

**STAFF REPORT ON  
CONDITIONAL USE PERMIT APPLICATION  
FILE NO. Z20-012CUP3**

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

**DESCRIPTION OF PROPOSAL:** The applicant, the Spokane Library, has applied for a Conditional Use Permit for an expansion to the existing Shadle Library. The proposal involves a single story 11,875 square foot addition to the existing library at the SE corner of Belt and Wellesley. Very minimal modifications are proposed to the existing parking lot, but no expansion is proposed.

Recommendation: Staff recommends approval of this application, with conditions.

**II. GENERAL INFORMATION:**

- A. Applicant: Spokane Library  
Caris O'Malley  
906 W Main Ave  
Spokane, WA 99201
- B. Property Owner: City of Spokane  
808 W Spokane Falls Blvd  
Spokane, WA 99201
- C. Agent: Hill International  
Becky Blankenship  
801 W Riverside Ave, Suite 400  
Spokane, WA 99201
- D. Location of Proposal: The subject property is located at 2005 W Wellesley, Parcel #: 25011.0001 (NE ¼ Section 01, Township 25N, Range 42E)
- E. Existing Zoning: RSF (Residential Single Family)
- F. Land Use Plan Designation: Open Space
- G. SEPA Status: This application was issued a SEPA DNS on Feb 10, 2020. No appeals were filed.
- H. Enabling Zoning: SMC 17C.110 Residential Zones; 17G.060.170 Decision Criteria; 17C.320.080.F Conditional Uses
- I. Hearing Date: March 5, 2020 at 9:00 AM
- J. Staff Contact: Ali Brast, Assistant Planner, 625-6638  
[abrast@spokanecity.org](mailto:abrast@spokanecity.org)

**III. FINDINGS OF FACT:**

- A. Site Description: The site, which is owned by the City of Spokane, is located at 2005 W Wellesley, at the southeast corner of Wellesley and Belt. The parcel contains the existing Shadle Library, Shadle Aquatic Center and Shadle Park, as well as the Shadle Park Water Reservoir.



- B. Project Description: The applicant is proposing a single story 11,875 square foot addition to the existing Shadle Library at the SE corner of Belt and Wellesley. Minimal modifications are proposed to the existing parking lot, with no expansion proposed.
- C. Surrounding Zoning: Properties to the north, east and south are all zoned Residential Single Family (RSF). Properties directly to the west of the library are zoned Centers and Corridors 1.
- D. Zoning History: Prior to 2006, the property was zoned R1. Since the City-wide zoning change in 2006, the property has been zoned residential single-family.
- E. Adjacent Land Use: Land uses to the north and south are single family homes with Land Use Designations of Residential 4-10; uses to the west are retail with land use designations of General Commercial; uses directly to the east are the Shadle High School and its associated parking with land use designations of Institutional.

- F. Applicable Zoning Regulations: Spokane Municipal Code (SMC) 17C. 110, Residential Zones; SMC 17C.320.080 (F), Conditional Use Decision Criteria, and SMC 17G.060.170, Decision Criteria.
- G. Procedural Requirements:
- A Community Meeting was held on 12/11/19;
  - Application was submitted on 1/17/2020;
  - A Request for Comments notice was sent to Departments and Agencies on 1/17/2020;
  - Applicant was notified on 2/5/2020 that the application was technically complete;
  - A combined Notice of Application and Public Hearing was mailed and posted on the subject property on 2/10/2020, which began the 15-day public comment period;
  - The SEPA DNS was issued on 2/10/2020 and no appeals were filed; and
  - The Public Comment Period closed on 2/24/2020.

#### **IV. DEPARTMENT REPORTS:**

Notice of this proposal was sent to City departments and outside agencies for their review and comments on 1/17/2020. Their comments are included with the file and are made part of this application by reference.

#### **V. PUBLIC COMMENT:**

No public comments were received on the application.

#### **VI. CONCLUSIONS:**

##### **SMC 17C.320.080 Decision Criteria**

1. *The proposal is allowed under the provisions of the land use codes. SMC 17G.060.170(C)(1)*

##### Relevant Facts:

Libraries are identified in SMC 17C.190.420 as Community Service uses, an Institutional Category of Use. As specified in SMC 17C.110.110.C, in the RSF zone an addition to an existing community service use of more than 1,500 square feet requires a conditional use permit and is processed as a Type III application.

**Staff finds this criterion is met.**

2. *The proposal is consistent with the comprehensive plan designation and goals, objectives, and policies for the property. SMC 17G.060.170(C)(2)*

##### Relevant Facts:

In the City's Comprehensive Plan:

*\*Policy LU 3.1 Coordinated and Efficient Land Use states: Encourage coordinated and efficient growth...by focusing growth in areas where adequate services and facilities exist or can be economically extended.*

*\*Goal LU 5 Development Character states: Promote development in a manner that is attractive, complementary, and compatible with other land uses.*

*\*Goal LU 6 Adequate Public Lands and Facilities states: Ensure the provision and distribution of adequate public lands and facilities throughout the city.*

*\*Goal TR C Accommodate Access to Daily Needs and Priority Destinations states: Promote land use patterns and construct transportation facilities and other urban features that advance Spokane's quality of life.*

*\*Policy N2.1 Neighborhood Quality of Life states: Ensure that neighborhoods continue to offer residential transportation and living options, safe streets, quality schools, public*

*services, and cultural, social, and recreational opportunities in order to sustain and enhance the vitality, diversity and quality of life within neighborhoods.*

*\*Goal N 3 Neighborhood Facilities states: Maximize the usefulness of existing neighborhood facilities and services while minimizing the impacts of major facilities located within neighborhoods*

Staff Discussion: The proposed expansion of an existing library continues to support many comprehensive goals and policies. It's a natural choice to group the neighborhood-serving uses on a common site and this proposed expansion is just an extension of those uses.

**Staff finds that this criterion is met.**

3. *The proposal meets the concurrency requirements of chapter 17D.010 SMC. (SMC 17G.060.170(C)(3))*

Relevant Facts: The application was circulated on January 17, 2020 amongst all City departments and outside agencies with jurisdiction and there were no departments or agencies that reported that concurrency could not be achieved.

**Staff finds this criterion is met.**

4. *If approval of a site plan is required, the property is suitable for the proposed use and site plan considering the physical characteristics of the property, including but not limited to size, shape, location, topography, soils, slope, drainage characteristics, the existence of ground or surface water and the existence of natural, historic or cultural features. SMC 17G.060.170(C)(4)*

Relevant Facts: The property is considered suitable for the proposed expansion. The additions will maintain all necessary setbacks from property lines, as well as adhere to height limitations and parking requirements. While there is no additional parking proposed as a part of the project, the applicant provided a memo discussing the existing parking conditions for the site indicating there is sufficient parking for the addition. The proposed addition is intended to be built on top of an existing storm pipe. The project proposes rerouting the pipe around the addition, which is an acceptable change per the City's Engineering Department.

This site is located within the Aquifer Sensitive Area and the Aquifer Critical Area Recharge Zone and must comply with SMC Chapter 17E.010 Critical Aquifer Recharge Areas-Aquifer Protection.

Due to the public nature of the project, Design Review was required. The Board's recommendations are available in the file. One of the recommended conditions brought forth by the board encouraged the applicant and the City's Street Department to work together to address pedestrian safety concerns. The Board recommended potential improvements to safe pedestrian crossings at appropriate locations. Originally, the Board encouraged the applicant to consider installing a crosswalk across Belt St from this site to the Shadle Shopping Center. However, the street department has made it clear that a crosswalk at this location could be hazardous based on proximity to the traffic signal and redundant considering there is a new marked crosswalk with pedestrian signs and ADA ramps approximately 450 feet away from the intersection in question.

The Board also encouraged the applicant to continue working with the Arts Commission on the placement of any proposed public art in the most interactive location(s) possible. No comments were received from anyone with the Arts Commission indicating opposition to this recommendation.

Staff Comment:

The memo provided by the applicant regarding the existing parking conditions for the larger site identify that only the library itself has a code required minimum number of stalls, while both the park and the aquatic center are “set by conditional use”, per Table 17C.230-2. There is no record of the other uses on the site having received a formal conditional use permit, so there is no decision to reference for minimum required parking stalls for those two other uses.

However, it is reasonable to assume that residents that drive to the site for one use, often use another i.e., a family that comes to the library to borrow books or for an event, will also likely stop at the park to play and perhaps even use the aquatic facilities. It is therefore reasonable to assume that the uses likely share parking needs and separate parking for each use on site is not necessary. The number of stalls provided, which is indicated in the memo, seems reasonable to the Planning Department and no additional parking seems necessary.

Overall, the site is suitable for the expansion according to all City departments and agencies that commented.

**Staff finds that this criterion is met.**

5. *The proposal will not have a significant adverse impact on the environment or the surrounding properties, and if necessary conditions can be placed on the proposal to avoid significant effects or interference with the use of neighboring property or the surrounding area, considering the design and intensity of the proposed use.*

Relevant Facts: The applicant’s Conditional Use Permit Application states that the proposed addition will be single-story construction, matching the existing built character on the site.

Spokane Transit Authority has requested that the applicant install two new bus pads for boarding and alighting on Wellesley in front of the library to accommodate a proposed bus stop relocation from in front of the Shadle Shopping Center to the west. The City’s Traffic Department, in consultation with the Street Department, opposes the proposed location of the moved bus stop. The two departments have concerns about the operations of Wellesley if a bus stop is moved past the stop light, potentially causing accidents and impairing the flow of traffic through that intersection.

Staff Comment: It is not expected that the proposal will have a significant adverse impact on the environment in terms of design. The applicant will be required to meet the standards set out in SMC 17C.110.500 through SMC 17C.110.575, Institutional Design Standards in Residential Zones at time of building permit review. Additionally, the plan indicates maintaining several very mature trees on the west side of the site, which will continue to screen the use from the public right-of-way on the west side of the site.

Requested transit improvements could potentially cause adverse impacts to the larger transportation network near this site. It is recommended that the applicant work with both STA and the City’s traffic engineers to find an acceptable solution to the requested improvements.

**Staff finds that this criterion is met.**

**Additional Decision Criteria for Institutional and Other Uses in Residential Zones are described in SMC 17C.320.080(F), what follows is a review of these criteria.**

Chapter 17C.320.080 (F) Decision Criteria for Institutional and Other Uses in Residential Zones. These approval criteria apply to all conditional uses in RA through RHD zones. The approval criteria allow institutional uses (including expansions of existing facilities), allow increases to the maximum occupancy of group living, and permits other non-residential household living uses in a residential zone. These types of uses must maintain or not significantly conflict with the appearance and function of residential areas. The approval criteria are:

1. *Proportion of Residential Household Living Uses.*

*The overall residential appearance and function of the area will not be significantly lessened due to the increased proportion of uses not in the residential household living category in the residential area. Consideration includes the proposal by itself and in combination with other uses in the area not in the residential household living category and is specifically based on the:*

- a. number, size and location of other uses not in the residential household living category in the residential; and*
- b. intensity and scale of the proposed use and of existing residential household living uses and other uses.*

Relevant Facts:

The library is an existing use in an existing structure. While the use of the site may intensify slightly due to the expansion of the library, there is no indication that this is inconsistent with how the site is already being utilized. Per the Community Meeting Summary, folks are excited about the expansion and enjoyed the proposed design. No one indicated that the proposed expansion would negatively affect the surrounding area.

**Staff finds this criterion is met.**

2. *Physical Compatibility.*

- a. The proposal will be compatible with adjacent residential developments based on characteristics such as the site size, building scale and style, setbacks and landscaping; or*
- b. The proposal will mitigate differences in appearance or scale through such means as setbacks, screening, landscaping and other design features.*

Relevant Facts:

The addition and larger renovation of the existing structure is proposed to be consistent with institutional design standards in residential zones. The library use itself will not be any closer to adjacent residential uses as the parcel is very large. Landscape improvements are proposed between the addition and the public right-of-way for screening and softening purposes. Additionally, there is a handful of very mature trees on the west side of the building that will be maintained for screening purposes.

**Staff finds this criterion is met.**

3. *Livability.*

*The proposal will not have significant adverse impacts on the livability of nearby residential zoned lands due to:*

- a. noise, glare from lights, late-night operations, odors and litter; and*
- b. privacy and safety issues.*

Relevant Facts:

- Noise: No new noise is anticipated with the addition.
- Glare from lights: Overhead lighting is required to be contained on the site per SMC 17C.110.520 Lighting.

- Late Night Operations: No late night operations expected.
- Odor and litter: No odor is anticipated. Trash will be picked up on the site regularly, consistent with existing operations.

**Staff finds this criterion is met.**

4. *Public Services.*

- a. *The proposed use is in conformance with the street designations of the transportation element of the Comprehensive Plan.*
- b. *The transportation system is capable of supporting the proposed use in addition to the existing uses in the area. Evaluation factors include:*
  - i). *street capacity, level of service and other performance measures;*
  - ii). *access to arterials;*
  - iii). *connectivity;*
  - iv). *transit availability;*
  - v). *on-street parking impacts;*
  - vi). *access restrictions;*
  - vii). *neighborhood impacts;*
  - viii). *impacts on pedestrian, bicycle and transit circulation;*
  - ix). *safety for all modes; and*
  - x). *adequate transportation demand management strategies.*
- c. *Public services for water supply, police and fire protection are capable of serving the proposed use, and proposed sanitary waste disposal and stormwater disposal systems concept are acceptable to the engineering services department.*

Relevant Facts: The proposal does not decrease the level of service on any adjacent street; no traffic study was required or undertaken for this proposal.

The site has access to all City of Spokane public services, and will not require any additions to be made in order to fully accommodate the proposed site development. An existing storm line sits under the proposed addition, but the proposal identifies relocating the pipe around the footprint of the new building.

**Staff finds this criterion is met.**

## **VI. RECOMMENDATION**

TO APPROVE the Conditional Use Permit to allow an 11,875 square foot single-story addition to the existing Shadle Library located at 2005 W Wellesley; substantially in conformance with the plans and application on file in Planning and Development, and the following conditions of approval:

1. The project will be developed in substantial conformance with SMC 17C.110.500, Land Use Standards, Residential Zones, Institutional Design Standards, to maintain compatibility with, and limit the negative impacts on surrounding residential areas.
2. Continue to work with the City's traffic engineers and Spokane Transit to find an acceptable solution to the requested bus stop pad relocation.
3. Per comments from the Spokane Tribe, develop an Inadvertent Discovery Plan to implement into the scope of work.
4. Adhere to any additional performance and development standards documented in comment or required by City of Spokane, Spokane County Washington State, and any Federal agency.