the block bounded by N Maxwell Ave, N Addison St, W Sinto Ave, and N Monroe St
Current Use:	Multi-Family and Single-Family Homes

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:	Dwight Hume, Land Use Solutions and Entitlement
Applicant:	Ten Talents LLC
Property Owner:	Ten Talents LLC (Parcels 35182.2405 and 35182.2406)

The following information regards the two properties applied for by the City:

Representative:	Kevin Freibott, Planning Services
Applicant:	City of Spokane
Property Owners:	Scott & Glenda Hanes (Parcel 35182.2401) Adrian Simionoiu (Parcel 35182.2402) William Reeser (Parcel 35182.2403) Theodore Davis & J.S. Witham (Parcel 35182.2404) Robert & Michelle Tweedy (Parcel 35182.2407) King Building LLC (Parcel 35182.2409)

III. PROPOSAL SUMMARY

Current Land Use Designation:	Residential 10-20 (R 10-20)
Proposed Land Use Designation:	Residential 15+ (R 15+)
Current Zoning:	Residential Two Family (RTF)
Proposed Zoning:	Residential High Density, 55-foot Max Height (RHD-55)
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**

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 plan map designation (Map LU-1 of the Comprehensive Plan) from "Residential 10-20" to "Residential 15+" and zoning designation (Official Zoning Map of the City of Spokane) from "Residential Two Family (RTF)" to "Residential High-Density, 55 Foot Max Height (RHD-55)" for two properties located in the West Central Neighborhood. The stated intent of the applicant is to potentially redevelop parcel 35182.2405 (the south-westernmost property) with multi-family uses. The applicant has not stated any intent to redevelop the adjacent property to the east at this time.

   During the threshold review process, the City Council added six additional properties to the proposal, comprising the remaining parcels on the block with the same land use plan map designation and zoning as the original applicant proposal. No new development is proposed or expected for the additional properties.

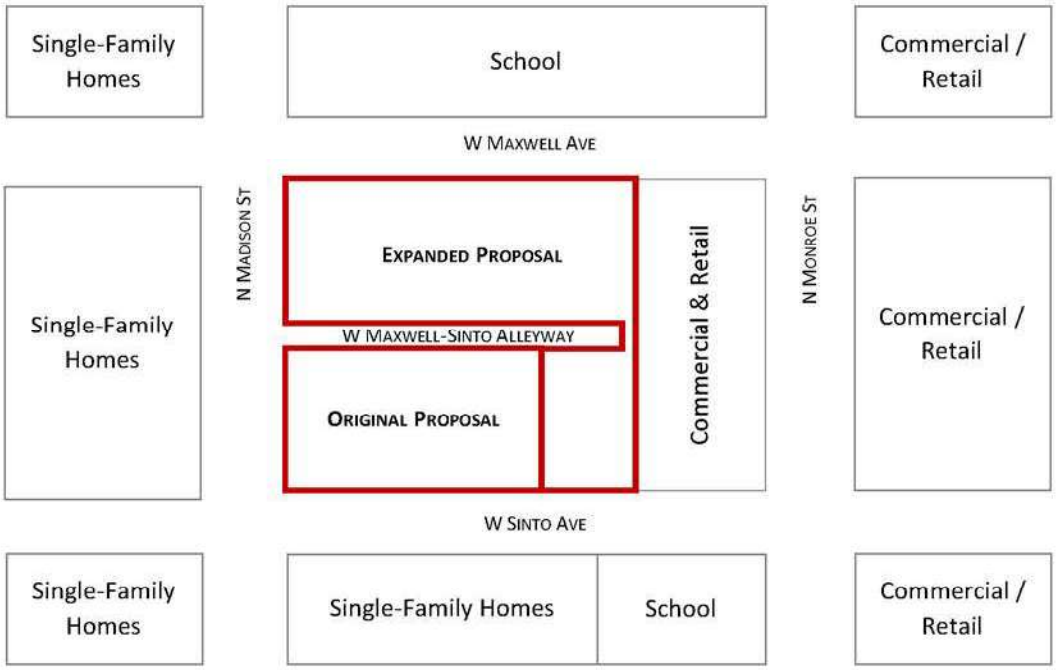
2. **Site Description and Physical Conditions**: The site general flat containing multiple single- and multifamily residences. An existing City alleyway extends through the site from the midpoint of N Madison Street eastward for approximately 180 feet, terminating before it reaches the eastern limit of the proposal.

3. **Property Ownership**: The two parcels in the original applicant proposal are both owned by Ten Talents LLC, a registered WA State Limited Liability Company based in Spokane, WA. The six additional parcels added to the proposal by the Spokane City Council are owned by the following individuals/entities:

   - Scott & Glenda Hanes (Parcel 35182.2401)
   - Adrian Simionoiu (Parcel 35182.2402)
   - William Reeser (Parcel 35182.2403)

- Theodore Davis & J.S. Witham (Parcel 35182.2404)
- Robert & Michelle Tweedy (Parcel 35182.2407)
- King Building LLC (Parcel 35182.2409)

4. **Adjacent Property Improvements and Uses**: The proposal is surrounded by existing development of the following nature:



5. **Street Class Designations**: N Monroe Street and W Maxwell Ave are classified as a Major Arterials. All remaining streets are either local streets or alleyways.

6. **Current Land Use Designation and History**: As shown in **Exhibit A**, the current land use plan map designation of the properties is "Residential 10–20 Dwellings per Acre (R 10-20)." The subject properties have been designated as such since the City's 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."

8. **Current Zoning and History**: As shown in **Exhibit C,** the current zoning of the subject properties is "Residential Two-Family (RTF)." The zoning has been the same since the current zoning map was adopted in 2006. The historical zoning is shown in the following table:

Year	Zone	Description
1958	Class II Residential	*A medium density residential zone.*
1975	R3 Multi-Family Residence	*A medium density residential zone.*

Year	Zone	Description
After 1975, Prior to 2006	R2 Two-Family Residence	*Similar zoning to today.*

9. **Proposed Zoning**: As shown in **Exhibit D**, the proposal seeks to amend the zoning to "Residential High-Density, 55-foot Max Height (RHD-55)."

V. Application Process and Public Comment

1. **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 28, 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

2. **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 agency/department comments were received.

   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 properties, including within 400-feet of any adjacent properties with the same ownership. Notice was also posted on the subject properties and in the Spokesman Review. City staff emailed notice to the neighborhood council as well and to any nearby neighborhood councils.

   A single comment was received on this proposal from Ms. Linda Carroll, who objected to any change to the property at 1022 W Sharp (see **Exhibit L**). She cited the historic nature of the building design and the need to retain structures of this type and character in the City. While the building Ms. Carroll cites was constructed in 1910, it is not listed in either the Spokane or National Historic Registers.

[1] Spokane City Council Resolution 2021-0003
[2] Spokane City Council Resolution 2021-0023

Regardless, the applicant included it in their proposal to bring the land use plan map designation and zoning into compliance with the existing building, not to redevelop the site or remove the existing structure. The property to the west of this existing apartment building may be redeveloped in the near future if the applicant so wishes, but they have not expressed any interest in redeveloping the multi-family building at 1022 W. Sharp at this time.

3. **Public Workshop**: A public workshop with the Spokane Plan Commission was held on July 28, 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.

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. 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.

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 from 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 this site. Additionally, any future development on this site 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 West Central neighborhood completed the "West Central Neighborhood Action Plan" (the WCNAP) in 2013 which was subsequently adopted by the City Council[3] on February 11, 2013. The WCNAP is extensive and covers multiple topics of neighborhood revitalization and benefit. Multiple maps in the WCNAP highlight the presence of the N Monroe Corridor (in which the subject properties lie). Regarding land use, the WCNAP divides the neighborhood into several study areas. The proposal is located in the northern part of Area 6. For Area 6, the WCNAP states "residential high density two to three story should be allowed as well as residential multi-family."[4] The WCNAP also states, under Issue Rank 2, the following:

> "West Central should capitalize on the current growth in the neighborhood to increase revitalization and private investment in the neighborhood. This means returning more structures in the neighborhood's housing stock to owner-occupied residences and providing other opportunities for low-income and subsidized apartment residences." [5]

There are no apparent features of the proposal that would conflict with the WCNAP. Increased residential density in this location seems supportive of the strategies and actions called for in the neighborhood plan.

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

[3] See Spokane City Council Resolution RES 2013-0012.
[4] WCNAP, pp. 21-22.
[5] Ibid., p. 9.

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 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: *SEPA[6] 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.*

[6] State Environmental Protection Act

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 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 for a "Residential 15+" land use plan map designation, conformance with Policy LU 1.4, Higher Density Residential Uses, is the primary consideration for this criterion. LU 1.4 states that higher density residential, like that proposed in this application, should be directed to "Centers and Corridors designated on the Land Use Plan Map." The proposal concerns several properties that are located within or in very close proximity to the North Monroe Corridor. A subarea planning process has not yet been completed, pursuant to Policy LU 3.4, Planning for Centers and Corridors. However, Policy 1.4 does not require that a Center or Corridor have undergone a subarea planning process, only that the Center or Corridor be designated on the Land Use Plan Map. The North Monroe Corridor is so designated. Accordingly, the proposal appears consistent with applicable location criteria in the Comprehensive Plan.

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

   Staff Analysis: The site is adequately served by all utilities and by a major arterial street, bus service is nearby on E Sprague Avenue, and the site is generally level and devoid of critical areas. There exist no physical features of the site or its surroundings that would preclude mixed-use development on the site, save for the Combined Sewer Overflow facility on-site. The property owner and City are fully aware of this feature. Future development of the site, regardless of whether the comprehensive plan amendment is approved, would have to avoid this area as a matter of course.

   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. Comprehensive Plan Policy calls for increased residential density in Centers and Corridors. As such, the proposal would help to implement the development strategy laid out in the Comprehensive Plan policies, especially those concerning Centers and Corridors (see **Exhibit H**).

   The 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 will change concurrently from Residential Two Family (RTF) to Residential High Density, 55-foot Max Height (RHD-55)

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; and

Staff recommends the Plan Commission and City Council **approve** the proposal for the expanded properties.

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. Public Comments

Z20-208COMP (1022 & 1028 W Sinto)

Concerning parcel(s) in the West Central Neighborhood of Spokane

2020/2021 Comprehensive Plan Amendment Proposals

Drawn: 4/27/2021

EXHIBIT A: Existing Land Use Plan Map

Subject Parcel

Parcels

City Boundary

Current Land Use Designation

General Commercial

Institutional

Office

Res 10-20

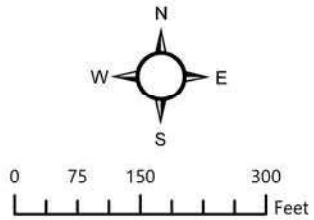
Res 15+

* City Council has expanded the application to include these additional six properties. These properties are to be considered concurrently as a city-sponsored proposal.

EXHIBIT B: Proposed Land Use Plan Map

Parcel(s): 35182.2401 thru 35182.2407, 35182.2409

Approximate Area: 1.31 acres



PROJECT LOCATION

Neighborhood and Planning Services
Drawn By: Kevin Freibott

Path: C:\Users\kfreibott\Documents\ArcGIS\Projects\2021 Comp Plan Amendments\2021 Comp Plan Amendments.aprx

Z20-208COMP (1022 & 1028 W Sinto)

Concerning parcel(s) in the West Central Neighborhood of Spokane

2020/2021 Comprehensive Plan Amendment Proposals

Drawn: 4/27/2021

Subject Parcel

Parcels

City Boundary

Current Zoning

- Center and Corridor Type 2
- Community Business
- Light Industrial
- Office Retail
- Residential High Density
- Residential Two-Family

* City Council has expanded the application to include these additional six properties. These properties are to be considered concurrently as a city-sponsored proposal.

EXHIBIT C: Existing Zoning

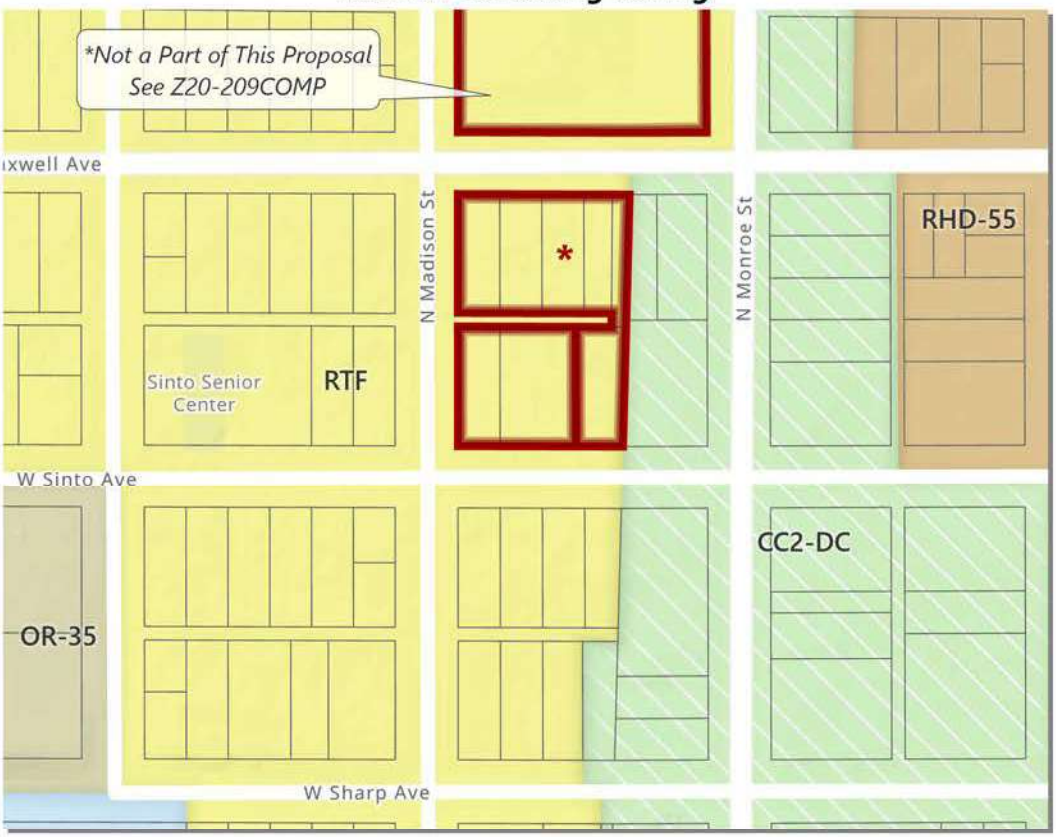
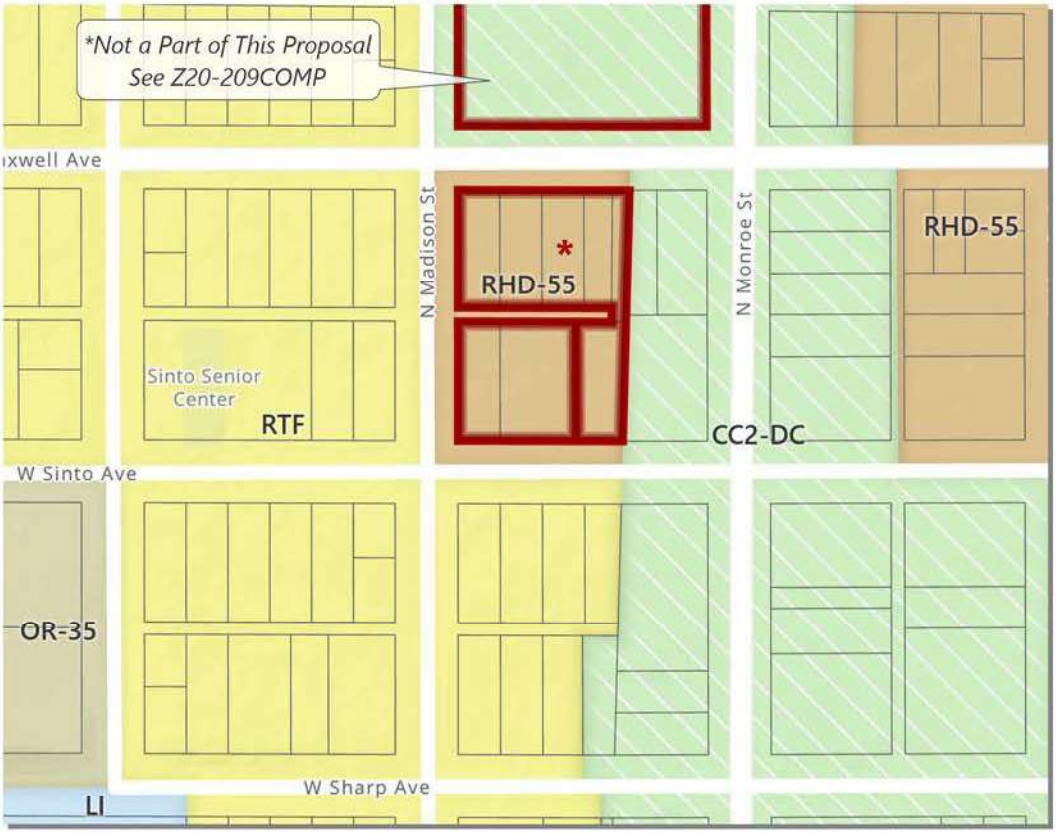


EXHIBIT D: Proposed Zoning



Parcel(s): 35182.2401 thru 35182.2407, 35182.2409

Approximate Area: 1.31 acres

N
W E
S

0 75 150 300 Feet

PROJECT LOCATION

Neighborhood and Planning Services
Drawn By: Kevin Freibott

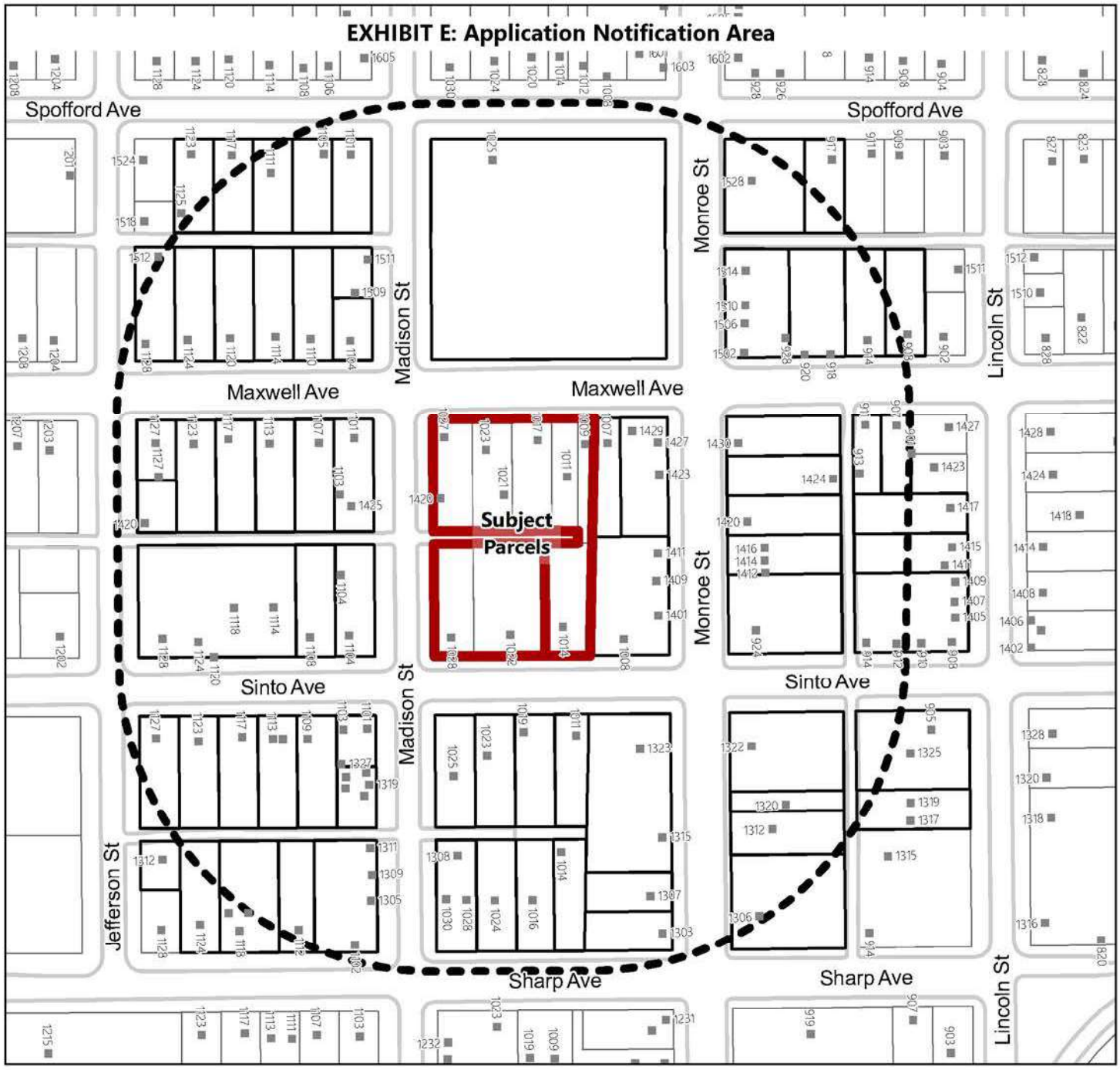
Path: C:\Users\kfreibott\Documents\ArcGIS\Projects\2021 Comp Plan Amendments\2021 Comp Plan Amendments.aprx

Z20-208COMP

(1022/1028 W Sinto Avenue - West Central 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
- Address Point

Area Type

- Subject Parcels
- Notification_Boundary
- Notification_Parcels

Application Proposes To:

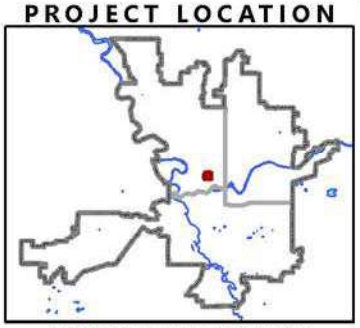
Change Land Use Designation from "Residential 10-20" to "Residential 15+"

N W E S

Project Size: 1.3 Acres (Approximate)
Drawing Date: 6/1/2021 Drawing Scale: 1:2,250

0 75 150 300
Feet

PROJECT LOCATION



Neighborhood and Planning Services
Drawn By: Kevin Freibott

Path: C:\Users\kfreibott\Documents\ArcGIS\Projects\2021 Comp Plan Amendments\2021 Comp Plan Amendments.aprx

Z20-208COMP (1022 & 1028 W Sinto)

Concerning parcel(s) in the West Central Neighborhood of Spokane

2020/2021 Comprehensive Plan Amendment Proposals

Drawn: 9/15/2021

EXHIBIT F: Detail Aerial

Subject Parcels

Adjacent Ownership

* City Council has expanded the application to include these additional six properties. These properties are to be considered concurrently as a city-sponsored proposal.

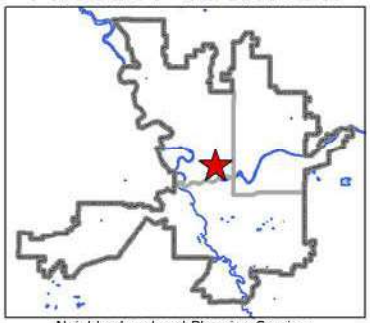
EXHIBIT G: Wide Area Aerial

Parcel(s): 35182.2401 thru 35182.2407, 35182.2409

Approximate Area: 1.31 acres

N
W E
S

PROJECT LOCATION



Neighborhood and Planning Services
Drawn By: Kevin Freibott

Path: C:\Users\kfreibott\Documents\ArcGIS\Projects\2021 Comp Plan Amendments\2021 Comp Plan Amendments.aprx

EXHIBIT H: Z20-208COMP

Department of Neighborhood and Planning Services

The following policies of the Comprehensive Plan relate to application Z20-208COMP. The full text of the Comprehensive Plan can be found at www.shapingspokane.org.

Chapter 3—Land Use

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: ... Corridors are areas of mixed land use that extend no more than two blocks in either direction from the center of a transportation corridor. Within a Corridor there is a greater intensity of development in comparison to the surrounding residential areas. Housing at a density up to 44 units per acre and employment densities are adequate to support frequent transit service. The density of housing transitions to a lower level (up to 22 units per acre) at the outer edge of the Corridor. A variety of housing styles, apartments, condominiums, row houses, and houses on smaller lots are allowed. A full range of retail services, including grocery stores serving several neighborhoods, theaters, restaurants, dry-cleaners, hardware stores, and specialty shops are also allowed. Low intensity, auto-dependent uses (e.g., lumber yards, automobile dealers, and nurseries) are prohibited.

Corridors provide enhanced connections to other Centers, Corridors, and downtown Spokane. To accomplish this, it is important to make available safe, attractive transit stops and pedestrian and bicycle ways. The street environment for pedestrians is much improved by placing buildings with multiple stories close to the street with wide sidewalks and street trees, attractive landscaping, benches, and frequent transit stops. Parking lots should not dominate the frontage of these pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding neighborhoods. Parking lots should be located behind or on the side of buildings whenever possible.

The following locations are designated as Corridors on the Land Use Plan Map:

- North Monroe Street;
- Hillyard Business Corridor; and
- Hamilton Street Corridor.

...

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 4.1 Land Use and Transportation

Coordinate land use and transportation planning to result in an efficient pattern of development that supports alternative transportation modes consistent with the Transportation Chapter and makes significant progress toward reducing sprawl, traffic congestion, and air pollution.

Discussion: The GMA recognizes the relationship between land use and transportation. It requires a transportation element that implements, and is consistent with, the land use element. The transportation element must forecast future traffic and provide information on the location, timing, and capacity needs of future growth. It must also identify funding to meet the identified needs. If probable funding falls short of needs, the GMA requires the land use element to be reassessed to ensure that needs are met.

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 4.6 Transit-Supported Development

Encourage transit-supported development, including a mix of employment, residential, and commercial uses, adjacent to high-performance transit stops.

Discussion: People are more likely to take transit to meet their everyday travel needs when transit service is frequent, at least every 15 minutes. Mixed-use development in these areas will enable less reliance on automobiles for travel, reduce parking needs, and support robust transit ridership. Land use regulations and incentives will encourage this type of development along high-performance transit corridors.

Transit-supported development should be encouraged through the application of development incentives, enhanced design measures, streetscape standards, parking standards, and potential changes in density and use. Each of these measures should be developed through a sub-area planning (or similar) process as each highperformance transit line is planned and developed. These sub-area planning processes should include neighborhood and stakeholder involvement and public participation processes to ensure that site-specific and neighborhood-context issues are addressed and benefits are maximized.

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.

City of Spokane

Planning Services Department

General Application

DESCRIPTION OF PROPOSAL:

Map Amendment from R 10-20 to R 15+ and a corresponding zone change from RTF to RHD

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

W 1022 and 1028 Sinto Avenue

APPLICANT:

Name:	Ten Talents LLC C/O Mark Agee		
Address:	P O Box 1199 Veradale WA 99037		
Phone (home):		**Phone (work):**	509-951-1033
Email address:	marklagee@gmail.com		

-PROPERTY OWNER:

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

AGENT:

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

ASSESSOR'S PARCEL NUMBERS:

35182.2405 and 35182.2406

LEGAL DESCRIPTION OF SITE:

Bingamans Addn. Lot 5 Block 8 (W 1028 Sinto)
Bingamans Addn. Lot 6 and the West 40 ft. of Lot 7 (W 1022 Sinto)

SIZE OF PROPERTY:

1028 Sinto (7100 sf) 1022 Sinto (12780 sf) Total:19889 sf (.46 acres)

LIST SPECIFIC PERMITS REQUESTED IN THIS APPLICATION:

Map Amendment and Zone Change

SUBMITTED BY:

Dwight Hume

☐ Applicant Property Owner ☐ Property Purchaser **X** Agent

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

I, Ten Talents LLC Mark L Agee, Manager, owner of the above-described property do hereby authorize Dwight Hume to represent us and our interests in all matters regarding this application.

ACKNOWLEDGMENT:

STATE OF WASHINGTON)
) ss.
COUNTY OF SPOKANE)

see file for notary

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 _____

f. Do you know of any existing studies, plans or other documents that specifically relate to or supportyour proposal? *No plans*

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.)?

There is no purpose or budget for a neighborhood study. Furthermore, the area has been designated a Corridor since the original adoption of the comprehensive plan with policy provisions for density increases at the inner corridor but no changes in zoning to accommodate the intended growth. Accordingly, this is the only opportunity to amend the plan, as a private sector amendment.

h. Has there been a previous attempt to address this concern through a comprehensive plan amendment?
☐ Yes X 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.

W 1022 and 1028 Sinto Threshold Supplement

1. Describe how the proposed amendment is appropriately addressed as a Comprehensive Plan Amendment.

   The request is for a map change to the adopted Comprehensive Plan Map, hence the 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.

   The subject site is located well within a designated Corridor (mid-point in the west half of the Corridor. LU 3.2 calls for a density transition from the Transportation Corridor (Monroe Street) from 44 du/ac to 22 du/ac on the westerly edge of the Corridor. At this mid-point location, the requested density is between these ranges and no other sub-area plan effort would conclude otherwise. Accordingly, no sub-area plan is needed to accomplish this amendment.

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

   No special studies are expected to be generated by this amendment request; accordingly, this can be processed within the normal timeframe of an annual amendment.

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?

   There are only two owners within this block from Monroe to Madison; the applicant, (Ten Talents LLC) has the west half of the block and Robert Tweedy owns the east half of the block. While Tweedy has not been contacted, his remaining residential RTF lot would be a logical inclusion as it completes the change of designation and then adjoins the CC-2 DC corner.

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.

   a) *This proposal is within an adopted designated Corridor. As stated above, LU 3.2 discusses Corridor land use as no more than 2 blocks deep from the transportation Corridor, (Monroe Street). This then, enables the future development of higher density land use with a density transition from 44 du/ac near Monroe to 22 du/ac at*

the west edge of the Corridor. The subject properties are a mid-point and therefore should allow upwards of 30+ units/acres. Hence the request to change to R-15-30 Note too that the properties along Sinto east of Monroe are already designated HDR-55.

Moreover, as part of an existing designated Corridor within an adopted plan, it is therefore consistent with County Planning policies, the GMA and the WAC.

In summary, the amendment request further implements the intent of the area within a designated Corridor as having the appropriate zone for higher density residential use and offers a reasonable density transition that should not prejudice future sub-area plan updates to this Corridor.

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.

   No previous applications have been considered.

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

8. Please provide copy of agenda or other documentation of outreach to neighborhood council made prior to application.

   The applicant will reach out to both the Emerson Garfield NC and West Central to inform them of this intended change to the land use and zone maps.

End of Threshold Supplement

PROPOSED COMP PLAN
(W 1022 & 1028 S INTO)

EXISTING COMP PLAN
(W 1022 & 1028 SINTO)

Evaluation for
Agency Use Only

State Environmental Policy Act (SEPA)
ENVIRONMENTAL CHECKLIST

File No. Z20-208COMP

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.

A. BACKGROUND

1. **Name of proposed project**:

2. **Applicant**: *Ten Talents C/O Mark Agee*
   Address: P O Box 1199
   City/State/Zip: *Veradale WA 99037* Phone: *(509) 951.1033*

3. **Agent or Primary Contact**: Dwight Hume
   Address: *9101 N Mt. View Lane*
   City/State/Zip: *Spokane WA 99218* Phone: *(509) 435-3108*

4. **Location of Project**:
   Address: *1022 and 1028 W Sinto Ave*
   Section: *18* Quarter: *NW* Township: *25N* Range: *42E*
   Tax Parcel Number(s): *35182.2405 and 35182.2406*

5. Date checklist prepared: *May 9, 2021*

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

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

8. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain:
   This is a non-project action to approve a comprehensive plan and zone change. If successful, a project application for apartments will be submitted for review and approval.

   b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain:
   Yes, the above addresses are adjacent to each other.

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

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:

No actions are pending other than this request.

11. List any government approvals or permits that will be needed for your proposal, if known:
Land Use Plan and zone change; demo permits and building permits.

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.
A .46 acre site consisting of one single family residence and an 8-plex within 3+ platted lots.

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.
The sites are located along the north side of Sinto beginning at the NE corner of Sinto and Madison and are addressed as W 1022 and 1028 Sinto.

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 action and site specific use will be evaluated at building permit submittal.

(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?

This is a non-project action and site specific use will be evaluated at building permit submittal.

(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.
To be determined at building permit submission.

(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?
To be determined at building permit submission.

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.
To be determined at building permit submission.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

☒ Flat ☐ Rolling ☐ Hilly ☐ Steep slopes ☐ Mountainous

Other:

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

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

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

The soil type is GgA, Garrison gravel loam. None of this is used for agricultural purposes.

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

Unknown

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.

Unknown

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

No

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

To be determined at time of building permit submission and review.

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

Compliance with applicable on-site storm drainage control.

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.

If approved, construction activities will generate dust. No emissions will be generated with proposed apartment use.

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

No

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

If approved, dust abatement during construction.

3. Water

a. SURFACE WATER: Not Applicable

(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.

No

(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.

None

(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.

The property is served with public utilities. Groundwater will not be extracted.

(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.

None

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.

To be determined at time of building permit

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

To be determined at time of building permit

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

To be determined at time of building permit

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

To be determined at time of building permit

4. Plants

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

Deciduous trees: ☐ alder ☒ maple ☐ aspen

Other:

Evergreen trees: ☐ fir ☐ cedar ☒ pine

Other:

☒ shrubs ☒ grass ☐ pasture ☐ crop or grain

☐ orchards, vineyards or other permanent crops

Wet soil plants: ☐ cattail ☐ buttercup ☐ bullrush ☐ skunk cabbage

Other:

Water plants: ☐ water lily ☐ eelgrass ☐ milfoil

Other:

Any other types of vegetation:

b. What kind and amount of vegetation will be removed or altered?
To be determined at time of building permit

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

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

To be determined at time of building permit

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:

Mammals: ☐ deer ☐ bear ☐ elk ☐ beaver

Other:

Fish: ☐ bass ☐ salmon ☐ trout ☐ herring ☐ shellfish

Other:

Any other animals (*not* listed in above categories): *Answer*

b. List any threatened or endangered animal species known to be on or near the site.
This is an urban area approved for intense urban activities. No endangered species are known to reside in this vicinity.

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.
See "b" above

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.
To be determined at time of building permit

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe:
No

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:

To be determined at time of building permit

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.
No

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

Unknown

(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.

Unknown

(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. *If approved, new hazardous materials would be addressed at the time of building permit review and controlled for storage, spills or use.*

(4) Describe special emergency services that might be required.
If approved, none are anticipated.

(5) Proposed measures to reduce or control environmental health hazards, if any:
See 4 above.

b. NOISE:

(1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
None will affect the use of the property

(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.
Construction activity . No other noise impacts before or after as a residential use.

(3) Proposed measure to reduce or control noise impacts, if any:
Compliance with applicable noise regulations

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.
Existing site: Single family and 8 plex; West: Residential; North/NE: residential; South, vacant, single-family and duplex; East: residential and retail

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:
N/A

c. Describe any structures on the site.
Single-family and 8-plex

d. Will any structures be demolished? If so, which?
If approved all structures will be relaced with ne HDR apartments.

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

f. What is the current comprehensive plan designation of the site?
R 10-20

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?
To be determined at project review.

j. Approximately how many people would the completed project displace?
If approved, 10-15 residents, depending upon then current occupancy.

k. Proposed measures to avoid or reduce displacement impacts, if any:
Replace with more residential units than currently is provided.

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

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

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
To be determined at time of building permit review and limited to a maximum of 55 ft.

b. Approximately how many units, if any, would be eliminated? Indicate whether high-, middle- or low-income housing.
If approved, 9 units would be eliminated

c. Proposed measures to reduce or control housing impacts, if any:
No impacts due to increase of DU's from existing count

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?
To be determined

b. What views in the immediate vicinity would be altered or obstructed?
None

c. Proposed measures to reduce or control aesthetic impacts, if any:
None

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
To be determined at time of building permit review

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

No

c. What existing off-site sources of light or glare may affect your proposal?
No off site light or glare affects this site

d. Proposed measures to reduce or control light and glare impacts, if any:
Indirect outdoor lighting, if installed.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?
None

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:
None

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.
Unknown

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.
Unknown

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.
Reliance upon public records and review

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.

To be determined at time of building permit review.

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.
Monroe Street to Sinto and Madison.

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, STA Route 4 serves the vicinity at Monroe one block east of subject.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?
To be determined at time of building permit reveiew

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).
To be determined at building permit review

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).
To be determined at building permit reveiw

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.
No

h. Proposed measures to reduce or control transportation impacts, if any:
None

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.
To be determined at building permit review

b. Proposed measures to reduce or control direct impacts on public services, if any:
To be determined at building permit review

16. Utilities

a. Check utilities currently available at the site:

☒ electricity ☒ natural gas ☒ water ☒ refuse service

☒ telephone ☒ sanitary sewer ☐ septic system

Other: *Answer*

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:
All of the above serve the site.

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: *May 9, 2021* Signature: 

Please Print or Type:

PROJECT PROPONENT:

Name: *Ten Talents C/O Mark Agee* Address: *P O Box 1199*
Phone: *(509) 951-1033* *Veradale WA 99037*

CHECKLIST PERPARER (If different from proponent):

Name: *Dwight Hume* Address: *9101 N Mt. View Lane*
Phone: *(509) 435-3108* *Spokane WA 99218*

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?
   The proposed use would only increase the density from 10-20 per acre to 15+ and replace 9 du's with a new higher density residential project. No impacts of this nature are expected.

   Proposed measures to avoid or reduce such increases are:
   None

2. How would the proposal be likely to affect plants, animals, fish, or marine life?
   The site is urban and proposed for intensification with increased residential density. The natural environment will be urbanized with landscaping pursuant to applicable development standards.

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

3. How would the proposal be likely to deplete energy or natural resources?
   None, adequate services are available to the site.

   Proposed measures to protect or conserve energy and natural resources are:
   Development to current energy standards whereas the existing buildings were built in 1891 and 1910.

4. 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?
   The subject site is not within designated environmentally sensitive areas.

   Proposed measures to protect such resources or to avoid or reduce impacts are:
   None

5. 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?

Unlikely to affect land use since it is an area intended for maximum residential density to compliment CC-Core uses nearby along the Monroe Street Corridor

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

Development to applicable codes.

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

If approved, the prosed use would increase traffic and demand for public services. Such impacts will be determined at time of building permit review.

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

Compliance with local service provider requirements.

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

The site does not conflict with local, state or federal laws or requirements because the site is currently within an approved Centers and Corridors area adopted by the Spokane City Council and if approved, will comply with applicable development standards as approved by the 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: *May 9, 2021* Signature: Dwight Hume

Please Print or Type:

PROJECT PROPONENT:

Name: *Ten Talens LLC C/O Mark Agee* Address: *P O Box 1199*

Phone: *(509) 951-1033* *Veradale WA 99037*

CHECKLIST PERPARER (If different from proponent):

Name: *Dwight Hume* Address: *9101 N Mt. View Lane*

Phone: *(509) 435-3108* *Spokane WA 99218*

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): Z20-208COMP

PROPONENT: Ten Talents LLC (Agent: Dwight Hume, Land Use Solutions and Entitlement); City of Spokane

DESCRIPTION OF PROPOSAL: Amendment of the Land Use Plan Map designation for eight parcels totaling 1.3 acres from "**Residential 10-20**" to "**Residential 15+**" and a concurrent change of zoning from "**Residential Two-Family (RTF)**" to "**Residential High Density (RHD-55).**" No specific development proposal is being approved at this time.

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: The proposal concerns eight parcels: 35182.2405 & 35182.2406 (private application); and 35182.2401 thru 35182.2407 & 35182.2409 (City-sponsored application). These parcels are located at 1022 & 1028 W Sinto Ave (private application); 1011, 1017, 1023, & 1027 W Maxwell Ave and 1014 W Sinto Ave (City-sponsored application). All parcels are NE of N Madison Street and W Sinto Avenue in the West Central neighborhood.

LEGAL DESCRIPTION: BINGAMANS ADDITION, LOTS 1-8, BLOCK 8; S142FT OF TR L YG BET B8 BINGAMANS &B31 STRATTONS; ALSO N158FT OF TR LYG BET B8 BINGAMANS &B31 STRATTONS SUBJ TO ESMT OVER S16FT DESC IN DOC 1395 11C. Located in 18-25-43 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.

[X] 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 (Sep 16, 2021 14:20 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.

****

2020/2021 Comprehensive Plan Amendments

PLAN COMMISSION FINDINGS OF FACT, CONCLUSIONS, AND RECOMMENDATIONS ON COMPREHENSIVE PLAN AMENDMENT

FILE Z20-208COMP

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 10-20" to "Residential 15+" for a 1.31-acre area located at 1014, 1022, 1028 W Sinto Avenue, and 1011, 1017, 1023, 1027 W Maxwell Avenue. The implementing zoning designation recommended is "Residential High Density, 55-Foot Max Height (RHD-55)".

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 Z20-208COMP (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 1.31-acre area located at 1014, 1022, 1028 W Sinto Avenue, and 1011, 1017, 1023, 1027 W Maxwell Avenue (the "Properties") from "Residential 10-20" to "Residential 15+" with a corresponding change in zoning from "Residential Two Family (RTF)" to "Residential High Density, 55-Foot Max Height (RHD-55)".

E. The original private application was made for Land Use Plan Map changes to two properties located at 1022 and 1028 W Sinto Avenue; the application was expanded to include an additional 6 parcels by the Spokane City Council during the threshold review process (see G).

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; the original application was expanded to include six additional parcels with the same proposed land use plan map designation and zoning as the original applicant proposal.

    1. The six additional parcels added to the proposal by the Spokane City Council are not owned by the original applicant; each held by separate private owners.

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/council comments were received.

J. On May 20, 2021, the Land Use Subcommittee of the Community Assembly received a presentation regarding the 2020 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. One public comment letter was received.

L. On July 28, 2021, the Spokane City Plan Commission held a workshop to study the Application.

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. On September 29, 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 September 14, 2020. 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.

O. 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.

P. On September 26 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.

Q. On September 27, 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 Application.

R. On September 29, 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 September 14, 2020. 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.

S. 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.

T. 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. No public testimony was provided at the hearing, save for a presentation by the applicant.

U. On October 27, 2021, the Plan Commission conducted its deliberations on this application and voted to recommend the City Council approve this application.

V. 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.

W. 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").

X. 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.

Y. 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. Z20-208COMP, the Plan Commission makes the following conclusions 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 Z20-208COMP, a request by Dwight Hume of Land Use Solutions and Entitlement on behalf of the Ten Talents LLC, which was further expanded by the City during the docketing process, to change the land use plan designation on 1.31 acres of land from "Residential 10-20" to "Residential 15+" with a corresponding change of the implementing zoning to "Residential High Density, 55-foot Max Height (RHD-55)", based upon the above listed findings and conclusions, by a vote of **8 to 0**, 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 08, 2021

Findings and Conclusions - Z20-208COMP Doc. 3 of 6

Final Audit Report 2021-11-08

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By:	Jackie Churchill (jchurchill@spokanecity.org)
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"Findings and Conclusions - Z20-208COMP Doc. 3 of 6" History

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From: Linda Carroll
To: Freibott, Kevin
Subject: Sinto Avenue Comprehensive Plan Amendment - City of Spokane, Washington
Date: Wednesday, May 26, 2021 10:09:44 PM

[CAUTION - EXTERNAL EMAIL - Verify Sender]

To Kevin Freibott,
As a voting member of the Emerson-Garfield Neighborhood Council, I received for comment the information on the several zoning changes requested in our neighborhood. I recently went to view all of the listed properties and, while in most cases the proposed zoning change and projected new use seem to me neutral or beneficial, I have strong objections to this one. While the single-family home at 1028 W Sinto is of no particular distinction, the brick multi-family townhouse at 1022 W Sinto is a distinguished example of the turn-of-the-20th-century townhouses that are a special feature of the near north side (originally coordinated with the streetcar lines). Instead of being destroyed and replaced by a featureless contemporary structure, the townhouse should be preserved as an architecturally articulated, multi-family dwelling that exemplifies neighborhood-building warmth. As it happens, I lived for some years in a similar townhouse in the W 600 block of Augusta and appreciate how historic dwellings of this structure enhance the life of those living there both as individuals and as members of a small community.
The townhouse currently has 8 units, so demolishing it and replacing it with an apartment building would not increase the number of units that much. Preserving it would preserve an important piece of Spokane history and architecture. An increase in units could be achieved through the demolition of the single-family home (1028 W Sinto) and the replacing of it with an apartment building.
I urge the city to either reject this proposal or to allow only 1028 to be demolished.
Linda Carroll
215 West Waverly Place
Spokane, WA 99205

https://my.spokanecity.org/projects/2020-2021-proposed-comprehensive-plan-amendments/sinto-avenue/

Sent from my iPhone