

ORDINANCE NO. C35211

AN ORDINANCE AMENDING THE LAND USE PLAN MAP OF THE CITY'S COMPREHENSIVE PLAN FROM "RESIDENTIAL 4-10" TO "CENTERS & CORRIDORS CORE" FOR PROPERTY LOCATED WITHIN THE BOUNDARIES OF THE HAMILTON FORM BASED CODE SUBAREA PLAN; AND AMENDING THE ZONING MAP TO CONTEXT AREAS CA1, CA2, CA3, AND CA4 FORM BASED CODE ZONING CATEGORIES WITHIN THE BOUNDARIES OF THE HAMILTON FORM BASED CODE SUBAREA PLAN, WHICH GENERALLY INCLUDES A SIX BLOCK AREA ALONG HAMILTON STREET BOUNDED BY THE ALLEY BETWEEN AUGUSTA AVE AND NORA AVE ON THE NORTH AND DESMET AVE ON THE SOUTH, ALL AS SET FORTH IN COMPREHENSIVE PLAN LAND USE PLAN MAP AMENDMENT FILE NO. Z1400055COMP.

WHEREAS, in accordance with the Growth Management Act (GMA), the City of Spokane previously adopted a Comprehensive Plan (RCW 36.70A); and

WHEREAS, GMA provides that proposed amendments to a comprehensive plan may be considered by the governing body of a city no more frequently than once per year, but further provides that, so long as a subarea plan clarifies, supplements, or implements city-wide comprehensive plan policies, and so long as the cumulative impacts of the proposed subarea plan are addressed by appropriate environmental review under chapter 43.21C. RCW, the initial adoption of a subarea plan may occur outside of this annual process; and

WHEREAS, Per Article VIII of the City Charter, the Spokane City Council recognizes distinct neighborhood areas as neighborhood councils through the Neighborhood Councils Program and the Community Assembly; and

WHEREAS, The City Council allocated \$550,000 in the fall of 2007 to be used for planning activities by neighborhood councils; and

WHEREAS, The Logan Neighborhood Organization ("LNO") is the City Council-recognized neighborhood council for the area generally bounded by Division Street on the west, the Spokane River on the east, Euclid Street on the north, Trent Avenue on the south, and bisected north to south by Hamilton Street and west to east by Mission Avenue; and

WHEREAS, On March 8, 2011 the Logan Neighborhood Organization (LNO) was designated to initiate abbreviated neighborhood planning and LNO representatives endorsed a letter of intent to begin planning; and

WHEREAS, On March 30 and March 31, 2012, respectively, the manager of the Logan Neighborhood Stakeholders Team ("LNST"), Karen Byrd, and the chair of the Logan Neighborhood Organization, Jeanette Harras, signed a memorandum of

understanding with the Planning Services Department recognizing the LNST to conduct abbreviated planning; and

WHEREAS, Between August of 2012 and February 2013, a consultant, Studio Cascade worked with the Logan Neighborhood Stakeholder Team, property owners, business owners, residents, and other interested parties to prepare a form-based model zoning code through a series of planning sessions, interviews, charrettes, and an open house; and

WHEREAS, The Logan Neighborhood Identity Plan and Model Form-Based Code for the Hamilton Corridor were adopted via City Council resolution as credible representation of the desire for the Logan Neighborhood on May 12, 2014; and

WHEREAS, The Logan Neighborhood Stakeholder Team worked with the City of Spokane's Planning & Development staff between May 2014 and September 2014 to modify the Model Form-Based Code for the Hamilton Corridor from a model code to a specific regulatory document, Hamilton Form Based Code; and

WHEREAS, In September of 2014 City of Spokane's Planning & Development staff drafted the Hamilton Form Based Code Subarea Plan which amends the Comprehensive Plan Land Use Plan Map and implementing Form Based Code zoning categories; and

WHEREAS, The Hamilton Form Based Code Subarea Plan was submitted as a Comprehensive Plan amendment application Z1400055COMP on October 6, 2014; and

WHEREAS, The Hamilton Form Based Code Subarea Plan requires several actions including a Comprehensive Plan Land Use Map and Zoning Map Changes within the boundary of the Hamilton Form Based Code Subarea Plan; and

WHEREAS, staff requested comments from agencies and departments on October 6, 2014, and a public comment period ran from October 6, 2014 to October 2014; and

WHEREAS, the Washington State Department of Commerce and appropriate state agencies were given the required 60-day notice before adoption of proposed changes to the Comprehensive Plan on October 23, 2014; and

WHEREAS, Notice of Application was mailed on October 27, 2014 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 project boundary. This initiated a 30 day public comment period. Notice was also published in *The Spokesman Review* on October 27, 2014 and November 3, 2014 and the *Official Gazette* on October 29, 2014. The comment period ended November 25, 2014. Comments were provided by property owners and other interested parties; and

WHEREAS, Staff made a presentation regarding the proposal to the Logan Neighborhood Council on November 18, 2014. The Neighborhood Council voted unanimously to support the proposal; and

WHEREAS, the Spokane City Plan Commission held a substantive workshop to study the proposal on November 12, 2014; and

WHEREAS, A State Environmental Policy Act (SEPA) Determination of Non-Significance was issued on November 26, 2014 for the Hamilton Form Based Code Subarea Plan. The public appeal period for the SEPA determination ended on December 10, 2014 at 4pm; and

WHEREAS, Notice of SEPA Determination and Plan Commission Hearing to be held on December 10, 2014 was 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 project boundary on November 26, 2014; and

WHEREAS, Notice of SEPA Determination and Plan Commission Hearing to be held on December 10, 2014 was published in *The Spokesman Review* on November 26, 2014 and December 3, 2014 and the *Official Gazette* on December 3, 2014; and

WHEREAS, The Planning Department prepared a staff report found that the amendment met all the review guidelines and required decision criteria for approval of a Comprehensive Plan amendment as prescribed by SMC 17G.020. Comprehensive Plan Amendment Procedure (the "Staff Report"); and

WHEREAS, the Spokane Plan Commission conducted a public hearing and deliberated on December 10, 2014 for Application Z1400055COMP, Hamilton Form Based Code Subarea Plan; and

WHEREAS, the Spokane Plan Commission found that Application Z1400055COMP, Hamilton Form Based Code Subarea Plan is consistent with and implements the Comprehensive Plan; and

WHEREAS, the Plan Commission voted 7 to 2 to recommend approval of Application Z1400055COMP, Hamilton Form Based Code Subarea Plan on December 10, 2014; and

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

NOW, THEREFORE, THE CITY OF SPOKANE DOES ORDAIN: That the Spokane Comprehensive Plan Land use Plan Map and Zoning Map be amended as

presented in the attached land use and zoning maps for the Hamilton Form Based Code Subarea Plan Project Boundary.

PASSED BY THE CITY COUNCIL ON 01.12.2015, 2015.

Ben Focket
Council President

Attest:

Leri Hynes
City Clerk

David A. Cannon
Mayor

Approved as to form:

Jane
Assistant City Attorney

01.26.2015
Date

02.25.2015
Effective Date



Exhibit A

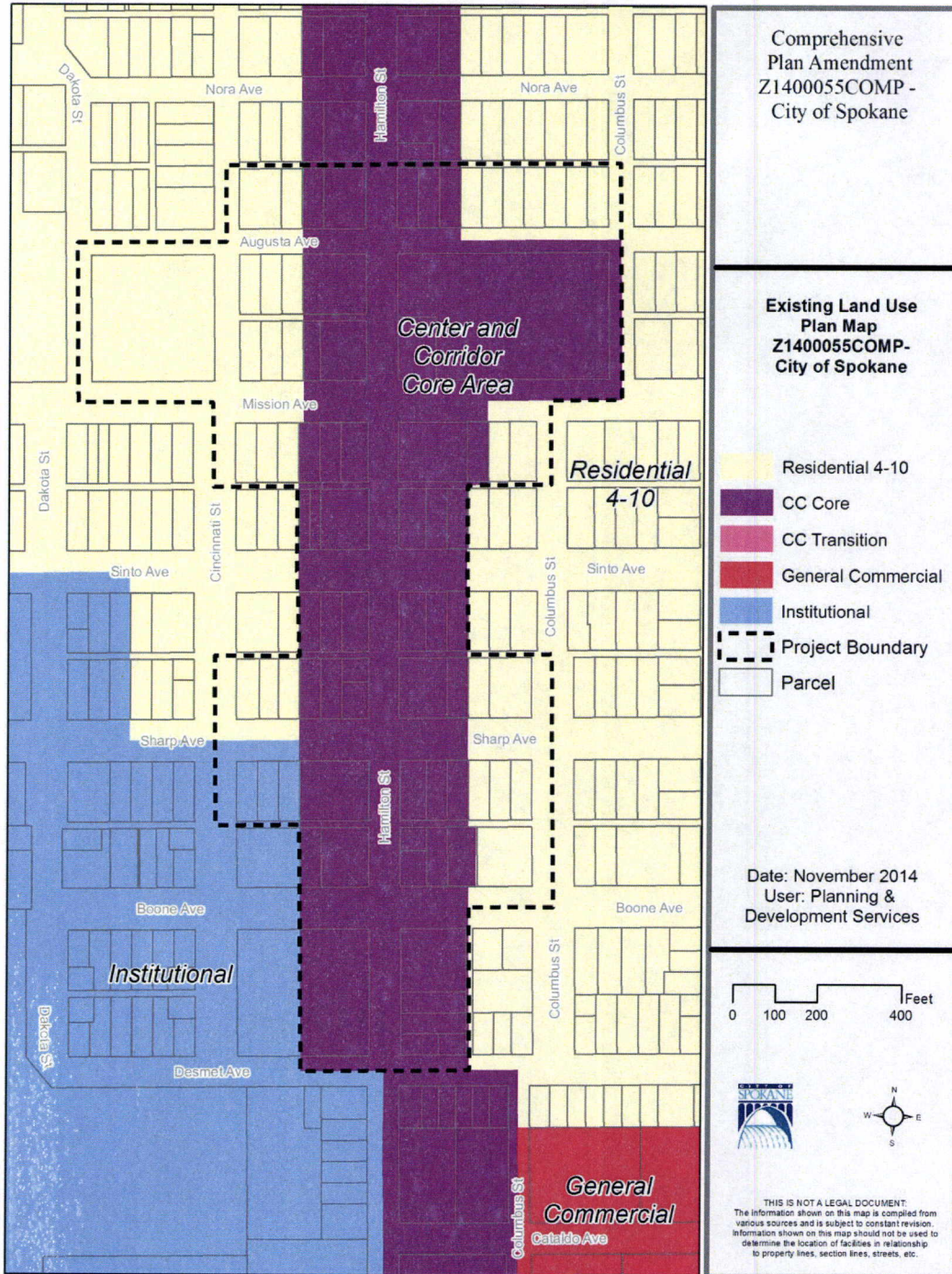


Exhibit B

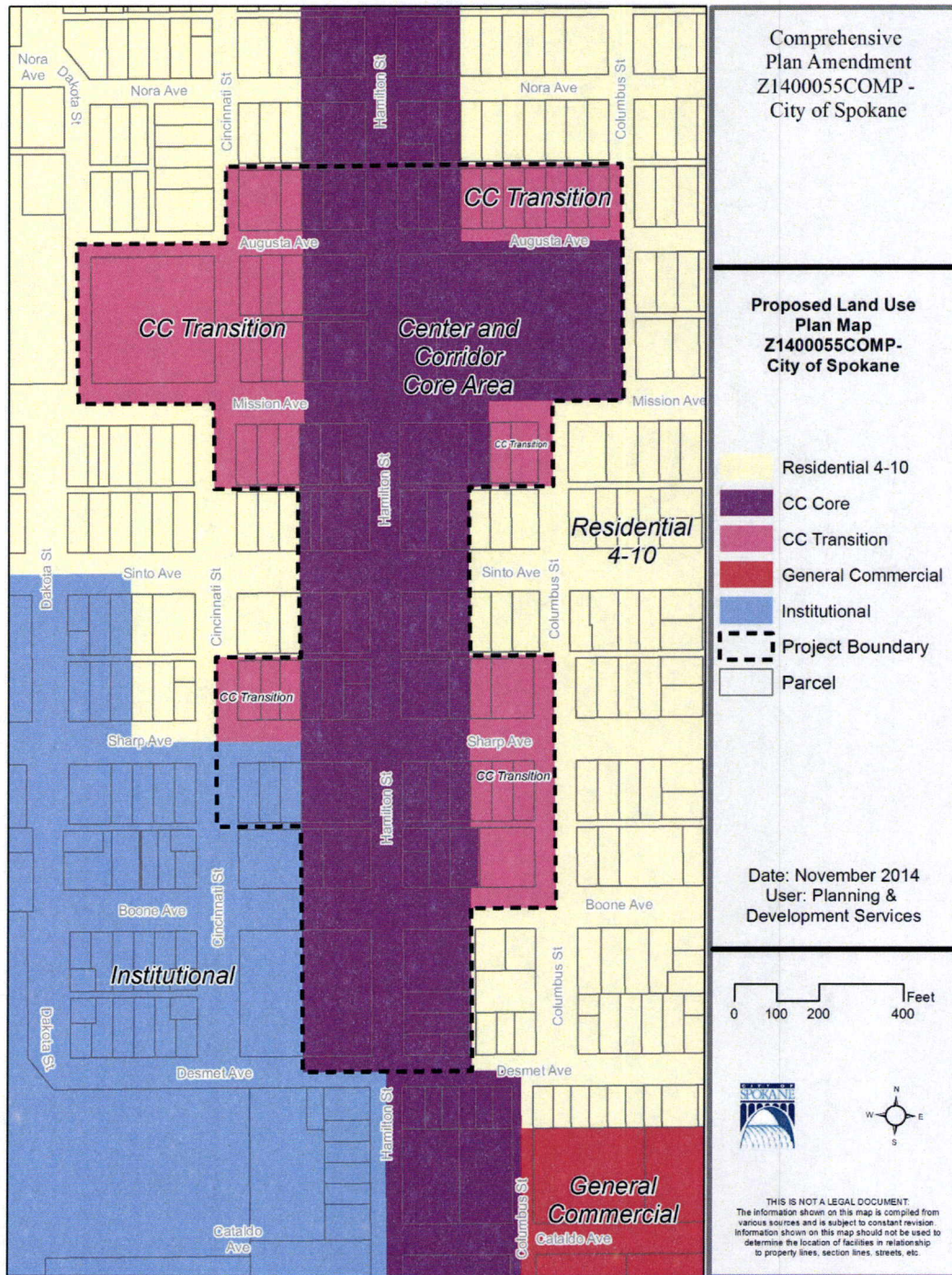


Exhibit C

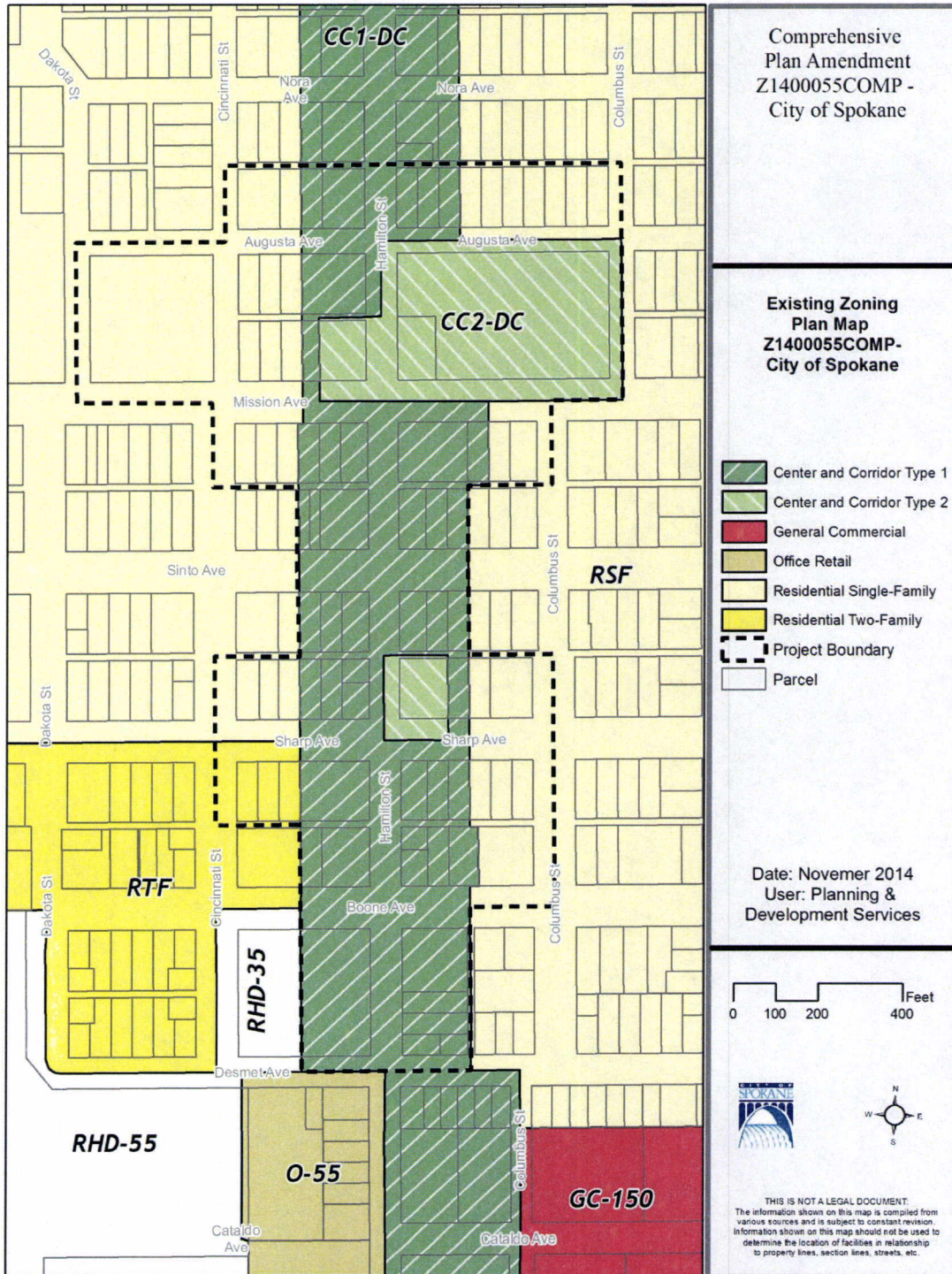


Exhibit D

