

2023/2024 Comprehensive Plan Amendments

Plan Commission Workshop
File Z23-479COMP & Final Wrap-Up
July 24, 2024

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Planning & Economic Development



Plan Commission Decisions (SMC 17G.020.060.B.10)

Three Options for Plan Commission:

1. Recommend Approval (per decision criteria).
2. Recommend Approval with modifications.
 - a. Substantial modifications require a second hearing!
3. Denial, provided:
 - a. Inconsistent with criteria;
 - b. More appropriately included elsewhere in work program; and/or
 - c. Not enough information.



File Z23-479COMP

(Indian Trail)

Project Boundaries:

- North: Residential and Open Space
- East: Residential
- South: Residential
- West: Residential

Area of Change:

- 35.1 Acres
- 6 parcels

Features of Note:

- Existing use is under Conditional Use Permit



File Z23-479COMP

(Indian Trail)

Project Boundaries:

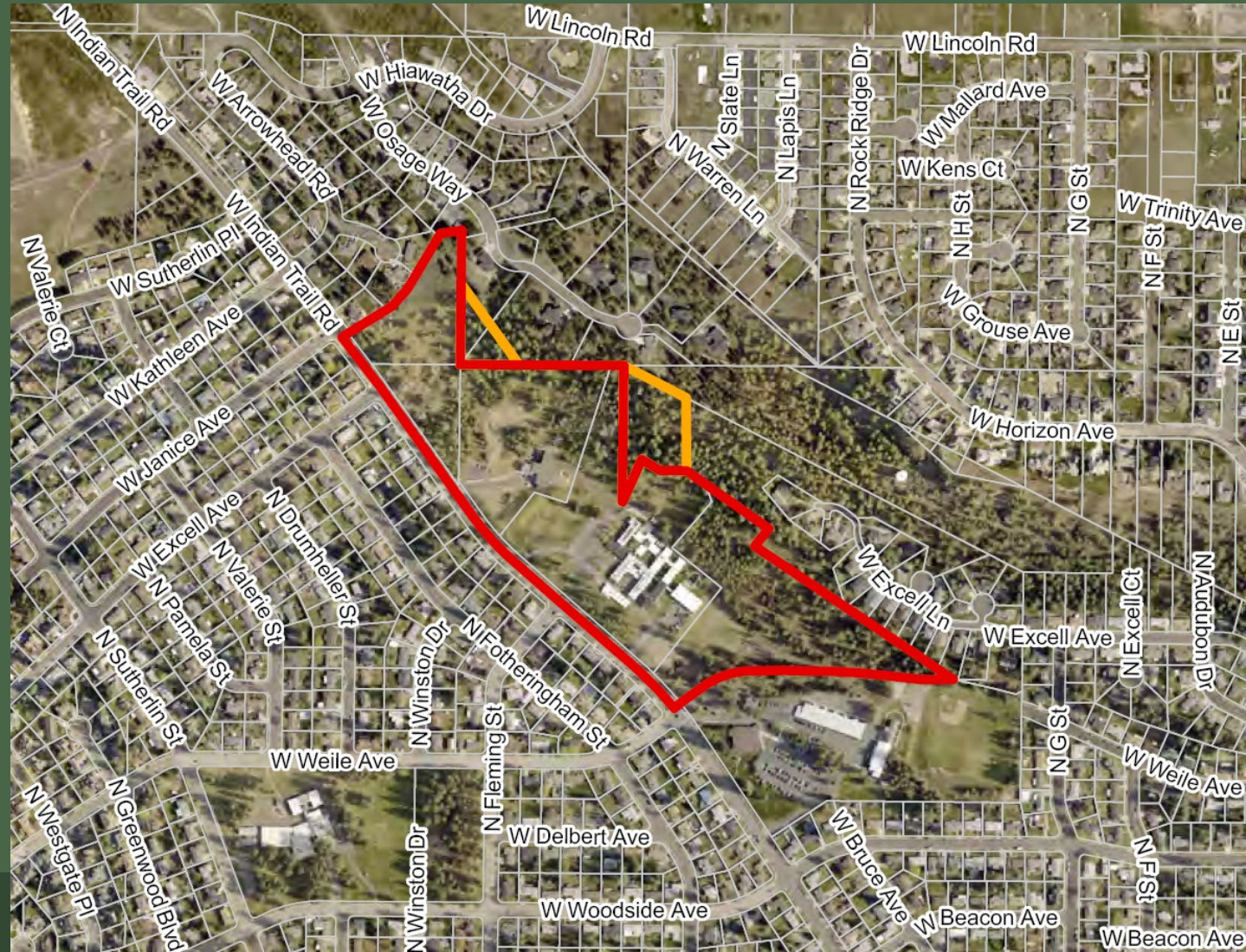
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File Z23-479COMP (Indian Trail)



Photo taken June 3, 2024

Facing North

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Photo taken June 3, 2024

Facing Northwest

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Photo taken June 3, 2024

Facing Northeast

File Z23-479COMP (Indian Trail)



Photo taken June 3, 2024

Facing East

File Z23-479COMP (Indian Trail)



File Z23-479COMP (Indian Trail)



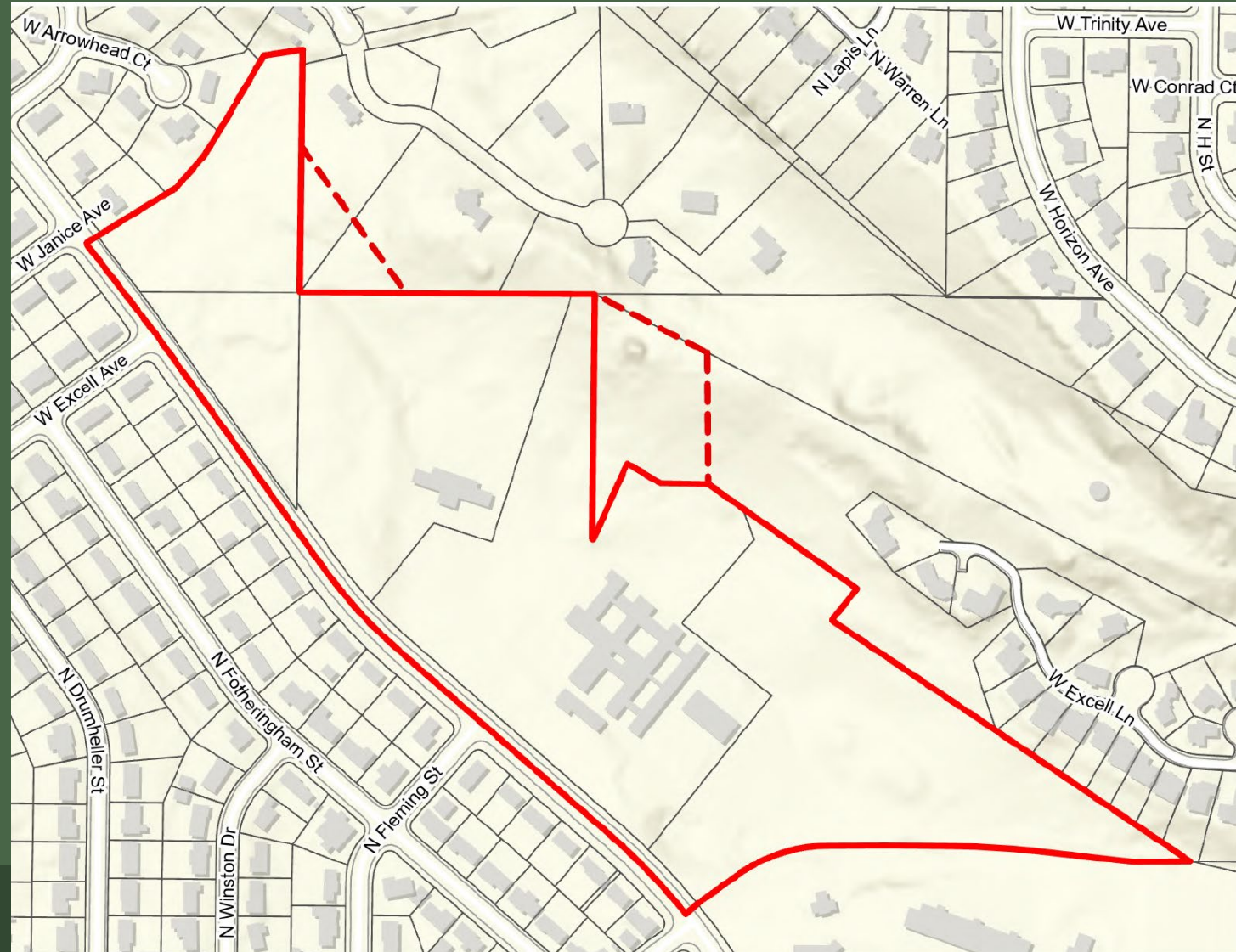
Photo taken June 3, 2024

Facing Southeast

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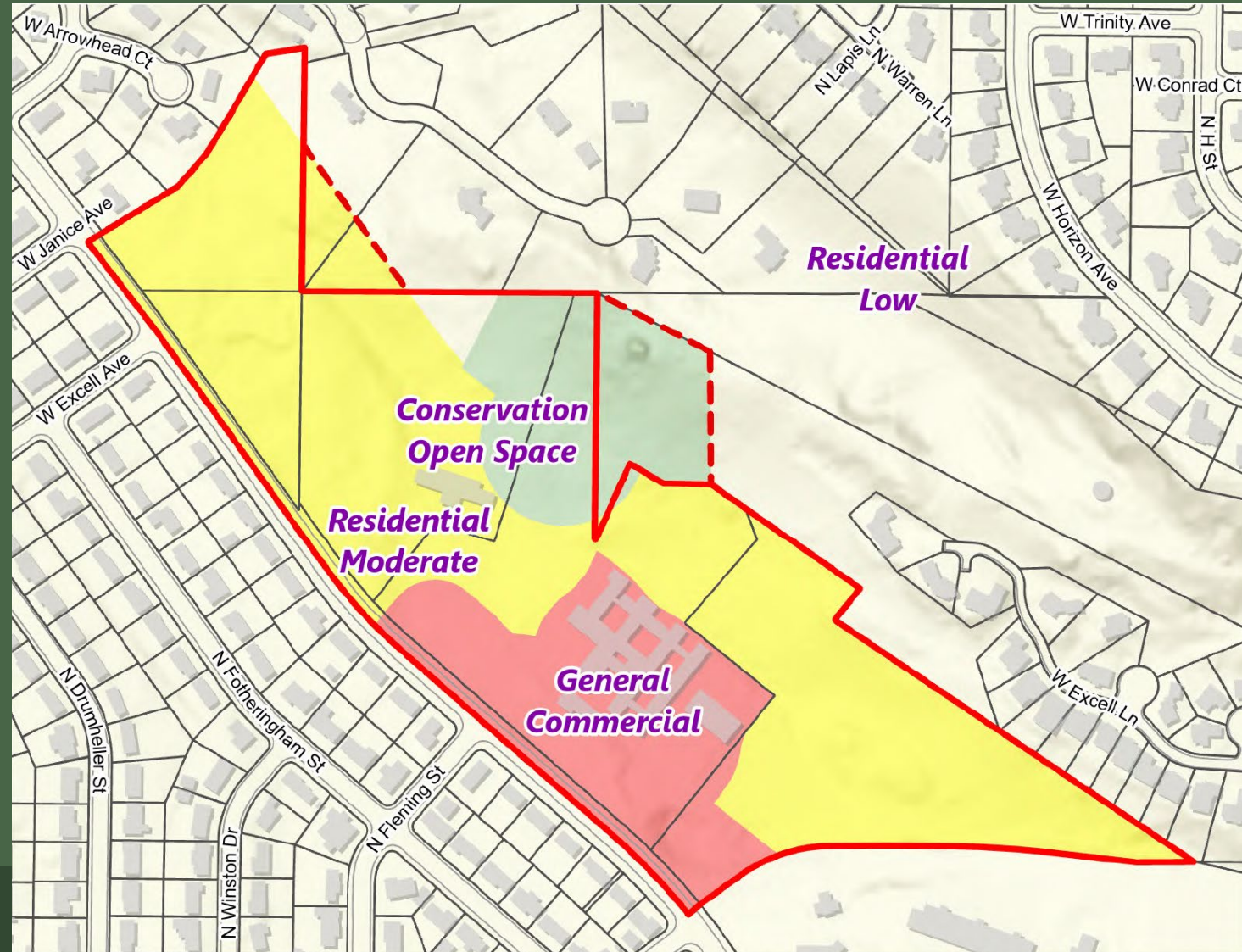
EXISTING
Land Use Plan Map Designation



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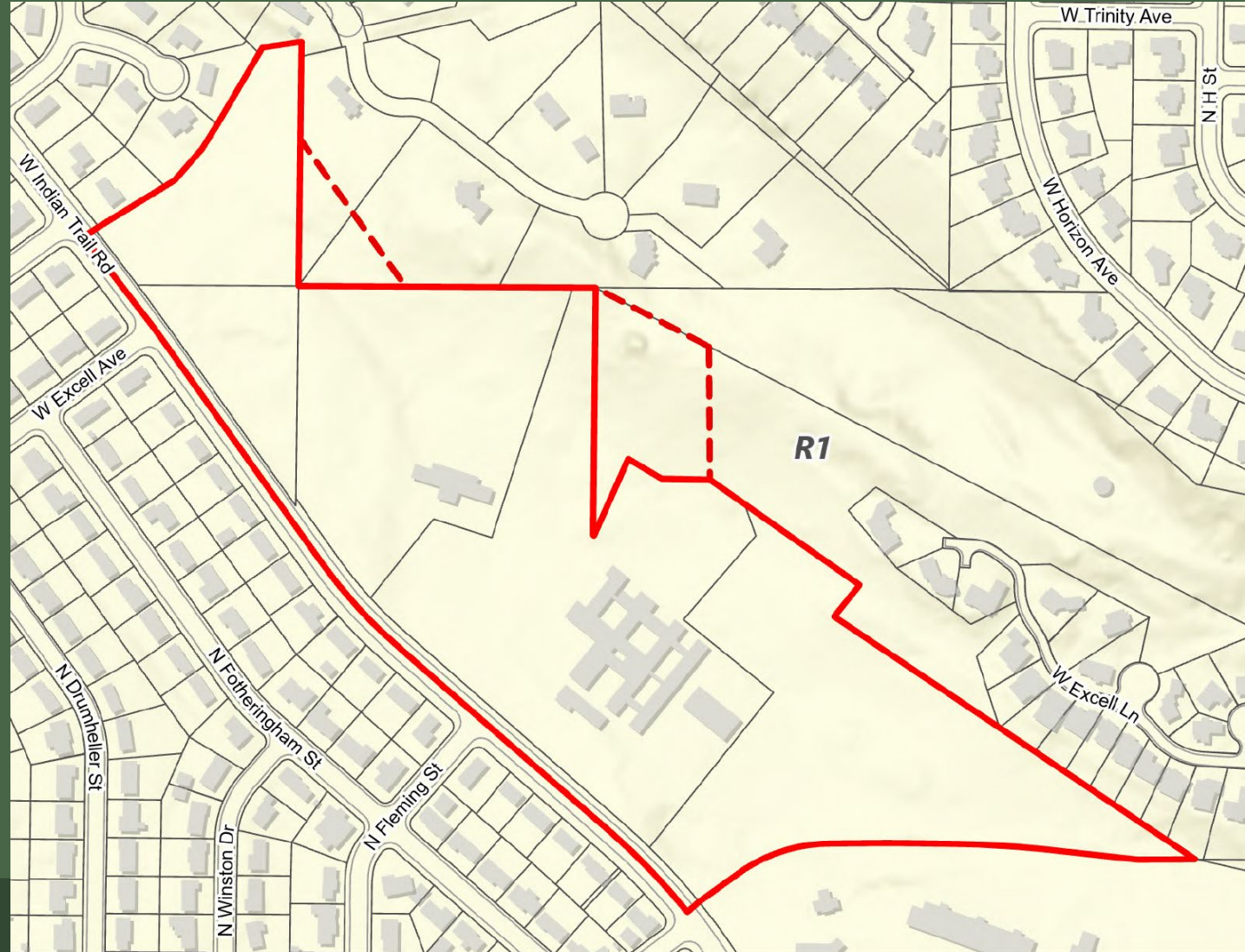
PROPOSED
Land Use Plan Map Designation



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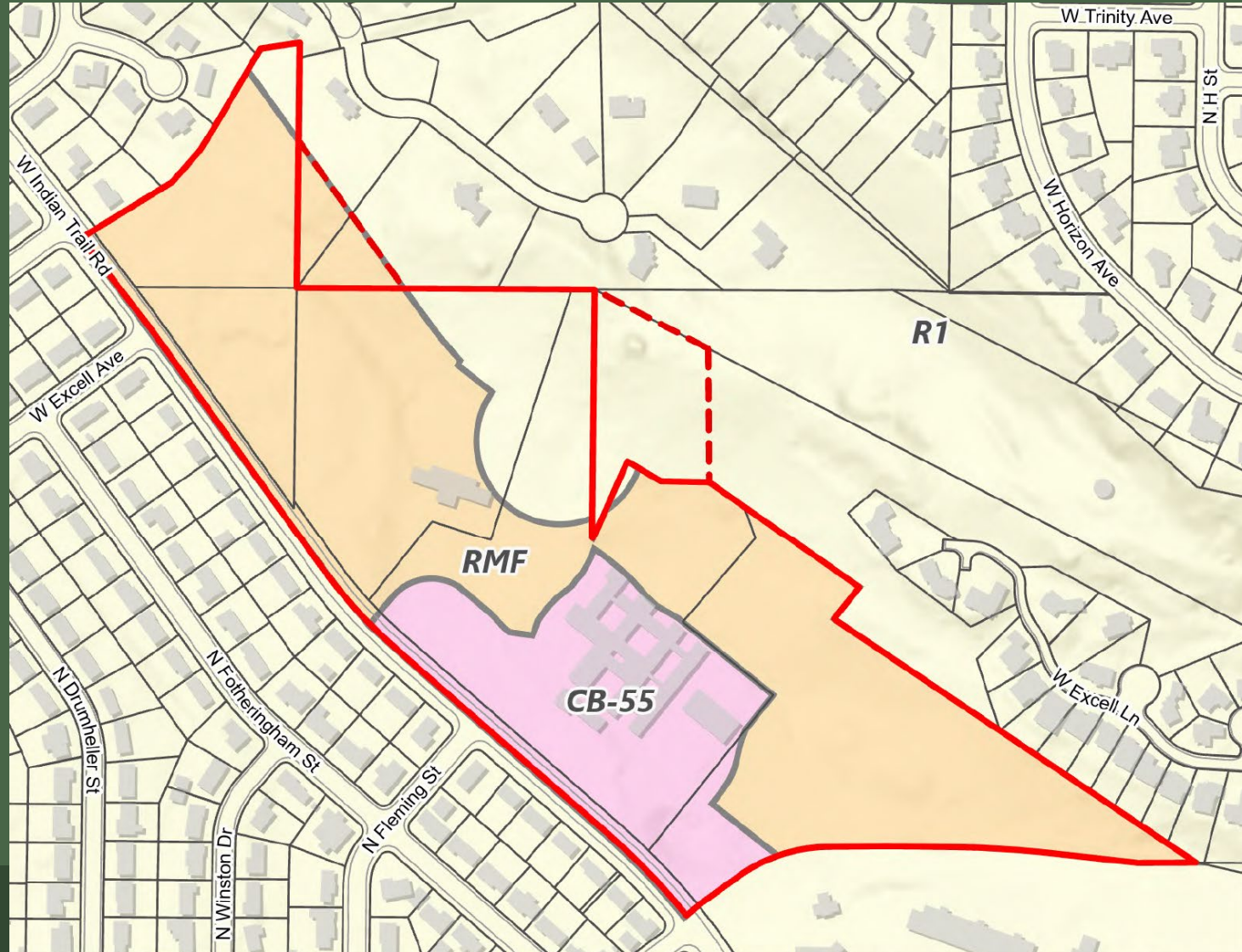
EXISTING
Zoning



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(Indian Trail)

PROPOSED
Zoning



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Comp Plan Policies

LU 1.4 Higher Intensity Residential Areas

“Direct new higher intensity residential uses to areas in and around Centers and Corridors designated on the Land Use Plan Map and to areas where existing development intensity is already consistent with development of this type..”



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Comp Plan Policies

LU 1.4 Higher Intensity Residential Areas

“Whenever more intense residential uses are proposed outside the general vicinity of Centers and Corridors, topics such as the proximity of those areas to uses like commercial or downtown uses should be considered. Design and site requirements should be considered that minimize conflict between these areas and other uses.”



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Comp Plan Policies

Residential Moderate Land Use Description (p. 3-43)

“Placement of Moderate Residential outside walking distance of these more intense areas is acceptable if sufficient rationale exists to place them further out—such as proximity to high-capacity or frequent transit service (aka Transit Oriented Development).”



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Comp Plan Policies

LU 1.8 General Commercial Uses

“Direct new General Commercial uses to Centers and Corridors designated on the Land Use Plan Map”

- *Exceptions to containment policy*
 - *Limited expansions allowed “adjacent to General Commercial areas” outside Centers*
 - *Expansions should avoid “intrusion where incompatible into established neighborhoods.”*



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Comp Plan Policies

General Commercial Land Use Description (p. 3-40)

“Commercial designated land is usually located at the intersection of or in strips along principal arterial streets. In locations where this designation is near residential areas, zoning categories should be implemented that limit the range of uses that may have detrimental impacts on the residential area.”



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Comp Plan Policies

LU 6.2 Open Space

“Identify, designate, prioritize, and seek funding for open space areas.”

- *Three types of open space:*
 - *Conservation Open Space**
 - *Potential Open Space*
 - *Open Space*



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(Indian Trail)

Comp Plan Policies

LU 6.2 Open Space

Conservation Open Space:

- *Publicly owned**
- *Not developed*
- *Designated to remain in natural state*

• *Potential Open Space:*

- *Privately held**
- *Not developed*
- *Intended for future conservation*



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(Indian Trail)

Comments Received:

Agency Comments:

ICM: Trip memo requested—no advance concerns.

Spokane Tribe: No concerns, requests inadvertent discovery plan.

Spokane Transit: Supports greater density near high-performance transit. Requests consultation at construction stage.



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Comments Received:

Public Comments (6 received):

- Loss of natural habitat.
- Increased development impacts (traffic, evac routes).
- Trespass and encroachment on adjacent PUD land.
- Inclusion of Hillside Park PUD land in proposal.
 - Misunderstanding about City/Excelsior taking land—not true.
 - Discussion of adequate protection already recorded for land.



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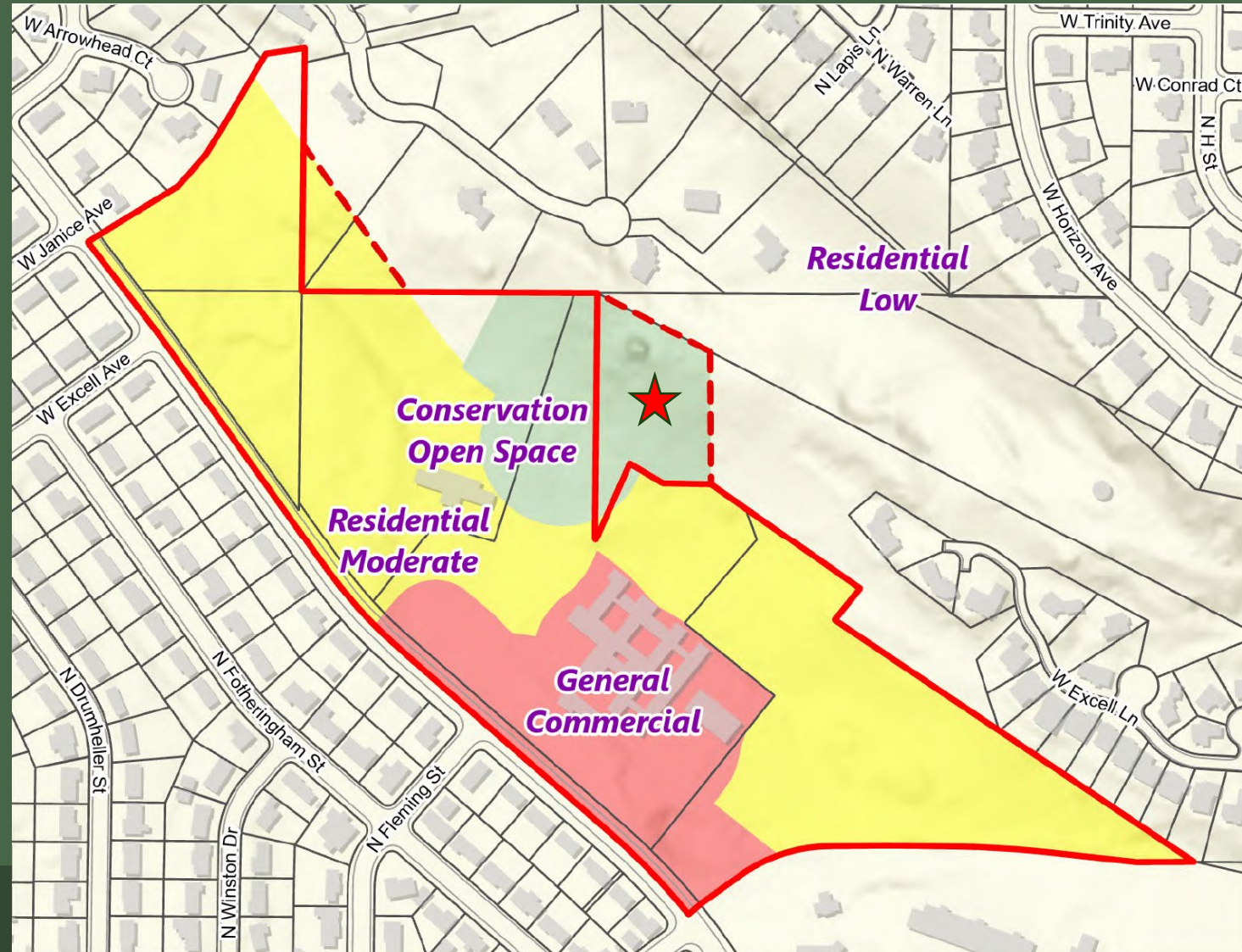
Special Topic: East Additional Area

Part of Hillside Park PUD

Multiple layers of protection:

- Plat Dedication (Final Plat)
- Covenants
- Hearing Examiner Conditions

Staff Recommendation: Remove Area from Proposal



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Plan Commission questions?



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Applicant presentation . . .



Next Steps and Request for Hearing

- Staff Reports to be issued in August.
 - Full details on all applications.
 - Relationship with the Decision Criteria.
 - All maps, exhibits, comments, etc.
 - SEPA Determination

Staff Requests Plan Commission authorize a hearing September 25 to consider all six applications.



Written Comments will be taken throughout the process:

compplan@spokanecity.org



Project website at right:

my.spokanecity.org/projects/2023-2024-proposed-comprehensive-plan-amendments/

