**Agenda Wording**

UHaul is to amend the land use plan map for 10.86 acres from "office" to "general commercial" in the vicinity of Sunset Highway & S. Rustle St.; the site is addressed at 1616 S. Rustle Street.

**Summary (Background)**

AN ORDINANCE RELATING TO APPLICATION MADE BY U Haul, PLANNING FILE #Z17-624COMP AND AMENDING THE LAND USE PLAN MAP OF THE CITY'S COMPREHENSIVE PLAN FROM "OFFICE" TO "COMMERCIAL" FOR APPROXIMATELY 10.76 ACRES TOTAL DESCRIBED AS: THOSE PORTIONS OF BLOCK 4 AND 5, GARDEN SPRINGS ADDITION TO SPOKANE, LYING SOUTH OF SUNSET BOULEVARD; ALL OF BLOCKS 8 AND 9, GARDEN SPRINGS ADDITION;

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<th>Fiscal Impact</th>
<th>Grant related?</th>
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<th>Approvals</th>
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<tr>
<td>Dept Head</td>
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<td>Division Director</td>
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<td>Finance</td>
<td>ORLOB, KIMBERLY</td>
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<td>RICHMAN, JAMES</td>
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<td>For the Mayor</td>
<td>SANDERS, THERESA</td>
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**Additional Approvals**

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<th>Purchasing</th>
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**Passed by**

SPOKANE CITY COUNCIL:

[Signature]

CITY CLERK

FIRST READING OF THE ABOVE ORDINANCE HELD ON

10/29/2018

AND FURTHER ACTION WAS DEFERRED

[Signature]

CITY CLERK
Agenda Wording

Summary (Background)
THOSE PORTIONS OF THE VACATED 5TH AVE BETWEEN ASSEMBLY ST AND RUSTLE ST; THOSE PORTIONS OF THE VACATED BEMIS ST BETWEEN SUNSET BOULEVARD AND THE INTERSTATE; AND THOSE PORTIONS OF BLOCK F OF THE ABERNETHY TRACT ADDITION LYING NORTH OF THE RAMP OF THE INTERSTATE; AND AMENDING THE ZONING MAP FROM "OFFICE (O-70)" TO "GENERAL COMMERCIAL (GC-70)."

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Distribution List


ORDINANCE C35689

AN ORDINANCE RELATING TO APPLICATION MADE BY U HAUL, PLANNING FILE #Z17-624COMP AND AMENDING THE LAND USE PLAN MAP OF THE CITY’S COMPREHENSIVE PLAN FROM “OFFICE” TO “COMMERCIAL” FOR APPROXIMATELY 10.76 ACRES TOTAL DESCRIBED AS: THOSE PORTIONS OF BLOCK 4 AND 5, GARDEN SPRINGS ADDITION TO SPOKANE, LYING SOUTH OF SUNSET BOULEVARD; ALL OF BLOCKS 8 AND 9, GARDEN SPRINGS ADDITION; THOSE PORTIONS OF THE VACATED 5TH AVE BETWEEN ASSEMBLY ST AND RUSTLE ST; THOSE PORTIONS OF THE VACATED BEMIS ST BETWEEN SUNSET BOULEVARD AND THE INTERSTATE; AND THOSE PORTIONS OF BLOCK F OF THE ABERNETHY TRACT ADDITION LYING NORTH OF THE RAMP OF THE INTERSTATE; AND AMENDING THE ZONING MAP FROM “OFFICE (O-70)” TO “GENERAL COMMERCIAL (GC-70).”

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 Z17-624COMP was timely submitted to the City for consideration during the City’s 2017/2018 Comprehensive Plan amendment cycle; and

WHEREAS, Application Z17-624COMP seeks to amend the Land Use Plan Map of the City’s Comprehensive Plan for a change from “Office” to “Commercial” for 10.76 acres of the subject properties. If approved, the implementing zoning designation requested is “General Commercial (GC-70)”; and

WHEREAS, staff requested comments from agencies and departments on April 20, 2018, and a public comment period ran from May 29, 2018 to July 27, 2018; 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 19, 2018; and

WHEREAS, the Spokane City Plan Commission held a substantive workshop regarding the proposed Comprehensive Plan amendment on June 19, 2018; and
WHEREAS, a State Environmental Policy Act (SEPA) Determination of Non-Significance was issued on August 28, 2018 for the Comprehensive Land Use Plan Map and Zoning Map changes ("DNS"). The public comment period for the SEPA determination ended on September 11, 2018; and

WHEREAS, notice of the SEPA Checklist and Determination, the Land Use Plan Map changes, and the Zoning Map changes, and announcement of the September 12 2018 Plan Commission Public Hearing was published on August 29, 2018 and September 5, 2018; and

WHEREAS, Notice of Plan Commission Public Hearing and SEPA Determination was posted on the property 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 property on August 29, 2018; and

WHEREAS, the staff report for Application Z17-624COMP reviewed all the criteria relevant to consideration of the application; and

WHEREAS, the Spokane Plan Commission conducted a public hearing and deliberated on September 12, 2018 for the Application Z17-624COMP and other proposed amendments; and

WHEREAS, the Spokane Plan Commission found that Application Z17-624COMP is consistent with and implements the Comprehensive Plan; and

WHEREAS, the Plan Commission voted 9 to 1 to recommend approval of Application Z17-624COMP; 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 & Development 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 Application.** Application Z17-624COMP is approved.

2. **Amendment of Land Use Map.** The Spokane Comprehensive Plan Land Use Plan Map is amended from "Office" to "Commercial" for 10.76 acres, as shown in Exhibit A.

3. **Amendment of Zoning Map.** The City of Spokane Zoning Map is amended from "Office (O-70)" to "General Commercial (GC-70)" for this same area, as shown in Exhibit B.
PASSED BY THE CITY COUNCIL ON November 5, 2018

[Signature]  
Council President

Attest:  
[Signature]  
City Clerk

[Signature]  
Mayor

Approved as to form:  
[Signature]  
Assistant City Attorney

11/14/18  
Date

[Signature]  
DECEMBER 14, 2018  
Effective Date