

# ANNUAL AMENDMENTS COMPREHENSIVE PLAN

Study Slides for Web & City Council Ad Hoc Committee

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Threshold Review & Establishment of  
Annual Comprehensive Plan Amendment Work Program 2018

Meeting set for February 7, 2018

Planning Staff: Tirrell Black, [tblack@spokanecity.org](mailto:tblack@spokanecity.org)





# Shaping Spokane

Comprehensive Plan  
for the City of Spokane

# Revised Code of Washington (RCW)

RCW allows once per year amendment process  
Cumulative impacts of proposed changes must be considered  
SEPA Review must be completed



**WASHINGTON STATE LEGISLATURE**

[Legislature Home](#)  
[House of Representatives](#)  
[Senate](#)  
[Find Your District](#)  
[Laws & Agency Rules](#)

[RCWs > Title 36 > Chapter 36.70a > Section 36.70a.130](#)

[36.70A.120](#) << [36.70a.130](#) >> [36.70A.131](#)

**RCW 36.70a.130**

**Comprehensive plans—Review procedures and schedules—Amendments.**

# Annual Amendment Work Program

- Anyone can apply to amend the Comprehensive Plan
- Amendments can be to text (policy) or maps in the plan
- Review should be comprehensive
  
- SMC 17G.020 amended in 2017 to include “early threshold review”
- Recommendation by this committee to city council on the Annual Amendment Comprehensive Plan Work Program

City Council will adopt Annual Amendment Comprehensive Plan Work Program by Resolution

# Timeline

- Oct 31, 2017 Deadline for Private Applications
- February 7, 2018 Ad Hoc Committee meets (2pm, Briefing Center)
  - Recommendation to City Council
- City Council Resolution Setting Work Program
  - Late February or early March 2018
  - City council may add additional amendments at this time
- When Work Program is adopted – the full review occurs
  - Agency & Interested City Department Review
  - Additional Studies may be conducted (such as traffic study)
  - Public Comment Period
  - SEPA Decision & Plan Commission Hearing
  - City Council Action

## 17G.020.026, Threshold Review Decision Criteria

The City Council may add a proposed amendment to the Annual Comprehensive Plan Amendment Work Program if the following criteria have been met

- **Appropriately addressed** through the comprehensive plan; and
- **Not already addressed** by an ongoing work program approved by the City Council or by a neighborhood or subarea planning process; and
- **Can be reasonably reviewed within the resources and time frame** of the Annual Comprehensive Plan Amendment Work Program; and
- When expansion of the **geographic scope** of an amendment proposal is being considered, shared characteristics with nearby, similarly situated property have been identified and the expansion is the minimum necessary to include properties with those shared characteristics; and

## 17G.020.026, Threshold Review Decision Criteria

The City Council may add a proposed amendment to the Annual Comprehensive Plan Amendment Work Program if the following criteria have been met

- The proposed amendment is **consistent with current general policies** in the comprehensive plan **for site-specific amendment proposals**. The proposed amendment must also be consistent with policy implementation in the Countywide Planning Policies, the GMA, or other state or federal law, and the Washington Administrative Code; and
- 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; or
- State law required, or a decision of a court or administrative agency has directed such a change.

# 2017/2018 proposals

File #	General Location	Neighborhood	Applicant
Z2017-612COMP	W 6 <sup>th</sup> Ave & S Stevens	Cliff/Cannon	Clanton Family LLC
Z2017-622COMP	W 7 <sup>th</sup> Ave & S. C St	West Hills	Ventura Land Holdings LLC
Z2017-623COMP	9 <sup>th</sup> Ave & S. Madison	Cliff/Cannon	Kain Investments LLC (formerly 926 Monroe LLC)
Z2017-624COMP	1616 S Rustle St	West Hills	U Haul
Z2017-630COMP	6216 N. Washington St.	North Hill	Plese & Plese LLC

## Agents:

Stacy Bjordahl

Parsons/Burnett/Bjordahl/Hume, LLP 509-252-5066, [sbjordahl@pblw.biz](mailto:sbjordahl@pblw.biz)

Dwight Hume

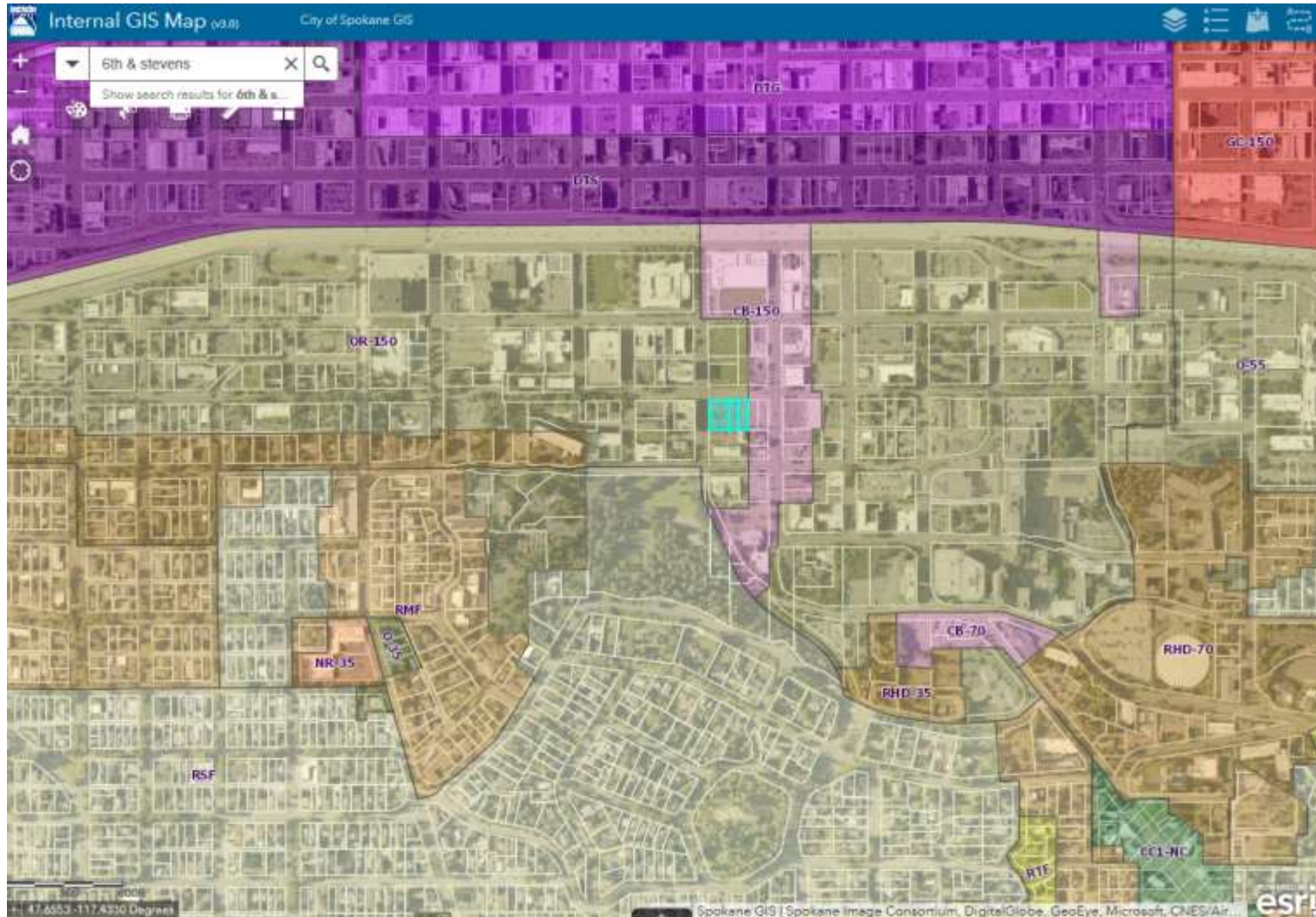
Land Use Solutions & Entitlement, 509-435-3108, [dhume@Spokane-landuse.com](mailto:dhume@Spokane-landuse.com)



# Z17-612COMP

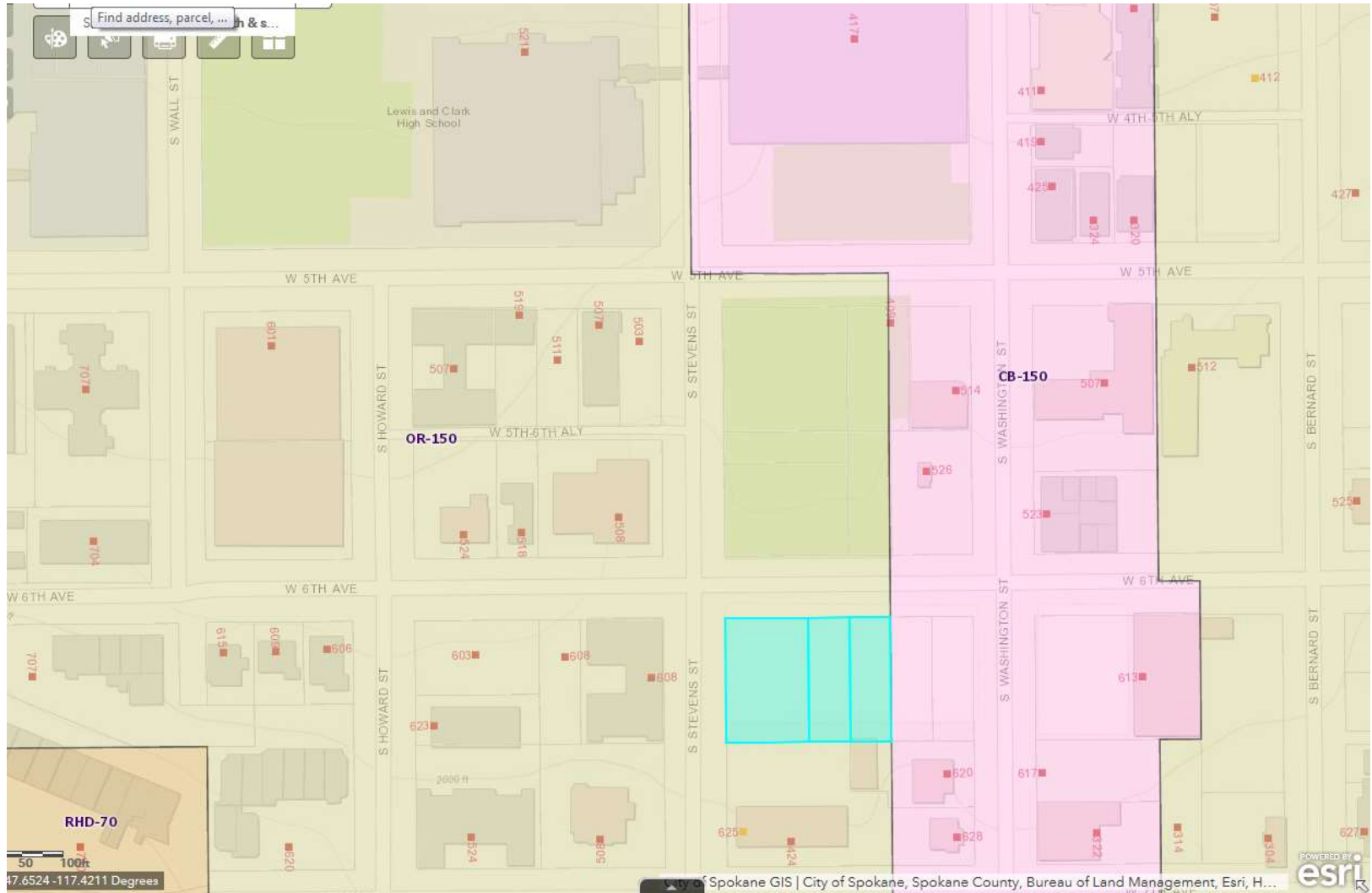
Applicant	Clanton Family LLC
Agent	Dwight Hume, Land Use Solutions and Entitlement
Parcel numbers	35191.5101, .5102 & .5103
General Location	Southeast corner of W. 6 <sup>th</sup> Avenue & S. Stevens St.
Size of property	0.68 Acres
Current Land Use & Zoning	Office Land Use & OR-150 zoning
Requested Land Use & Zoning	Commercial Land Use, CB-150 zoning
Within Neighborhood Council Boundary	Cliff/Cannon

# Z2017-612COMP W 6<sup>th</sup> Ave & S Stevens



# Z2017-612COMP

## W 6<sup>th</sup> Ave & S Stevens

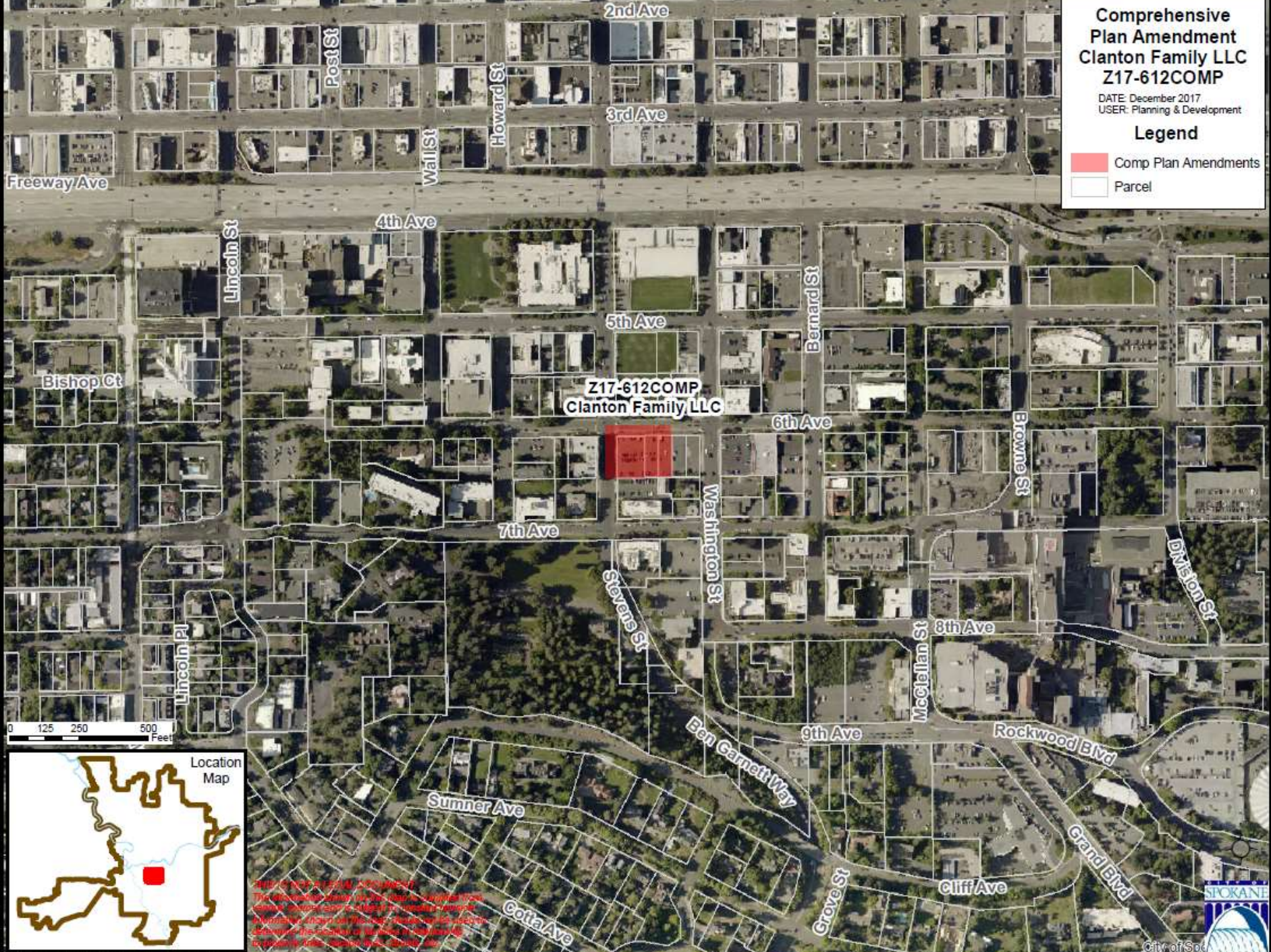


**Comprehensive  
Plan Amendment  
Clanton Family LLC  
Z17-612COMP**

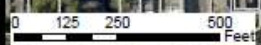
DATE: December 2017  
USER: Planning & Development

**Legend**

- Comp Plan Amendments
- Parcel



**Z17-612COMP  
Clanton Family LLC**



**2017 Comprehensive Amendment**  
This amendment is subject to the comprehensive  
plan amendment process and the City of Spokane  
Planning Commission and City Council. The City of Spokane  
Planning Commission and City Council are the  
ultimate decision makers on this amendment.



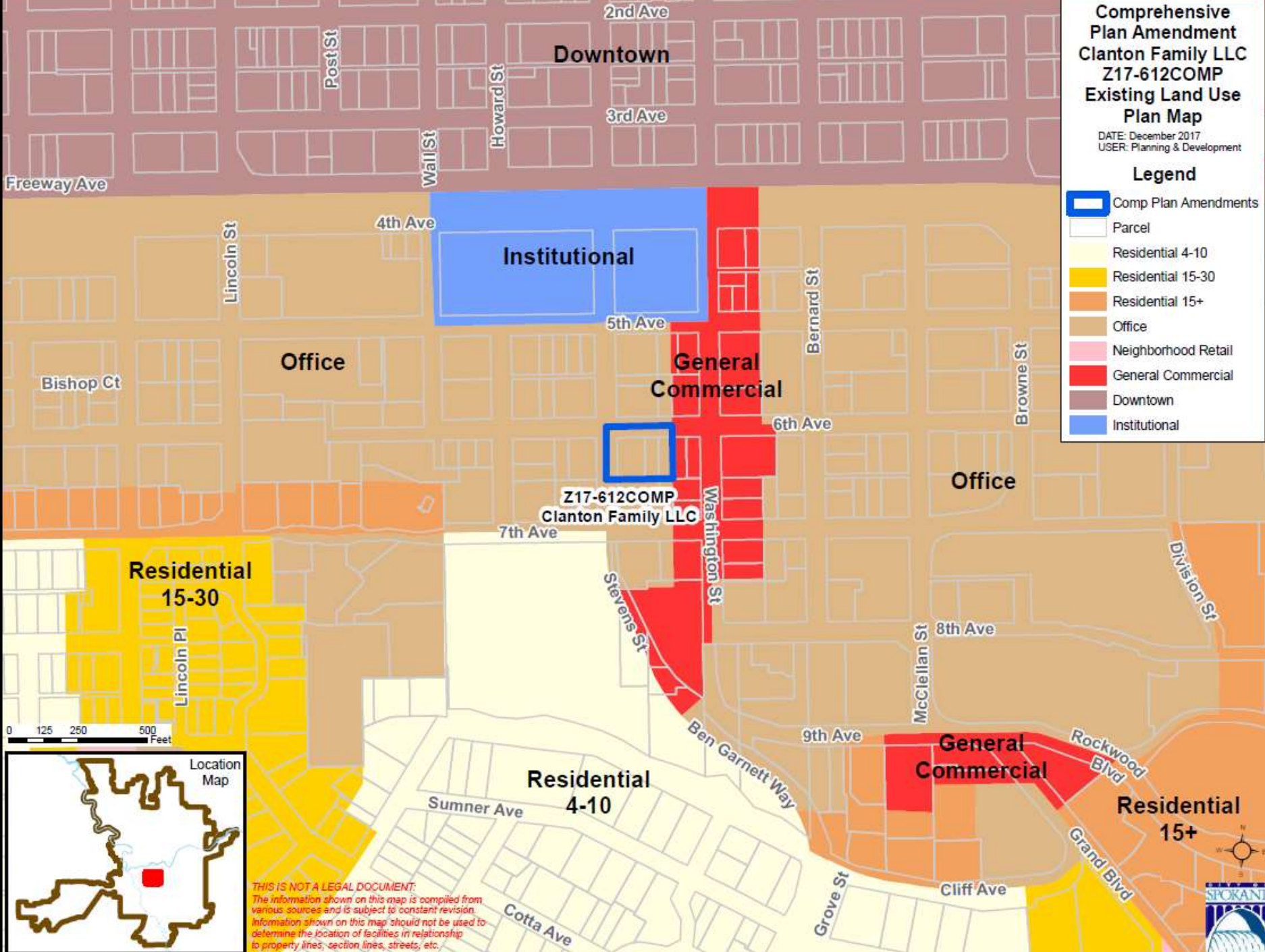
City of Spokane

**Comprehensive  
Plan Amendment  
Clanton Family LLC  
Z17-612COMP  
Existing Land Use  
Plan Map**

DATE: December 2017  
USER: Planning & Development

**Legend**

- Comp Plan Amendments
- Parcel
- Residential 4-10
- Residential 15-30
- Residential 15+
- Office
- Neighborhood Retail
- General Commercial
- Downtown
- Institutional



0 125 250 500 Feet















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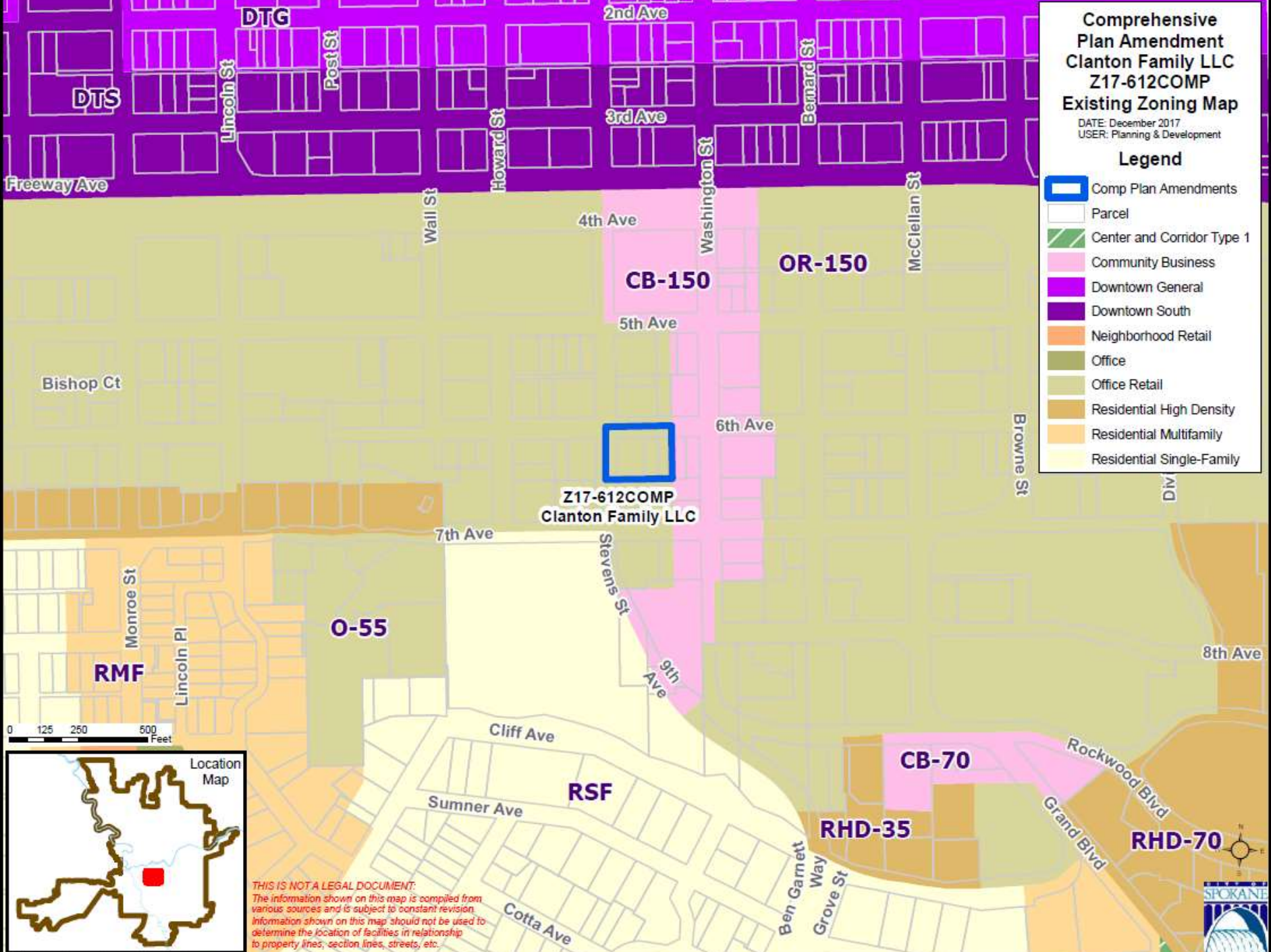


**Comprehensive  
Plan Amendment  
Clanton Family LLC  
Z17-612COMP  
Existing Zoning Map**

DATE: December 2017  
USER: Planning & Development

**Legend**

-  Comp Plan Amendments
-  Parcel
-  Center and Corridor Type 1
-  Community Business
-  Downtown General
-  Downtown South
-  Neighborhood Retail
-  Office
-  Office Retail
-  Residential High Density
-  Residential Multifamily
-  Residential Single-Family



0 125 250 500 Feet



Location Map

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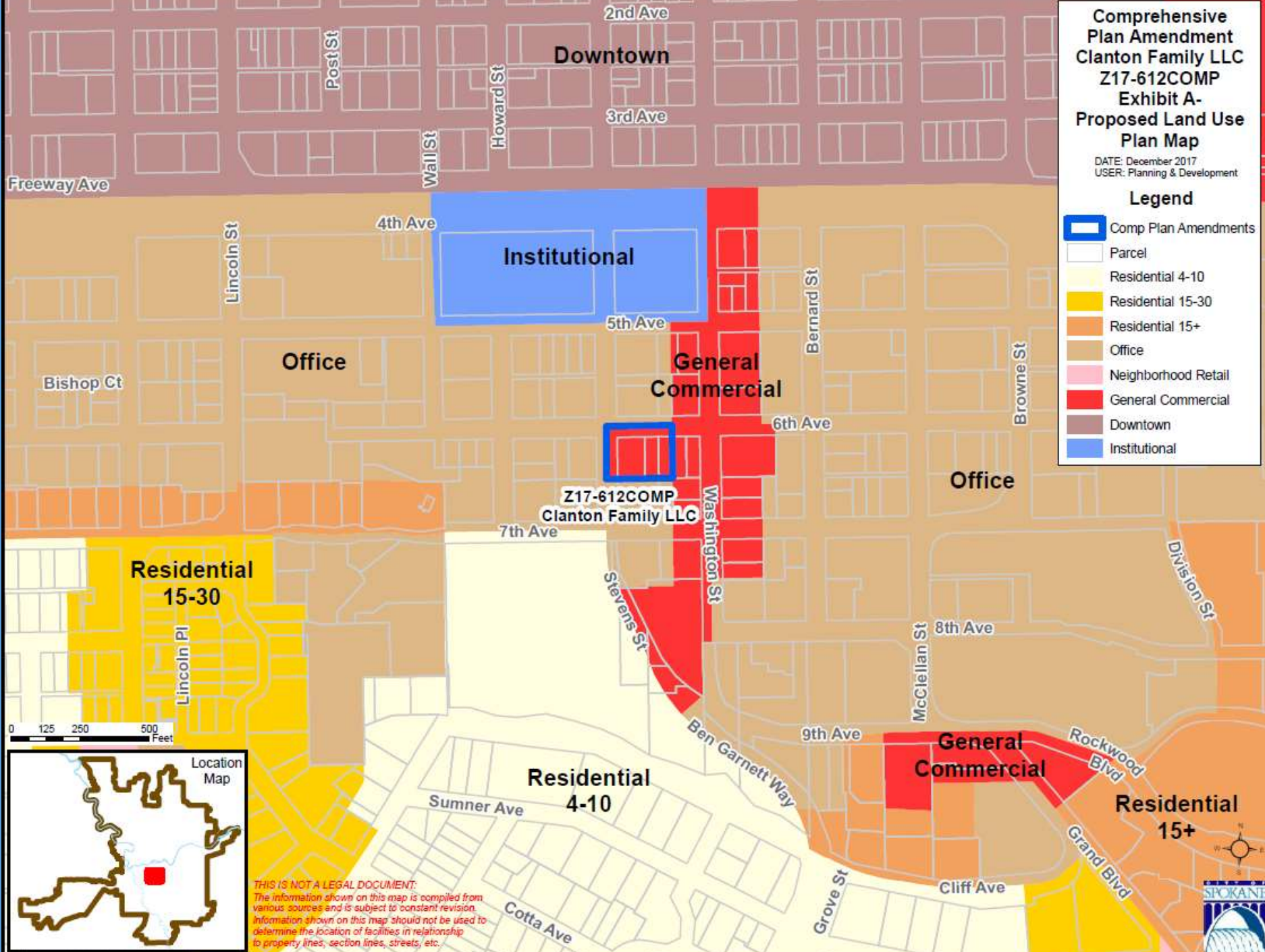


**Comprehensive  
Plan Amendment  
Clanton Family LLC  
Z17-612COMP  
Exhibit A-  
Proposed Land Use  
Plan Map**

DATE: December 2017  
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**Legend**

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- General Commercial
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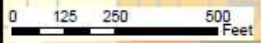
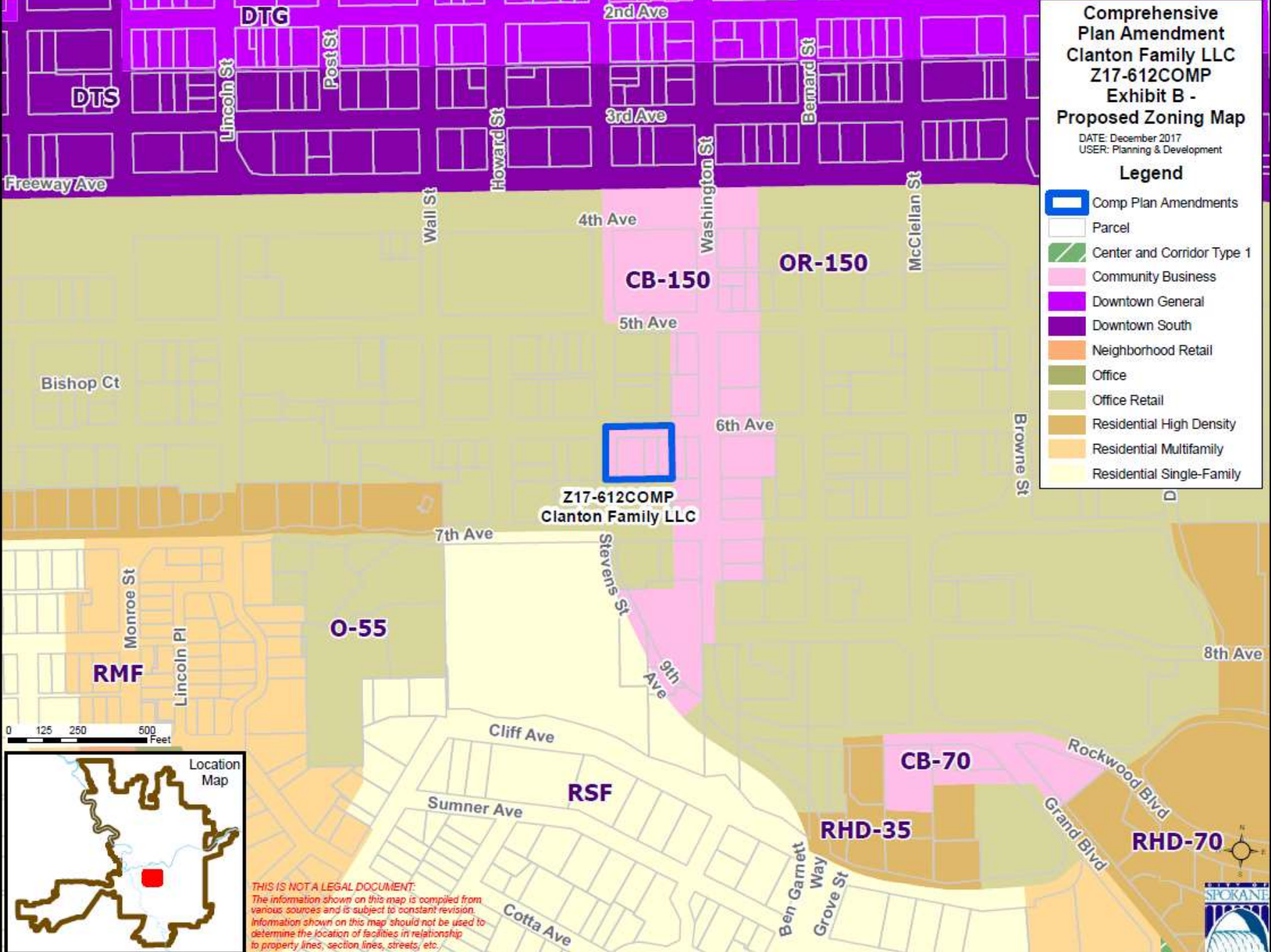


**Comprehensive  
Plan Amendment  
Clanton Family LLC  
Z17-612COMP  
Exhibit B -  
Proposed Zoning Map**

DATE: December 2017  
USER: Planning & Development

**Legend**

-  Comp Plan Amendments
-  Parcel
-  Center and Corridor Type 1
-  Community Business
-  Downtown General
-  Downtown South
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-  Office Retail
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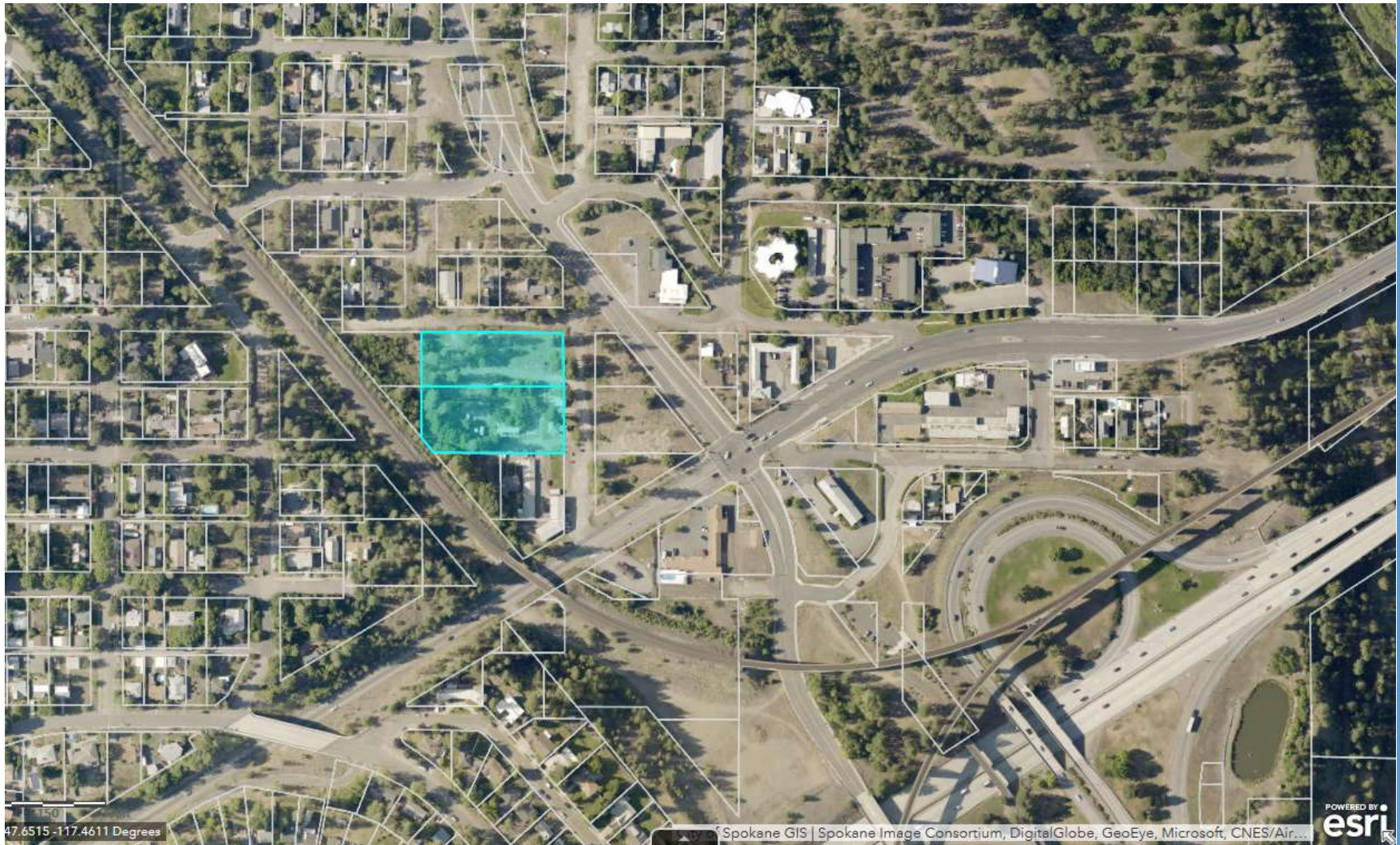




# Z17-622COMP

Applicant	Ventura Land Holdings LLC
Agent	Dwight Hume, Land Use Solutions and Entitlement
Parcel numbers	25234.6501 & 25234.0902
General Location	W. 7 <sup>th</sup> Avenue & S. "C" St.
Size of property	2.2 Acres
Current Land Use & Zoning	Residential 4-10 Land Use & RSF zoning
Requested Land Use & Zoning	Residential 15-30 Land Use, RMF zoning
Within Neighborhood Council Boundary	West Hills

# Z2017-622COMP W 6<sup>th</sup> Ave & S Stevens



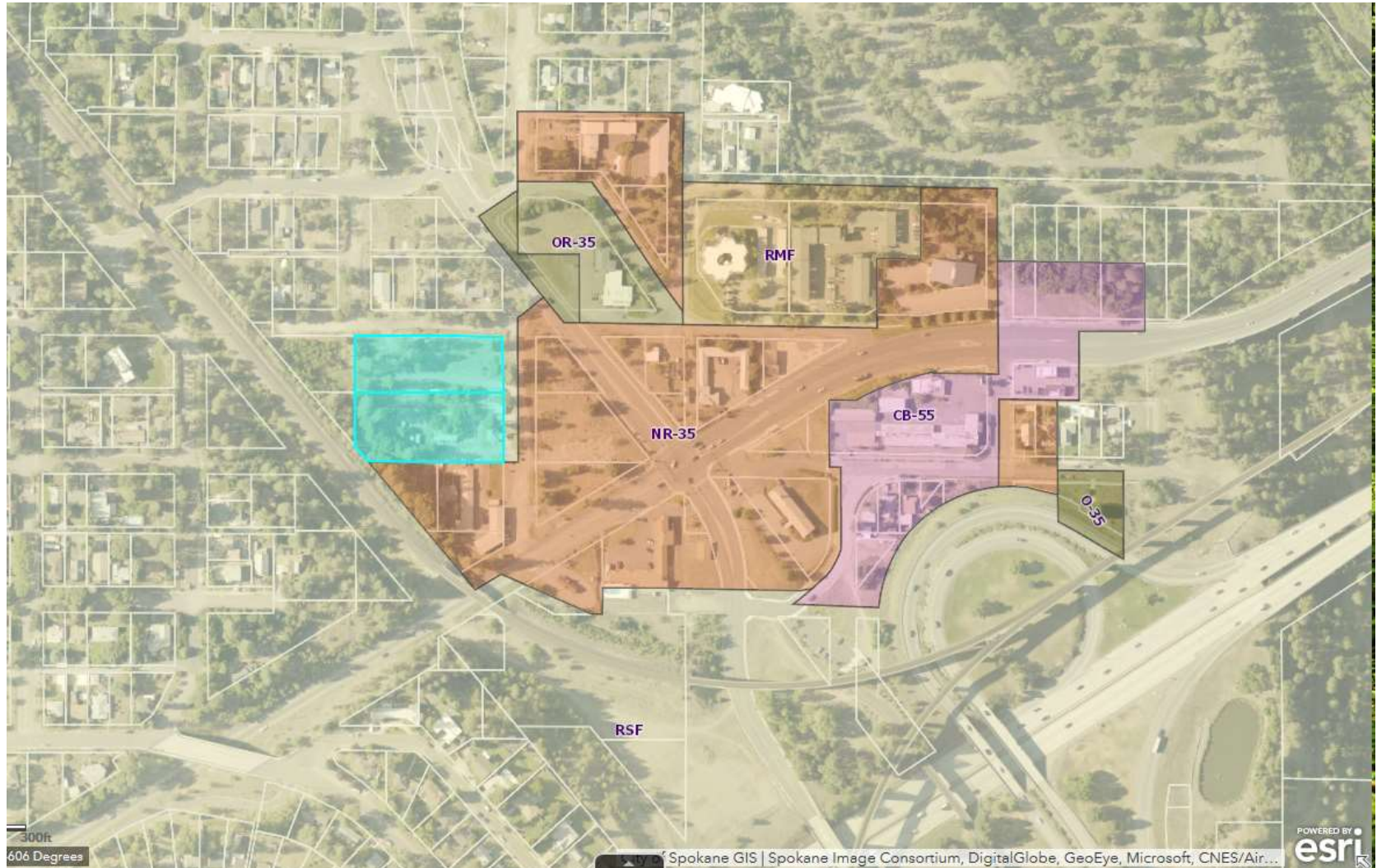
47.6515 -117.4611 Degrees

Spokane GIS | Spokane Image Consortium, DigitalGlobe, GeoEye, Microsoft, CNES/Air...



# Z2017-622COMP

## West 7<sup>th</sup> Ave & South "C" Street

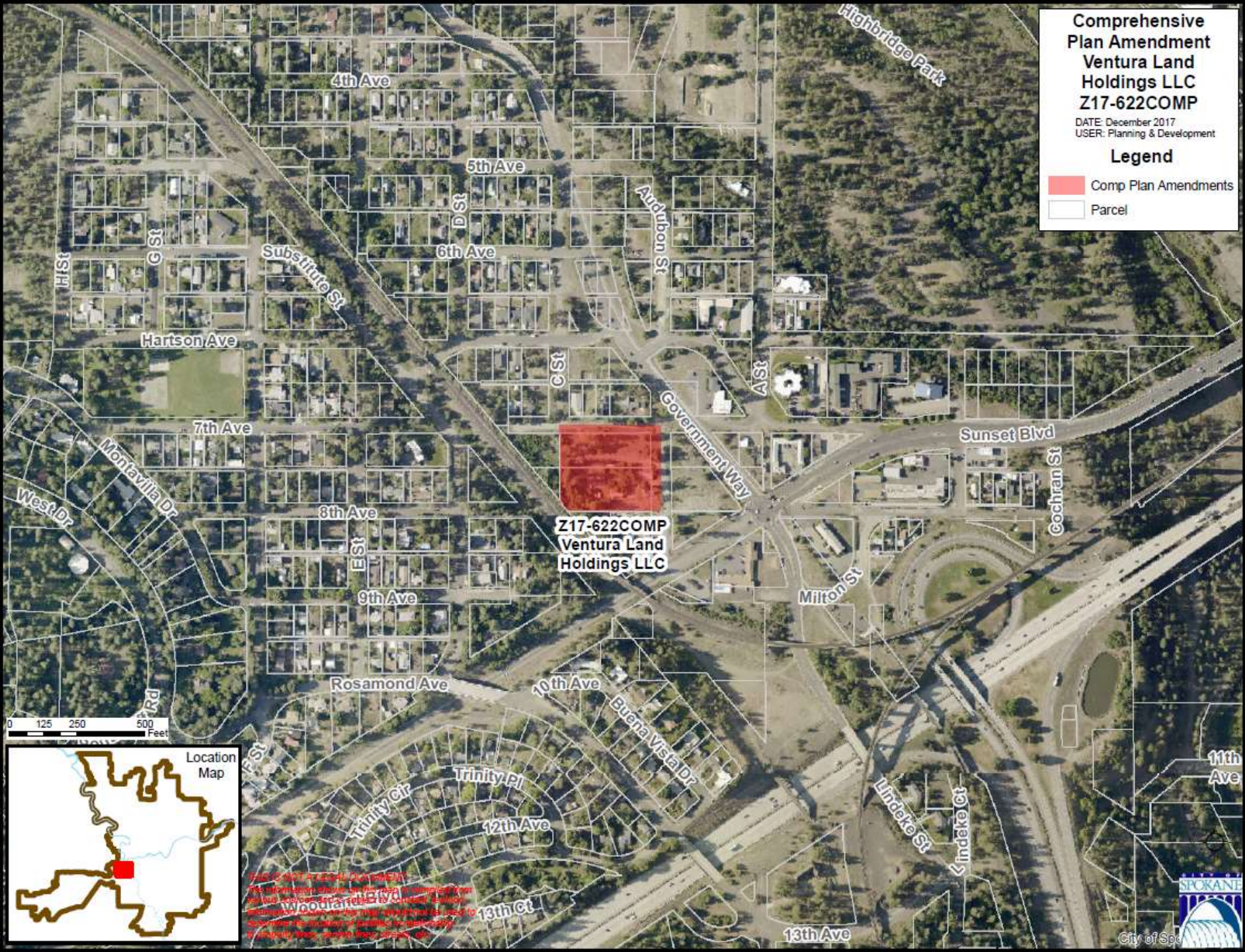


**Comprehensive  
Plan Amendment  
Ventura Land  
Holdings LLC  
Z17-622COMP**

DATE: December 2017  
USER: Planning & Development

**Legend**

- Comp Plan Amendments
- Parcel



**Z17-622COMP  
Ventura Land  
Holdings LLC**



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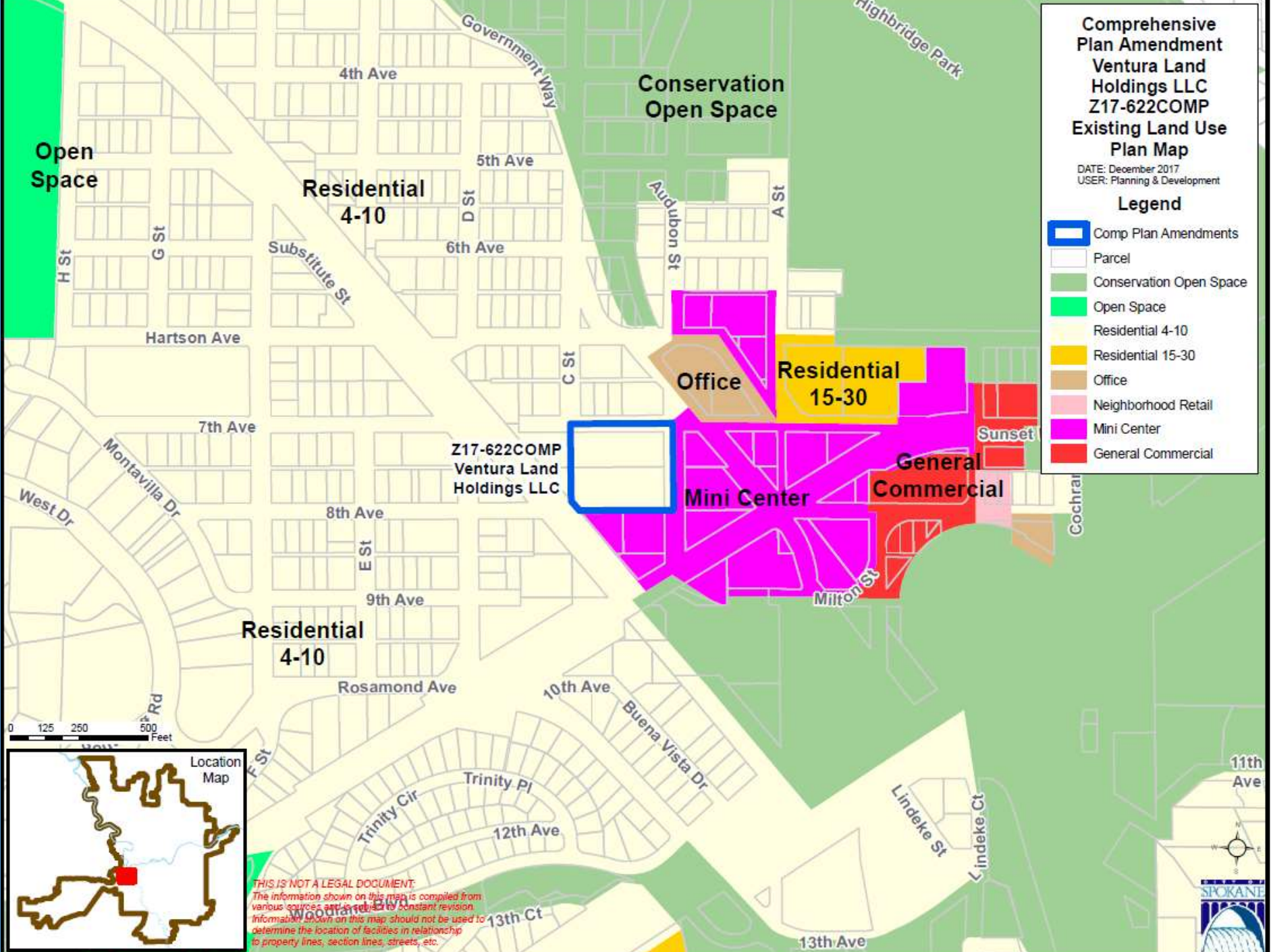


**Comprehensive  
Plan Amendment  
Ventura Land  
Holdings LLC  
Z17-622COMP  
Existing Land Use  
Plan Map**

DATE: December 2017  
USER: Planning & Development

**Legend**

- Comp Plan Amendments
- Parcel
- Conservation Open Space
- Open Space
- Residential 4-10
- Residential 15-30
- Office
- Neighborhood Retail
- Mini Center
- General Commercial



0 125 250 500 Feet



Location Map

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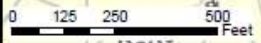
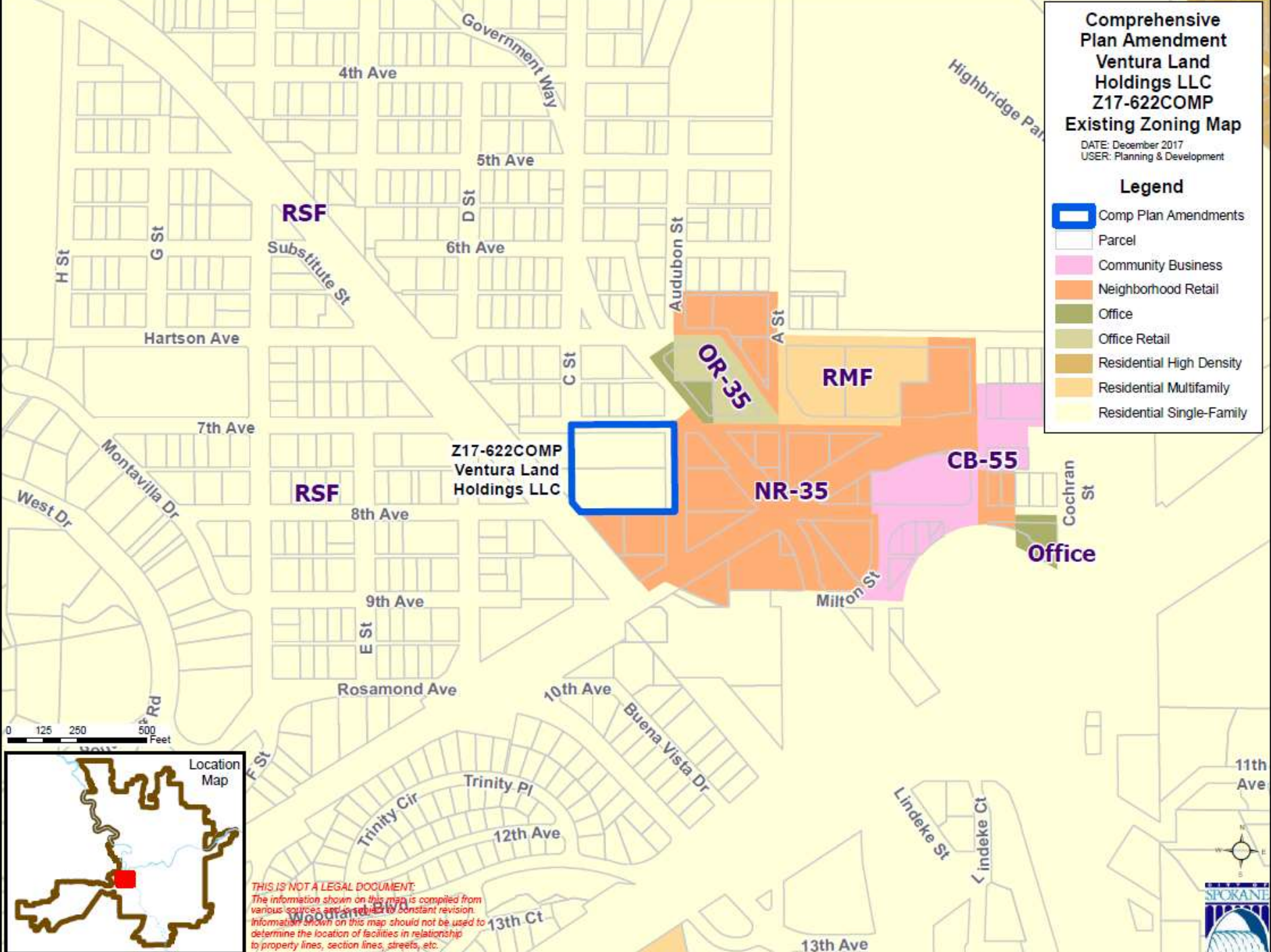


**Comprehensive  
Plan Amendment  
Ventura Land  
Holdings LLC  
Z17-622COMP  
Existing Zoning Map**

DATE: December 2017  
USER: Planning & Development

**Legend**

-  Comp Plan Amendments
-  Parcel
-  Community Business
-  Neighborhood Retail
-  Office
-  Office Retail
-  Residential High Density
-  Residential Multifamily
-  Residential Single-Family



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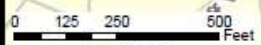
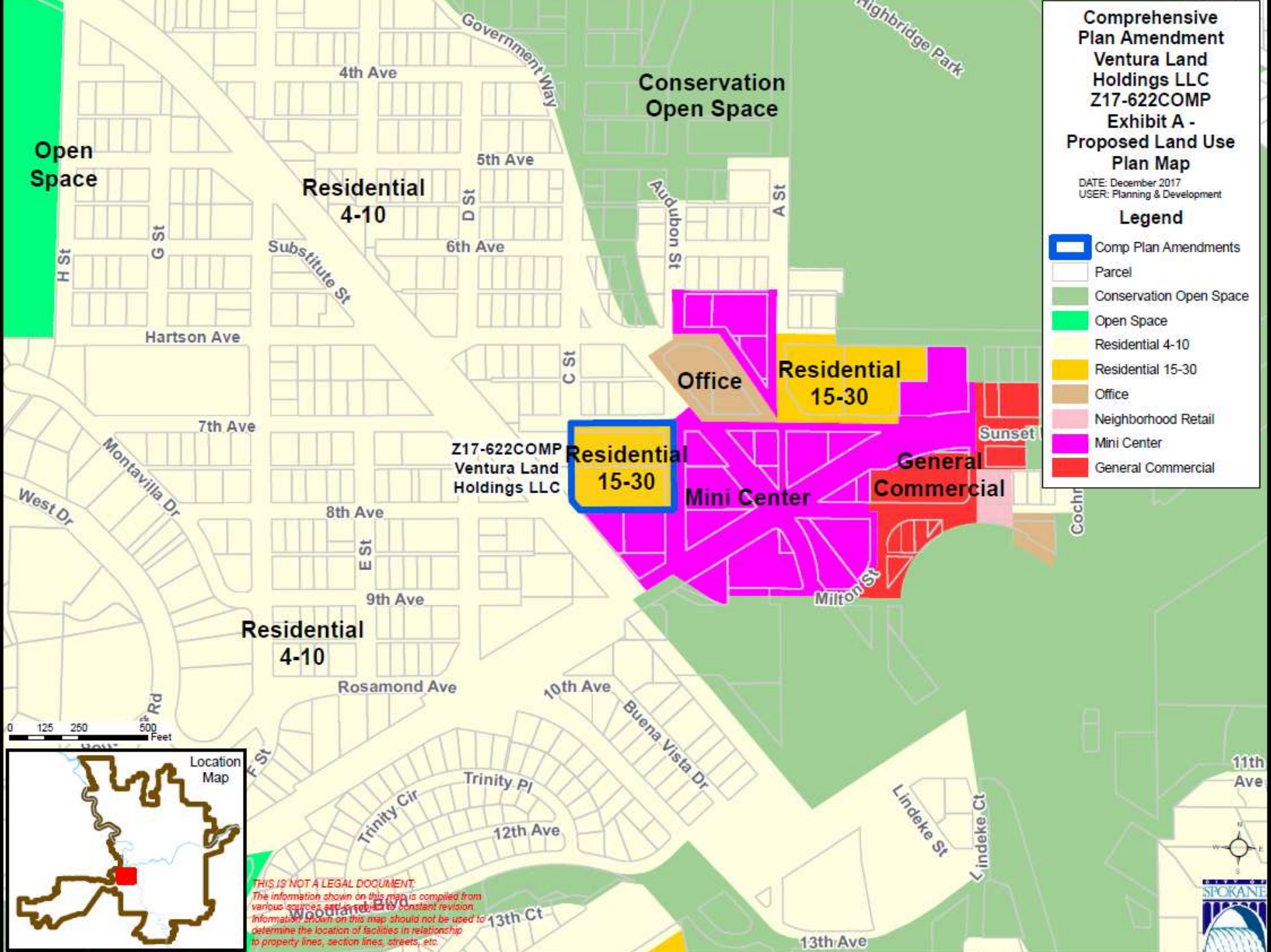


**Comprehensive  
Plan Amendment  
Ventura Land  
Holdings LLC  
Z17-622COMP  
Exhibit A -  
Proposed Land Use  
Plan Map**

DATE: December 2017  
USER: Planning & Development

**Legend**

-  Comp Plan Amendments
-  Parcel
-  Conservation Open Space
-  Open Space
-  Residential 4-10
-  Residential 15-30
-  Office
-  Neighborhood Retail
-  Mini Center
-  General Commercial



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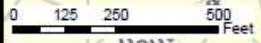
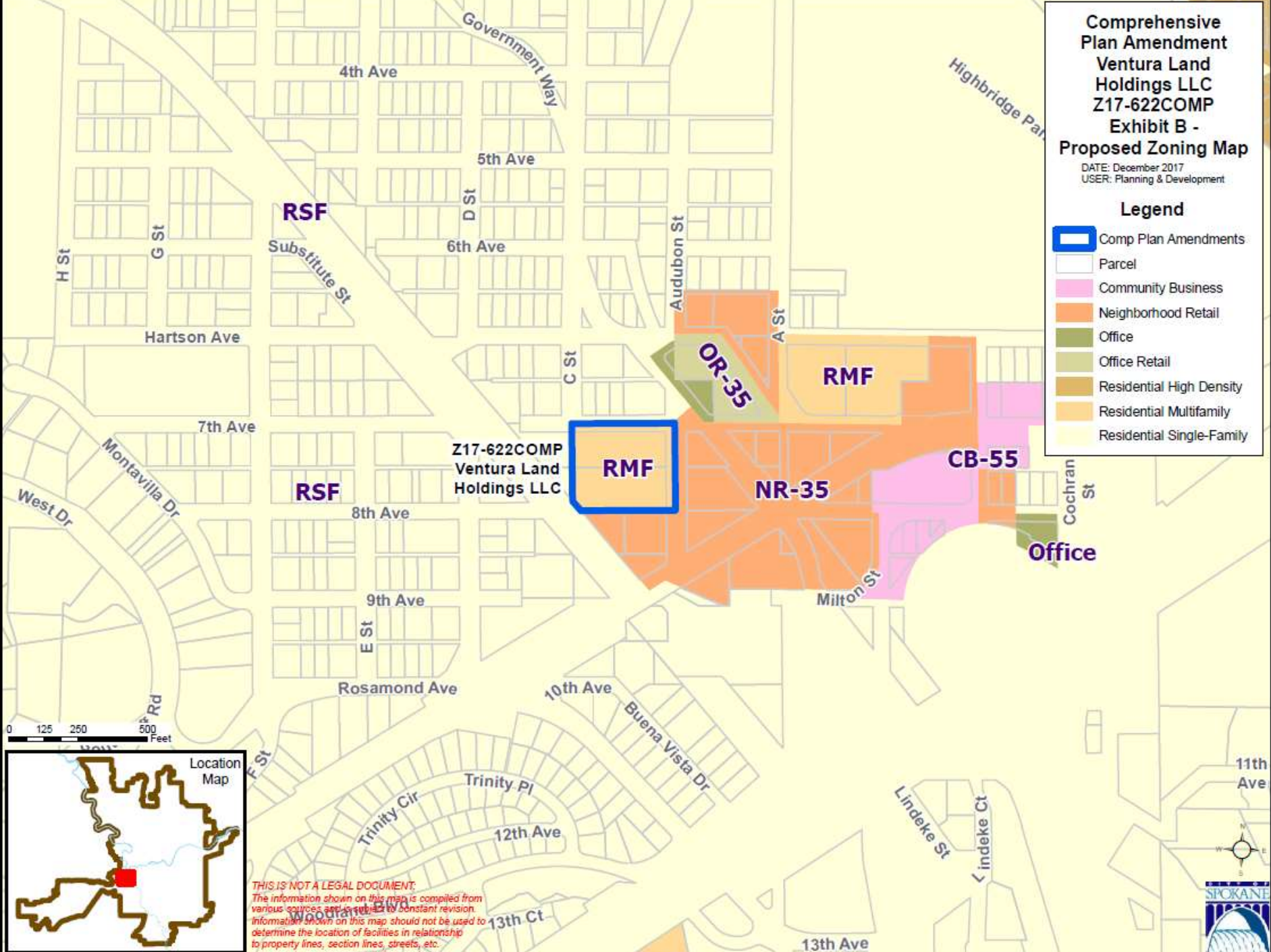


**Comprehensive  
Plan Amendment  
Ventura Land  
Holdings LLC  
Z17-622COMP  
Exhibit B -  
Proposed Zoning Map**

DATE: December 2017  
USER: Planning & Development

**Legend**

-  Comp Plan Amendments
-  Parcel
-  Community Business
-  Neighborhood Retail
-  Office
-  Office Retail
-  Residential High Density
-  Residential Multifamily
-  Residential Single-Family



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# Z17-623COMP

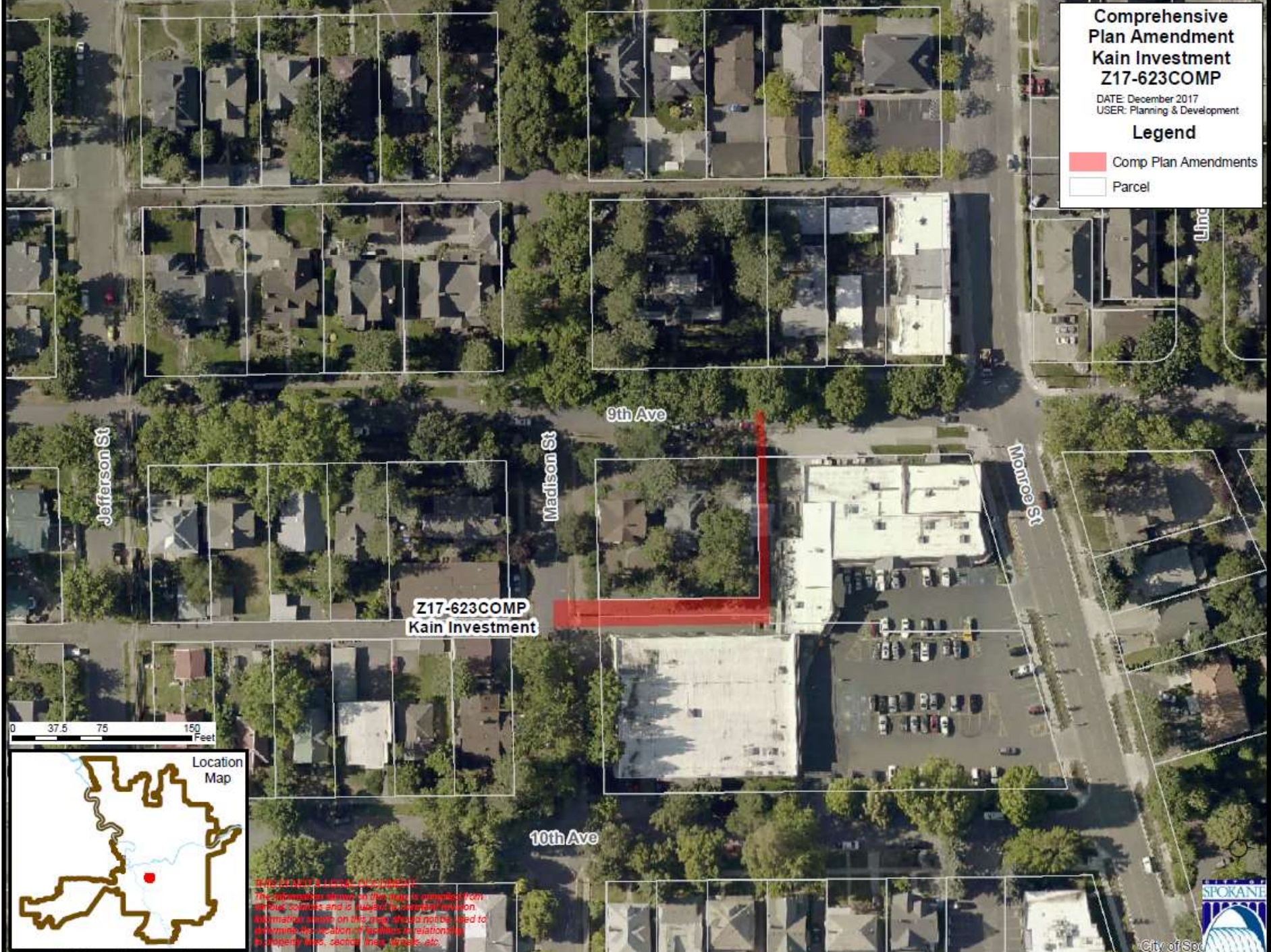
Applicant	Kain Investments (formerly 926 Monroe LLC)
Agent	Dwight Hume, Land Use Solutions and Entitlement
Parcel numbers	35193.9017
General Location	9 <sup>th</sup> Avenue & S. Madison
Size of property	Approx. 14 feet on east edge and 22 feet on south edge. (4,952 sq. ft. or 0.11 acre)
Current Land Use & Zoning	Residential 15-30 Land Use & RMF zoning
Requested Land Use & Zoning	Neighborhood Retail Land Use & NR-35 zoning (same as adjacent commercial Ace Hardware & Huckleberry's)
Within Neighborhood Council Boundary	Cliff Cannon

# Comprehensive Plan Amendment Kain Investment Z17-623COMP

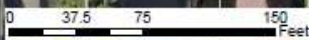
DATE: December 2017  
USER: Planning & Development

## Legend

-  Comp Plan Amendments
-  Parcel



**Z17-623COMP  
Kain Investment**



THIS PLAN IS A LEGAL INSTRUMENT.  
The information on this map is compiled from public sources and is believed to be accurate. Information on this map should not be used to determine the location of facilities or relationships to adjacent lots, second line streets, etc.



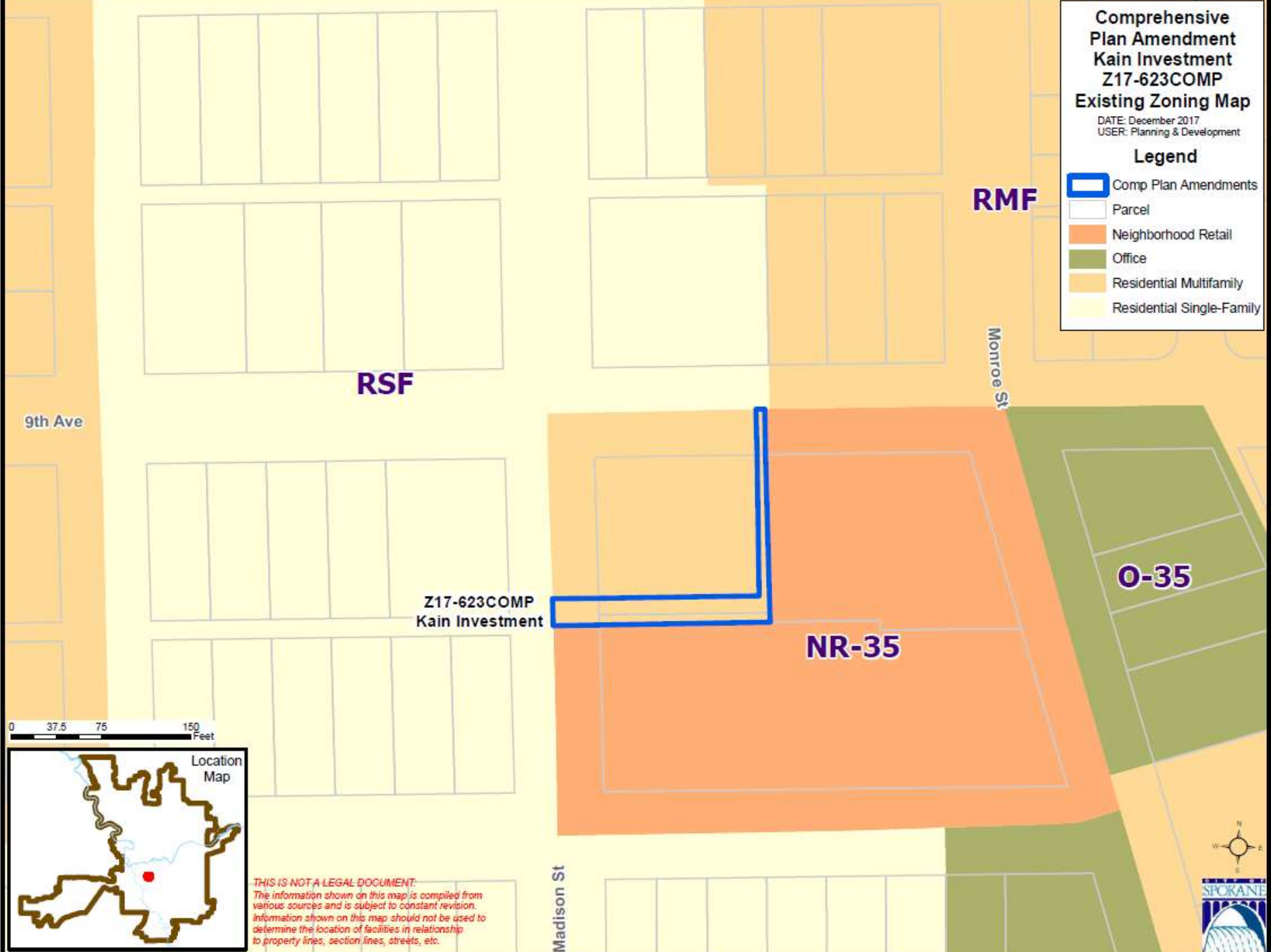
City of Spokane

**Comprehensive  
Plan Amendment  
Kain Investment  
Z17-623COMP  
Existing Zoning Map**

DATE: December 2017  
USER: Planning & Development

**Legend**

-  Comp Plan Amendments
-  Parcel
-  Neighborhood Retail
-  Office
-  Residential Multifamily
-  Residential Single-Family



9th Ave

**RSF**

**RMF**

Monroe St

**Z17-623COMP  
Kain Investment**

**NR-35**

**O-35**

Madison St

0 37.5 75 150 Feet

Location Map



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**Comprehensive  
Plan Amendment  
Kain Investment  
Z17-623COMP  
Existing Land Use  
Plan Map**

DATE: December 2017  
USER: Planning & Development

**Legend**

-  Comp Plan Amendments
-  Parcel
-  Residential 4-10
-  Residential 15-30
-  Office
-  Neighborhood Retail



**Residential  
4-10**

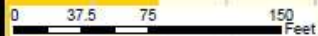
**Residential  
15-30**

**Residential  
15-30**

**Office**

**Neighborhood  
Retail**

**Z17-623COMP  
Kain Investment**





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**Comprehensive  
Plan Amendment  
Kain Investment  
Z17-623COMP  
Exhibit A -  
Proposed Land Use  
Plan Map**

DATE: December 2017  
USER: Planning & Development

**Legend**

-  Comp Plan Amendments
-  Parcel
-  Residential 4-10
-  Residential 15-30
-  Office
-  Neighborhood Retail





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**Comprehensive  
Plan Amendment  
Kain Investment  
Z17-623COMP  
Exhibit B -  
Proposed Zoning Map**

DATE: December 2017  
USER: Planning & Development

**Legend**

-  Comp Plan Amendments
-  Parcel
-  Neighborhood Retail
-  Office
-  Residential Multifamily
-  Residential Single-Family



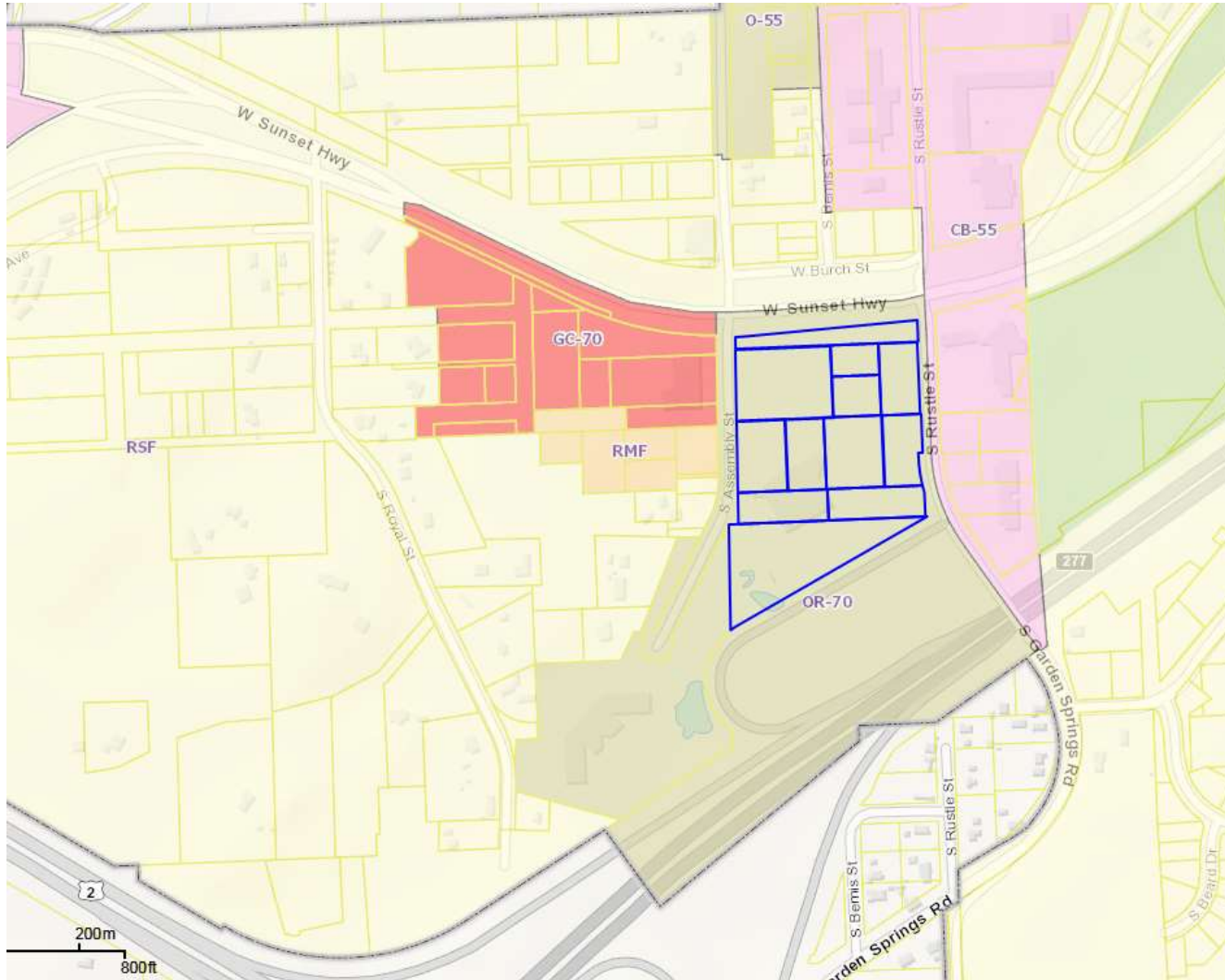
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# Z17-624COMP

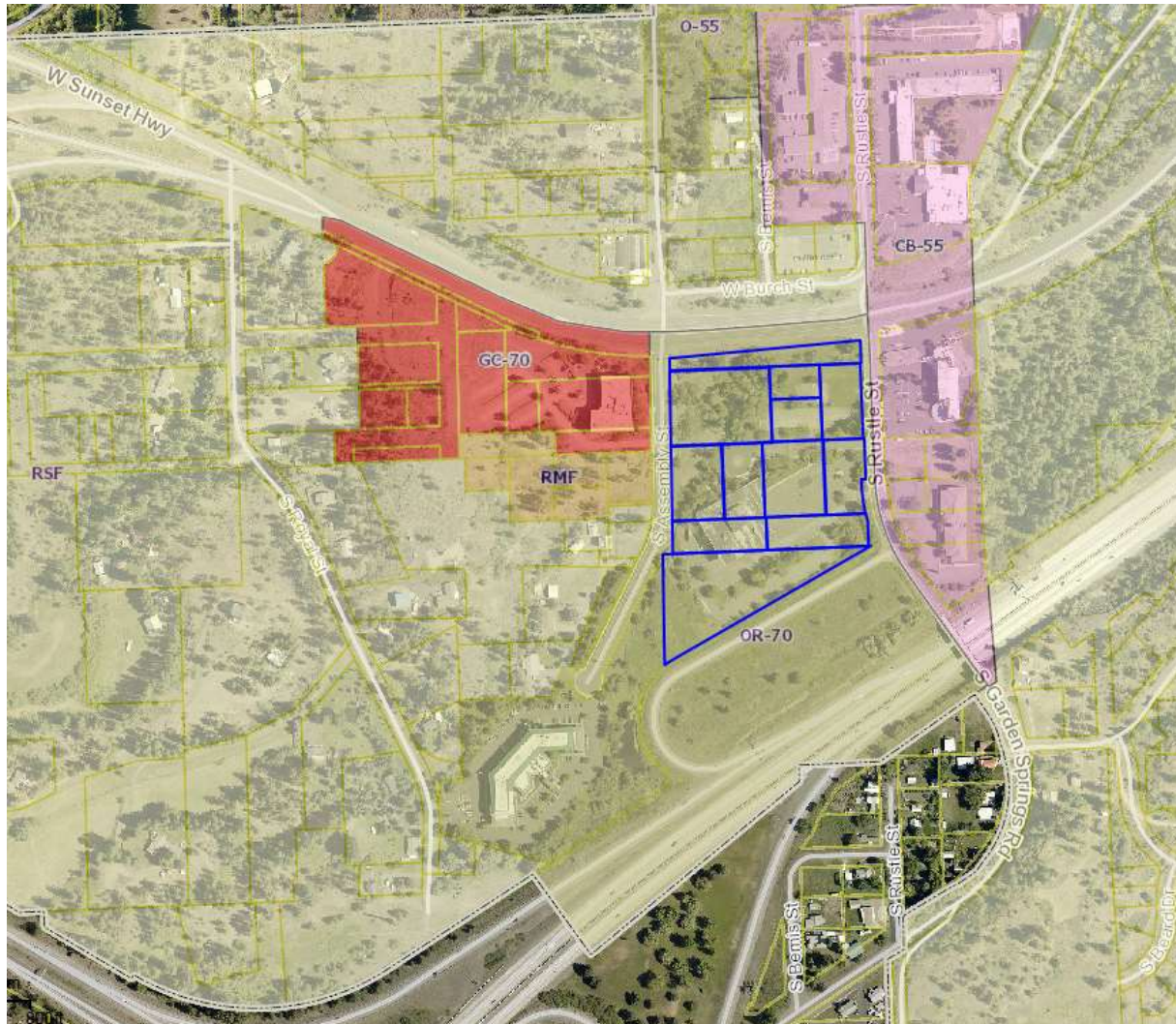
Applicant	U Haul
Agent	Stacy Bjordahl, Parsons/Burnett/Bjordahl/Hume LLP
Parcel numbers	25262.0803, .0902,.0802., .0903., .0901, .0502, .0506, .0801, .0404, .2212
General Location	1616 S. Rustle Street, located south of Sunset Highway and west of S. Rustle Street
Size of property	10.76 acres
Current Land Use & Zoning	Office Land Use & OR-70 zoning
Requested Land Use & Zoning	Commercial Land Use & GC-70 zoning
Within Neighborhood Council Boundary	West Hills

# Z2017-624 COMP







# Z2017-624 COMP

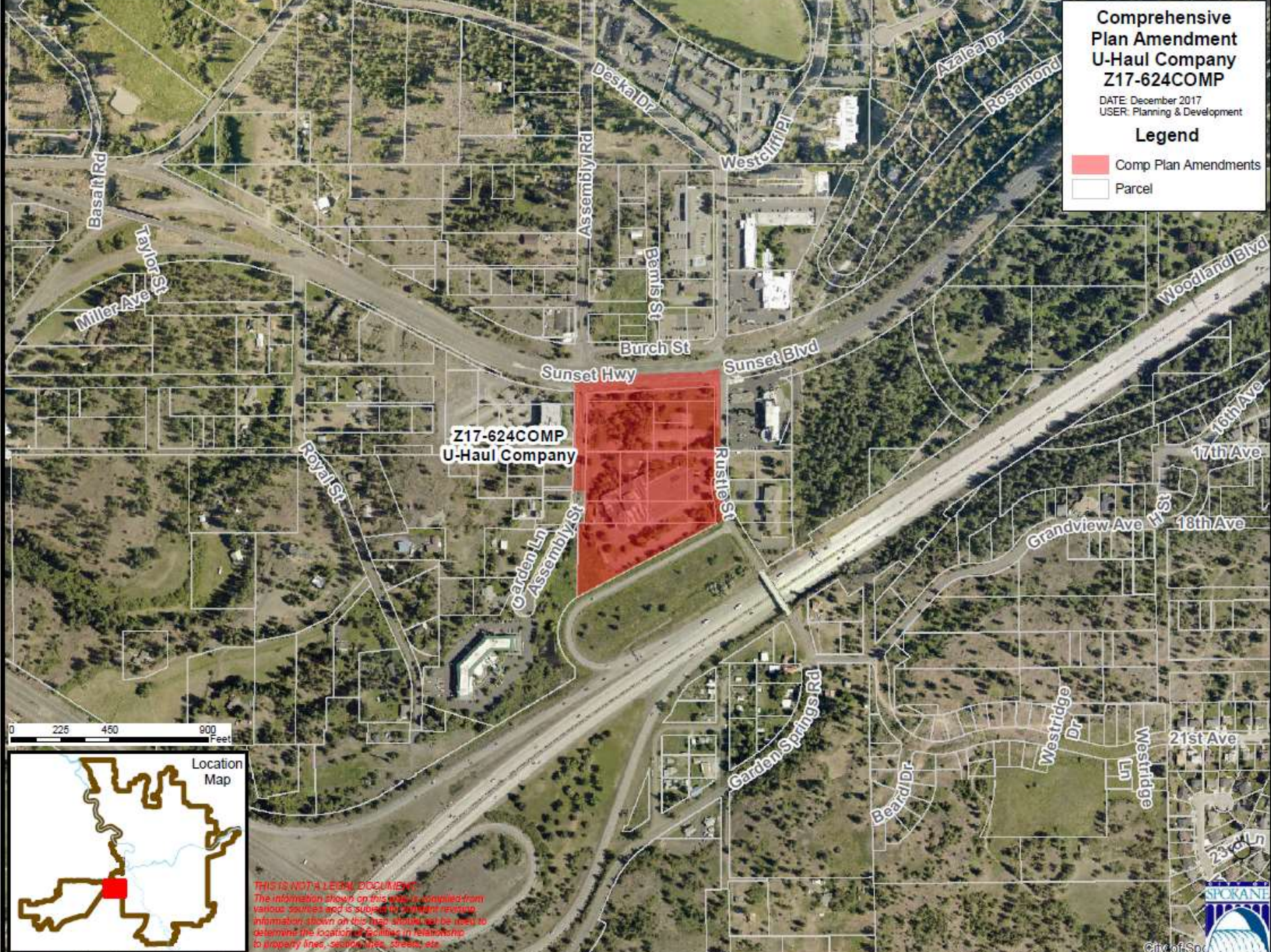


**Comprehensive  
Plan Amendment  
U-Haul Company  
Z17-624COMP**

DATE: December 2017  
USER: Planning & Development

**Legend**

-  Comp Plan Amendments
-  Parcel



**Z17-624COMP  
U-Haul Company**

0 225 450 900 Feet



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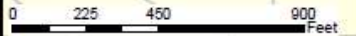
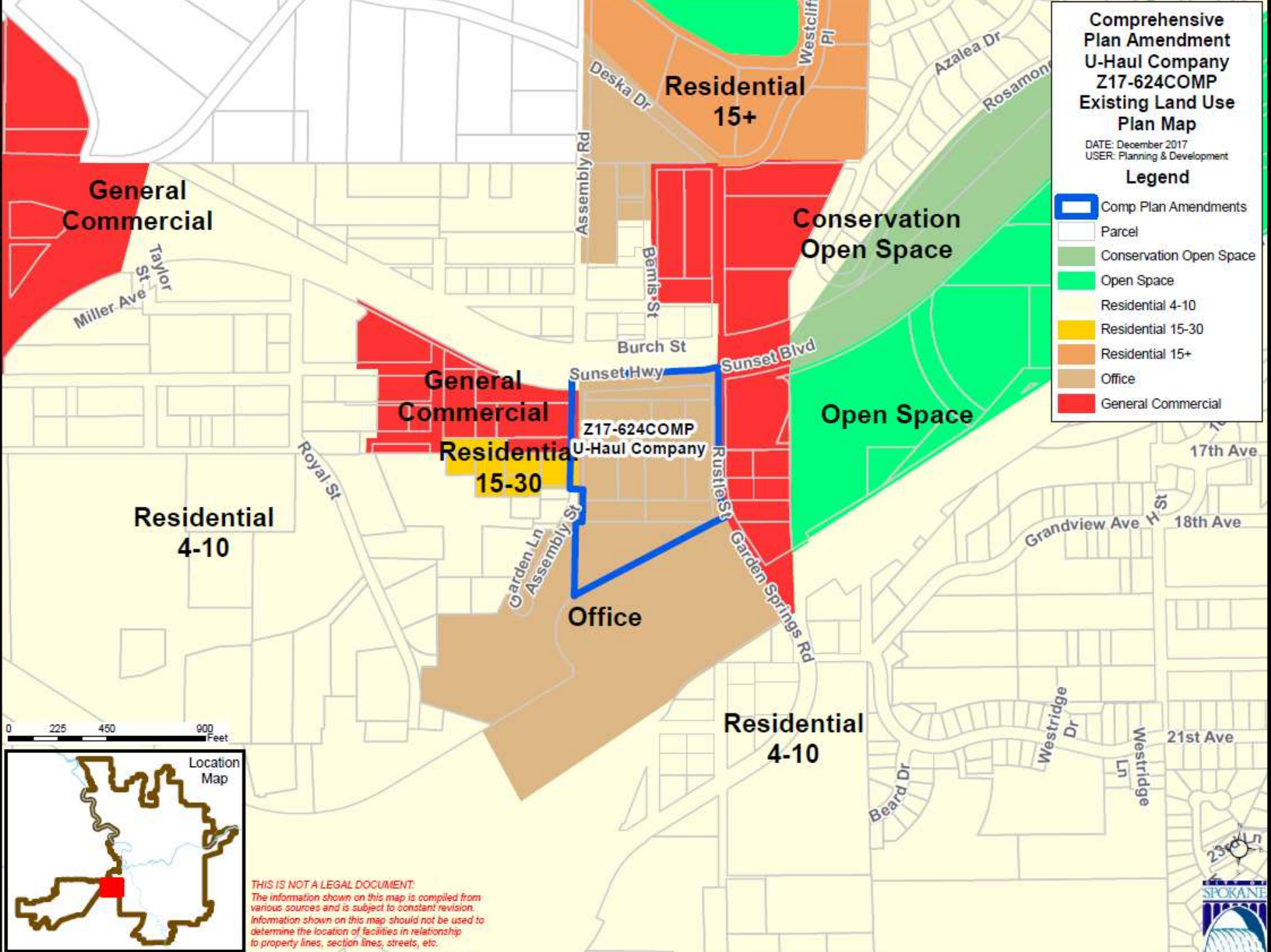


**Comprehensive  
Plan Amendment  
U-Haul Company  
Z17-624COMP  
Existing Land Use  
Plan Map**

DATE: December 2017  
USER: Planning & Development

**Legend**

-  Comp Plan Amendments
-  Parcel
-  Conservation Open Space
-  Open Space
-  Residential 4-10
-  Residential 15-30
-  Residential 15+
-  Office
-  General Commercial



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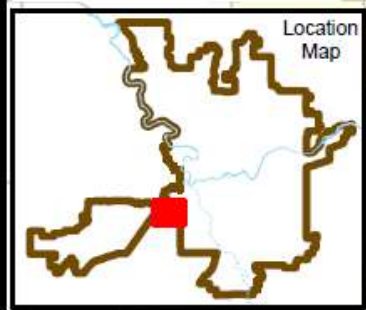
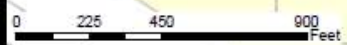
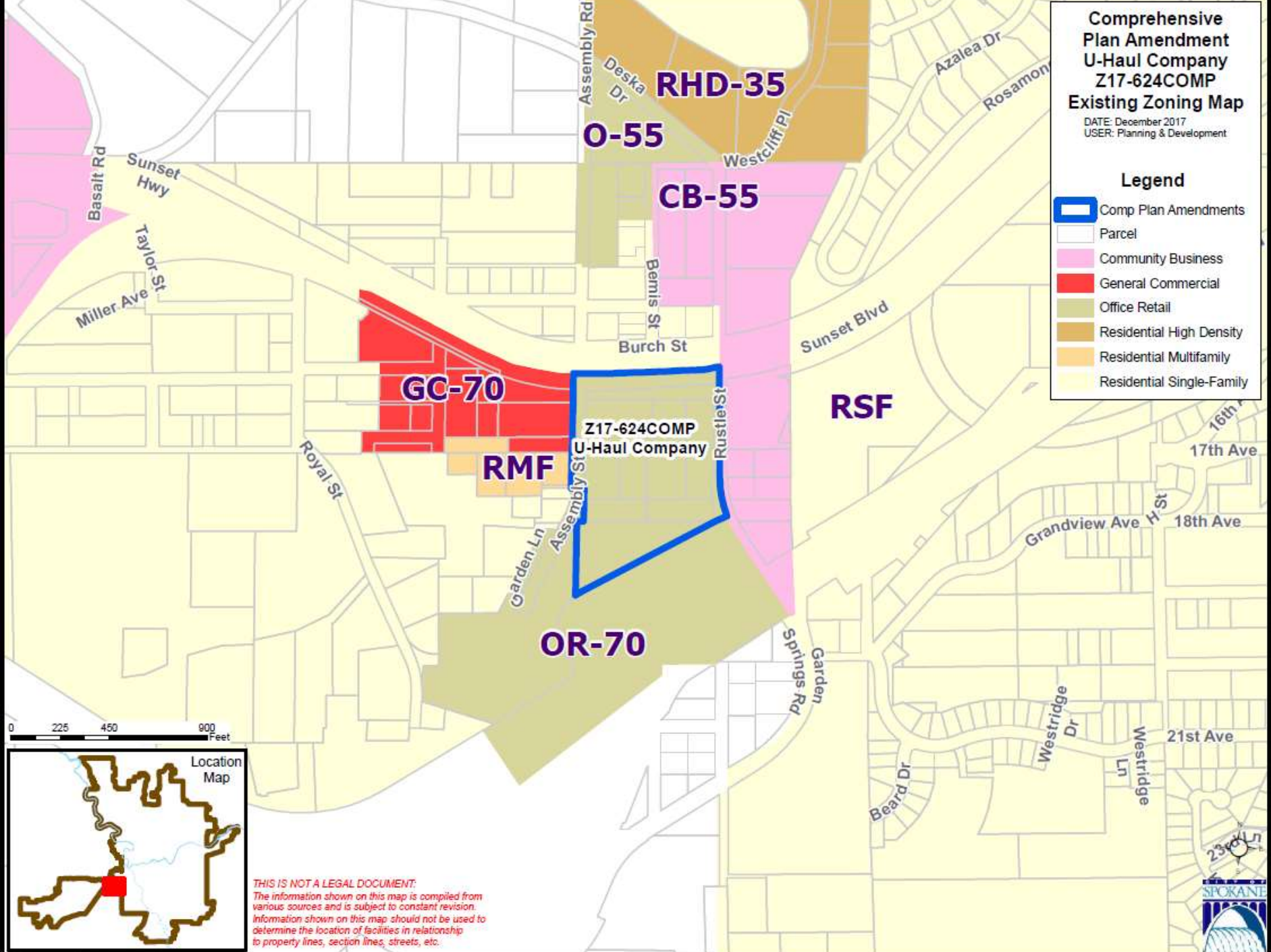


**Comprehensive  
Plan Amendment  
U-Haul Company  
Z17-624COMP  
Existing Zoning Map**

DATE: December 2017  
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**Legend**

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-  Community Business
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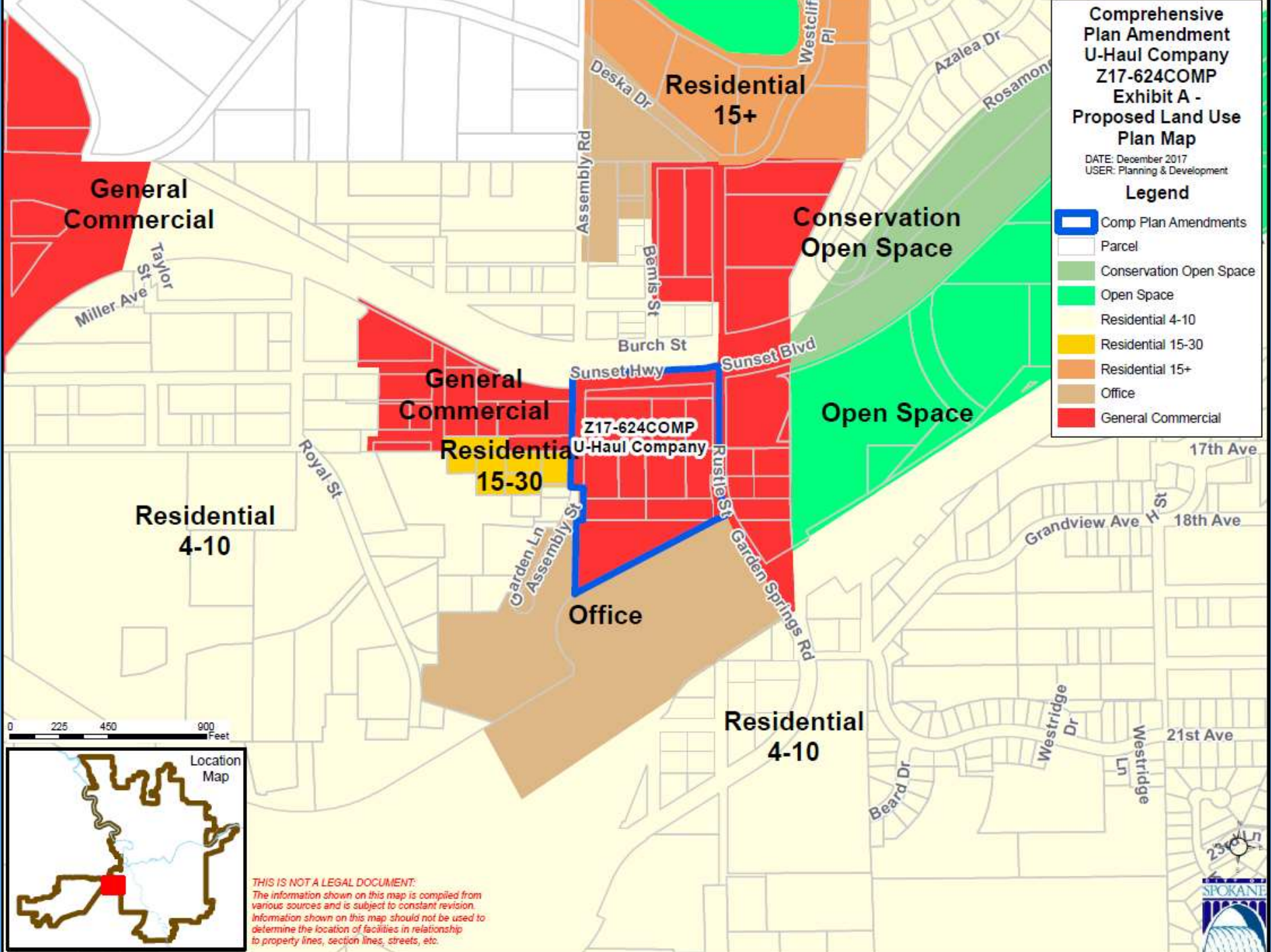


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U-Haul Company  
Z17-624COMP  
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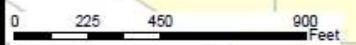
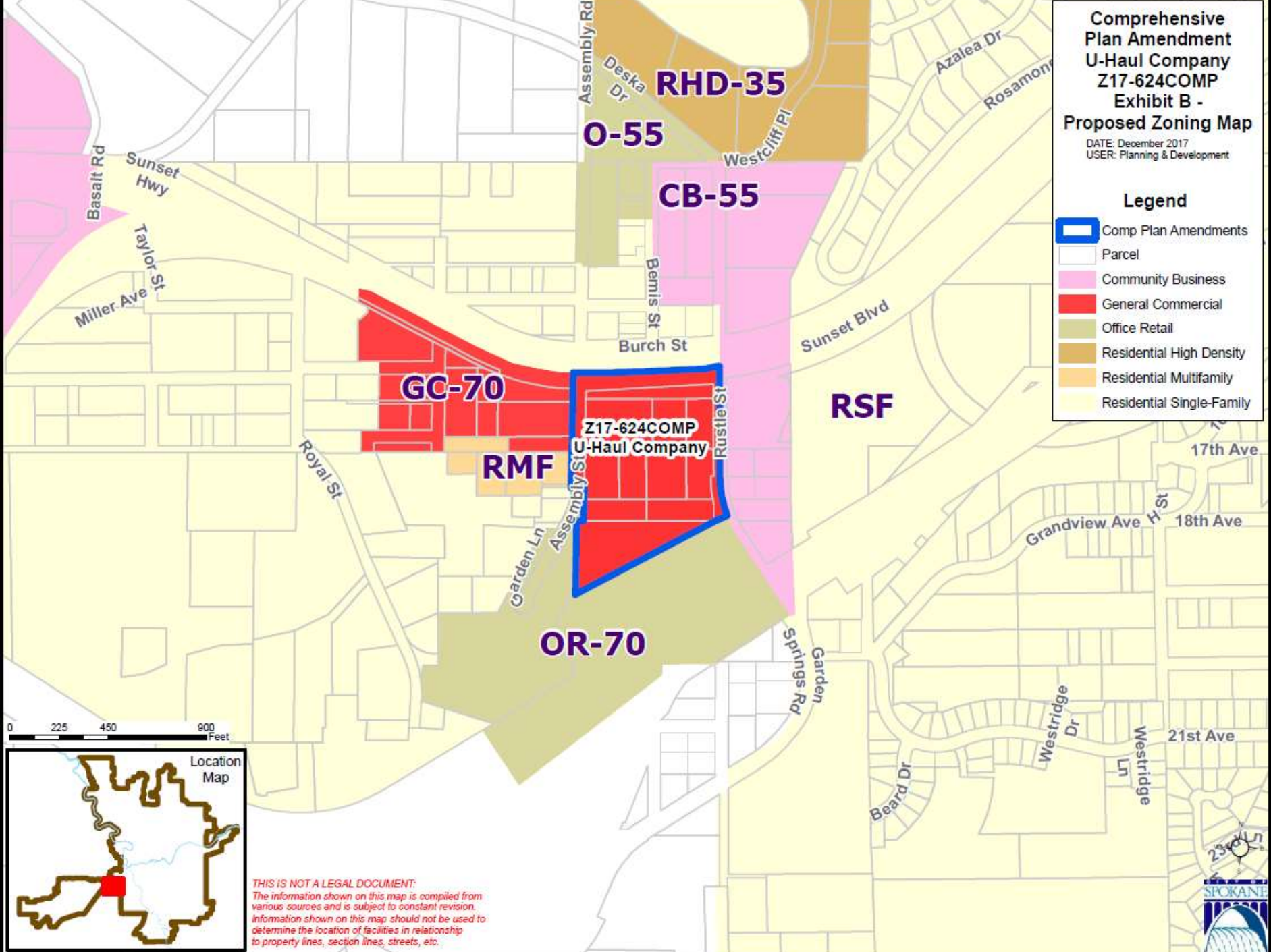


**Comprehensive  
Plan Amendment  
U-Haul Company  
Z17-624COMP  
Exhibit B -  
Proposed Zoning Map**

DATE: December 2017  
USER: Planning & Development

**Legend**

-  Comp Plan Amendments
-  Parcel
-  Community Business
-  General Commercial
-  Office Retail
-  Residential High Density
-  Residential Multifamily
-  Residential Single-Family



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# Z17-630COMP

Applicant	Plese & Plese LLC
Agent	Stacy Bjordahl, Parsons/Burnett/Bjordahl/Hume LLP
Parcel numbers	A portion of 36311.0517 (parcel is currently split-zoned)
General Location	6216 N. Washington Street (south of Francis Avenue)
Size of property	Aprox. 0.175 acres
Current Land Use & Zoning	Residential 4-10 Land Use & RSF zoning
Requested Land Use & Zoning	Office Land Use & OR-35 zoning
Within Neighborhood Council Boundary	North Hill

# Z2017-630COMP







# Z2017-630 COMP

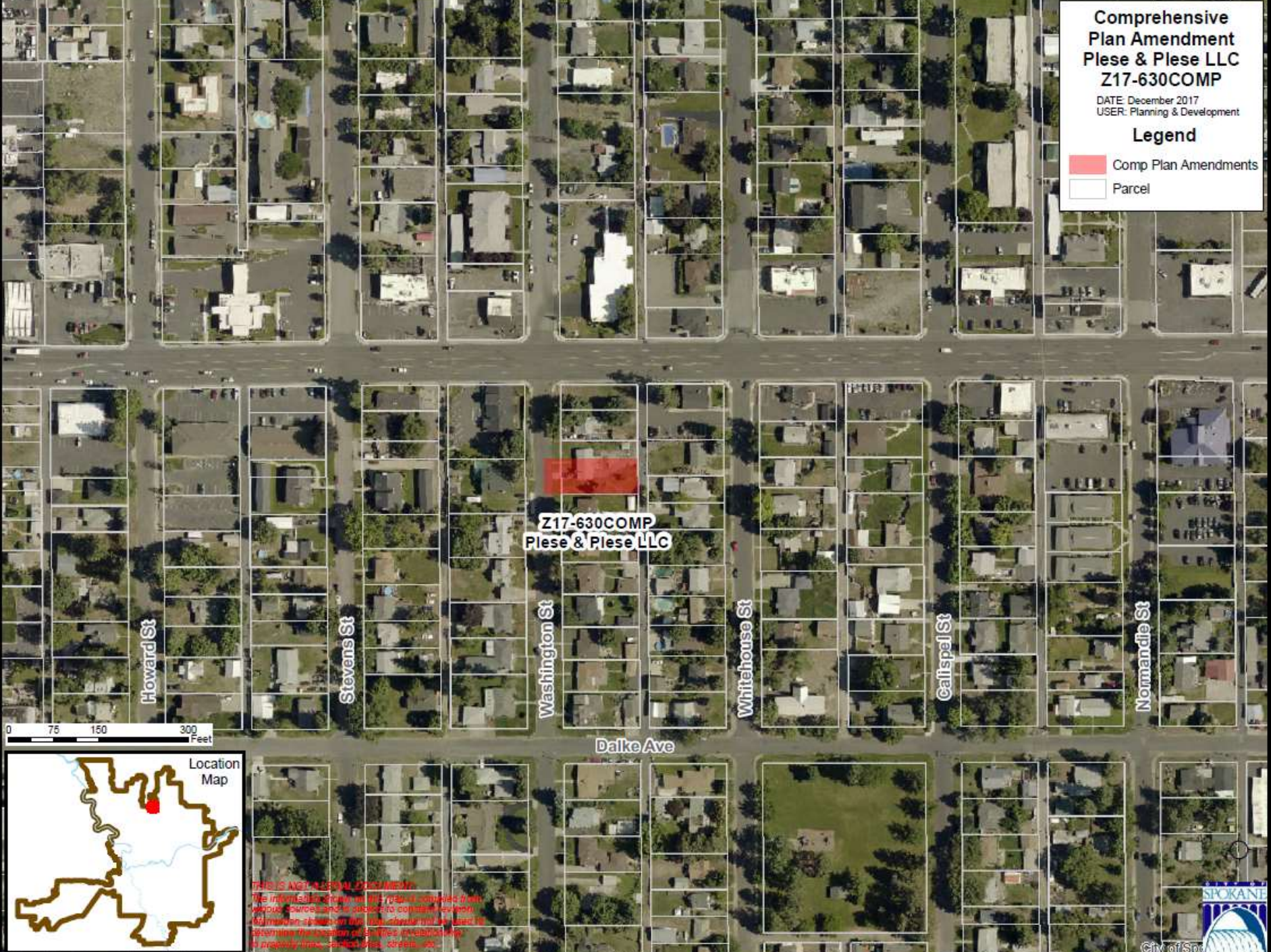


**Comprehensive  
Plan Amendment  
Plese & Plese LLC  
Z17-630COMP**

DATE: December 2017  
USER: Planning & Development

**Legend**

-  Comp Plan Amendments
-  Parcel



**Z17-630COMP  
Plese & Plese LLC**

Howard St

Stevens St

Washington St

Whitehouse St

Callispeel St

Normandie St

Dalke Ave










Location  
Map

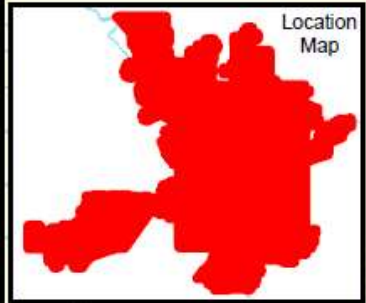
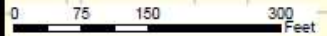
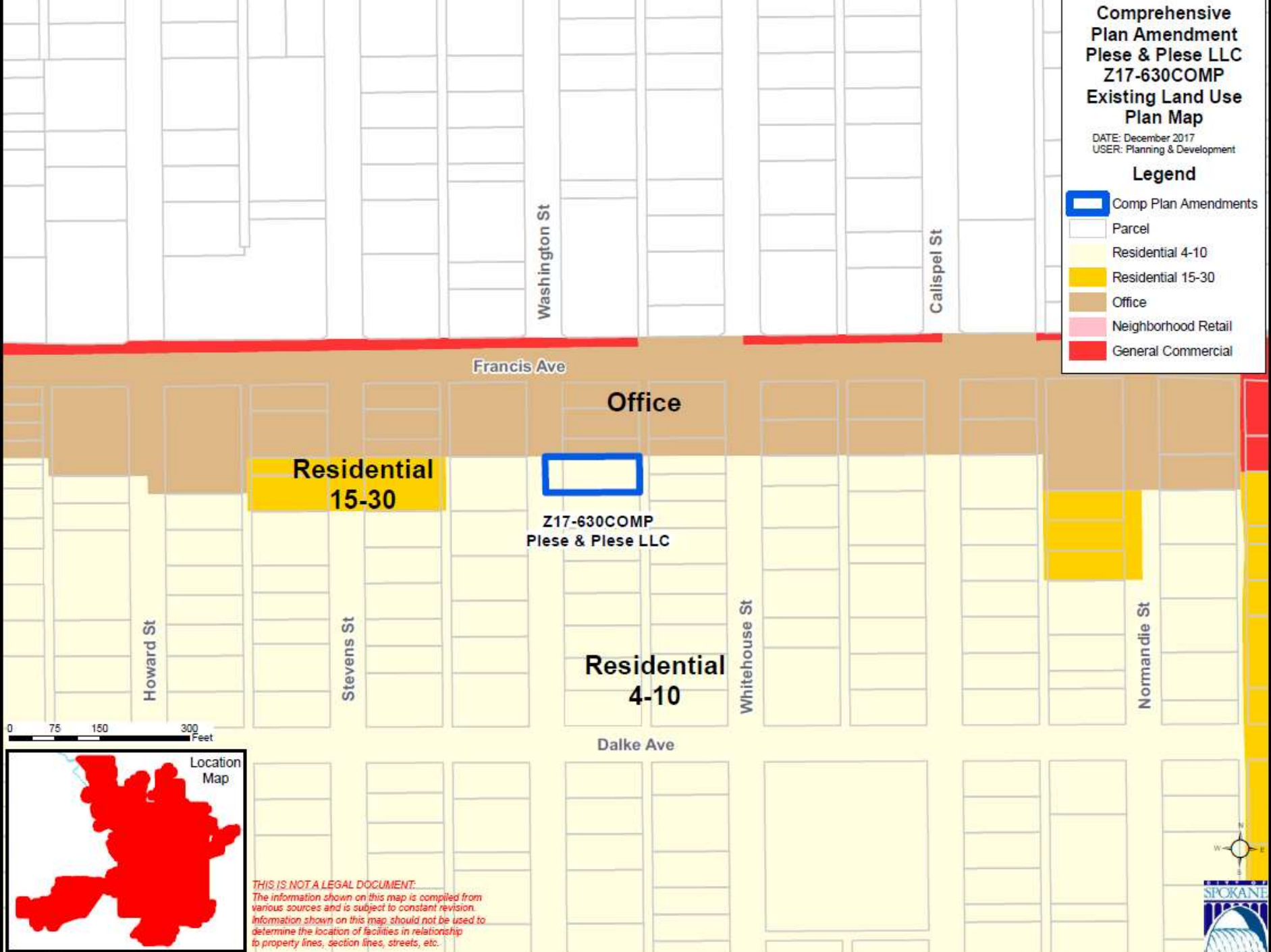
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accuracy of any information shown on this map.  
It is provided for informational purposes only.

**Comprehensive  
Plan Amendment  
Plese & Plese LLC  
Z17-630COMP  
Existing Land Use  
Plan Map**

DATE: December 2017  
USER: Planning & Development

**Legend**

-  Comp Plan Amendments
-  Parcel
-  Residential 4-10
-  Residential 15-30
-  Office
-  Neighborhood Retail
-  General Commercial










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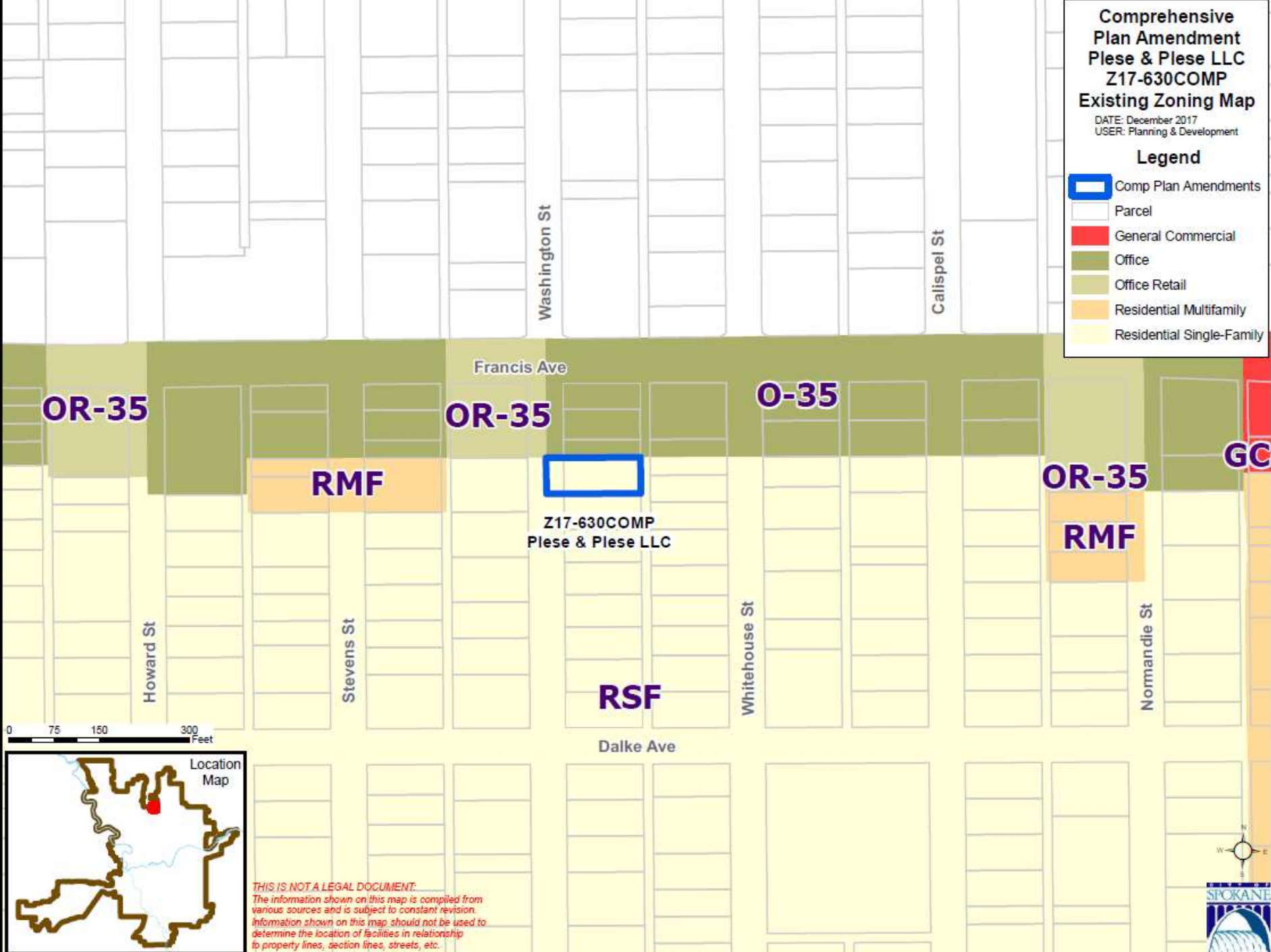


**Comprehensive  
Plan Amendment  
Plese & Plese LLC  
Z17-630COMP  
Existing Zoning Map**

DATE: December 2017  
USER: Planning & Development

**Legend**

-  Comp Plan Amendments
-  Parcel
-  General Commercial
-  Office
-  Office Retail
-  Residential Multifamily
-  Residential Single-Family



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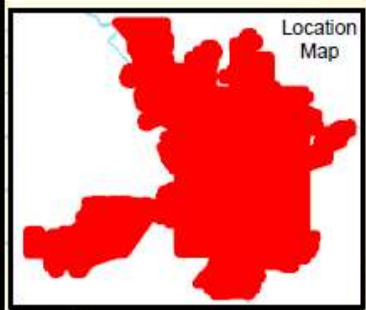
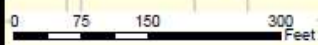
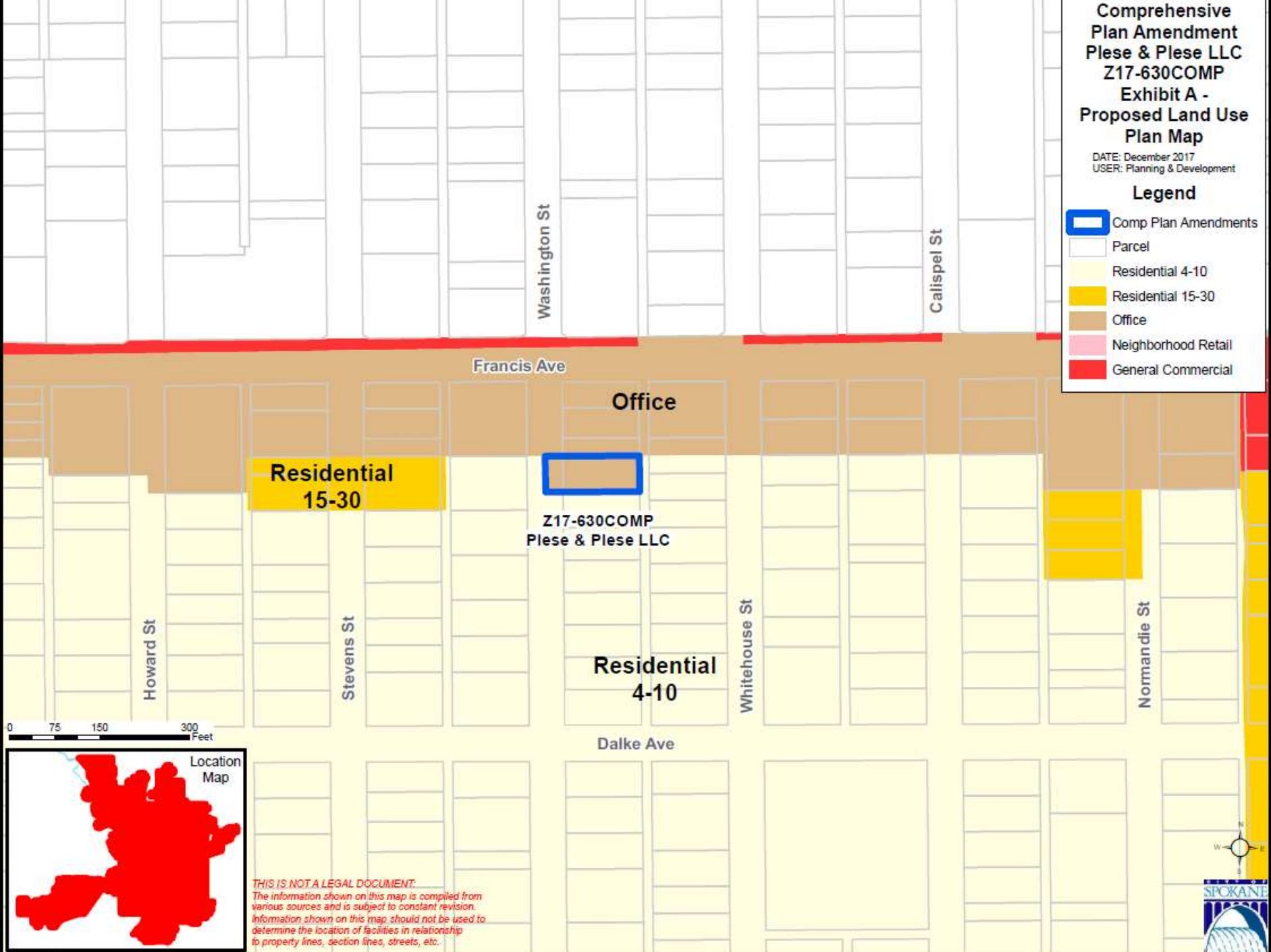


Comprehensive  
Plan Amendment  
Plese & Plese LLC  
Z17-630COMP  
Exhibit A -  
Proposed Land Use  
Plan Map

DATE: December 2017  
USER: Planning & Development

**Legend**

-  Comp Plan Amendments
-  Parcel
-  Residential 4-10
-  Residential 15-30
-  Office
-  Neighborhood Retail
-  General Commercial










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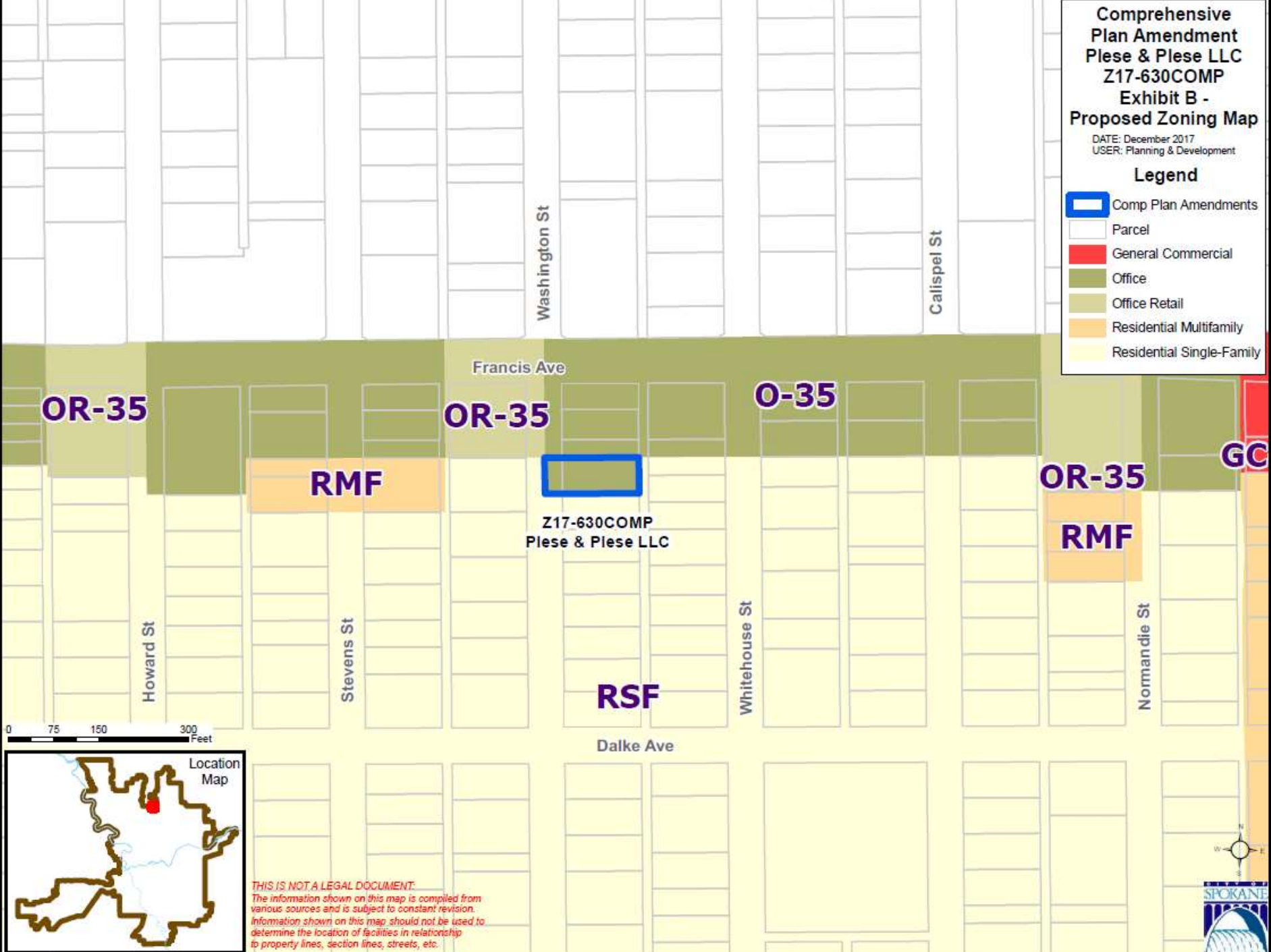


**Comprehensive  
Plan Amendment  
Plese & Plese LLC  
Z17-630COMP  
Exhibit B -  
Proposed Zoning Map**

DATE: December 2017  
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**Legend**

-  Comp Plan Amendments
-  Parcel
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-  Office
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-  Residential Single-Family



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# ANNUAL AMENDMENTS COMPREHENSIVE PLAN

Study Slides for Web & City Council Ad Hoc Committee

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Threshold Review & Establishment of  
Annual Comprehensive Plan Amendment Work Program 2018

Meeting set for February 7, 2018

Planning Staff: Tirrell Black, [tblack@spokanecity.org](mailto:tblack@spokanecity.org)

