



Agenda Sheet for City Council:

Committee: Urban Experience **Date:** 11/11/2024

Committee Agenda type: Consent

Date Rec'd 11/13/2024

Clerk's File # ORD C36609

Cross Ref #

Project #

Council Meeting Date: 11/25/2024

Submitting Dept PLANNING & ECONOMIC

Bid #

Contact Name/Phone BRANDON (509) 625 - 6846

Requisition #

Contact E-Mail BWHITMARSH@SPOKANECITY.ORG

Agenda Item Type First Reading Ordinance

Council Sponsor(s) ZZAPPONE JBINGLE KKLITZKE

Agenda Item Name 0650 - Z23-474COMP – MISSION & SINTO – COMPREHENSIVE PLAN

Agenda Wording

A city-sponsored proposal, Z23-474COMP, seeking to amend the Land Use Plan Map and Zoning Map for 1.5 acres in the Chief Garry Park Neighborhood. This proposal is being considered as part of the Annual Comprehensive Plan Amendment Work Program.

Summary (Background)

The proposal concerns 2002, 2012, 2018, and 2028 E Mission Ave and 2007 E Sinto Ave (Parcels 35162.0121, 35162.0122, 35162.0111, 35162.0105, and 35162.0110) in the Chief Garry Park Neighborhood. Application Z23-474COMP seeks to amend the Comprehensive Plan Land Use Plan Map from "Neighborhood Mini-Center" and "Residential Low" to "Neighborhood Mini-Center" and "Office" and amend the Zoning Map from "Neighborhood Retail, 35-foot height limit (NR-35)" and "R1" to "Neighborhood Retail,

Lease? NO Grant related? NO Public Works? NO

Fiscal Impact

Approved in Current Year Budget? N/A

Total Cost \$

Current Year Cost \$

Subsequent Year(s) Cost \$

Narrative

Processing of Comprehensive Plan Amendments utilizes existing staff time and resources. No additional costs are associated with the adoption of this proposal.

Amount

Budget Account

Neutral	\$		#
Select	\$		#
Select	\$		#
Select	\$	FIRST READING OF THE ABOVE	#
Select	\$	ORDINANCE HELD ON	#
Select	\$	11/25/2024	#
Select	\$	AND FURTHER ACTION WAS DEFERRED	#

PASSED BY
SPOKANE CITY COUNCIL:

12/2/2024
[Signature]
CITY CLERK

[Signature]
CITY CLERK



Continuation of Wording, Summary, Approvals, and Distribution

Agenda Wording

Summary (Background)

, 40-foot height limit (NR-40)" and "Office Retail, 40-foot height limit (OR-40)." This Application is being considered concurrently with five others through the annual Comprehensive Plan Amendment cycle as required by the Growth Management Act. The application has fulfilled public participation and notification requirements. The Plan Commission held a Public Hearing on October 9, 2024, to consider this Application and recommended approval of the proposal. Please note that, per RES 2024-0029, this is a city-sponsored application.

Approvals		Additional Approvals	
<u>Dept Head</u>	GARDNER, SPENCER		
<u>Division Director</u>	MACDONALD, STEVEN		
<u>Accounting Manager</u>	ORLOB, KIMBERLY		
<u>Legal</u>	SCHOEDEL, ELIZABETH		
<u>For the Mayor</u>	PICCOLO, MIKE		

Distribution List

	Bwhitmarsh@spokanecity.org
kfreibott@spokanecity.org	eking@spokanecity.org
sgardner@spokanecity.org	smacdonald@spokanecity.org

Committee Agenda Sheet

Urban Experience Committee

Committee Date	November 11, 2024
Submitting Department	Planning & Economic Development
Contact Name	Brandon Whitmarsh
Contact Email & Phone	Bwhitmarsh@spokanecity.org , (509) 625 - 6846
Council Sponsor(s)	<u>CM Zack Zappone, CM Jonathan Bingle, and CM Kitty Klitzke</u>
Select Agenda Item Type	<input checked="" type="checkbox"/> Consent <input type="checkbox"/> Discussion Time Requested:
Agenda Item Name	Z23-474COMP – Mission & Sinto – Comprehensive Plan Amendment
Proposed Council Action	<input checked="" type="checkbox"/> Approval to proceed to Legislative Agenda <input type="checkbox"/> Information Only
Summary (Background)	<p>The proposal concerns 2002, 2012, 2018, and 2028 E Mission Ave and 2007 E Sinto Ave (Parcels 35162.0121, 35162.0122, 35162.0111, 35162.0105, and 35162.0110) in the Chief Garry Park Neighborhood.</p> <p>Application Z23-474COMP seeks to amend the Comprehensive Plan Land Use Plan Map from “Neighborhood Mini-Center” and “Residential Low” to “Neighborhood Mini-Center” and “Office” and amend the Zoning Map from “Neighborhood Retail, 35-foot height limit (NR-35)” and “R1” to “Neighborhood Retail, 40-foot height limit (NR-40)” and “Office Retail, 40-foot height limit (OR-40).”</p> <p>This Application is being considered concurrently with five others through the annual Comprehensive Plan Amendment cycle as required by the Growth Management Act. The application has fulfilled public participation and notification requirements. The Plan Commission held a Public Hearing on October 9, 2024, to consider this Application and recommended approval of the proposal.</p> <p>Please note that, per RES 2024-0029, this is a city-sponsored application.</p>
Fiscal Impact	<p>Approved in current year budget? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p> <p>Total Cost: <u>Click or tap here to enter text.</u></p> <p>Current year cost:</p> <p>Subsequent year(s) cost:</p> <p>Narrative: <u>Processing of Comprehensive Plan Amendments utilizes existing staff time and resources. No additional costs are associated with the adoption of this proposal.</u></p> <p>Funding Source <input type="checkbox"/> One-time <input type="checkbox"/> Recurring <input checked="" type="checkbox"/> N/A</p> <p>Specify funding source: Select Funding Source*</p> <p>Is this funding source sustainable for future years, months, etc? <u>Click or tap here to enter text.</u></p> <p>Expense Occurrence <input type="checkbox"/> One-time <input type="checkbox"/> Recurring <input checked="" type="checkbox"/> N/A</p> <p>Other budget impacts: (revenue generating, match requirements, etc.)</p>
Operations Impacts (If N/A, please give a brief description as to why)	

What impacts would the proposal have on historically excluded communities?

The proposal is a city-sponsored proposal to amend the land use and zoning map and is not directly related to historically excluded communities. However, the proposal will allow more flexibility in the use of the subject parcels, most of which are owned by Family Promise of Spokane, which could aid operations in support of families experiencing homelessness.

How will data be collected, analyzed, and reported concerning the effect of the program/policy by racial, ethnic, gender identity, national origin, income level, disability, sexual orientation, or other existing disparities?

The proposal is a land use and zoning map change and does not guarantee future development of the subject properties. No data is directly collected or analyzed on the listed topics, however the Planning & Economic Development Department generally follows these proposals to track whether the subject properties develop in the future.

How will data be collected regarding the effectiveness of this program, policy or product to ensure it is the right solution?

As stated above, the department generally tracks these proposals to see if they develop. Doing so allows for educated revisions to ensure the efficacy of the program if they are warranted.

Describe how this proposal aligns with current City Policies, including the Comprehensive Plan, Sustainability Action Plan, Capital Improvement Program, Neighborhood Master Plans, Council Resolutions, and others?

*This proposal is consistent with, and implements elements of, the Chief Garry Park Neighborhood Action Plan adopted by Council in 2017 (RES 2017-0056) as well as Comprehensive Plan Policies **LU 1.5 Office Uses**, **LU 1.7 Neighborhood Mini-Centers**, and **LU 4.6 Transit-Supported Development**. After reviewing the criteria set forth in SMC 17G.020.030, Plan Commission found the proposal consistent with the Comprehensive Plan and all applicable review criteria, voting to recommend City Council approval of the proposal.*

Ordinance No. C36609

AN ORDINANCE RELATING TO APPLICATION FILE Z23-474COMP AMENDING MAP LU 1, LAND USE PLAN MAP, OF THE CITY'S COMPREHENSIVE PLAN FROM "NEIGHBORHOOD MINI CENTER" AND "RESIDENTIAL LOW" TO "NEIGHBORHOOD MINI CENTER" AND "OFFICE" FOR APPROXIMATELY 1.5 ACRES IN THE CHIEF GARRY PARK NEIGHBORHOOD; AND AMENDING THE ZONING MAP FROM "NEIGHBORHOOD RETAIL, 35-FOOT HEIGHT LIMIT (NR-35)" AND "R1" TO "NEIGHBORHOOD RETAIL, 40-FOOT HEIGHT LIMIT(NR-40) AND "OFFICE RETAIL, 40-FOOT HEIGHT LIMIT (OR-40)."

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

WHEREAS, the City of Spokane adopted a Comprehensive Plan in May of 2001 that complies with the requirements of the Growth Management Act; and

WHEREAS, the Growth Management Act requires continuing review and evaluation of the Comprehensive Plan and contemplates an annual amendment process for incorporating necessary and appropriate revisions to the Comprehensive Plan; and

WHEREAS, land use amendment application Z23-474COMP was submitted in a timely manner for review during the City's 2023/2024 Comprehensive Plan amendment cycle; and

WHEREAS, Application Z23-474COMP sought to amend the Land Use Plan Map of the City's Comprehensive Plan for 1.3 acres from "Neighborhood Mini-Center" and "Residential Low" to "Neighborhood Mini-Center" at 2002 E Mission Ave and from "Residential Low" to "Office" at 2012 and 2018 E. Mission Ave and 2007 E. Sinto Ave;

WHEREAS, the corresponding zoning designation requested was "Neighborhood Retail, 40-foot height limit (NR-40)" (2002 E Mission Ave) and "Office Retail, 40-foot height limit (OR-40)" (2012 and 2018 E. Mission Ave and 2007 E. Sinto Ave); and

WHEREAS, City Council adopted RES 2024-0029 on March 25,2024, including Application Z23-474COMP in the 2024 Comprehensive Plan Amendment Work Program, expanding the proposal to include consideration of 2028 E Mission Ave, and converting the Application to a city-sponsored proposal; and

WHEREAS, staff requested comments from agencies and departments on May 7, 2024, and a public comment period ran from June 10, 2024 to August 9, 2024; and

WHEREAS, the Spokane Plan Commission held a workshop to study the application on June 26, 2024; and

WHEREAS, the Washington State Department of Commerce and appropriate state agencies were given the required 60-day notice before adoption of proposed changes to the Comprehensive Plan on September 17, 2024; and

WHEREAS, a State Environmental Policy Act (“SEPA”) Determination of Non-Significance was issued on September 16, 2024, for the amendment to the Comprehensive Plan, the comment period for which ended on October 8, 2024; and

WHEREAS, a staff report for Application Z23-474COMP reviewing all the criteria relevant to consideration of the application was published on September 20, 2024, and sent to all applicants, commenters, and the Plan Commission; and

WHEREAS, notice of the SEPA Checklist and Determination and announcement of the Plan Commission Hearing for the application was published in the Spokesman-Review on September 25, 2024 and October 2, 2024; and

WHEREAS, Notice of Plan Commission Public Hearing and SEPA Determination was posted on the property and mailed to all property owners, occupants, and taxpayers of record, as shown in the most recent Spokane County Assessor’s record for all properties within 400 linear feet of any portion of the boundary of the subject properties, pursuant to Spokane Municipal Code 17G.020.070, on September 25, 2024; and

WHEREAS, the Spokane Plan Commission held a public hearing on October 9, 2024, including a staff presentation, taking of public testimony, closing of the verbal and written public record, and deliberations; and

WHEREAS, the Spokane Plan Commission found that Application Z23-474COMP is consistent with and implements the Comprehensive Plan; and

WHEREAS, the Spokane Plan Commission found that Application Z23-474COMP meets the final review criteria for Comprehensive Plan Amendments delineated in Spokane Municipal Code 17G.020.030; and

WHEREAS, the Spokane Plan Commission voted 9 to 0 to recommend approval of Application Z23-474COMP; and

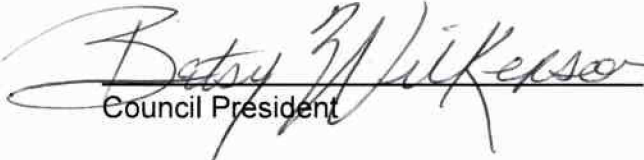
WHEREAS, the City Council adopts the recitals set forth herein as its findings and conclusions in support of its adoption of this ordinance and further adopts the findings, conclusions, and recommendations from the Planning Services Staff Report and the City of Spokane Plan Commission for the same purposes.

NOW, THEREFORE, THE CITY OF SPOKANE DOES ORDAIN:

1. Approval of the Application. Application Z23-474COMP is approved.

2. Amendment of the Land Use Map. Comprehensive Plan Map LU 1, Land Use Plan Map, is amended from "Neighborhood Mini-Center" and "Residential Low" to "Neighborhood Mini-Center" and "Office" for 1.5 acres, as shown in Exhibit B.
3. Amendment of the Zoning Map. The City of Spokane Zoning Map is amended from "Neighborhood Retail, 35-foot height limit (NR-35)" and "R1" to "Neighborhood Retail, 40-foot height limit (NR-40)" and "Office Retail, 40-foot height limit (OR-40)," as shown in Exhibit C.

PASSED BY THE CITY COUNCIL ON December 2, 2024.

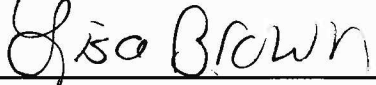

Council President

Attest:

Approved as to form:


City Clerk


Assistant City Attorney


Mayor

12/13/2024
Date

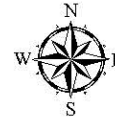


1/12/2025
Effective Date



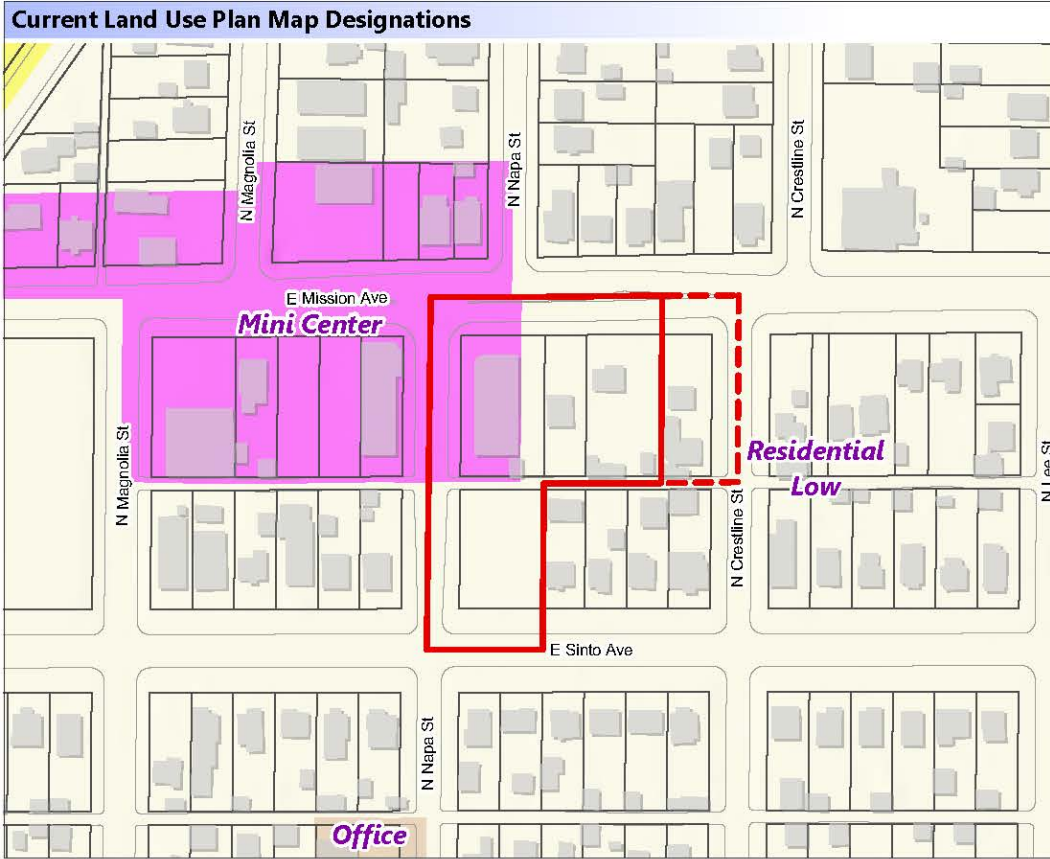
Exhibit B: Land Use Plan Map Changes

Department of Planning & Economic Development

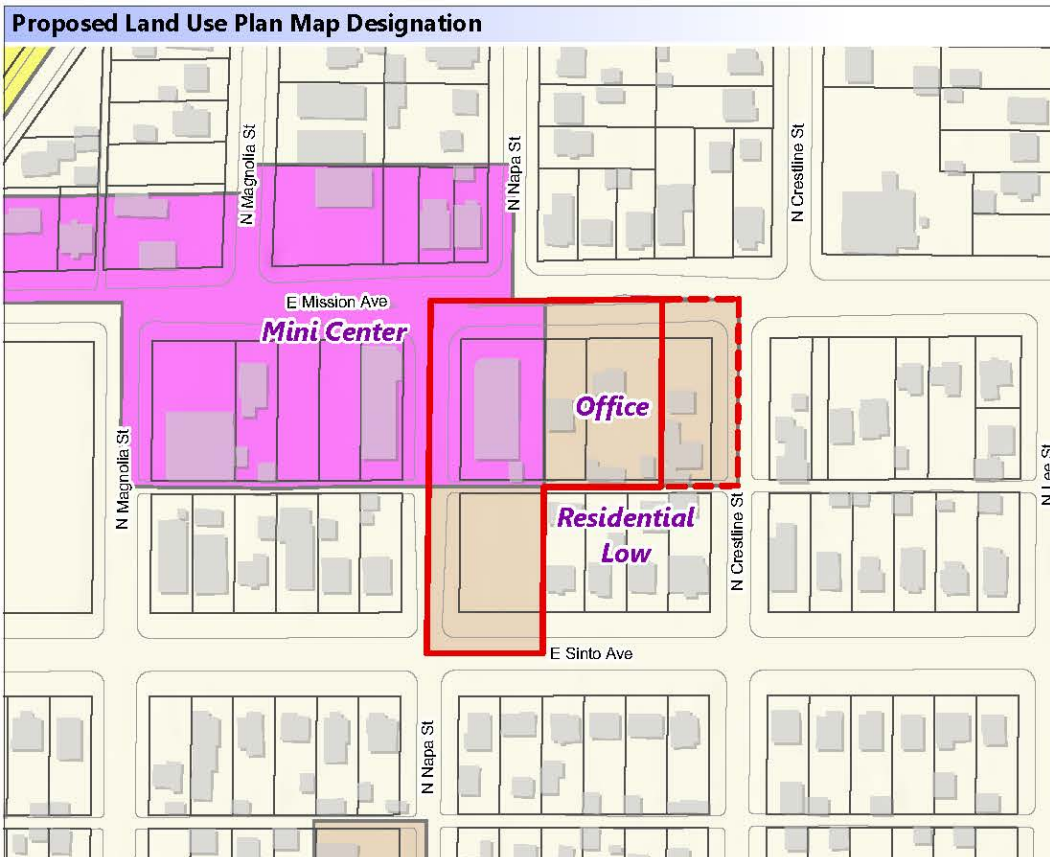


Draw Date: 3/27/2024

THIS IS NOT A LEGAL DOCUMENT
The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.



- Project Area
- Expanded Area
- Parcel
- Buildings
- Curb Line



Applicant: City of Spokane
Parcels: 35162.0105
 35162.0110
 35162.0111
 35162.0121
 35162.0122
Size: 1.5 acres
 (Size is Approximate)

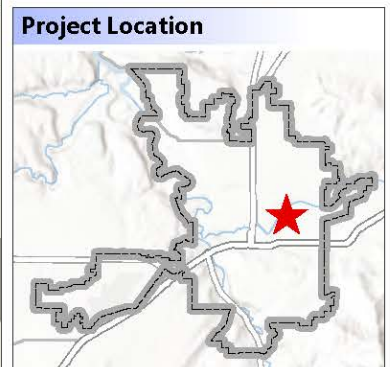


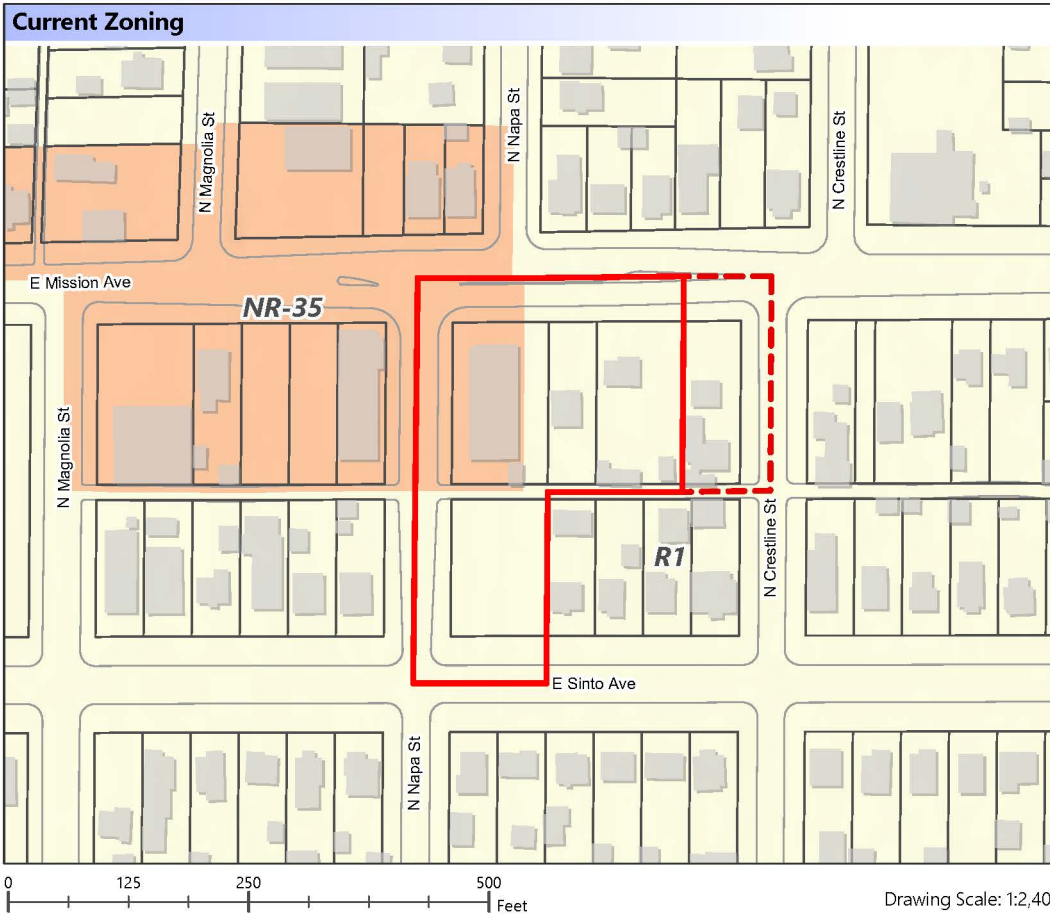


Exhibit C: Zoning Changes

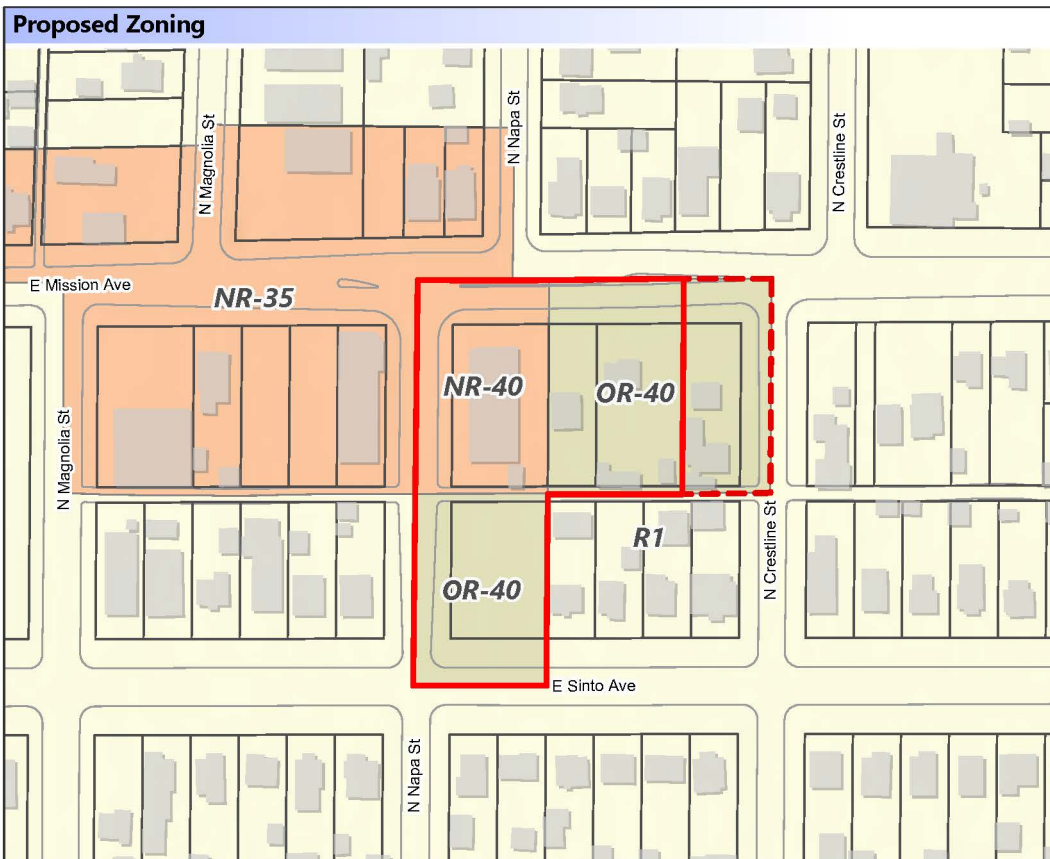
Department of Planning & Economic Development



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- Project Area
 - Expansion Area
 - Parcel
 - Buildings
 - Curb Line
- Zoning**
- Neighborhood Retail
 - Residential 1



Applicant: City of Spokane
Parcels: 35162.0105
 35162.0110
 35162.0111
 35162.0121
 35162.0122
Size: 1.5 acres
 (Size is Approximate)

