

**Spokane City Plan Commission
Findings of Fact, Conclusions, and Recommendations
Spokane Housing Ventures Annexation**

A recommendation of the City Plan Commission relating to the proposed Spokane Housing Ventures Annexation and related zoning map and Comprehensive Plan land use map designations for proposed annexation area.

Findings of Fact:

- A. The City of Spokane, pursuant to chapter 35.13 RCW, is authorized to annex land within an urban growth area and contiguous to the City's municipal boundary.
- B. The owners of certain property situated within the Spokane Housing Ventures Annexation Area filed a proper and sufficient Notice of Intent to commence annexation proceedings with the City.
- C. Following its receipt of said notice, the City Council held a public meeting with the owners and determined by Resolution 2015-0031 that the City would geographically modify the proposed annexation area to include the property lying between Regal Street on the west, Palouse Hwy on the east, 53rd Avenue on the North, and 55th Avenue on the South, as shown in the Spokane Housing Ventures Annexation Parcel Map attached hereto as Exhibit "A".
- D. Thereafter, a sufficient petition for annexation was filed with the City pursuant to RCW 35.13.130, signed by the owners of not less than 60 percent in value, according to the assessed valuation for general taxation, of the property for which annexation is petitioned, seeking annexation to the city of Spokane of an approximately 42-acre area within an urban growth area and contiguous to the City's southern municipal boundary, otherwise referred to as the Spokane Housing Ventures Annexation Area (the "Petition").
- E. On December 9, 2015, the Plan Commission held a hearing to obtain public comments on the annexation and the proposed land use and zoning designations for the Spokane Housing Ventures Annexation Area.
- F. The City of Spokane Comprehensive Plan policy LU 9, Annexation Areas, encourages the annexation of areas that are logical extensions of the City, and further encourages the use of readily identifiable boundaries, such as highways, to define annexation areas where possible. The Spokane Housing Ventures Annexation Area, as modified by City Council resolution 2015-0031, is a logical extension of the City's corporate boundaries and uses streets to make the new boundaries readily identifiable. Based on testimony by Fire District 8 and the owners of property on the east end of the modified annexation area (i.e., parcel no. 34031.0459), the western edge of Freya Street also provides a readily identifiable and logical corporate boundary.
- G. The City of Spokane Comprehensive Plan policy - LU 10.3, Existing Plans states, *"Recognize the interests of the residents of the annexing area and, in the absence of specific policies and standards adopted by the city, honor the intent of adopted county plans and ordinances for areas proposed to be annexed."*

- H. Consistent with LU 10.3, and in the context of annexation of new areas to the City, proposed amendments to the City's Comprehensive Plan Land Use Map and Zoning Map should convert the existing Spokane County Comprehensive Plan Land Use designations and zoning for the Spokane Housing Ventures Annexation area to the closest corresponding City of Spokane land use and zoning designations.
- I. The existing Spokane County Comprehensive Plan Land Use Map and Zoning Map designations are illustrated on Exhibit "B". The City of Spokane Comprehensive Plan Land Use Map and Zoning Map designations reflected in Exhibit "C" are consistent with the City of Spokane Comprehensive Plan and particularly LU 10.3 relating to recognition of existing plans, and most closely match the land use and zoning designations currently in effect for the Spokane Housing Ventures Annexation Area in Spokane County.
- J. A State Environmental Policy Act (SEPA) Environmental Checklist was completed and a Determination of Non-significance issued for the proposal on October 19, 2015. The determination was circulated to agencies with jurisdiction and parties of interest. Notice of the determination was published in the Spokesman Review on October 19, 2015.
- K. Notice of the proposal and of the Plan Commission's December 9, 2015 hearing was published in the Spokesman Review on November 25, 2015 and December 2, 2015. Adjacent jurisdictions and other interested agencies and parties were also sent email notifications of the hearing.
- L. Spokane Municipal Code (SMC) Section 17G.020.010 "Comprehensive Plan and Development Standard Amendment Process" identifies terms and conditions for Comprehensive Plan amendments and Comprehensive Plan emergency amendments, and specifically recognizes that annexations will require amendment of the Comprehensive Plan land use map outside of the annual comprehensive plan amendment cycle.


Conclusions:

- A. The Plan Commission has reviewed all public comments and testimony received during the public hearing.
- B. Based on testimony from Fire District 8 and the owner of parcel no. 34031.0459, and based on the review of maps of the proposed annexation area, the western edge of Freya Street would provide a readily identifiable and logical corporate boundary.
- C. The City of Spokane Comprehensive Plan Land Use and Zoning designations set forth in Exhibit "C" are consistent with the goals and policies of the City of Spokane Comprehensive Plan, and particularly LU 10.3 relating to recognition of existing plans, and most closely match the land use and zoning designations currently in effect for the Spokane Housing Ventures Annexation Area in Spokane County
- D. All State and local public notice and participation requirements have been satisfied.

Recommendations:

By a vote of 5 to 1, and subject to the proviso set forth below, the Spokane City Plan Commission recommends that the City Council approve the Spokane Housing Ventures Annexation, as previously modified by the City Council, and that the City Council adopt the land use and zoning designations for the annexation area as are set forth in Exhibit "C" hereto, provided that parcels 34031.0459 and 34031.5201 be removed from the annexation area, and that the western edge of the Freya Street right-of-way form the eastern end of the annexation area.

By a similar vote, the Plan Commission also recommends that if the City Council is inclined to consider imposing center and corridor zoning on those western areas of the annexation area designated for community business zoning in Exhibit "C", then the City Council instead zone such property Community Business, subject to a development agreement between the City and the owner of such property imposing agreed upon design standards that shall apply to and govern development of the property.


Dennis Dellwo, President
City Plan Commission

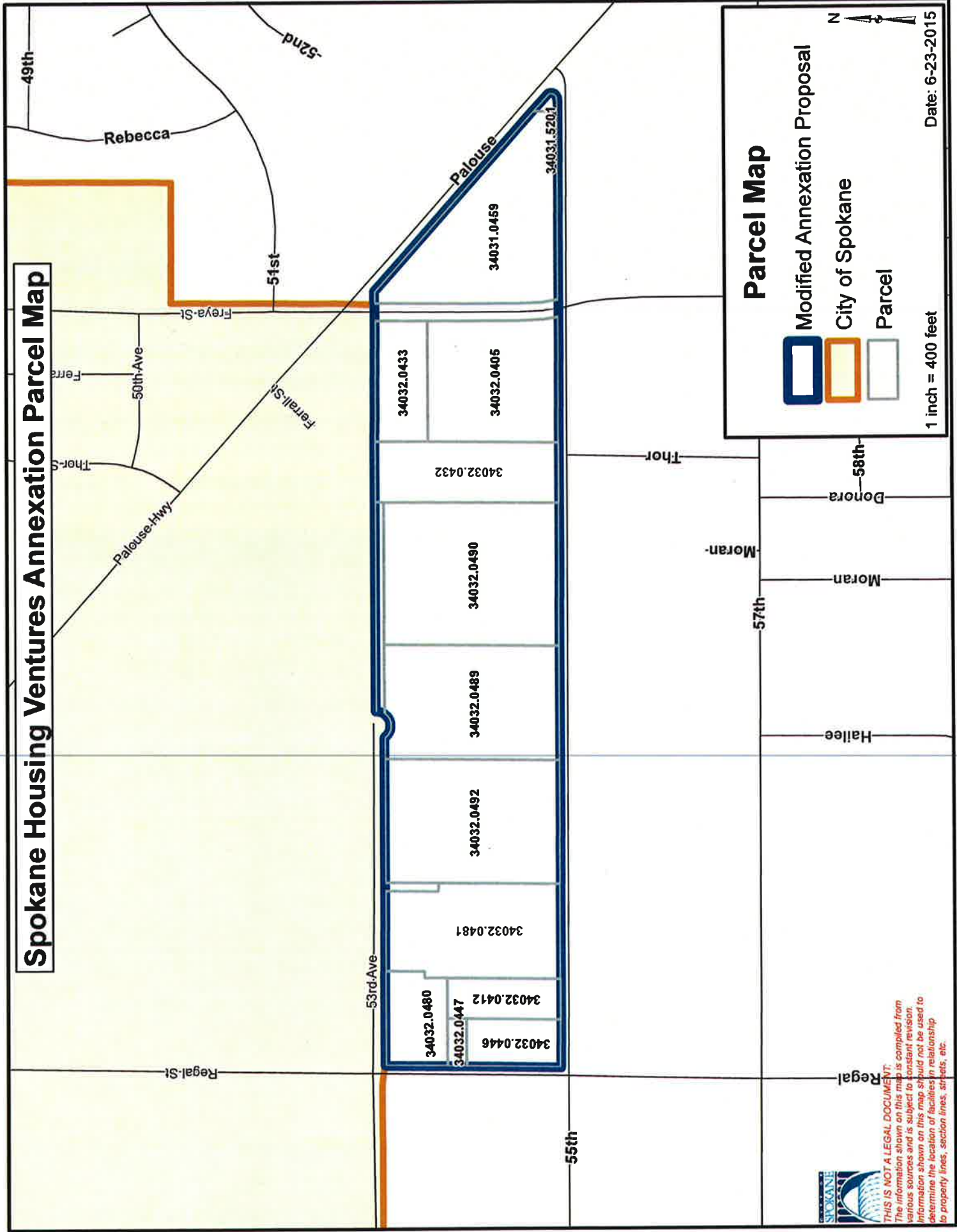
12-17-15
Date

EXHIBIT "A"

Spokane Housing Ventures Proposed Annexation

Parcel Map

Spokane Housing Ventures Annexation Parcel Map



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.

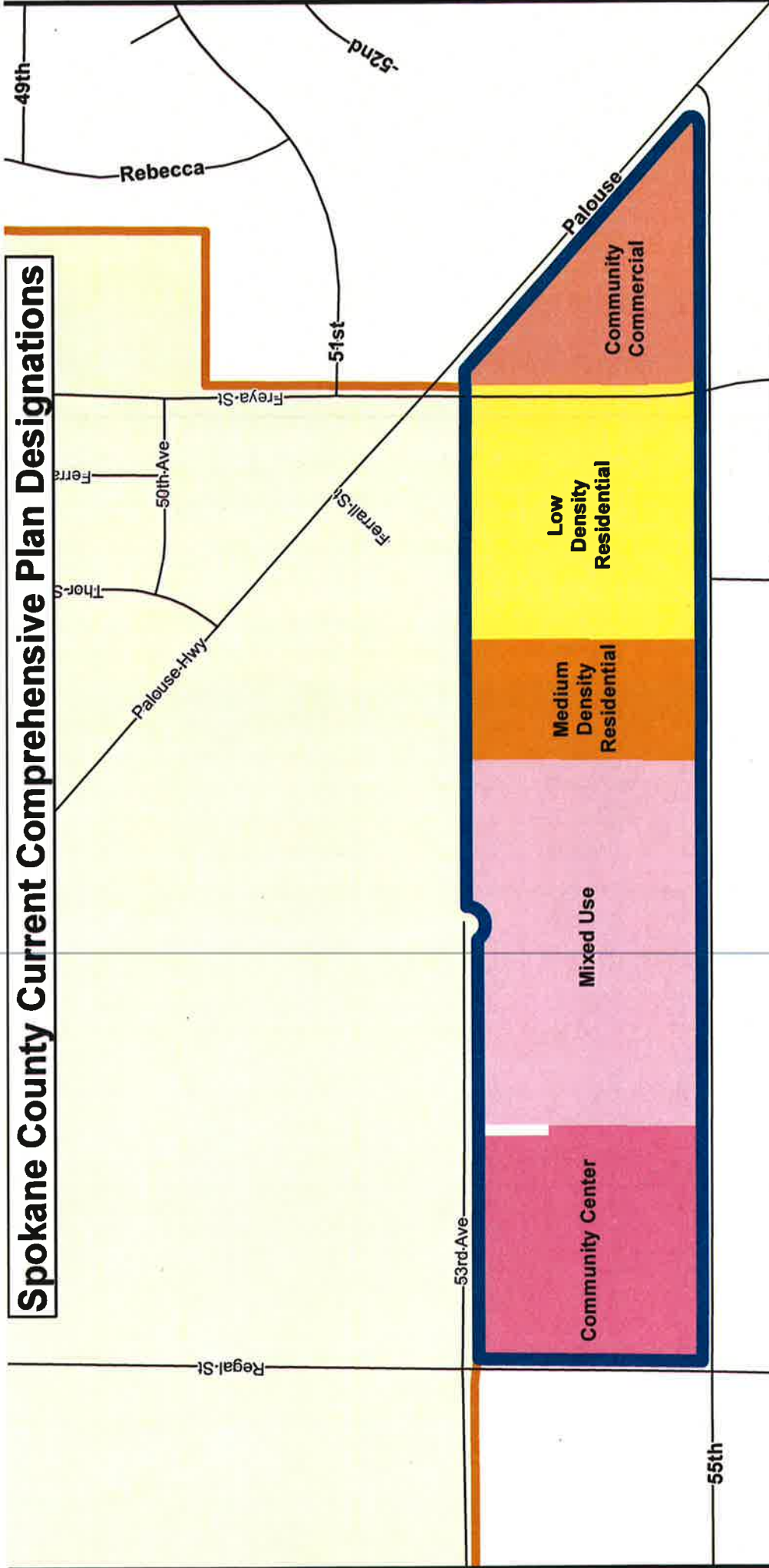
EXHIBIT "B"

Spokane Housing Ventures Proposed Annexation

Spokane County

Existing Comprehensive Plan Land Use Map and Zoning Map Designations

Spokane County Current Comprehensive Plan Designations



Landuse Plan Map

 Modified Annexation Proposal
 City of Spokane

County Comprehensive Plan

- Low Density Residential
- Medium Density Residential
- Mixed Use
- Community Center
- Community Commercial

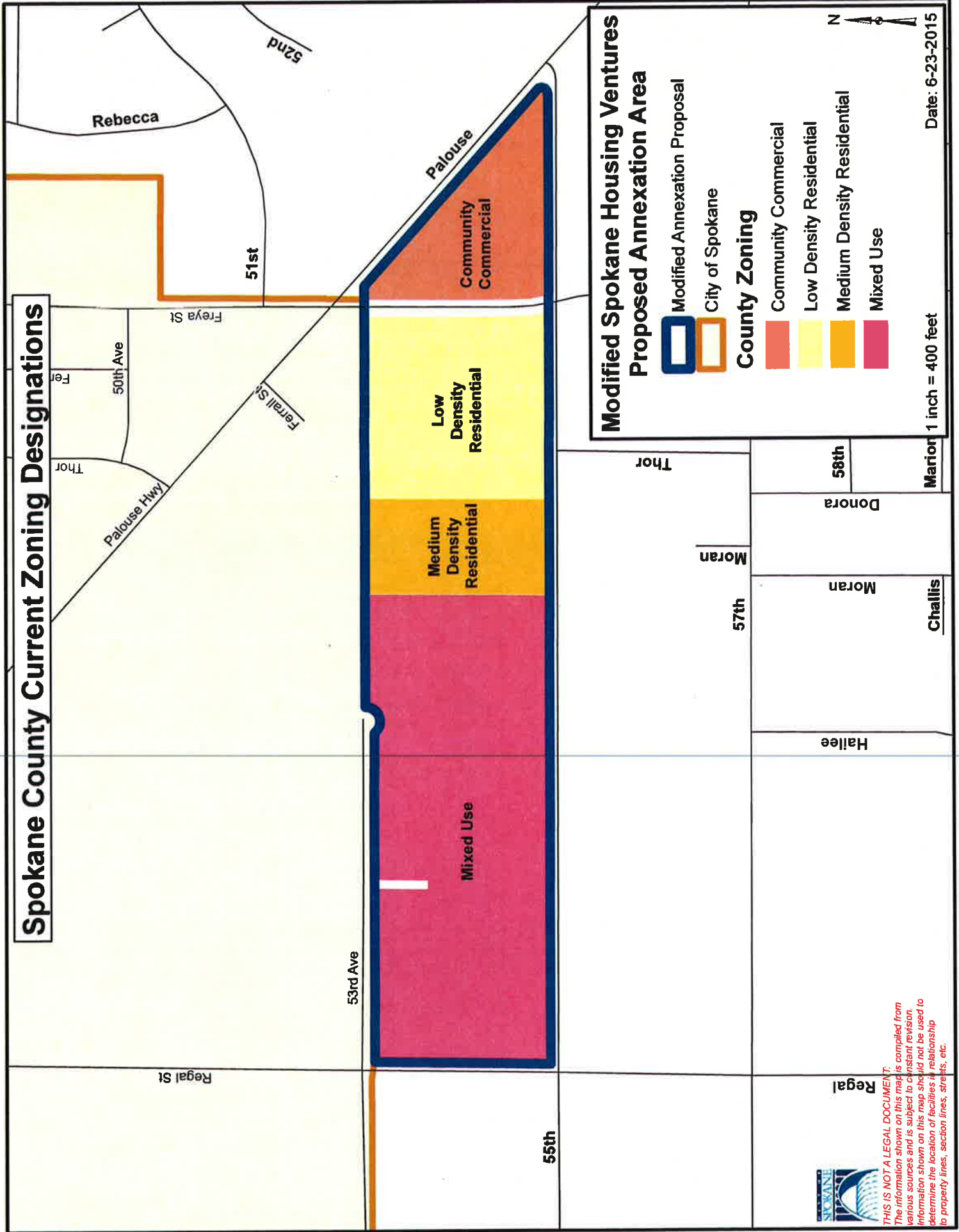
1 inch = 400 feet

Date: 6-23-2015



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Spokane County Current Zoning Designations



Modified Spokane Housing Ventures Proposed Annexation Area

-  Modified Annexation Proposal
 -  City of Spokane
- ### County Zoning
-  Community Commercial
 -  Low Density Residential
 -  Medium Density Residential
 -  Mixed Use



Date: 6-23-2015

1 inch = 400 feet



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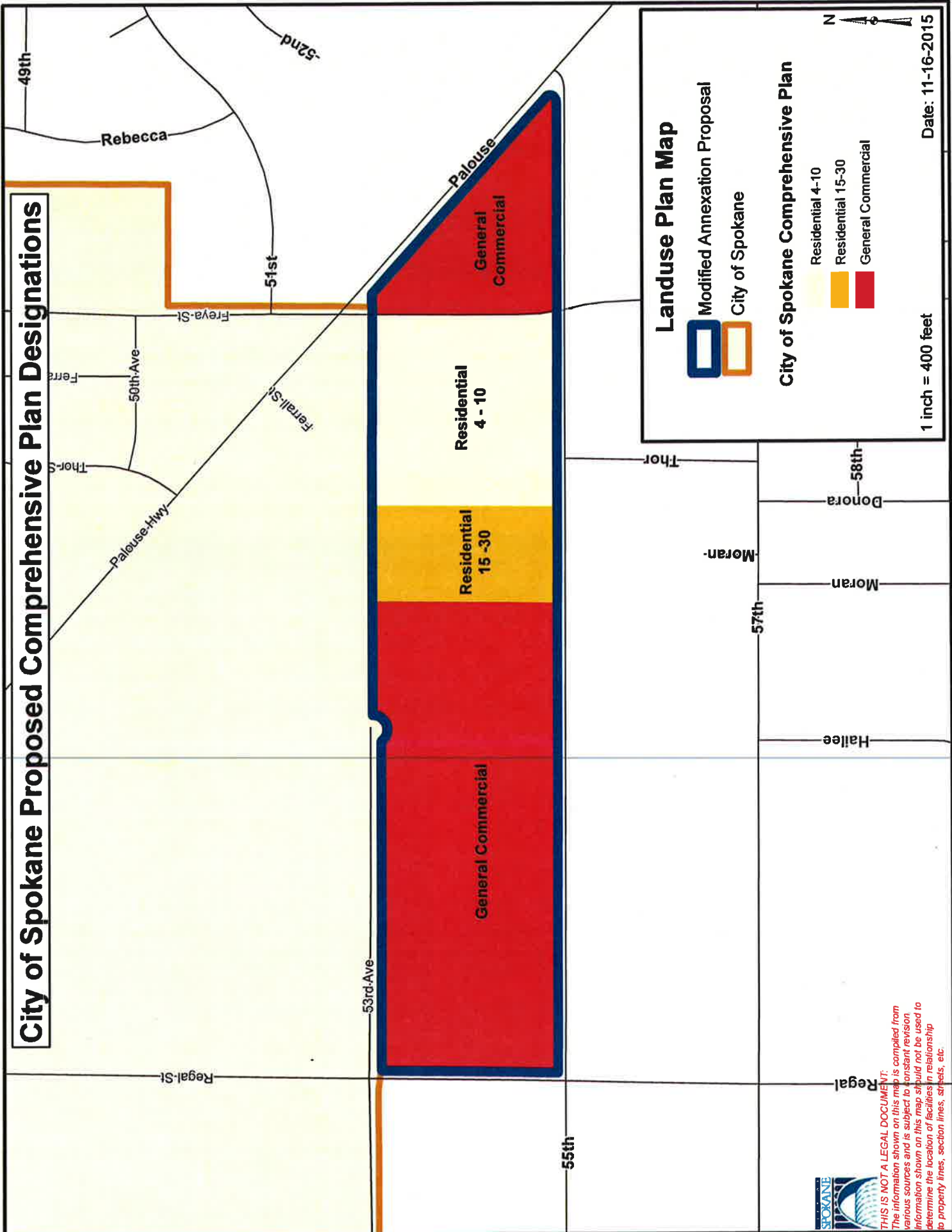
EXHIBIT "C"

Spokane Housing Ventures Proposed Annexation

City of Spokane

Proposed Comprehensive Plan Land Use Map and Zoning Map Designations

City of Spokane Proposed Comprehensive Plan Designations



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Landuse Plan Map

Modified Annexation Proposal
 City of Spokane

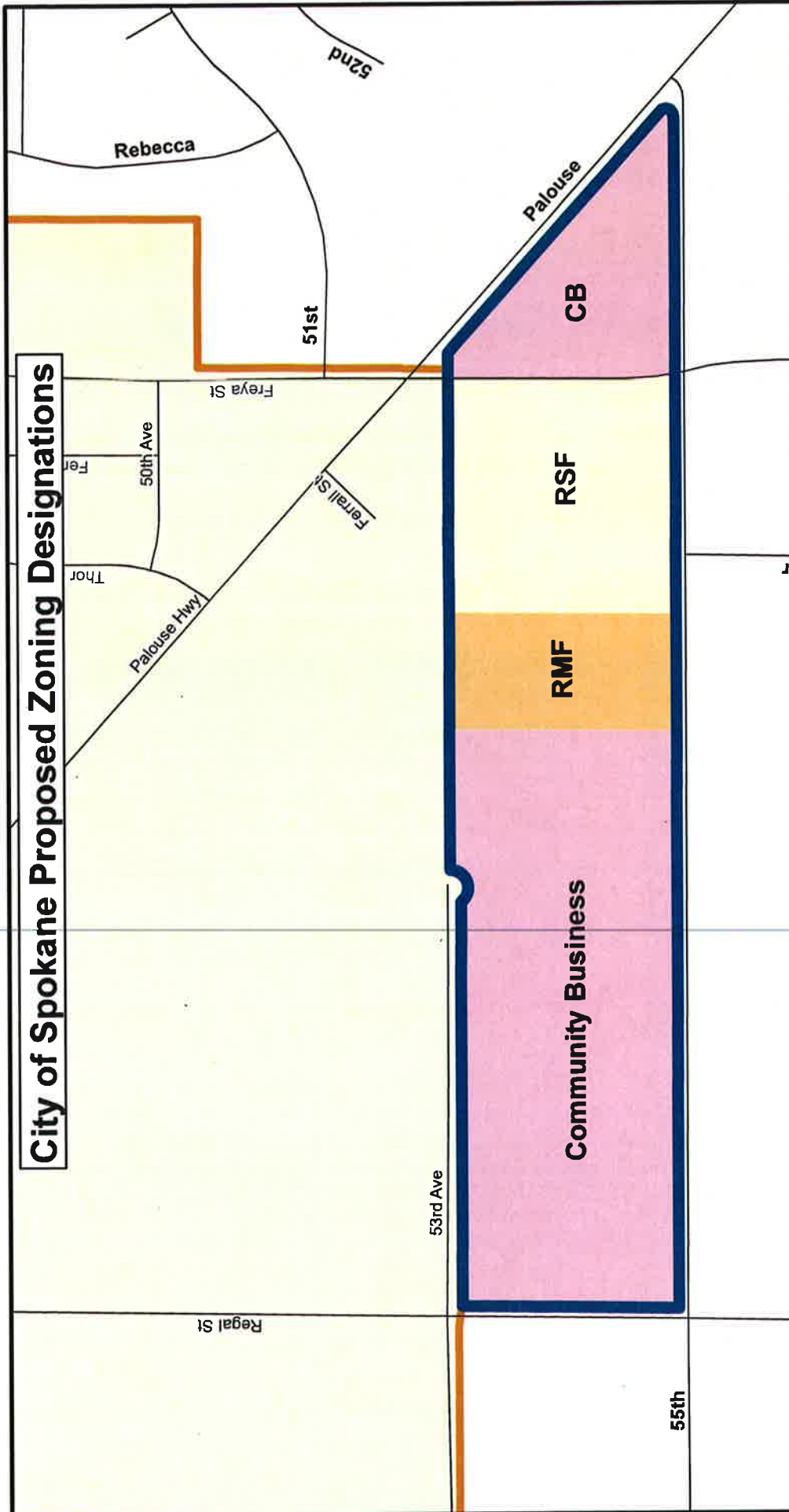
City of Spokane Comprehensive Plan

- Residential 4-10
- Residential 15-30
- General Commercial

1 inch = 400 feet

Date: 11-16-2015

City of Spokane Proposed Zoning Designations



Modified Spokane Housing Ventures Proposed Annexation Area



City of Spokane Zoning

- Residential Single-Family
- Residential Multi-Family
- Community Business

1 inch = 400 feet

Date: 11-16-2015



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Regal

Hailee

Moran

Donora

58th

57th
Moran

Thor

Challis

Marion

55th

53rd Ave

Regal St

50th Ave

Palouse Hwy

51st

52nd

Rebecca

Palouse

Community Business

RMF

RSF

CB