



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

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| Date Rec'd | 10/15/2018 |
| Clerk's File # | ORD C35690 |
| Renews # | |

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|---------------------------|--|----------------------|--|
| 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 - CLANTON FAMILY, LLC LAND USE PLAN MAP AMENDMENT | | |

Agenda Wording

Clanton Family, LLC) is to amend the land use plan map for three parcels located on the SE corner of West 6th Avenue and South Stevens St. from "office" to "general commercial"; the size is approximately 0.68 acres.

Summary (Background)

AN ORDINANCE RELATING TO APPLICATION MADE BY CLANTON FAMILY LLC, PLANNING FILE #Z17-621COMP AND AMENDING THE LAND USE PLAN MAP OF THE CITY'S COMPREHENSIVE PLAN FROM "OFFICE" TO "GENERAL COMMERCIAL" FOR APPROXIMATELY 0.68 ACRES TOTAL DESCRIBED AS: LOTS 1-4, BLOCK 93, SECOND ADDITION TO RAILROAD ADDITION TO SPOKANE FALLS; AND AMENDING THE ZONING MAP FROM "OFFICE RETAIL (OR-150)" TO "COMMUNITY BUSINESS (CB-150)."

| | | | |
|----------------------|-------------------|-----------------------|--|
| 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 | |
| | | | |
| | | | |
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APPROVED BY
SPOKANE CITY COUNCIL:

11/19/18
[Signature]
CITY CLERK

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

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ORDINANCE C35690

AN ORDINANCE RELATING TO APPLICATION MADE BY CLANTON FAMILY LLC, PLANNING FILE #Z17-621COMP AND AMENDING THE LAND USE PLAN MAP OF THE CITY'S COMPREHENSIVE PLAN FROM "OFFICE" TO "GENERAL COMMERCIAL" FOR APPROXIMATELY 0.68 ACRES TOTAL DESCRIBED AS: LOTS 1-4, BLOCK 93, SECOND ADDITION TO RAILROAD ADDITION TO SPOKANE FALLS; AND AMENDING THE ZONING MAP FROM "OFFICE RETAIL (OR-150)" TO "COMMUNITY BUSINESS (CB-150)."

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 Z17-621COMP was timely submitted to the City for consideration during the City's 2017/2018 Comprehensive Plan amendment cycle; and

WHEREAS, Application Z17-621COMP seeks to amend the Land Use Plan Map of the City's Comprehensive Plan for a change from "Office" to "General Commercial" for 0.68 acres of the subject properties. If approved, the implementing zoning designation requested is "Community Business (CB-150)"; 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

Final Reading Ordinance C35688 (By a vote of 10 to 0, the Plan Commission recommends approval)

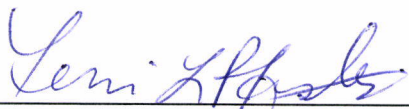
Upon Unanimous Roll Call Vote, the City Council **passed Final Reading Ordinance C35688** relating to application made by Kain Investments LLC, Planning File #Z17-623COMP and amending the Land Use Plan Map of the City's Comprehensive Plan from "Residential 15-30" to "Neighborhood Retail" for approximately 4,873 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 4,873 square feet; and amending the Zoning Map from "Residential Multifamily (RMF)" to "Neighborhood Retail (NR-35)."

Final Reading Ordinance C35689 (By a vote of 9 to 1, the Plan Commission recommends approval)

Upon Unanimous Roll Call Vote, the City Council **passed Final Reading Ordinance C35689** 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 Avenue between Assembly Street and Rustle Street; those portions of the vacated Bemis Street 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)."

Final Reading Ordinance C35690 (By a vote of 9 to 1, the Plan Commission recommends approval)

Motion by Council Member Stratton, seconded by Council Members Fagan and Burke, **to defer** Final Reading Ordinance C35690—relating to application made by Clanton Family LLC, Planning File #Z17-621COMP and amending the Land Use Plan Map of the City's Comprehensive Plan from "Office" to "General Commercial" for approximately 0.68 acres total described as: Lots 1-4, Block 93, Second Addition to Railroad Addition to Spokane Falls; and amending the Zoning Map from "Office Retail (OR-150)" to "Community Business (CB-150)" —for two weeks (to November 19, 2018, Agenda); **carried 6-1 (Council Member Mumm voting "no")**.



Terri L. Pfister, MMC
Spokane City Clerk

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 Z17-621COMP 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 Z17-621COMP and other proposed amendments; and

WHEREAS, the Spokane Plan Commission found that Application Z17-621COMP is consistent with and implements the Comprehensive Plan; and

WHEREAS, the Plan Commission voted 9 to 1 to recommend approval of Application Z17-621COMP; 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 Z17-621COMP is approved.
2. Amendment of Land Use Map. The Spokane Comprehensive Plan Land Use Plan Map is amended from "Office" to "General Commercial" for 0.68 acres, as shown in Exhibit A.
3. Amendment of Zoning Map. The City of Spokane Zoning Map is amended from "Office Retail (OR-150)" to "Community Business (CB-150)" for this same area, as shown in Exhibit B.

PASSED BY THE CITY COUNCIL ON NOVEMBER 19, 2018.

[Handwritten Signature]

Council President

Attest:

[Handwritten Signature]

City Clerk

Approved as to form:

[Handwritten Signature]

Assistant City Attorney

[Handwritten Signature]

Mayor

NOVEMBER 28, 2018

Date

DECEMBER 28, 2018

Effective Date

