



Agenda Sheet for City Council Meeting of:
10/29/2018

Date Rec'd	10/15/2018
Clerk's File #	ORD C35689
Renews #	

Submitting Dept	PLANNING	Cross Ref #	
Contact Name/Phone	TIRRELL BLACK 625-6185	Project #	
Contact E-Mail	TBLACK@SPOKANECITY.ORG	Bid #	
Agenda Item Type	First Reading Ordinance	Requisition #	
Agenda Item Name	0650 - UHAUL LAND USE PLAN MAP AMENDMENT		

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.

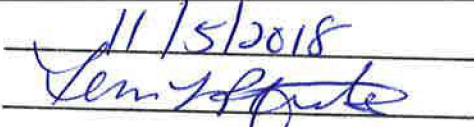
Summary (Background)

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;

Fiscal Impact	Grant related? NO	Budget Account	
	Public Works? NO		
Neutral	\$	#	
Select	\$	#	
Select	\$	#	
Select	\$	#	

Approvals		Council Notifications	
Dept Head	TRAUTMAN, HEATHER	Study Session	
Division Director	TRAUTMAN, HEATHER	Other	Plan Commission Mtg
Finance	ORLOB, KIMBERLY	Distribution List	
Legal	RICHMAN, JAMES	tblack@spokanecity.org	
For the Mayor	SANDERS, THERESA	htrautman@spokanecity.org	
Additional Approvals		dkinder@spokanecity.org	
Purchasing		sbishop@spokanecity.org	
		PASSED BY	
		SPOKANE CITY COUNCIL:	

FIRST READING OF THE ABOVE
ORDINANCE HELD ON
10/29/2018
AND FURTHER ACTION WAS DEFERRED

CITY CLERK

11/15/2018

CITY CLERK



Continuation of Wording, Summary, Budget, and Distribution

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)."

Fiscal Impact

Select \$

Select \$

Budget Account

#

#

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

Ben Groch
Council President

Attest:

Yeni Alfates
City Clerk

Approved as to form:
Pat Dalk
Assistant City Attorney

David A. Cunn
Mayor

11/14/18
Date

DECEMBER 14, 2018
Effective Date

