



Agenda Sheet for City Council:

Committee: Urban Experience **Date:** 11/11/2024

Committee Agenda type: Consent

Date Rec'd 11/13/2024

Clerk's File # ORD C36610

Cross Ref #

Project #

Council Meeting Date: 11/25/2024

Submitting Dept PLANNING & ECONOMIC

Bid #

Contact Name/Phone BRANDON (509) 625 - 6846

Requisition #

Contact E-Mail BWHITMARSH@SPOKANECITY.ORG

Agenda Item Type First Reading Ordinance

Council Sponsor(s) ZZAPPONE JBINGLE KKLITZKE

Agenda Item Name 0650 - 223-476COMP – EIGHTH AVE – COMPREHENSIVE PLAN AMENDMENT

Agenda Wording

Proposal Z23-476COMP seeks to amend the Land Use Plan Map and Zoning Map for 3.9 acres in the West Hills Neighborhood. This proposal is being considered as part of the Annual Comprehensive Plan Amendment Work Program.

Summary (Background)

The proposal concerns 2610, 2613, 2614, 2618, 2624, and 2628 W 8 Ave, parcel 25243.1309, and 2.8 acres of Right of Way (ROW) in the West Hills Neighborhood. Application Z23-476COMP seeks to amend the Comprehensive Plan Land Use Plan Map from "Neighborhood Retail", "Residential Low", "Office", and "Conservation Open Space" to "General Commercial" and amend the Zoning Map from "Neighborhood Retail, 35-foot height limit (NR-35)", "R1", and "Office, 35-foot height limit (O-35)" to

Lease? NO Grant related? NO Public Works? NO

Fiscal Impact

Approved in Current Year Budget? N/A

Total Cost \$

Current Year Cost \$

Subsequent Year(s) Cost \$

Narrative

Processing of Comprehensive Plan Amendments utilizes existing staff time and resources. No additional costs are associated with the adoption of this proposal.

Amount

Budget Account

Neutral	\$		#
Select	\$	FIRST READING OF THE ABOVE	#
Select	\$	ORDINANCE HELD ON	#
Select	\$	11/25/2024	#
Select	\$	AND FURTHER ACTION WAS DEFERRED	#
Select	\$	<i>Jim Haste</i>	#
Select	\$	CITY CLERK	#

PASSED BY
SPOKANE CITY COUNCIL:
12/2/2024
Jim Haste
CITY CLERK



Continuation of Wording, Summary, Approvals, and Distribution

Agenda Wording

Summary (Background)

"Community Business, 55-foot height limit (CB-55)." This Application is being considered concurrently with five others through the annual Comprehensive Plan Amendment cycle as required by the Growth Management Act. The application has fulfilled public participation and notification requirements. The Plan Commission held a Public Hearing on October 9, 2024, to consider this Application and recommended approval of the proposal.

Approvals

<u>Dept Head</u>	GARDNER, SPENCER
<u>Division Director</u>	MACDONALD, STEVEN
<u>Accounting Manager</u>	ORLOB, KIMBERLY
<u>Legal</u>	SCHOEDEL, ELIZABETH
<u>For the Mayor</u>	PICCOLO, MIKE

Additional Approvals

Distribution List

	Bwhitmarsh@spokanecity.org
kfreibott@spokanecity.org	eking@spokanecity.org
sgardner@spokanecity.org	smacdonald@spokanecity.org

Committee Agenda Sheet

Urban Experience Committee

Committee Date	November 11, 2024
Submitting Department	Planning & Economic Development
Contact Name	Brandon Whitmarsh
Contact Email & Phone	Bwhitmarsh@spokanecity.org , (509) 625 - 6846
Council Sponsor(s)	<u>CM Zack Zappone, CM Jonathan Bingle, and CM Kitty Klitzke</u>
Select Agenda Item Type	<input checked="" type="checkbox"/> Consent <input type="checkbox"/> Discussion Time Requested:
Agenda Item Name	Z23-476COMP – Eighth Ave – Comprehensive Plan Amendment
Proposed Council Action	<input checked="" type="checkbox"/> Approval to proceed to Legislative Agenda <input type="checkbox"/> Information Only
Summary (Background) *use the Fiscal Impact box below for relevant financial information	<p>The proposal concerns 2610, 2613, 2614, 2618, 2624, and 2628 W 8 Ave, parcel 25243.1309, and 2.8 acres of Right of Way (ROW) in the West Hills Neighborhood.</p> <p>Application Z23-476COMP seeks to amend the Comprehensive Plan Land Use Plan Map from “Neighborhood Retail”, “Residential Low”, “Office”, and “Conservation Open Space” to “General Commercial” and amend the Zoning Map from “Neighborhood Retail, 35-foot height limit (NR-35)”, “R1”, and “Office, 35-foot height limit (O-35)” to “Community Business, 55-foot height limit (CB-55).”</p> <p>This Application is being considered concurrently with five others through the annual Comprehensive Plan Amendment cycle as required by the Growth Management Act. The application has fulfilled public participation and notification requirements. The Plan Commission held a Public Hearing on October 9, 2024, to consider this Application and recommended approval of the proposal.</p>
Fiscal Impact Approved in current year budget? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A Total Cost: Click or tap here to enter text. Current year cost: Subsequent year(s) cost:	
Narrative: <u>Processing of Comprehensive Plan Amendments utilizes existing staff time and resources. No additional costs are associated with the adoption of this proposal.</u>	
Funding Source <input type="checkbox"/> One-time <input type="checkbox"/> Recurring <input checked="" type="checkbox"/> N/A Specify funding source: Select Funding Source* Is this funding source sustainable for future years, months, etc? Click or tap here to enter text.	
Expense Occurrence <input type="checkbox"/> One-time <input type="checkbox"/> Recurring <input checked="" type="checkbox"/> N/A Other budget impacts: (revenue generating, match requirements, etc.)	
Operations Impacts (If N/A, please give a brief description as to why)	
What impacts would the proposal have on historically excluded communities?	

The is a private proposal to amend the land use and zoning map and is not directly related to historically excluded communities.

How will data be collected, analyzed, and reported concerning the effect of the program/policy by racial, ethnic, gender identity, national origin, income level, disability, sexual orientation, or other existing disparities?

The proposal is a land use and zoning map change and does not guarantee future development of the subject properties. No data is directly collected or analyzed on the listed topics, however the Planning & Economic Development Department generally follows these proposals to track whether the subject properties develop in the future.

How will data be collected regarding the effectiveness of this program, policy or product to ensure it is the right solution?

As stated above, the department generally tracks these proposals to see if they develop. Doing so allows for educated revisions to ensure the efficacy of the program if they are warranted.

Describe how this proposal aligns with current City Policies, including the Comprehensive Plan, Sustainability Action Plan, Capital Improvement Program, Neighborhood Master Plans, Council Resolutions, and others?

This proposal is consistent with Comprehensive Plan Policies **LU 1.8 General Commercial Uses**, **LU 4.6 Transit-Supported Development**, and **LU 6.2 Open Space**. After reviewing the criteria set forth in SMC 17G.020.030, Plan Commission found the proposal consistent with the Comprehensive Plan and all applicable review criteria, voting to recommend City Council approval, subject to a modification of the boundary of the ROW included in the proposal.

Ordinance No. C36610

AN ORDINANCE RELATING TO APPLICATION FILE Z23-476COMP AMENDING MAP LU 1, LAND USE PLAN MAP, OF THE CITY'S COMPREHENSIVE PLAN FROM "NEIGHBORHOOD RETAIL," "RESIDENTIAL LOW," "OFFICE," AND "CONSERVATION OPEN SPACE" TO "GENERAL COMMERCIAL" FOR APPROXIMATELY 3.9 ACRES IN THE WEST HILLS NEIGHBORHOOD; AND AMENDING THE ZONING MAP FROM "NEIGHBORHOOD RETAIL, 35-FOOT HEIGHT LIMIT (NR-35)," "R1," AND "OFFICE, 35-FOOT HEIGHT LIMIT (O-35)" TO "COMMUNITY BUSINESS, 55-FOOT HEIGHT LIMIT (CB-55)."

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 Z23-476COMP was submitted in a timely manner for review during the City's 2023/2024 Comprehensive Plan amendment cycle; and

WHEREAS, Application Z23-476COMP sought to amend the Land Use Plan Map of the City's Comprehensive Plan for 0.6 acres from "Neighborhood Retail," "Residential Low," and "Office" to "General Commercial" at 2610 and 2613 W 8th Ave and Parcel 25243.1309;

WHEREAS, the corresponding zoning destination requested was "Community Business, 55-foot height limit (CB-55)"; and

WHEREAS, City Council adopted RES 2024-0029 on March 25, 2024, including Application Z23-476COMP in the 2024 Comprehensive Plan Amendment Work Program, expanding the proposal to the west to include consideration of 2614, 2618, 2624, and 2628 W 8th Ave, and expanding the proposal to the east to include consideration of 3.42 acres of Right of Way ("ROW");

WHEREAS, staff requested comments from agencies and departments on May 7, 2024, and a public comment period ran from June 10, 2024 to August 9, 2024; and

WHEREAS, the Spokane Plan Commission held a workshop to study the application on June 26, 2024; 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 17, 2024; and

WHEREAS, a State Environmental Policy Act (“SEPA”) Determination of Non-Significance was issued on September 16, 2024, for the amendment to the Comprehensive Plan, the comment period for which ended on October 8, 2024; and

WHEREAS, a staff report for Application Z23-476COMP reviewing all the criteria relevant to consideration of the application was published on September 20, 2024, and sent to all applicants, commenters, and the Plan Commission; and

WHEREAS, notice of the SEPA Checklist and Determination and announcement of the Plan Commission Hearing for the application was published in the Spokesman-Review on September 25, 2024 and October 2, 2024; and

WHEREAS, Notice of Plan Commission Public Hearing and SEPA Determination was posted on the property and mailed to all property owners, occupants, and taxpayers of record, as shown in the most recent Spokane County Assessor’s record for all properties within 400 linear feet of any portion of the boundary of the subject properties, pursuant to Spokane Municipal Code 17G.020.070, on September 25, 2024; and

WHEREAS, the Spokane Plan Commission held a public hearing on October 9, 2024, including staff presentation, taking of public testimony, closing of the verbal and written public record, and deliberations; and

WHEREAS, the Spokane Plan Commission found that Application Z23-476COMP is consistent with and implements the Comprehensive Plan; and

WHEREAS, the Spokane Plan Commission found that Application Z23-476COMP meets the final review criteria for Comprehensive Plan Amendments delineated in Spokane Municipal Code 17G.020.030; and

WHEREAS, the Spokane Plan Commission voted 9 to 0 to recommend approval of Application Z23-476COMP, conditioned upon their recommendation to reduce the area of ROW considered with the proposal from 3.4 to 2.8 acres; and

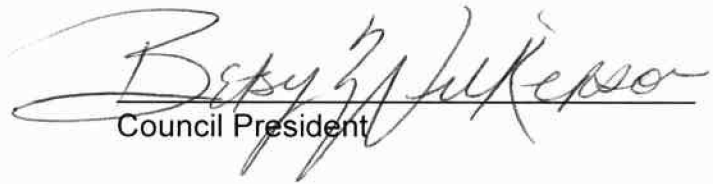
WHEREAS, the City Council adopts the recitals set forth herein as its findings and conclusions in support of its adoption of this ordinance and further adopts the findings, conclusions, and recommendations from the Planning Services Staff Report and the City of Spokane Plan Commission for the same purposes; --

NOW, THEREFORE, THE CITY OF SPOKANE DOES ORDAIN:

1. Approval of the Application. Application Z23-476COMP is approved.

2. Amendment of the Land Use Map. Comprehensive Plan Map LU 1, Land Use Plan Map, is amended from "Neighborhood Retail," "Residential Low," "Office," and "Conservation Open Space" to "General Commercial" for 3.9 acres, as shown in Exhibit B.
3. Amendment of the Zoning Map. The City of Spokane Zoning Map is amended from "Neighborhood Retail, 35-foot height limit (NR-35)," "R1," and "Office, 35-foot height limit (O-35)" to "Community Business, 55-foot height limit (CB-55)" as shown in Exhibit C.

PASSED BY THE CITY COUNCIL ON December 2, 2024.



Council President

Attest:


City Clerk

Approved as to form:


Assistant City Attorney


Mayor

12/13/2024
Date

1/12/2025
Effective Date



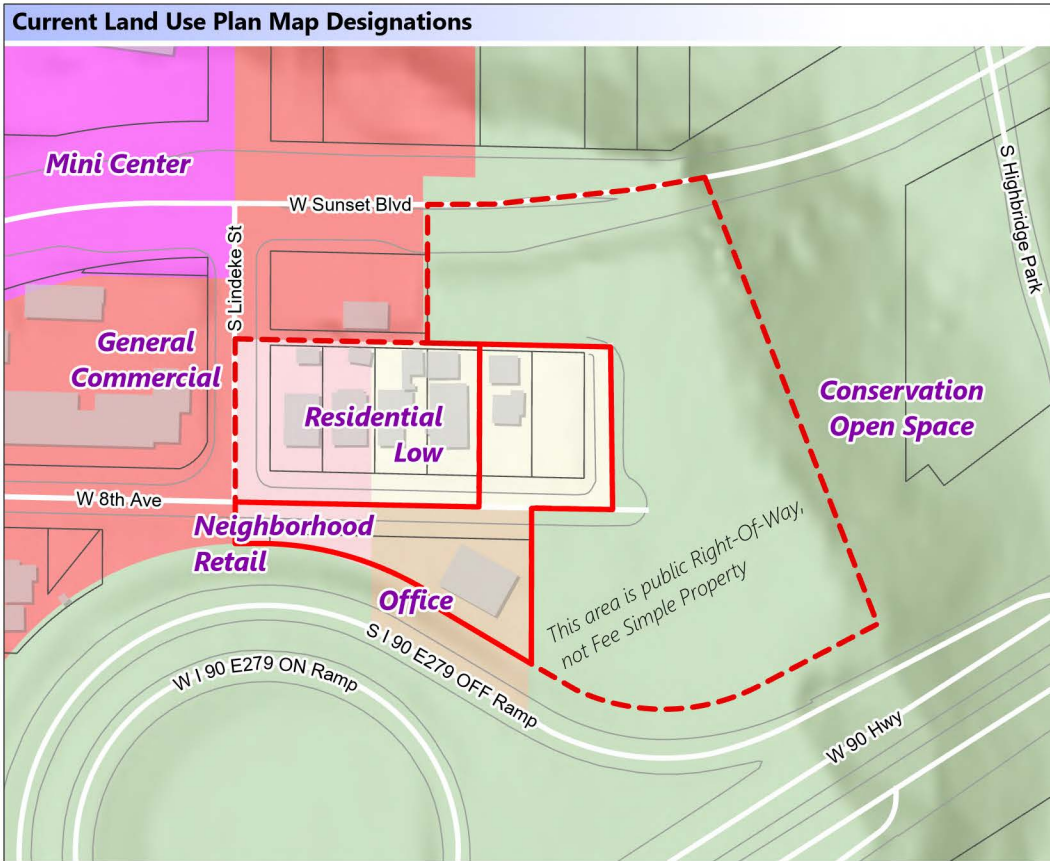


Exhibit B: Land Use Plan Map Changes

Department of Planning & Economic Development



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 facilities in relationship to property lines, section lines, streets, etc.



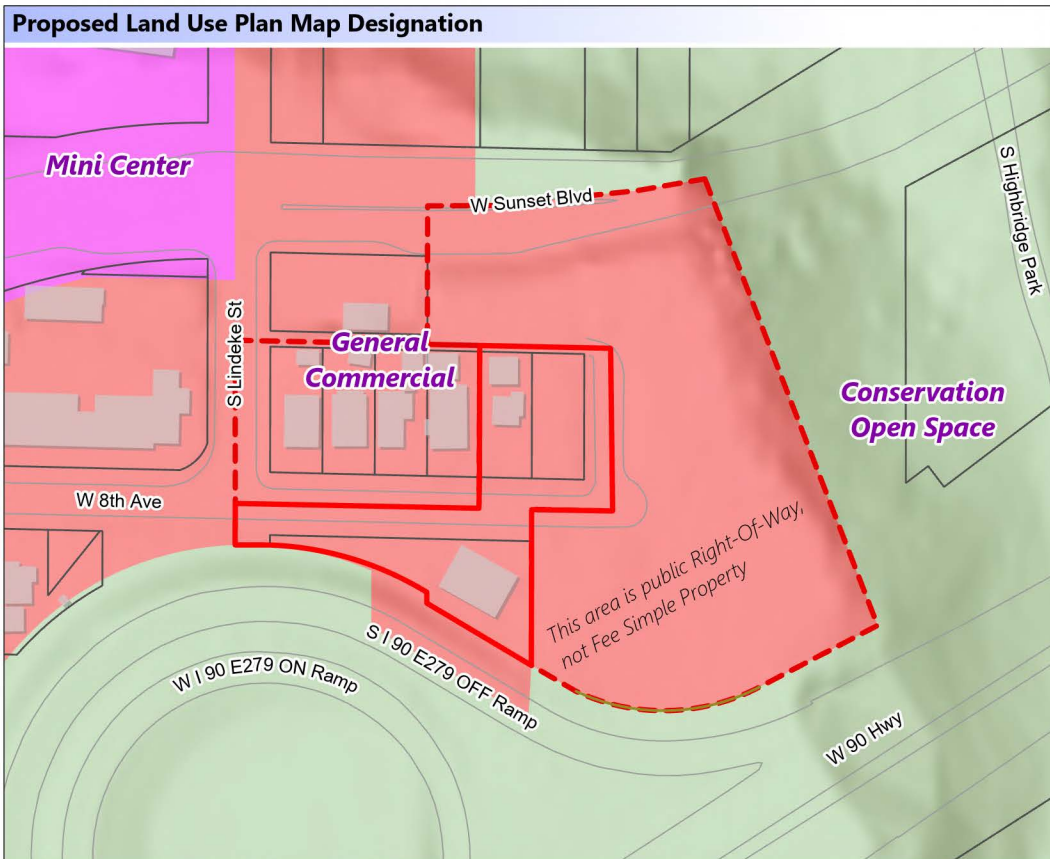
- Project Area
 - Expanded Area
 - Parcel
 - Buildings
 - Curb Line
- Land Use Plan Designation**
- Conservation Open Space
 - Residential Low
 - Office
 - Neighborhood Retail
 - Mini Center
 - General Commercial

Agent: Storhaug Engineering

- Parcels:** 25243.1304
25243.1305
25243.1306
25243.1307
25243.1308
25243.1309
25243.1502

Right-Of-Way

Size: 1.1 acres plus
2.8 acres right-of-way
(Size is Approximate)



This exhibit has been updated according to the recommendation of the Spokane Plan Commission during their hearing on October 9, 2024.

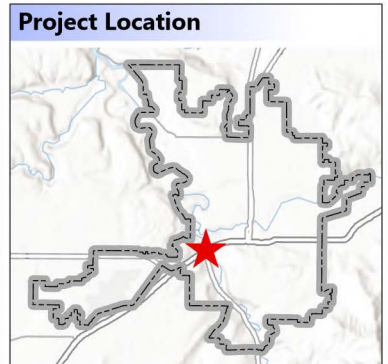




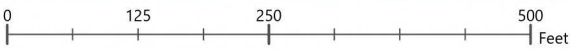
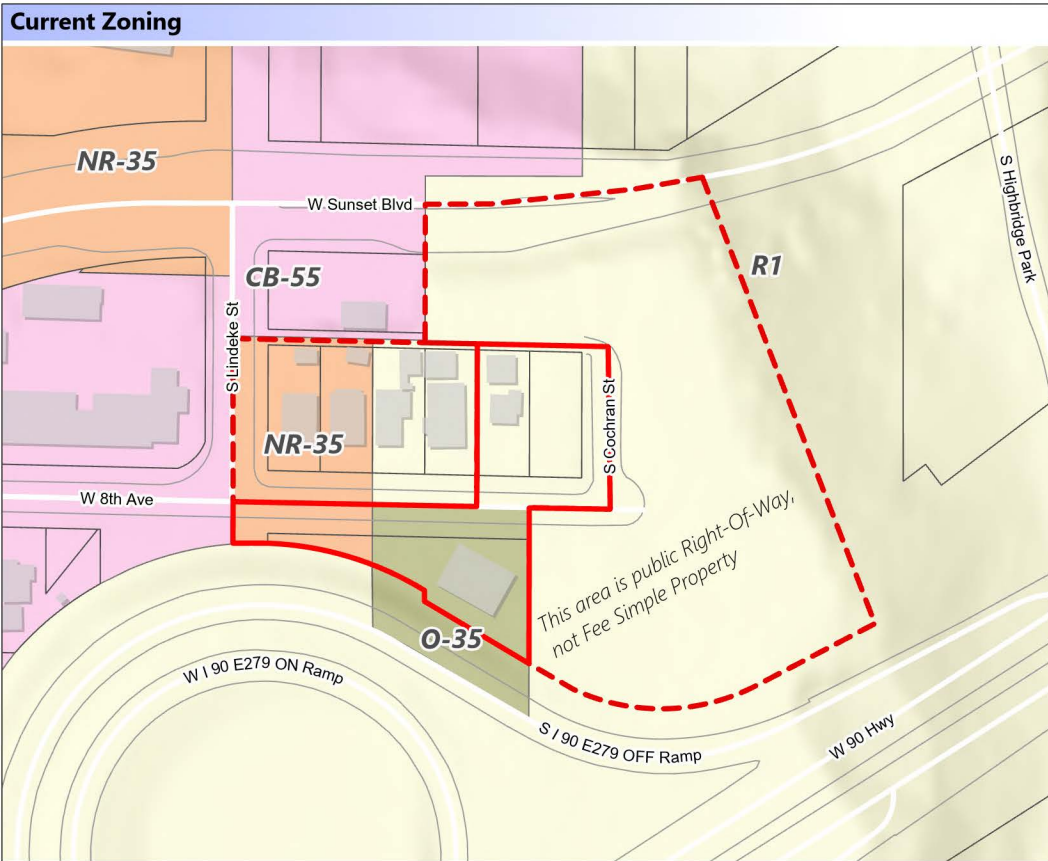
Exhibit C: Zoning Changes

Department of Planning & Economic Development



Draw Date: 10/17/2024

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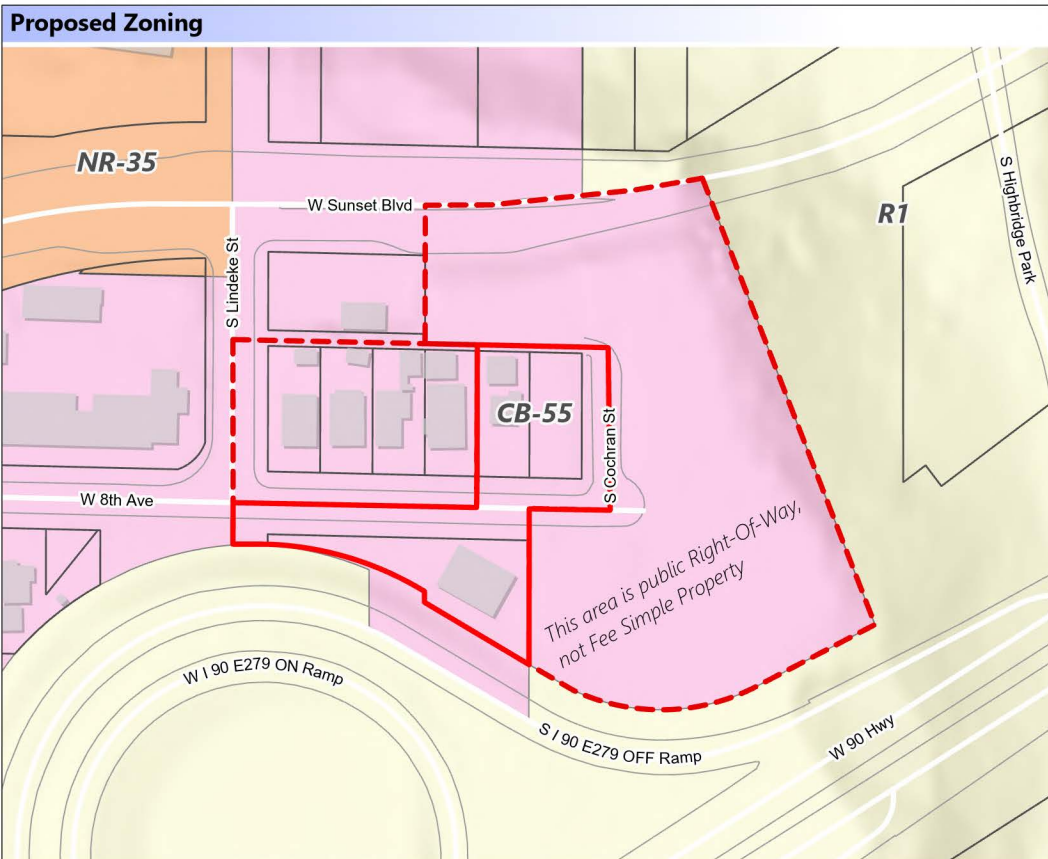


Drawing Scale: 1:2,200

- Project Area
- Expansion Area
- Buildings
- Parcel
- Curb Line

Zoning

- Community Business
- Neighborhood Retail
- Office
- Residential 1



Agent: Storhaug Engineering

- Parcels:** 25243.1304
25243.1305
25243.1306
25243.1307
25243.1308
25243.1309
25243.1502

Right-Of-Way

Size: 1.1 acres plus
2.8 acres right-of-way
(Size is Approximate)

This exhibit has been updated according to the recommendation of the Spokane Plan Commission during their hearing on October 9, 2024.

Project Location

