

12/11/07  
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SPOKANE, WA



# AGENDA SHEET FOR COUNCIL MEETING OF: November 26, 2007

Submitting Dept. Planning Services Department Contact Person/Phone No. Marla French 625-6638 Council Sponsor Alexander Joe Shogan, Jr.

<b>ADMINISTRATIVE SESSION</b>	<b>LEGISLATIVE SESSION</b>	<b>CITY PRIORITY</b>
<input type="checkbox"/> Contract <input type="checkbox"/> Report <input type="checkbox"/> Claims	<input type="checkbox"/> Emergency Ord <input type="checkbox"/> Resolution <input type="checkbox"/> Final Reading Ord <input checked="" type="checkbox"/> First Reading Ord <input type="checkbox"/> Special Consideration <input checked="" type="checkbox"/> Hearing <input type="checkbox"/> Public Safety _____ <input type="checkbox"/> Public Works _____	<input type="checkbox"/> Communications <input type="checkbox"/> Economic Development <input checked="" type="checkbox"/> Growth Management <input type="checkbox"/> Human Services <input type="checkbox"/> Neighborhoods <input type="checkbox"/> Public Safety <input type="checkbox"/> Quality Service Delivery <input type="checkbox"/> Racial Equity/Cultural Diversity <input type="checkbox"/> Rebuild/Maintain Infrastructure
<b>STANDING COMMITTEES</b> (Date of Notification)		
<input type="checkbox"/> Finance _____ <input checked="" type="checkbox"/> Neighborhoods <input checked="" type="checkbox"/> Planning/Community & Econ Dev 6-4, 8-6, 9-3, 10-1-07		

CLERK'S FILE _____
RENEWS _____
CROSS REF _____
ENG _____
BID _____
REQUISITION _____
Neighborhood/Commission/Committee Notified: Plan Commission workshops: 6-13, 8-23 and 9-12-07 Plan Commission Public Hearing: 10-10-07 Action Taken: Recommend approval

**AGENDA WORDING:** (If contract, include the term.)  
Adoption of proposed changes to the Comprehensive Plan Land Use Plan Map and Official Zoning Map for the North Indian Trail Neighborhood Center as recommended by the City Plan Commission following an abbreviated center planning public participation process.

**BACKGROUND:** (Attach additional sheet if necessary)  
This Center Planning Process is the result of the position created in the 2007 budget to accomplish Center/Corridor and Sub-Area planning. An abbreviated process was implemented to propose changes to the Land Use Plan Map and Zoning Map for the North Indian Trail Neighborhood Center by the North Indian Trail Stakeholder Team. Planning Services Staff facilitated a public participation process amend the Comprehensive Plan Land Use Plan Map and Zoning Map to implement the Center & Corridor concepts I the Comprehensive Plan and to ensure development in the neighborhood center is driven by the desires of those directly affected.

**RECOMMENDATION:**

<b>Fiscal Impact:</b> <input type="checkbox"/> N/A	<b>Budget Account:</b> <input type="checkbox"/> N/A
<input type="checkbox"/> Expenditure: \$ _____	# _____
<input type="checkbox"/> Revenue: \$ _____	# _____
<input checked="" type="checkbox"/> Budget Neutral	

**ATTACHMENTS:** Include in Packets: Cover letter, Plan Commission Findings & Conclusions, Ordinance, Land Use Plan Map & Official Zoning Map change proposals, SEPA Checklist, Public Comments  
On file for Review in Office of City Clerk:

**SIGNATURES:**

 Department Head	 Division Director	 Finance
 Legal	 Chief Operating Officer for Mayor	 Council President

**DISTRIBUTION:**

Mike Ekins, Plan Commission Chair	Pat Hall, Planning Services	Marla French, Planning Services
James Richman, Legal Dept.	Louis Meuler, Planning Services	Leroy Eadie, Planning Services

**COUNCIL ACTION:**

FIRST READING OF THE ABOVE ORDINANCE WAS HELD ON November 26, 2007  
AND FURTHER ACTION WAS DEFERRED  
  
CITY CLERK

PASSED BY  
SPOKANE CITY COUNCIL:  
DEC 03 2007  
  
CITY CLERK

ORDINANCE NO C 3 4 1 5 4

SPOKANE COMPREHENSIVE PLAN LAND USE PLAN MAP and ZONING MAP  
CHANGES FOR THE NORTH INDIAN TRAIL NEIGHBORHOOD CENTER

An ordinance amending the Spokane Comprehensive Plan Land Use Plan Map and the City of Spokane Official Zoning Map to include the proposed land use plan and official zoning map changes for the North Indian Trail Neighborhood Center;

**WHEREAS**, the Washington State Legislature passed the Growth Management Act (GMA) in 1990 requiring, among other things, the development of new comprehensive plans for cities such as Spokane; and

**WHEREAS**, the City of Spokane adopted a Comprehensive Plan on May 21, 2001 that complies with the requirements of the Growth Management Act; and

**WHEREAS**, the City of Spokane Comprehensive Plan designates 19 mixed-use Centers and Corridors and directs resources towards planning the growth and development of these areas. One of those designated Centers and Corridors is the Garland Neighborhood Center; and

**WHEREAS**, the City of Spokane Planning Services Department 2007 Work Program designates the North Indian Trail Neighborhood Center as one of four Centers & Corridors with which to conduct an abbreviated planning process; the others are Garland Neighborhood Center, Lincoln Heights District Center, and the North Monroe Corridor; and

**WHEREAS**, the Planning Services Department, Long Range Planning Section, has worked with the North Indian Trail Stakeholder Team including members from: North Indian Trail Neighborhood Council, Land Development Companies, and general neighborhood/business representatives; and

**WHEREAS**, the Planning Services staff and the North Indian Trail Stakeholder Team conducted several neighborhood meetings including the following dates: April 16, June 19, June 20, July 18, August 8, and an open house on September 11. In addition, 550 post card notices were sent out to affected properties on July 23, 2007 inviting members of the community to attend the last Stakeholder Team meeting on August 8 and to attend the Open House on September 11, 2007; and

**WHEREAS**, Planning Community and Economic Development (PCED) sub-committee of the City Council heard presentations about the amendments on June 4, 2007, August 6, 2007, September 2, 2007, and October 1, 2007; and

**WHEREAS**, in accordance with RCW 36.70A.130(2)(a), amendments to an adopted Comprehensive Plan may be allowed more frequently than once per year if the initial adoption of the sub-area plan did not modify the comprehensive plan policies and designations applicable to the sub-area; and

**WHEREAS**, the proposal is consistent with RCW 36.70A.020, GMA Planning Goal for Urban Growth which states: Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner; and

**WHEREAS**, the proposal is consistent with RCW 36.70A.020, GMA Planning Goal for Housing which states: Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage the preservation of existing housing stock; and

**WHEREAS**, the proposal is consistent with the Comprehensive Plan Chapter 3 Land Use Goal LU1 Citywide Land Use, "Offer a harmonious blend of opportunities for living, working, recreation, education, shopping, and cultural activities by... carefully managing both residential and non-residential development and design..."; and

**WHEREAS**, the proposal is consistent with the Comprehensive Plan Chapter 4 Transportation, Section 3 Transportation and Land Use, policy TR 3.2 Reduced Distances to Neighborhood Services, "Provide a variety of services within neighborhoods that are convenient to and meet the needs of neighborhood residents, decreasing the need for driving."; and

**WHEREAS**, the proposal is consistent with RCW 36.70A.020, Goal 11 Citizen Participation and Coordination of the GMA, was achieved through neighborhood meetings on June 20, 2007, July 18, 2007, and August 8, 2007, and an open house on September 11, 2007. In addition, 550 post card notices were sent out on July 23, 2007; and

**WHEREAS**, public notice was published in the Spokesman-Review on Wednesday, September 26, 2007 and Wednesday, October 3, 2007 giving notice of the Plan Commission public hearing and giving notice of the released SEPA Checklist and DNS, and encouraging public participation; and

**WHEREAS**, the City of Spokane also encouraged public participation and provided information on the Sub-Area land use and zoning amendments on its website ([http://www.spokanepanning.org/nit\\_center.htm](http://www.spokanepanning.org/nit_center.htm)); and

**WHEREAS**, as a result of the City's efforts, the public has had extensive opportunities to participate throughout the Sub-Area amendment process and all persons desiring to comment on the proposal were given a full and complete opportunity to be heard; and

**WHEREAS**, the Spokane Plan Commission conducted a public hearing on October 10, 2007, for the purposed Comprehensive Plan Land Use Plan Map changes and the proposed Official Zoning Map changes. The Plan Commission deliberated, and voted to recommend to the City Council the proposed Spokane Comprehensive Plan Land Use Plan Map change and the proposed Zoning Map change for the Garland Neighborhood Center on November 6, 2007; and

**WHEREAS**, the City Council finds that the amendments set forth herein are consistent with the Growth Management Act, and will protect and promote the health, safety and welfare of the general public; and,

**NOW, THEREFORE, THE CITY OF SPOKANE DOES ORDAIN:** That the Spokane Comprehensive Plan Land Use Plan Map and Official Zoning Map be amended as presented in the attached land use plan map and official zoning map for the North Indian Trail Neighborhood Center.

Passed by the City Council December 03, 2007

Joe Shogan  
Joe Shogan, Council President

Attest: [Signature]  
City Clerk

Dated: \_\_\_\_\_

Mary B. Verner (12-07-07)  
Mary B. Verner, Mayor

Approved as to form:

[Signature]  
Assistant City Attorney

RECEIVED  
12-10-07  
CITY CLERK'S OFFICE  
SPOKANE, WA

EFFECTIVE DATE: 01-08-08





CITY PLAN COMMISSION  
808 W. SPOKANE FALLS BLVD.  
SPOKANE, WASHINGTON 99201-3329  
(509) 625-6060  
FAX (509) 625-6013

November 6, 2007

City Council President Joe Shogan and City Council Members  
808 W. Spokane Falls Blvd.  
Spokane, WA 99201-3329

Re: Proposed map amendments for the North Indian Trail Neighborhood Center

Dear City Council President Joe Shogan and City Council Members:

This process was set in motion by your approval of a Center/Corridor and Sub-Area planning position and support of the Neighborhood/Center & Corridor planning. The North Indian Trail Neighborhood Center was chosen as a participant in this abbreviated planning process for the following reasons:

1. North Indian Trail is designated in the Comprehensive Plan as a Neighborhood Center
2. North Indian Trail has an active Neighborhood Council
3. North Indian Trail has a strong interest in planning issues
4. The North Indian Trail Neighborhood Council agreed to be participants in this process
5. North Indian Trail continues to be heavily impacted by growth and development
6. North Indian Trail is located in Council District 3, the district with the most centers/corridors yet to be planned

The attached proposal requests that amendments be made to the Comprehensive Plan Land Use Plan Map and the Official Zoning Map.

Under the Growth Management Act, RCW 36.70A.130(2)(a)(i), "...Amendments may be considered more frequently than once per year under the following circumstances:

- (i) The initial adoption of a sub-area plan that does not modify the comprehensive plan policies and designations applicable to the sub-area.

The Plan Commission held a public hearing on October 10, 2007 and continued deliberations on November 6, 2007 and after hearing public testimony and reviewing written comments the Plan Commission voted 7 to 0 on November 6, 2007 to recommend approval of the map changes proposed to the Land Use Plan Map and Official Zoning Map.

Sincerely,

Michael J. Ekins  
President, City Plan Commission

## SPOKANE PLAN COMMISSION FINDINGS AND CONCLUSIONS

### *LAND USE PLAN MAP AND ZONING MAP AMENDMENTS PROPOSED AS PART OF THE NORTH INDIAN TRAIL SUB-AREA NEIGHBORHOOD CENTER PROPOSAL*

November 6, 2007

**RECOMMENDATION:** The Spokane City Plan Commission recommends approval of the proposal to changes to the Comprehensive Plan Land Use Plan Map and Official Zoning Map for the North Indian Trail Neighborhood Center as recommended by the North Indian Trail Stakeholder Team following a planning services staff facilitated public participation process. In making this recommendation, the Commission makes the following findings and conclusions:

#### **FINDINGS:**

1. 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).
2. The City of Spokane adopted a *Comprehensive Plan* in May of 2001 that complies with the requirements of the Growth Management Act.
3. The City of Spokane *Comprehensive Plan* designates 19 mixed-use Centers and Corridors and directs resources towards planning the growth and development of these areas. One of those designated Centers and Corridors is the Garland Neighborhood Center.
4. The City of Spokane Planning Services Department 2007 Work Program designates the Garland Neighborhood Center as one of four Centers & Corridors with which to conduct an abbreviated planning process; the others are North Indian Trail Neighborhood Center, Lincoln Heights District Center, and the North Monroe Corridor.
5. The North Indian Trail Neighborhood Center was designated for an abbreviated planning process due to the following: North Indian Trail is designated in the *Comprehensive Plan* as a Neighborhood Center, North Indian Trail has an active Neighborhood Council, North Indian Trail has a strong interest in planning issues, The North Indian Trail Neighborhood Council agreed to be participants in this process, North Indian Trail continues to be heavily impacted by growth and development, North Indian Trail is located in Council District 3, the district with the most centers/corridors yet to be planned.
6. The Planning Services Department, Long Range Planning Section, has worked with the North Indian Trail Stakeholder Team including members from: North Indian Trail Neighborhood Council, Land Development Companies, and general neighborhood/business representatives.
7. Planning Services Staff and the North Indian Trail Stakeholder Team conducted several neighborhood meetings including the following dates: April 16, June 19, June 20, July 18, August 8, and an open house on September 11. In addition, 550 post card notices were sent out to affected properties on July 23, 2007 inviting members of the community to attend the last Stakeholder Team meeting on August 8 and to attend the Open House on September 11, 2007.
8. PCED heard presentations about the amendments on June 4, 2007, August 6, 2007, September 2, 2007, and October 1, 2007
9. The Spokane City Plan Commission held a workshop to study the amendments on June 13, 2007 and September 12, 2007.
10. A State Environmental Policy Act (SEPA) Checklist and Determination of Non-Significance was issued on September 26, 2007 for the *Comprehensive Land Use Plan Map and Zoning Map* changes for the North Indian Trail Neighborhood Center. The public comment period for the SEPA determination ended on October 10, 2007.
11. Notice of the SEPA Checklist and Determination, the Land Use Plan Map changes, and the Zoning Map changes for the North Indian Trail Neighborhood Center, and announcement of the October 10, 2007 Plan Commission Public Hearing were published in the *Spokesman-Review* on Wednesday, September

26, 2007 and Wednesday, October 3, 2007 and posted on the City of Spokane website on September 27, 2007.

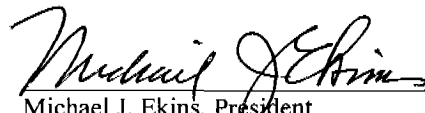
12. Notices (184) were mailed to the North Indian Trail Neighborhood Center property owners, tax payers, or occupants who were directly affected (or within 300 feet of areas affected) by the Land Use Plan Map changes and Zoning Map changes on September 26, 2007.
13. The Washington State Department of Community Trade and Economic Development (CTED) and appropriate state agencies were given the required 60-day notice on September 20, 2007. CTED acknowledged the notice via email on September 20, 2007.
14. The Spokane Plan Commission conducted a public hearing on October 10, 2007, and continued deliberations on November 6, 2007, for the proposed Comprehensive Plan Land Use Plan Map changes and the proposed Zoning Map changes for the North Indian Trail Neighborhood Center.
15. The Plan Commission, by a vote of 7 to 0, recommended forwarding the proposed amendments to City Council for consideration and adoption.

#### **CONCLUSIONS:**

The City Plan Commission concludes that the proposed amendments to the Land-Use Plan Map and Official Zoning Map for the North Indian Trail Neighborhood Center were developed through an open and public process, that the proposed amendments are consistent with the Growth Management Act and will protect and promote the health, safety and welfare of the general public.

The City Plan Commission recommends approval of the amendments, which proposes changes to the Comprehensive Plan Land Use Plan Map and Official Zoning Map for the North Indian Trail Neighborhood Center.

These findings and conclusions were approved on November 6, 2007.



Michael J. Ekins, President  
Spokane Plan Commission

City of Spokane  
**SECOND DRAFT**  
 North Indian Trail  
 Neighborhood Center  
 Land Use Plan  
 Map Proposal

August 7, 2007

**Legend**

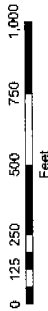
**Existing Land Use**

- Open Space
- Residential 4-10
- Residential 10-20
- Residential 15-30
- Residential 15+
- Office
- Neighborhood Retail
- General Commercial

**Proposed Land Use Plan**

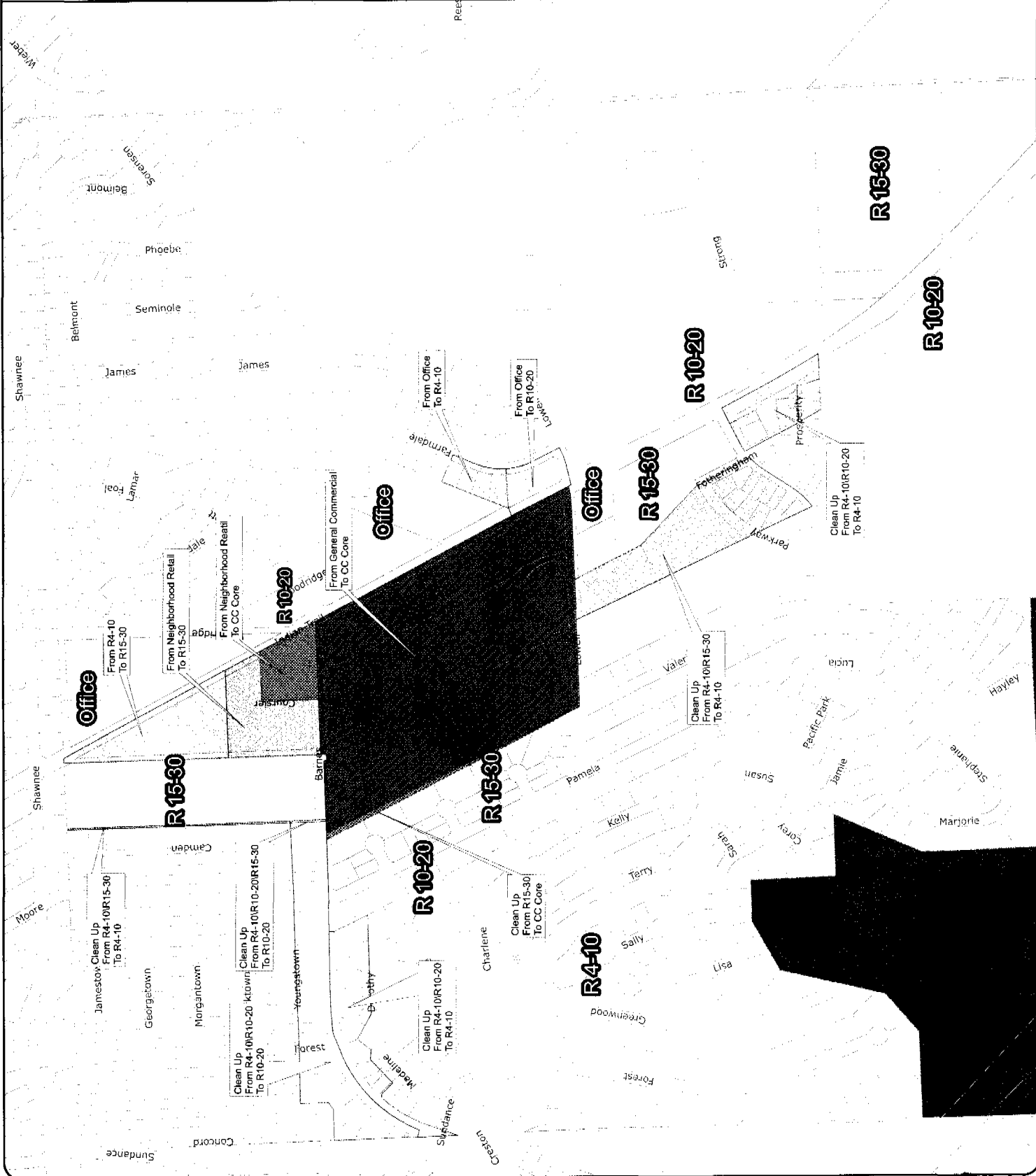
**NIT Proposed Land Use**

- Residential 4-10
- Residential 10-20
- Residential 15-30
- CC Core



**SPokane**

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 does not constitute a relationship to property lines, section lines, roads, etc.



034154



# SECOND DRAFT

## North Indian Trail Neighborhood Center Proposed Zoning Map

August 7, 2007

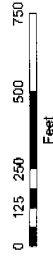
### Legend

#### Existing Zoning

- CC2
- GC
- O
- RMF
- RSF
- RTF

#### NIT Proposed Zoning

- RTF
- CC 2
- RSF
- RMF



**SPokane**

THIS IS NOT A LEGAL DOCUMENT  
The information shown on this map is compiled from various sources and is intended to provide a general overview of the information shown on this map. It is not intended to determine the location of facilities in relationship to property lines, section lines, roads, etc.

