

Comprehensive Plan Annual Amendments 2017 - 2018

*Summary Report of Docket for City Annual Amendment Work
Program 2018*



Planning Services
Revised April 2018

Comprehensive Plan Annual Amendments 2017 - 2018

Summary Report of Docket for City Annual Amendment Work Program 2018

- *This is an abbreviated informational summary. Application materials and related documents are posted on the webpage [2017/2018 Proposed Comprehensive Plan Amendments](#).*
- *To view city land use plan map or zoning map, use the [MapSpokane](#) site.*
- *For additional information, contact Tirrell Black, Associate Planner, Planning & Development Services, 509-625-6300, tblack@spokanecity.org*

Comprehensive Plan Amendment Process

Once yearly, the City of Spokane accepts applications for the annual Comprehensive Plan Amendment process; the deadline for applications is typically October 31, per Spokane Municipal Code (SMC) [SMC 17G.020.010](#). Applications for annual amendments received from non-city applicants by October 31 are reviewed by an Ad Hoc Committee of the City Council and may be considered during the following year if they are added to the Annual Amendment Work Program.

For the 2017/2018 review cycle, five land use applications were received and forwarded to Ad Hoc City Council Committee for early threshold review. This review was completed on February 7, 2018. This committee recommended that the City Council move all five proposals onto the Annual Amendment Work Program. Additionally, at the February 7, 2018 meeting, the committee recommended that staff craft proposals to expand the geographic area of three of the proposed amendments and present these to the city council at time of Resolution setting the Annual Comprehensive Plan Amendment Work Program.

The City Council adopted the Annual Amendment Work Program for 2018 by resolution on March 26, 2018. The City Council adopted all of the five land use applications and included one expansion area for the "Plese & Plese" application. Also at that time, the Council added a city-sponsored proposals to the work program. Council Member Kinnear is the sponsor of a text amendment to Chapter 2, Section 2.1, to include a reference to the *Joint City Council-Administration Six-Year Strategic Plan*.

Following the City Council adoption of the Annual Amendment Work Program, the applicants are required to provide the full application materials and fees in order to begin review. One applicant, Ventura Land Holdings LLC on April 11, 2018 notified the Planning Department that

they decided to withdraw their application. Therefore the Annual Comprehensive Plan Amendment Work Program consists of four land use plan map applications/proposals (with one proposal modified with an expanded area for consideration) and one text amendment proposed.

The documents for each of these applications may be accessed by going to the [webpage](#).

Generalized Procedural Steps:

- City Council Process set Annual Comprehensive Plan Amendment Work Program
- Agency & Departmental Review
- Notice of Application & Notice of SEPA Review
- Public Comment Period
- Plan Commission Substantive Workshops
- SEPA Determination(s) issued prior to Plan Commission hearing
- Notice of Plan Commission Hearing & SEPA Determination(s)
- Plan Commission Hearing & Recommendation(s)
- City Council Public Hearing & Decision(s)

File Z17-612COMP, Clanton Family LLC Cliff/Cannon Neighborhood

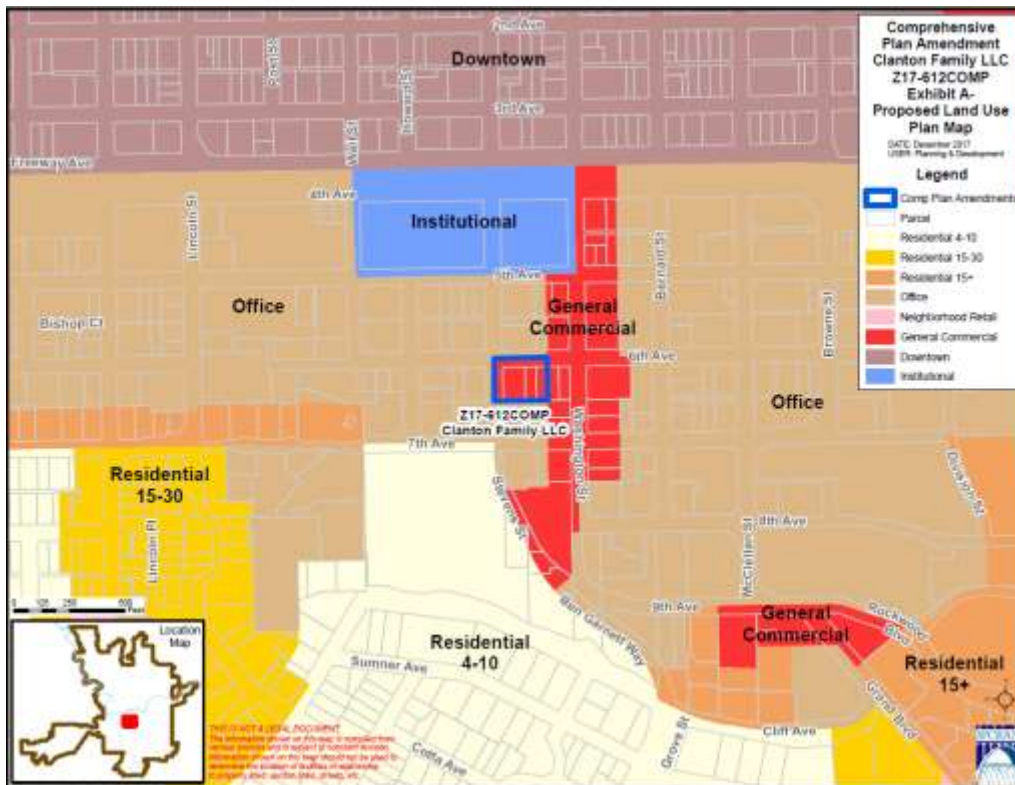
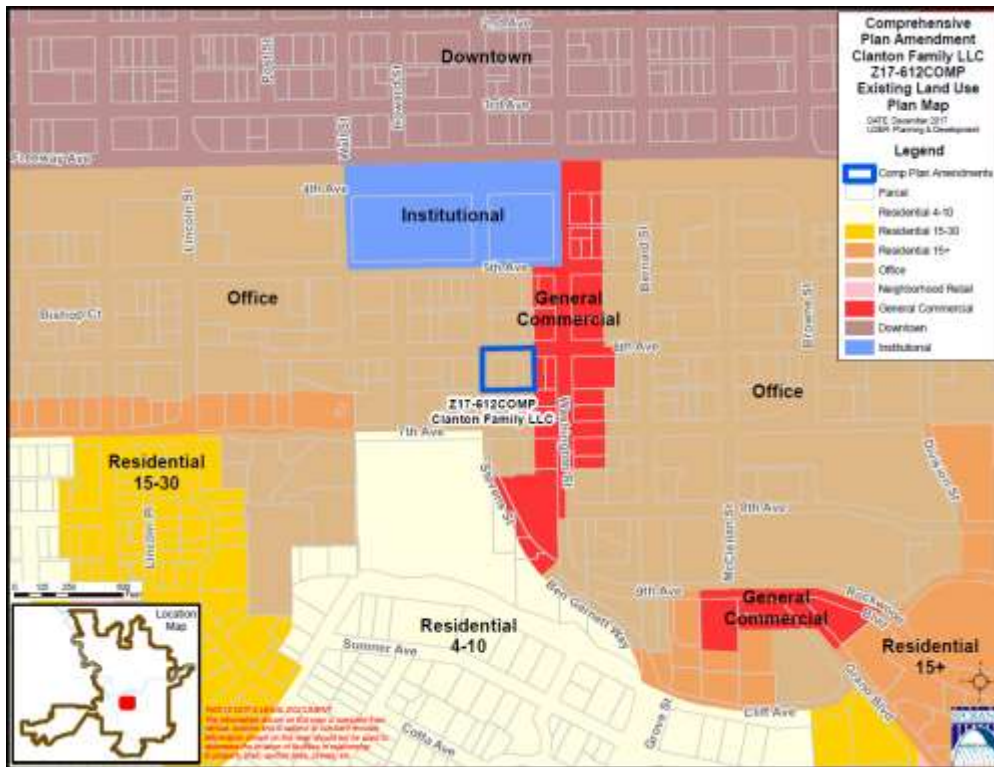
Proposed Map Amendment

Location: The subject site includes 3 parcels located on the southeast corner of W 6th Avenue and S Stevens St (parcels 35191.5101, .5102, and .5103). The concerned properties total approximately 0.68 acres.

Proposal: This proposal is to change the 3 parcels from Office Land Use and OR-150 zoning to Commercial Land Use and CB-150 zoning.

Agent: Dwight Hume, Land Use Solutions and Entitlement





Withdrawn April 11, 2018 by applicant

File Z17-622COMP, Ventura Land Holdings LLC West Hills Neighborhood

Proposed Map Amendment

Location: The subject site includes 2 parcels located at W 7th Avenue and S C St (parcels 25234.6501 & 25234.0902). The concerned properties total approximately 2.2 acres.

Proposal: This proposal is to change the 2 parcels from Residential 4-10 Land Use and RSF zoning to Residential 15-30 Land Use and RMF zoning.

Agent: Dwight Hume, Land Use Solutions and Entitlement



File Z17-623COMP, Kain Investments Cliff/Cannon Neighborhood

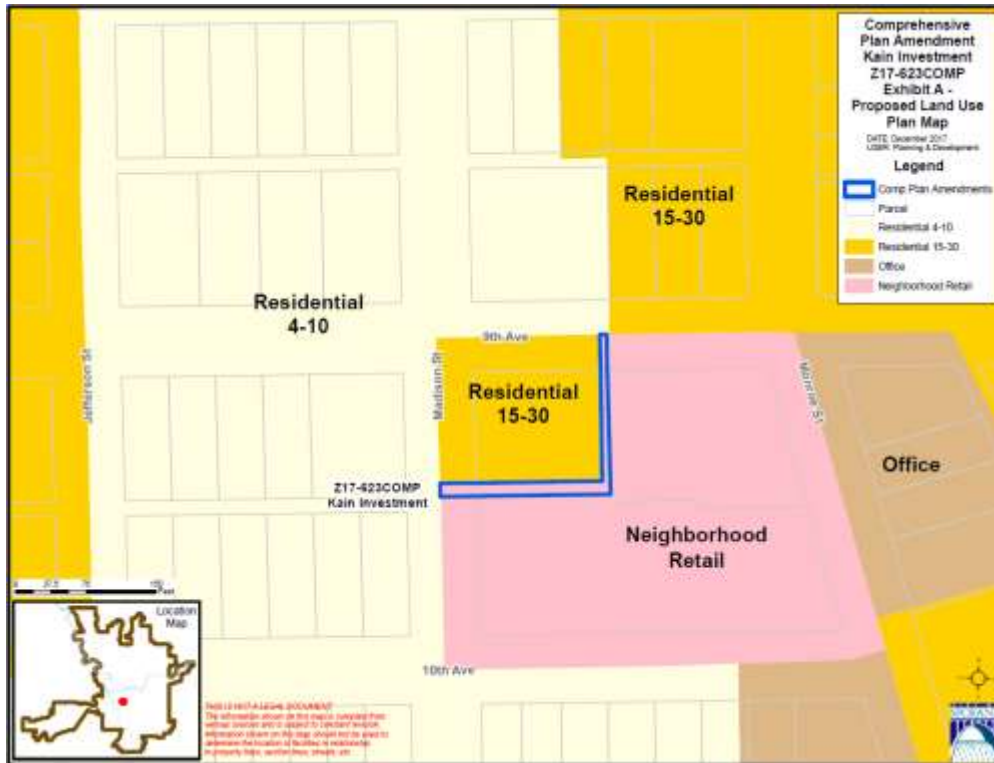
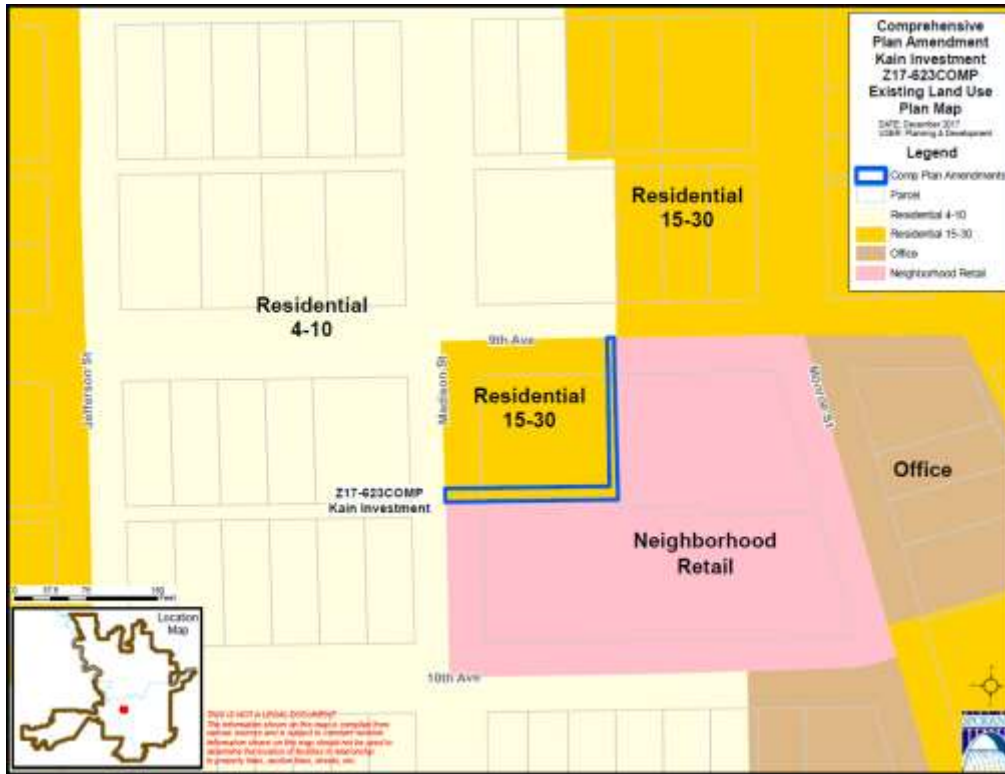
Proposed Map Amendment

Location: The subject site includes 1 parcel located at 9th Ave and S Madison St (parcel 35193.9017). The concerned property totals approximately 0.11 acres.

Proposal: This proposal is to change a portion of 1 parcel from Residential 15-30 Land Use and RMF zoning to Neighborhood Retail Land Use and NR-35 zoning (same as adjacent commercial Ace Hardware and Huckleberry's).

Agent: Dwight Hume, Land Use Solutions and Entitlement





File Z17-624COMP, U Haul West Hills Neighborhood

Proposed Map Amendment

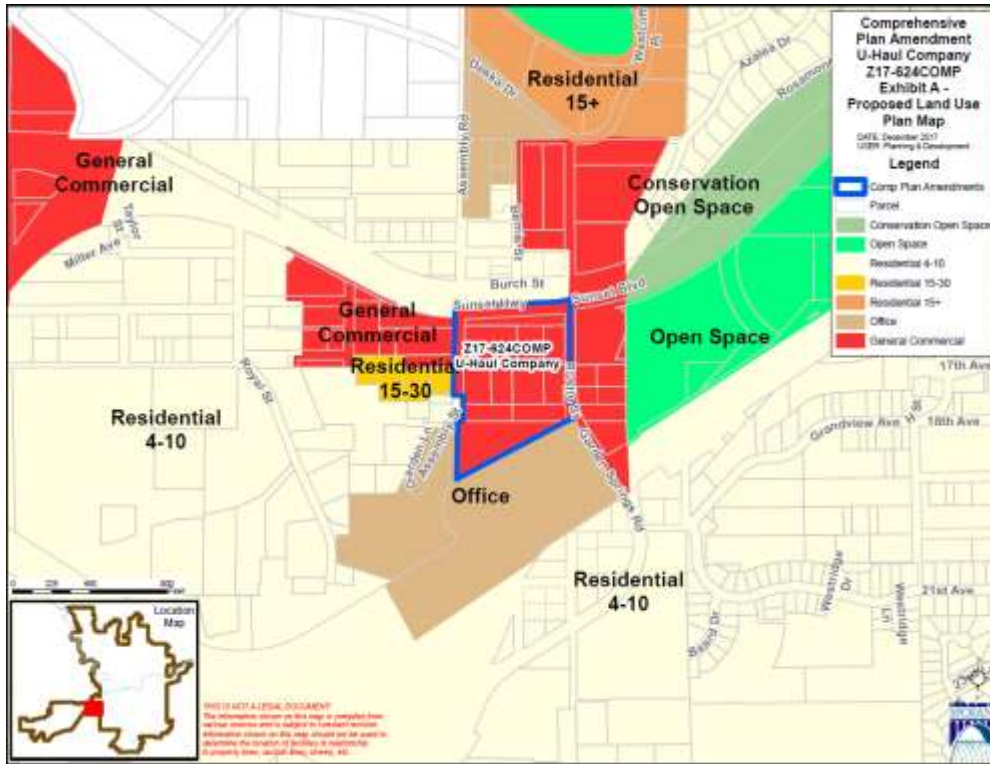
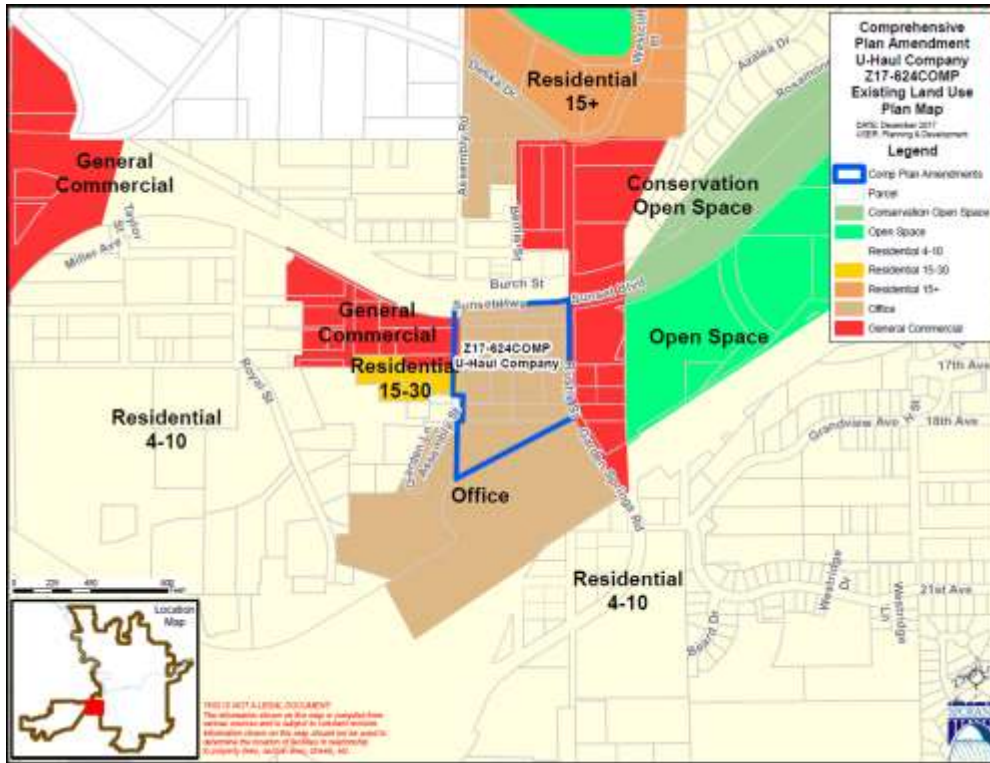
Location: The subject site includes 10 parcels located at 1616 S Rustle St, located south of Sunset Highway and west of S Rustle St (parcels 25262.0803, .0902, 0802, .0903, .0901, .0502, .0506, .0503, , .0504, .0801, .0404, and .2212). The concerned properties total approximately 10.76 acres.

Proposal: This proposal is to change the 12 parcels from Office Land Use and OR-70 zoning to Commercial Land Use and GC-70 zoning.

Agent: Taudd Hume, Parsons/Burnett/Bjordahl/Hume LLP

Committee Consideration for Expansion: See Exhibit B





File Z17-630COMP, Plese & Plese LLC North Hill Neighborhood

Proposed Map Amendment

Location: The subject site includes a portion of 1 parcel located at 6216 N Washington St, located south of Francis Avenue (a portion of parcel 36311.0517, which is currently split-zoned). The concerned portion of the property totals approximately 0.175 acres.

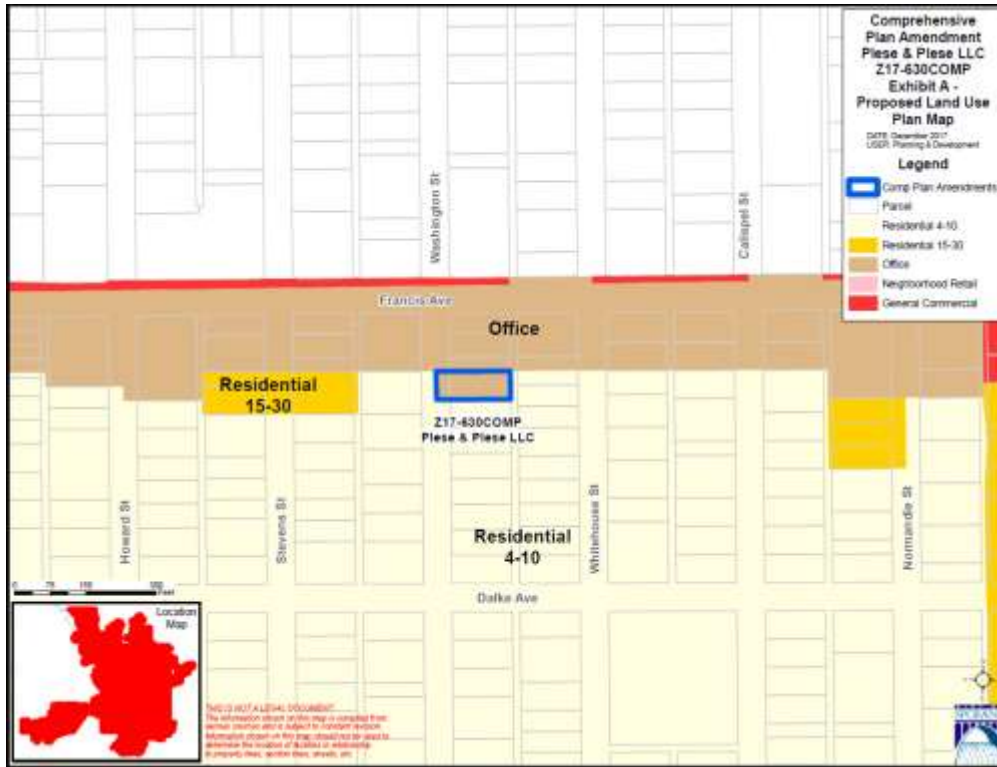
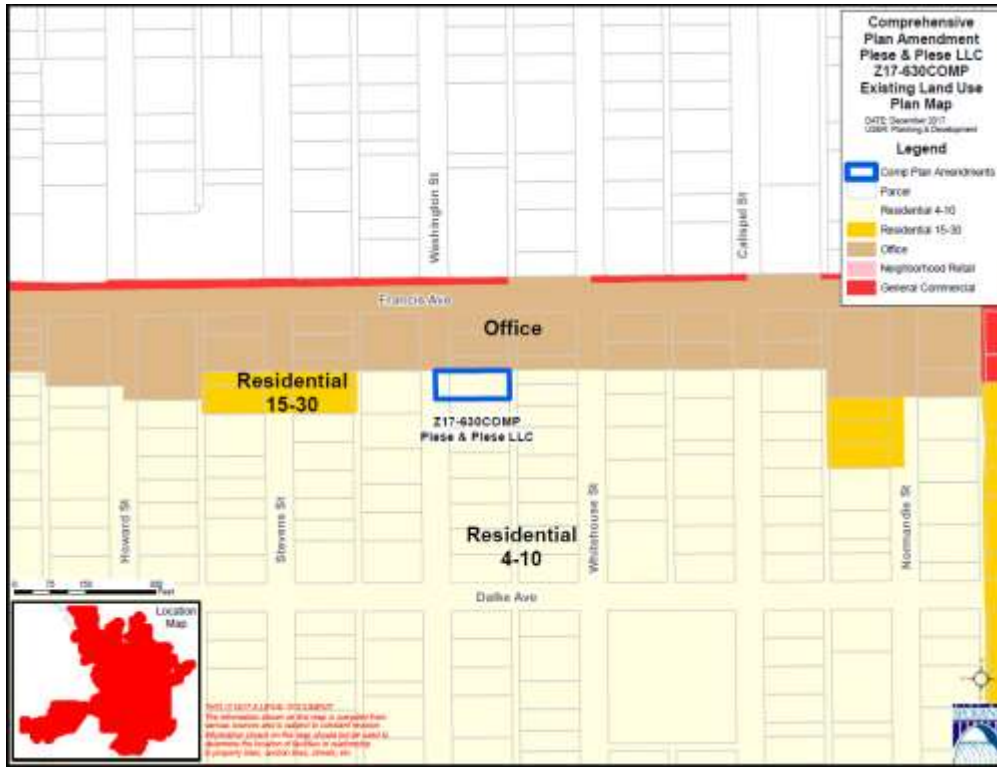
Original Proposal: This proposal is to change the portion of the 1 parcel from Residential 4-10 Land Use and RSF zoning to Office Land Use and OR-35 zoning.

Expansion Location: Parcel to the east, across the alley, 36311.0503, address at 6217 N. Whitehouse Street. This parcel is also split-zoned RSF and Office and is proposed to be changed to the same category. Expansion would encompass approximately 3,851 square feet or 0.09 acres. Expansion is illustrated in last map (below).

Staff note: Current parcel configurations in this area make a "straight line" from east to west for a zone boundary impossible to stay purely within parcel lines. It is currently a "straight line" east to west.

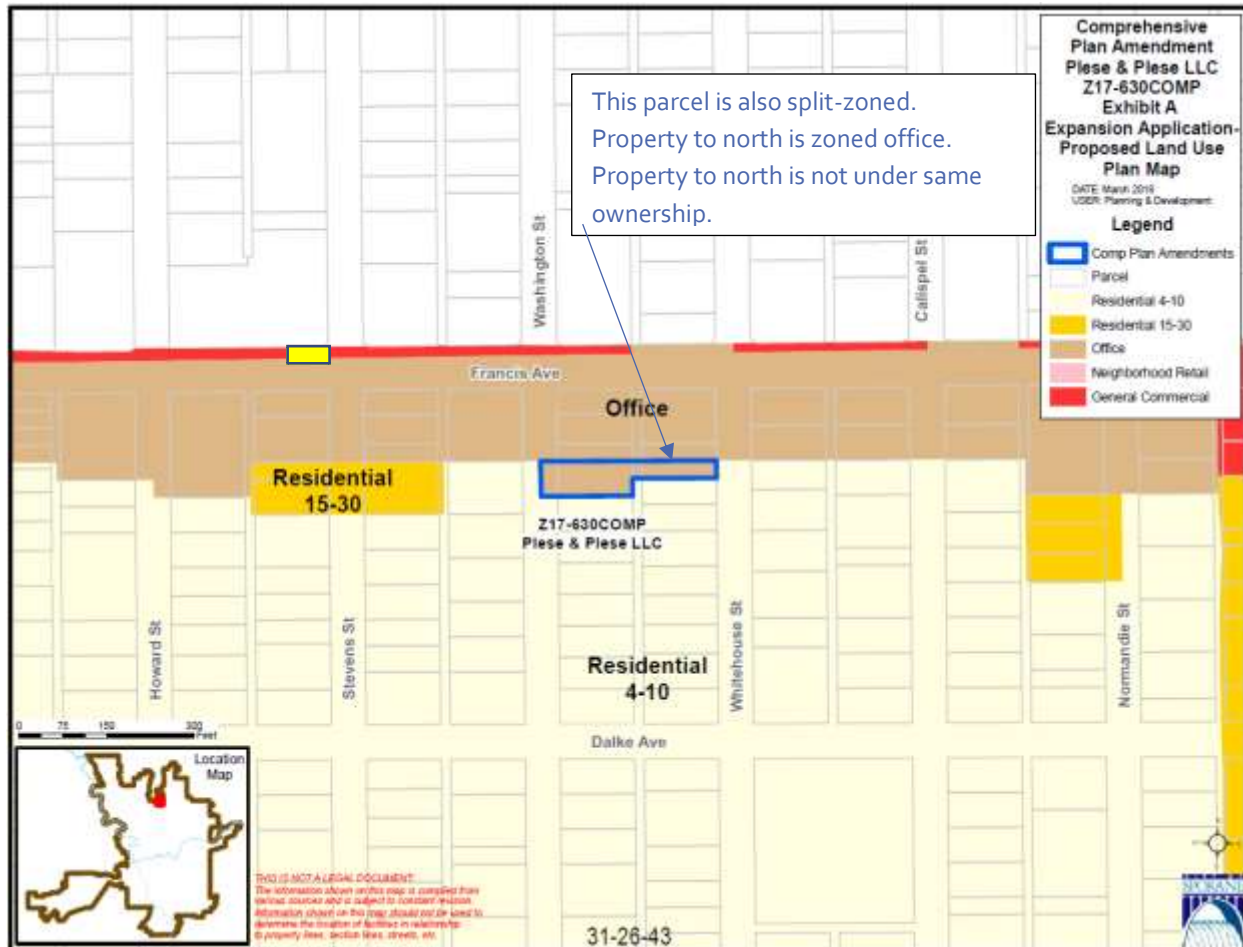
Agent: Taudd Hume, Parsons/Burnett/Bjordahl/Hume LLP





Proposal by Ad Hoc Committee to Amend File Z17-630COMP, Plese & Plese LLC; forwarded by City Council for Plan Commission Review North Hill Neighborhood

Proposed Map Amendment with Expanded Geographic Area



Committee Consideration for Expansion; Forwarded by City Council to Plan Commission:
Proposed expansion to include a parcel located to the east, across the alley, which is also “split zoned”. This is parcel 36311.0503. Parcel address is 6217 N. Whitehouse Street. This portion of the parcel would add 3,351 sq. ft. or 0.09 acres. Staff recommend that if this proposal is forwarded for consideration, the zoning map change considered be the same as for the other site – RSF to O-35 zoning.

Text Amendment Added by City Council

Z2018-253COMP

Text Amendment Proposal, Chapter 2, Section 2.1

Sponsored by Council Member Lori Kinnear

This proposed amendment is Categorically Exempt from SEPA per WAC 197-11-800(19)

Proposed Text:

In addition to these regulatory tools city staff will implement the tenets of the plan in their projects and programs. Because the Comprehensive Plan is designed to help the community realize a shared vision of the future, as the community, environment, and legal framework changes over time so should the community's guiding document. To ensure that the Comprehensive Plan functions as a living document, evolving to meet the needs of the community, the Joint Administration-Council Strategic Plan will serve as a strategic implementation guide to help direct the actions and priorities of elected officials and city staff. The Strategic Plan is designed to direct attention to projects that implement the goals and policies of the Comprehensive Plan.