Agenda Sheet for City Council Meeting of: 10/19/2015		**Date Rec'd**	10/6/2015
		Clerk's File #	ORD C35308
		Renews #	
Submitting Dept	PLANNING & DEVELOPMENT	**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 - ORDINANCE RELATING TO APPLICATION Z1400063COMP		

Agenda Wording

An Ordinance relating to application #Z1400063COMP and amending the Land Use Plan Map of the City's Comprehensive Plan from "Residential 4-10" to "Office" for 0.69 acres (30,056 square feet) located at 4610, 4617, 4518 North Maple Street;

Summary (Background)

This Application for a Comprehensive Plan Land Use Map Amendment is being considered concurrently 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 September 23, 2015 to consider this amendment and has recommended approval of the amendment. Plan Commission Findings and Conclusions are attached.

Fiscal Impact		**Budget Account**
Neutral	$	#
Select	$	#
Select	$	#
Select	$	#

Approvals		**Council Notifications**	
Dept Head	MEULER, LOUIS	**Study Session**	
Division Director	SIMMONS, SCOTT M.	**Other**	PCED 9/28/15 / PC
Finance	DAVIS, LEONARD	**Distribution List**	
Legal	RICHMAN, JAMES	lhattenburg@spokanecity.org	
For the Mayor	SANDERS, THERESA	tblack@spokanecity.org	
Additional Approvals		smsimmons@spokanecity.org	
Purchasing		jrichman@spokanecity.org	
		lmeuler@spokanecity.org	
		dhume@spokane-landuse.com	

FIRST READING OF THE ABOVE ORDINANCE WAS HELD ON
10/19/2015
AND FURTHER ACTION WAS DEFERRED
CITY CLERK

PASSED BY
SPOKANE CITY COUNCIL:
11/2/2015
CITY CLERK

Continuation of Wording, Summary, Budget, and Distribution

Agenda Wording

and amending the Zoning Map from "Residential Single Family" (RSF) to "Office-35" (O-35).

Summary (Background)

Fiscal Impact		**Budget Account**
Select	**$**	**#**
Select	**$**	**#**

Distribution List

ORDINANCE NO. C35308

AN ORDINANCE RELATING TO APPLICATION #Z1400063COMP AND AMENDING THE LAND USE PLAN MAP OF THE CITY'S COMPREHENSIVE PLAN FROM "RESIDENTIAL 4-10" TO "OFFICE" FOR 0.69 ACRES (30,056 SQUARE FEET) LOCATED AT 4610, 4617, 4618 N. MAPLE STREET; AND AMENDING THE ZONING MAP FROM "RESIDENTIAL SINGLE FAMILY" (RSF) TO "OFFICE-35" (O-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 Z1400063COMP was timely submitted to the City for consideration during the City's 2015 Comprehensive Plan amendment cycle; and

WHEREAS, Application Z1400063COMP seeks to amend the Land Use Plan Map of the City's Comprehensive Plan for a change from "Residential 4-10" to "Office" for 0.69 acres of 4610 S. Maple (parcel 25011.0215), 4618 N. Maple (parcel 25011.0215) and 4617 N. Maple (parcel 25011.0320). If approved, the implementing zoning designation requested is "Office-35" (O-35); and

WHEREAS, staff requested comments from agencies and departments on January 19, 2015, and a public comment period ran from March 9, 2015 to May 7, 2015; 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 14, 2015; and

WHEREAS, the Spokane City Plan Commission held a substantive workshop regarding the proposed Comprehensive Plan amendment on March 25, 2015; and

WHEREAS, a State Environmental Policy Act (SEPA) Checklist and Determination of Non-Significance were released on September 4, 2015 for the Comprehensive Land Use Plan Map and Zoning Map changes ("DNS"). The public comment period for the SEPA determination ended on September 23, 2015; 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 23, 2015 Plan Commission Public Hearing were published in the Spokesman-Review on Wednesday, September 9, 2015 and Wednesday, September 15, 2015; 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 September 9, 2015; and

WHEREAS, staff report found that Application Z1400063COMP met all the criteria and recommended approval of the application; and

WHEREAS, the Spokane Plan Commission conducted a public hearing and deliberated on September 23, 2015 for the Application Z1400063COMP and other proposed amendments; and

WHEREAS, the Spokane Plan Commission found that Application Z1400063COMP is consistent with and implements the Comprehensive Plan; and

WHEREAS, the Plan Commission voted 6 to 0 to recommend approval of Application Z1400063COMP; 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 Z1400063COMP is approved.

2. Amendment of Land Use Map. The Spokane Comprehensive Plan Land Use Map is amended from "Residential 4-10" to "Office" for 0.69 acres located at 4610 S. Maple (parcel 25011.0215), 4618 N. Maple (parcel 25011.0215) and 4617 N. Maple (parcel 25011.0320)as shown in Exhibit A.

3. Amendment of Zoning Map. The City of Spokane Zoning Map is amended from "RSF" to "O-35" for this same area as shown in Exhibit B.

PASSED BY THE CITY COUNCIL ON November 2, 2015.

Council President

Attest:

City Clerk

Approved as to form:

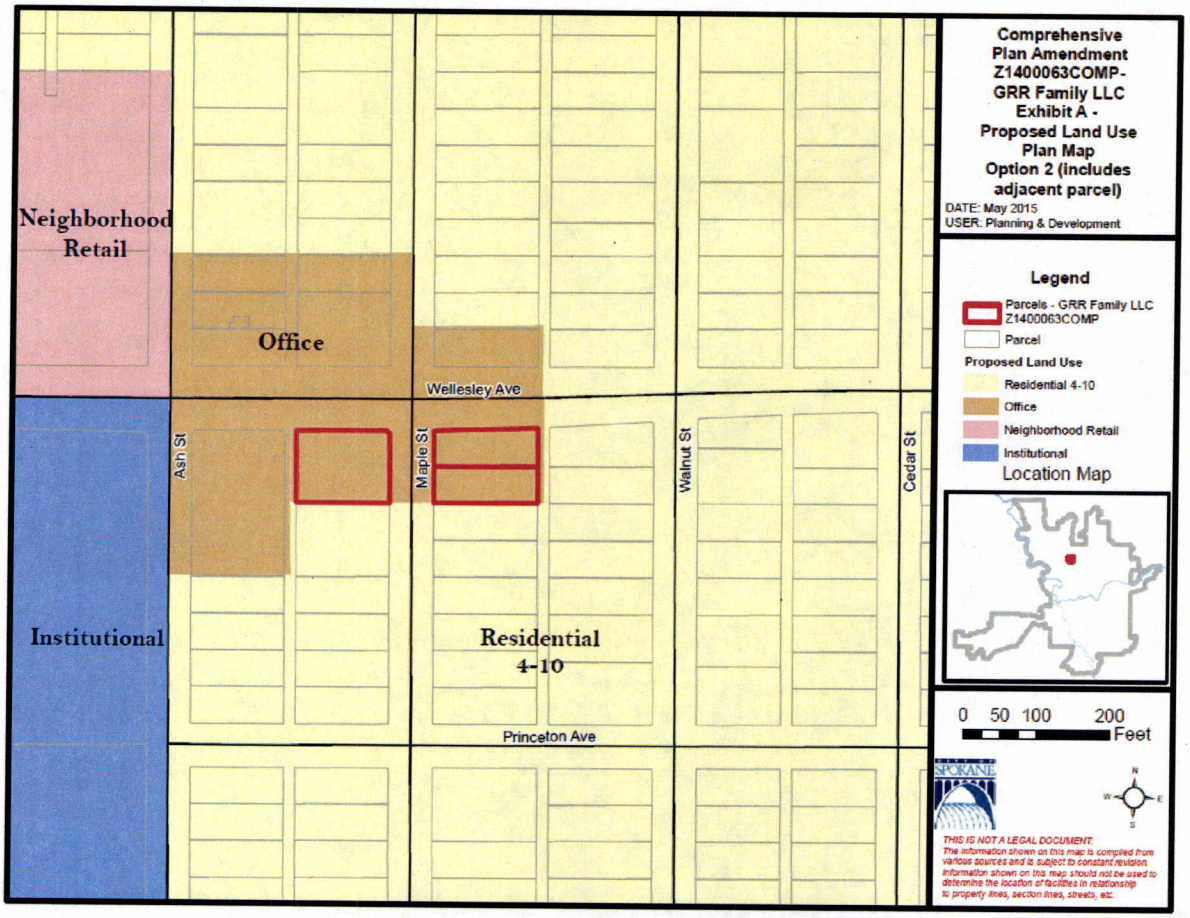
Assistant City Attorney

Mayor

11/13/2015
Date

12-12-2015
Effective Date

Exhibit A


Neighborhood Retail
Office
Wellesley Ave
Institutional
Ash St
Maple St
Walnut St
Cedar St
Residential 4-10
Princeton Ave
Comprehensive Plan Amendment Z1400063COMP- GRR Family LLC Exhibit A - Proposed Land Use Plan Map Option 2 (includes adjacent parcel)
DATE: May 2015
USER: Planning & Development
Legend
Parcels - GRR Family LLC Z1400063COMP
Parcel
Proposed Land Use
Residential 4-10
Office
Neighborhood Retail
Institutional
Location Map
0 50 100 200
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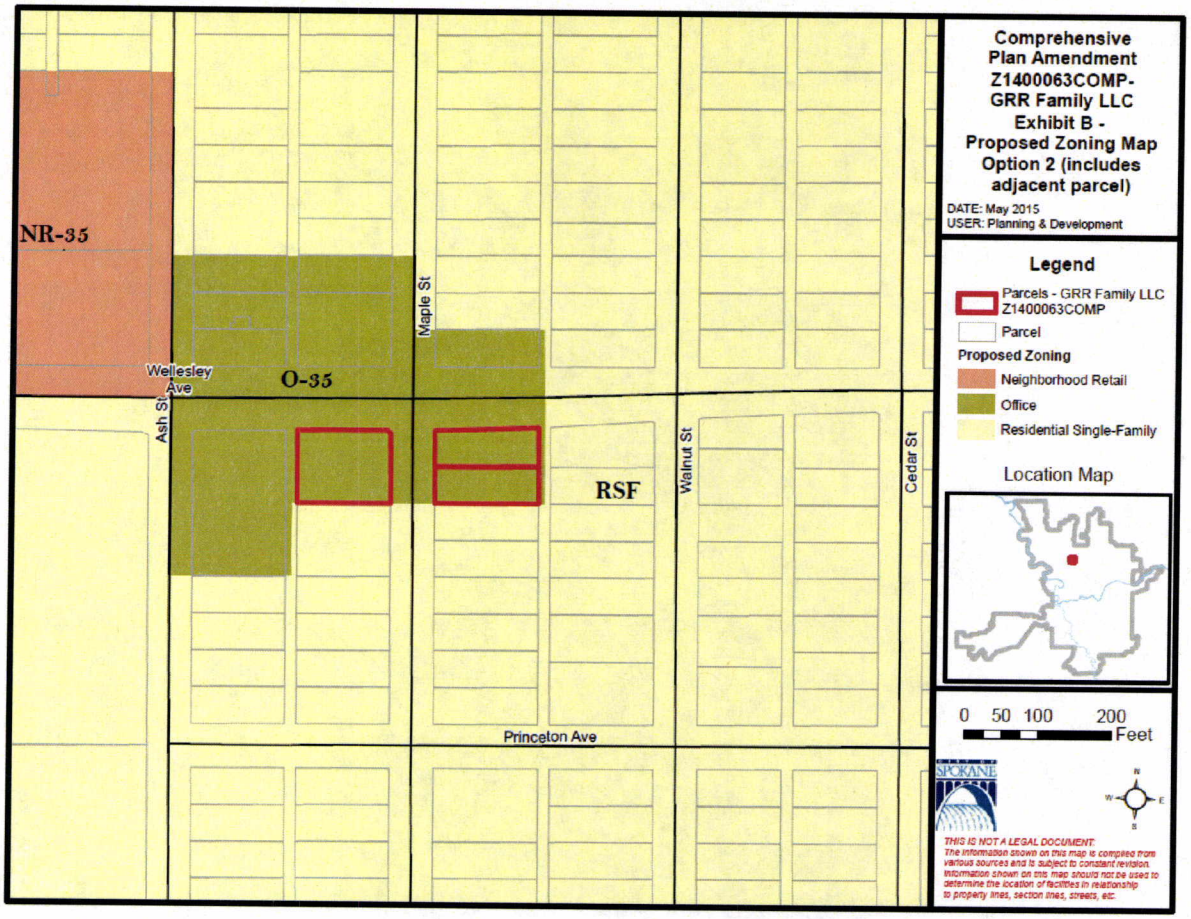
THIS IS NOT A LEGAL DOCUMENT
The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.

Exhibit B


NR-35
O-35
RSF
Wellesley Ave
Ash St
Maple St
Walnut St
Cedar St
Princeton Ave
Comprehensive Plan Amendment Z1400063COMP- GRR Family LLC Exhibit B - Proposed Zoning Map Option 2 (includes adjacent parcel)
DATE: May 2015
USER: Planning & Development
Legend
Parcels - GRR Family LLC Z1400063COMP
Parcel
Proposed Zoning
Neighborhood Retail
Office
Residential Single-Family
Location Map
0 50 100 200
Feet
SPOKANE
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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.

STAFF REPORT ON COMPREHENSIVE PLAN
LAND USE AMENDMENT APPLICATION
4610 & 4618 N. MAPLE (GRR Family LLC) FILE NO. Z1400063-COMP

I. SUMMARY OF REQUEST AND RECOMMENDATIONS:

Applicant's Proposal:
The applicant's proposal is to change the land use of two parcels from "Residential, 4 to 10 units per acre" to "Office". The size of the proposal is 17,821 square feet (0.41 acres). If approved, the zoning would be changed from RSF (Residential Single Family) to O-35 (Office 35 foot height limit). No specific development proposal is being approved at this time.

Proposal (Revised Proposal) – Revised by Plan Commission:

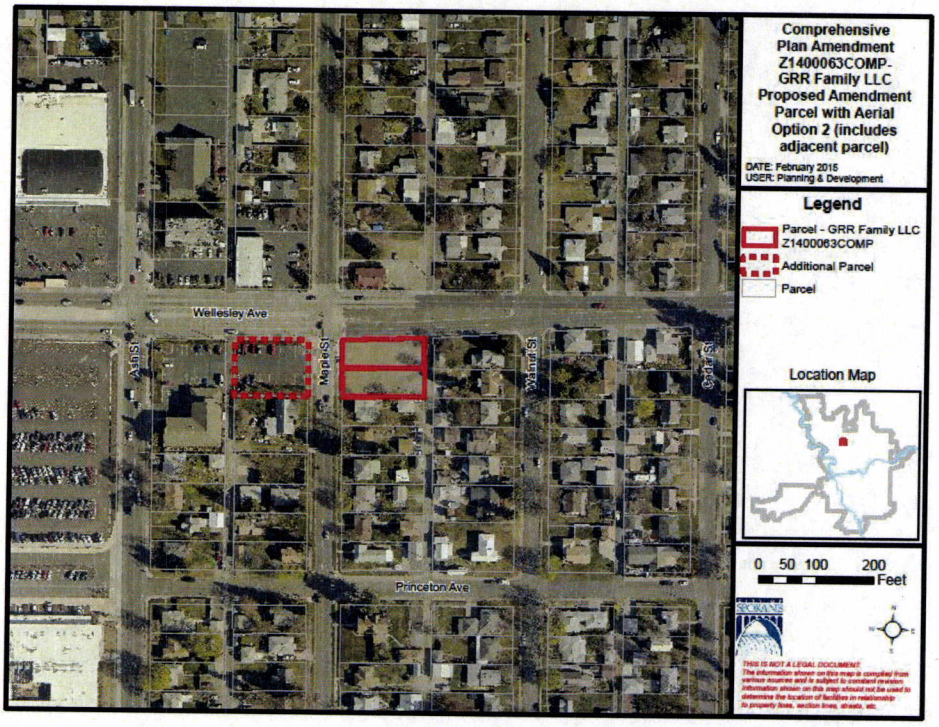
During a workshop session on March 25, 2015, the Plan Commission modified the amount of land area involved in the proposed amendment. As a result, the proposed amendment includes an adjacent parcel on the southwest corner of the intersection of Wellesley and N. Maple. This parcel (number 25011.0320) is addressed as 4817 N Maple. The modification adds 0.28 acres to the size of the land use plan amendment. The total size of the proposed land use plan map amendment is 0.70 acres (maps follow). This staff report describes the proposal as revised by the Plan Commission.

II. GENERAL INFORMATION:

Agent:	Mr. Dwight Hume, Land Use Solutions and Entitlement
Applicant/Property Owner(s):	GRR Family LLC
Location of Proposal:	The addresses are 4610 N. Maple (parcel 25011.0214) and 4618 N. Maple (parcel 25011.0215). Parcel added by Plan Commission: parcel 25011.0320 (NE ¼ 01-25-42; SE ¼ 36-26-42)
Legal Description	Green's Addition Lots 16-18 Block 2 (parcel 25011.0214 & parcel 25011.0215)
Existing Land Use Plan Designation:	"Residential, 4 to 10 units per acre"
Proposed Land Use Plan Designation:	"Office"
Existing Zoning:	RSF (Residential Single Family)
Proposed Zoning:	O-35 (Office 35 foot height limit)
SEPA Status:	A SEPA threshold Determination of Non-Significance (DNS) was made on September 4, 2015. The appeal period closed on September 23, 2015 at noon.
Enabling Code Section:	SMC 17G. 020, Comprehensive Plan Amendment Procedure

Plan Commission Hearing Date:	September 23, 2015
Staff Contact:	Tirrell Black, Planner; tblack@spokanecity.org

III. FINDINGS OF FACT:

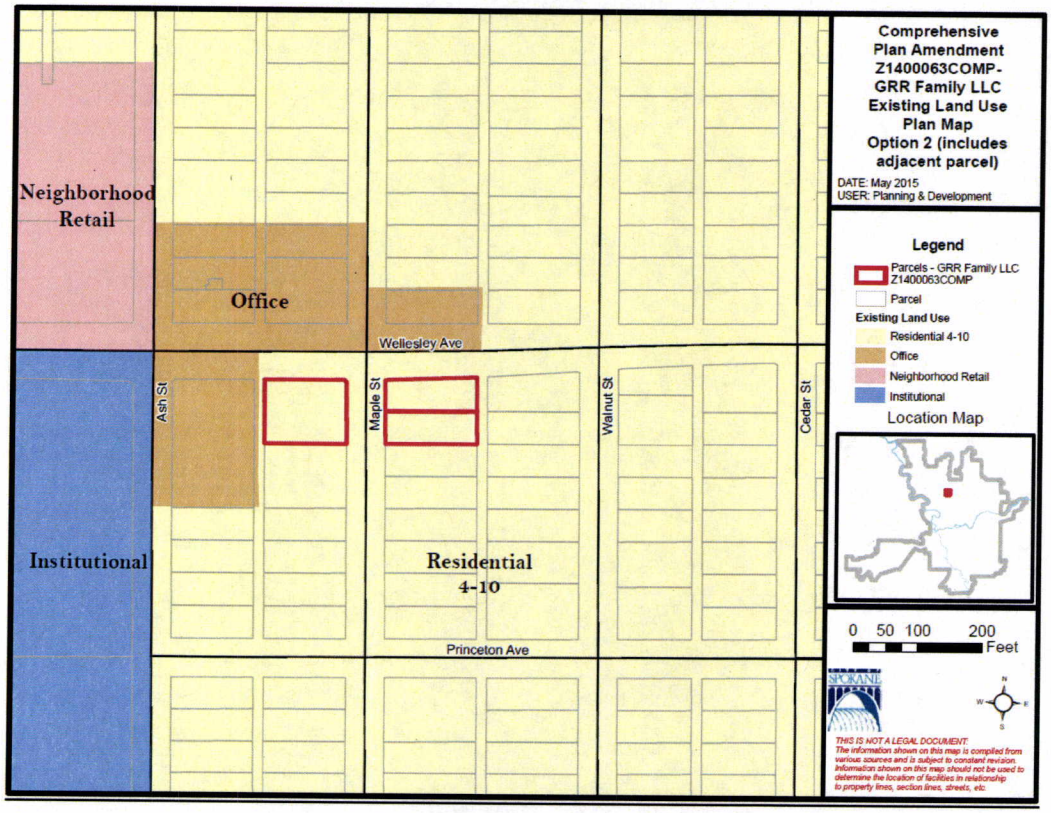


A. Site Description: The total property consists of three platted lots with an area of 30,056 square feet (0.69 acres). The lots are at the southeast and southwest corners of Wellesley Avenue and Maple Street. The addresses are 4610 N. Maple, 4618 N. Maple, with an unknown address on the southwest lot. Wellesley Avenue is a principal arterial with a traffic volume of 16,300 average trips per day, and is Bus Route STA # 33. Maple Street is a principal arterial with a traffic volume of 14,300 average trips per day, and is STA Bus Route #23. The two lots on the southeast corner are presently vacant. The one lot on the southwest corner is used for office parking. Existing office use is to the north and west of the property. Residential use is to the east and south. On-street parking is not available adjacent to the property on Wellesley or Maple. Alley access is adjacent to all three lots.

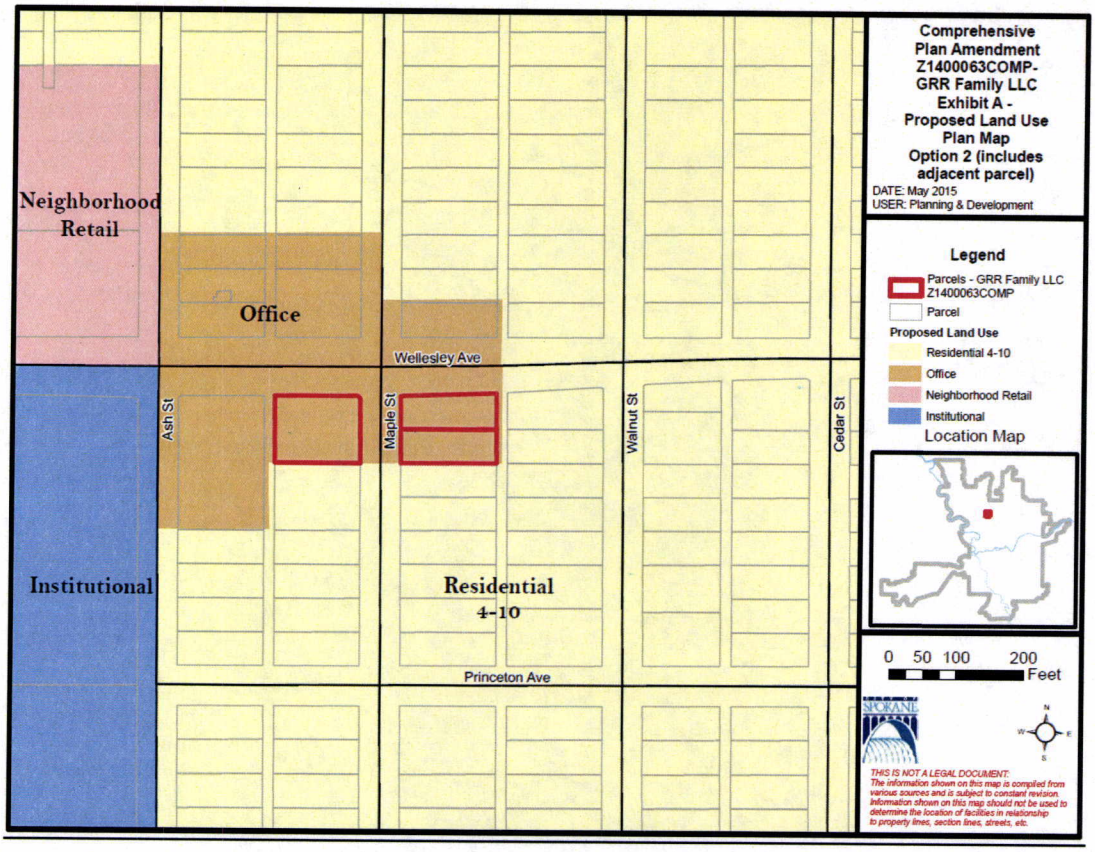
B. Project Description: As authorized by Spokane Municipal Code Section 17G.020, "Comprehensive Plan Amendment Procedure," the applicant is requesting a comprehensive plan land use plan map designation change from "Residential 4-10 units per acre" to "Office" for parcels totaling 0.69 acres in size. The City of Spokane Plan Commission modified the land area included

in this request at their March 25, 2015 workshop to expand the proposed land use plan map amendment to include the parcel directly west of the subject property (see subsection E below). If approved, the zoning would be changed from RSF (Residential Single Family) to O-35 (Office 35 foot limitation). Development and improvement of the site would be subject to all relevant provisions of the City's unified development code.

C. Existing Land Use Plan Map Designations with initial subject area in red (includes expansion by Plan Commission)



D. Proposed Land Use Plan Map



E. Zoning and Land Use Designation History:

All of these properties included in this proposal have been zoned in a residential category since 1952. The two parcels east of Maple were originally 3 platted lots, (Green's Addition, lots 16-18, block 2). The parcel west of Maple has a legal description of Green's Addition, lot 3, block 2. This parcel (parcel 25011.0320) was granted a special permit in 1983 for off-street office parking to serve the adjacent office development. It continues to function as parking for the office development on the corner of Wellesley Ave & Ash Street.

F. Adjacent Land Use:

To the north: office use
To the west: office use
To the south: residential single family use
To the east: residential single family use

The intersection of Wellesley Avenue and Maple Street is adjacent to these properties. Wellesley Avenue has four travel lanes and a high traffic volume of 16,300 average daily trips per day. Maple Street has two one-way, northbound travel lanes and a volume of 14,300 average daily trips per day.

G. Applicable Municipal Code Regulations: SMC 17G.020, Comprehensive Plan Amendment Procedures.

H. Procedural Requirements:

- Application was submitted on October 31, 2014 and Certified Complete on December 1, 2014;
- Applicant was provided Notice of Application on February 23, 2015;
- Notice of Application was posted, published, and mailed on March 9, 2015, which began a 60 day public comment period. The comment period ended May 7, 2015;
- The applicant made a presentation regarding the proposal to the Northwest Neighborhood Council on March 19, 2015 and the North Hill Neighborhood Council on April 16, 2015;
- A SEPA Determination of Non Significance was issued on September 4, 2015;
- Notice of Public Hearing was posted and mailed by September 9, 2015;
- Notice of Public Hearing was published on September 9, 2015 and September 16, 2015;
- Hearing Date is scheduled with the Plan Commission for September 23, 2015.

IV. DEPARTMENT REPORTS and PUBLIC COMMENT

Notice of this proposal was sent to City departments and outside agencies for their review. Department comments are included in the file.

As of the date of the staff report, one written public comment has been received regarding this proposal from the North Hill Neighborhood Council. In addition, two phone calls received are summarized:

- Phone call from a nearby resident needing clarification of the property location, no objection to proposal.
- Phone call from an adjacent property owner wondering how the existing gravel alley might be improved with the potential development of the subject property, no objection to change.

The letter from the North Hill Neighborhood Council, dated May 5, 2015 states that there is no objection but summarizes some of the discussion which occurred at the applicants presentation to the North Hill Neighborhood Council. The discussion was situated around landscaping, fencing, lighting and traffic flow of the property. These would be reviewed at time of building permit application. At time of building application, the property owner would need to meet whatever development standards are in place at that time.

V. CONCLUSIONS

SMC 17G.020.030 provides a list of considerations that are to be used, as appropriate, in evaluating proposal to amend the comprehensive plan. The following is a list of those considerations followed by staff analysis relative each.

A. Regulatory Changes.
Amendments to the Comprehensive Plan must be consistent with any recent state or federal legislative actions, or changes to state or federal regulations, such as changes to the Growth Management Act, or new environmental regulations.

Relevant facts: The proposal is being considered and processed in accordance with the most current regulations of the Growth Management Act, the Washington State Environmental Policy Act (SEPA) and the Spokane Municipal Code. There are no known recent state or federal or local legislative actions with which the proposal would be in conflict. Staff concludes this criterion is met.

B. GMA.
The change must be consistent with the goals and purposes of the state Growth Management Act.

Relevant facts: The "Legislative findings" included in the Revised Code of Washington pertaining to GMA is essentially a call for coordinated and planned growth that is done cooperatively between citizens, government, and the private sector. The complete text of the "Legislative findings" follows:

RCW 36.70A.010, Legislative findings.

The legislature finds that uncoordinated and unplanned growth, together with a lack of common goals expressing the public's interest in the conservation and the wise use of our lands, pose a threat to the environment, sustainable economic development, and the health, safety, and high quality of life enjoyed by residents of this state. It is in the public interest that citizens, communities, local governments, and the private sector cooperate and coordinate with one another in comprehensive land use planning.

The Growth Management Act contains 13 goals to guide the development and adoption of the comprehensive plans and development regulations (RCW 36.70A.020, "Planning Goals"). The two goals that are most directly related to the land use element state:

- Urban growth. "Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner."
- Reduce sprawl. "Reduce the inappropriate conversion of undeveloped land into sprawling, low density development."

Based on the evaluation provided elsewhere in this report, staff concludes that the application is consistent with these and the rest of the GMA Planning goals and the overall purpose of the Growth Management Act.

C. Financing.
In keeping with the GMA's requirement for plans to be supported by financing commitments, infrastructure implications of approved comprehensive plan amendments must be reflected in the relevant six-year capital improvement plan(s) approved in the same budget cycle.

Relevant facts: This proposal has been reviewed by city departments responsible for providing public services and facilities. No comments have been made to indicate that this proposal creates issues with any public services and facilities.

Staff concludes that this criterion is met.

D. Funding Shortfall.
If funding shortfalls suggest the need to scale back on land use objectives and/or service level standards, those decisions must be made with public input as part of this process for amending the comprehensive plan and capital facilities program.

Relevant facts: Staff has concluded that this criterion is not applicable to this proposal. There are no funding shortfall implications.

E. Internal Consistency.
The requirement for internal consistency pertains to the comprehensive plan as it relates to all of its supporting documents, such as the development regulations, capital facilities program, shoreline master program, downtown plan, critical area regulations, and any neighborhood planning documents adopted after 2001. In addition, amendments should strive to be consistent with the parks plan, and vice versa. For example, changes to the development regulations must be reflected in consistent adjustments to the goals or policies in the comprehensive plan. As appropriate, changes to the map or text of the comprehensive plan must also result in corresponding adjustments to the zoning map and implementation regulations in the Spokane Municipal Code.

Relevant facts: The proposal does not result in the need for other amendments to the Comprehensive Plan text or development regulations.

The applicant provided a discussion of the applicable Goals and Policies from the Comprehensive Plan which supports their request for the Land Use Plan Map Amendment. Below are relevant Comprehensive Plan Goals and Policies. Staff discussion follows.

Relevant Comprehensive Plan and Spokane Municipal Code Goals and Policies

From Chapter 3, Land Use

Goal: LU 1 CITYWIDE LAND USE

Offer a harmonious blend of opportunities for living, working, recreation, education, shopping, and cultural activities by protecting natural amenities, providing coordinated, efficient, and cost effective public facilities and utility services, carefully managing both residential and nonresidential development and design, and proactively reinforcing downtown Spokane's role as the urban center.

Policy: LU 1.5 Office Uses: Direct new office uses to centers and corridors designated on the land use plan map.

The full policy discussion for Comprehensive Plan Policy LU 1.5 Office Uses is contained in Exhibit A of this report.

Staff Discussion: Primarily this policy directs new office zoning to areas designated as centers and corridors in the Comprehensive Plan; however it also contains a secondary situation in which expansion of office would be acceptable. This is described as in an area that is "trending toward office". This request is for continuation of office zoning to the only corner of a two arterial intersection with office zoning.

Currently the lots which make up the original application are without structures currently and provide little buffer to the existing single family residential homes from the nearby busy transportation network. If these properties were zoned office, at time of development site landscaping and screening would be required which may provide a benefit to adjacent single family residential properties. The Plan Commission addition to this proposal which is the parking lot at the southwest corner of Ash Street and Wellesley Avenue is developed as a paved parking lot.

F. Regional Consistency.
All changes to the comprehensive plan must be consistent with the countywide planning policies (CWPP), the comprehensive plans of neighboring jurisdictions, applicable capital facilities or special district plans, the regional transportation improvement plan, and official population growth forecasts.

Relevant facts: This amendment will not impact regional consistency.

G. Cumulative Effect.
All amendments must be considered concurrently in order to evaluate their cumulative effect on the comprehensive plan text and map, development regulations, capital facilities program, neighborhood planning documents, adopted environmental policies and other relevant implementation measures.

i. Land Use Impacts.
In addition, applications should be reviewed for their cumulative land use impacts. Where adverse environmental impacts are identified, mitigation requirements may be imposed as a part of the approval action.

ii. Grouping.
Proposals for area-wide rezones and/or site-specific land use plan map amendments may be evaluated by geographic sector and/or land use type in order to facilitate the assessment of their cumulative impacts.

Relevant facts: This application is being reviewed as part of the annual cycle of comprehensive plan amendments.

Staff concludes that this criterion is met.

H. SEPA.
SEPA review must be completed on all amendment proposals.

1. Grouping.
When possible, the SEPA review process should be combined for related land

use types or affected geographic sectors in order to better evaluate the proposals' cumulative impacts. This combined review process results in a single threshold determination for those related proposals.

2. DS.
If a determination of significance (DS) is made regarding any proposal, that application will be deferred for further consideration until the next applicable review cycle in order to allow adequate time for generating and processing the required environmental impact statement (EIS).

Relevant facts: The application has been reviewed in accordance with the State Environmental Policy Act (SEPA) that requires that the potential for adverse environmental impacts resulting from a proposal be evaluated during the decision-making process. On the basis of information contained with the environmental checklist, the written comments from local and State departments and agencies concerned with land development within the city, a review of other information available to the Director of Planning Services, and in recognition of the mitigation measures that will be required by State and local development regulations at the time of development, a Determination of Non-Significance (DNS) was issued on September 4, 2015.

Staff concludes that this criterion is met.

I. Adequate Public Facilities.
The amendment must not adversely affect the City's ability to provide the full range of urban public facilities and services (as described in CFU 2.1 and CFU 2.2) citywide at the planned level of service, or consume public resources otherwise needed to support comprehensive plan implementation strategies.

Relevant facts: All affected departments and outside agencies providing services to the subject properties have had an opportunity to comment on the proposal and no agency or department offered comments suggesting the proposal would affect the City's ability to provide adequate public facilities to the property or surrounding area or consume public resources otherwise needed to support comprehensive plan implementation strategies. Any specific site development impacts can be addressed at time of application for a building permit, when actual site development is proposed. Staff concludes that this criterion is met.

J. UGA.
Amendments to the urban growth area boundary may only be proposed by the city council or the mayor of Spokane and shall follow the procedures of the countywide planning policies for Spokane County.

Relevant facts: The proposal does not involve amendment of the urban growth area boundary. This criterion is not applicable to this proposal.

K. Consistent Amendments.

1. Policy Adjustments.
Proposed policy adjustments that are intended to be consistent with the comprehensive plan should be designed to provide correction or additional

guidance so the community's original visions and values can better be achieved. The need for this type of adjustment might be supported by findings from feedback instruments related to monitoring and evaluating the implementation of the comprehensive plan. Examples of such findings could include:

a. growth and development as envisioned in the plan is occurring faster, slower or is failing to materialize;

b. the capacity to provide adequate services is diminished or increased;

c. land availability to meet demand is reduced;

d. population or employment growth is significantly different than the plan's assumptions;

e. plan objectives are not being met as specified;

f. the effect of the plan on land values and affordable housing is contrary to plan goals;

g. transportation and/or other capital improvements are not being made as expected;

h. a question of consistency exists between the comprehensive plan and its elements and chapter 36.70A RCW, the countywide planning policies, or development regulations.

Relevant facts: This proposal is a request for a Comprehensive Plan Land Use Plan Map amendment, not a policy adjustment. This criterion is not applicable to this proposal.

2. Map Changes.
Changes to the land use plan map (and by extension, the zoning map) may only be approved if the proponent has demonstrated that all of the following are true:

a. The designation is in conformance with the appropriate location criteria identified in the comprehensive plan (e.g., compatibility with neighboring land uses, proximity to arterials, etc.);

Relevant facts: Relevant Comprehensive Plan policies are addressed in Criterion E above.

Staff concludes that the proposed amendment and office use is compatible with neighboring land uses and is consistent with the Comprehensive Plan.

b. The map amendment or site is suitable for the proposed designation;

Relevant facts: The site is suitable and can be developed according the standards of the Office zone. Staff finds that it is a suitable site.

c. The map amendment implements applicable comprehensive plan policies better than the current map designation.

Relevant facts: Staff finds that the proposed amendment is consistent with the Comprehensive Plan policies.

3. Rezones, Land Use Plan Map Amendment.
Corresponding rezones will be adopted concurrently with land use plan map amendments as a legislative action of the city council. If policy language changes have map implications, changes to the land use plan map and zoning map will be made accordingly for all affected sites upon adoption of the new policy language. This is done to ensure that the comprehensive plan remains

internally consistent and to preserve consistency between the comprehensive plan and supporting development regulations.

Relevant facts: If the land use plan map amendment is approved the zoning designation of the parcels will change from RSF (Residential Single Family) to O-35 (Office, 35-foot height limitation). Staff has concluded that no amendments to comprehensive plan policy are needed to support the proposed land use plan map amendment.

L. Inconsistent Amendments.

1. Review Cycle.
   Because of the length of time required for staff review, public comment, and plan commission's in-depth analysis of the applicant's extensive supporting data and long-term trend analysis, proposals that are not consistent with the comprehensive plan are addressed only within the context of the required comprehensive plan update cycle every seven years pursuant to RCW 36.70A.130(4)(C) and every other year starting in 2005.

   Relevant facts: This is not an inconsistent Comprehensive Plan Land Use Map Plan amendment request.

2. Adequate Documentation of Need for Change.
   a. The burden of proof rests entirely with the applicant to provide convincing evidence that community values, priorities, needs and trends have changed sufficiently to justify a fundamental shift in the comprehensive plan. Results from various measurement systems should be used to demonstrate or document the need to depart from the current version of the comprehensive plan. Relevant information may include:
   b. growth and development as envisioned in the plan is occurring faster, slower or is failing to materialize;
   c. the capacity to provide adequate services is diminished or increased;
   d. land availability to meet demand is reduced;
   e. population or employment growth is significantly different than the plan's assumptions;
   f. transportation and/or other capital improvements are not being made as expected;
   g. conditions have changed substantially in the area within which the subject property lies and/or Citywide;
   h. assumptions upon which the plan is based are found to be invalid; or
   i. sufficient change or lack of change in circumstances dictates the need for such consideration.

   Relevant facts: This is not an inconsistent Comprehensive Plan Land Use Map Plan amendment request.

3. Overall Consistency.
   If significantly inconsistent with the current version of the comprehensive plan, an amendment proposal must also include wording that would realign the relevant parts of the comprehensive plan and its other supporting documents with the full range of changes implied by the proposal.

Relevant facts: This is not an inconsistent Comprehensive Plan Land Use Map Plan amendment request.

VI. RECOMMENDATIONS

Staff Conclusion: For reasons outlined within this report, staff recommends that this Comprehensive Plan Land Use Map Amendment request including the modification by the Plan Commission be approved with the property designation changed to "Office" and that the zoning classification of the property be changed to O-35 (Office, with 35-foot height limitation).

Exhibit A

From Chapter 3, Land Use:

LU 1 CITYWIDE LAND USE

Goal: Offer a harmonious blend of opportunities for living, working, recreation, education, shopping, and cultural activities by protecting natural amenities, providing coordinated, efficient, and cost effective public facilities and utility services, carefully managing both residential and nonresidential development and design, and proactively reinforcing downtown Spokane's role as the urban center.

Policy LU 1.5 Office Uses

Direct new office uses to centers and corridors designated on the land use plan map.

Discussion: Office use of various types is an important component of a center. Offices provide necessary services and employment opportunities for residents of a center and the surrounding neighborhood. Office use in centers may be in multi-story structures in the core area of the center and transition to low-rise structures at the edge.

To ensure that the market for office use is directed to centers, future office use is generally limited in other areas. The Office designations located outside centers are confined to the boundaries of existing office designations. Office use within these boundaries is allowed outside of a center.

The Office designation is also located where it continues an existing office development trend and serves as a transitional land use between higher intensity commercial uses on one side of a principal arterial street and a lower density residential area on the opposite side of the street. Arterial frontages that are predominantly developed with single-family residences should not be disrupted with office use. For example, office use is encouraged in areas designated Office along the south side of Francis Avenue between Cannon Street and Market Street to a depth of not more than approximately 140 feet from Francis Avenue.

Drive-through facilities associated with offices such as drive-through banks should be allowed only along a principal arterial street subject to size limitations and design guidelines. Ingress and egress for office use should be from the arterial street. Uses such as freestanding sit-down restaurants or retail are appropriate only in the office designation located in higher intensity office areas around downtown Spokane in the North Bank and Medical Districts shown in the Downtown Plan.

Residential uses are permitted in the form of single-family homes on individual lots, upper-floor apartments above offices, or other higher density residential uses.

Staff analysis of Policy LU 1.5:

1. The policy directs office uses to centers and corridors.
2. The policy limits expansion of existing or the addition of new locations of the Office land use plan map designation outside centers and corridors.
3. Under the discussion of the policy, there is an exception that allows the Office designation to be applied to locations ".....where it continues an existing office development trend and serves as a transitional land use between higher intensity commercial uses on one side of a principal arterial street and a lower density residential area on the opposite side of the street."
4. This proposal does continue an office trend at the intersection of Wellesley Avenue and Maple Street and Wellesley and Ash. The subject parcels do not directly buffer higher intensity commercial uses on one side and residential on the other. There is however nearby Neighborhood Retail land use on the northwest corner of Wellesley and Ash.

SPOKANE ENVIRONMENTAL ORDINANCE

(WAC 197-11-970)

File # Z1400063-COMP

Determination of Nonsignificance (DNS)

NONPROJECT DETERMINATION OF NONSIGNIFICANCE

FILE NO(S): Z1400063-COMP

PROPONENT: GRR Family LLC

DESCRIPTION OF PROPOSAL: This proposal is to change the land use of three parcels from "Residential, 4 to 10 units per acre" to "Office". The size of the proposal is 30,321 square feet (0.70 acres). If approved, the zoning would be changed from RSF (Residential Single Family) to O-35 (Office 35 foot height limit). No specific development proposal is being approved at this time.

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: The addresses are 4610 N. Maple (parcel 25011.0214) and 4618 N. Maple (parcel 25011.0215); and 4617 N. Maple St. (parcel 25011.0320) (NE ¼ 01-25-42; SE ¼ 36-26-42)

LEAD AGENCY: CITY OF SPOKANE, Planning & Development Department

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

[ ] There is no comment period for this DNS.

[ ] This DNS is issued after using the optional DNS process in section 197-11-355 WAC. There is no further comment period on the DNS.

[X] This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for At least 14 days from the date of issuance (below). Comments regarding this DNS must be submitted no later than noon September 23, 2015, if they are intended to alter the DNS.

****

Responsible Official: Louis Meuler

Position/Title: Acting Director, Planning Services **Phone:** (509) 625-6300

Address: 808 W. Spokane Falls Blvd., Spokane, WA 99201

Date Issued: September 4, 2015 **Signature:**

****

APPEAL OF THIS DETERMINATION, after it becomes final, may be made to the City of Spokane Hearing Examiner, 808 West Spokane Falls Blvd., Spokane, WA 99201. The appeal deadline is fourteen (14) calendar days after the signing of the DNS. This appeal must be on forms provided by the Responsible Official, make specific factual objections and be accompanied by the appeal fee. Contact the Responsible Official for assistance with the specifics of a SEPA appeal.

****

Environmental Checklist

Comp Plan Amendment
File No. Wellesley + Maple

Purpose of Checklist:
The State Environmental Policy Act (SEPA) chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An Environmental Impact Statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants:
This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:
Complete this checklist for nonproject proposals, even though questions may be answered "*does not apply*."

IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (Part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable: Comp Plan Amendment Map

2. Name of applicant: Land Use Solutions and Entitlement, Dwight Hume Agent

3. Address and phone number of applicant or contact person: 9101 N Mt. View Lane Spokane WA 99218 509-435-3108

4. Date checklist prepared: 10-30-14

5. Agency requesting checklist: City of Spokane Planning

6. Proposed timing or schedule (including phasing, if applicable): Upon approval

7. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. No.

   b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain. No

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to his proposal. No

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. No

10. List any government approvals or permits that will be needed for your proposal, if known. Comp Plan Amendment, Zone change, building permits and on site drainage, landscaping and parking plans.

8/31/2015

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. A .41 acre site consisting of 3 platted vacant lots to be used for office and related parking. 2

Staff note: Plan Commission on 3/25/2015 increased proposal to include 25011.0320 4617 N. Maple increase 0.28 acres. Total size now 0.70 acres. THB

12. Location of the proposal. Give sufficient information to a person to understand the precise location of your proposed project, including a street address, if any, and section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit application related to this checklist. The site is located at the SE corner of Maple and Wellesley.

13. Does the proposed action lie within the Aquifer Sensitive Area (ASA)? The General Sewer Service Area? The Priority Sewer Service Area? The City of Spokane? (See: Spokane County's ASA Overlay Zone Atlas for boundaries.)
Yes

14. The following questions supplement Part A.

a. Critical Aquifer Recharge Area (CARA) / Aquifer Sensitive Area (ASA)

(1) Describe any systems, other than those designed for the disposal of sanitary waste, installed for the purpose of discharging fluids below the ground surface (includes systems such as those for the disposal of stormwater or drainage from floor drains). Describe the type of system, the amount of material to be disposed of through the system and the types of material likely to be disposed of (including materials which may enter the system inadvertently through spills or as a result of firefighting activities).
Non-project Application, to be determined upon approval.

(2) Will any chemicals (especially organic solvents or petroleum fuels) be stored in aboveground or underground storage tanks? If so, what types and quantities of material will be stored?
Non-project Application, to be determined upon approval.

(3) What protective measures will be taken to insure that leaks or spills of any chemicals stored or used on site will not be allowed to percolate to

groundwater. This includes measures to keep chemicals out of disposal systems.
Non-project Application, to be determined upon approval.

(4) Will any chemicals be stored, handled or used on the site in a location where a spill or leak will drain to surface or groundwater or to a stormwater disposal system discharging to surface or groundwater?
Non-project Application, to be determined upon approval.

b. Stormwater

(1) What are the depths on the site to groundwater and to bedrock (if known)?
Unknown

(2) Will stormwater be discharged into the ground? If so, describe any potential impacts?
Non-project Application, to be determined upon approval.

TO BE COMPLETED BY APPLICANT

B. ENVIRONMENTAL ELEMENTS

Evaluation for Agency Use Only

1. Earth

a. General description of the site (circle one): ***flat***, *rolling, hilly, steep slopes, mountains, other*:

b. What is the steepest slope on the site (approximate percent slope)? N/A

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland. GgA per SCS Atlas

Evaluation for Agency Use Only

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. No

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill:
Non-project Application, to be determined upon approval.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
No

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? Non-project Application, to be determined upon approval.

h. Proposed measures to reduce or control erosion or other impacts to the earth, if any: Non-project Application, to be determined upon approval.

2. Air

a. What type of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial, wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.
Non-project Application, to be determined upon approval.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
Traffic along adjoin Principle Arterials of Maple and Wellesley

Evaluation for Agency Use Only

c. Proposed measures to reduce or control emissions or other impacts to air, if any:
None

3. Water

a. SURFACE:

(1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No

(2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. No

(3) Estimate the amount of fill and dredge material that would be placed in or removed from the surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None

(4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No

(5) Does the proposal lie within a 100-year floodplain? ____ If so, note location on the site plan.

No

(6) Does the proposal involve any discharge of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

Evaluation for Agency Use Only

b. GROUND:

(1) Will groundwater be withdrawn, or will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No

(2) Describe waste material that will be discharged into the ground from septic tanks or other sanitary waste treatment facility. Describe the general size of the system, the number of houses to be served (if applicable) or the number of persons the system(s) are expected to serve.

Non-project Application, to be determined upon approval.

c. WATER RUNOFF (INCLUDING STORMWATER):

(1) Describe the source of runoff (including stormwater) and method of collection and disposal if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Non-project Application, to be determined upon approval.

(2) Could waste materials enter ground or surface waters? If so, generally describe.

No

d. PROPOSED MEASURES to reduce or control surface, ground, and runoff water impacts, if any.

Non-project Application, to be determined upon approval.

Evaluation for Agency Use Only

4. Plants

a. Check or circle type of vegetation found on the site:

_____Deciduous tree: *alder, maple, aspen, other.*

_____Evergreen tree: *fir, cedar, pine, other.*

_____Shrubs

__X__Grass (natural grasses)

_____Pasture

_____Crop or grain

_____Wet soil plants, *cattail, buttercup, bullrush, skunk cabbage, other.*

_____Water plants: *water lilly, eelgrass, milfoil, other.*

_____Other types of vegetation.

b. What kind and amount of vegetation will be removed or altered? Non-project Application, to be determined upon approval.

c. List threatened or endangered species known to be on or near the site. None

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: Non-project Application, to be determined upon approval.

5. Animals

a. Circle any birds and animals which have been observed on or near the site are known to be on or near the site:
birds: ***hawk,*** *heron,* ***eagle, songbirds,*** *other:* _____
mammals: *deer, bear, elk, beaver, other:* _____
fish: *bass, salmon, trout, herring, shellfish, other:* _____
other: _____

b. List any threatened or endangered species known to be on or near the site.
None

Evaluation for Agency Use Only

c. Is the site part of a migration route? If so, explain.
No

d. Proposed measures to preserve or enhance wildlife, if any:
None

6. Energy and natural resources

a. What kinds or energy (electric, natural gas, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.
Non-project Application, to be determined upon approval.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
No

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:
Non-project Application, to be determined upon approval.

7. Environmental health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe. Non-project Application, to be determined upon approval.

Evaluation for Agency Use Only

(1) Describe special emergency services that might be required.
None

(2) Proposed measures to reduce or control environmental health hazards, if any:
None

b. NOISE:

(1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
Traffic along both frontages

(2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.
Non-project Application, to be determined upon approval.

(3) Proposed measure to reduce or control noise impacts, if any:
Non-project Application, to be determined upon approval.

8. Land and shoreline use

a. What is the current use of the site and adjacent properties?
Site: Vacant; North, Office; West, Office/Parking; South Residential S/F

b. Has the site been used for agriculture? If so, describe. No

c. Describe any structures on the site. None

d. Will any structures be demolished? If so, which? No

Evaluation for Agency Use Only

e. What is the current zoning classification of the site? RSF

f. What is the current comprehensive plan designation of the site? R 4-10

g. If applicable, what is the current shoreline master program designation of the site?
N/A

h. Has any part of the site been classified as a critical area? If so, specify. No

i. Approximately how many people would reside or work in the completed project?
Non-project Application, to be determined upon approval.

j. Approximately how many people would the completed project displace? None

k. Proposed measures to avoid or reduce displacement impacts, if any: N/A

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: Development in compliance with adopted and applicable Development regulations.

Evaluation for Agency Use Only

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing. None

one page only revised

b. Approximately how many units, if any, would be eliminated? Indicate whether high-, middle- or low-income housing. _____
None

c. Proposed measures to reduce or control housing impacts, if any: None

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? 35 ft. is allowed. Actual is unknown

b. What views in the immediate vicinity would be altered or obstructed? None

c. Proposed measures to reduce or control aesthetic impacts, if any: Develop to development code standards

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? Non-project Application, to be determined upon approval.

Evaluation for Agency Use Only

b. Could light or glare from the finished project be a safety hazard or interfere with views? No

c. What existing off-site sources of light or glare may affect your proposal? None

d. Proposed measures to reduce or control light and glare impacts, if any: Non-project Application, to be determined upon approval.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity? N/A

b. Would the proposed project displace any existing recreational uses? If so, describe. No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: None

13. Historic and cultural preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe. None known

b. Generally describe any landmarks or evidence of historic archaeological, scientific or cultural importance known to be on or next to the site.
None

c. Proposed measures to reduce or control impacts, if any:
None

Evaluation for Agency Use Only

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. Wellesley and Maple flank the site and serve it.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? Yes

c. How many parking spaces would the completed project have? How many would the project eliminate? Non-project Application, to be determined upon approval.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets not including driveways? If so, generally describe (indicate whether public or private). No

e. Will the project use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe. No impacts

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak would occur. Non-project Application, to be determined upon approval.

(Note: to assist in review and if known indicate vehicle trips during PM peak,
AM Peak and Weekday (24 hours).)

g. Proposed measures to reduce or control transportation impacts, if any: Non-project Application, to be determined upon approval.

15. Public services

Evaluation for Agency Use Only

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe. No

b. Proposed measures to reduce or control direct impacts on public services, if any: None

16. Utilities

a. Circle utilities currently available at the site: ***electricity, natural gas, water, refuse service, telephone, sanitary sewer,*** *septic system, other:*

b. Describe the utilities that are proposed for the project, the utility providing the service and the general construction activities on the site or in the immediate vicinity which might be needed. No new utility connections are needed

C. SIGNATURE

I, the undersigned, swear under penalty of perjury that the above responses are made truthfully and to the best of my knowledge. I also understand that, should there be any willful misrepresentation or willful lack of full disclosure on my part, the *agency* must withdraw any determination of Nonsignificance that it might issue in reliance upon this checklist.

Date: 10/30/14 Signature: D Hume

Please Print or Type:

Proponent: Dwight J Hume Address: N 9101 Mt. View Lane

Phone: 435-3108 Spokane WA 99218

Person completing form (if different from proponent): _____ Address: _____

Phone: _____ _____

FOR STAFF USE ONLY

Staff member(s) reviewing checklist: _____

Based on this staff review of the environmental checklist and other pertinent information, the staff concludes that:

__ A. there are no probable significant adverse impacts and recommends a Determination of Nonsignificance.

__ B. probable significant adverse environmental impacts do exist for the current proposal and recommends a Mitigated Determination of Nonsignificance with conditions.

__ C. there are probable significant adverse environmental impacts and recommends a Determination of Significance.

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PLANNING & DEVELOPMENT

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS
(Do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage or release of toxic or hazardous substances; or production of noise?
   The site will have office use and normal office hours are M-F 8-5. Minimal impacts from noise to adjacent residences.

   Proposed measures to avoid or reduce such increases are:
   Parking could be planned along the street frontages and building used as a buffer against the Residential

2. How would the proposal be likely to affect plants, animals, fish or marine life?
   No impacts

   Proposed measures to protect or conserve plants, animals, fish or marine life are:
   None

3. How would the proposal be likely to deplete energy or natural resources?
   No new utility services are needed

   Proposed measures to protect or conserve energy and natural resources are:
   None

8/31/2015 Currently no parking is permitted on arterials. Currently all parking must be on-site. JAB

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PLANNING & DEVELOPMENT

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, flood plains or prime farmlands?
   No impacts are anticipated

   Proposed measures to protect such resources or to avoid or reduce impacts are:
   None

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?
   This could improve the transitional buffer by bringing the parking area into compliance with current screening requirements.

   Proposed measures to avoid or reduce shoreline and land use impacts are:
   Compliance with current applicable development standards.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?
   No impacts are foreseen

   Proposed measures to reduce or respond to such demand(s) are:
   None

7. Identify, if possible, whether the proposal may conflict with local, state or federal laws or requirements for the protection of the environment.
   No conflicts are foreseen

C. SIGNATURE

I, the undersigned, swear under penalty of perjury that the above responses are made truthfully and to the best of my knowledge. I also understand that, should there be any willful misrepresentation or willful lack of full disclosure on my part, the *agency* may withdraw any Determination of Nonsignificance that it might issue in reliance upon this checklist.

Date: 10/20/14 Signature: D J Hume

Please Print or Type:

Proponent: Dwight Hume Address: 9101 N Mt. View Lane

Phone: 509 435 3108 Spokane WA 99218

Person completing form (if different from proponent): _____

_____ Address: _____

Phone: _____ _____

FOR STAFF USE ONLY

Staff member(s) reviewing checklist: _____

Based on this staff review of the environmental checklist and other pertinent information, the staff concludes that:

A. __ there are no probable significant adverse impacts and recommends a Determination of Nonsignificance.

B. __ probable significant adverse impacts do exist for the current proposal and recommends a Mitigated Determination of Nonsignificance with conditions.

C. __ there are probable significant adverse environmental impacts and recommends a Determination of Significance.

CITY PLAN COMMISSION FINDINGS OF FACT, CONCLUSIONS, AND RECOMMENDATIONS ON THE COMPREHENSIVE PLAN LAND USE PLAN MAP AMENDMENT FILE NO. Z1400063COMP

A Recommendation of the City Plan Commission to the City Council approving a proposed Comprehensive Plan Amendment application by Dwight Hume, on behalf of GRR family LLC to amend the land use plan map designation from "Residential 4-10" to "Office". The total size of the proposed land use plan map amendment is 0.69 acres. The implementing zoning designation requested is to change to Office with 35 foot height limit (0-35).

FINDINGS OF FACT:

A. 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).

B. The City of Spokane adopted a Comprehensive Plan in May of 2001 that complies with the requirements of the Growth Management Act.

C. Under the Growth Management Act, comprehensive plans may be amended no more frequently than once a year. All amendment proposals must be considered concurrently in order to evaluate for their cumulative effect. Also, the amendment period should be timed to coordinate with budget deliberations.

D. Comprehensive Plan amendment application Z1400063COMP was submitted by the October 31, 2014 deadline for Plan Commission review during the 2014/2015 amendment cycle.

E. The proposed amendment is to change the land use of three parcels from "Residential, 4 to 10 units per acre" to "Office". The size of the proposal is 30,056 square feet (0.69 acres).

F. The requested implementing zoning designation is Office with a 35 foot height limitation (0-35).

G. Staff requested comments from agencies and departments on January 15, 2015. No adverse comments were received from agencies or departments.

H. A public comment period ran from March 9, 2015 to May 7, 2015 which provided a 60 day public comment period. There were no negative comments received regarding the application.

I. The Community Assembly received a presentation regarding the draft proposed amendments on March 6, 2015 and have been given information regarding the dates of Plan Commission workshops and hearings.

J. The Spokane City Plan Commission held a substantive workshop to study the amendment on March 25, 2015.

K. A State Environmental Policy Act (SEPA) Checklist and Determination of Non-Significance were released on September 4, 2015 for the Comprehensive Land Use Plan Map and Zoning Map changes. The public appeal period for the SEPA determination ended on September 23, 2015 at noon.

L. On September 14, 2015, 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.

M. Notice of the SEPA Checklist and Determination of Non-Significance, the Comprehensive Plan Land Use Map amendment, and announcement of the September 23, 2015 Plan Commission Public Hearing were published in the Spokesman-Review on September 9 and September 16, 2015 and the Official City Gazette on September 9 and September 16, 2015.

N. Notice of 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 September 9, 2015.

O. The staff report found that the amendment met all the decision criteria for approval of a Comprehensive Plan amendment as prescribed by SMC 17G.020, Comprehensive Plan Amendment Procedure.

P. The Plan Commission held a public hearing on the recommended amendment on September 23, 2015.

Q. The Plan Commission recommended, by a vote of _-_, approval of the amendment on September 23, 2015; and

R. As a result of the City's efforts, the public has had extensive opportunities to participate throughout the process and persons desiring to comment were given that an opportunity to comment.

CONCLUSIONS:

A. The Plan Commission adopted the following staff recommended findings for the decision criteria and review guidelines for Comprehensive Plan amendments, as listed in SMC 17G.020.030:

B. The proposed amendment has been reviewed by the City Plan Commission and found to be in conformance with the goals and policies of the City's 2001 Comprehensive Plan, as well as the Spokane Municipal Code Chapter 17G.020.

RECOMMENDATIONS:

By a vote of ___ to ___, the Plan Commission recommends to the City Council the approval of a proposed amendment to the Land Use Plan Map of the City's

Comprehensive Plan for a change from the land use plan map designation "Residential 4-10" to "Office". The total size of the proposed land use plan map amendment is 0.63 acres and the implementing zoning designation of Office; 35 feet height limit (0-35).

Dennis Dellwo, ~~President~~ EVAN VERDUIN, VICE-PRESIDENT
Spokane Plan Commission
September 23, 2015

May 5, 2015

Planning Services Department
Attn: Grant Wencel, City Planner
808 West Spokane Falls Boulevard
Spokane, WA 99201-3333

RE: Comp Plan Amendment Z1400063COMP (4610 & 4618 N. Maple St.)

Dear Mr. Wencel,

The North Hill Neighborhood Council discussed with Mr. Dwight Hume, agent for the land owner, at our April meeting the proposed comprehensive land use amendment that would change the land use designation from residential to office at 4610 & 4618 North Maple St. Unfortunately, a site plan is not available for this land use change so it is difficult to comment on something that the neighbors or neighborhood cannot visualize. We are not opposed to this change however the following concerns were discussed at our meeting.

- Is there a need for more office land use in this area?
- It is important to maintain a buffer/transition between the office use and the existing residents located to the south and east with appropriate landscaping and fencing.
- What size and height office would be built on the site? Here are some possibilities we'd like considered:
    - Limit the height to help maintain the privacy of the residents.
    - Locate the parking area to the south of the property and design it to provide a buffer space between the office building and the residents.
    - Make sure the design allows for adequate on-site parking since there is no street parking.
- The alley that borders the property is not paved. Will the alley provide a means of egress/ingress to the site? If so, arrange to have the alley paved (or a portion of it paved). If the alley was paved could it become a means of vehicle access to the office site and could the traffic on the alley become a disadvantage for the residents that share it?

- The on-site exterior lighting should be designed so it does not shine or glare into the adjacent residential lots or the surrounding arterial streets.
- The location of the site is located on the busy arterial corner of Maple and Wellesley. This raised concerns and questions about egress/ingress to the site.

Mr. Hume mentioned that the two lots located to the west of this site (on opposite side of Maple) may be included in the land use change. If this were to happen then the concerns mentioned above would apply to it as well.

We hope that as the site plans become available that we have an opportunity to learn about and comment on them. If you have any questions, please contact me.

Sincerely

Jeff Zabinski

Chair, North Hill Neighborhood Council
4112 N Normandie
Spokane WA 99205
509-482-7854

Call from neighbor, Devon Sands, what about potential parking of alley, is development of lot already planned? (not opposed to rezoning) 408-643-5095

Another call from lady/neighbor in April. Wanted clarification of location and requested change. No opinion on proposal.

To: Plan Commission for March 25th Workshop
From: Grant Wencel, Assistant Planner

Subject: Maple & Wellesley GRR Family LLC Comprehensive Plan Amendment
Comments from adjacent property owner (potential change to office use)

Dr. Carnell:

Thanks for your email and thoughts on the potential land use change. To clarify, the possible expansion of the proposal to the west side of Maple would be determined by the Plan Commission. I personally do not have a position on this presently, but wanted to prepare and contact you for this possibility.

Thanks again.

Grant Wencel

From: Victor Carnell [mailto:vcarnelldds@yahoo.com]
Sent: Thursday, March 05, 2015 8:03 PM
To: Wencel, Grant
Subject: Re: potential zone change

Hi Grant, Thanks for your suggestions concerning other properties that should be zoned business. I do not own the properties next to the 2 lots that I have used for parking. The 2 lots have one house on 2 lots immediatetly south of the parking lot. The house is an extreme eye sore and a discredit to the Shadle Part area. the owner is very old--shows his age and wants out of there desperately. He wanted more for the property than I thought it was worth for my use....small use at that.. It devalues the north end of this block...I think he uses it as a rental while he remain upstairs. The house is very definitely OUT of CODE for living quarters. It would sure help him out and be a benefit to that part of town to be eliminated. Thank you for your help in this matter. I will be gone this coming week to the basketball tournament down south... I look forward to seeing what happens to this corner. Thanks again Victor Carnell

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From: "Wencel, Grant" <gwencel@spokanecity.org>
To: Victor Carnell <vcarnelldds@yahoo.com>
Sent: Monday, March 2, 2015 10:30 AM
Subject: FW: potential zone change

Dr. Carnell:

Another thing:

At the March 25th workshop, I know the possible addition of your parking lot parcel to "office" will come up for consideration.
If you would like me to bring it to their attention of additional parcels to be added as well in your opinion, as you mentioned
on the phone (the adjacent parcel with house on owned by other, and your other vacant lot), please send me your thoughts

in writing on the subject and I can give it to them for the workshop. A simple email would be fine, or letter. Let me know if
you have further questions.

Thanks,

Grant