

**STAFF REPORT ON COMPREHENSIVE PLAN  
TEXT AMENDMENT APPLICATION  
POLICY LU 1.8 GENERAL COMMERCIAL USES; File Z19-002COMP**

**I. SUMMARY OF REQUEST AND RECOMMENDATIONS:**

**DESCRIPTION OF PROPOSAL:**

This application, sponsored by Council Member Candace Mumm and initiated by the Spokane City Council, proposes to amend the text of Policy LU 1.8 General Commercial Uses in Chapter 3, Land Use, of the Comprehensive Plan. The proposal attempts to clarify the Comprehensive Plan’s focused growth strategy as it relates to directing new commercial growth to Centers and Corridors.

**II. GENERAL INFORMATION**

<b>Agent/Applicant:</b>	Council Member Candace Mumm, on behalf of the Spokane City Council
<b>Location of Proposal:</b>	Various locations near existing General Commercial Land Use Plan Map Designations within the city of Spokane
<b>Land Use Plan Designation:</b>	This proposed amendment applies to property that is currently or may in the future be designated as “General Commercial” on the Land Use Plan Map
<b>SEPA Status:</b>	A SEPA threshold Determination of Non-Significance (DNS) was issued on August 27, 2019. The appeal deadline is 5 p.m. on September 10, 2019.
<b>Enabling Code Section:</b>	SMC 17G.020, Comprehensive Plan Amendment Procedure.
<b>Plan Commission Hearing Date:</b>	September 11, 2019
<b>Staff Contact:</b>	Kevin Freibott, Planner II, <a href="mailto:kfreibott@spokanecity.org">kfreibott@spokanecity.org</a>
<b>Recommendation:</b>	Approve

**III. BACKGROUND INFORMATION**

- A. Site Description:** No locations would be directly affected by this proposal, but future Land Use Plan Map changes particularly outside designated Centers and Corridors will be guided by the proposed changes to the text of Policy LU 1.8 General Commercial Uses. The City of Spokane currently encompasses approximately 2,450 parcels with a land-use designation of General Commercial. These parcels cover an area of approximately 1,625 acres. A breakdown of past amendments to General Commercial zones is attached in Exhibit 1.
- B. Proposal Description:** Pursuant to the procedures provided in [chapter 17G.060](#) Spokane Municipal Code, “Comprehensive Plan Amendment Procedure,” the

City Council has proposed a text amendment to Comprehensive Plan Chapter 3, Land Use. The change would amend text guiding the designation of appropriate areas for General Commercial in Policy LU 1.8, General Commercial Uses, and the supporting discussion text. The proposal does not include any specific plans for development or improvement to any property. Area specific amendments to the Land Use Plan Map to the General Commercial designation in the future would be subject to all relevant provisions of SMC 17G.020, Comprehensive Plan Amendments.

C. Existing and Proposed Text: See Exhibit 2 for the full text of the proposed amended policy. Note that there were previously two drafts of the proposed text considered by the Plan Commission, but they approved a motion at their meeting on July 10, 2019 to put forward the text in Exhibit 2 for final consideration.

D. Land Use History: General Commercial as a land use was originally established in the 2001 Comprehensive Plan. Since that time there have been ten private applications and five subarea planning or annexation actions that added land to the designated General Commercial area, highlighted in the map and lists in Exhibit 1. In addition, there is one private application pending in this year's cycle to add 0.12 acre at 15 E Walton Ave (File [Z18-882COMP](#)). Several other amendments in the past, not listed in Exhibit 1, changed General Commercial to either CC Core or Institutional.

E. Application Process:

- City Council established the Annual Comprehensive Plan Amendment Work Program for 2019 by resolution ([RES 2019-0011](#)) on February 25, 2019;
- Notice of Application was posted and published on May 28, 2019, which began a 60-day public comment period, ending on July 29, 2019;
- A SEPA Determination of Non Significance was issued on August 27, 2019;
- Notice of Public Hearing was posted and emailed by August 28, 2019;
- Notice of Public Hearing to be published on August 28 and September 4, 2019;
- Hearing date is scheduled with the Plan Commission for September 11, 2019.

#### **IV. AGENCY, INTERESTED DEPARTMENT, & PUBLIC COMMENT**

Notice of this proposal was sent to City departments and outside agencies for their review. Department and outside agency comments are included in this report as Exhibit 6. One agency/city department comment was received regarding this application:

- City of Spokane, Development Services

Notice of this proposal was also sent to the City's neighborhood councils. Notice was posted in the Downtown library branch, and published in the Spokesman Review. One comment was received from members of the public at large prior to the comment deadline, included in this report as Exhibit 7.

## **V. COMPREHENSIVE PLAN AMENDMENT PROCESS GUIDING PRINCIPLES**

SMC [17G.020.010](#) provides the following guiding principles for the annual comprehensive plan amendment process:

1. Keep the comprehensive plan alive and responsive to the community.
2. Provide for simultaneous review of proposals to allow for cumulative impact analysis of all applications on a City-wide basis and in conjunction with budget decisions.
3. Make map adjustments based on a foundation in policy language, consistently applying those concepts citywide.
4. Honor the community's long-term investment in the comprehensive plan, through public participation and neighborhood planning processes, by not making changes lightly.
5. Encourage development that will enable our whole community to prosper and reinforce our sense of place and feeling of community, in an ecologically, economically and socially sustainable manner.
6. Amendments to the comprehensive plan must result in a net benefit to the general public.

## **VI. REVIEW CRITERIA**

SMC Section [17G.020.030](#) establishes the approval criteria for Comprehensive Plan amendments, including Land Use Plan Map amendments. In order to approve a Comprehensive Plan Land Use Plan Map amendment request, the decision-making authority shall make findings of fact based on evidence provided by the applicant that demonstrates satisfaction of all the applicable criteria. The applicable criteria are shown below in ***bold italic*** print. Following each criterion is staff analysis relative to the amendment requested.

### ***A. Regulatory Changes.***

***Amendments to the comprehensive plan must be consistent with any recent state or federal legislative actions, or changes to state or federal regulations, such as changes to the Growth Management Act, or new environmental regulations.***

**Staff Analysis:** Staff reviewed and processed the proposed amendment under the most current regulations contained in the Growth Management Act, the Washington State Environmental Policy Act (SEPA), and the Spokane Municipal Code. Staff is unaware of any recent federal, state, or legislative actions with which the proposal would be in conflict, and no comments were received to this effect from any applicable agencies receiving notice of the proposal. The proposal meets this criterion.

**B. GMA.**

***The change must be consistent with the goals and purposes of the state Growth Management Act.***

**Staff Analysis:** The Growth Management Act (GMA) details 13 goals to guide the development and adoption of the comprehensive plans and development regulations (RCW 36.70A.020, “Planning Goals”), and these goals guided the City’s development of its comprehensive plan and development regulations. No comments received or other evidence in the record indicates inconsistency between the proposed plan map amendment and the goals and purposes of the GMA. The proposal meets this criterion.

**C. Financing.**

***In keeping with the GMA’s requirement for plans to be supported by financing commitments, infrastructure implications of approved comprehensive plan amendments must be reflected in the relevant six-year capital improvement plan(s) approved in the same budget cycle.***

**Staff Analysis:** The City did not require, nor did any Agency comment request or require a traffic impact analysis for the proposal. The proposed policy amendment does not include any direct changes to land use in the City, though future such amendments may be proposed in later amendment cycles in order to implement this policy. Any subsequent development of sites modified by future land use amendments enacted as a result of this policy would be subject to a concurrency determination pursuant to SMC [17D.010.020](#). As such, staff finds that the proposal meets this criterion.

**D. Funding Shortfall.**

***If funding shortfalls suggest the need to scale back on land use objectives and/or service level standards, those decisions must be made with public input as part of this process for amending the comprehensive plan and capital facilities program.***

**Staff Analysis:** As described in item “C” above, implementation of the concurrency requirement as well as applicable development regulations and transportation impact fees will ensure that development is consistent with adopted comprehensive plan and capital facilities standards, and that sufficient funding is available to mitigate any impacts to existing infrastructure networks. The proposal meets this criterion.

**E. Internal Consistency.**

- 1. The requirement for internal consistency pertains to the comprehensive plan as it relates to all of its supporting documents, such as the development regulations, capital facilities program, shoreline master program, downtown plan, critical area regulations, and any neighborhood planning documents adopted after 2001. In addition, amendments should strive to be consistent with the parks***

***plan, and vice versa. For example, changes to the development regulations must be reflected in consistent adjustments to the goals or policies in the comprehensive plan. As appropriate, changes to the map or text of the comprehensive plan must also result in corresponding adjustments to the zoning map and implementation regulations in the Spokane Municipal Code.***

**Staff Analysis:** The proposal is internally consistent with applicable supporting documents of the Comprehensive Plan as follows:

Development Regulations. As a non-project proposal, there are no specific plans for development of any site tied to this application. The proposal does not result in any non-conforming uses or development. Staff finds no reason to indicate that the proposed policy would conflict with applicable regulations.

Capital Facilities Program. As described in the staff analysis of Criterion C above, no additional demand for infrastructure or capital expenditures by the City would be directly created by this non-project action. Future actions would be subject to additional review and analysis at the time they are proposed. As such, it is not expected that the City's integrated Capital Facilities Program would be affected by the proposal.

Neighborhood Planning Documents Adopted after 2001. The proposed policy would not directly result in any development projects or changes to infrastructure or other physical features typically addressed by Neighborhood Plans. Future changes to land use and/or development regulations enacted as a result of this policy would be subject to a review and consideration of neighborhood plans on a case-by-case basis as those changes are considered as part of the sub-area planning process and exceptions adjacent to existing areas described by the policy.

Miscellaneous Comprehensive Plan Goals and Policies. Staff have compiled a group of Comprehensive Plan Goals and Policies excerpted from the Comprehensive Plan and contained in Exhibit 8 of this report. Further discussion of Comprehensive Plan Policy LU 1.8 General Commercial Uses is included under the staff analysis of Criterion K.2 below.

- 2. If a proposed amendment is significantly inconsistent with current policy within the comprehensive plan, an amendment proposal must also include wording that would realign the relevant parts of the comprehensive plan and its other supporting documents with the full range of changes implied by the proposal.***

**Staff Analysis:** The proposed modifications to policy LU 1.8 serve to strengthen and clarify the existing Comprehensive Plan strategy for concentration of density and commercial development within Centers and Corridors within the City. As such, the proposed modifications are consistent with the Comprehensive Plan and no change to other parts of the Comprehensive Plan are required to ensure this criteria is met.

## **F. Regional Consistency.**

***All changes to the comprehensive plan must be consistent with the countywide planning policies (CWPP), the comprehensive plans of neighboring jurisdictions, applicable capital facilities or special district plans, the regional transportation improvement plan, and official population growth forecasts.***

**Staff Analysis:** The proposed amendment is consistent with the various requirements for land use planning in the CWPPs, including the need for establishing efficient land use, providing certainty to capital facilities, and allowing timely extension of services and utilities for new development. Furthermore, no comments have been received from any agency, City department, or neighboring jurisdiction which would indicate that this proposal is not regionally consistent. Therefore, the proposal meets this criterion.

## **G. Cumulative Effect.**

***All amendments must be considered concurrently in order to evaluate their cumulative effect on the comprehensive plan text and map, development regulations, capital facilities program, neighborhood planning documents, adopted environmental policies and other relevant implementation measures.***

### **1. Land Use Impacts.**

***In addition, applications should be reviewed for their cumulative land use impacts. Where adverse environmental impacts are identified, mitigation requirements may be imposed as a part of the approval action.***

### **2. Grouping.**

***Proposals for area-wide rezones and/or site-specific land use plan map amendments may be evaluated by geographic sector and/or land use type in order to facilitate the assessment of their cumulative impacts.***

**Staff Analysis:** The City is concurrently reviewing this application and four other applications for Comprehensive Plan amendments, as part of an annual plan amendment cycle. The three map amendment proposals are spread throughout the city and concern properties distant from and unconnected to any of the others under consideration. Both proposed text amendments are citywide in nature and significantly larger in the amount of property potentially impacted than the subject application, though their impacts are less direct. However, the proposed text amendments could not affect the map amendments as they would only apply to future land use amendments, not those currently under consideration. As such, the applications would not affect each other in any cumulative fashion and the proposals meet this criterion.

## H. SEPA.

**SEPA review must be completed on all amendment proposals and is described in chapter 17E.050.**

### 1. Grouping.

**When possible, the SEPA review process should be combined for related land use types or affected geographic sectors in order to better evaluate the proposals' cumulative impacts. This combined review process results in a single threshold determination for those related proposals.**

### 2. DS.

**If a determination of significance (DS) is made regarding any proposal, that application will be deferred for further consideration until the next applicable review cycle in order to allow adequate time for generating and processing the required environmental impact statement (EIS).**

**Staff Analysis:** The application is under review in accordance with the State Environmental Policy Act (SEPA), which requires that the potential for adverse environmental impacts resulting from a proposal be evaluated during the decision-making process. On the basis of the information contained in the environmental checklist, written comments from local and State departments and agencies concerned with land development within the City, and a review of other information available to the Director of Planning Services, a Determination of Non-Significance was issued on August 27, 2019. The proposal meets this criterion.

## I. Adequate Public Facilities

**The amendment must not adversely affect the City's ability to provide the full range of urban public facilities and services (as described in CFU 2.1 and CFU 2.2) citywide at the planned level of service, or consume public resources otherwise needed to support comprehensive plan implementation strategies.**

**Staff Analysis:** While the proposal would not modify any land uses immediately, it is conceivable that minor future land use modifications may result from this policy. Any development that occurs following those changes will be subject to a concurrency determination pursuant to [SMC 17D.010.020](#), which will establish whether sufficient services are available to serve that development. Therefore, staff finds that the proposal meets this criterion.

## J. UGA.

**Amendments to the urban growth area boundary may only be proposed by the city council or the mayor of Spokane and shall follow the procedures of the countywide planning policies for Spokane County.**

**Staff Analysis:** The application does not propose an amendment to the urban growth area boundary. As such, this criterion does not apply.

#### **K. Demonstration of Need.**

##### **1. Policy Adjustments.**

***Proposed policy adjustments that are intended to be consistent with the comprehensive plan should be designed to provide correction or additional guidance so the community's original visions and values can better be achieved. [...]***

**Staff Analysis:** The proposal clarifies the Comprehensive Plan's focused growth strategy around directing new commercial growth to Centers and Corridors by providing improved guidance so the community's original visions and values, as reflected in the Comprehensive Plan, can better be achieved. Chapter 3 Land Use, Section 3.2, Vision and Values, restates the original text adopted by the City in 1996 that formed the basis of the Land Use goals. The proposed amendments to LU 1.8 will help better achieve the Vision of "...land uses that fit, support, and enhance Spokane's neighborhoods..." by providing improved guidance in considering future proposals to amend General Commercial designations. The proposal eliminates specific distances and traffic volumes, and instead includes location-specific considerations, such as accommodating necessary expansions for neighborhood businesses and avoiding incompatibility with established neighborhoods. These amendments would assist the adopted Values of "maintaining ... opportunities for shopping, services, and employment" while "protecting the character of single-family neighborhoods."

In 2003 under ORD C33287, the City approved a private annual amendment application that changed the text of Policy LU 1.8 and changed the Land Use Plan Map at the northeast corner of Nevada and Lyons Ave from Office to General Commercial, amounting to 2.6 acres. That amendment added the exception relating to locations adjacent to a "...principal arterial street which as of September 2, 2003, has traffic at volumes greater than 20,000 vehicular trips a day ... but in no event should it extend further than 500' or have an area greater than 3 acres."

The existing text therefore reflects a change driven by a specific proposal. The current proposal would eliminate the reference to 2003 traffic volumes and dimensions that were specific to that site. As such, the current proposal attempts to bring Policy LU 1.8 back into its original focus.

The proposed language is consistent with the goal under which it is located (Land Use Goal 1), and if adopted would not substantially alter the Comprehensive Plan's policy of containing general commercial areas within their current boundaries in order to support growth and development of the Centers and Corridors already included in the Comprehensive Plan. As such, the proposal meets this criterion.



## 2. Map Changes.

**Changes to the land use plan map (and by extension, the zoning map) may only be approved if the proponent has demonstrated that all of the following are true:**

- a. **The designation is in conformance with the appropriate location criteria identified in the comprehensive plan (e.g., compatibility with neighboring land uses, proximity to arterials, etc.);**

**Staff Analysis:** The proposal does not involve a change to the land use plan or zoning maps. Consequently, this section does not apply.

- b. **The map amendment or site is suitable for the proposed designation;**

**Staff Analysis:** As discussed above, the proposal does not include a map amendment and this section does not apply.

- c. **The map amendment implements applicable comprehensive plan policies and subarea plans better than the current map designation.**

**Staff Analysis:** As discussed above, the proposal does not include a map amendment and this section does not apply.

## 3. Rezones, Land Use Plan Map Amendment.

**Corresponding rezones will be adopted concurrently with land use plan map amendments as a legislative action of the city council. If policy language changes have map implications, changes to the land use plan map and zoning map will be made accordingly for all affected sites upon adoption of the new policy language. This is done to ensure that the comprehensive plan remains internally consistent and to preserve consistency between the comprehensive plan and supporting development regulations.**

**Staff Analysis:** As this proposal does not include a map amendment, this criterion does not apply. Future map amendments would be subject to this criterion at the time of their consideration by the City.

## VII. CONCLUSION:

Based on the facts and findings presented herein, staff concludes that the requested amendment to the text of the City's Comprehensive Plan satisfies the applicable criteria for approval as set forth in SMC Section [17G.020.030](#).

## VIII. STAFF RECOMMENDATION:

Following the close of public testimony and deliberations regarding conclusions with respect to the review criteria and decision criteria detailed in SMC Chapter 17G.020,

Plan Commission will need to make a recommendation to City Council for approval or denial of the requested amendment to the text of Chapter 3, Land Use, of the City's Comprehensive Plan.

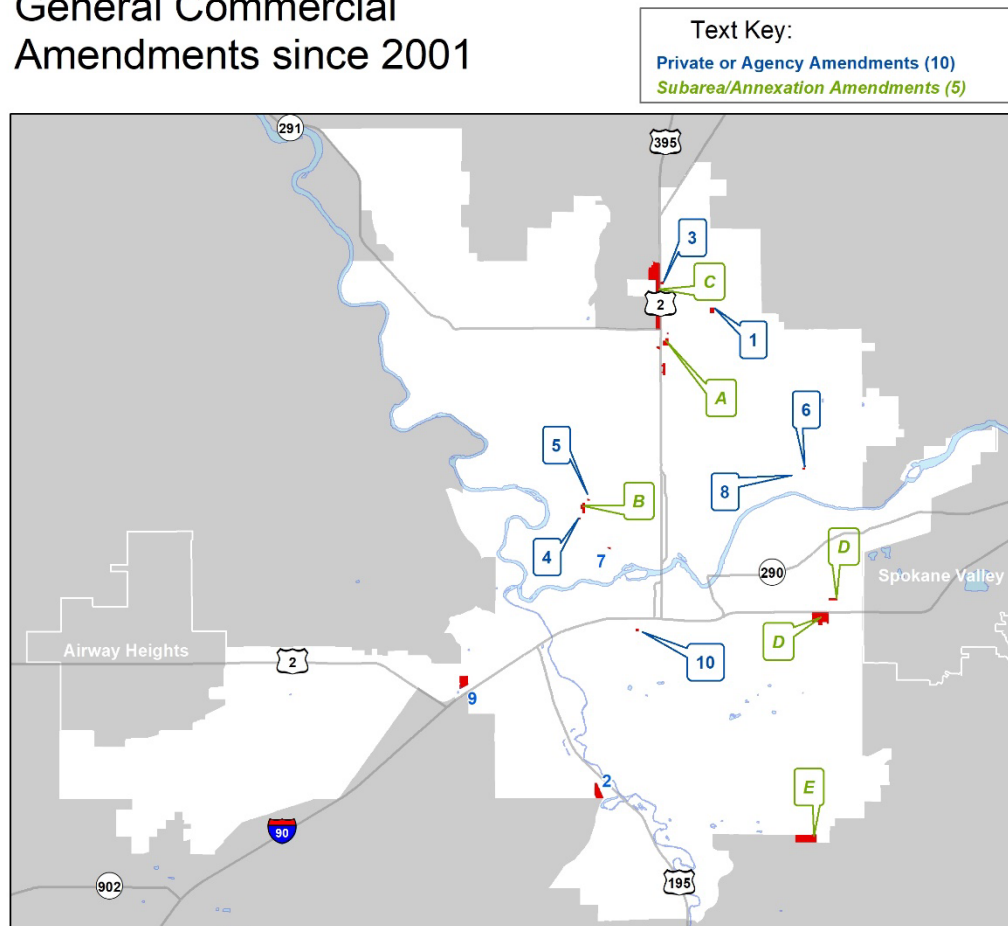
Staff recommends that the Plan Commission adopt the facts and findings of the staff report and recommends approval of the requested amendment to the text of Chapter 3 of the City's Comprehensive Plan for the subject text amendment in Exhibit 2.

**IX. LIST OF EXHIBITS**

1. Description of General Commercial Land Use Plan Map Designations
2. Proposed Policy Text
3. Application Materials
4. SEPA Checklist
5. SEPA Determination of Non-Significance
6. Agency Comment
7. Public Comment
8. Applicable Comprehensive Plan Policies

**EXHIBIT 1 LAND USE CHANGE HISTORY TO GENERAL COMMERCIAL**

**General Commercial  
Amendments since 2001**



**Private or agency applications to add General Commercial approved since 2001:**

Map Key	Ordinance Number	Year	Acres	Nature of Amendment
1	C33287	2003	2.60	Land Use plan map change re 2.61 acres @ NE corner of Nevada & Lyons, from "Office" to "General Commercial."
2	C33587	2005	12.23	Land use map change lots at 4200 S. Cheney-Spokane Road from "Residential 4-10" to "General Commercial". Zoning will be B2-L.
3	C33588	2005	0.77	Land use map change for one parcel at 7404 N. Division from "Office" to "General Commercial". Zoning will be C1-1L.
4	C33589	2005	0.28	Land use map change for one parcel at 1809 N. Ash from "R15-30" to "General Commercial". Zoning will be B2-1L.
5	C34262	2008	0.68	Application Z2006-084-LU amending the Land Use Plan Map of the City's Comprehensive Plan from "Office" to "Commercial" for two parcels located at 1505 West Northwest Boulevard. Wollenberg/Penlube.

Map Key	Ordinance Number	Year	Acres	Nature of Amendment
6	C34495	2009	0.81	Z2007-064LU: Change from R4-10 & Commercial on one parcel located at 3024 E. Fairview Ave. to Commercial – rezoned from “RSF” and “GC-70” to “GC-70” for entire parcel.
7	C34930	2012	0.73	Application Z1100056COMP: Spokane Transit Authority two parcels from R10-20 to Institutional and one parcel from R10-20 to GC
8	C35307	2015	0.17	Application Z1400062COMP: R4-10 to GC located at 2829 N. Market.
9	C35689	2017	13.03	Application Z17-627COMP U-Haul: Office to GC
10	C35690	2017	1.05	Application Z17-621COMP Clanton Family: Office to GC
<b>Total:</b>			<b>32.35</b>	Source: City of Spokane GIS

### Subarea planning actions and annexations to add General Commercial since 2001:

Map Key	Ordinance Number	Year	Acres	Nature of Amendment
A	C33246	2003	>1.0	Land Use Plan Map amendment to include land use changes for the Holy Family Employment Center.
B	C33727	2005	5.36	Adoption of proposed changes in vicinity of Maxwell and Elm Employment Center located in West Central Neighborhood as recommended by the City Plan Commission following a neighborhood planning process.
C	C33884 (C33967, C34042)	2005	58.10	Park Place Annexation (Costco) – Land Use Plan amendments in northwest Spokane.
D	C33945	2007	29.07	Land Use Plan Map changes for East Central area.
E	C35359	2016	23.54	Spokane Housing Ventures (53rd Ave) annexation.
<b>Total:</b>			<b>&gt;116</b>	Source: City of Spokane GIS

## **Exhibit 2–Proposed Amendments to Policy LU 1.8**

The following changes are proposed to Policy LU 1.8. Changes are shown with new text underlined and omitted text in ~~strikethrough~~.

### **LU 1.8      General Commercial Uses**

~~Contain~~ Direct new General Commercial ~~areas within the boundaries occupied by existing business designations and within the boundaries of designated uses to~~ Centers and Corridors designated on the Land Use Plan Map.

**Discussion:** General Commercial areas provide locations for a wide range of commercial uses. Typical development in these areas includes freestanding business sites and larger grouped businesses (shopping centers). Commercial uses that are auto-oriented and include outdoor sales and warehousing are also allowed in this designation. Land designated for General Commercial use is usually located at the intersection of or in strips along principal arterial streets. In many areas such as along Northwest Boulevard, this designation is located near residential neighborhoods.

To address conflicts that may occur in these areas, zoning categories should be implemented that limit the range of uses, and site development standards should be adopted to minimize detrimental impacts on the residential area. New General Commercial areas should not be designated in locations outside Centers and Corridors. Existing commercial strips should be contained within their current boundaries with no further extension along arterial streets allowed.

~~Recognizing existing investments by both the City of Spokane and private parties, and given deference to existing land use patterns, an exception to the containment policy may be allowed by means of a comprehensive plan amendment to expand an existing commercial designation, (Neighborhood Retail, Neighborhood Mini-Center, or General Commercial) at the intersection of two principal arterial streets or onto properties which are not designated for residential use at a signalized intersection of at least one principal arterial street which as of September 2, 2003, has traffic at volumes greater than 20,000 vehicular trips a day. Expansion of the commercial designation under this exception shall be limited to property immediately adjacent to the arterial street and the subject intersection and may not extend more than 250 feet from the center of the intersection unless a single lot, immediately adjacent to the subject intersection and in existence at the time this comprehensive plan was initially adopted, extends beyond 250 feet from the center of the intersection. In this case the commercial designation may extend the length of that lot but in no event should it extend farther than 500 feet or have an area greater than three acres.~~

~~If a commercial designation (Neighborhood Retail, Neighborhood Mini-Center, or General Commercial) exists at the intersection of two principal arterials, a zone change to allow the commercial use to be extended to the next street that runs parallel to the principal arterial street may be allowed. If there is not a street that runs parallel to the principal arterial, the maximum depth of commercial development extending from the arterial street shall not exceed 250 feet.~~

However, recognizing existing investments, and given deference to existing land-use patterns, exceptions to the containment policy may be allowed for limited expansions adjacent to existing General Commercial areas located outside Centers and Corridors. The factors to consider in such adjacent expansions include: maintaining the minimum depth from an arterial street necessary for the establishment or expansion of a general commercial neighborhood business; avoiding intrusion where

incompatible into established neighborhoods; and confining any such expansion within physical boundaries such as streets or alleys.

Areas designated General Commercial within Centers and Corridors are encouraged to be developed in accordance with the policies for Centers and Corridors. Through a neighborhood planning process for the Center, these General Commercial areas will be designated in a land use category that is appropriate in the context of a Center and to meet the needs of the neighborhood.

Residential uses are permitted in these areas. Residences may be in the form of single-family homes on individual lots, upper-floor apartments above business establishments, or other higher density residential uses.

**BRIEFING PAPER**  
**City of Spokane**  
**City Council Ad Hoc Committee**  
**Setting the 2019 Annual Comprehensive Plan Amendment Work**  
**Program**  
**January 2019**

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**Subject**

During deliberations on November 19, 2018, the City Council directed staff bring forth a proposal to amend Policy LU 1.8 General Commercial in the City's Comprehensive Plan, Land Use Chapter. This policy was significantly amended in 2003 (ORD C33287) to add references to specific situations and traffic count numbers and is at times unclear.

The policy needed interpretation by the Plan Commission in two instances in the 2017/2018 amendment review. Council Member Mumm is the sponsor of this proposed amendment. Staff recommend that if this item is added to the Comprehensive Plan Annual Amendment Work Program for 2019, the Plan Commission establish a process, potentially a working group, for the drafting the changes to the text of policy LU 1.8.

**Background**

In Chapter 3, Land Use, policies exist which describe the land use plan map categories. Under *Goal LU1 Citywide Land Use*, there are policies describing several commercial land use plan map designations, these include: General Commercial, Neighborhood Mini-Center, Neighborhood Retail, and Office. These policy descriptions provide guidance when a change to the Land Use Plan Map is contemplated.

*Policy LU 1.8 General Commercial* describes the General Commercial land use category and also states some instances in which this category can be expanded while recognizing that the City's adopted focused growth strategy encourages and should incentivize growth toward the centers. Similar policies exist for other commercial land use categories, such as "Office" or "Neighborhood Retail".

Historic, pre-Centers & Corridors adoption, land use patterns of commercial are recognized under the General Commercial Land Use category. The zoning categories of Community Business (CB) Zone and General Commercial (GC) zone are applied to this land use plan map category. Additionally, some Centers & Corridors (CC) zoning is applied over this land use category where "center's land use planning" has not occurred. When the City adopted the Centers & Corridors focused growth concept, new areas designated for commercial expansion were designated as "centers", not "general commercial".

**Impact**

This policy is important because it gives the Plan Commission and staff direction on when the Land Use Plan Map can be amended to the “General Commercial” Land Use Plan Map designation. Clarifying the policy will be useful when there is interest in pursuing a land use plan map change.

This policy is often called upon to allow adjustments to the land use plan map to areas with historic commercial development pattern history, but areas that are not “centers”. This policy allow for reinvestment and redevelopment through appropriate adjustments to the land use plan map.

This policy should be understood in the framework of the adopted “Centers and Corridors” Focused Growth planning and continue to emphasize those areas for development. Amendment to the Centers & Corridors strategy is most appropriately addressed during a “periodic update” as established by RCW 36.70A.040.

**Action**

Staff recommend that if this item is added to the Comprehensive Plan Annual Amendment Work Program for 2019, the Plan Commission establish a process, potentially a working group, for the drafting the changes to the text of policy LU 1.8.



## Policy LU 1.8 in current version (2018) of Comprehensive Plan, Land Use Chapter 3

### LU 1.8 General Commercial Uses

*Contain General Commercial areas within the boundaries occupied by existing business designations and within the boundaries of designated Centers and Corridors.*

**Discussion:** General Commercial areas provide locations for a wide range of commercial uses. Typical development in these areas includes freestanding business sites and larger grouped businesses (shopping centers). Commercial uses that are auto-oriented and include outdoor sales and warehousing are also allowed in this designation. Land designated for General Commercial use is usually located at the intersection of or in strips along principal arterial streets. In many areas such as along Northwest Boulevard, this designation is located near residential neighborhoods.

To address conflicts that may occur in these areas, zoning categories should be implemented that limit the range of uses, and site development standards should be adopted to minimize detrimental impacts on the residential area. Existing commercial strips should be contained within their current boundaries with no further extension along arterial streets allowed.

Recognizing existing investments by both the City of Spokane and private parties, and given deference to existing land use patterns, an exception to the containment policy may be allowed by means of a comprehensive plan amendment to expand an existing commercial designation, (Neighborhood Retail, Neighborhood Mini-Center, or General Commercial) at the intersection of two principal arterial streets or onto properties which are not designated for residential use at a signalized intersection of at least one principal arterial street which as of September 2, 2003, has traffic at volumes greater than 20,000 vehicular trips a day. Expansion of the commercial designation under this exception shall be limited to property immediately adjacent to the arterial street and the subject intersection and may not extend more than 250 feet from the center of the intersection unless a single lot, immediately adjacent to the subject intersection and in existence at the time this comprehensive plan was initially adopted, extends beyond 250 feet from the center of the intersection. In this case the commercial designation may extend the length of that lot but in no event should it extend farther than 500 feet or have an area greater than three acres.

If a commercial designation (Neighborhood Retail, Neighborhood Mini-Center, or General Commercial) exists at the intersection of two principal arterials, a zone change to allow the commercial use to be extended to the next street that runs parallel to the principal arterial street may be allowed. If there is not a street that runs parallel to the principal arterial, the maximum depth of commercial development extending from the arterial street shall not exceed 250 feet.

Areas designated General Commercial within Centers and Corridors are encouraged to be developed in accordance with the policies for Centers and Corridors. Through a neighborhood planning process for the Center, these General Commercial areas will be designated in a land use category that is appropriate in the context of a Center and to meet the needs of the neighborhood.

Residential uses are permitted in these areas. Residences may be in the form of single-family homes on individual lots, upper-floor apartments above business establishments, or other higher density residential uses.

(end)

**State Environmental Policy Act (SEPA)  
ENVIRONMENTAL CHECKLIST**File No. Z19-002COMP**PLEASE READ CAREFULLY BEFORE COMPLETING THE CHECKLIST!****Purpose of Checklist:**

The State Environmental Policy Act (SEPA) chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An Environmental Impact Statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

**Instructions for Applicants:**

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

**Use of checklist for nonproject proposals:**

Complete this checklist for nonproject proposals, even though questions may be answered "*does not apply.*"

IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (Part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

**A. BACKGROUND**

1. Name of proposed project: Attached housing, lot widths, wall height, and parking area setback text amendments to the Development Code.
2. Applicant: City of Spokane
3. Address: 808 West Spokane Falls Boulevard City/State/Zip: Spokane, WA 99201  
Phone: 509-625-6893  
Agent or Primary Contact: Tirrell Black, Associate Planner  
Address: Same as applicant City/State/Zip \_\_\_\_\_ Phone: \_\_\_\_\_
4. Date checklist prepared: March 28, 2019
5. Agency requesting checklist: City of Spokane Planning & Development
6. Proposed timing or schedule (including phasing, if applicable): Adoption expected fall 2019.
7. a . Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. None that are directly related to this proposal. This policy will guide future decisions about the Land Use Plan Map of the Comprehensive Plan, which is typically amended as frequently as each year as part of the annual Comprehensive Plan amendment cycle. Any such potential change would require separate, additional amendment applications and environmental checklists.  
b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain.  
  
No, this is a non-project text amendment.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. A draft and final EIS were prepared for the City of Spokane Comprehensive Plan adopted in 2001. Environmental checklists have been prepared for each non-exempt amendment to the City of Spokane Comprehensive Plan.
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. In 2018, the City received an early threshold review application for a potential Comprehensive Plan amendment request to change two adjacent parcels from Residential 4-10 to General Commercial land use under File Z18-881COMP (located at 6204 N Nevada St and 1015 E Decatur Ave). Under Resolution 2019-

0011, the City Council suspended this application for consideration until the docketing decision for the 2020 application cycle, pending potential changes to the policy under this proposal.

10. List any government approvals or permits that will be needed for your proposal, if known.

The proposed text amendments require approval of the Spokane City Council and Mayor.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. The proposal would amend the Comprehensive Plan Policy LU 1.8 General Commercial Uses. The changes are intended to clarify the policy which serves as guidance to the Plan Commission and staff when reviewing proposed Land Use Plan Map amendments.

12. Location of the proposal: Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit application related to this checklist. The proposal would have effect city-wide. Please see the City's MapSpokane interactive website, in the Planning group of layers under Landuse Plan, for locations of existing General Commercial and other designations on the Land Use Plan Map. [Maps.SpokaneCity.org](http://Maps.SpokaneCity.org)

13. Does the proposed action lie within the Aquifer Sensitive Area (ASA)? The General Sewer Service Area? The Priority Sewer Service Area? The City of Spokane? (See: Spokane County's ASA Overlay Zone Atlas for boundaries.)  
Yes, all of the above.

14. The following questions supplement Part A.

- a. Critical Aquifer Recharge Area (CARA) / Aquifer Sensitive Area (ASA)

- (1) Describe any systems, other than those designed for the disposal of sanitary waste installed for the purpose of discharging fluids below the ground surface (includes systems such as those for the disposal of stormwater or drainage from floor drains). Describe the type of system, the amount of material to be disposed of through the system and the types of material likely to be disposed of (including materials which may enter the system inadvertently through spills or as a result of firefighting activities).

None that are directly related to this proposal. Systems designed for stormwater disposal would be included in new development projects. These are reviewed on a project basis and mitigated as required under chapter 17D.060 SMC.

- (2) Will any chemicals (especially organic solvents or petroleum fuels) be stored in aboveground or underground storage tanks? If so, what types and quantities of material will be stored?

Not applicable. This is a non-project action. Chemical storage will be addressed at the time of project permit application.

- (3) What protective measures will be taken to insure that leaks or spills of any chemicals stored or used on site will not be allowed to percolate to groundwater. This includes measures to keep chemicals out of disposal systems.

Not applicable. This is a non-project action.

- (4) Will any chemicals be stored, handled or used on the site in a location where a spill or leak will drain to surface or groundwater or to a stormwater disposal system discharging to surface or groundwater?

Not applicable. This is a non-project action.

b. Stormwater

- (1) What are the depths on the site to groundwater and to bedrock (if known)?

The depth to groundwater and to bedrock varies depending on location in the city of Spokane.

- (2) Will stormwater be discharged into the ground? If so, describe any potential impacts.

Not applicable. This is a non-project action.

## B. ENVIRONMENTAL ELEMENTS

### 1. Earth

a. General description of the site (check one):

Flat    Rolling    Hilly    Steep slopes    Mountainous

Other: Not applicable. This is a non-project action.

b. What is the steepest slope on the site (approximate percent slope)?

Not applicable. This is a non-project action.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. Not applicable. This is a non-project action.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. Not applicable. This is a non-project action.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill: Not applicable. This is a non-project action.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. Not applicable. This is a non-project action.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt, or buildings)? Not applicable. This is a non-project action.

h. Proposed measures to reduce or control erosion or other impacts to the earth, if any: Not applicable. This is a non-project action.

### 2. Air

a. What type of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. Not applicable. This is a non-project action.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. Not applicable. This is a non-project action.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: Not applicable. This is a non-project action.

### 3. Water

a. SURFACE WATER:

- (1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. Not applicable. This is a non-project action.
- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. Not applicable. This is a non-project action.
- (3) Estimate the amount of fill and dredge material that would be placed in or removed from the surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. Not applicable. This is a non-project action.
- (4) Will the proposal require surface water withdrawals or diversions? If yes, give general description, purpose, and approximate quantities if known. Not applicable. This is a non-project action.
- (5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. Not applicable. This is a non-project action.
- (6) Does the proposal involve any discharge of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. Not applicable. This is a non-project action.

b. GROUNDWATER:

- (1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. Not

applicable. This is a non-project action.

(2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. Not applicable. This is a non-project action.

c. WATER RUNOFF (INCLUDING STORMWATER):

(1) Describe the source of runoff (including stormwater) and method of collection and disposal if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. Not applicable. This is a non-project action.

(2) Could waste materials enter ground or surface waters? If so, generally describe. Not applicable. This is a non-project action.

(3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. Not applicable. This is a non-project action.

d. PROPOSED MEASURES to reduce or control surface, ground, and runoff water, and drainage patten impacts, if any. Not applicable. This is a non-project action.

#### 4. Plants

a. Check the type of vegetation found on the site:

Deciduous tree:  alder  maple  aspen

Other: Not applicable. This is a non-project action.

Evergreen tree:  fir  cedar  pine

Other: Not applicable. This is a non-project action.

Shrubs  Grass  Pasture  Crop or grain

Orchards, vineyards or other permanent crops

Wet soil plants:  cattail  buttercup  bullrush  skunk cabbage



Other: Not applicable. This is a non-project action.

Water plants:  water lily  eelgrass  milfoil

Other: Not applicable. This is a non-project action.

Other types of vegetation: Not applicable. This is a non-project action.

- b. What kind and amount of vegetation will be removed or altered? Not applicable. This is a non-project action.
- c. List threatened and endangered species known to be on or near the site.  
Not applicable. This is a non-project action.
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: Not applicable. This is a non-project action.
- e. List all noxious weeds and invasive species known to be on or near the site. Not applicable. This is a non-project action.

## 5. Animals

- a. Check **and** List any birds and other animals which have been observed on or near the site or are known to be on or near the site:

Birds:  hawk  heron  eagle  songbirds

Other: Not applicable. This is a non-project action.

Mammals:  deer  bear  elk  beaver

Other: Not applicable. This is a non-project action.

Fish:  bass  salmon  trout  herring  shellfish

Other: Not applicable. This is a non-project action.

Other (not listed in above categories): Not applicable. This is a non-project action.

- b. List any threatened or endangered animal species known to be on or near the site.  
Not applicable. This is a non-project action.
- c. Is the site part of a migration route? If so, explain. Not applicable. This is a non-project action.
- d. Proposed measures to preserve or enhance wildlife, if any: Not applicable. This is a non-project action.

- e. List any invasive animal species known to be on or near the site. Not applicable. This is a non-project action.

## 6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Not applicable. This is a non-project action.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. Not applicable. This is a non-project action.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Not applicable. This is a non-project action.

## 7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe. Not applicable. This is a non-project action.

(1) Describe any known or possible contamination at the site from present or past uses. Not applicable. This is a non-project action.

(2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. Not applicable. This is a non-project action.

(3) Describe any toxic or hazardous chemicals/conditions that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. Not applicable. This is a non-project action.

(4) Describe special emergency services that might be required. Not applicable. This is a non-project action.

(5) Proposed measures to reduce or control environmental health hazards, if any:  
Not applicable. This is a non-project action.

b. NOISE:

(1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? Not applicable. This is a non-project action.

(2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. Not applicable. This is a non-project action.

(3) Proposed measure to reduce or control noise impacts, if any: Not applicable. This is a non-project action.

**8. Land and shoreline use**

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. Not applicable. This is a non-project action. Changes to the policy are expected to be limited to guidance related to containment of existing designated areas, and future changes to the land use plan map designation on nearby or adjacent properties would require amendment applications and additional, non-project review under SEPA.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? Not applicable. This is a non-project action.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: Not applicable. This

is a non-project action.

- c. Describe any structures on the site. Not applicable. This is a non-project action.
- d. Will any structures be demolished? If so, which? Not applicable. This is a non-project action.
- e. What is the current zoning classification of the site? This is a non-project action affecting multiple parcels. A variety of commercial and Center and Corridor zoning classifications exist on existing areas designated General Commercial.
- f. What is the current comprehensive plan designation of the site? The proposal is a text amendment that would be applied citywide. This is a non-project action that will affect multiple parcels in multiple land use plan map designations.
- g. If applicable, what is the current shoreline master program designation of the site? Not applicable. This is a non-project action.
- h. Has any part of the site been classified as a critical area by the city or the county? If so, specify. Not applicable. This is a non-project action.
- i. Approximately how many people would reside or work in the completed project? Not applicable. This is a non-project action.
- j. Approximately how many people would the completed project displace? Not applicable. This is a non-project action.
- k. Proposed measures to avoid or reduce displacement impacts, if any: Not applicable. This is a non-project action.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: Not applicable. This is a non-project action.
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: Not applicable. This is a non-project action.

## 9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low- income housing. Not applicable. This is a non-project action.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high-, middle- or low-income housing. Not applicable. This is a non-project action.
- c. Proposed measures to reduce or control housing impacts, if any: Not applicable. This is a non-project action.

## 10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? Not applicable. This is a non-project action. Height limits are set depending on location and zoning district, and is subject to transition requirements near residential zones, height restrictions within overlay zones, and generally ranges from 40 to 150 feet in other locations.
- b. What views in the immediate vicinity would be altered or obstructed? Not applicable. This is a non-project action.
- c. Proposed measures to reduce or control aesthetic impacts, if any: Not applicable. This is a non-project action.

## 11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? Not applicable. This is a non-project action.
- b. Could light or glare from the finished project be a safety hazard or interfere with views? Not applicable. This is a non-project action.
- c. What existing off-site sources of light or glare may affect your proposal? Not applicable. This is a non-project action.
- d. Proposed measures to reduce or control light and glare impacts, if any: Not applicable. This is a non-project action.

## 12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? Not applicable. This is a non-project action.
- b. Would the proposed project displace any existing recreational uses? If so, describe. Not applicable. This is a non-project action.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: Not applicable. This is a non-project action.

### 13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the sited that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. Not applicable. This is a non-project action. There are registered historic buildings and districts within the city of Spokane. This action would not change or affect historic designations.
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. Not applicable. This is a non-project action.
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archaeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. Not applicable. This is a non-project action.
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required Not applicable. This is a non-project action.

### 14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. Not applicable. This is a non-project action.
- b. Is site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop Yes. Spokane Transit Authority serves most of the affected geographic area. More than 84 percent of the city is within ½ mile of an existing STA route.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? Not applicable. This is a non-project action.
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). Not applicable. This is a non-project action.
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe. Not applicable. This is a non-project action.
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates? Not applicable. This is a non-project action.
- (Note: to assist in review and if known, indicate vehicle trips during PM peak, AM Peak, and Weekday (24 hours).)*
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, general describe. Not applicable. This is a non-project action.
- h. Proposed measures to reduce or control transportation impacts, if any: Not applicable. This is a non-project action.

## 15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. Not applicable. This is a non-project action.
- b. Proposed measures to reduce or control direct impacts on public services, if any: Not applicable. This is a non-project action.

**16. Utilities**

a. Check utilities currently available at the site:

- electricity
- natural gas
- water
- refuse service
- telephone
- sanitary sewer
- septic system

Other: Not applicable. This is a non-project action.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed: Not applicable. This is a non-project action.

**C. SIGNATURE**

I, the undersigned, swear under penalty of perjury that the above responses are made truthfully and to the best of my knowledge. I also understand that, should there be any willful misrepresentation or willful lack of full disclosure on my part, the agency must withdraw any determination of Nonsignificance that it might issue in reliance upon this checklist.

Date: April 3, 2019 Signature: Tirrell Black

Tirrell Black, AICP

***Please Print or Type:***

Proponent: City of Spokane Address: 808 West Spokane Falls Boulevard

Phone: (509) 625-6300 Spokane, WA 99201

Person completing form (if different from proponent): Nathan Gwinn

Phone: (509) 625-6300 Address: 808 West Spokane Falls Boulevard

Spokane, WA 99201



**FOR STAFF USE ONLY**

Staff member(s) reviewing checklist: Tirrell Black, AICP

Based on this staff review of the environmental checklist and other pertinent information, the staff concludes that:

- A. there are no probable significant adverse impacts and recommends a Determination of Nonsignificance.
- B. probable significant adverse environmental impacts do exist for the current proposal and recommends a Mitigated Determination of Nonsignificance with conditions.
- C. there are probable significant adverse environmental impacts and recommends a Determination of Significance.

**D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS**

***(Do not use this sheet for project actions)***

Because these questions are very general, it may be helpful to read them in conjunction with the list of elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise? The proposal would not directly increase discharge to water, emissions to air, the production and storage of toxic or hazardous substances or noise.

Proposed measures to avoid or reduce such increases are: No such measures are proposed.

2. How would the proposal be likely to affect plants, animals, fish or marine life?

This proposal is unlikely to directly affect plants and animals.

Proposed measures to protect or conserve plants, animals, fish or marine life are: The Spokane Municipal Code includes standards related to protection of critical areas and habitat. No additional measures are proposed to specifically address the conservation of plants and animals in this proposal.

3. How would the proposal be likely to deplete energy or natural resources? The proposed code amendments will not directly affect energy or natural resources.

Proposed measures to protect or conserve energy and natural resources are: The proposed code amendments do not directly address energy and natural resource conservation.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, flood plains or prime farmlands? The proposed text amendments will not directly affect environmentally sensitive areas. New development would be subject to the critical area standards of the SMC.

Proposed measures to protect such resources or to avoid or reduce impacts are: No additional measures are proposed. Project impacts will be addressed at the

time of permit application in accordance with the standards of the SMC.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans? The amendments are intended to be consistent with and implement other policies of the City's Comprehensive Plan. New projects that are allowed under the proposed amendments are required to meet the shoreline development standards.

Proposed measures to avoid or reduce shoreline and land use impacts are: No additional measures are proposed. This action will not supersede the regulations of the Shoreline Master Program SMC 17E.060.

6. How would the proposal be likely to increase demands on transportation or public services and utilities? This is a non-project action. Demands on transportation or public services and utilities will be addressed at the time of development permit approval as required by existing regulations. The existing designated commercial areas are generally located near planned urban growth centers with existing facilities and services.

Proposed measures to reduce or respond to such demand(s) are: No additional measures are proposed.

7. Identify, if possible, whether the proposal may conflict with local, state or federal laws or requirements for the protection of the environment. The proposal does not conflict with local, state, or federal laws or requirements for protection of the environment.

## C. SIGNATURE

I, the undersigned, swear under penalty of perjury that the above responses are made truthfully and to the best of my knowledge. I also understand that, should there be any willful misrepresentation or willful lack of full disclosure on my part, the *agency* may withdraw any Determination of Nonsignificance that it might issue in reliance upon this checklist.

Date: April 3, 2019Signature: Tirrell Black

Tirrell Black, AICP

***Please Print or Type:***Proponent: City of SpokaneAddress: 808 West Spokane Falls BoulevardPhone: (509) 625-6300Spokane, WA 99201Person completing form (if different from proponent): Nathan GwinnPhone: (509) 625-6893Address: 808 West Spokane Falls BoulevardSpokane, WA 99201**FOR STAFF USE ONLY**Staff member(s) reviewing checklist: Tirrell Black, AICP

Based on this staff review of the environmental checklist and other pertinent information, the staff concludes that:

- A.  there are no probable significant adverse impacts and recommends a Determination of Nonsignificance.
- B.  probable significant adverse impacts do exist for the current proposal and recommends a Mitigated Determination of Nonsignificance with conditions.
- C.  there are probable significant adverse environmental impacts and recommends a Determination of Significance.

**NONPROJECT DETERMINATION OF NONSIGNIFICANCE**

**FILE NO(S):** Z19-002COMP

**PROPONENT:** City of Spokane

**DESCRIPTION OF PROPOSAL:** This application, sponsored by Council Member Candace Mumm and initiated by the Spokane City Council, requests to change the text of Policy LU 1.8 General Commercial Uses in Chapter 3, Land Use, of the Comprehensive Plan. The changes clarify the description of appropriate areas for expansion of the General Commercial designation on Map LU 1, the Land Use Plan Map.

**LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY:**

The proposed policy modifications would affect any general commercial districts, new or existing, within the City of Spokane.

Legal Description: n/a

**LEAD AGENCY:** City of Spokane

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

- There is no comment period for this DNS.
- This DNS is issued after using the optional DNS process in section 197-11-355 WAC. There is no further comment period on the DNS.
- This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for at least 14 days from the date of issuance (below). Comments regarding this DNS must be submitted no later than 5 p.m. on September 10, 2019 if they are intended to alter the DNS.

\*\*\*\*\*

**Responsible Official:** Heather Trautman

**Position/Title:** Director, Planning Services **Phone:** (509) 625-6300

**Address:** 808 W. Spokane Falls Blvd., Spokane, WA 99201

**Date Issued:** August 27, 2019 **Signature:** 

\*\*\*\*\*

**APPEAL OF THIS DETERMINATION**, after it has become final, may be made to the City of Spokane Hearing Examiner, 808 West Spokane Falls Blvd., Spokane WA 99201. The appeal deadline is Noon on September 18, 2019 (21 days from the date of the signing of this DNS). This appeal must be on forms provided by the Responsible Official, make specific factual objections, and be accompanied by the appeal fee. Contact the Responsible Official for assistance with the specifics of a SEPA appeal.

\*\*\*\*\*

# MEMORANDUM



DEVELOPMENT SERVICES CENTER

**DATE:** April 30, 2019

**TO:** Tirrell Black, Assistant Planner

**FROM:** *Ewb*  
Eldon Brown, P.E., Principal Engineer – Development Services Center

**File No:** Z19-002COMP

**SUBJECT:** Comprehensive Plan Text Amendment – Policy LU 1.8 General Commercial Uses

**APPLICANT:** City Council, City of Spokane

## Comp Plan Amendment Comments

1. Conflicts with city utilities (sewer, water, stormwater) cannot be foreseen at this time by the proposed Comprehensive Plan Text Amendment for General Commercial Uses. Future expansion of General Commercial zones will need to be evaluated for infrastructure capacity, including but not limited to, water, sewer, stormwater, and traffic. Compliance to Spokane Municipal Code requirements for infrastructure will be reviewed at the time of development application(s).

cc: Development Services File  
Kris Becker, P.E., Manager, Development Services  
Mike Nilsson, P.E., Senior Engineer, Development Services  
Patty Kells, Traffic Engineering Assistant, Development Services

**From:** [Carol Tomsic](#)  
**To:** [Black, Tirrell](#); [Gwinn, Nathan](#); [Freibott, Kevin](#)  
**Cc:** [DOUGLAS & MARILYN LLOYD](#); [Sally Phillips](#); [Wittstruck, Melissa](#); [Beggs, Breean](#); [Kinnear, Lori](#); [Stuckart, Ben](#); [Greg Francis](#)  
**Subject:** Comment on 2018/2019 Comprehensive Plan Updates  
**Date:** Wednesday, July 24, 2019 10:02:50 PM

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#### Transit Supported Development - Text Amendment

The Lincoln Heights Neighborhood will be affected by the text amendment. The Monroe/Regal High Performance Transit will connect the South Hill with North Spokane. Our neighborhood will benefit from the proposed mixed-use, transit supported development. The Lincoln Heights Neighborhood District plan supports a pedestrian friendly and walkable economically vibrant neighborhood. Encouraging transit ridership will positively affect pedestrian safety on the traffic-congested 29th Ave.

I support the text amendment and discussion; "mixed use development in these areas will enable less reliance on automobiles for travel, reduce parking needs, and support robust transit ridership. Land use regulations and incentives will encourage this type of development along high-performance transit corridors." However, the benefits of the proposed text amendment is contrary to the existing Corridor and District Center Type 2 zoning which sadly allows auto-oriented businesses such as drive thru-coffee shops, tire shops and retail auto parts stores on the auto-congested intersection of Regal/29th. I would like an additional text added stating any inappropriate "transit-supported development" adversely affecting a neighborhood and not supported by neighborhood councils be addressed and favorably rectified.

#### General Commercial Uses Comprehensive Plan Update

I agree that it's necessary to add clarification against establishing new General Commercial areas outside of centers and establish limited exceptions. I'd like to see a text addition that supports a neighborhood council's objection to any development that is contrary their district plans.

Thank you

Carol Tomsic  
resident

## **Exhibit 8–Related Comprehensive Plan Goals and Policies**

### **Goal LU 1 CITYWIDE LAND USE**

*Offer a harmonious blend of opportunities for living, working, recreation, education, shopping, and cultural activities by protecting natural amenities, providing coordinated, efficient, and cost effective public facilities and utility services, carefully managing both residential and non-residential development and design, and proactively reinforcing downtown Spokane’s role as a vibrant urban center.*

#### **Policy LU 1.8 General Commercial Uses**

*Contain General Commercial areas within the boundaries occupied by existing business designations and within the boundaries of designated Centers and Corridors.*

Discussion: General Commercial areas provide locations for a wide range of commercial uses. Typical development in these areas includes freestanding business sites and larger grouped businesses (shopping centers). Commercial uses that are auto-oriented and include outdoor sales and warehousing are also allowed in this designation. Land designated for General Commercial use is usually located at the intersection of or in strips along principal arterial streets. In many areas such as along Northwest Boulevard, this designation is located near residential neighborhoods.

To address conflicts that may occur in these areas, zoning categories should be implemented that limit the range of uses, and site development standards should be adopted to minimize detrimental impacts on the residential area. Existing commercial strips should be contained within their current boundaries with no further extension along arterial streets allowed.

Recognizing existing investments by both the City of Spokane and private parties, and given deference to existing land use patterns, an exception to the containment policy may be allowed by means of a comprehensive plan amendment to expand an existing commercial designation, (Neighborhood Retail, Neighborhood Mini-Center, or General Commercial) at the intersection of two principal arterial streets or onto properties which are not designated for residential use at a signalized intersection of at least one principal arterial street which as of September 2, 2003, has traffic at volumes greater than 20,000 vehicular trips a day. Expansion of the commercial designation under this exception shall be limited to property immediately adjacent to the arterial street and the subject intersection and may not extend more than 250 feet from the center of the intersection unless a single lot, immediately adjacent to the subject intersection and in existence at the time this comprehensive plan was initially adopted, extends beyond 250 feet from the center of the intersection. In this case the commercial designation may extend the length of that lot but in no event should it extend farther than 500 feet or have an area greater than three acres.

If a commercial designation (Neighborhood Retail, Neighborhood Mini-Center, or General Commercial) exists at the intersection of two principal arterials, a zone change to allow the commercial use to be extended to the next street that runs parallel to the principal arterial street may be allowed. If there is not a street that runs parallel to the principal arterial, the maximum depth of commercial development extending from the arterial street shall not exceed 250 feet.

Areas designated General Commercial within Centers and Corridors are encouraged to be developed in accordance with the policies for Centers and Corridors. Through a



neighborhood planning process for the Center, these General Commercial areas will be designated in a land use category that is appropriate in the context of a Center and to meet the needs of the neighborhood.

Residential uses are permitted in these areas. Residences may be in the form of single-family homes on individual lots, upper-floor apartments above business establishments, or other higher density residential uses.

### **GOAL LU 3 EFFICIENT LAND USE**

Promote the efficient use of land by the use of incentives, density and mixed-use development in proximity to retail businesses, public services, places of work, and transportation systems.

#### **Policy LU 3.2 Centers and Corridors**

*Designate Centers and Corridors (neighborhood scale, community or district scale, and regional scale) on the Land Use Plan Map that encourage a mix of uses and activities around which growth is focused.*

Discussion: Suggested Centers are designated where the potential for Center development exists. Final determination is subject to a sub-area planning process.

#### Neighborhood Center

Neighborhood Centers designated on the Land Use Plan Map have a greater intensity of development than the surrounding residential areas. Businesses primarily cater to neighborhood residents, such as convenience businesses and services. Drive-through facilities, including gas stations and similar auto-oriented uses tend to provide services to people living outside the surrounding neighborhood and should be allowed only along principal arterials and be subject to size limitations and design guidelines. Uses such as a day care center, a church, or a school may also be found in the Neighborhood Center.

Businesses in the Neighborhood Center are provided support by including housing over ground floor retail and office uses. The highest density housing should be focused in and around the Neighborhood Center. Density is high enough to enable frequent transit service to a Neighborhood Center and to sustain neighborhood businesses. Housing density should decrease as the distance from the Neighborhood Center increases. Urban design guidelines for Centers and Corridors, located in the Spokane Municipal Code, are used to guide architectural and site design to promote compatible, mixed land uses, and to promote land use compatibility with adjoining neighborhoods.

Buildings in the Neighborhood Center are oriented to the street. This encourages walking by providing easy pedestrian connections, by bringing activities and visually interesting features closer to the street, and by providing safety through watchful eyes and activity day and night. Parking lots should not dominate the frontage of these pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding neighborhoods. Parking lots should be located behind or on the side of buildings as a rule.

To promote social interaction and provide a focal point for the center, a central gathering place, such as a civic green, square, or park, should be provided. To identify the Center as the major activity area of the neighborhood, it is important to encourage buildings in the core area of the Neighborhood Center to be taller. Buildings up to three stories are encouraged in this area.

Attention is given to the design of the circulation system so pedestrian access between residential areas and the Neighborhood Center is provided. To be successful, Centers need to be integrated with transit. Transit stops should be conveniently located near commercial and higher density residential uses, where transit service is most viable.

The size and composition of Neighborhood Centers, including recreation areas, vary by neighborhood, depending upon location, access, neighborhood character, local desires, and market opportunities. Neighborhood Centers should be separated by at least one mile (street distance) or as necessary to provide economic viability. As a general rule, the amount of commercial space and percent devoted to office and retail should be proportional to the number of housing units in the neighborhood. The size of individual commercial business buildings should be limited to assure that the business is truly neighborhood serving. The size of the Neighborhood Center, including the higher density housing surrounding the Center, should be approximately 15 to 25 square blocks. The density of housing should be about 32 units per acre in the core of the Neighborhood Center and may be up to 22 units per acre at the perimeter.

The following locations are designated as Neighborhood Centers on the Land Use Plan Map:

- Indian Trail and Barnes;
- South Perry;
- Grand Boulevard/12th to 14th;
- Garland;
- West Broadway;
- Lincoln and Nevada; and
- Fort George Wright Drive and Government Way.

#### District Center

District Centers are designated on the Land Use Plan Map. They are similar to Neighborhood Centers, but the density of housing is greater (up to 44 dwelling units per acre in the core area of the center) and the size and scale of schools, parks, and shopping facilities are larger because they serve a larger portion of the city. As a general rule, the size of the District Center, including the higher density housing surrounding the Center, should be approximately 30 to 50 square blocks.

As with a Neighborhood Center, new buildings are oriented to the street and parking lots are located behind or on the side of buildings whenever possible. A central gathering place, such as a civic green, square, or park is provided. To identify the District Center as a major activity area, it is important to encourage buildings in the core area of the District center to be taller. Buildings up to five stories are encouraged in this area.

The circulation system is designed so pedestrian access between residential areas and the District Center is provided. Frequent transit service, walkways, and bicycle paths link District Centers and the downtown area.

The following locations are designated as District Centers on the Land Use Plan Map:

- Shadle – Alberta and Wellesley;
- Lincoln Heights – 29th and Regal;
- Southgate;
- 57th and Regal;
- Grand District;

- Five Mile – Francis and Ash (suggested Center, with final determination subject to a sub-area planning process described in LU 3.4); and
- NorthTown – Division and Wellesley (suggested Center, with final determination subject to a sub-area planning process described in LU 3.4).

### Employment Center

Employment Centers have the same mix of uses and general character features as Neighborhood and District centers but also have a strong employment component. The employment component is expected to be largely non-service related jobs incorporated into the Center or on land immediately adjacent to the Center.

Employment Centers vary in size from 30 to 50 square blocks plus associated employment areas. The residential density in the core area of the Employment Center may be up to 44 dwelling units per acre. Surrounding the Center are medium density transition areas of up to 22 dwelling units per acre.

The following locations are designated as Employment Centers on the Land Use Plan Map:

- East Sprague – Sprague and Napa;
- North Foothills Employment Center;
- Maxwell and Elm;
- Holy Family;
- North Nevada, between Westview and Magnesium; and
- Trent and Hamilton.

### Corridors

Corridors are areas of mixed land use that extend no more than two blocks in either direction from the center of a transportation corridor.

Within a Corridor there is a greater intensity of development in comparison to the surrounding residential areas. Housing at a density up to 44 units per acre and employment densities are adequate to support frequent transit service. The density of housing transitions to a lower level (up to 22 units per acre) at the outer edge of the Corridor. A variety of housing styles, apartments, condominiums, row houses, and houses on smaller lots are allowed. A full range of retail services, including grocery stores serving several neighborhoods, theaters, restaurants, dry-cleaners, hardware stores, and specialty shops are also allowed. Low intensity, auto-dependent uses (e.g., lumber yards, automobile dealers, and nurseries) are prohibited.

Corridors provide enhanced connections to other Centers, Corridors, and downtown Spokane. To accomplish this, it is important to make available safe, attractive transit stops and pedestrian and bicycle ways. The street environment for pedestrians is much improved by placing buildings with multiple stories close to the street with wide sidewalks and street trees, attractive landscaping, benches, and frequent transit stops. Parking lots should not dominate the frontage of these pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding neighborhoods. Parking lots should be located behind or on the side of buildings whenever possible.

The following locations are designated as Corridors on the Land Use Plan Map:

- North Monroe Street;
- Hillyard Business Corridor; and

- Hamilton Street Corridor.

### Regional Center

Downtown Spokane is the Regional Center and is the primary economic, cultural and social center of the region. With the creation and development of the University District on the east end of Downtown, it is also a major academic hub with the collaboration of multiple institutions of higher education. Downtown contains the highest density and intensity of land use, and continues to be a targeted area for additional infill housing opportunities and neighborhood amenities to create a more livable experience.

The following location is designated as the Regional Center on the Land Use Plan Map:

- Downtown Spokane