

ANNUAL AMENDMENTS COMPREHENSIVE PLAN

Land Use Subcommittee of the Community Assembly
Comprehensive Plan Amendment Work Program 2018

City Council RES 2018-0021

April 19, 2018

www.spokanecity.org/projects



Revised Code of Washington (RCW)

- RCW allows once per year amendment process
- Cumulative impacts of proposed changes must be considered
- SEPA Review must be completed



The screenshot shows the Washington State Legislature website. At the top is a green banner with the text "WASHINGTON STATE LEGISLATURE" in gold, flanked by an image of the state capitol dome on the left and a circular seal on the right. Below the banner is a navigation menu with a dark green header "Legislature Home" and four light green items: "House of Representatives", "Senate", "Find Your District", and "Laws & Agency Rules". To the right of the menu, the breadcrumb trail "RCWs > Title 36 > Chapter 36.70a > Section 36.70a.130" is displayed. Below this is a navigation bar with "36.70A.120 << 36.70a.130 >> 36.70A.131". The main content area shows the title "RCW 36.70a.130" in bold, followed by the text "Comprehensive plans—Review procedures and schedules—Amendments."

WASHINGTON STATE LEGISLATURE

Legislature Home

House of Representatives

Senate

Find Your District

Laws & Agency Rules

RCWs > Title 36 > Chapter 36.70a > Section 36.70a.130

36.70A.120 << 36.70a.130 >> 36.70A.131

RCW 36.70a.130

Comprehensive plans—Review procedures and schedules—Amendments.

Annual Amendment Work Program

- Anyone can apply to amend the Comprehensive Plan
- Amendments can be to text (policy) or maps in the plan
- Review should be comprehensive
- SMC 17G.020 amended in 2017 to include “early threshold review”
- Recommendation by committee to city council on the Annual Amendment Comprehensive Plan Work Program
- City Council adopts Annual Amendment Comprehensive Plan Work Program by Resolution

What happens after the Annual Amendment Work Program for 2018 is set?

- Applicants - full application materials and fees
- Agency & Interested City Department Review (April)
- Public Comment Period (60 days) (May-June?)
- SEPA Review & Determination
- Plan Commission Public Hearing (late summer)
- City Council Public Hearing (Fall)

What happens when it gets to Plan Commission?



Spokane Municipal Code

Search

Home

Title 17G

Chapter 17G.020

Section 17G.020.030

Highlight Word

Title 17G Administration and Procedures

Chapter 17G.020 Comprehensive Plan Amendment Procedure

Section 17G.020.030 Final Review Criteria

The following is a list of considerations that shall be used, as appropriate, by the applicant in developing an amendment proposal, by planning staff in analyzing a proposal, by the plan commission and by the city council in making a decision on the proposal.

2017/2018 proposals

File #	General Location	Neighborhood	Applicant
Z2017-612COMP	W 6 th Ave & S Stevens	Cliff/Cannon	Clanton Family LLC
Z2017-622COMP (withdrawn)	W 7th Ave & S. C St	West Hills	Ventura Land Holdings LLC
Z2017-623COMP	9 th Ave & S. Madison	Cliff/Cannon	Kain Investments LLC (formerly 926 Monroe LLC)
Z2017-624COMP	1616 S Rustle St	West Hills	U Haul
Z2017-630COMP	6216 N. Washington St.	North Hill	Plese & Plese LLC

Text Amendment, Council Sponsored

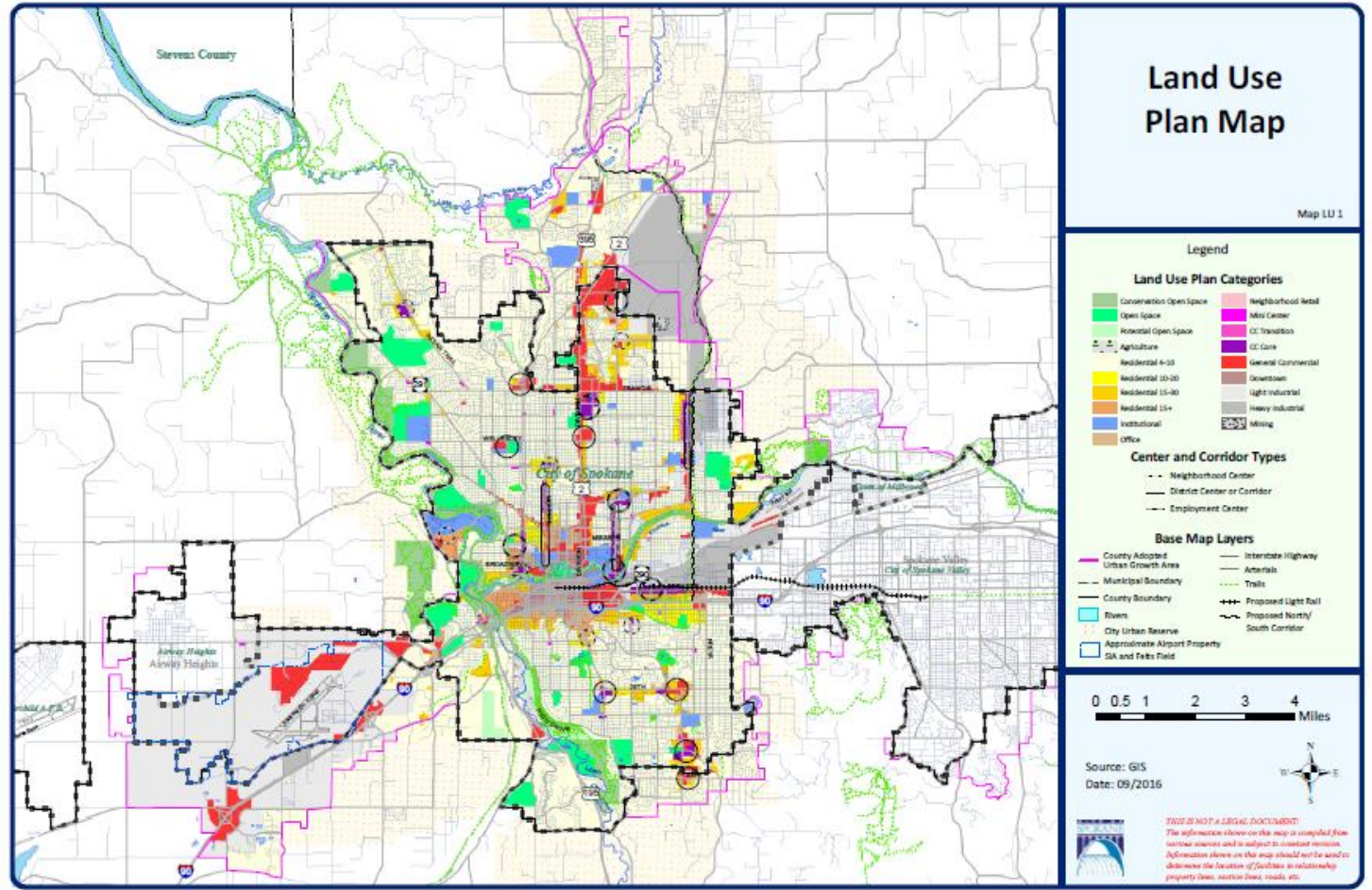
- Recognizes the Joint Administration-Council Strategic Plan as a living document that implements the goals and policies of the Comprehensive Plan.
- Amendment to Section 2.1 of chapter 2 of the Comp Plan
- Joint Administration-City Council Six Year Strategic Plan was adopted by Resolution 2017-0101

Proposal Review



Chapter 3

Land Use



Z17-612COMP

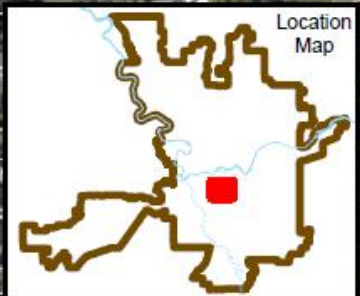
Applicant	Clanton Family LLC
Agent	Dwight Hume, Land Use Solutions and Entitlement
Parcel numbers	35191.5101, .5102 & .5103
General Location	SE corner of W. 6 th Avenue & S. Stevens St.
Size of property	0.68 Acres
Current Land Use & Zoning	Office Land Use & OR-150 zoning
Requested Land Use & Zoning	Commercial Land Use, CB-150 zoning
Within Neighborhood Council Boundary	Cliff/Cannon



Comprehensive
Plan Amendment
Clanton Family LLC
Z17-612COMP
DATE: December 2017
USER: Planning & Development

Legend

Comp Plan Amendments
Parcel













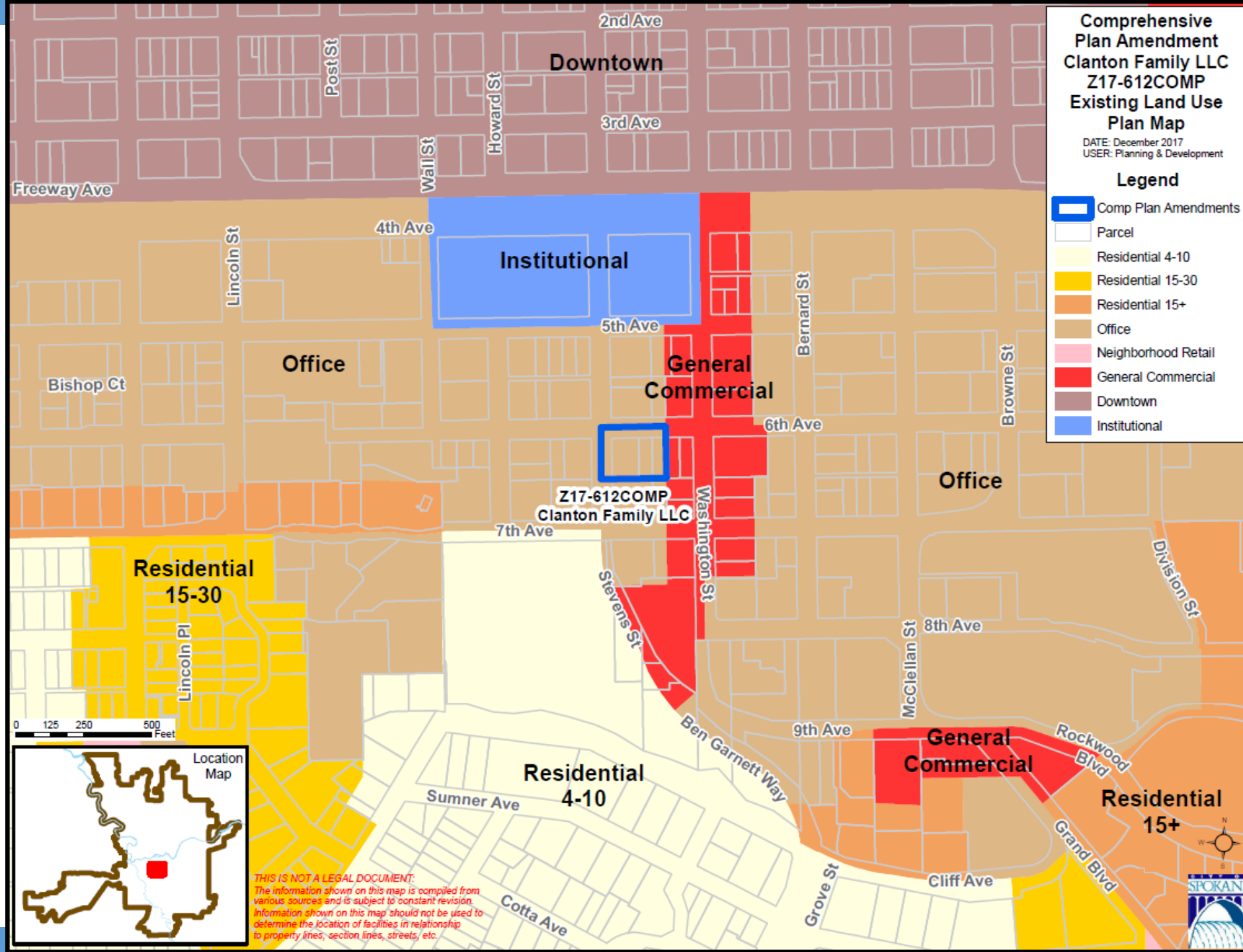
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**Comprehensive
Plan Amendment
Clanton Family LLC
Z17-612COMP
Existing Land Use
Plan Map**

DATE: December 2017
USER: Planning & Development

Legend













-  Comp Plan Amendments
-  Parcel
-  Residential 4-10
-  Residential 15-30
-  Residential 15+
-  Office
-  Neighborhood Retail
-  General Commercial
-  Downtown
-  Institutional

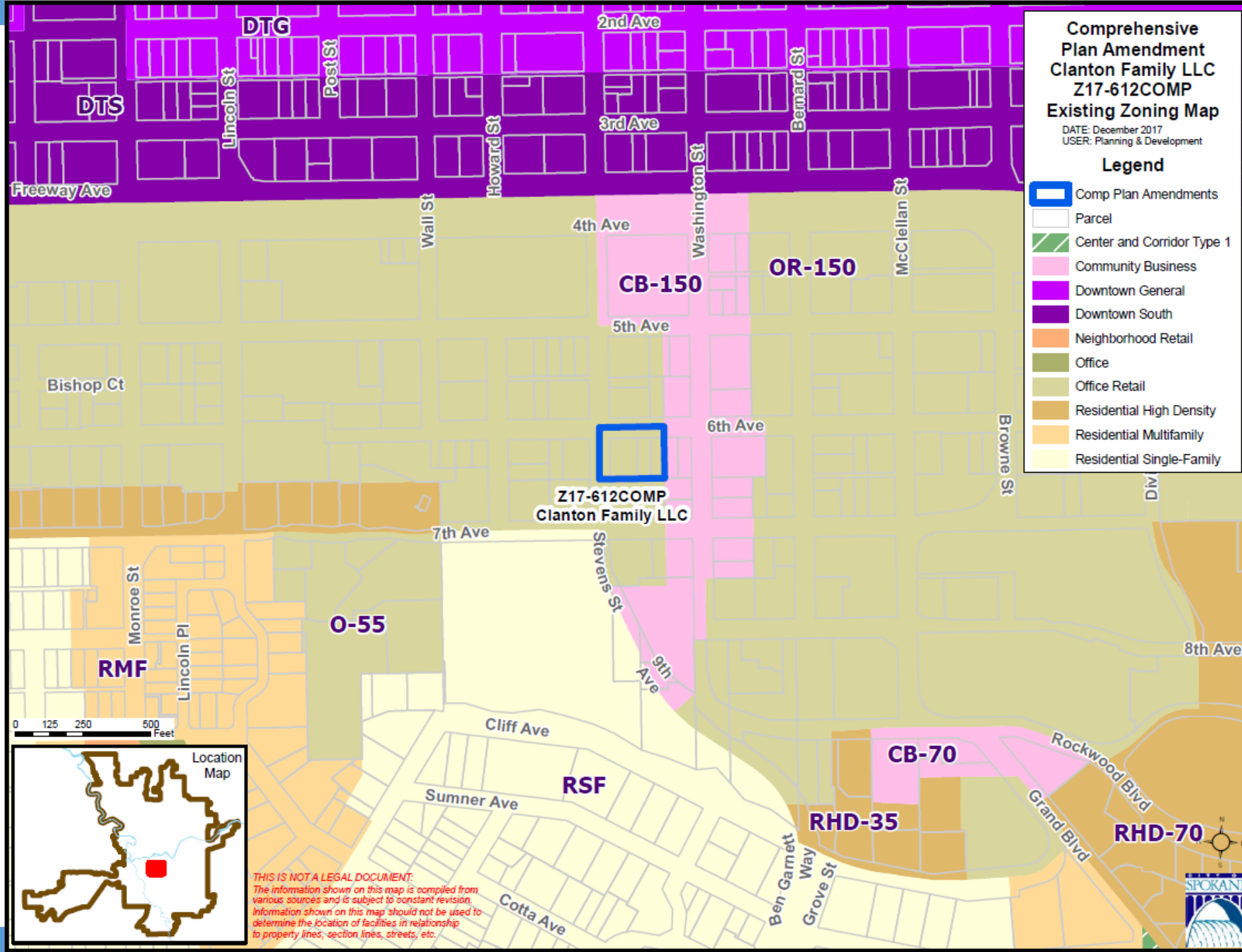


**Comprehensive
Plan Amendment
Clanton Family LLC
Z17-612COMP
Existing Zoning Map**

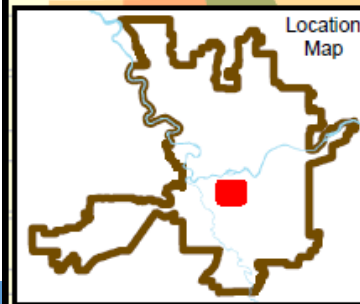
DATE: December 2017
USER: Planning & Development

Legend

-  Comp Plan Amendments
-  Parcel
-  Center and Corridor Type 1
-  Community Business
-  Downtown General
-  Downtown South
-  Neighborhood Retail
-  Office
-  Office Retail
-  Residential High Density
-  Residential Multifamily
-  Residential Single-Family



0 125 250 500
Feet



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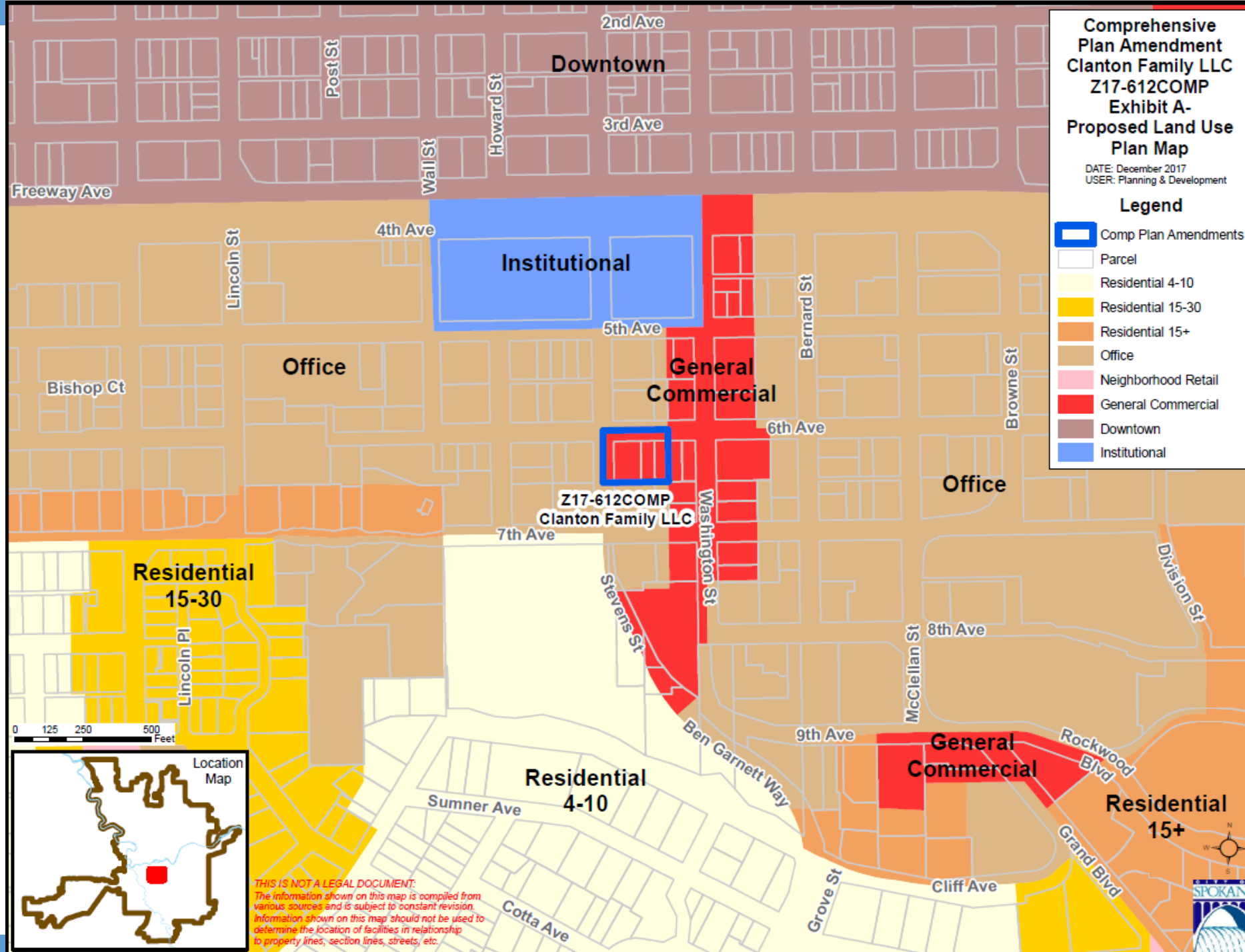


**Comprehensive
Plan Amendment
Clanton Family LLC
Z17-612COMP
Exhibit A-
Proposed Land Use
Plan Map**

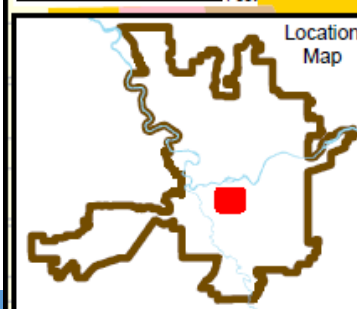
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Legend

- Comp Plan Amendments
- Parcel
- Residential 4-10
- Residential 15-30
- Residential 15+
- Office
- Neighborhood Retail
- General Commercial
- Downtown
- Institutional



0 125 250 500 Feet















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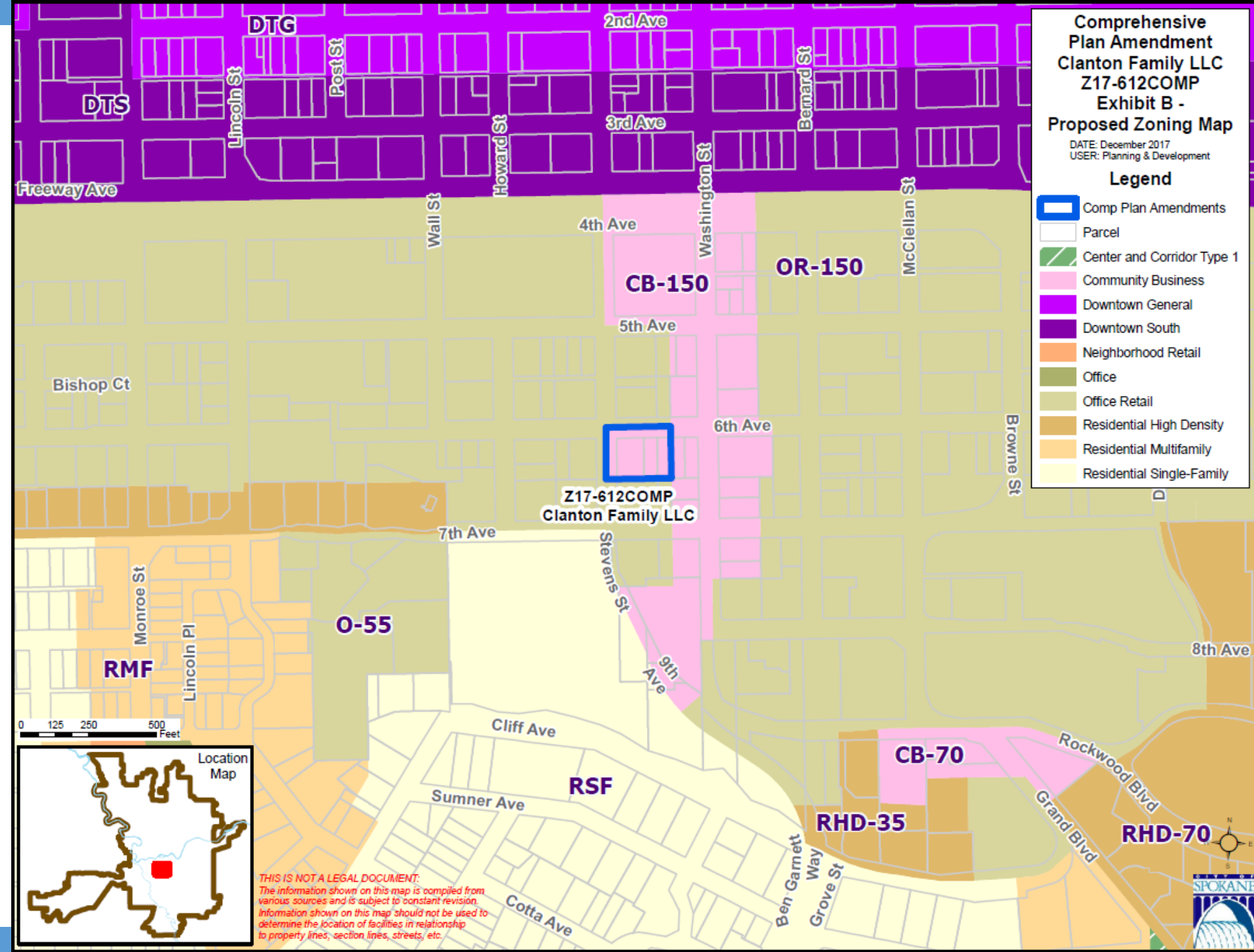


**Comprehensive
Plan Amendment
Clanton Family LLC
Z17-612COMP
Exhibit B -
Proposed Zoning Map**

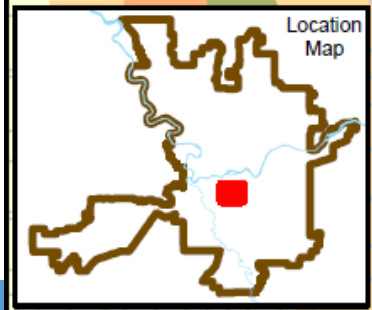
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Legend

-  Comp Plan Amendments
-  Parcel
-  Center and Corridor Type 1
-  Community Business
-  Downtown General
-  Downtown South
-  Neighborhood Retail
-  Office
-  Office Retail
-  Residential High Density
-  Residential Multifamily
-  Residential Single-Family



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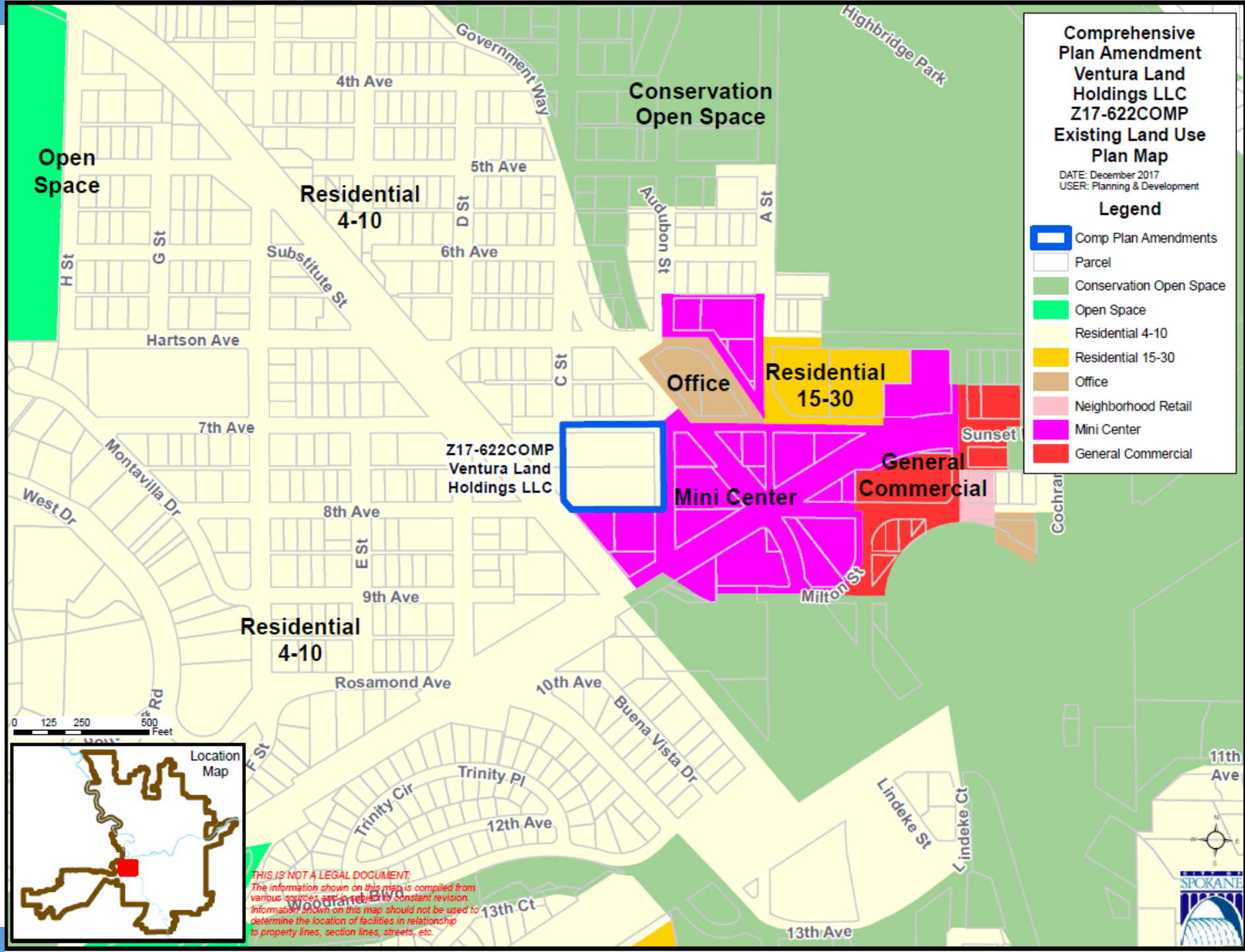


Z17-622COMP

Applicant	Ventura Land Holdings LLC
Agent	Dwight Hume, Land Use Solutions and Entitlement
Parcel numbers	25234.6501 & 25234.0902
General Location	W. 7 th Avenue & S. “C” St.
Size of property	2.2 Acres
Current Land Use & Zoning	Residential 4-10 Land Use & RSF zoning
Requested Land Use & Zoning	Residential 15-30 Land Use, RMF zoning
Within Neighborhood Council Boundary	West Hills

Z2017-622COMP W 7th Ave & S Stevens














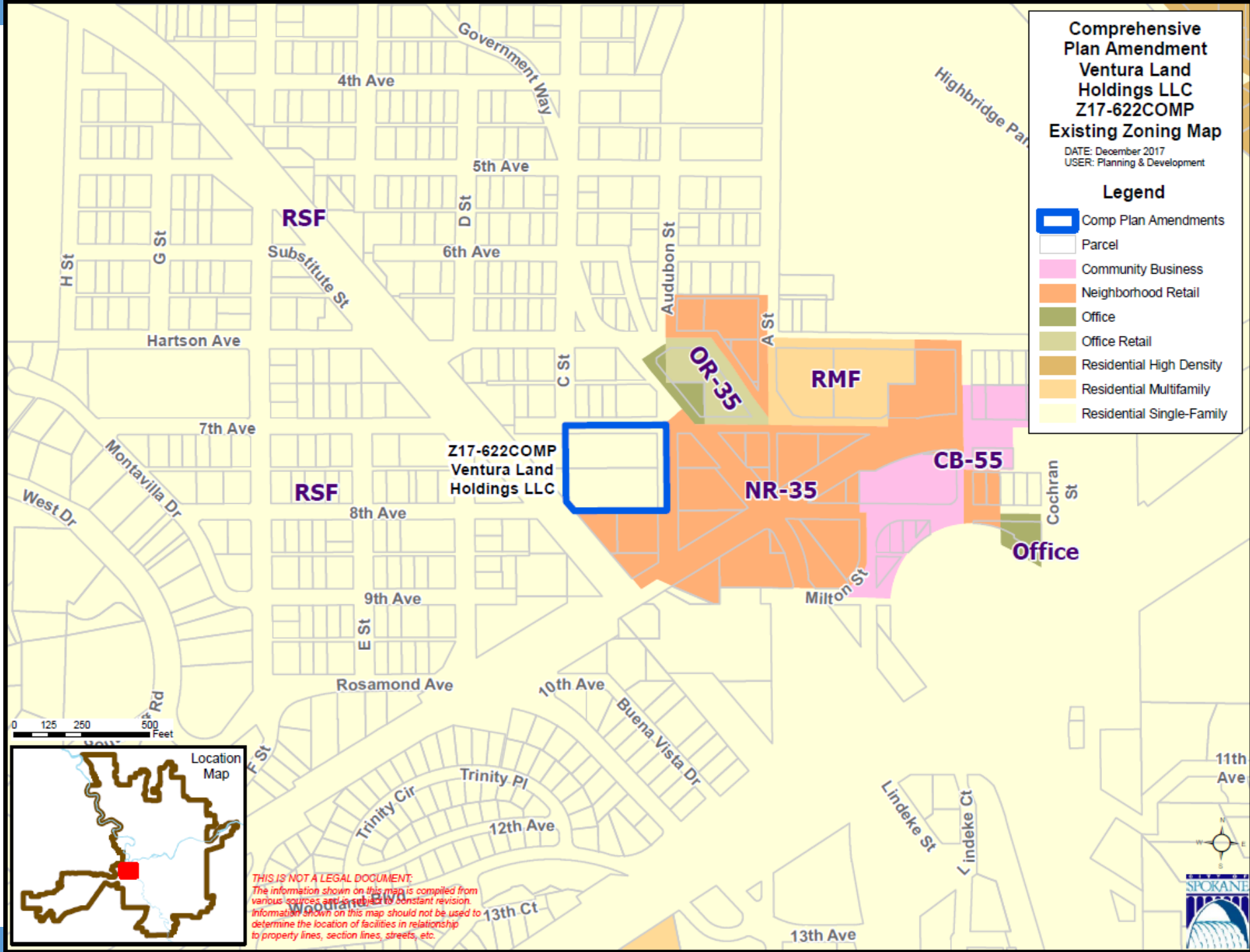
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**Comprehensive
Plan Amendment
Ventura Land
Holdings LLC
Z17-622COMP
Existing Zoning Map**

DATE: December 2017
USER: Planning & Development

Legend

-  Comp Plan Amendments
-  Parcel
-  Community Business
-  Neighborhood Retail
-  Office
-  Office Retail
-  Residential High Density
-  Residential Multifamily
-  Residential Single-Family













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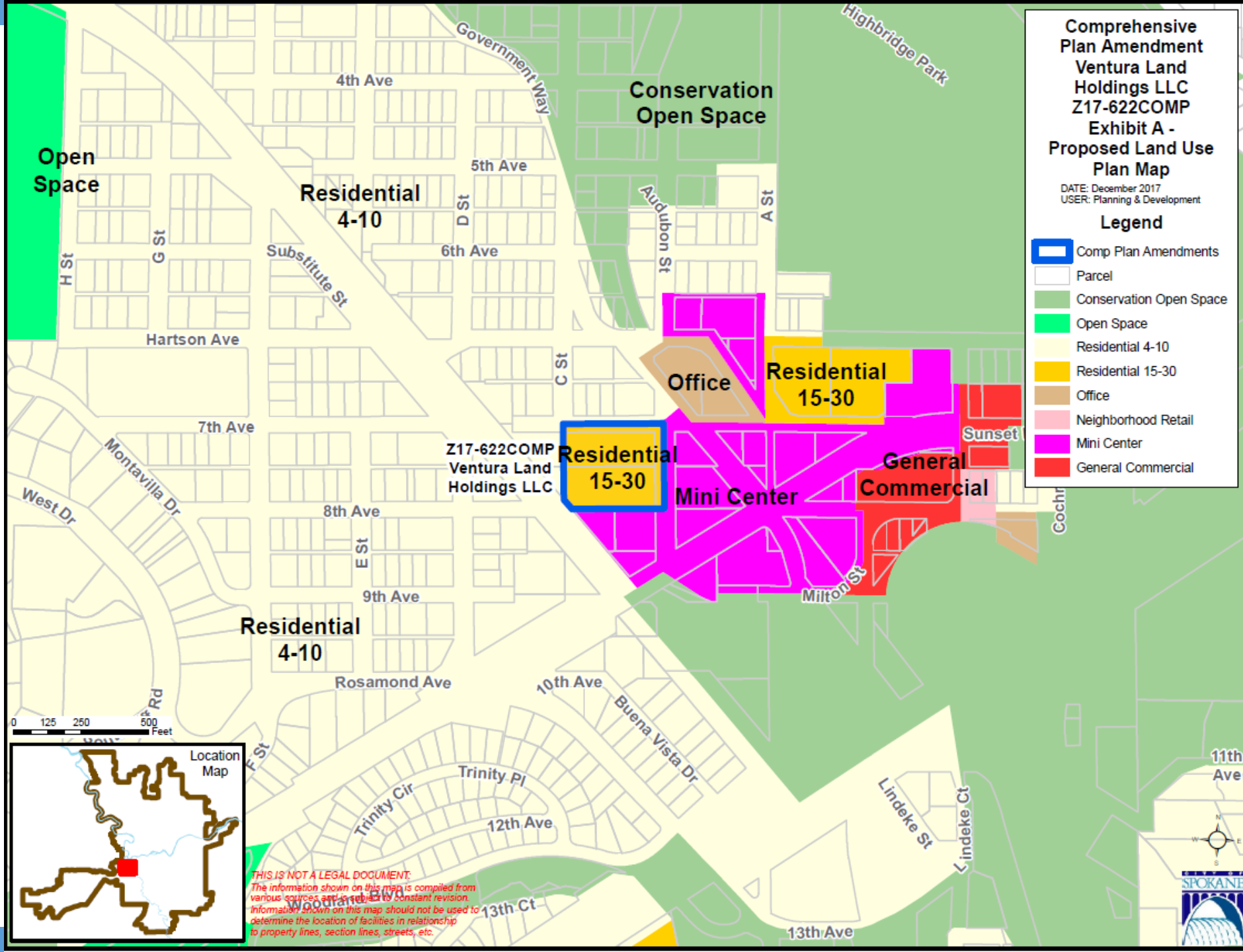


**Comprehensive
Plan Amendment
Ventura Land
Holdings LLC
Z17-622COMP
Exhibit A -
Proposed Land Use
Plan Map**

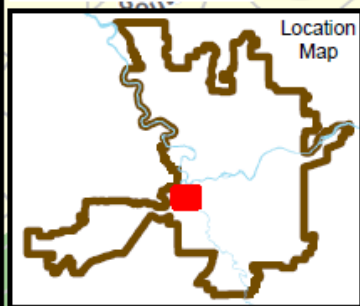
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USER: Planning & Development

Legend

-  Comp Plan Amendments
-  Parcel
-  Conservation Open Space
-  Open Space
-  Residential 4-10
-  Residential 15-30
-  Office
-  Neighborhood Retail
-  Mini Center
-  General Commercial



0 125 250 500 Feet












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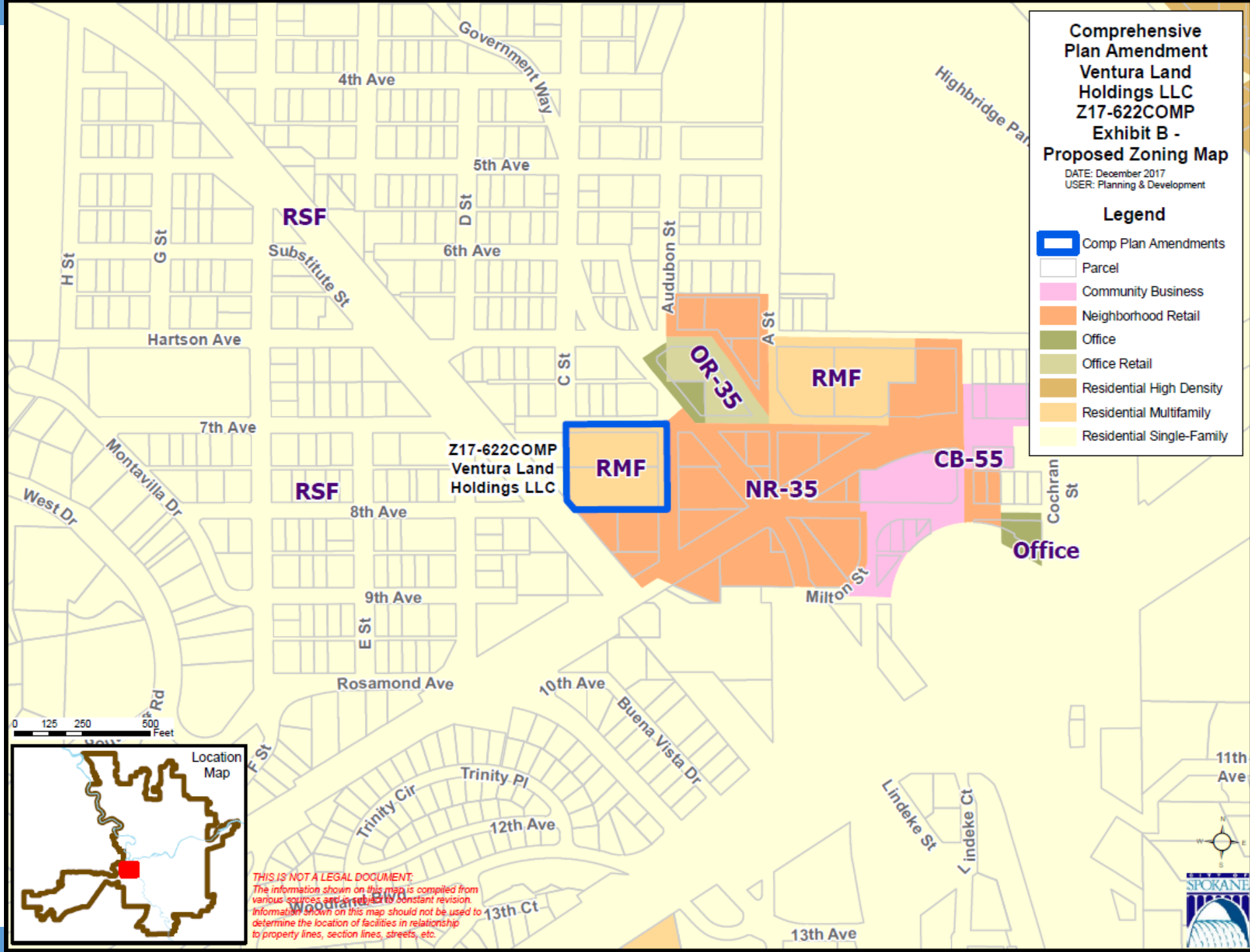


**Comprehensive
Plan Amendment
Ventura Land
Holdings LLC
Z17-622COMP
Exhibit B -
Proposed Zoning Map**

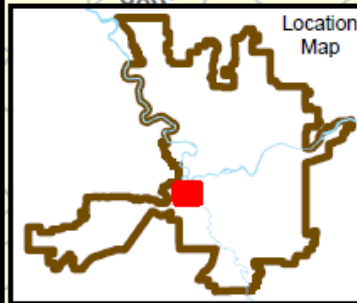
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Legend

-  Comp Plan Amendments
-  Parcel
-  Community Business
-  Neighborhood Retail
-  Office
-  Office Retail
-  Residential High Density
-  Residential Multifamily
-  Residential Single-Family



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Feet



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Z17-623COMP

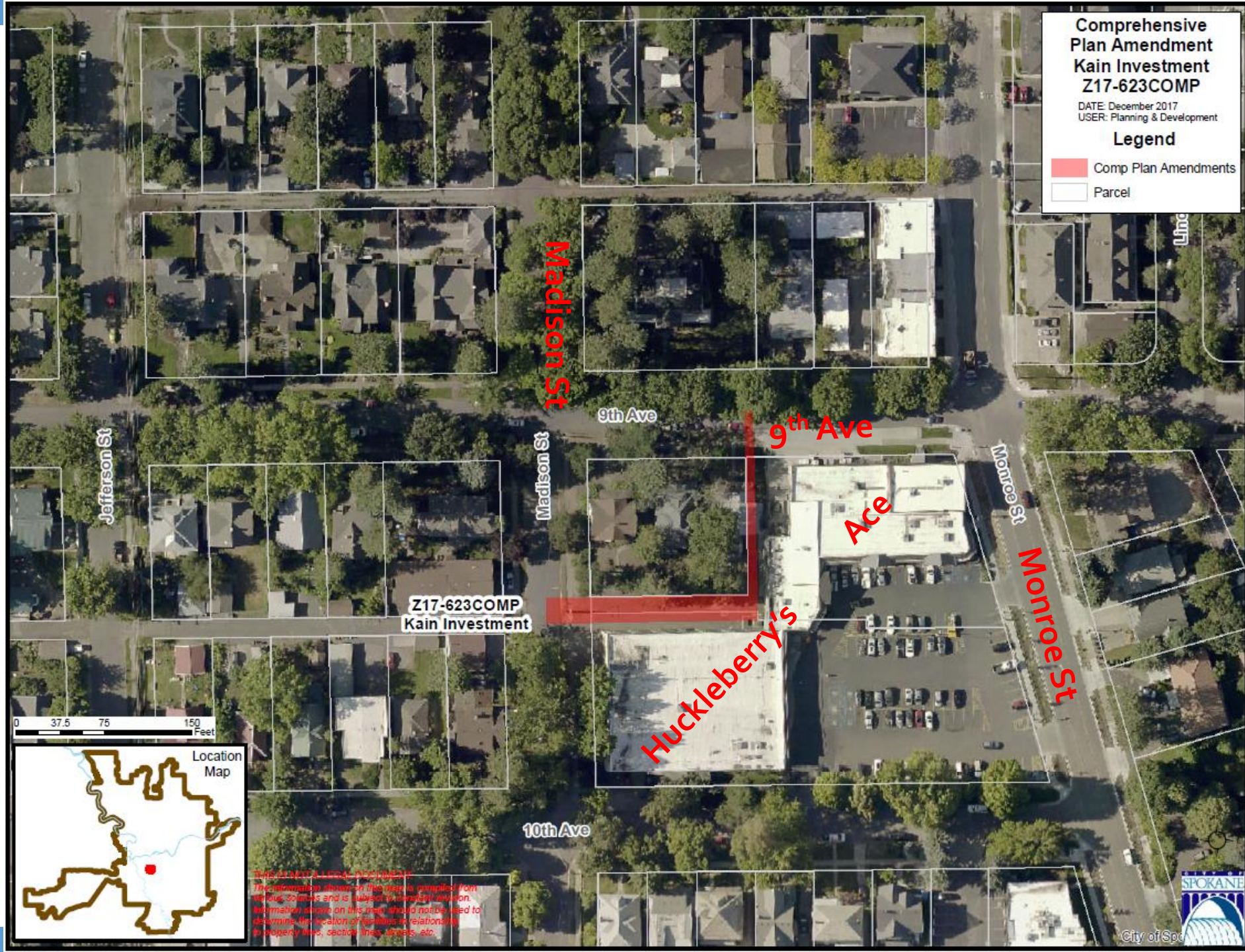
Applicant	Kain Investments (formerly 926 Monroe LLC)
Agent	Dwight Hume, Land Use Solutions and Entitlement
Parcel numbers	35193.9017
General Location	9 th Avenue & S. Madison
Size of property	Approx. 14 feet on east edge and 22 feet on south edge. (4,952 sq. ft. or 0.11 acre)
Current Land Use & Zoning	Residential 15-30 Land Use & RMF zoning
Requested Land Use & Zoning	Neighborhood Retail Land Use & NR-35 zoning (same as adjacent commercial Ace Hardware & Huckleberry's)
Within Neighborhood Council Boundary	Cliff Cannon

**Comprehensive
Plan Amendment
Kain Investment
Z17-623COMP**

DATE: December 2017
USER: Planning & Development

Legend

- Comp Plan Amendments
- Parcel



**Z17-623COMP
Kain Investment**

0 37.5 75 150
Feet









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or other legal interests, etc.

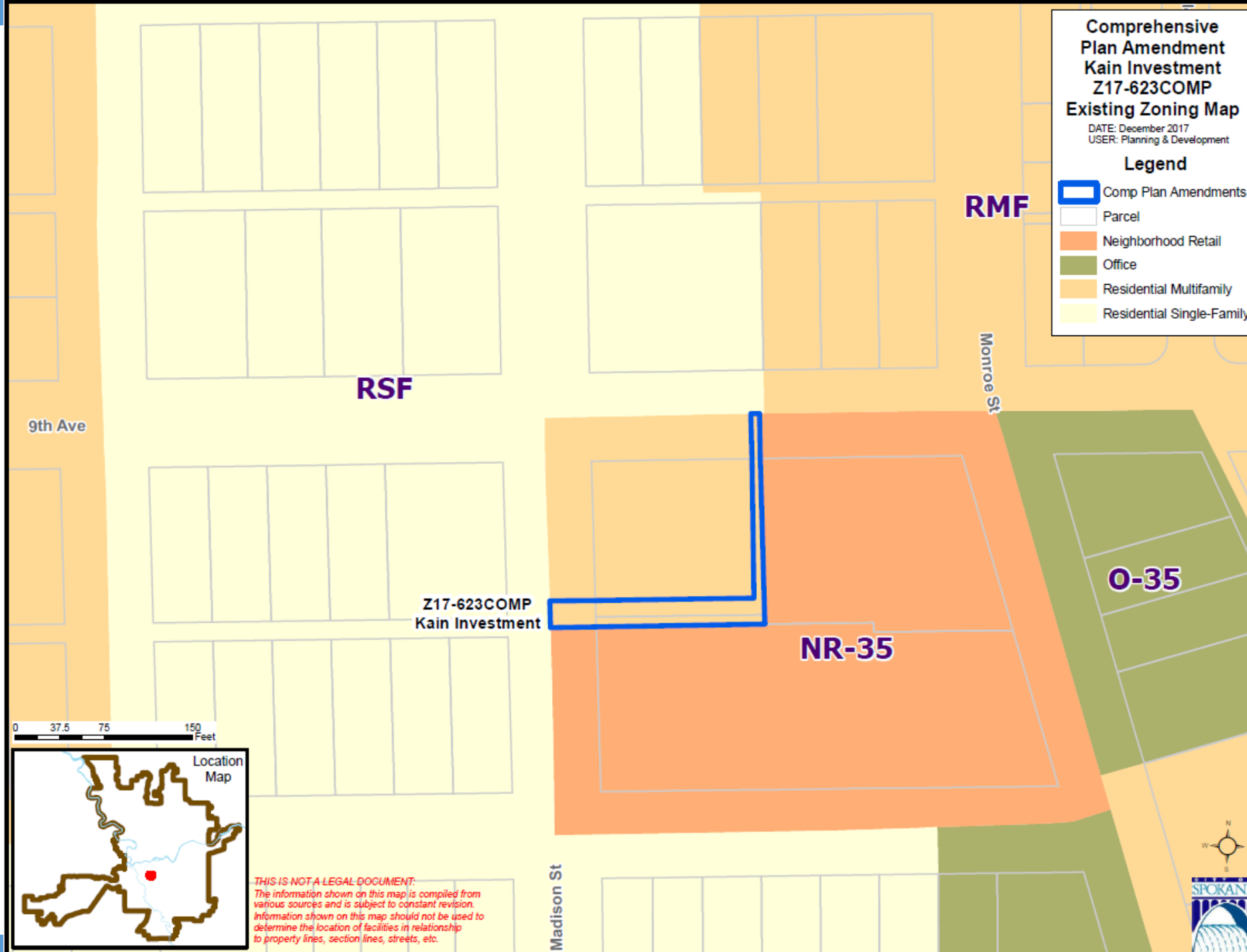


**Comprehensive
Plan Amendment
Kain Investment
Z17-623COMP
Existing Zoning Map**

DATE: December 2017
USER: Planning & Development

Legend

-  Comp Plan Amendments
-  Parcel
-  Neighborhood Retail
-  Office
-  Residential Multifamily
-  Residential Single-Family



0 37.5 75 150 Feet









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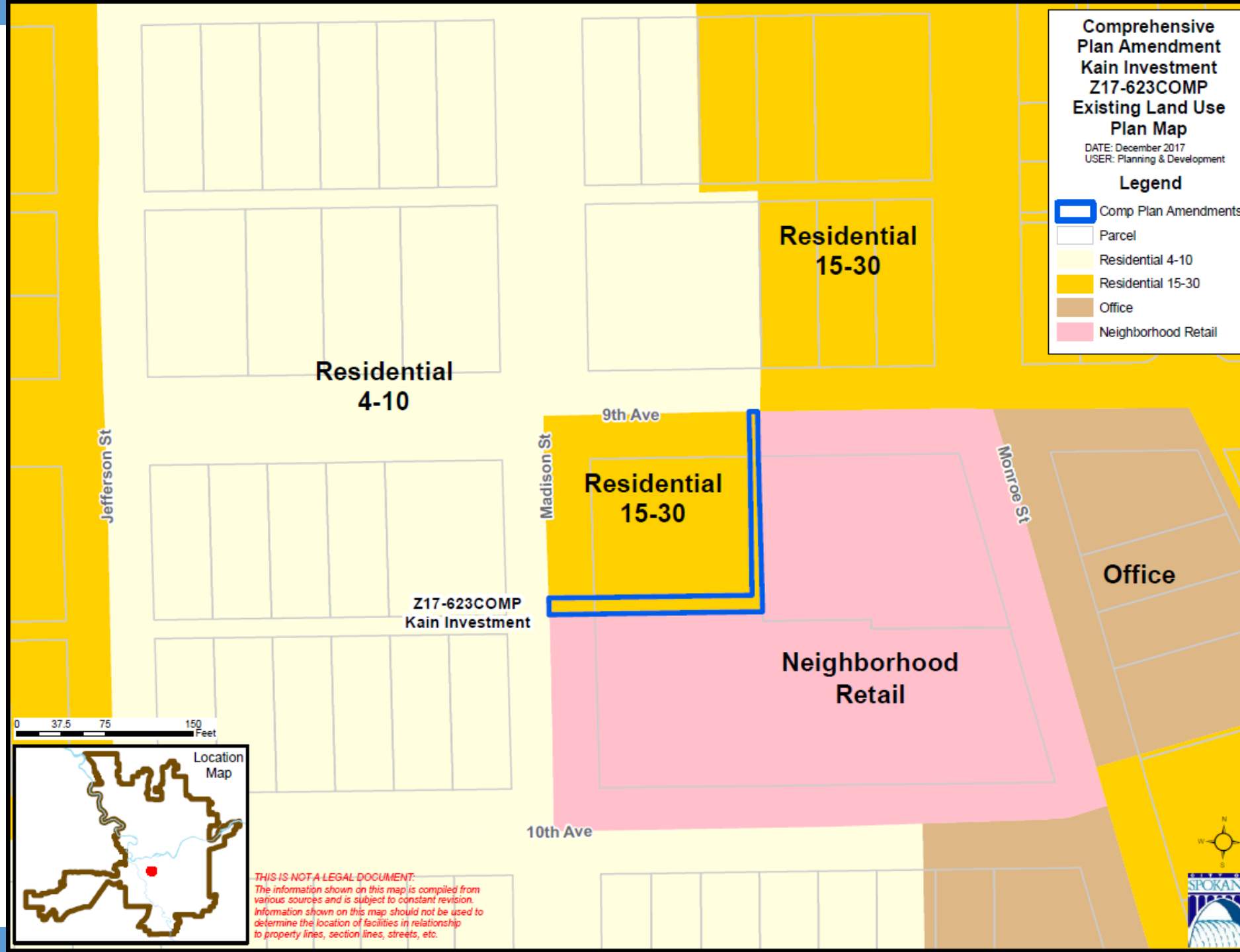


**Comprehensive
Plan Amendment
Kain Investment
Z17-623COMP
Existing Land Use
Plan Map**

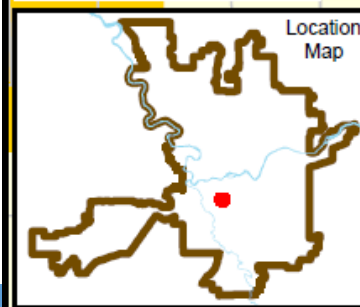
DATE: December 2017
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Legend

-  Comp Plan Amendments
-  Parcel
-  Residential 4-10
-  Residential 15-30
-  Office
-  Neighborhood Retail



0 37.5 75 150
Feet









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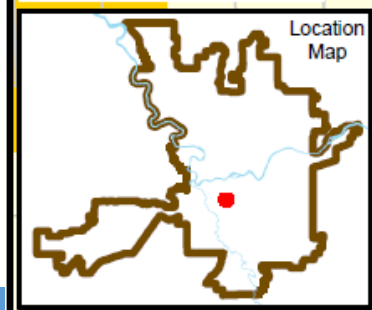
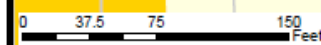
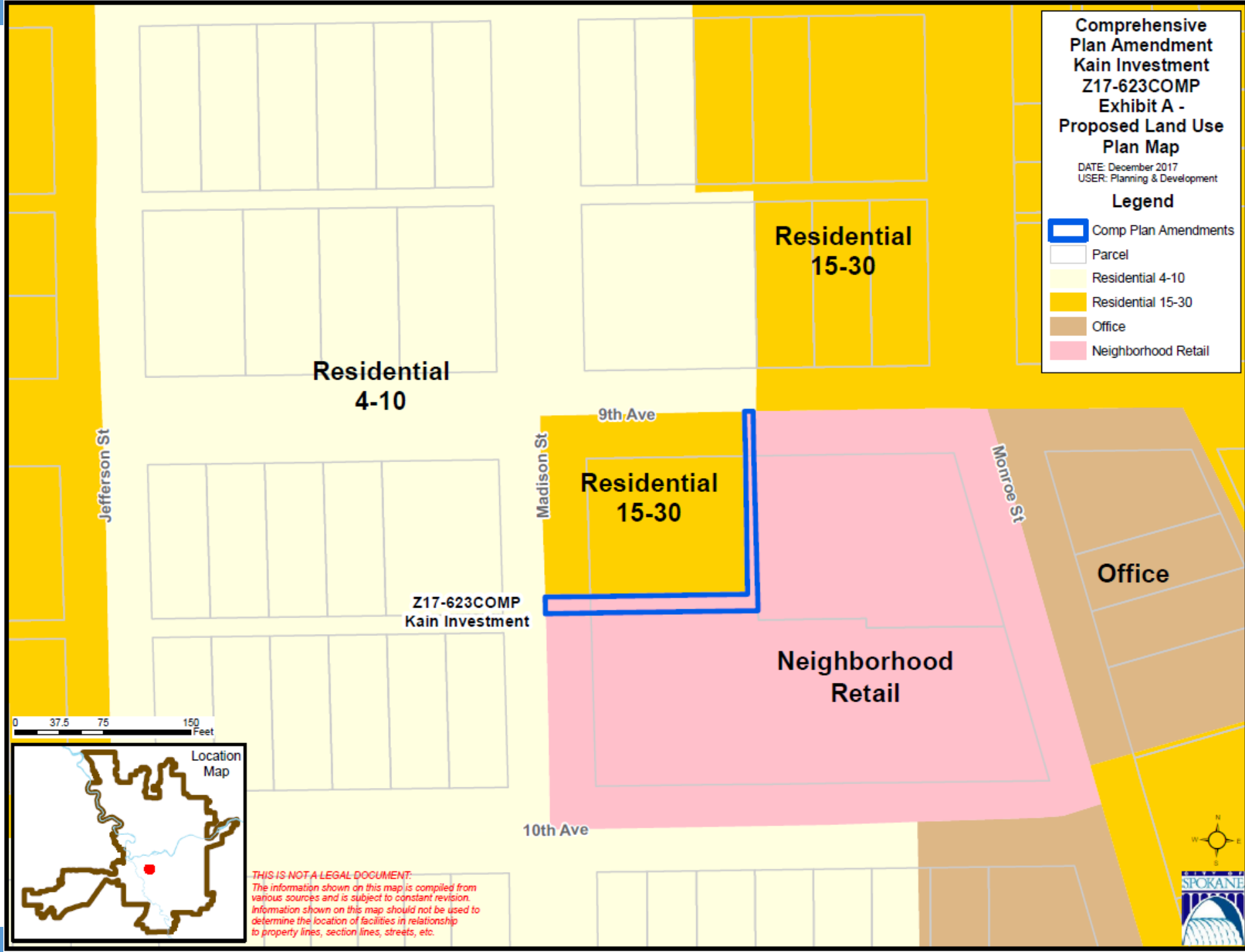


Comprehensive
Plan Amendment
Kain Investment
Z17-623COMP
Exhibit A -
Proposed Land Use
Plan Map

DATE: December 2017
USER: Planning & Development

Legend

-  Comp Plan Amendments
-  Parcel
-  Residential 4-10
-  Residential 15-30
-  Office
-  Neighborhood Retail









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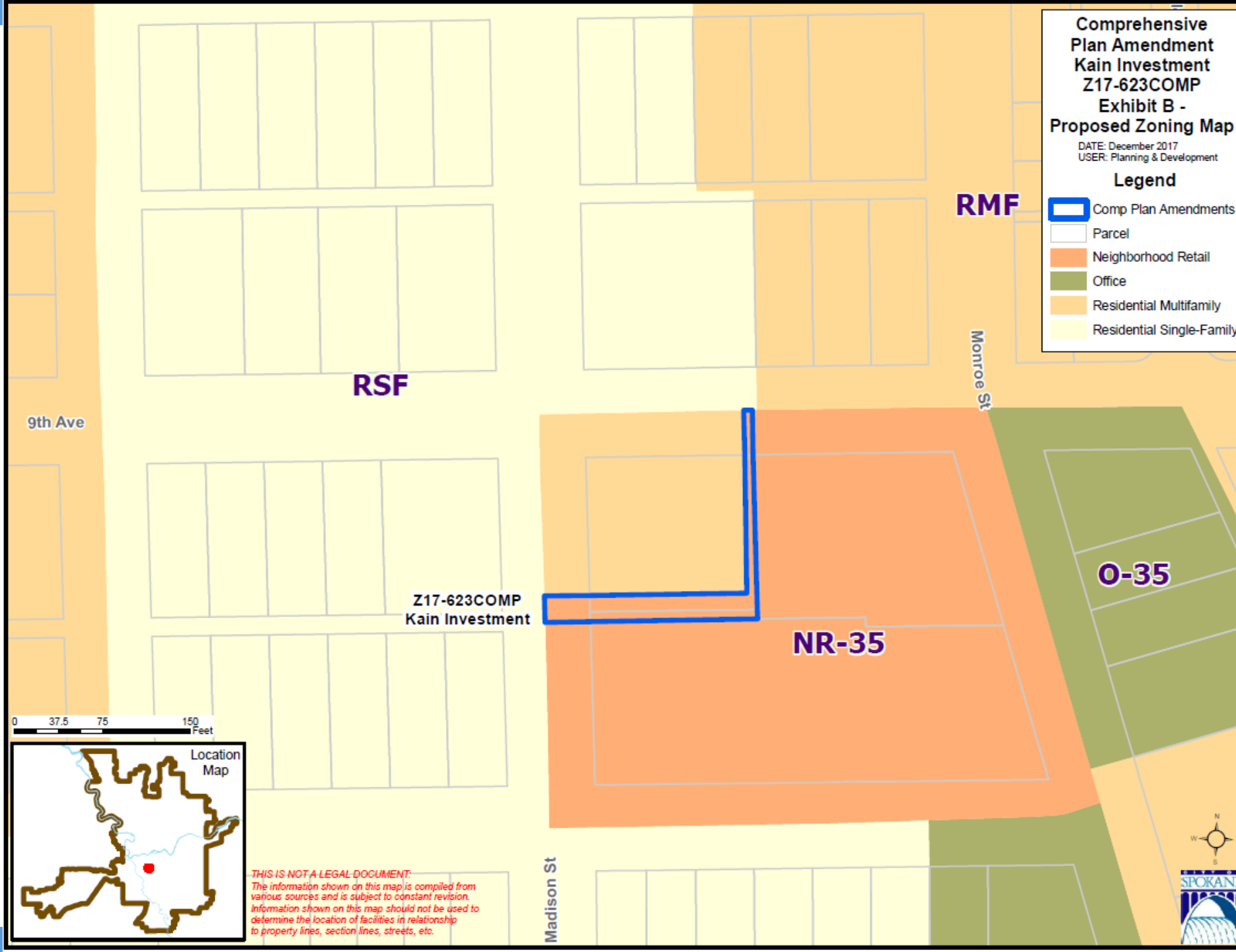


**Comprehensive
Plan Amendment
Kain Investment
Z17-623COMP
Exhibit B -
Proposed Zoning Map**

DATE: December 2017
USER: Planning & Development

Legend

-  Comp Plan Amendments
-  Parcel
-  Neighborhood Retail
-  Office
-  Residential Multifamily
-  Residential Single-Family



0 37.5 75 150 Feet



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Z17-624COMP

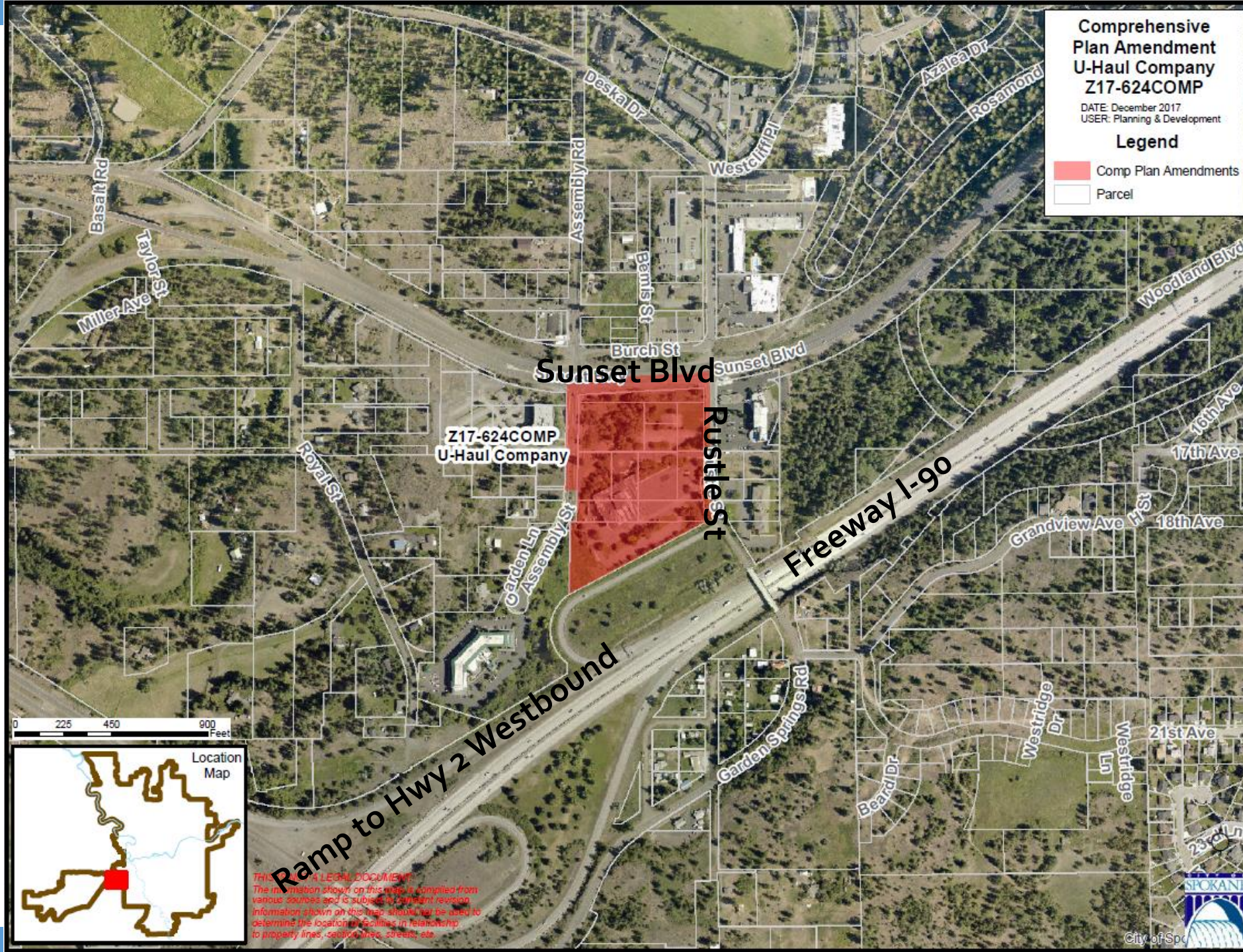
Applicant	U Haul
Agent	Taudd Hume, Parsons/Burnett/Bjordahl/Hume LLP
Parcel numbers	25262.0803, .0902,.0802., .0903., .0901, .0502, .0506, .0801, .0404, .2212
General Location	1616 S. Rustle Street, located south of Sunset Highway and west of S. Rustle Street
Size of property	10.76 acres
Current Land Use & Zoning	Office Land Use & OR-70 zoning
Requested Land Use & Zoning	Commercial Land Use & GC-70 zoning
Neighborhood Council Boundary	West Hills

**Comprehensive
Plan Amendment
U-Haul Company
Z17-624COMP**

DATE: December 2017
USER: Planning & Development

Legend










-  Comp Plan Amendments
-  Parcel

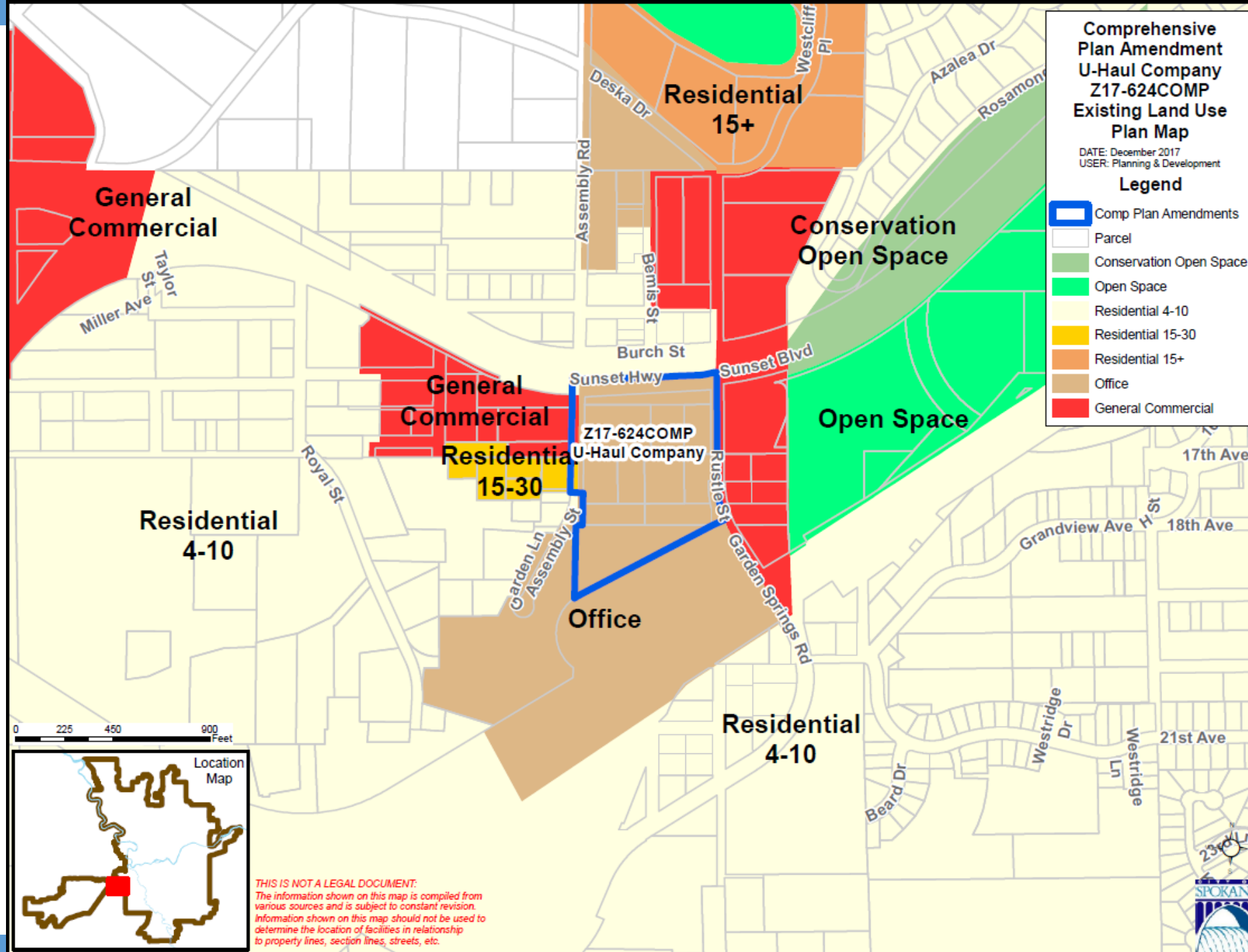


**Comprehensive
Plan Amendment
U-Haul Company
Z17-624COMP
Existing Land Use
Plan Map**

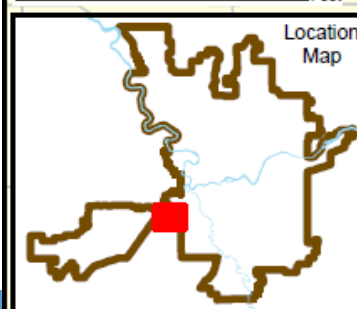
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Legend

-  Comp Plan Amendments
-  Parcel
-  Conservation Open Space
-  Open Space
-  Residential 4-10
-  Residential 15-30
-  Residential 15+
-  Office
-  General Commercial



0 225 450 900 Feet











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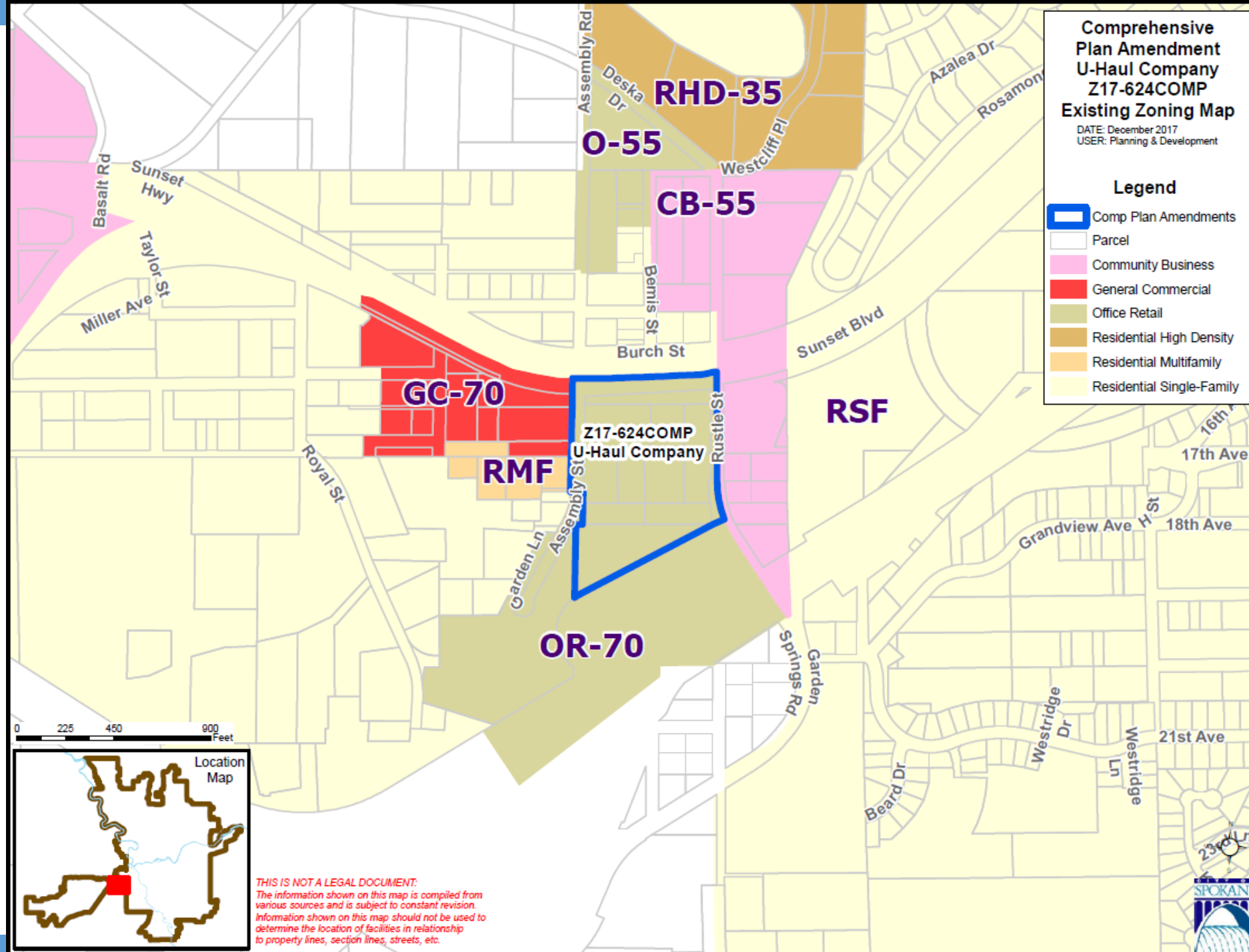


**Comprehensive
Plan Amendment
U-Haul Company
Z17-624COMP
Existing Zoning Map**

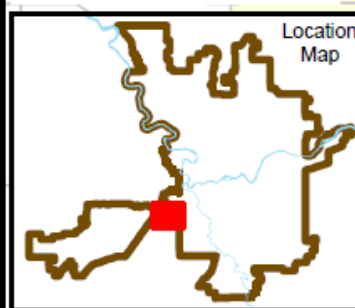
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Legend

-  Comp Plan Amendments
-  Parcel
-  Community Business
-  General Commercial
-  Office Retail
-  Residential High Density
-  Residential Multifamily
-  Residential Single-Family



0 225 450 900 Feet












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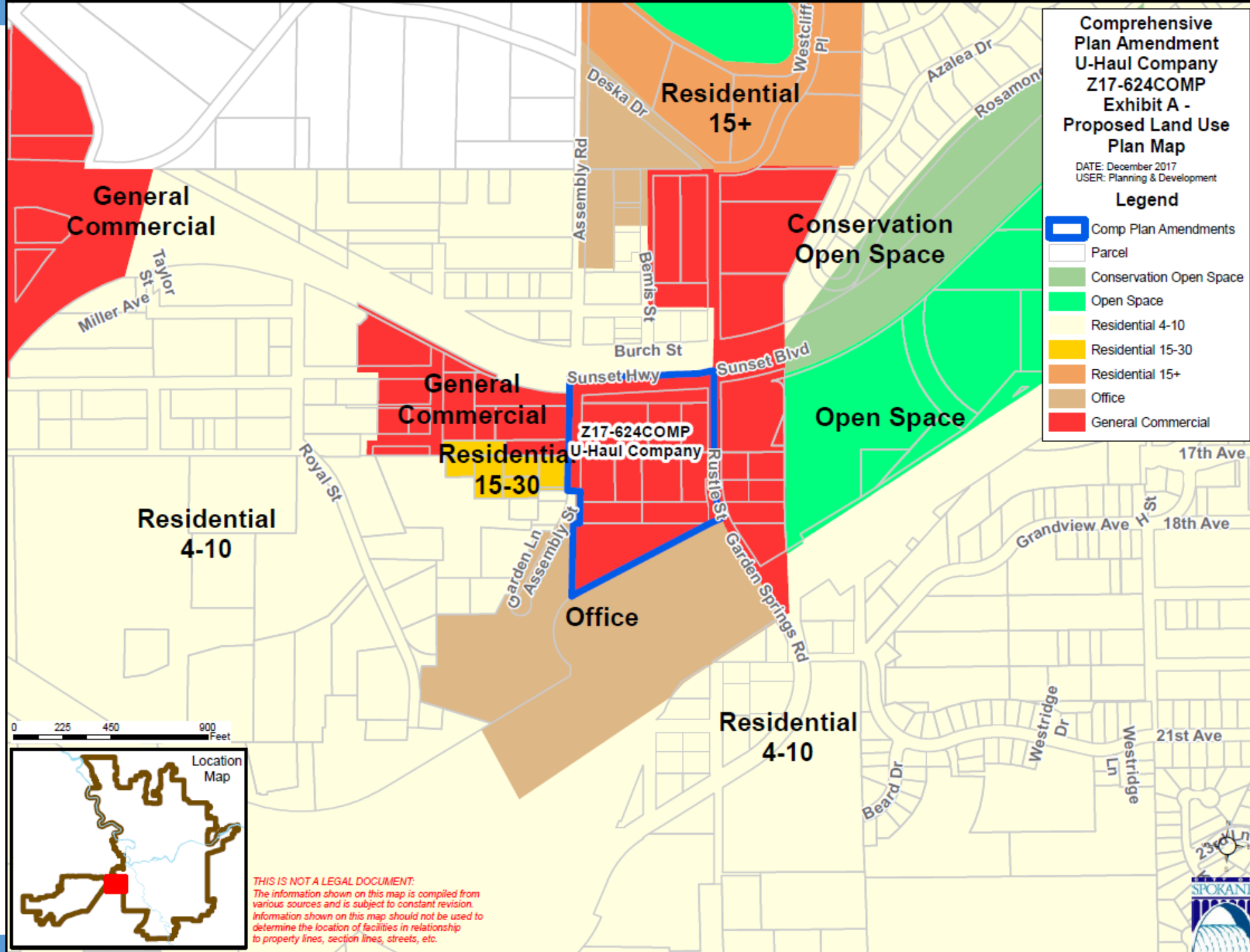


**Comprehensive
Plan Amendment
U-Haul Company
Z17-624COMP
Exhibit A -
Proposed Land Use
Plan Map**

DATE: December 2017
USER: Planning & Development

Legend

-  Comp Plan Amendments
-  Parcel
-  Conservation Open Space
-  Open Space
-  Residential 4-10
-  Residential 15-30
-  Residential 15+
-  Office
-  General Commercial



0 225 450 900 Feet











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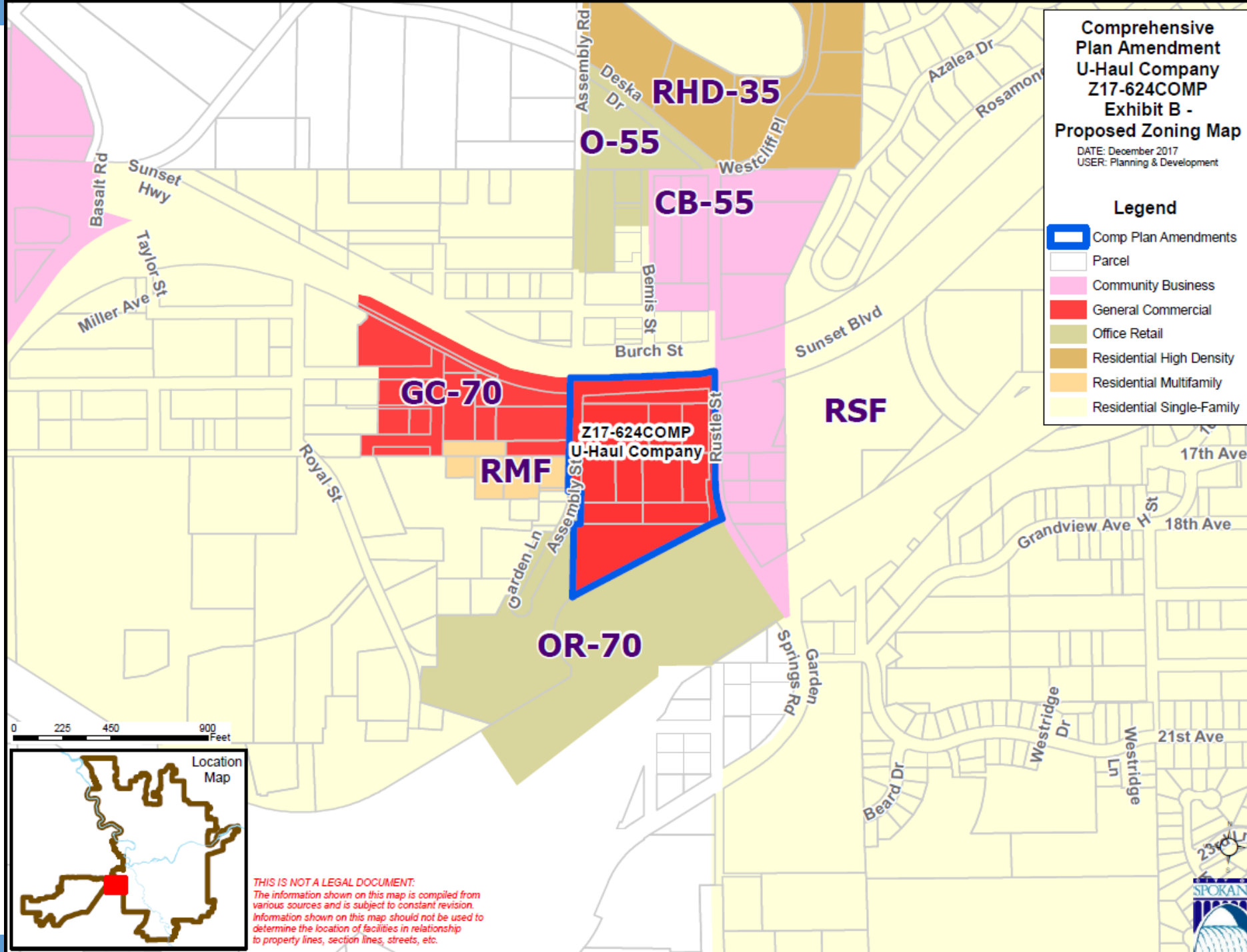


**Comprehensive
Plan Amendment
U-Haul Company
Z17-624COMP
Exhibit B -
Proposed Zoning Map**

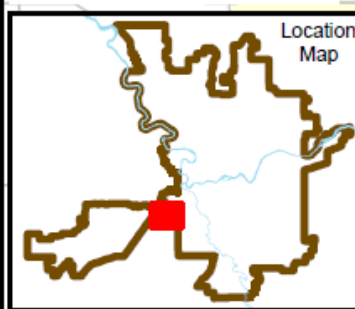
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Legend

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0 225 450 900 Feet



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Z17-630COMP

Applicant	Plese & Plese LLC
Agent	Taodd Hume, Parsons/Burnett/Bjordahl/Hume LLP
Parcel numbers	A portion of 36311.0517 (parcel is currently split-zoned)
General Location	6216 N. Washington Street (south of Francis Avenue)
Size of property	Approx. 0.175 acres
Current Land Use & Zoning	Residential 4-10 Land Use & RSF zoning
Requested Land Use & Zoning	Office Land Use & O-35 zoning
Neighborhood Council Boundary	North Hill

**Comprehensive
Plan Amendment
Plese & Plese LLC
Z17-630COMP**

DATE: December 2017
USER: Planning & Development

Legend

- Comp Plan Amendments
- Parcel

W. Francis Ave

Whitehouse St

**Z17-630COMP
Plese & Plese LLC**

Howard St

Stevens St

Washington St

Whitehouse St

Callispe St

Normandie St

Dalke Ave

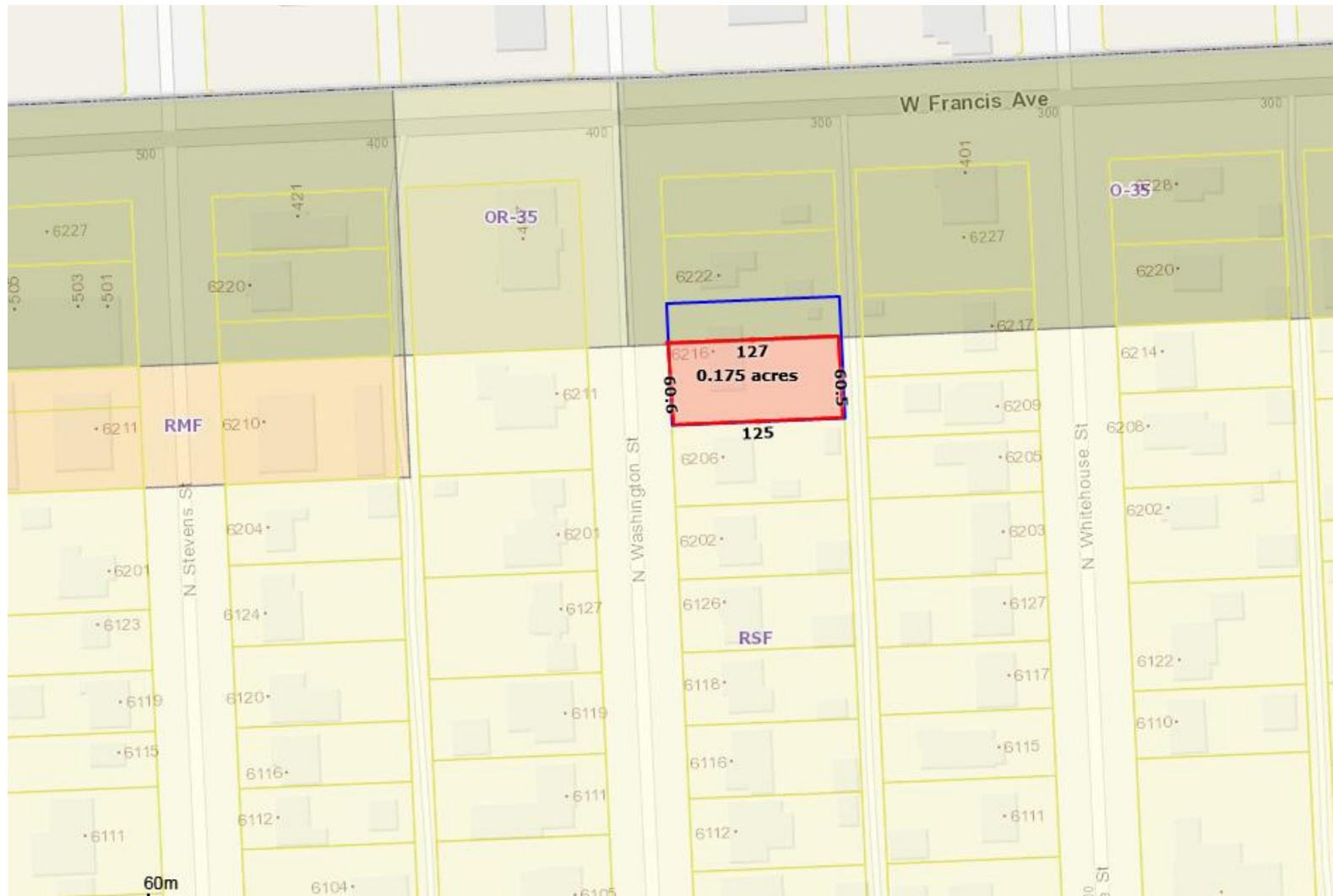
Ruth Park

0 75 150 300
Feet



THIS IS NOT A LEGAL DOCUMENT.
The information shown on this map is compiled from
various sources and is subject to constant revision.
Information shown on this map should not be used to
determine the location of utilities, easements, or
to properly show, section lines, streets, etc.








Z2017-630 COMP

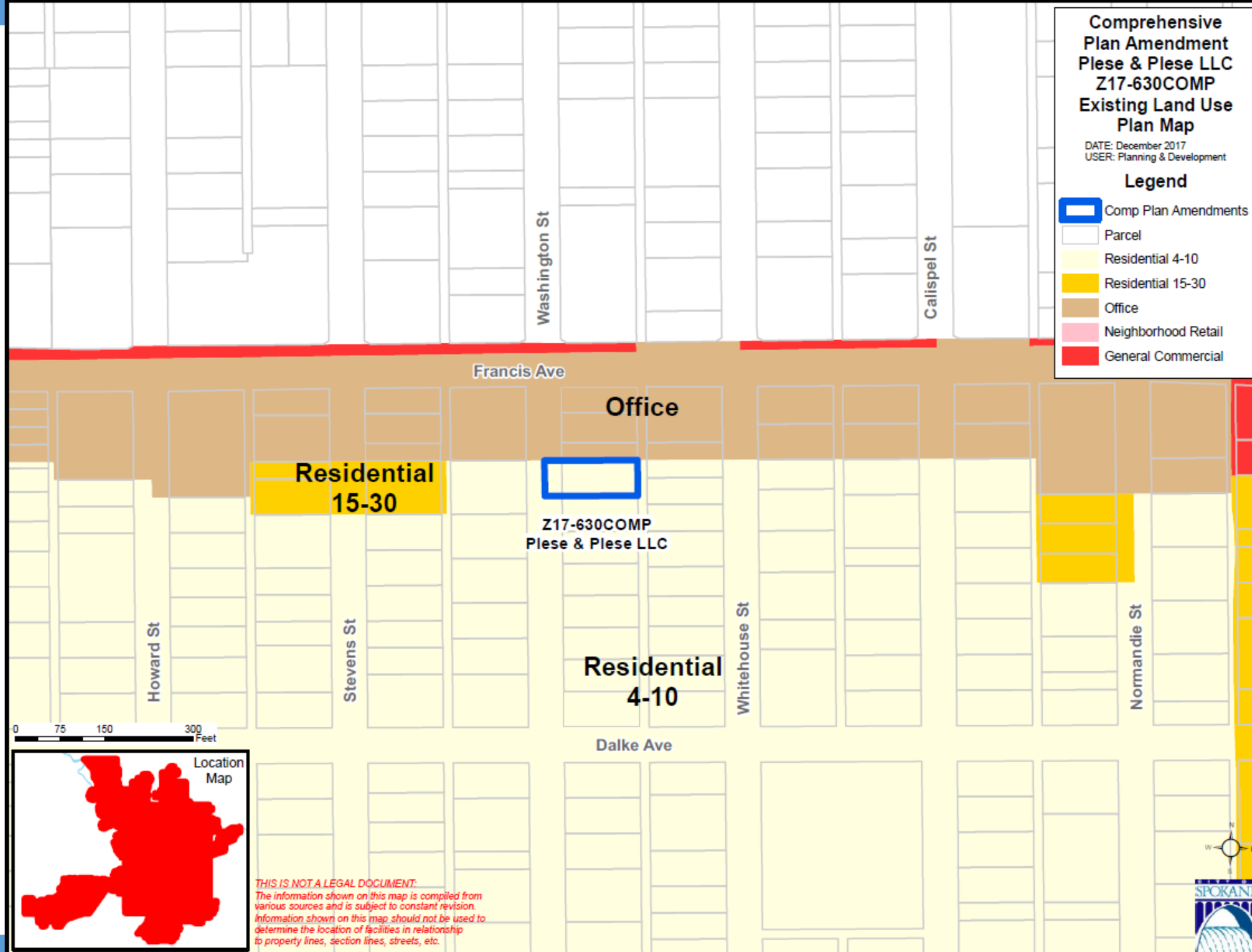


**Comprehensive
Plan Amendment
Plese & Plese LLC
Z17-630COMP
Existing Land Use
Plan Map**

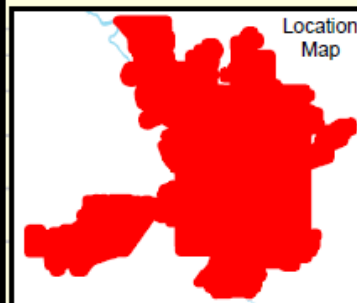
DATE: December 2017
USER: Planning & Development

Legend

-  Comp Plan Amendments
-  Parcel
-  Residential 4-10
-  Residential 15-30
-  Office
-  Neighborhood Retail
-  General Commercial



0 75 150 300
Feet



Location
Map








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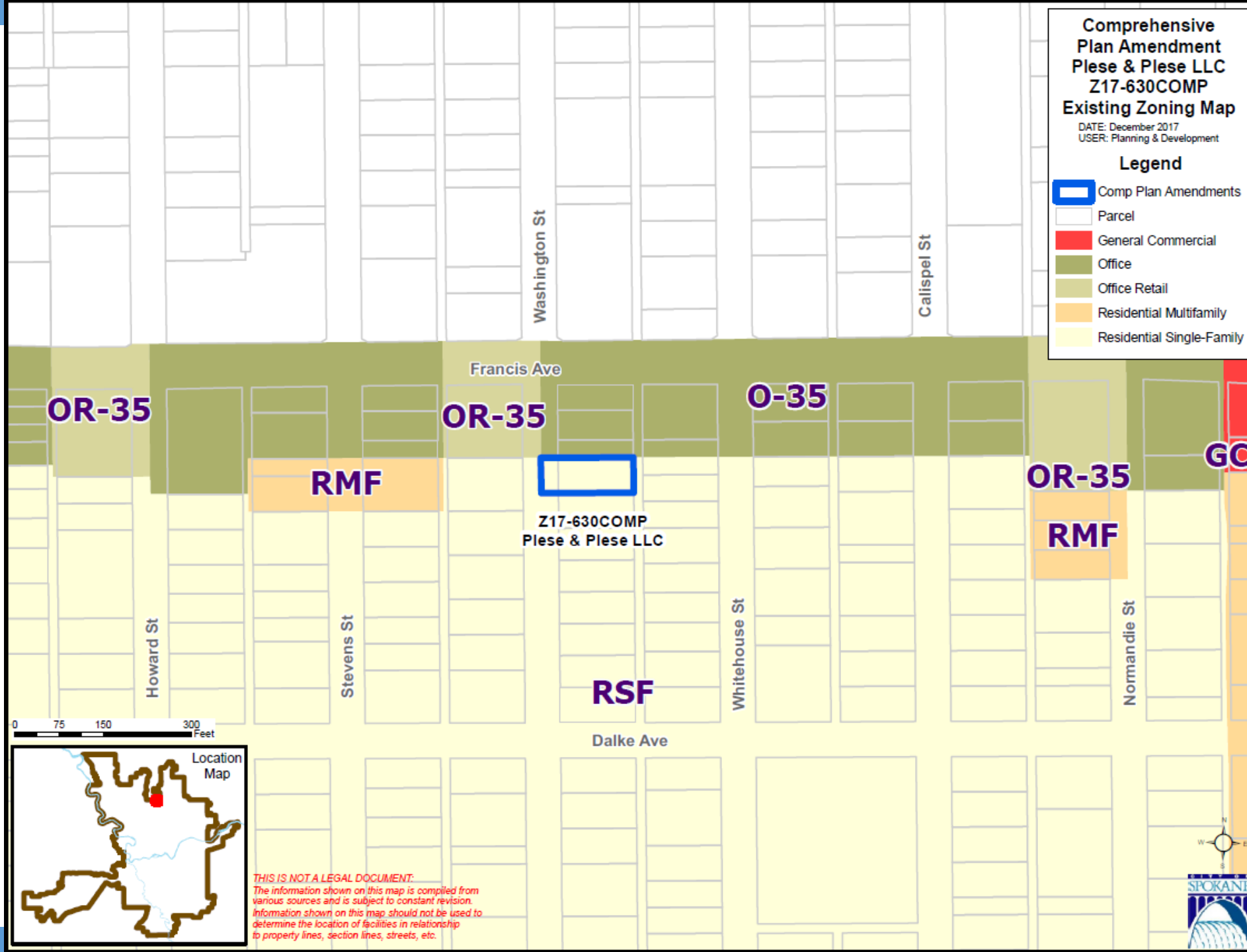


**Comprehensive
Plan Amendment
Plese & Plese LLC
Z17-630COMP
Existing Zoning Map**

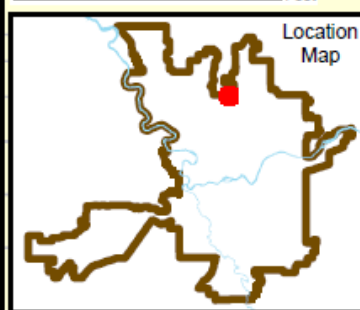
DATE: December 2017
USER: Planning & Development

Legend

-  Comp Plan Amendments
-  Parcel
-  General Commercial
-  Office
-  Office Retail
-  Residential Multifamily
-  Residential Single-Family



0 75 150 300
Feet










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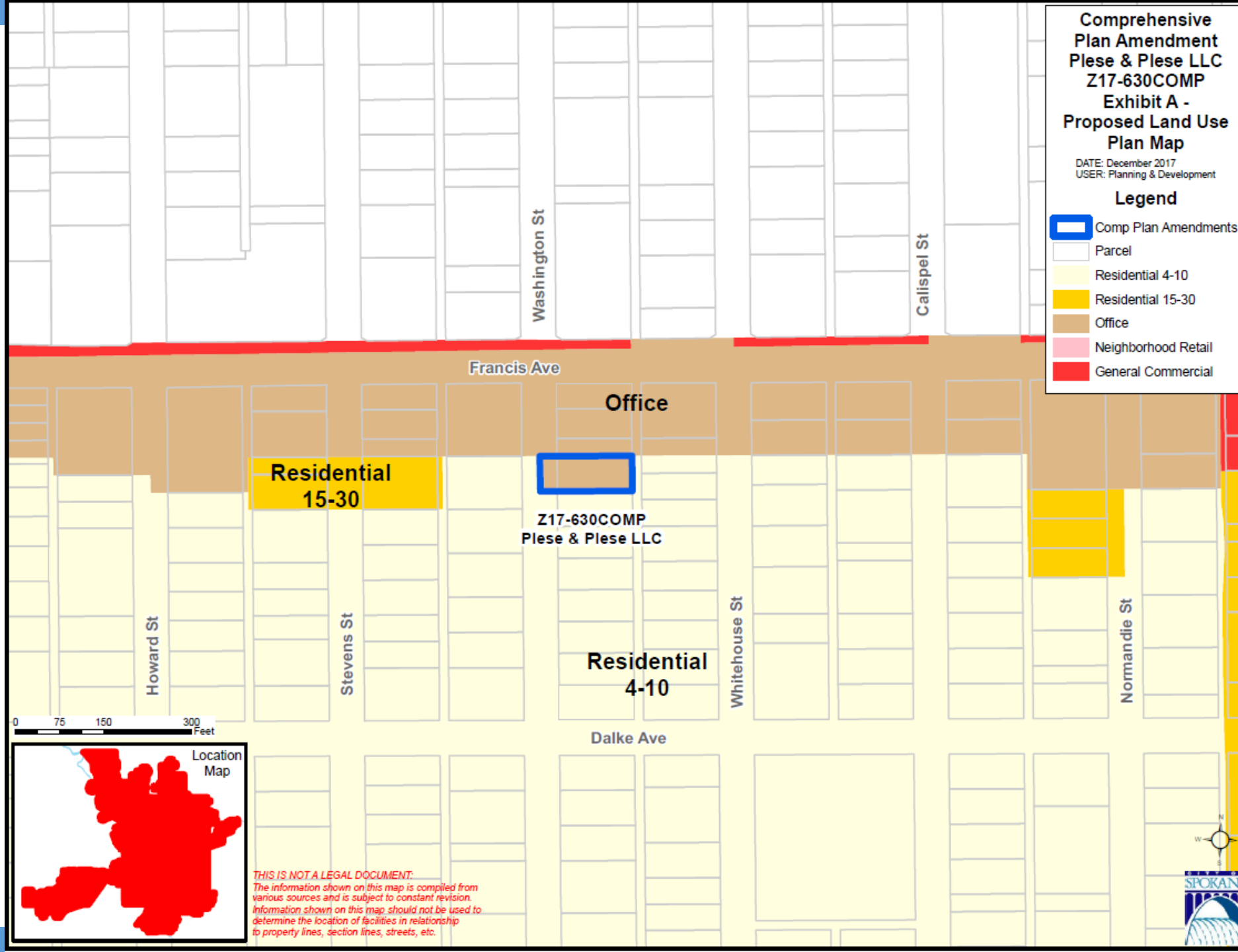


Comprehensive
Plan Amendment
Plese & Plese LLC
Z17-630COMP
Exhibit A -
Proposed Land Use
Plan Map

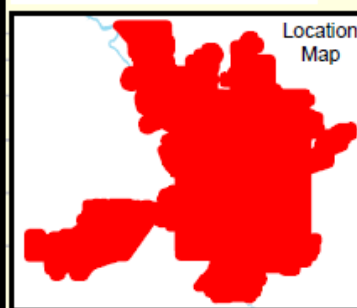
DATE: December 2017
USER: Planning & Development

Legend

-  Comp Plan Amendments
-  Parcel
-  Residential 4-10
-  Residential 15-30
-  Office
-  Neighborhood Retail
-  General Commercial



0 75 150 300
Feet










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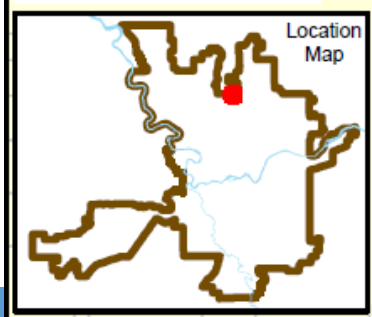
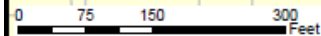
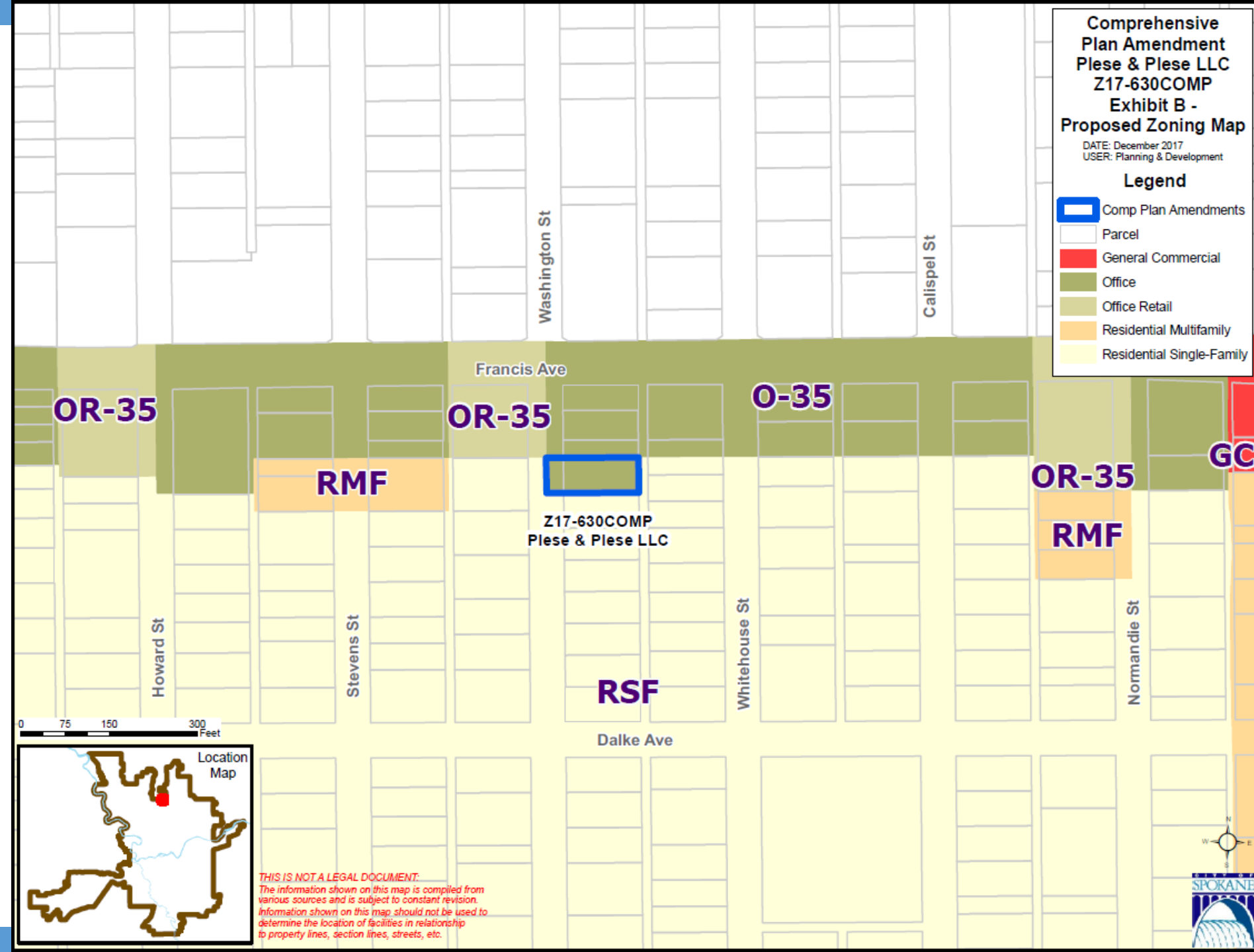


**Comprehensive
Plan Amendment
Plese & Plese LLC
Z17-630COMP
Exhibit B -
Proposed Zoning Map**

DATE: December 2017
USER: Planning & Development

Legend

-  Comp Plan Amendments
-  Parcel
-  General Commercial
-  Office
-  Office Retail
-  Residential Multifamily
-  Residential Single-Family

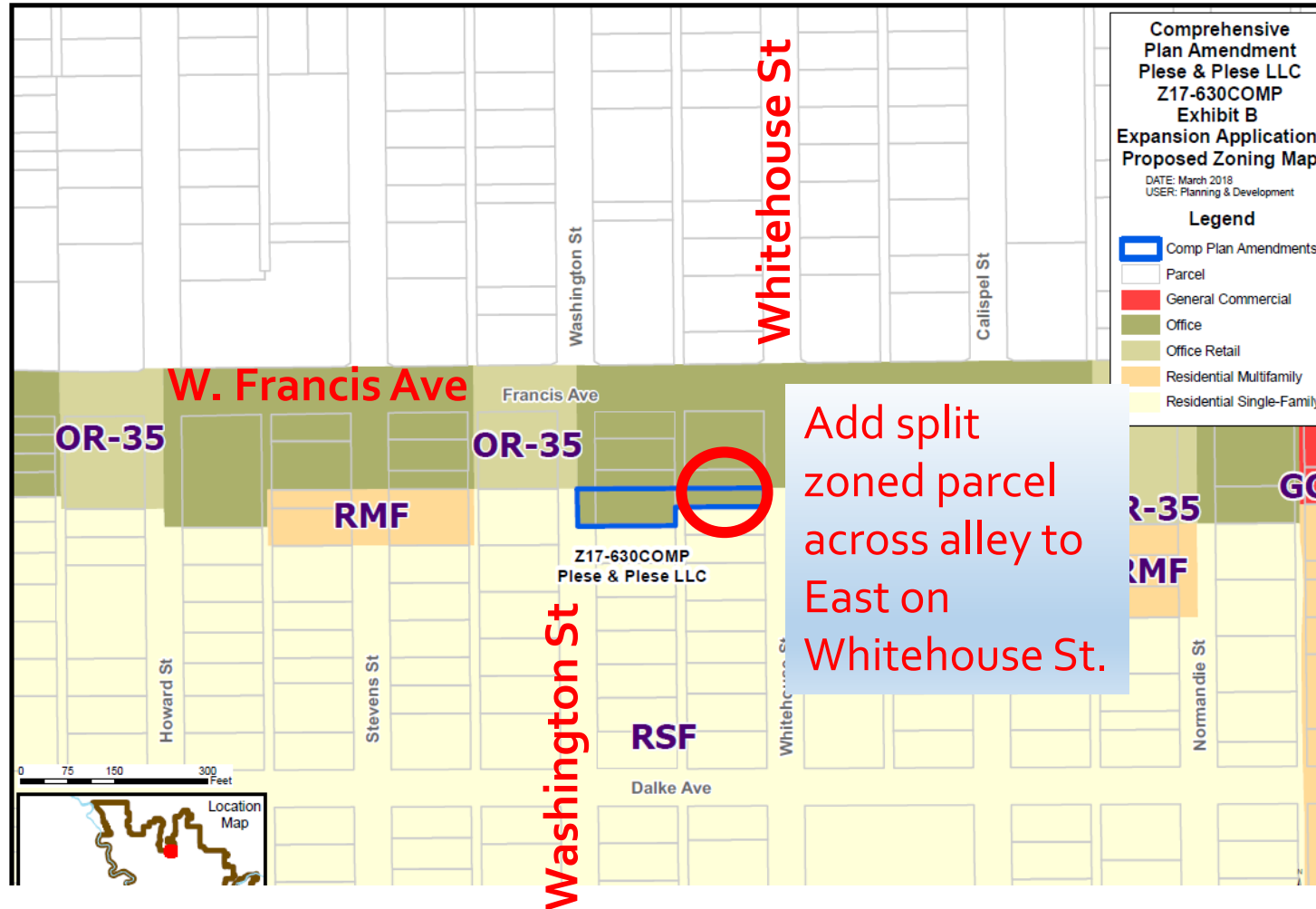


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Z17-630COMP

Expansion Proposal (add portion of parcel 36311.0503)
in Exhibit B and recommended in work program



Adds
3,351 sq. ft. or
.09 acres



Text Amendment, Council Sponsored

- Recognizes the Joint Administration-Council Strategic Plan as a living document that implements the goals and policies of the Comprehensive Plan.
- Amendment to Section 2.1 of chapter 2 of the Comp Plan
- Joint Administration-City Council Six Year Strategic Plan was adopted by Resolution 2017-0101



Shaping Spokane

Comprehensive Plan
for the City of Spokane

More information or to send public comment:

Tirrell Black, Associate Planner, tblack@spokanecity.org or 509-625-6185

ANNUAL AMENDMENTS COMPREHENSIVE PLAN

Land Use Subcommittee of the Community Assembly
Comprehensive Plan Amendment Work Program 2018

City Council RES 2018-0021

April 19, 2018

www.spokanecity.org/projects



Agents:

Taudd Hume

Parsons/Burnett/Bjordahl/Hume, LLP

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Dwight Hume

Land Use Solutions & Entitlement

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