

CITY PLAN COMMISSION FINDINGS OF FACT, CONCLUSIONS, AND RECOMMENDATIONS ON THE COMPREHENSIVE PLAN LAND USE PLAN MAP AMENDMENT FILE NO. Z1300068COMP

A Recommendation of the City Plan Commission to the City Council approving a proposed Comprehensive Plan Amendment application by Stacy Bjordahl, on behalf of HD3 Investments LLC to amend the land use plan map designation from “Residential 4-10” to “Neighborhood Retail”. The total size of the proposed land use plan map amendment is 0.16 acres. The implementing zoning designation requested is Neighborhood Retail (NR).

FINDINGS OF FACT:

A. The Washington State Legislature passed the Growth Management Act (GMA) in 1990, requiring among other things, the development of a Comprehensive Plan (RCW 36.70A).

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

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

D. Comprehensive Plan amendment application Z1300068COMP was submitted by the October 31, 2013 deadline for Plan Commission review during the 2013/2014 amendment cycle.

E. The proposed amendment is to the Land Use Plan Map of the City’s Comprehensive Plan for a change the 0.16 acre subject property from “Residential 4-10” to “Neighborhood Retail” for one lot located on Boone Avenue the closest intersection being Napa Street and Boone Avenue.

F. The requested implementing zoning designation is Neighborhood Retail (NR).

G. Staff requested comments from agencies and departments on December 19, 2013. No adverse comments were received from agencies or departments.

H. A public comment period ran from April 14, 2014 to June 12, 2014 which provided a 60 day public comment period. There were no negative comments received regarding the application.

I. The Community Assembly received a presentation regarding the draft proposed amendments on May 2, 2014 and have been given information regarding the dates of Plan Commission workshops and hearings.

J. The Spokane City Plan Commission held a substantive workshop to study the amendment on May 14, 2014.

K. A State Environmental Policy Act (SEPA) Checklist and Determination of Non-Significance were released on June 23, 2014 for the Comprehensive Land Use Plan Map and Zoning Map changes. The public appeal period for the SEPA determination ended on July 9, 2014 at 3pm.

L. On June 2, 2014, the Washington State Department of Commerce and appropriate state agencies were given the required 60-day notice before adoption of proposed changes to the Comprehensive Plan.

M. Notice of the SEPA Checklist and Determination of Non-Significance, the Comprehensive Plan Land Use Map amendment, and announcement of the July 9, 2014 Plan Commission Public Hearing were published in the Spokesman-Review on June 25 and July 2, 2014 and the Official City Gazette on June 25, 2014 and July 9, 2014.

N. Notice of Public Hearing and SEPA Determination was posted on the property and mailed to all property owners and taxpayers of record, as shown by the most recent Spokane County Assessor's record, and occupants of addresses of property located within a four hundred foot radius of any portion of the boundary of the subject property on June 24, 2014.

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

P. The Plan Commission held a public hearing on the recommended amendment on July 9, 2014.

Q. The Plan Commission recommended, by a vote of ____, approval of the amendment on July 9, 2014; and

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

CONCLUSIONS:

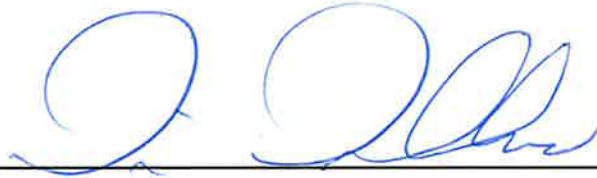
A. The Plan Commission adopted the following staff recommended findings for the decision criteria and review guidelines for Comprehensive Plan amendments, as listed in SMC 17G.020.030:

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

RECOMMENDATIONS:

By a vote of 6 to 0, the Plan Commission recommends to the City Council the approval of a proposed amendment to the Land Use Plan Map of the City's

Comprehensive Plan for a change from the land use plan map designation "Residential 4-10" to "Neighborhood Retail". The total size of the proposed land use plan map amendment is 0.16 acres and the implementing zoning designation of Neighborhood Retail (NR).



**Dennis Dellwo, President
Spokane Plan Commission
July 9, 2014**