



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

Date Rec'd	10/15/2018
Clerk's File #	ORD C35688
Renews #	
Cross Ref #	
Project #	
Bid #	
Requisition #	

Submitting Dept	PLANNING
Contact Name/Phone	TIRRELL BLACK 625-6185
Contact E-Mail	TBLACK@SPOKANECITY.ORG
Agenda Item Type	First Reading Ordinance
Agenda Item Name	0650 - KAIN INVESTMENTS, LLC LAND USE PLAN MAP AMENDMENT

Agenda Wording

Kain Investments, LLC is to amend the land use plan map on a split zoned parcel from "Residential 15-30" to "Neighborhood Retail" in the vicinity of South 9th Avenue & Madison Street; the area is approximately 0.11 acres. Parcel 35193.9017.

Summary (Background)

AN ORDINANCE RELATING TO APPLICATION MADE BY KAIN INVESTMENTS LLC, PLANNING FILE #Z17-623COMP AND AMENDING THE LAND USE PLAN MAP OF THE CITY'S COMPREHENSIVE PLAN FROM "RESIDENTIAL 15-30" TO "NEIGHBORHOOD RETAIL" FOR APPROXIMATELY 4873 SQUARE FEET DESCRIBED AS: LOTS 6-8 BLOCK 1, MCINTOSH ADDITION EXCEPT THE NORTH 118.00 FT. OF THE WEST 136.00 FT. THEREOF;

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	

FIRST READING OF THE ABOVE
ORDINANCE HELD ON
10/29/2018
AND FURTHER ACTION WAS DEFERRED
[Signature]
CITY CLERK

PASSED BY
SPOKANE CITY COUNCIL:
11/15/2018
[Signature]
CITY CLERK



Continuation of Wording, Summary, Budget, and Distribution

Agenda Wording

Summary (Background)

AND AMENDING THE ZONING MAP FROM "RESIDENTIAL MULTIFAMILY (RMF)" TO "NEIGHBORHOOD RETAIL (NR-35)."

Fiscal Impact

Select **\$**

Select **\$**

Budget Account

#

#

Distribution List

ORDINANCE C35688

AN ORDINANCE RELATING TO APPLICATION MADE BY KAIN INVESTMENTS LLC, PLANNING FILE #Z17-623COMP AND AMENDING THE LAND USE PLAN MAP OF THE CITY'S COMPREHENSIVE PLAN FROM "RESIDENTIAL 15-30" TO "NEIGHBORHOOD RETAIL" FOR APPROXIMATELY 4873 SQUARE FEET DESCRIBED AS: LOTS 6-8 BLOCK 1, MCINTOSH ADDITION EXCEPT THE NORTH 118.00 FT. OF THE WEST 136.00 FT. THEREOF; AND TOGETHER WITH THE NORTH HALF OF VACATED ALLEY ADJACENT TO SAID LOTS 6, 7, AND 9. CONTAINING APPROXIMATELY 4873 SQUARE FEET; AND AMENDING THE ZONING MAP FROM "RESIDENTIAL MULTIFAMILY (RMF)" TO "NEIGHBORHOOD RETAIL (NR-35)."

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 Z17-623COMP was timely submitted to the City for consideration during the City's 2017/2018 Comprehensive Plan amendment cycle; and

WHEREAS, Application Z17-623COMP seeks to amend the Land Use Plan Map of the City's Comprehensive Plan for a change from "Residential 15-30" to "Neighborhood Retail" for 4873 square feet of the subject properties. If approved, the implementing zoning designation requested is "Neighborhood Retail (NR-35)"; 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 July 11, 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 Z17-623COMP 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 Z17-623COMP and other proposed amendments; and

WHEREAS, the Spokane Plan Commission found that Application Z17-623COMP is consistent with and implements the Comprehensive Plan; and

WHEREAS, the Plan Commission voted 10 to 0 to recommend approval of Application Z17-623COMP; 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 Z17-623COMP is approved.
2. Amendment of Land Use Map. The Spokane Comprehensive Plan Land Use Plan Map is amended from “Residential 15-30” to “Neighborhood Retail” for 4873 square feet, as shown in Exhibit A.
3. Amendment of Zoning Map. The City of Spokane Zoning Map is amended from “Residential Multifamily (RMF)” to “Neighborhood Retail (NR-35)” for this same area, as shown in Exhibit B.

PASSED BY THE CITY COUNCIL ON NOVEMBER 5, 2018

Ben Focht
Council President

Attest:

Yemi Hoffstedt
City Clerk

Approved as to form:

Pat Dahl
Assistant City Attorney

David A. Cowan
Mayor

11/14/18
Date

DECEMBER 14, 2018
Effective Date



Exhibit A

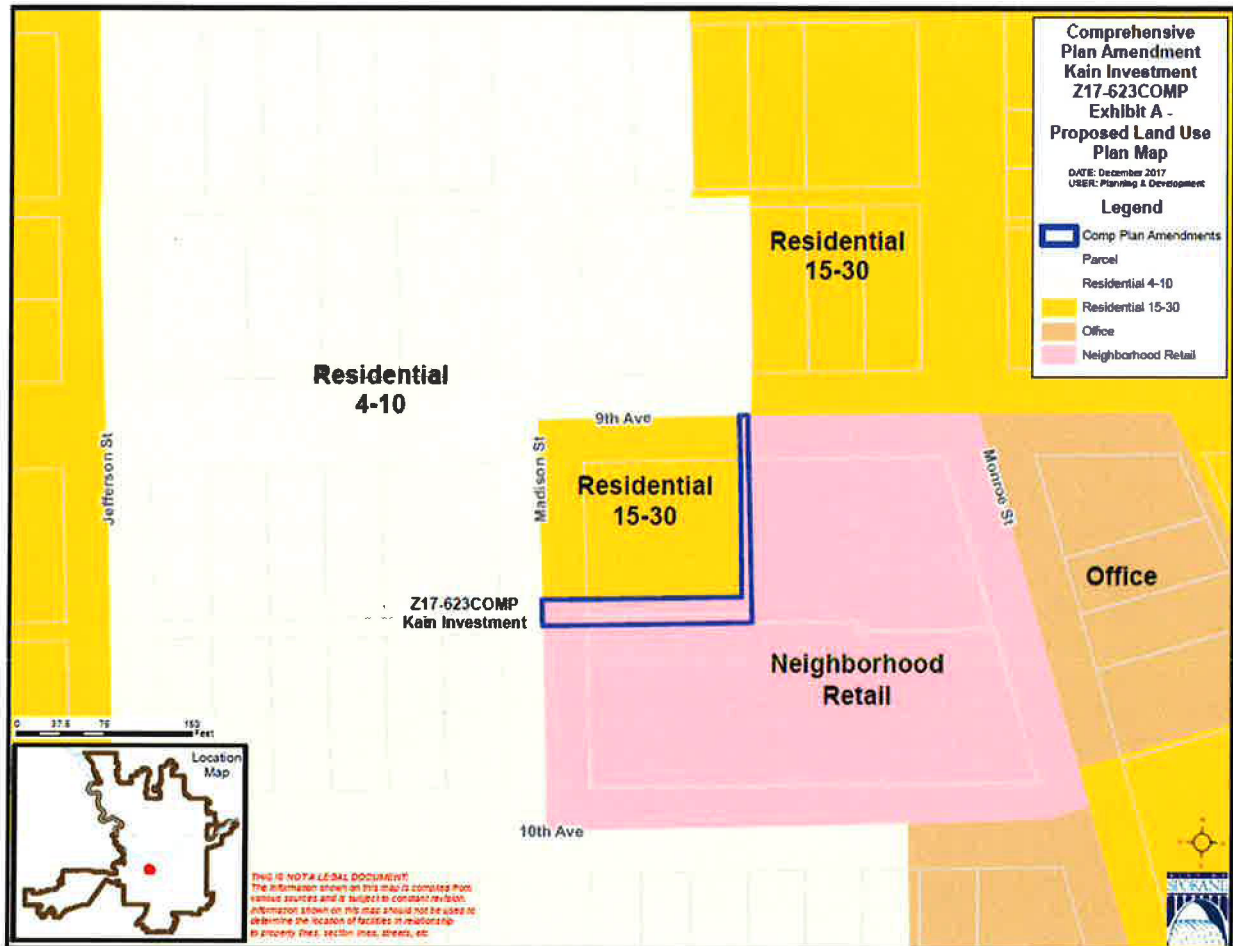


Exhibit B

