



Agenda Sheet for City Council:

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

Committee Agenda type: Consent

Date Rec'd 11/13/2024

Clerk's File # ORD C36611

Cross Ref #

Project #

Council Meeting Date: 11/25/2024

Submitting Dept PLANNING & ECONOMIC

Contact Name/Phone KEVIN (509) 625 - 6184

Contact E-Mail KFREIBOTT@SPOKANECITY.ORG

Agenda Item Type First Reading Ordinance

Council Sponsor(s) ZZAPPONE JBINGLE KKLITZKE

Agenda Item Name 0650 - Z23-477COMP – RUSTLE & BEMIS – COMPREHENSIVE PLAN

Agenda Wording

Proposal Z23-477COMP seeks to amend the Land Use Plan Map and Zoning Map for 0.84 acres in the West Hills Neighborhood. This proposal is being considered as part of the Annual Comprehensive Plan Amendment Work Program.

Summary (Background)

The proposal concerns 1603 S Bemis St. and 4302 W Sunset Blvd (Parcels 25262.0505 and 25262.0108) in the West Hills Neighborhood. Application Z23-477COMP seeks to amend the Comprehensive Plan Land Use Plan Map from "Residential Low" to "General Commercial" and amend the Zoning Map from "R1" to "General Commercial, 75-foot height limit (GC-75)." This Application is being considered concurrently with five others through the annual Comprehensive Plan Amendment cycle as required by the

Lease? NO Grant related? NO Public Works? NO

Fiscal Impact

Approved in Current Year Budget? N/A

Total Cost \$

Current Year Cost \$

Subsequent Year(s) Cost \$

Narrative

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

Amount

Budget Account

Neutral \$ #

Select \$ FIRST READING OF THE ABOVE #

Select \$ ORDINANCE HELD ON #

Select \$ 11/25/2024 #

Select \$ AND FURTHER ACTION WAS DEFERRED #

Select \$ *[Signature]* #

CITY CLERK

PASSED BY
SPOKANE CITY COUNCIL:

12/21/2024
[Signature]
CITY CLERK



Continuation of Wording, Summary, Approvals, and Distribution

Agenda Wording

Summary (Background)

Growth Management Act. The application has fulfilled public participation and notification requirements. The Plan Commission held a Public Hearing on October 9, 2024, to consider this Application and recommended approval of the proposal.

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

Distribution List

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Committee Agenda Sheet

Urban Experience Committee

Committee Date	November 11, 2024
Submitting Department	Planning & Economic Development
Contact Name	Kevin Freibott
Contact Email & Phone	kfreibott@spokanecity.org , (509) 625 - 6184
Council Sponsor(s)	<u>CM Zack Zappone, CM Jonathan Bingle, and CM Kitty Klitzke</u>
Select Agenda Item Type	<input checked="" type="checkbox"/> Consent <input type="checkbox"/> Discussion Time Requested:
Agenda Item Name	Z23-477COMP – Rustle & Bemis – Comprehensive Plan Amendment
Proposed Council Action	<input checked="" type="checkbox"/> Approval to proceed to Legislative Agenda <input type="checkbox"/> Information Only
Summary (Background)	<p>The proposal concerns 1603 S Bemis St. and 4302 W Sunset Blvd (Parcels 25262.0505 and 25262.0108) in the West Hills Neighborhood.</p> <p>*use the Fiscal Impact box below for relevant financial information</p> <p>Application Z23-477COMP seeks to amend the Comprehensive Plan Land Use Plan Map from “Residential Low” to “General Commercial” and amend the Zoning Map from “R1” to “General Commercial, 75-foot height limit (GC-75).”</p> <p>This Application is being considered concurrently with five others through the annual Comprehensive Plan Amendment cycle as required by the Growth Management Act. The application has fulfilled public participation and notification requirements. The Plan Commission held a Public Hearing on October 9, 2024, to consider this Application and recommended approval of the proposal.</p>
<p>Fiscal Impact</p> <p>Approved in current year budget? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p> <p>Total Cost: Click or tap here to enter text.</p> <p>Current year cost:</p> <p>Subsequent year(s) cost:</p> <p>Narrative: <u>Processing of Comprehensive Plan Amendments utilizes existing staff time and resources. No additional costs are associated with the adoption of this proposal.</u></p> <p>Funding Source <input type="checkbox"/> One-time <input type="checkbox"/> Recurring <input checked="" type="checkbox"/> N/A</p> <p>Specify funding source: Select Funding Source*</p> <p>Is this funding source sustainable for future years, months, etc? Click or tap here to enter text.</p> <p>Expense Occurrence <input type="checkbox"/> One-time <input type="checkbox"/> Recurring <input checked="" type="checkbox"/> N/A</p> <p>Other budget impacts: (revenue generating, match requirements, etc.)</p>	
Operations Impacts (If N/A, please give a brief description as to why)	
<p>What impacts would the proposal have on historically excluded communities?</p> <p>The is a private proposal to amend the land use and zoning map and is not directly related to historically excluded communities.</p>	

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

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

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

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

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

This proposal is consistent with Comprehensive Plan Policies **LU 1.8 General Commercial Uses**. After reviewing the criteria set forth in SMC 17G.020.030, Plan Commission found the proposal consistent with the Comprehensive Plan and all applicable review criteria, voting to recommend City Council approval of the proposal, subject to the modification of height from 70 to 75 feet.

Ordinance No. C36611

AN ORDINANCE RELATING TO APPLICATION FILE Z23-477COMP AMENDING MAP LU 1, LAND USE PLAN MAP, OF THE CITY'S COMPREHENSIVE PLAN FROM "RESIDENTIAL LOW" TO "GENERAL COMMERCIAL" FOR APPROXIMATELY 0.84 ACRES IN THE WEST HILLS NEIGHBORHOOD; AND AMENDING THE ZONING MAP FROM "R1" TO "GENERAL COMMERCIAL, 75-FOOT HEIGHT LIMIT (GC-75)".

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

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

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

WHEREAS, land use amendment application Z23-477COMP was submitted in a timely manner for review during the City's 2023/2024 Comprehensive Plan amendment cycle; and

WHEREAS, Application Z23-477COMP sought to amend the Land Use Plan Map of the City's Comprehensive Plan for 0.84 acres from "Residential Low" to "General Commercial" for 4302 W Sunset Blvd and 1603 S Bemis St; and

WHEREAS; the corresponding zoning destination requested was "General Commercial, 70-foot height limit (GC-70)"; and

WHEREAS, City Council adopted RES 2024-0029 on March 25, 2024, including Application Z23-477COMP in the 2024 Comprehensive Plan Amendment Work Program; and

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

WHEREAS, the Spokane Plan Commission held a workshop to study the application on July 10, 2024; and

WHEREAS, City Council adopted ORD C36555 on August 12, 2024, amending SMC 17C.122.220.B.1, establishing new maximum height options for commercial zones, following which the applicant requested that the City consider a maximum height of 75 feet for this proposal; and

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

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

WHEREAS, a staff report for Application Z23-477COMP reviewing all the criteria relevant to consideration of the application was published on September 20, 2024 and sent to all applicants, commenters, and the Plan Commission; and

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

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

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

WHEREAS, the Spokane Plan Commission found that Application Z23-477COMP is consistent with and implements the Comprehensive Plan; and

WHEREAS, the Spokane Plan Commission found that Application Z23-477COMP meets the final review criteria for Comprehensive Plan Amendments delineated in Spokane Municipal Code 17G.020.030; and

WHEREAS, the Spokane Plan Commission voted 9 to 0 to recommend approval of Application Z23-477COMP, conditioned upon their recommendation to amend the height maximum from 70 feet to 75 feet as requested by the applicant; and

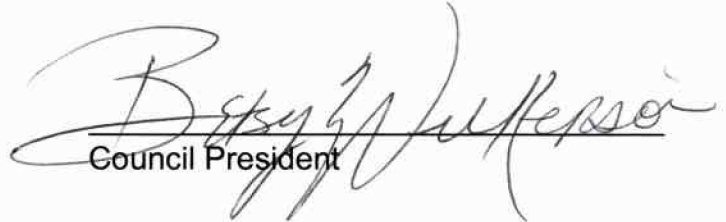
WHEREAS, the City Council adopts the recitals set forth herein as its findings and conclusions in support of its adoption of this ordinance and further adopts the findings, conclusions, and recommendations from the Planning Services Staff Report and the City of Spokane Plan Commission for the same purposes;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

NOW, THEREFORE, THE CITY OF SPOKANE DOES ORDAIN:

1. Approval of the Application. Application Z23-477COMP is approved.

2. Amendment of the Land Use Map. Comprehensive Plan Map LU 1, Land Use Plan Map, is amended from "Residential Low" to "General Commercial" for 0.84 acres, as shown in Exhibit B.
3. Amendment of the Zoning Map. The City of Spokane Zoning Map is amended from "R1" to "General Commercial, 75-foot height limit (GC-75)" as shown in Exhibit C.


PASSED BY THE CITY COUNCIL ON December 2, 2024.


Council President

Attest:

Approved as to form:


City Clerk


Assistant City Attorney


Mayor

12/13/2024
Date



1/12/2025
Effective Date

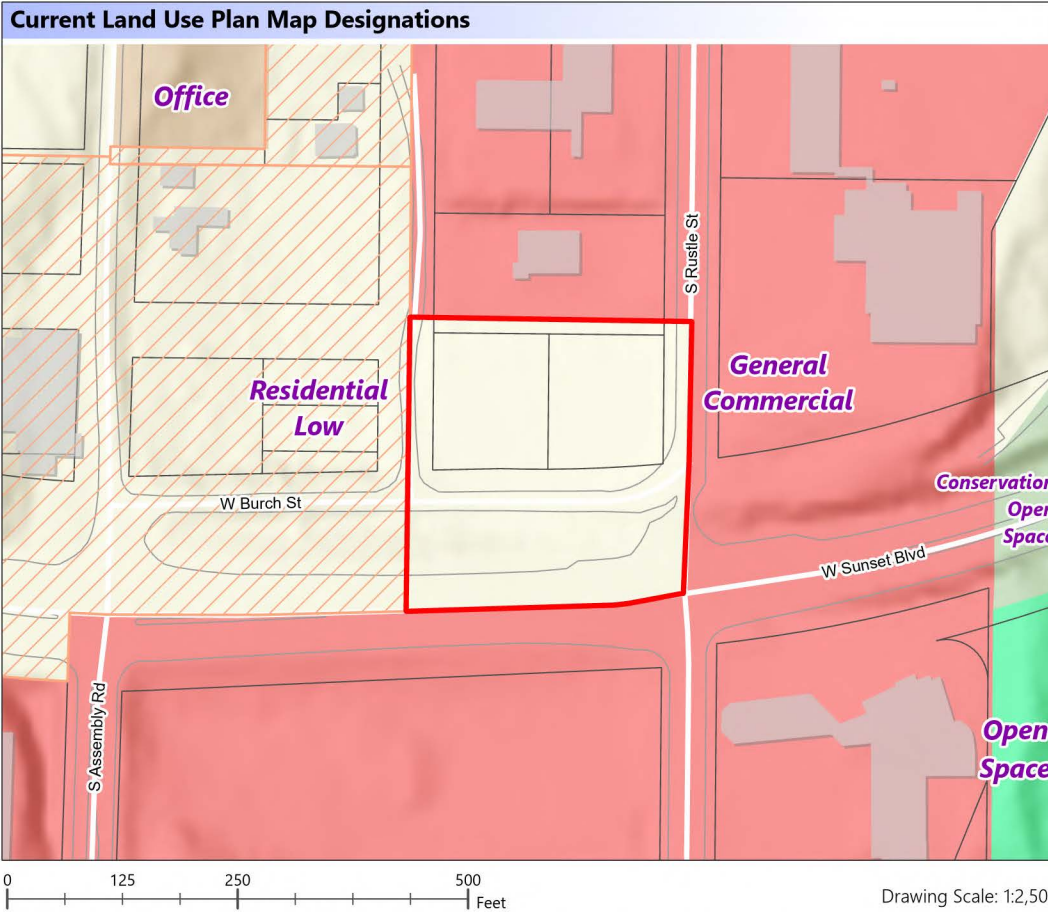


Exhibit B: Land Use Plan Map Changes

Department of Planning & Economic Development



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.



Z23-477COMP

Z23-478COMP

Parcel

Buildings

Curb Line

Land Use Plan Designation

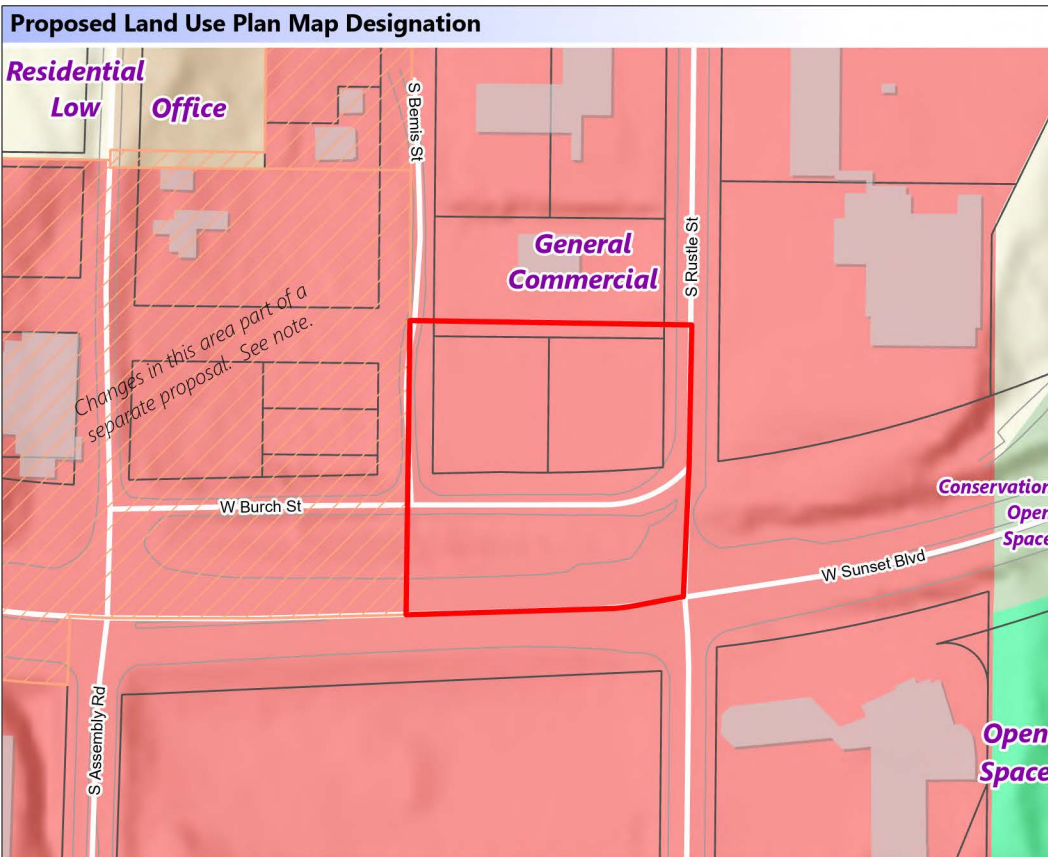
Conservation Open Space

Open Space

Residential Low

Office

General Commercial



Agent: Storhaug Engineering

Parcels: 25262.0108

25262.0505

Size: 0.84 acres

(Size is Approximate)

Note: This application is located adjacent to another proposal by a another applicant. See **File Z23-478COMP** for details as to the adjacent application.



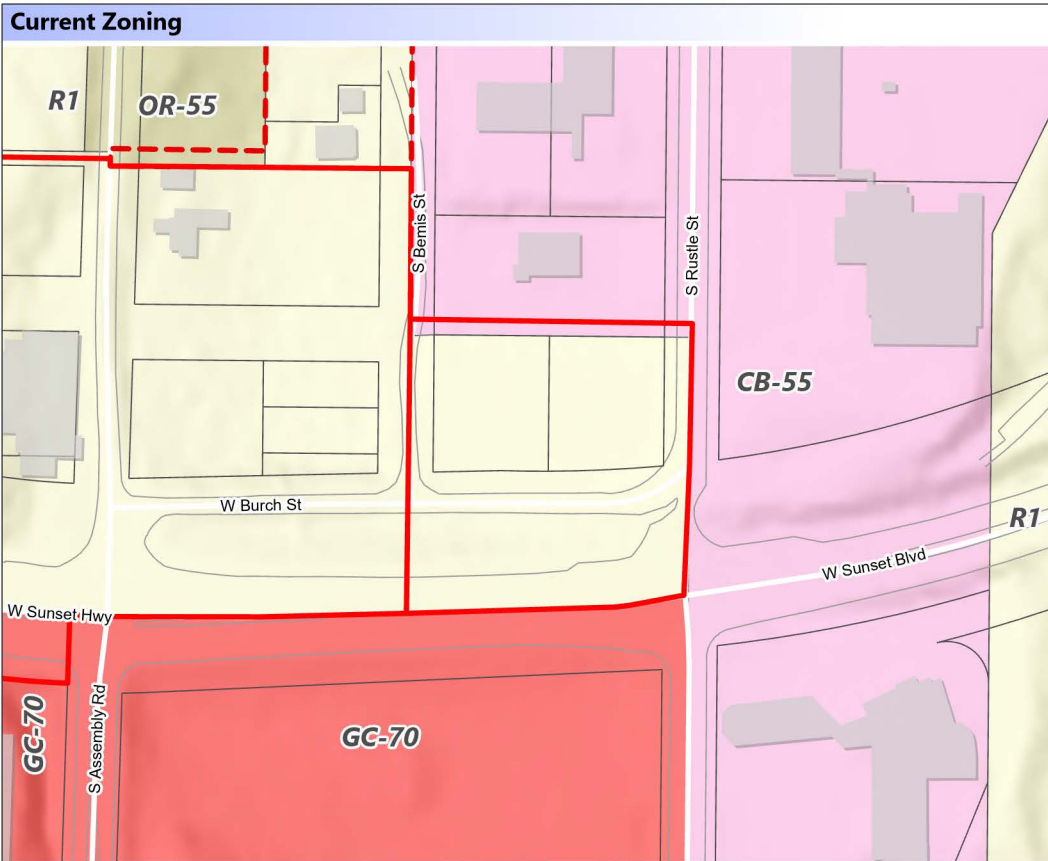


Exhibit C: Zoning Changes

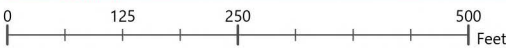
Department of Planning & Economic Development



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- Project Area
 - Buildings
 - Parcel
 - Curb Line
- Zoning**
- Community Business
 - General Commercial
 - Office Retail
 - Residential 1



Drawing Scale: 1:2,500

Agent: Storhaug Engineering
Parcels: 25262.0108
 25262.0505
Size: 0.84 acres
 (Size is Approximate)

Note: This application is located adjacent to another proposal by a another applicant. See **File Z23-478COMP** for details as to the adjacent application.

This exhibit has been updated according to the recommendation of the Spokane Plan Commission during their hearing on October 9, 2024.

