



**Agenda Sheet for City Council Meeting of:**  
11/14/2022

<b>Date Rec'd</b>	10/25/2022
<b>Clerk's File #</b>	ORD C36310
<b>Renews #</b>	

<b>Submitting Dept</b>	PLANNING & ECONOMIC	<b>Cross Ref #</b>	
<b>Contact Name/Phone</b>	KEVIN 6184	<b>Project #</b>	
<b>Contact E-Mail</b>	KFREIBOTT@SPOKANECITY.ORG	<b>Bid #</b>	
<b>Agenda Item Type</b>	First Reading Ordinance	<b>Requisition #</b>	
<b>Agenda Item Name</b>	0650 - Z21-280COMP - CORA AVE. COMPREHENSIVE PLAN AMENDMENT		

**Agenda Wording**

An Ordinance related to application Z21-280COMP amending the Comprehensive Plan Land Use Plan Map from "Residential 4-10" to "Residential 15-30" and a change to the Zoning Map to "Residential Multifamily-75 (RMF-75)".

**Summary (Background)**

The proposal concerns 440 and 516 W Cora Ave, 3426 N Post St, and 139 W Gray Ct, parcels 35064.3612, 35064.3613, 35063.2005, and 35064.3801. 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 Sept 14 & 28 to consider this amendment and has recommended approval of the amendment,

Lease? NO Grant related? NO Public Works? NO

**Fiscal Impact**

**Budget Account**

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

**Approvals**

**Council Notifications**

<b>Dept Head</b>	GARDNER, SPENCER	<b>Study Session\Other</b>	Study Session Oct. 6,
<b>Division Director</b>	MACDONALD, STEVEN	<b>Council Sponsor</b>	CP Beggs, CM Kinnear

**Finance**

**Distribution List**

<b>Legal</b>	RICHMAN, JAMES	kfreibott@spokanecity.org
<b>For the Mayor</b>	ORMSBY, MICHAEL	kdowney@spokanecity.org

**Additional Approvals**

<b>Purchasing</b>		liam.taylor@storhaug.com
		jchurchill@spokanecity.org
		rbenzie@spokanecity.org
		sgardner@spokanecity.org
		smaedonald@spokanecity.org



**Continuation of Wording, Summary, Budget, and Distribution**

**Agenda Wording**

**Summary (Background)**

with a maximum height of 55-feet.

**Fiscal Impact**

Select \$

Select \$

**Budget Account**

#

#

**Distribution List**


Ordinance No. C36310

AN ORDINANCE RELATING TO APPLICATION FILE Z21-280COMP AMENDING MAP LU 1, LAND USE PLAN MAP, OF THE CITY'S COMPREHENSIVE PLAN FROM "RESIDENTIAL 4-10" TO "RESIDENTIAL 15-30" FOR APPROXIMATELY 19.01 ACRES LOCATED AT 440 W CORA AVE (PARCEL 35064.3612), 516 W CORA AVE (PARCEL 35064.3613), 3426 N POST ST (PARCEL 35063.2005), AND 139 W GRAY COURT (PARCEL 35064.3801) AND AMENDING THE ZONING MAP FROM "RESIDENTIAL SINGLE FAMILY (RSF)" TO "RESIDENTIAL MULTIFAMILY (RMF)" AND "RESIDENTIAL MULTIFAMILY, 55-FOOT HEIGHT LIMIT (RMF-55).

WHEREAS, the Washington State Legislature passed the Growth Management Act (GMA) in 1990, requiring among other things, the development of a Comprehensive Plan (RCW 36.70A); and

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

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

WHEREAS, land use amendment application Z21-280COMP was submitted in a timely manner for review during the City's 2021/2022 Comprehensive Plan amendment cycle; and

WHEREAS, Application Z21-280COMP seeks to amend the Land Use Plan Map of the City's Comprehensive Plan for 19.01 acres from "Residential 4-10" to "Residential 15-30"; if approved, the implementing zoning destination requested is "Residential Multifamily (RMF)" for two parcels (35063.2005 & 35064.3801) and "Residential Multifamily, 75-foot height limit (RMF-75)" for the remaining two parcels (35064.3612 & 35064.3613); and

WHEREAS, staff requested comments from agencies and departments on April 15, 2022, and a public comment period ran from May 25, 2022 to July 25, 2022; and

WHEREAS, the Spokane Plan Commission held a workshop to study the application on June 8, 2022; and

WHEREAS, the Washington State Department of Commerce and appropriate state agencies were given the required 60-day notice before adoption of proposed changes to the Comprehensive Plan on September 23, 2022; and

WHEREAS, a State Environmental Policy Act (SEPA) Determination of Non-Significance was issued on August 22, 2022 for the amendment to the Comprehensive Plan, the comment period for which ended on September 13, 2022; and

WHEREAS, a staff report for Application Z21-280COMP reviewed all the criteria relevant to consideration of the application was published on August 23, 2022 and sent to all applicants and the Plan Commission; and

WHEREAS, notice of the SEPA Checklist and Determination and announcement of the Plan Commission Hearing for the application was published on August 31, 2022 and September 7, 2022; and

WHEREAS, Notice of Plan Commission Public Hearing and SEPA Determination was posted on the property and mailed to all property owners, occupants, and taxpayers of record, as shown in the most recent Spokane County Assessor's record for all properties within 400 linear feet of any portion of the boundary of the subject properties, pursuant to Spokane Municipal Code 17G.020.070, on August 31, 2022; and

WHEREAS, the Spokane Plan Commission held a public hearing, including the taking of public testimony, on September 14, 2022, during which the verbal public record was closed; and

WHEREAS, the Spokane Plan Commission closed the public written record on September 27, 2022; and

WHEREAS, the Spokane Plan Commission continued the public hearing on September 28, 2022, during which they deliberated this and all other Comprehensive Plan Amendment applications; and

WHEREAS, the Spokane Plan Commission found that Application Z21-280COMP is consistent with and implements the Comprehensive Plan; and

WHEREAS, the Spokane Plan Commission found that Application Z21-280COMP meets the final review criteria for Comprehensive Plan Amendments delineated in Spokane Municipal Code 17G.020.030; and

WHEREAS, the Spokane Plan Commission voted 8 to 0 to recommend approval of Application Z21-280COMP, conditioned upon their recommendation to amend the height maximum for parcels 35064.3612 & 35064.3613 to 55 feet instead of 75 feet; and

WHEREAS, the 2020 Housing Needs Assessment completed for the Housing Action Plan indicates several facts about the housing supply and need, particularly the need to accommodate for an estimated 6,000 additional housing units by 2037; and

WHEREAS, the median home price in Spokane County has increased over 26% in a single year, reaching \$430,000 in April of this year; and

WHEREAS, a recent study by the Spokane Association of Realtors estimates a shortage of 32,000 housing units within the Spokane region needed to meet current levels of housing demand, and finds that less than 15 percent of employed residents can afford to buy a home; and

WHEREAS, average rents in Spokane increased over 9% during the last year according to data from the Washington Center for Real Estate Research; and

WHEREAS, the region's housing shortage is contributing to rapidly escalating home prices and rents which is a contributing factor in the worsening homelessness crisis in Spokane and the surrounding region; and

WHEREAS, in adopting RES-2021-0062 the City Council outlined several code amendments and permit processes that the City should enact in support of the strategies and actions recommended in the Housing Action Plan and to encourage construction of more housing within Spokane; and

WHEREAS, the Plan Commission's recommendation, if adopted by the City Council, will create opportunities for increased residential building capacity that is compatible with the surrounding residential areas; 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 Z21-280COMP is approved.
2. Amendment of the Land Use Map. Comprehensive Plan Map LU 1, Land Use Plan Map, is amended from "Residential 4-10" to "Residential 15-30" for 19.01 acres, as shown in Exhibits A and B.
3. Amendment of the Zoning Map. The City of Spokane Zoning Map is amended from "Residential Single Family" to "Residential Multifamily (RMF)" for parcels 35063.2005 & 35064.3801 and "Residential Multifamily, 55-foot height limit (RMF-55)" for parcels 35064.3612 & 35064.3613, as shown in Exhibits C and D.

PASSED BY THE CITY COUNCIL ON \_\_\_\_\_, 2022.

BJR  
Council President

Attest:

Approved as to form:

Leri Hays  
City Clerk

WJR  
Assistant City Attorney

Yulene Woodward  
Mayor

12-5-22  
Date



1-5-23  
Effective Date



# Application Z21-280COMP (W Cora Ave)

Concerning parcel(s) in the North Hill Neighborhood of Spokane

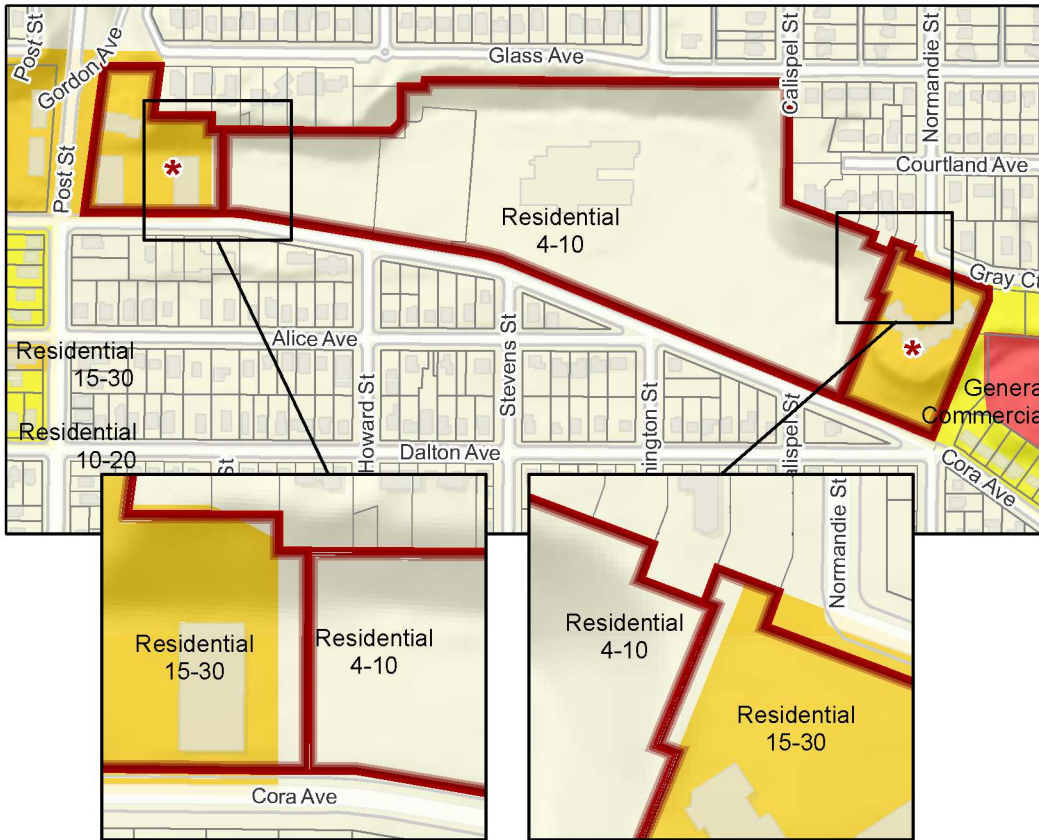
2022 Comprehensive Plan Amendment Proposals

Drawn: 10/7/2022

THIS IS NOT A LEGAL DOCUMENT

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

## EXHIBIT A: Existing Land Use Plan Map



City Boundary

Application Parcels

Parcels

### Land Use Plan Designation

General Commercial

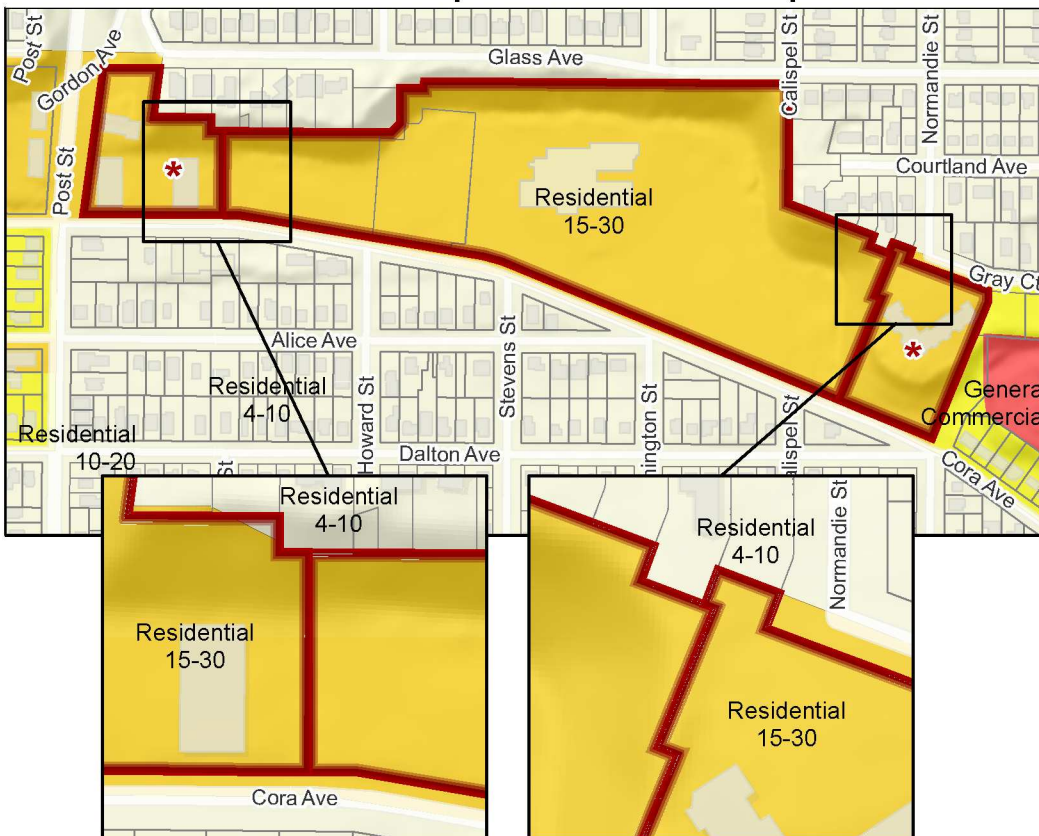
Residential 10-20

Residential 15-30

Residential 4-10

\* The Spokane City Council added portions of these parcels to the proposal.

## EXHIBIT B: Proposed Land Use Plan Map

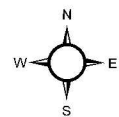


### Parcel(s):

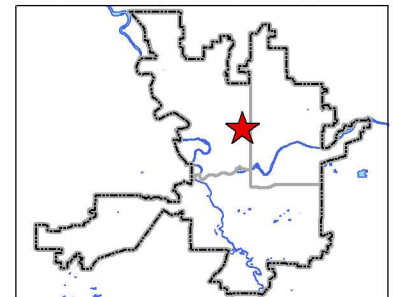
35064.3612, 35064.3613, 35064.3801, and 35063.2005

### Approximate Area:

19.1 Acres



### PROJECT LOCATION



Neighborhood and Planning Services  
Drawn By: Kevin Freibott



# Application Z21-280COMP (W Cora Ave)

Concerning parcel(s) in the North Hill Neighborhood of Spokane

2022 Comprehensive Plan Amendment Proposals

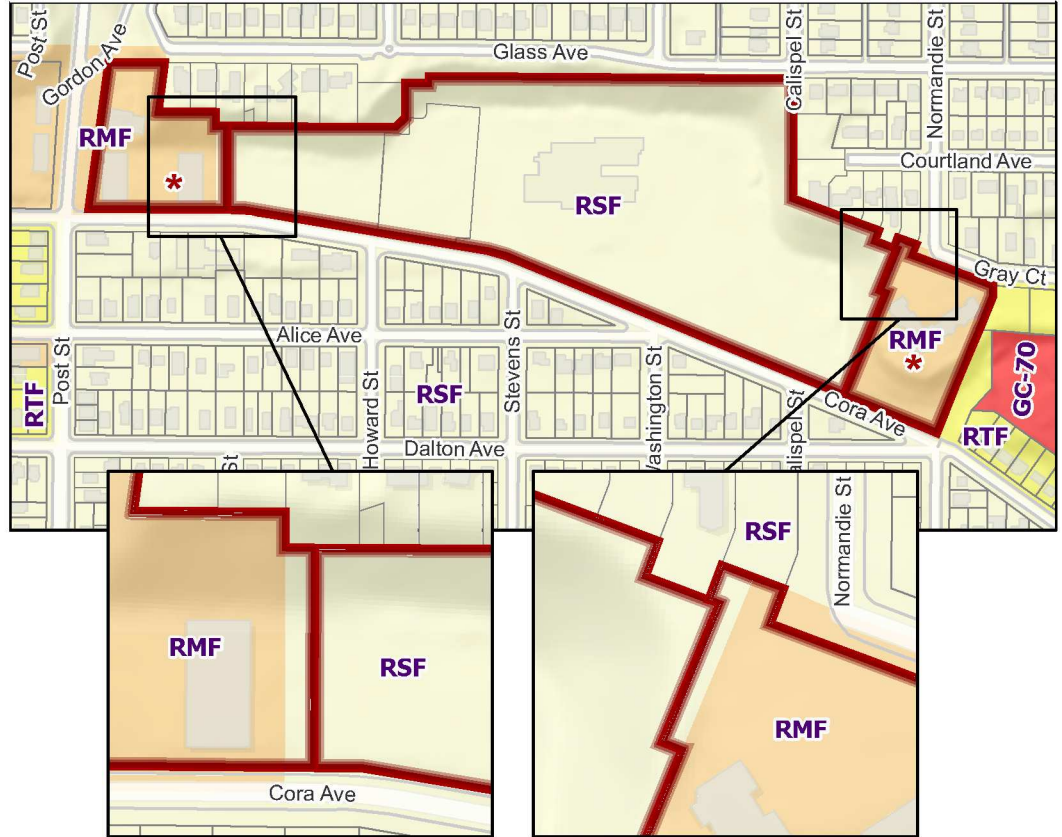
Drawn: 10/7/2022

THIS IS NOT A LEGAL DOCUMENT

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

## EXHIBIT C: Existing Zoning Map

- Parcels
- Application Parcels
- Proposed\_Zoning**
- General Commercial
- Residential Multifamily
- Residential Single-Family
- Residential Two-Family



\* The Spokane City Council added portions of these parcels to the proposal.

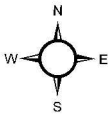
## EXHIBIT D: Proposed Zoning Map

### Parcel(s):

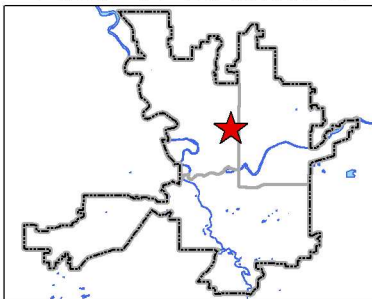
35064.3612, 35064.3613, 35064.3801, and 35063.2005

### Approximate Area:

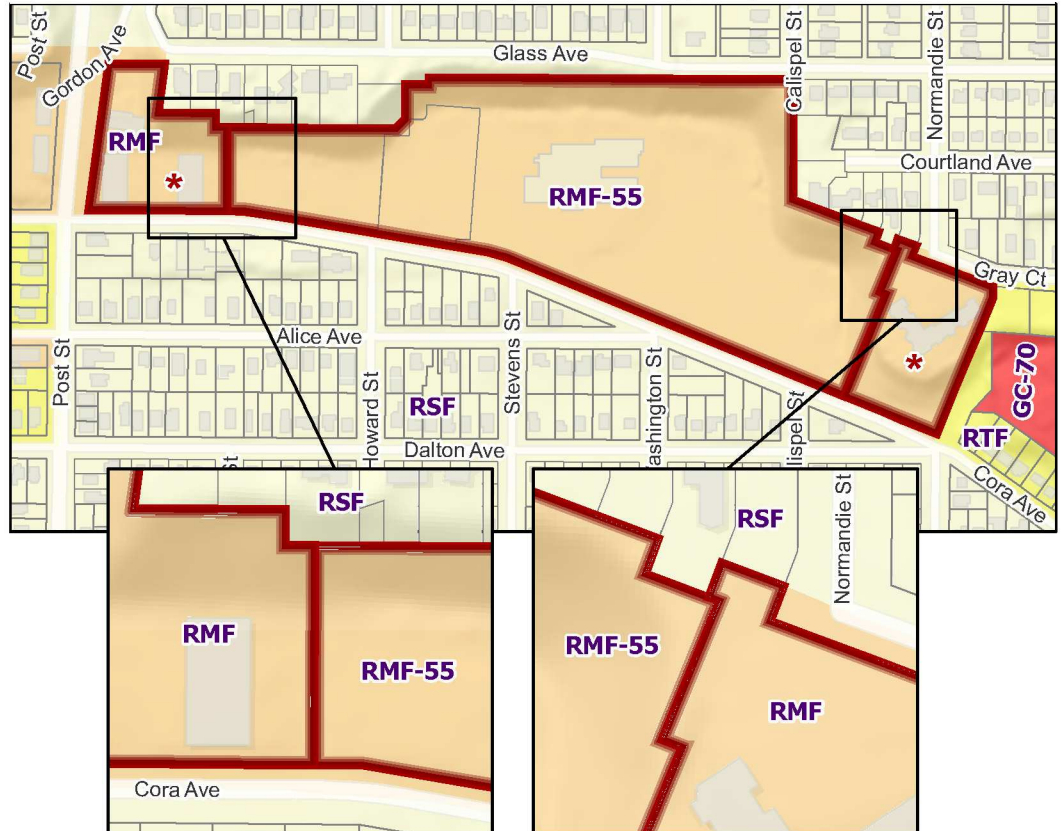
19.1 Acres



### PROJECT LOCATION



Neighborhood and Planning Services  
Drawn By: Kevin Freibott





## Committee Agenda Sheet

### Public Infrastructure, Environment, and Sustainability (PIES)

<b>Submitting Department</b>	Planning & Economic Development
<b>Contact Name &amp; Phone</b>	Kevin Freibott (x6184)
<b>Contact Email</b>	<a href="mailto:kfreibott@spokanecity.org">kfreibott@spokanecity.org</a>
<b>Council Sponsor(s)</b>	CM Lori Kinnear & CP Breean Beggs
<b>Select Agenda Item Type</b>	<input checked="" type="checkbox"/> Consent <input type="checkbox"/> Discussion    Time Requested: _____
<b>Agenda Item Name</b>	2022 Comprehensive Plan Amendments
<b>Summary (Background)</b>	<p>Each year, generally, the City accepts applications from private individuals and City departments for Comprehensive Plan Amendments. This year the City Council added seven such proposals to the docket and staff has processed these according to the requirements of SMC 17G.020. These proposals have been considered by the Plan Commission and recommendations have to Council have been made.</p> <p>Following a presentation to Council during the October 6 Study Session, Staff has prepared draft ordinances for the seven applications for Council consideration.</p> <p>More information on this year's proposals and their processing is available at <a href="https://my.spokanecity.org/projects/2021-2022-proposed-comprehensive-plan-amendments/">https://my.spokanecity.org/projects/2021-2022-proposed-comprehensive-plan-amendments/</a></p>
<b>Proposed Council Action &amp; Date:</b>	<p>Staff requests Council support to bring forward seven draft Ordinances for City Council Consideration for the following applications:</p> <ul style="list-style-type: none"> <li>• File Z21-280COMP (Cora Ave)—Land Use/Zoning Change</li> <li>• File Z21-281COMP (Freya St)—Land Use/Zoning Change</li> <li>• File Z21-282COMP (31<sup>st</sup> Ave)—Land Use/Zoning Change</li> <li>• File Z21-283COMP (27<sup>th</sup> Ave)—Land Use/Zoning Change</li> <li>• File Z21-284COMP (Francis Ave)—Land Use/Zoning Change</li> <li>• File Z22-097COMP (Map TR-5)—Bike Map Changes</li> <li>• File Z22-098COMP (Map TR-12)—Arterial Map Changes</li> </ul> <p>Draft Ordinance language for each is attached, commensurate with Plan Commission recommendations on each.</p>
<b>Fiscal Impact:</b>	<p>Total Cost: <u>0</u></p> <p>Approved in current year budget?    <input type="checkbox"/> Yes    <input type="checkbox"/> No    <input checked="" type="checkbox"/> N/A</p> <p>Funding Source    <input type="checkbox"/> One-time    <input type="checkbox"/> Recurring</p> <p>Specify funding source:</p> <p>Expense Occurrence    <input type="checkbox"/> One-time    <input type="checkbox"/> Recurring</p> <p>Other budget impacts: (revenue generating, match requirements, etc.) <i>None.</i></p>
<b>Operations Impacts</b>	

What impacts would the proposal have on historically excluded communities?

*Many of these proposals would increase the number of residential units allowed for construction in the City; helping to address the City's housing crisis.*

How will data be collected, analyzed, and reported concerning the effect of the program/policy by racial, ethnic, gender identity, national origin, income level, disability, sexual orientation, or other existing disparities?

*These are minor map amendments in the City and do not represent policy or program changes. Each is consistent with current policy and will not adversely affect existing programs.*

How will data be collected regarding the effectiveness of this program, policy or product to ensure it is the right solution?

*These are minor map amendments in the City and do not represent policy or program changes. Each is consistent with current policy and will not adversely affect existing programs.*

Describe how this proposal aligns with current City Policies, including the Comprehensive Plan, Sustainability Action Plan, Capital Improvement Program, Neighborhood Master Plans, Council Resolutions, and others?

*Amendments to the Comprehensive Plan help to ensure the plan remains 'alive' and responsive to the changing development environment in the City. Furthermore, several of these proposals could result in increased housing development in the City, helping to address the ongoing housing crisis in the City.*