

**STAFF REPORT ON COMPREHENSIVE PLAN
LAND USE AMENDMENT APPLICATION
0.12 acre at 15 East Walton Avenue; File Z18-882COMP**

I. SUMMARY OF REQUEST AND RECOMMENDATIONS:

DESCRIPTION OF PROPOSAL:

Change parcel 35052.2920 from “Residential 15-30 Land Use” and RMF zoning to “General Commercial Land Use” and GC-70 zoning (same as adjacent parcel to the west and north). The subject parcel is approximately 5,100 square feet (0.12 acre). No specific development proposal is being approved at this time.

II. GENERAL INFORMATION

Agent:	Dwight Hume, Land Use Solutions and Entitlement
Applicant/Property Owner(s):	H A Tombari LLC
Location of Proposal:	The subject site is one parcel located on the north side of East Walton Avenue, approximately 150 feet east of Division Street (15 E Walton Ave / parcel 35052.2920). The concerned property totals approximately 5,100 square feet (0.12 acre).
Legal Description:	Lot 15, Block 57 Lidgerwood Park
Existing Land Use Plan Designation:	“Residential 15-30”
Proposed Land Use Plan Designation:	“General Commercial”
Existing Zoning:	RMF (Residential Multifamily)
Proposed Zoning:	GC-70 (General Commercial with 70-foot height limit)
SEPA Status:	A SEPA threshold Determination of Non-Significance (DNS) was made on August 27, 2019. The appeal deadline is 5 p.m. on September 10, 2019.
Enabling Code Section:	SMC 17G.020, Comprehensive Plan Amendment Procedure.
Plan Commission Hearing Date:	September 11, 2019
Staff Contact:	Nathan Gwinn, Assistant Planner; ngwinn@spokanecity.org
Recommendation:	Approve

III. BACKGROUND INFORMATION



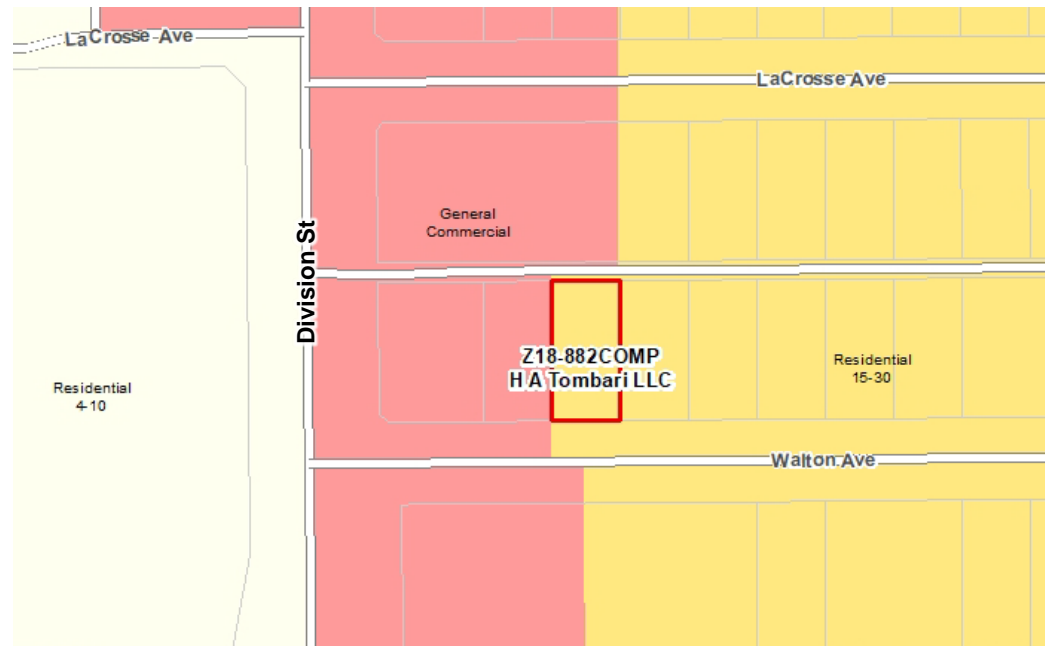
- A. Site Description:** The subject parcel (Tax Parcel 35052.2920) for the proposal contains approximately 5,100 square feet (0.12 acre), situated at 15 E Walton Ave. The site is presently vacant, but was formerly the site of a house built in 1942 and demolished in 2018. The property fronts the north side of East Walton Avenue, a local access street, and is also served at the rear by an unimproved alley. The applicant owns two adjacent parcels to the west.

The property is 125 feet east of the intersection of Walton Avenue and Division Street. The subject parcel shares a block with two retail buildings that face Division Street. Several single-family homes comprise the remainder of the block.

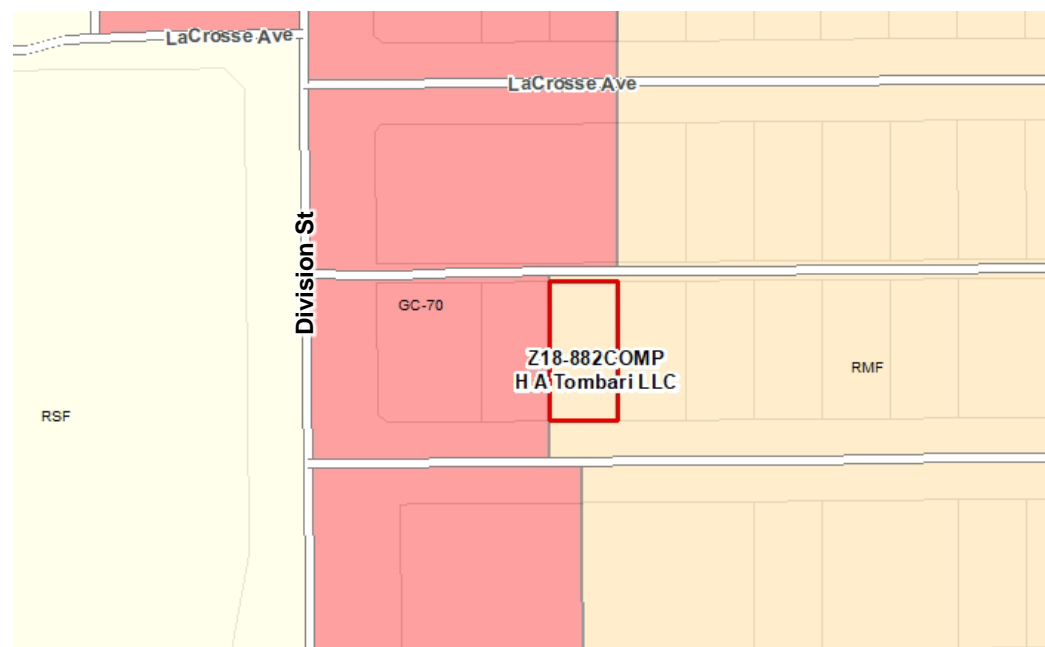
- B. Proposal Description:** Pursuant to the procedures provided in [chapter 17G.060](#) Spokane Municipal Code, “Comprehensive Plan Amendment Procedure,” the applicant is requesting a Comprehensive Plan Land Use Plan Map designation change from “Residential 15-30” to “General Commercial.” If approved, the zoning would be changed from RMF (Residential Multifamily – 35 feet) to GC-70 (General Commercial – 70 feet). The proposed designation and zoning would match the applicant’s property on the two adjacent parcels to the west. Although the applicant’s project description indicates that the change in designation would better accommodate development standards for retail purposes on this parcel combined with that adjacent property, the applicant’s proposal does not include any specific plans for development or improvement to the property. Development and improvement of the site would be subject to all relevant provisions of the

City's Unified Development Code, including without limitation, [chapter 17D.010](#) SMC relating to concurrency.

C. Existing Land Use Plan Map Designations with Subject Property in Bold Red Outline



D. Existing Zoning Map with Subject Property in Bold Red Outline



E. Land Use History: The subject property was platted as Lot 15, Block 57 of the Lidgerwood Park Addition in 1889. While people built houses on the subject and neighboring lots, the former single-family dwelling on the subject site built in 1942

was sometimes also occupied for retail use, according to City permit records and County Assessor records. A previous property owner, Frank Duval, built an addition to the home for a portrait studio, following an associated zone change with an effective date of September 24, 1953.

By 1975, the subject property was zoned Multifamily Residence (R3), similar to the current designation adopted in 2006. Adjacent property to the west was zoned Community Business (B2) by 1975. On adjacent property to the north, the zoning changed from R3 to B2 in 1985, at the time of a restaurant expansion there. When the City adopted its Comprehensive Plan in 2001 under newly adopted requirements of the Growth Management Act, the site and properties on the block to the east were designated “Residential 15-30,” consistent with the longstanding multifamily residential zoning of the property. Adjacent commercially zoned property north and west of the site was designated “General Commercial.”

The applicant submitted an application for Comprehensive Plan amendment on this property in 2007, then withdrew the application in 2009 (File Z07-077-LU). As noted above, the house on this site was demolished in 2018.

F. Adjacent Land Uses and Improvements:

North: across alley	Split-designated General Commercial and Residential 15-30; restaurant parking lot (KFC/Long John Silver's)
South: across E Walton Ave	Split-designated General Commercial and Residential 15-30; Auto and RV sales and parking lot
East	Residential 15-30; Single-family residence
West	General Commercial; now vacant, adjacent to retail structure fronting on Division, formerly a service station, in same ownership with subject property

G. Street Designations: The subject property, 50 feet in width, lies 125 feet east of North Division Street, a State highway (US Routes 2 and 395). The Proposed Arterial Network Map TR 12, in Chapter 4 of the Comprehensive Plan, classifies Division Street as an **Urban Principal Arterial**. The property fronts on E Walton Ave, a local access street.

H. Application Process:

- Application was submitted on October 29, 2018.
- City Council established the Annual Comprehensive Plan Amendment Work Program for 2019 by resolution ([RES 2019-0011](#)) on February 25, 2019;
- Applicant was provided Notice of Application on May 15, 2019;
- Notice of Application was posted, published, and mailed on May 28, 2019, which began a 60-day public comment period, ending on July 29, 2019;
- A SEPA Determination of Non Significance was issued on August 27, 2019;
- Notice of Public Hearing was posted and mailed by August 28, 2019;
- Notice of Public Hearing was published on August 28 and September 4, 2019;
- Hearing date is scheduled with the Plan Commission for September 11, 2019.

IV. AGENCY, INTERESTED DEPARTMENT, & PUBLIC COMMENT

Notice of this proposal was sent to City departments and outside agencies for their review. Department and outside agency comments are included in this report as Exhibit 5. One agency/city department comments was received regarding this application:

- City of Spokane, Development Services

Notice of this proposal was also sent to the Nevada Heights Neighborhood Council and all property owners within the notification area. Notice was posted on the subject property and in the local library branch, and published in the Spokesman Review. No comments were received from property owners in the vicinity, or members of the public at large prior to the comment deadline.

V. COMPREHENSIVE PLAN AMENDMENT PROCESS GUIDING PRINCIPLES

SMC [17G.020.010](#) provides the following guiding principles for the annual comprehensive plan amendment process:

1. Keep the comprehensive plan alive and responsive to the community.
2. Provide for simultaneous review of proposals to allow for cumulative impact analysis of all applications on a City-wide basis and in conjunction with budget decisions.
3. Make map adjustments based on a foundation in policy language, consistently applying those concepts citywide.
4. Honor the community's long-term investment in the comprehensive plan, through public participation and neighborhood planning processes, by not making changes lightly.
5. Encourage development that will enable our whole community to prosper and reinforce our sense of place and feeling of community, in an ecologically, economically and socially sustainable manner.
6. Amendments to the comprehensive plan must result in a net benefit to the general public.

VI. REVIEW CRITERIA

SMC Section [17G.020.030](#) establishes the approval criteria for Comprehensive Plan amendments, including Land Use Plan Map amendments. In order to approve a Comprehensive Plan Land Use Plan Map amendment request, the decision-making authority shall make findings of fact based on evidence provided by the applicant that demonstrates satisfaction of all the applicable criteria. The applicable criteria are shown below in ***bold italic*** print. Following each criterion is staff analysis relative to the amendment requested.

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.

Staff Analysis: Staff reviewed and processed the proposed amendment under the most current regulations contained in the Growth Management Act, the Washington State Environmental Policy Act (SEPA), and the Spokane Municipal Code. Staff is unaware of any recent federal, state, or legislative actions with which the proposal would be in conflict, and no comments were received to this effect from any applicable agencies receiving notice of the proposal. The proposal meets this criterion.

B. GMA.

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

Staff Analysis: The Growth Management Act (GMA) details 13 goals to guide the development and adoption of the comprehensive plans and development regulations (RCW 36.70A.020, “Planning Goals”), and these goals guided the City’s development of its comprehensive plan and development regulations. No comments received or other evidence in the record indicates inconsistency between the proposed plan map amendment and the goals and purposes of the GMA. The proposal meets this criterion.

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.

Staff Analysis: The City did not require, nor did any Agency comment request or require a traffic impact analysis for the proposal. The subject property is already served by water, sewer, and nearby transit service and lies immediately adjacent to E Walton Ave, a local access street. Under State and local laws, any subsequent development of the site will be subject to a concurrency determination pursuant to SMC [17D.010.020](#). Staff finds that the proposal meets this criterion.

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.

Staff Analysis: The subject property is centrally located within the city in an area well-served by urban facilities and services, and the proposal itself does not involve a specific development project. Implementation of the concurrency requirement, as well as applicable development regulations and transportation impact fees, will ensure that development is consistent with adopted comprehensive plan and capital facilities standards, or that sufficient funding is available to mitigate any impacts to existing infrastructure networks. The proposal meets this criterion.

E. Internal Consistency.

1. ***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.***

Staff Analysis: The proposal is internally consistent with applicable supporting documents of the Comprehensive Plan as follows:

Development Regulations. As a non-project proposal, there are no specific plans for development of this site. Additionally, any future development on this site will be required to be consistent with the current development regulations at the time an application is submitted. The proposal does not result in any non-conforming uses or development and staff finds no reason to indicate that the proposed Comprehensive Plan Land Use Plan Map and zone change would result in a property that cannot be reasonably developed in compliance with applicable regulations.

Capital Facilities Program. As described in the staff analysis of Criterion C above, no additional infrastructure or capital expenditures by the City are anticipated for this non-project action, and it is not anticipated that the City's integrated Capital Facilities Program would be affected by the proposal.

Neighborhood Planning Documents Adopted after 2001. The area surrounding the subject site was part of the Nevada Lidgerwood Neighborhood Council before September 2016, when the Spokane City Council divided the northern and southern portions along Francis Ave. into two neighborhood councils—Shiloh Hills and Nevada Heights, respectively—under RES 2016-0074. Nevada Lidgerwood previously began a planning process in 2009, utilizing funding allocated by the City Council in 2007. In January, 2012, the City Council adopted [RES 2012-0009](#), recognizing the [Nevada Lidgerwood Neighborhood Planning Phase 2 Needs Assessment and Action Plans](#) as a vision for future neighborhood-based improvement planning activities for the neighborhood. The

Action Plans focused on strategies to address four identified issue areas, including neighborhood communication; neighborhood identity; non-motorized travel safety; and traffic patterns, volume and speed. The plans did not identify any strategies relating to the future use or development of the subject parcel, nor were any priority projects identified within or adjacent to the subject parcel. Therefore, the proposal to change the land use designation and zoning for the subject property is internally consistent with applicable neighborhood planning documents.

Miscellaneous Comprehensive Plan Goals and Policies. Staff have compiled a group of Comprehensive Plan Goals and Policies excerpted from the Comprehensive Plan and contained in Exhibit 1 of this report. Further discussion of Comprehensive Plan Policy LU 1.8 General Commercial Uses is included under the staff analysis of Criterion K.2 below.

2. ***If a proposed amendment is significantly inconsistent with current policy within 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.***

Staff Analysis: The proposal is generally consistent with current Comprehensive Plan policies, as described in further detail in the staff analysis of Criterion K.2 below and other criteria in this report. Therefore, no amendment to policy wording is necessary and this criterion does not apply to the subject proposal.

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.

Staff Analysis: The proposed change in land use designations affects a relatively small (approximately 0.12-acre) area near the center of the urbanized area, with no foreseeable implications to regional or interjurisdictional policy issues. No comments have been received from any agency, City department, or neighboring jurisdiction which would indicate that this proposal is not regionally consistent. The proposal meets this criterion.

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.

1. 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.

2. 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.

Staff Analysis: The City is concurrently reviewing this application and four other applications for Comprehensive Plan amendments, as part of an annual plan amendment cycle.

The three map amendment proposals, including the subject proposal, are spread throughout the city and concern properties distant from and unconnected to any of the others under consideration. Each of the three map amendment proposals is separated from the others by large swaths of pre-existing urban development. The conditions and exact modification(s) of land use and zoning are not likely to affect each other in any cumulative amount.

Both proposed text amendments are citywide in nature and significantly larger in the amount of property potentially impacted than the subject application. A proposed new policy (LU 4.6, Transit Supported Development, File [Z18-958COMP](#)) would encourage mixed-use development and high density residential development in areas such as this in close proximity to Division Street, where high-performance transit facilities are planned. The other text amendment is a proposed amendment to existing Policy LU 1.8, General Commercial Uses (File [Z19-002COMP](#)). Policy LU 1.8 has been subject to previous interpretation in evaluation of Land Use Plan Map amendments in the 2017/2018 cycle under [ORD C35690](#) and [ORD C35689](#). However, any changes to land-use designations resulting from the pending policy change would be required in a future annual application cycle, with no Land Use Plan Map changes occurring concurrently with this application. As such, it appears that no cumulative effects are possible, nor do the potential for such effects need to be analyzed. The proposal meets this criterion.

H. SEPA.

SEPA review must be completed on all amendment proposals and is described in chapter 17E.050.

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).

Staff Analysis: The application is under review in accordance with the State Environmental Policy Act (SEPA), which requires that the potential for adverse environmental impacts resulting from a proposal be evaluated during the decision-making process. On the basis of the information contained in the environmental checklist, written comments from local and State departments and agencies concerned with land development within the City, and a review of other information available to the Director of Planning Services, a Determination of Non-Significance was issued on August 27, 2019. The proposal meets this criterion.

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.

Staff Analysis: The proposal would change the land-use designation of an area totaling 0.12 acre, within a built-up area of the city served by the public facilities and services described in CFU 2.1. The proposed change in land-use designations affects a relatively small area, does not include a development proposal, and does not measurably alter demand for public facilities and services in the vicinity of the site or on a citywide basis. Any subsequent development of the site will be subject to a concurrency determination pursuant to SMC [17D.010.020](#), thereby implementing the policy set forth in CFU 2.2. Staff finds that the proposal meets this criterion.

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.

Staff Analysis: The application does not propose an amendment to the urban growth area boundary. This criterion does not apply.

K. Demonstration of Need.

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. [...]

Staff Analysis: The proposal is for a map change only and does not include any proposed policy adjustments. Therefore, this subsection does not apply.

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.);***

Staff Analysis: Comprehensive Plan Policy LU 1.8, General Commercial Uses, sets forth the locational criteria for the General Commercial land-use designation. It provides, "Contain General Commercial areas within the boundaries occupied by existing business designations and within the boundaries of designated Centers and Corridors." With respect to appropriate location criteria, the discussion section of Policy LU 1.8 provides that "...site development standards should be adopted to minimize a detrimental impacts on the residential area." The text also describes locations near principal arterial streets and discourages further extension of existing commercial strips along arterials.

The proposal would expand the General Commercial designation eastward 50 feet from the existing General Commercial district along Division Street, to a total depth of about 175 feet from the edge of the nearby property directly adjacent Division Street, an urban principal arterial. This distance would match the existing depth from Division of the General Commercial district on the north half of this block, which was established prior to the 2001 adoption of the Comprehensive Plan, on the property across the alley from the subject site. As such, the proposal would conform to the depth already established on the adjacent property to the north.

With respect to size, the adjacent General Commercial district extends at varying depths more than two miles along Division both north and south of E Walton Ave. The proposed Land Use Plan Map change of 0.12 acre (5,100 square feet) represents an insignificant increase in the size of the existing General Commercial area.

The application refers several times to the proposed alignment with the current General Commercial boundary both north and south of the subject site, effectively containing the General Commercial area within the boundaries

occupied by existing business designations. In this explanation provided in the application and matching the existing General Commercial designation to the north, parallel with Division Street at a distance of 175 feet, the proponent has demonstrated the designation is in conformance with the appropriate location criteria identified in the Comprehensive Plan, and the application meets subsection (a).

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

Staff Analysis: As described in the staff analysis under subsection (a) above, the neighboring General Commercial designation meets the locational characteristics adjacent to an arterial street, as set forth in Comprehensive Plan Policy LU 1.8. Application materials point out that the applicant owns the General Commercial designated properties to the west, forming a combined development area comprised of two parcels that fronts directly on Division Street. The materials maintain that the proposal would result in a small extension of the existing General Commercial properties, supporting redevelopment for a range of allowed uses because of the additional room for parking, circulation, and stormwater treatment. The proposal meets subsection (b).

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

Staff Analysis: The current Residential 15-30 Land Use Plan Map designation recognizes multifamily zoning that predates the City's 2001 Comprehensive Plan. Under the discussion of Policy LU 1.4 Higher Density Residential Uses, in locations outside Centers, the Comprehensive Plan applies this designation "where the existing use of land is predominately higher density residential." As described above in this report in III.E Land Use History, the site was developed as a single-family lot and portrait studio before its demolition in 2018. Adjacent properties on three sides of the subject parcel—to the north, west, and south—have been either partially or totally designated General Commercial for many years, while other nearby properties on the block remain developed as single-family homes, despite several decades of multifamily zoning. The proposal would align the eastern boundary of the General Commercial district with these existing business designations, consistent with the area surrounding the subject site. Regarding subarea plan implementation, as noted above in the staff analysis for Criterion E.1 Internal Consistency, above, no improvements to nearby facilities or use of the subject parcel are identified specifically in any subarea plan.

The application materials state that the extension of General Commercial designation to this site would enhance the usability of both the subject site and adjacent property designated General Commercial because it would bring the common ownership into one Land Use Plan Map designation. Assessor's records and the applicant's SEPA checklist show that the two adjacent GC-designated lots in common ownership are a combined 13,360 square feet (0.31 acre) in size. By making the subject site the same land-use designation, the proposal would increase the amount of this commonly owned and contiguous GC-designated area to a total of 18,460 square feet (0.42 acre). The application

materials maintain that rather than being developed independently as a Residential 15-30 site, the subject site "...is better served as a common development with the remaining GC designated ownership." The proposal meets subsection (c).

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.

Staff Analysis: If the Land Use Plan Map amendment is approved as proposed, the zoning designation of the subject property will change from RMF (Residential Multifamily) to GC-70 (General Commercial with 70-foot height limit). The GC-70 zone implements the "General Commercial" land use designation proposed by the applicant. No policy language changes have been identified as necessary to support the proposed Land Use Plan Map amendment. The proposal meets this criterion.

VII. CONCLUSION:

Based on the facts and findings presented herein, staff concludes that the requested amendment to the Land Use Plan Map of the City's Comprehensive Plan satisfies the applicable criteria for approval as set forth in SMC Section [17G.020.030](#).

VIII. STAFF RECOMMENDATION:

Following the close of public testimony and deliberations regarding conclusions with respect to the review criteria and decision criteria detailed in SMC Chapter 17G.020, Plan Commission will need to make a recommendation to City Council for approval or denial of the requested amendment to the Land Use Plan map of the City's Comprehensive Plan.

Staff recommends that the Plan Commission adopt the facts and findings of the staff report and recommends approval of the requested amendment to the Land Use Plan Map of the City's Comprehensive Plan for the subject property approximately 0.12 acre in size and located at 15 E Walton Ave (parcel 35052.2920).

IX. LIST OF EXHIBITS

- 1 Relevant Comprehensive Plan policies
- 2 Application Materials
- 3 SEPA CHECKLIST
- 4 SEPA Determination of Non-Significance
- 5 Department Comment – Development Services

EXHIBIT 1 – RELEVANT COMPREHENSIVE PLAN POLICIES

City of Spokane [Comprehensive Plan](#)

Land Use Element

LU 1.8 General Commercial Uses

Contain General Commercial areas within the boundaries occupied by existing business designations and within the boundaries of designated Centers and Corridors.

Discussion: General Commercial areas provide locations for a wide range of commercial uses. Typical development in these areas includes freestanding business sites and larger grouped businesses (shopping centers). Commercial uses that are auto-oriented and include outdoor sales and warehousing are also allowed in this designation. Land designated for General Commercial use is usually located at the intersection of or in strips along principal arterial streets. In many areas such as along Northwest Boulevard, this designation is located near residential neighborhoods.

To address conflicts that may occur in these areas, zoning categories should be implemented that limit the range of uses, and site development standards should be adopted to minimize detrimental impacts on the residential area. Existing commercial strips should be contained within their current boundaries with no further extension along arterial streets allowed.

Recognizing existing investments by both the City of Spokane and private parties, and given deference to existing land use patterns, an exception to the containment policy may be allowed by means of a comprehensive plan amendment to expand an existing commercial designation, (Neighborhood Retail, Neighborhood Mini-Center, or General Commercial) at the intersection of two principal arterial streets or onto properties which are not designated for residential use at a signalized intersection of at least one principal arterial street which as of September 2, 2003, has traffic at volumes greater than 20,000 vehicular trips a day. Expansion of the commercial designation under this exception shall be limited to property immediately adjacent to the arterial street and the subject intersection and may not extend more than 250 feet from the center of the intersection unless a single lot, immediately adjacent to the subject intersection and in existence at the time this comprehensive plan was initially adopted, extends beyond 250 feet from the center of the intersection. In this case the commercial designation may extend the length of that lot but in no event should it extend farther than 500 feet or have an area greater than three acres. City of Spokane Comprehensive Plan 3-12

If a commercial designation (Neighborhood Retail, Neighborhood Mini-Center, or General Commercial) exists at the intersection of two principal arterials, a zone change to allow the commercial use to be extended to the next street that runs parallel to the principal arterial street may be allowed. If there is not a street that runs parallel to the principal arterial, the maximum depth of commercial development extending from the arterial street shall not exceed 250 feet.

Areas designated General Commercial within Centers and Corridors are encouraged to be developed in accordance with the policies for Centers and Corridors. Through a neighborhood planning process for the Center, these General Commercial areas will be designated in a land use category that is appropriate in the context of a Center and to meet the needs of the neighborhood.

Residential uses are permitted in these areas. Residences may be in the form of single-family homes on individual lots, upper-floor apartments above business establishments, or other higher density residential uses.

CFU 2.1 Available Public Facilities

Consider that the requirement for concurrent availability of public facilities and utility services is met when adequate services and facilities are in existence at the time the development is ready for occupancy and use, in the case of water, wastewater and solid waste, and at least a financial commitment is in place at the time of development approval to provide all other public services within six years.

Discussion: Public facilities are those public lands, improvements, and equipment necessary to provide public services and allow for the delivery of services. They include, but are not limited to, streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, solid waste disposal and recycling, fire and police facilities, parks and recreational facilities, schools and libraries. It must be shown that adequate facilities and services are available before new development can be approved. While occupancy and use imply an immediate need for water, wastewater and solid waste services, other public services may make more sense to provide as the demand arises. For example, a certain threshold of critical mass is often needed before construction of a new fire station, school, library, or park is justified. If these facilities and services do not currently exist, commitments for services may be made from either the public or the private sector.

CFU 2.2 Concurrency Management System

Maintain a concurrency management system for all capital facilities.

Discussion: A concurrency management system is defined as an adopted procedure or method designed to ensure that adequate public facilities and services needed to support development and protect the environment are available when the service demands of development occur. The following facilities must meet adopted level of service standards and be consistent with the concurrency management system: fire protection, police protection, parks and recreation, libraries, public wastewater (sewer and stormwater), public water, solid waste, transportation, and schools. The procedure for concurrency management includes annual evaluation of adopted service levels and land use trends in order to anticipate demand for service and determine needed improvements. Findings from this review will then be addressed in the Six-Year Capital Improvement Plans, Annual Capital Budget, and all associated capital facilities documents to ensure that financial planning remains sufficiently ahead of the present for concurrency to be evaluated. The City of Spokane must ensure that adequate facilities are available to support development or prohibit development approval when such development would cause service levels to decline below standards currently established in the Capital Facilities Program. In the event that reduced funding threatens to halt development, it is much more appropriate to scale back land use objectives than to merely reduce level of service standards as a way of allowing development to continue. This approach is necessary in order to perpetuate a high quality of life. All adjustments to land use objectives and service level standards will fall within the public review process for annual amendment of the Comprehensive Plan and Capital Facilities Program.

218-882LOMP

Land Use Solutions & Entitlement

Land Use Planning Services

9101 N. MT. VIEW LANE Spokane, WA 99218
509-435-3108 (V)

10-28-18

Tirrell Black, AICP
City of Spokane Planning Services
W 801 Spokane Falls Blvd, 3rd Floor
Spokane WA 99201

Ref: Jim Tombari Annual Map Amendment

Tirrell:

On behalf of Jim Tombari, please find its application for a Comprehensive Plan Amendment and rezone from R-15-30 to GC and RMF to GC-70. Specifically, enclosed are:

- 1) General Application
- 2) Early Threshold Review Supplement
- 3) Comprehensive Plan Annual Amendment Pre-Application
- 4) SEPA Checklist
- 5) Project Narrative
- 6) Site Plan
- 7) Summary of Neighborhood Council Outreach, and
- 8) \$500.00 application fee.

Respectfully Submitted



Dwight J Hume, agent
Land Use Solutions and Entitlement

RECEIVED

OCT 29 2018
Neighborhood and
Planning Services

**DESCRIPTION OF PROPOSAL:**

A map amendment from Residential 15-30 to General Commercial and a corresponding zone change from RMF to GC-70.

ADDRESS OF SITE OF PROPOSAL: (if not assigned yet, obtain address from Public Works before submitting application)

15 E Walton

APPLICANT:

Name: H A Tombari LLC

Address: 2510 E 37th Avenue Spokane WA 99223

Phone (home): **Phone (work):** 838-5637

Email address:

PROPERTY OWNER:

Name: H A Tombari LLC

Address: 2510 E 37th Avenue Spokane WA 99223

Phone (home): **Phone (work):** same

Email address:

AGENT:

Name: Dwight Hume dba Land Use Solutions & Entitlement

Address: 9101 N Mt. View Lane Spokane WA 99218

Phone (home): **Phone (work):** 509-435-3108

Email address: dhume@spokane-landuse.com

ASSESSOR'S PARCEL NUMBERS:

35052.2920

LEGAL DESCRIPTION OF SITE:

Lot 15, Block 57 Lidgerwood Park

SIZE OF PROPERTY:

5100 sf. (.12 acres)

RECEIVED

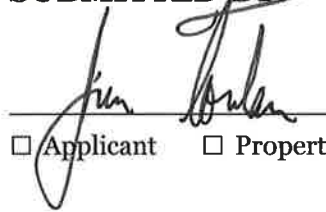
OCT 29 2018

Neighborhood and
Planning Services

LIST SPECIFIC PERMITS REQUESTED IN THIS APPLICATION:

Land Use Map Amendment and corresponding zone change

SUBMITTED BY:



☒ Applicant ☐ Property Owner ☐ Property Purchaser ☐ Agent

In the case of discretionary permits (administrative, hearing examiner, landmarks commission or plan commission), if the applicant is not the property owner, the owner must provide the following acknowledgement:

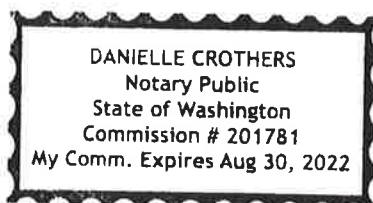
I, Jim Tombari, owner of the above-described property do hereby authorize Dwight Hume to represent me and my interests in all matters regarding this application.

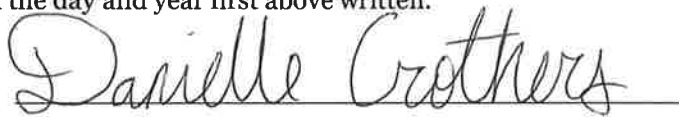
ACKNOWLEDGMENT:

STATE OF WASHINGTON)
) ss.
COUNTY OF SPOKANE)

On this 24 day of October, 2018, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Jim Tombari, to me known to be the individual that executed the foregoing instrument and acknowledged the said instrument to be free and his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year first above written.




Notary Public in and for the State of Washington,
residing at Spokane

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Early Threshold Review

H A Tombari Map Amendment

Description of Proposed Amendment: Land Use Map change from Res 15-30 to General Commercial and a zone change from RMF to GC-70 on .12 acres (5100sf) to be included in the common ownership of the adjacent westerly .31 acres of GC-70. The subject site is located at 15 E Walton Avenue.

SMC 17G.025.010

1. **Describe how the proposed amendment is appropriately addressed as a Unified Development Code Amendment.**

The UDC allows for private sector request on individual ownerships, in-lieu-of a city-wide update to the comprehensive plan or a sub-area plan. Neither of these options are available, leaving the private sector request as the only reasonable option.

2. **The proposed amendment does not raise policy or land use issues that are more appropriately addressed by an ongoing work program approved by the City council or by a neighborhood or subarea planning process.**

As stated above, neither a Citywide update nor a sub-area plan are available to this area and request.

3. **The proposed amendment can be reasonably reviewed within the resources and time frame of the Annual Comprehensive Plan Amendment Work Program.**

The request is for one platted lot of 5100 sf to be added to the applicant's current GC ownership. No significant workload is created by this request.

4. **Describe how the proposed amendment is consistent with current general policies in the comprehensive plan for site-specific amendment proposals. The proposed amendment must be consistent with policy implementation in the Countywide Planning policies, the GMA, or other state or federal law, and the WAC.**

The annual process for amending the Comprehensive Plan is to keep the Comprehensive Plan alive and responsive to the community. The subject

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property is part of a common ownership split between the GC-70 and RMF zones. Moreover, the commercial uses both north and south of the subject extend easterly of the proposed change. The requested amendment is therefore, consistent with the adjacent land use classification and zones and will implement many applicable Comprehensive Plan policies. The site has a full range of public services available and can accommodate any potential commercial use of the common site.

The request is consistent with the CWPP. The CWPP encourages growth in urban areas where services and utilities already exist. When the site is further developed, the applicant or developer will be required to demonstrate that levels of service are maintained, as required by the CWPP. The CWPP also encourages the use of public transit and development where public transit is available. It is important to note that the city has adopted development regulations and policies to implement the CWPP at the City level. Thus, consistency with the CWPP is achieved.

The application is consistent with the goals and policies of the Growth Management Act. The GMA encourages densification, in-fill and urban development and redevelopment in areas designated for urban growth and within existing city limits. The property is within the UGA and the city limits of Spokane. It also adjoins a significant designation of Residential 15-30 that extends to Mayfair and runs North to Wellesley and South to a point 3 blocks south of Bridgeport.

The proposed change is consistent with the following goals of the Comprehensive Plan:

Land Use 1.8

The intent of LU 1.8 is to contain existing commercial designations within existing boundaries and yet in this case, the intent fails to recognize common ownerships which existed at the time of adopting the plan and left a portion of the ownership in another zone. Moreover, it fails to create a uniform depth along the same arterial of Division Street and allows adjacent retail uses and zones to extend farther than what is asked for in this amendment. Even LU 1.5 prescribes a uniform depth to create some consistency for adjacent uses. This request would even up the line or depth to approximate the depth of zoning immediately south of the subject site and not extend beyond that depth. In recent decisions, the Planning Commission ignored the literal requirements of the policy language of LU 1.8 but adhered to the intent of containing the designation, thus allowing uniformity of zoning and better compatibility.

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Land Use 1.12

The proposed map change is consistent with LU 1.12. Existing public facilities and services are adequately available to the subject property.

Land Use 3.1

The proposed map change is consistent with LU 3.1, which encourages the efficient use of land. Under Policy LU 3.1 future growth should be directed to locations where adequate services and facilities are available.

Land Use 5.3

The Off -Site impacts are mitigated by the development standards of the city and the subject property is adjacent to future medium density apartment uses not single-family. This further ensures compatibility and includes on-site parking within the same commercial zone rather than a special permit within a residential zone as is the case adjacent on the KFC property.

Transportation 3.1

Transportation and development patterns are important to support desired land uses. In this instance, all of the block from existing GC designated and zoned property, easterly to the end of the block at Mayfair, is now zoned for medium density residential use. Therefore, the availability of retail services within walking distance supports that future use. As stated before, this adjustment ensures a future retail use with adequate space for on site parking etc.

Economic Development Goal 3

The proposed map change is consistent with this goal because it allows a reasonably sized GC site for retail services adjacent to a future medium density residential area, thus fostering a range of business and employment opportunities.

Economic Development Goal 6

The proposed map change is consistent with Goal ED 6, which recommends that development be located where infrastructure capacity already exist before extending infrastructure into new areas. In this case, all services are readily available.

5. **The proposed amendment is not the same as or substantially similar to a proposal that was considered in the previous year's threshold review process but was not included in the Annual Comprehensive Plan Amendment Work Program, unless additional supporting information has been generated.** N/A, the proposal has not been submitted in the past.

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6. If this change is directed by state law or a decision of a court or administrative agency, please describe. N/A

End of Form

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Comprehensive Plan or Land Use Code Amendment

Pre-Application



DESCRIPTION OF THE PROPOSED AMENDMENT:

(Please check the appropriate box(es))

- | | |
|---|---|
| <input type="checkbox"/> Comprehensive Plan Text Change | <input checked="" type="checkbox"/> Land Use Designation Change |
| <input type="checkbox"/> Regulatory Code Text Change | <input type="checkbox"/> Area-Wide Rezone |

Please respond to these questions on a separate piece of paper. Incomplete answers may jeopardize your application's chances of being reviewed during this amendment cycle.

1. General Questions *(for all proposals):*

- a. Summarize the general nature of the proposed amendment.
A map amendment from Residential 15-30 to General Commercial and a corresponding zone change from RMF to GC-70
- b. Why do you feel this change is needed?
The remainder of the applicant's property is GC and the subject parcel is needed to provide sufficient parking for the aforementioned GC portion and commercial use.
- c. In what way(s) is your proposal similar to or different from the fundamental concepts contained in the comprehensive plan?
The subject lot is flanked by GC zoning and use. KFC is located to the north of the subject and has parking by special permit directly north and northeast of the subject parcel. A GC zoned parcel exist south of the subject and is currently leased for RV sales. This would make the applicant's parcel the same depth as the parcel to the south for GC zoning and would not significantly sacrifice RMF zoning remaining to the east. (5100 sf).
- d. For text amendments: What goals, policies, regulations or other documents might be changed by your proposal? *N/A*
- e. For map amendments:
 1. What is the current Land Use designation and zoning for each affected parcel? *Res 15-30*
 2. What is the requested Land Use designation and zoning for each affected parcel? *GC-70*
 3. Describe the land uses surrounding the proposed amendment site(s); e.g. land use type, vacant/occupied, etc.
North: KFC Fast Food; South: RV Sales Lot; West: Vacant Commercial; East: Residential SF
- f. Do you know of any existing studies, plans or other documents that specifically relate to or support your proposal? *Unknown*
- g. Why did you decide to pursue a comprehensive plan amendment rather than address your concern through some other aspect of the Development Services department's work program (e.g. neighborhood planning, public input on new regulations, etc.)?

There are no pending sub-area plans for this property. A private sector annual map amendment is the most efficient option that enables the subject property to become part of a normal sized commercial site in

this vicinity.

- h. Has there been a previous attempt to address this concern through a comprehensive plan amendment?

☐ Yes ☒ No

- i. If yes, please answer the following questions:

1. When was the amendment proposal submitted?
2. Was it submitted as a consistent amendment or an inconsistent amendment?
3. What were the Plan Commission recommendation and City Council decision at that time?
4. Describe any ways that this amendment proposal varies from the previously considered version.

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Project Narrative Summary

Jim Tombari Map Amendment

Jim Tombari request a map amendment from R 15-30 to GC and a corresponding zone change from RMH to GC-70 to match the remaining property located adjacent and west of the subject property. The subject property is located at 15 E Walton Avenue and is 5100 sf or .12 acre in size. If approved, it would be combined with the westerly common ownership and consist of a total of 18460 sf or .42 acres.

The subject property was recently cleared of a dwelling unit because the rental market of this location was not cost effective to sustain the use. Now it is cleared and leveled for future expansion of the GC-70 zone that Mr. Tombari has on the remainder.

It is also important to note that the inclusion of this lot into the GC-70 zone does not extend as far as the adjoining northerly improvement for KFC, which includes a previous special permit for associated parking for the KFC. In other words, this extension easterly of the GC designation is insignificant and approximates what has been granted for commercial use both north and south of the subject property.

Finally, it is worth mentioning that the removal of 5200 sf of RMF zoning is insignificant to the amount of RMF zoning remaining after the change. In fact, a close inspection of the common zoning boundary between GC and RMF shows the subject property as a westerly extension of 5200 sf and virtually unusable to the remaining RMF.

The revision cleans up a zoning border and enhances the GC zone for a better accommodation of retail use next to RMF.



From: dhume@spokane-landuse.com
Sent: Monday, October 29, 2018 10:38 AM
To: 'nevadaheightsnc@gmail.com'
Subject: Proposed Annual Amendments attached
Attachments: Francis Nevada Partnership General Application.doc; Jim Tombari General Application 15 E Walton.doc

Mindy Muglia, Chair: I am sending you this email to advise you of two proposed map amendments being filed with the City of Spokane. I represent two separate clients located within your neighborhood boundaries, one located at the NE corner of Walton and Division across from Clarke Park and the other located at the NE corner of Decatur and Nevada. I have attached the General Application for further information. The City requires that we meet to discuss the details of the proposals and I would be available for your December 12th meeting. Unfortunately I have a conflict for the November 14 meeting. Please advise if the December date is available, or if we in fact have to schedule it for your January meeting due to the holiday schedules.

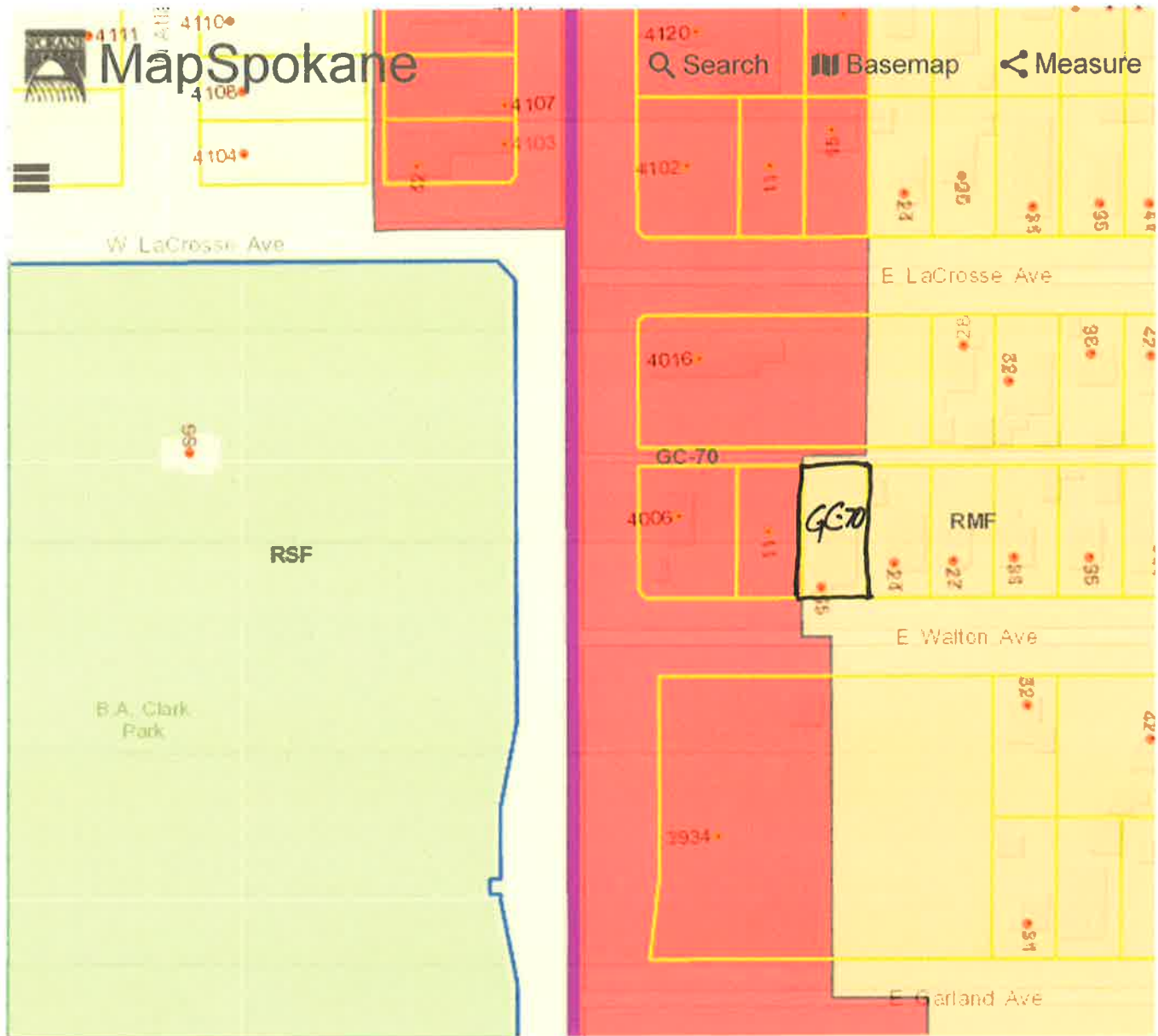
I am available by phone or email.

Regards

Dwight J Hume

Land Use Solutions and Entitlement
9101 N Mt. View Lane
Spokane WA 99218
509-435-3108

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PROPOSED ZONE GC-70

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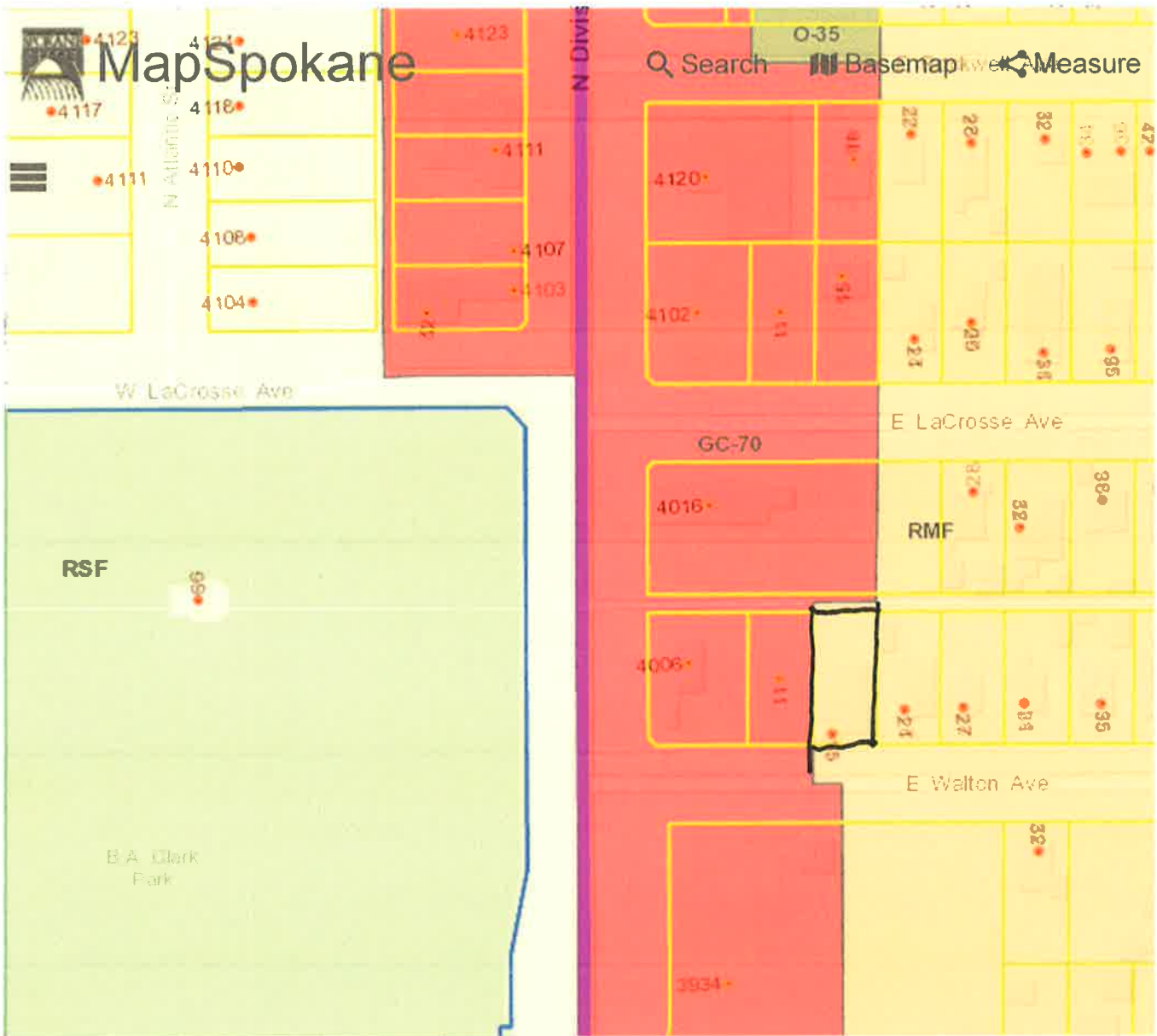
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C

0 50 100ft

[Map Use Disclaimer](#)



EXISTING ZONE

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0 50 100ft



[Map Use Disclaimer](#)



Comprehensive Plan Amendments

Full Review

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Z18-882COMP (Tombari)

Full Review & Fees for Applications approved for Annual Amendment Work Program:

MAR 11 2019

This "Full Review" application and full payment of fees is required to be completed and filed with City of Spokane within 15 days of council action by all applicants when proposals have been added to the "Annual Comprehensive Plan Amendment Work Program" by City Council Resolution.

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Please respond to these questions on a separate piece of paper. Incomplete answers may jeopardize your applications chances of being reviewed during this amendment cycle. Answers to these questions will assist in review of the criteria in SMC 17G.020.030.

1. Describe the nature of the proposed amendment and explain if there is any change from the early threshold review application. *A map change of category from Residential 15-30 to General Commercial. This brings the remaining 5100 sf of the applicant's ownership into the adjoining General Commercial category, thus making the site more spacious and attractive to use while not encroaching any further than the adjacent GC designation.*
2. How will the proposed change provide a substantial benefit to the public? *The property is only 5100 sf in size. It's current zone of RMF would accommodate 3.5 units of density if included in other adjacent RMF property. As a stand-alone parcel, it cannot be used due to size, shape and development requirements for that zone. In contrast, the same square footage can improve the usability of existing GC-70 zoning owned by the applicant and become a better tax revenue for the city.*
3. Is this application consistent or inconsistent with the Comprehensive Plan goals, objectives and policies? Describe and attach a copy of any study, report or data, which has been developed that supports the proposed change and any relevant conclusions. If inconsistent please discuss how the analysis demonstrates that changed conditions have occurred which will necessitate a shift in goals and policies. *The proposal is consistent with the intent of the adopted land use plan in so far as the current GC designation extends to the same boundary as the proposed request. Clearly, there was no intent to carve this lot out of the GC designation and render it useless as stated above.*
4. Is this application consistent or inconsistent with the goals and policies of state and federal legislation, such as the Growth Management Act (GMA) or environmental regulations? If inconsistent, describe the changed community needs or priorities that justify such an amendment and provide supporting documents, reports or studies. *The proposal is consistent with GMA and other applicable state and federal guidelines.*

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(Rev Feb 2018)

5. Is this application consistent with the Countywide Planning Policies (CWPP), the comprehensive plans of neighboring jurisdictions, applicable capital facilities or special district plans, the Regional Transportation Improvement District, and official population growth forecasts? If inconsistent please describe the changed regional needs or priorities that justify such an amendment and provide supporting documents, reports or studies. *The proposal is consistent with CWPP and existing adopted land use policies.*
6. Are there any infrastructure implications that will require financial commitments reflected in the Six-Year Capital Improvement Plan? Are there other infrastructure implications that may be relevant given the review criteria in SMC 17G.020.030(C)? *No*
7. Will this proposal require an amendment to any supporting documents, such as development regulations, Capital Facilities Program, Shoreline Master Program, Downtown Plan, critical areas regulations, any neighborhood planning documents adopted after 2001, or the Parks Plan? If yes, please describe and reference the specific portion of the affected plan, policy or regulation. *No*

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Project Description

Z18-882COMP Tombari

This is a map amendment request to incorporate the remainder of the applicant's ownership into the General Commercial category and a zone change from RMF to GC-70 identical to the rest of the ownership.

The subject property is located at E 15 Walton and was formerly a single-family rental house. Due to the condition of the house and the neighborhood, it was no longer cost effective to continue that use. Consequently, the applicant/owner removed the structure and is now seeking to include the property with his adjacent GC-70 property.

This would enhance the usability of the current GC-70 property by adding an additional 5100 sf and better accommodate all development standards for retail purposes.

As stated throughout the application, the inclusion of this parcel is consistent with the current commercial designations adjacent and does not expand beyond the current intended depth from Division of other GC property.

End of Description

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Section 17G.020.030
Final Review Criteria

MAR 11 2019

Z18-882COMP (HA Tombari LLC)

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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.

No changes to GMA or environmental regulations are known to affect the proposed amendment. Accordingly, the proposed amendment is consistent with applicable GMA and environmental regulations.

B. GMA.

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

The proposal is consistent with the adopted goals and policies of the Comprehensive Plan. That document has the same internal compliance requirement. Therefore, this meets the GMA requirements.

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.

No new infrastructure improvements will be triggered by this proposal. All expenses associated with this proposal are on site and privately funded.

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.

No impacts will occur to require a shortfall to service levels from this proposed amendment.

E. Internal Consistency.

1).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.

The proposed expansion of the existing General Commercial designation is inconsequential to the internal and applicable plans and programs of the City of Spokane.

2). If a proposed amendment is significantly inconsistent with current policy within 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.

Not Applicable

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

The expansion of the existing GC designation is not consequential to 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

1) 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

The proposed amendment has no accumulative impacts

2) 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.

This proposal has no effects on land use type or geographic area.

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H. SEPA.

SEPA review must be completed on all amendment proposals and is described in chapter [17E.050](#)

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.

The applicant is unaware of other pending applications. Notwithstanding, this expansion of an existing GC designation has insignificant cumulative impacts

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) *Not Applicable*

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

The proposal has no impacts upon citywide services.

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: *Not Applicable*

K. Demonstration of Need.

1) 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.);

The subject site extends the land use category 50' easterly in alignment with the current GC border located both north and south of the proposal, rendering it consistent.

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

The applicant owns the westerly GC designated property out to Division Street. The current designation of the subject is Residential 15-30 and is only 5100 sf in size. As an RMF zoned site, it only generates 3.5 units of multi-family if combined with other adjacent RMF property. As an independent site, it is unusable for apartments due to other parking and development requirements. Accordingly, it is better served as a common development with the remaining GC designated ownership.

- c. The map amendment implements applicable comprehensive plan policies and subarea plans better than the current map designation.

As stated above, the site is more usable for commercial purposes since it can be combined with the applicants adjacent GC-70 property, thereby expanding that site into a more usable size.

2) Rezones Land Use Plan Map Amendments

The extension of the existing GC-70 zone does not impact other areas or zones citywide.

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Environmental Checklist

File No. Z18-882COMP

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.

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A. BACKGROUND

1. Name of proposed project, if applicable: Non-project action
2. Name of applicant: H A Tombari LLC
3. Address and phone number of applicant or contact person: Dwight Hume, agent; 9101 N Mt. View Lane Spokane WA 99218 509-435-3108
4. Date checklist prepared: October, 2018
5. Agency requesting checklist: Planning Services
6. Proposed timing or schedule (including phasing, if applicable): N/A
7. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. Yes, if approved, it will become part of the adjacent westerly GC-70 zone.
b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain. As stated above, the applicant owns the adjacent 13360 sf.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to his proposal. Unknown
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. Map and zone change; building permit, landscape plan approval; storm drainage plan approval.

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. **Non-project action. To be determined at time of building permit.**

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. **Approximately 150' east of Division on the north side of Walton Avenue in the vicinity of Clark Park.**

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.) **City of Spokane**

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).

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- (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 action. To be determined at time of building permit. _____

- (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 action. To be determined at time of building permit. _____

- (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 action. To be determined at time of building permit. _____

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 action. To be determined at time of building permit. _____

TO BE COMPLETED BY APPLICANT

B. ENVIRONMENTAL ELEMENTS

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**

Evaluation for
Agency Use
Only

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- 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. **Non-project action. To be determined at time of building permit.** _____

- 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 action. To be determined at time of building permit. _____

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Unlikely _____
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **Non-project action. To be determined at time of building permit.** _____

- h. Proposed measures to reduce or control erosion or other impacts to the earth, if any: **Non-project action. To be determined at time of building permit.** _____

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 action. To be determined at time of building permit. _____

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **No** _____

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- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Non-project action. To be determined at time of building permit. _____

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.

N/A _____

- (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 _____

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- (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.

Non-project action. To be determined at time of building permit.

b. GROUND:

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

Non-project action. To be determined at time of building permit.

- (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 action. To be determined at time of building permit.

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 action. To be determined at time of building permit.

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

Non-project action. To be determined at time of building permit.

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- d. PROPOSED MEASURES to reduce or control surface, ground, and runoff water impacts, if any.
Non-project action. To be determined at time of building permit. _____

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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
_____ **Grass**
_____ Pasture
_____ Crop or grain
_____ Wet soil plants, *cattail, buttercup, bullrush, skunk cabbage, other.*
_____ Water plants: *water lily, eelgrass, milfoil, other.*
_____ Other types of vegetation.
- b. What kind and amount of vegetation will be removed or altered? **Non-project action. To be determined at time of building permit.** _____

- c. List threatened or endangered species known to be on or near the site. **Unknown** _____

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: **Non-project action. To be determined at time of building permit.** _____

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: _____

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- b. List any threatened or endangered species known to be on or near the site.

None _____

- 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 of 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 action. To be determined at time of building permit.** _____

- 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 action. To be determined at time of building permit. _____

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 action. To be determined at time of building permit.** _____

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- (1) Describe special emergency services that might be required.
Non-project action. To be determined at time of building permit.

- (2) Proposed measures to reduce or control environmental health hazards, if any:
Non-project action. To be determined at time of building permit.

b. NOISE:

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

- (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.

Short Term: Construction

Long Term: Customer traffic and delivery

- (3) Proposed measure to reduce or control noise impacts, if any:
None anticipated

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties?
Site: Vacant; West Retail; North: Retail; South: Retail; East Residential

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

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- _____
- _____
- c. Describe any structures on the site. None _____
- _____
- _____
- d. Will any structures be demolished? If so, which? The house has been removed _____
- _____
- _____
- e. What is the current zoning classification of the site? RMH _____
- _____
- f. What is the current comprehensive plan designation of the site? Res 15-30 _____
- _____
- 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 action. To be determined at time of building permit. _____
- j. Approximately how many people would the completed project displace? None _____
- k. Proposed measures to avoid or reduce displacement impacts, if any: None _____
- _____
- _____
- _____
- _____

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- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: _____
Compliance with applicable development regulations _____

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9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high-, middle- or low-income housing. **N/A** _____

- 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? **Non-project action. To be determined at time of building permit.** _____

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

- c. Proposed measures to reduce or control aesthetic impacts, if any: **Non-project action. To be determined at time of building permit.** _____

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11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? Outdoor lighting
- 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: Downcast of outdoor lights

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12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? Clarke Park across Division from the subject ownership and Byrnes Park one block east.
- 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

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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. No
- b. Generally describe any landmarks or evidence of historic archaeological, scientific or cultural importance known to be on or next to the site.
N/A
- c. Proposed measures to reduce or control impacts, if any:
None

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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. Division St and Walton
- 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 action. To be determined at time of building permit.
- 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

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- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak would occur. **Non-project action. To be determined at time of building permit.** _____

(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 action. To be determined at time of building permit.** _____

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15. Public services

- 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. **Non-project action. To be determined at time of building permit.** _____

- b. Proposed measures to reduce or control direct impacts on public services, if any: **Non-project action. To be determined at time of building permit.** _____

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. **Non-project action. To be determined at time of building permit.** _____

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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: 10/29/18

Signature: 

Please Print or Type:

Proponent: Dwight Hume agent

Address: 9101 N Mt. View Lane

Phone: 509-435-3108

Spokane WA 99218

Person completing
form (if different
from proponent): Same as above

Address: _____

Phone: _____

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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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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?

Non-project action. To be determined at time of building permit. _____

Proposed measures to avoid or reduce such increases are:

Non-project action. To be determined at time of building permit. _____

2. How would the proposal be likely to affect plants, animals, fish or marine life?

Non-project action. To be determined at time of building permit. _____

Proposed measures to protect or conserve plants, animals, fish or marine life are:

Non-project action. To be determined at time of building permit. _____

3. How would the proposal be likely to deplete energy or natural resources?

Non-project action. To be determined at time of building permit. _____

Proposed measures to protect or conserve energy and natural resources are:

Non-project action. To be determined at time of building permit. _____



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?

None, no impacts _____

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?

It should enable a retail site to be better used next to RMH zoned property

Proposed measures to avoid or reduce shoreline and land use impacts are:

Compliance with applicable development standards. _____

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Non-project action. To be determined at time of building permit. _____

Proposed measures to reduce or respond to such demand(s) are:

Non-project action. To be determined at time of building permit. _____

7. Identify, if possible, whether the proposal may conflict with local, state or federal laws or requirements for the protection of the environment.

N/A _____

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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: 10/29/18 Signature: *D. 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): SAME AS ABOVE

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.

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NONPROJECT DETERMINATION OF NONSIGNIFICANCE

FILE NO(S): Z18-882COMP

PROPOSER: H A Tombari, LLC (Agent: Dwight Hume, Land Use Solutions and Entitlement)

DESCRIPTION OF PROPOSAL: This proposal is to change parcel 35052.2920 from "Residential 15-30 Land Use" and RMF zoning to "General Commercial Land Use" and GC-70 zoning (same as adjacent parcel to the west and north). The subject parcel is approximately 5,100 square feet (0.12 acre). No specific development proposal is being approved at this time.

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY:

The subject site is one parcel located on the north side of East Walton Avenue, approximately 150 feet east of Division Street (15 E Walton Ave / parcel 35052.2920). The concerned property totals approximately 5,100 square feet (0.12 acre).

Legal Description: Lot 15, Block 57, Lidgerwood Park Addition in the City of Spokane, County of Spokane, Washington State.

LEAD AGENCY: City of Spokane

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 5 p.m. on September 10, 2019 if they are intended to alter the DNS.

Responsible Official: Heather Trautman

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

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

Date Issued: August 27, 2019

Signature: 

APPEAL OF THIS DETERMINATION, after it has become final, may be made to the City of Spokane Hearing Examiner, 808 West Spokane Falls Blvd., Spokane WA 99201. The appeal deadline is Noon on September 18, 2019 (21 days from the date of the signing of this 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.

From: [Johnson, Erik D.](#)
To: [Gwinn, Nathan](#)
Subject: RE: Z18-884COMP 4502-4508 N Madison St
Date: Wednesday, May 1, 2019 8:03:18 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)

No issues for Engineering on these.

From: Eliason, Joelle <jeliason@spokanecity.org>
Sent: Tuesday, April 30, 2019 7:48 AM
To: Gwinn, Nathan <ngwinn@spokanecity.org>
Cc: Johnson, Erik D. <edjohnson@spokanecity.org>
Subject: RE: Z18-884COMP 4502-4508 N Madison St

Thank you, Nathan.
Erik is reviewing those two.



Joelle Eliason | City of Spokane | Engineering Technician IV Development Services Center
509.625-6385 | fax 509.625.6822 | jeliason@spokanecity.org | spokanecity.org



**Know what's below.
Call before you dig.**

From: Gwinn, Nathan <ngwinn@spokanecity.org>
Sent: Monday, April 29, 2019 2:13 PM
To: Eliason, Joelle <jeliason@spokanecity.org>
Subject: RE: Z18-884COMP 4502-4508 N Madison St

Hi Joelle,

Thank you for sending the comments. In order to provide similar documentation, would your department want to provide any comments on the other two proposed map amendments this year, Z18-882COMP and Z18-883COMP?

For reference, I attached the agency requests for comments for those applications.

Thank you,

Nathan Gwinn | Assistant Planner | Planning & Development

509.625.6893 | ngwinn@spokanecity.org | www.spokanecity.org

From: Eliason, Joelle <jeliason@spokanecity.org>

Sent: Wednesday, April 24, 2019 8:38 AM

To: Gwinn, Nathan <ngwinn@spokanecity.org>

Cc: Becker, Kris <kbecker@spokanecity.org>; Nilsson, Mike <mnilsson@spokanecity.org>; Brown, Eldon <ebrown@spokanecity.org>; Kells, Patty <pkells@spokanecity.org>

Subject: Z18-884COMP 4502-4508 N Madison St

Nathan,

Please see the attached comments regarding Z18-884COMP.

Thank you,

Joelle Eliason



Joelle Eliason | City of Spokane | Engineering Technician IV Development Services Center

509.625-6385 | 808 W Spokane Falls Blvd, Spokane, WA 99201 | jeliason@spokanecity.org | my.spokanecity.org



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