

**Agenda Sheet for City Council Meeting of:**

05/11/2020

Date Rec'd	4/29/2020
Clerk's File #	RES 2020-0029
Renews #	
Cross Ref #	
Project #	
Bid #	
Requisition #	

Submitting Dept	PLANNING
Contact Name/Phone	TIRRELL BLACK 6185
Contact E-Mail	TBLACK@SPOKANECITY.ORG
Agenda Item Type	Resolutions
Agenda Item Name	0650- RESOLUTION CC3 OVERLAY

Agenda Wording

A RESOLUTION directing City of Planning Services Department to conduct an abbreviated subarea planning process in an area adjacent to the North Foothills Center, as shown on the land use plan map, for the purposes of undertaking the

Summary (Background)

Council may authorize a process to consider amendments to the zoning map per SMC 17A.040.040; additionally, SMC 17G.020 allows council to initiate subarea planning actions with the adoption of a public participation plan.

Fiscal Impact	Grant related? NO	Budget Account
	Public Works? NO	
Neutral	\$	#
Select	\$	#
Select	\$	#
Select	\$	#

Approvals		Council Notifications	
Dept Head	MEULER, LOUIS	Study Session\Other	April 16, 2020
Division Director	CORTRIGHT, CARLY	Council Sponsor	CM Burke/CM Cathcart
Finance	ORLOB, KIMBERLY	Distribution List	
Legal	PICCOLO, MIKE	tblack@spokanecity.org	
For the Mayor	ORMSBY, MICHAEL	lmeuler@spokanecity.org	
Additional Approvals		jrichman@spokanecity.org	
Purchasing		jchurchill@spokanecity.org	

ADOPTED BY
SPOKANE CITY COUNCIL:

May 11, 2020
Lemi Hyslop
CITY CLERK

RESOLUTION NO. 2020-0029

A RESOLUTION directing City of Spokane Neighborhood and Planning Services Department staff to conduct an abbreviated subarea planning process in an area adjacent to the North Foothills Employment Center, as designated on the land use plan map, for the purposes of undertaking the addition of CC-3 (Centers and Corridors Type 3) Zoning Overlay.

WHEREAS, Spokane's City Council may authorize a process to consider amendments to the zoning map per SMC 17A.040.040;

WHEREAS, Spokane's Municipal Code lays out a process for subarea planning which closely meets a zoning overlay adoption in SMC 17G.020 and allows council to initiate such subarea planning actions with the adoption of a public participation plan per SMC 17G.020.025(B)(3); and

WHEREAS, City of Spokane Planning Staff have been approached by two agencies who own property in the North Foothills area and have aggregated property in this area and have engaged in recent real estate transactions with the city to support their activities; and

WHEREAS, one such agency is Catholic Charities of Eastern Washington who with city and state support is endeavoring to build Gonzaga Haven, a publicly financed affordable housing community to serve families; and

WHEREAS, the other such agency is Spokane Public Schools District 81, in response to the McCleary Ruling, has been directed to expand its physical capacity for the education of children and has identified the need to provide more locations for middle school instruction and has identified a site in the North Foothills area for a Northside Middle School; and

WHEREAS, both of these proposals are adjacent to an area zoned CC1-EC (Centers and Corridors, Type1, Employment Center) and desire the expansion of the CC3 Overlay onto areas zoned LI (Light Industrial) which allows for more flexible development options and does not amend the existing Land Use Plan Map in the City's Comprehensive Plan or the Zoning Map; and

WHEREAS, CC3 Overlay is described in SMC 17C.122.020, Types of Centers/Corridors; CC3-Overlay Zone is applied as an additional zoning overlay and does not necessitate changing the base zoning or the Comprehensive Plan Land Use Plan Map designation for the area; and

WHEREAS, the City's Comprehensive Plan, Chapter 3, Land Use, *Goal 3.4, Planning for Centers and Corridors* describes a subarea planning process as the process designated to amend zoning surrounding an area designated on the Land Use Plan Map as a center; and

WHEREAS, On March 24, 2020, Governor Jay Inslee issued Emergency Proclamation 20-25 ("Stay Home – Stay Healthy") and Emergency Proclamation 20-28 (prohibiting in-person meetings at physical locations through at least April 23, 2020, and prohibiting public agencies from taking action on matters unless such matters are necessary and routine or are matters necessary to respond to the COVID-19 outbreak) requiring all people in Washington State to immediately cease leaving their home or place of residence except to conduct or participate in essential activities and/or for employment in essential business services; and

WHEREAS, pursuant to a March 25, 2020 Memorandum, Governor Jay Inslee issued guidance to the effect that certain construction activities qualified as essential including construction to further a public purpose related to a public entity or governmental function or facility, including but not limited to publicly financed low-income housing; and

WHEREAS, the Washington State Legislature has recognized that a housing shortage is currently in existence and has provided funding and direction for cities to undertake activities to increase residential capacity in E2SHB 1923 (2019) and SB 2343 (2020); and

WHEREAS, in light of the yet unknown but predicted strains on the economy by the COVID-19 response, the provision for housing services and the provision of education services will continue to be utmost importance to the community; and

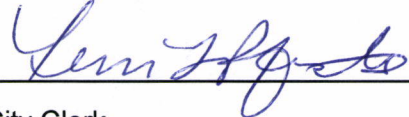
WHEREAS, a Map of the subject area, the proposed CC3-Overlay Expansion, and notification area is attached as Exhibit A; and

WHEREAS, a Public Participation Plan is attached as Exhibit B; and

WHEREAS, as prescribe in SMC 04.12.010, this Resolution does not represent a recommendation of the City Council or Plan Commission regarding a legislative action to adopt changes to the Spokane Municipal Code or the text or maps of the Comprehensive Plan;

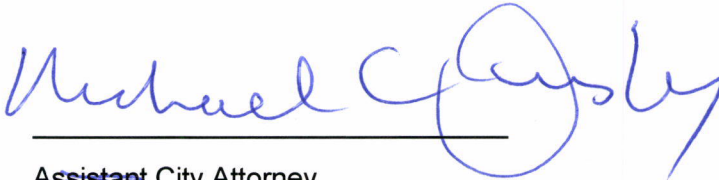
NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL that staff are directed to engage in limited subarea planning around the North Foothills center.

ADOPTED by the City Council this 11th day of May, 2020.



City Clerk

Approved as to form:



Assistant City Attorney



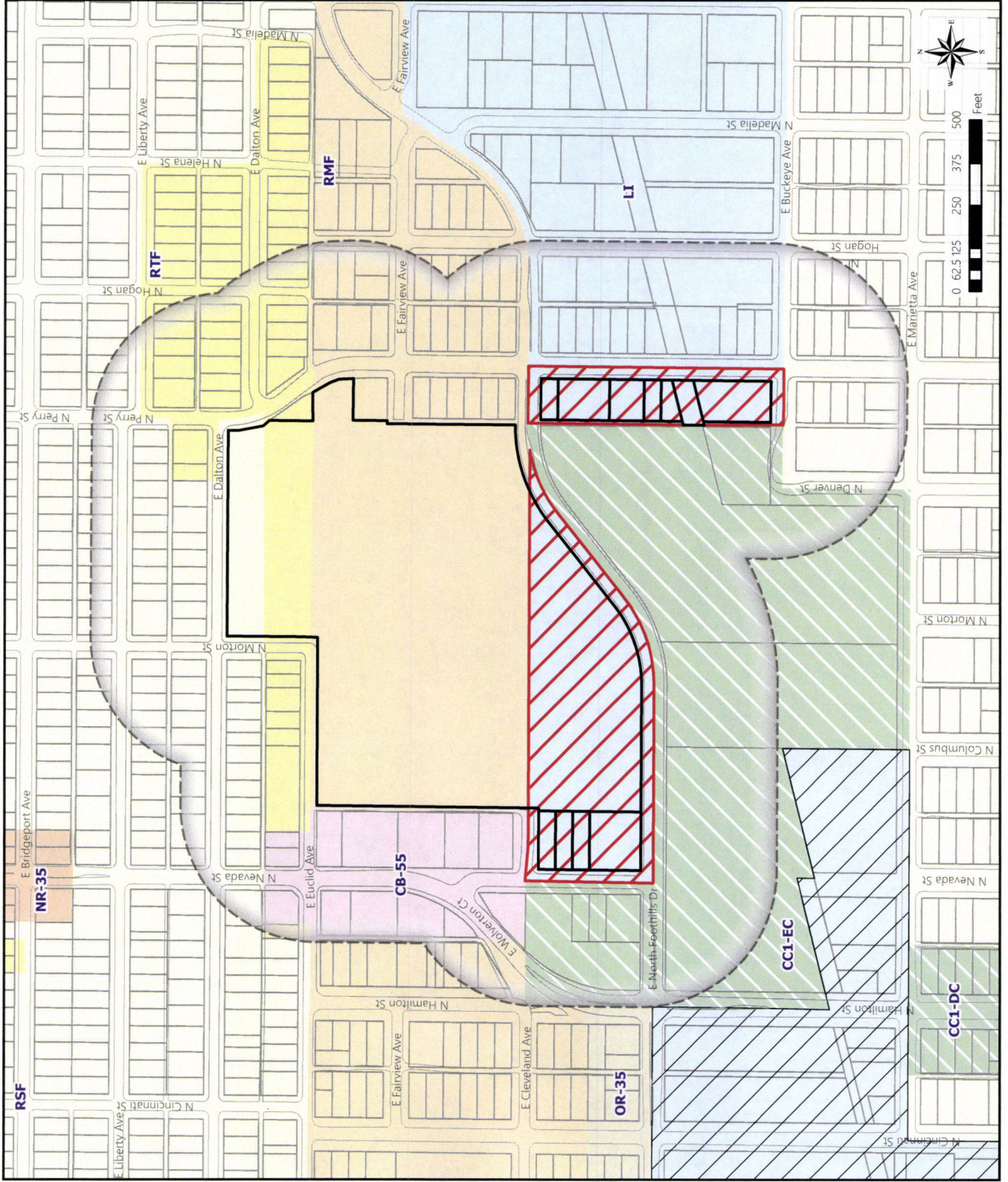
Proposed Overlay and Typical Notification Area

Abbreviated Subarea Planning--CC3 Overlay--North Foothills Employment Center

Drawing Date: 4/6/2020

Drawing Scale: 1:5,000

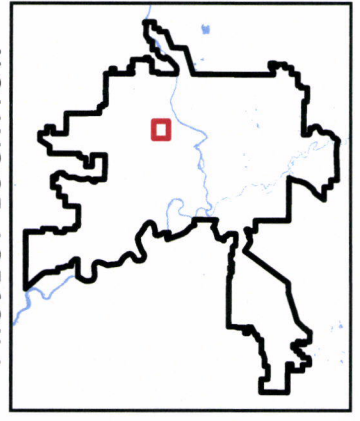
THIS IS NOT A LEGAL DOCUMENT: The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc. For questions on the information provided herein, contact the City of Spokane, Department of Neighborhood and Planning.



LEGEND

-  Proposed CC3 Overlay
 -  Affected Parcels
 -  400-Foot Notification Area
 -  Other Parcels
- ### CURRENT ZONING
-  Center and Corridor Type 1
 -  Community Business
 -  Light Industrial
 -  Neighborhood Retail
 -  Office Retail
 -  Residential Multifamily
 -  Residential Single-Family
 -  Residential Two-Family
 -  CC3 Overlay

PROJECT LOCATION



Drawn by Kevin Freibott
Department of Neighborhood and Planning Services

Exhibit B

City of Spokane

Public Participation Plan

Abbreviated Subarea Planning in the North Foothills Area (2020)

Introduction

Through Resolution the City Council has directed Planning Staff to undertake an expedited subarea planning process in the vicinity of the North Foothills Employment Center as designated on the Land Use Plan Map for the purposes of exploring expanding CC-3 Zoning Overlay to permit more development flexibility in this area.

This Public Participation Plan describes the steps that the City will take to provide opportunities for public engagement and public comment. This plan recognizes that current guidelines for social distancing and conducting business during Covid-19 response will continue to evolve. This plan is a working document and will be adjusted as needed to provide for the greatest and broadest public participation.

1.0 Public Participation Goals

The overall goal of the City of Spokane's Public Participation Plan is to make the planning process accessible, inclusive, and engaging to stakeholders and all members of the public. Spokane Municipal Code Section 17G.020.080 Public Participation Program provides these goals for public participation:

- broad dissemination of proposals and alternatives;
- opportunity for written comments;
- public meetings after effective notice;
- provision for open discussion;
- communication programs;
- information services; and
- consideration of and response to public comments

2.0 Public Participation Opportunities

The City of Spokane is committed to providing multiple opportunities for public participation throughout the process. The City of Spokane will use a variety of communication tools to inform the public and encourage their participation.

2.1 Website

The City of Spokane will create a project webpage for the abbreviated North Foothills Subarea Plan where interested parties can access status updates, draft documents, official notices, minutes and other project information. The webpage will be the primary repository of all information related to the Periodic Review process. The page will include who to contact for more information and an email link for questions and comments.

2.2 Mailed Notice

A mailed notice to property owners, taxpayers, and residents within 400-feet of the proposal will be notified by US Postal Service mailing. This will provide information about the proposal, a map, the SEPA status, a contact person at the city, a project website address for obtaining more information.

2.3 Email Communication

An email list of interested parties will be created, advertised and maintained by the City of Spokane. The list will be used to notify interested parties regarding Periodic Review progress and participation opportunities. Interested parties will be added to the list by contacting the Planning Department.

2.4 Open House (in person and/or online format)

The City will hold an Open House either in person or virtually to allow interested persons the opportunity to discuss the proposal.

2.5 Plan Commission and City Council

The Plan Commission will be the primary forum for review and recommendations to the City Council. Interested parties are encouraged to attend and provide comments during the Plan Commission deliberations and public hearings. Official notices will be published as established in the City of Spokane policy. The public will also have an opportunity attend a public hearing with the City Council prior to the City considering adoption of this proposal.

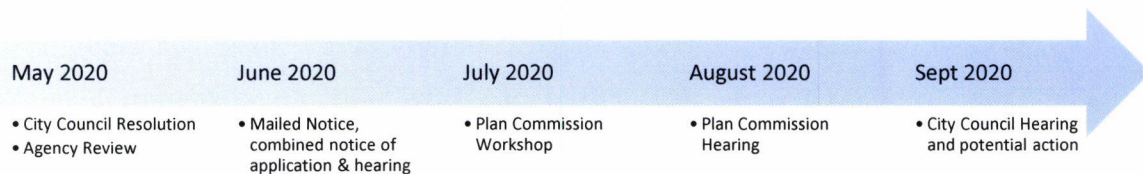
2.6 Comment

Interested parties will be encouraged to provide comments to the City of Spokane by letter or email. All comments will be provided to the Plan Commission and City Council following the public hearing process.

3.0 Public Participation Timeline

The following is a general timeline including anticipated public participation opportunities. A detailed timeline will be posted and kept updated on the project webpage.

Figure 1. City of Spokane Public Outreach Timeline for CC3 Overlay – timeline may be adjusted for Stay Home, Stay Health Proclamation



5.0 Public Comment Periods and Hearings

The Plan Commission will conduct a public comment period and at least one public hearing to solicit input on the Periodic Review. Mailed notice will provide the date and time of the Plan Commission Public Hearing. Public notice of all hearings will state who is holding the comment period and/or hearing, the date and time, and the location of any public hearing. Notices will be published per official policy and comply with all other legal requirements such as the Americans with Disabilities Act. The City Council will hold one public hearing for the purpose of considering this item.

Contacts

The contact for the City of Spokane CC3 Overlay is: Tirrell Black, AICP, Principal Planner,
City of Spokane, 808 W. Spokane Falls Blvd., Spokane, WA 99201 tblack@spokanecity.org (509) 625-6500

(end)



Expenditure Control Form

1. All requests being made must be accompanied by this form.
2. Route **ALL** requests to the Finance Department for signature.
3. If request is greater than \$100,000 it requires signatures by Finance and the City Administrator. Finance Dept. will route to City Administrator.

Today's Date:	Type of expenditure: Goods <input type="radio"/> Services <input type="radio"/>
Department:	
Approving Supervisor:	
Amount of Proposed Expenditure:	
Funding Source:	
Please verify correct funding sources. Please indicate breakdown if more than one funding source.	
Why is this expenditure necessary now?	
What are the impacts if expenses are deferred?	
What alternative resources have been considered?	
Description of the goods or service and any additional information?	
Person Submitting Form/Contact:	
FINANCE SIGNATURE: _____	CITY ADMINISTRATOR SIGNATURE: _____