



Agenda Sheet for City Council:

Committee: Urban Experience **Date:** 11/11/2024

Committee Agenda type: Consent

Date Rec'd	11/13/2024
Clerk's File #	ORD C36612
Cross Ref #	
Project #	

Council Meeting Date: 11/25/2024

Submitting Dept	PLANNING & ECONOMIC	Bid #	
Contact Name/Phone	KEVIN (509) 625 - 6184	Requisition #	
Contact E-Mail	KFREIBOTT@SPOKANECITY.ORG		
Agenda Item Type	First Reading Ordinance		
Council Sponsor(s)	ZZAPPONE JBINGLE KKLITZKE		
Agenda Item Name	0650 - Z23-478COMP – ASSEMBLY & BEMIS – COMPREHENSIVE PLAN		

Agenda Wording

Proposal Z23-478COMP seeks to amend the Land Use Plan Map and Zoning Map for 5.2 acres in the West Hills Neighborhood. This proposal is being considered as part of the Annual Comprehensive Plan Amendment Work Program.

Summary (Background)

The proposal concerns parcels 25236.0305, 25236.0401 thru .0403, 25236.0405, 25271.0408, 25271.0501, 25271.0502, 25271.0504, 25262.0311 and 25262.0312, 25271.0403 thru .0407, and a portion of parcel 25236.0057 in the West Hills Neighborhood. Application Z23-478COMP seeks to amend the Comprehensive Plan Land Use Plan Map from "Residential Low" to "General Commercial" and "Office" and amend the Zoning Map from "R1" to "General Commercial, 75-foot height limit (GC-75)" and

Lease? NO Grant related? NO Public Works? NO

Fiscal Impact

Approved in Current Year Budget? N/A

Total Cost \$

Current Year Cost \$

Subsequent Year(s) Cost \$

Narrative

Processing of Comprehensive Plan Amendments utilizes existing staff time and resources. No additional costs are associated with the adoption of this proposal.

Amount		Budget Account	
Neutral	\$	#	
Select	\$	#	
Select	\$	FIRST READING OF THE ABOVE	#
Select	\$	ORDINANCE HELD ON	#
Select	\$	11/25/2024	#
Select	\$	AND FURTHER ACTION WAS DEFERRED	#
Select	\$		#

PASSED BY
SPOKANE CITY COUNCIL:

12/2/2024
[Signature]
CITY CLERK

[Signature]
CITY CLERK



Continuation of Wording, Summary, Approvals, and Distribution

Agenda Wording

Summary (Background)

"Office Retail, 55-foot height limit (OR-55)." This Application is being considered concurrently with five others 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 9, 2024, to consider this Application and recommended approval of the proposal.

Approvals

<u>Dept Head</u>	GARDNER, SPENCER
<u>Division Director</u>	GARDNER, SPENCER
<u>Accounting Manager</u>	ORLOB, KIMBERLY
<u>Legal</u>	KAPAUN, MEGAN
<u>For the Mayor</u>	PICCOLO, MIKE

Additional Approvals

Distribution List

	Kfreibott@spokanecity.org
bwhitmarsh@spokanecity.org	eking@spokanecity.org
sgardner@spokanecity.org	smacdonald@spokanecity.org

Committee Agenda Sheet

Urban Experience Committee

Committee Date	November 11, 2024
Submitting Department	Planning & Economic Development
Contact Name	Kevin Freibott
Contact Email & Phone	kfreibott@spokanecity.org , (509) 625 - 6184
Council Sponsor(s)	<u>CM Zack Zappone, CM Jonathan Bingle, and CM Kitty Klitzke</u>
Select Agenda Item Type	<input checked="" type="checkbox"/> Consent <input type="checkbox"/> Discussion Time Requested:
Agenda Item Name	Z23-478COMP – Assembly & Bemis – Comprehensive Plan Amendment
Proposed Council Action	<input checked="" type="checkbox"/> Approval to proceed to Legislative Agenda <input type="checkbox"/> Information Only
Summary (Background) *use the Fiscal Impact box below for relevant financial information	<p>The proposal concerns parcels 25236.0305, 25236.0401 thru .0403, 25236.0405, 25271.0408, 25271.0501, 25271.0502, 25271.0504, 25262.0311 and 25262.0312, 25271.0403 thru .0407, and a portion of parcel 25236.0057 in the West Hills Neighborhood.</p> <p>Application Z23-478COMP seeks to amend the Comprehensive Plan Land Use Plan Map from “Residential Low” to “General Commercial” and “Office” and amend the Zoning Map from “R1” to “General Commercial, 75-foot height limit (GC-75)” and “Office Retail, 55-foot height limit (OR-55).”</p> <p>This Application is being considered concurrently with five others 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 9, 2024, to consider this Application and recommended approval of the proposal.</p>
<p>Fiscal Impact</p> <p>Approved in current year budget? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p> <p>Total Cost: <u>Click or tap here to enter text.</u></p> <p> Current year cost:</p> <p> Subsequent year(s) cost:</p> <p>Narrative: <u>Processing of Comprehensive Plan Amendments utilizes existing staff time and resources. No additional costs are associated with the adoption of this proposal.</u></p> <p>Funding Source <input type="checkbox"/> One-time <input type="checkbox"/> Recurring <input checked="" type="checkbox"/> N/A</p> <p>Specify funding source: Select Funding Source*</p> <p>Is this funding source sustainable for future years, months, etc? <u>Click or tap here to enter text.</u></p> <p>Expense Occurrence <input type="checkbox"/> One-time <input type="checkbox"/> Recurring <input checked="" type="checkbox"/> N/A</p> <p>Other budget impacts: (revenue generating, match requirements, etc.)</p>	
Operations Impacts (If N/A, please give a brief description as to why)	
What impacts would the proposal have on historically excluded communities?	

The is a private proposal to amend the land use and zoning map and is not directly related to historically excluded communities.

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?

The proposal is a land use and zoning map change and does not guarantee future development of the subject properties. No data is directly collected or analyzed on the listed topics, however the Planning & Economic Development Department generally follows these proposals to track whether the subject properties develop in the future.

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

As stated above, the department generally tracks these proposals to see if they develop. Doing so allows for educated revisions to ensure the efficacy of the program if they are warranted.

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?

This proposal is consistent with Comprehensive Plan Policies **LU 1.8 General Commercial Uses**. After reviewing the criteria set forth in SMC 17G.020.030, Plan Commission found the proposal consistent with the Comprehensive Plan and all applicable review criteria, voting to recommend City Council approval of the proposal, subject to the modification of height from 70 to 75 feet and the inclusion of all additional parcels requested by the applicant.

Ordinance No. C36612

AN ORDINANCE RELATING TO APPLICATION FILE Z23-478COMP AMENDING MAP LU 1, LAND USE PLAN MAP, OF THE CITY'S COMPREHENSIVE PLAN FROM "RESIDENTIAL LOW" TO "GENERAL COMMERCIAL" AND "OFFICE" FOR APPROXIMATELY 5.2 ACRES IN THE WEST HILLS NEIGHBORHOOD; AND AMENDING THE ZONING MAP FROM "R1" TO "GENERAL COMMERCIAL, 75-FOOT HEIGHT LIMIT (GC-75) AND "OFFICE RETAIL, 55-FOOT HEIGHT LIMIT (OR-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 Z23-478COMP was submitted in a timely manner for review during the City's 2023/2024 Comprehensive Plan amendment cycle; and

WHEREAS, Application Z23-478COMP sought to amend the Land Use Plan Map of the City's Comprehensive Plan for 3.3 acres from "Residential Low" to "General Commercial" for parcels 25236.0305, 25236.0401 thru .0403, 25236.0405, 25271.0408, 25271.0501, 25271.0502, and 25271.0504; and

WHEREAS; the corresponding zoning destination requested was "General Commercial, 70-foot height limit (GC-70)"; and

WHEREAS, City Council adopted RES 2024-0029 on March 25, 2024, including Application Z23-478COMP in the 2024 Comprehensive Plan Amendment Work Program, and expanding the proposal to include consideration of parcels 25262.0311 and 25262.0312 and a portion of parcel 25236.0057, totaling 0.63 acres; and

WHEREAS, the applicant requested the City consider the inclusion of five additional parcels (25271.0403 thru .0407), totaling 1.3 acres, as an expansion to this proposal;

WHEREAS, the additional parcels (25271.0403 thru .0407) were subsequently included in all published materials including maps, noticing, and analysis; and

WHEREAS, staff requested comments from agencies and departments on May 7, 2024, and a public comment period ran from June 10, 2024 to August 9, 2024; and

WHEREAS, the Spokane Plan Commission held a workshop to study the application on July 10, 2024; and

WHEREAS, City Council adopted ORD C36555 on August 12, 2024, amending SMC 17C.122.220.B.1, establishing new maximum height options for commercial zones, following which the applicant requested that the City consider a maximum height of 75 feet for this proposal; 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 17, 2024; and

WHEREAS, a State Environmental Policy Act ("SEPA") Determination of Non-Significance was issued on September 16, 2024, for the amendment to the Comprehensive Plan, the comment period for which ended on October 8, 2024; and

WHEREAS, a staff report for Application Z23-478COMP reviewing all the criteria relevant to consideration of the application was published on September 20, 2024, and sent to all applicants, commenters, 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 in the Spokesman-Review on September 25, 2024, and October 2, 2024; and

WHEREAS, Notice of Plan Commission Public Hearing and SEPA Determination was posted on the property and mailed to all property owners, occupants, and taxpayers of record, as shown in the most recent Spokane County Assessor's record for all properties within 400 linear feet of any portion of the boundary of the subject properties, pursuant to Spokane Municipal Code 17G.020.070, on September 25, 2024; and

WHEREAS, the Spokane Plan Commission held a public hearing on October 9, 2024, including staff presentation, taking of public testimony, closing of the verbal and written public record, and deliberations; and

WHEREAS, the Spokane Plan Commission found that Application Z23-478COMP is consistent with and implements the Comprehensive Plan; and

WHEREAS, the Spokane Plan Commission found that Application Z23-478COMP 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 1 to recommend approval of Application Z23-478COMP, conditioned upon their recommendation to include the five parcels requested by the applicant and to amend the height maximum for the "General Commercial" zoned parcels from 70 feet to 75 feet; 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 Z23-478COMP is approved.
2. Amendment of the Land Use Map. Comprehensive Plan Map LU 1, Land Use Plan Map, is amended from "Residential Low" to "General Commercial" and "Office" for 5.2 acres, as shown in Exhibit B.
3. Amendment of the Zoning Map. The City of Spokane Zoning Map is amended from "R1" to "General Commercial, 75-foot height limit (GC-75)" and "Office Retail, 55-foot height limit (OR-55)," as shown in Exhibit C.

PASSED BY THE CITY COUNCIL ON December 2, 2024.



Betsy Wilkerson
Council President

Attest:

Approved as to form:

Leri Hefets
City Clerk

[Signature]
Assistant City Attorney

Lisa Brown
Mayor

12/13/2024
Date

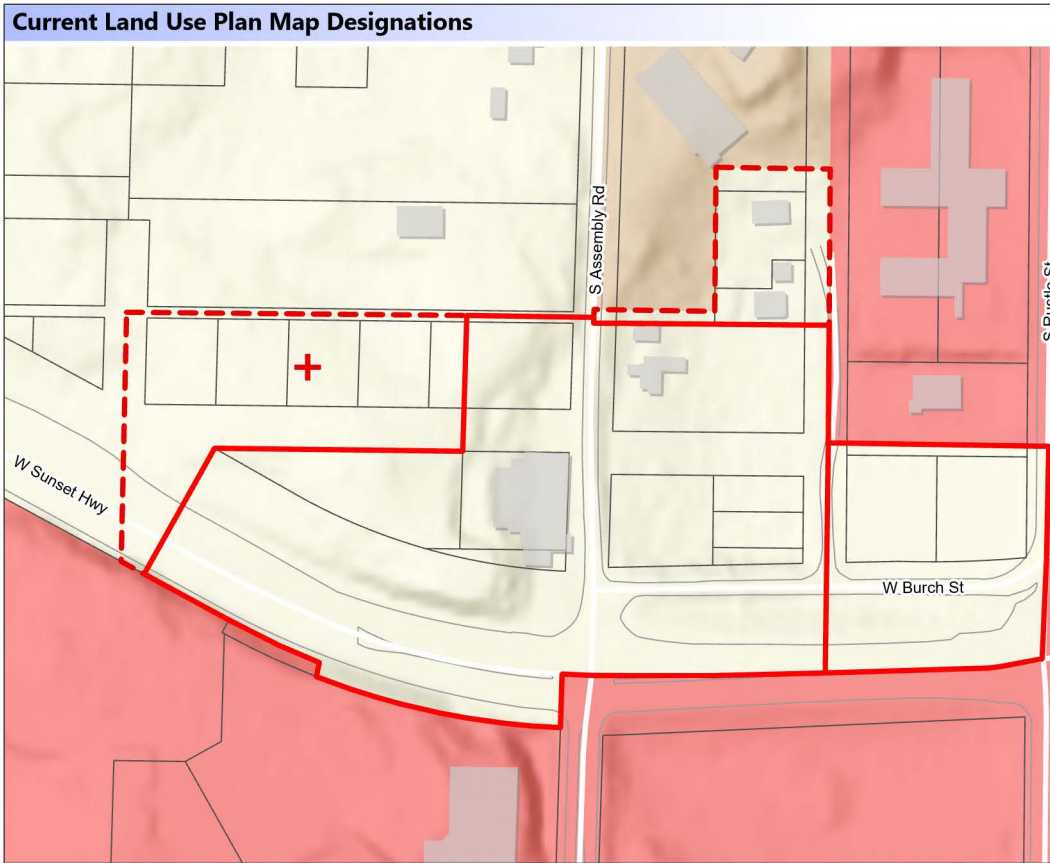
1/12/2025
Effective Date



Exhibit B: Land Use Plan Map Changes

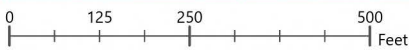


THIS IS NOT A LEGAL DOCUMENT
The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.

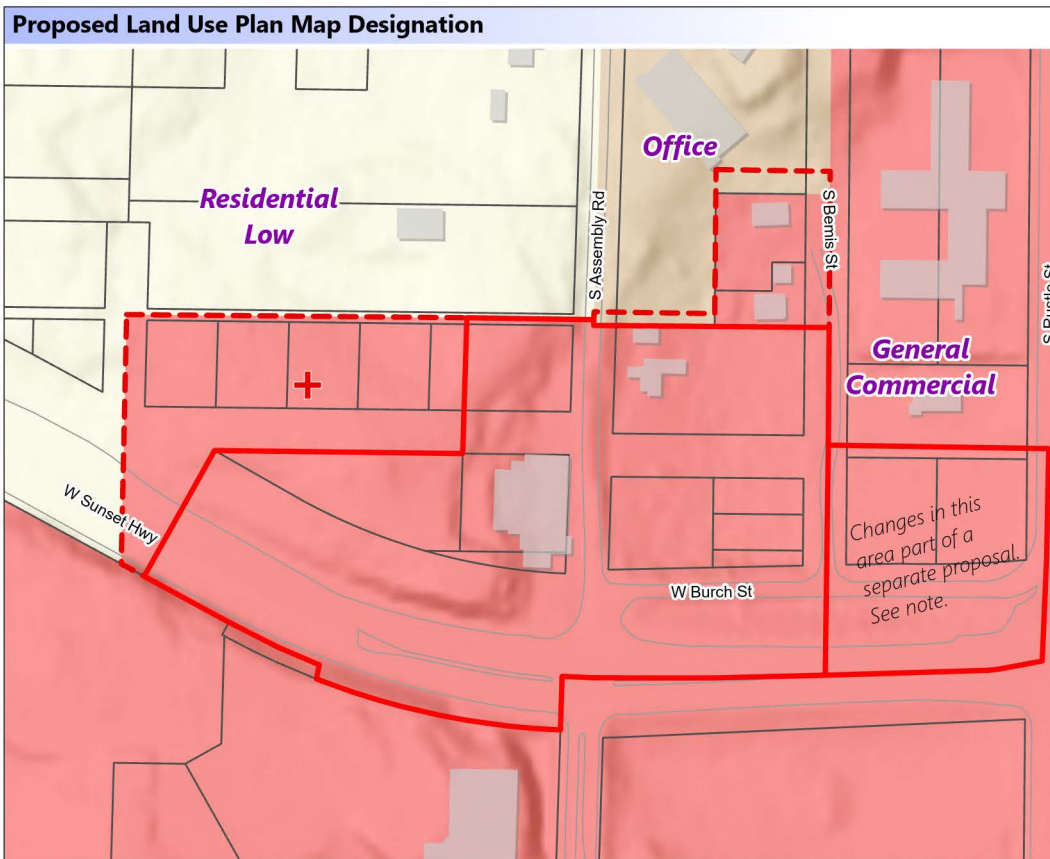


- Project Area
 - Expanded Area
 - Parcel
 - Buildings
 - Curb Line
- Land Use Plan Designation**
- Residential Low
 - Office
 - General Commercial

+ This expansion area was requested by the applicant after docketing was complete--its inclusion is subject to Plan Commission/City Council approval.



Drawing Scale: 1:3,200



- Agent:** Land Use Solutions & Entitlement
- Parcels:** 25236.0057 25271.0404
25236.0305 25271.0405
25236.0311 25271.0406
25236.0312 25271.0407
25236.0401 25271.0408
25236.0402 25271.0501
25236.0403 25271.0502
25236.0405 25271.0504
25271.0403
- Size:** 5.22 acres
(Size is Approximate)

Note: This application is located adjacent to another proposal by a another applicant. See **File Z23-477COMP** for details as to the adjacent application.

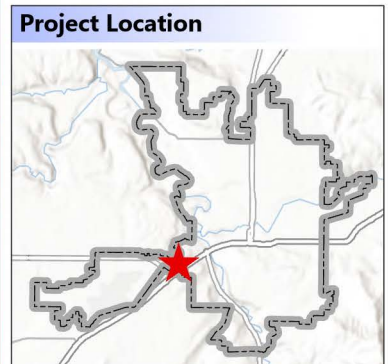


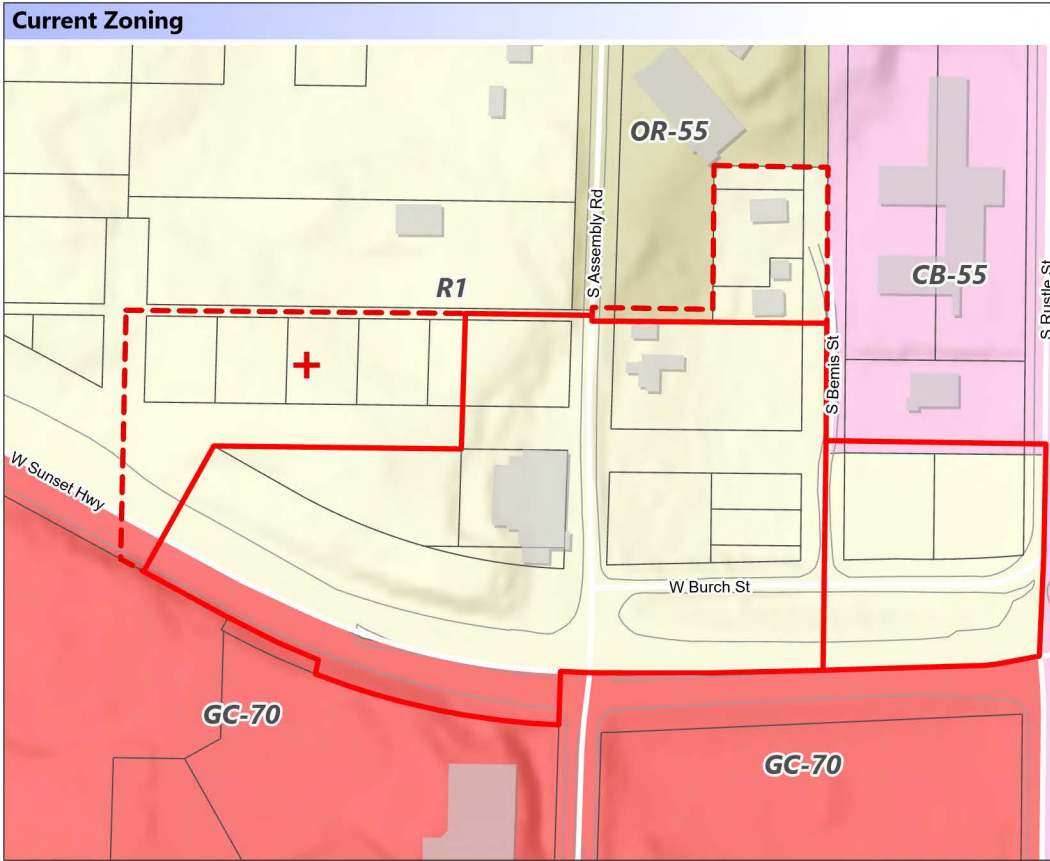


Exhibit C: Zoning Changes

Department of Planning & Economic Development



THIS IS NOT A LEGAL DOCUMENT
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- Project Area
 - Expansion Area
 - Buildings
 - Parcel
 - Curb Line
- Zoning**
- Community Business
 - General Commercial
 - Office Retail
 - Residential 1

+ This expansion area was requested by the applicant after docketing was complete--its inclusion is subject to Plan Commission/City Council approval.

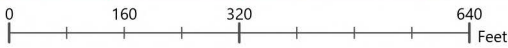
Agent: Land Use Solutions & Entitlement

- Parcels:** 25236.0057 25271.0404
 25236.0305 25271.0405
 25236.0311 25271.0406
 25236.0312 25271.0407
 25236.0401 25271.0408
 25236.0402 25271.0501
 25236.0403 25271.0502
 25236.0405 25271.0504
 25271.0403

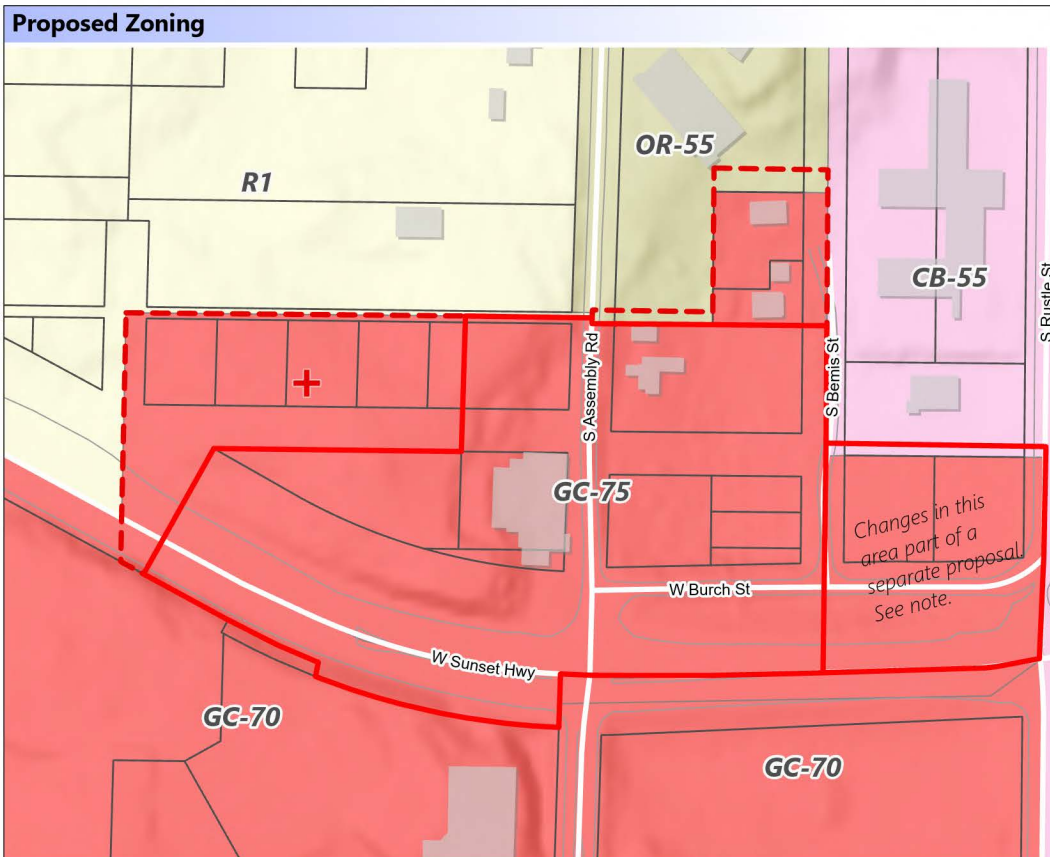
Size: 5.22 acres
(Size is Approximate)

Note: This application is located adjacent to another proposal by a another applicant. See **File Z23-477COMP** for details as to the adjacent application.

This exhibit has been updated according to the recommendation of the Spokane Plan Commission during their hearing on October 9, 2024.



Drawing Scale: 1:3,200



Project Location

