

CITY PLAN COMMISSION FINDINGS OF FACT, CONCLUSIONS, AND RECOMMENDATIONS ON THE COMPREHENSIVE PLAN LAND USE PLAN MAP AMENDMENT FILE NO. Z1400062COMP

A Recommendation of the City Plan Commission to the City Council approving a proposed Comprehensive Plan Amendment application by Dwight Hume, on behalf of Spurway Living Trust to amend the land use plan map designation from “Residential 4-10” to “General Commercial”. The total size of the proposed land use plan map amendment is 0.17 acres. The implementing zoning designation requested is General Commercial, 70 foot height limit (GC-70).

FINDINGS OF FACT:

A. 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).

B. The City of Spokane adopted a Comprehensive Plan in May of 2001 that complies with the requirements of the Growth Management Act.

C. Under the Growth Management Act, comprehensive plans may be amended no more frequently than once a year. All amendment proposals must be considered concurrently in order to evaluate for their cumulative effect. Also, the amendment period should be timed to coordinate with budget deliberations.

D. Comprehensive Plan amendment application Z1400062COMP was submitted by the October 31, 2014 deadline for Plan Commission review during the 2014/2015 amendment cycle.

E. The proposed amendment is to the Land Use Plan Map of the City's Comprehensive Plan for a change the 0.17 acre subject property from “Residential 4-10” to “General Commercial” for one lot located on Cleveland Avenue the closest intersection being Market Street and Cleveland Avenue. This lot is part of a parcel (comprised of three historic lots) which is “split-zoned” Residential Single Family and General Commercial; the parcel number is 35102.2003; Lot 3 Riverside Peter Sapro Addition is the subject property.

F. Market Street is designated as a principal arterial; the 2012-2013 traffic flow map states the average daily trips (ADT) on this section of Market Street is 39,000 ADT. N. Market and N. Greene Street are split into two roadways at the southeast corner of this parcel; both of these roadways are classified as principal arterials at this junction.

G. The requested implementing zoning designation is General Commercial with a 70 foot height limitation (GC-70).

H. Staff requested comments from agencies and departments on January 15, 2015. No adverse comments were received from agencies or departments.

I. A public comment period ran from March 9, 2015 to May 7, 2015 which provided a 60 day public comment period. There were no negative comments received regarding the application.

J. The Community Assembly received a presentation regarding the draft proposed amendments on March 6, 2015 and have been given information regarding the dates of Plan Commission workshops and hearings.

K. The Spokane City Plan Commission held a substantive workshop to study the amendment on March 25, 2015.

L. A State Environmental Policy Act (SEPA) Checklist and Determination of Non-Significance were released on September 4, 2015 for the Comprehensive Land Use Plan Map and Zoning Map changes. The public appeal period for the SEPA determination ended on September 23, 2015 at noon.

M. On September 14, 2015, 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.

N. Notice of the SEPA Checklist and Determination of Non-Significance, the Comprehensive Plan Land Use Map amendment, and announcement of the September 23, 2015 Plan Commission Public Hearing were published in the Spokesman-Review on September 9 and September 16, 2015 and the Official City Gazette on September 9 and September 16, 2015.

O. Notice of Public Hearing and SEPA Determination was posted on the property and mailed to all property owners and taxpayers of record, as shown by the most recent Spokane County Assessor's record, and occupants of addresses of property located within a four hundred foot radius of any portion of the boundary of the subject property on September 9, 2015.

P. The staff report found that the amendment met all the decision criteria for approval of a Comprehensive Plan amendment as prescribed by SMC 17G.020, Comprehensive Plan Amendment Procedure.

Q. The Plan Commission held a public hearing on the recommended amendment on September 23, 2015.

R. The Plan Commission recommended, by a vote of 6-0 approval of the amendment on September 23, 2015; and

S. As a result of the City's efforts, the public has had extensive opportunities to participate throughout the process and persons desiring to comment were given that an opportunity to comment.

CONCLUSIONS:

A. The Plan Commission adopted the following staff recommended findings for the decision criteria and review guidelines for Comprehensive Plan amendments, as listed in SMC 17G.020.030:

B. The proposed amendment has been reviewed by the City Plan Commission and found to be in conformance with the goals and policies of the City's 2001 Comprehensive Plan, as well as the Spokane Municipal Code Chapter 17G.020.

RECOMMENDATIONS:

By a vote of 6 to 0, the Plan Commission recommends to the City Council the approval of a proposed amendment to the Land Use Plan Map of the City's Comprehensive Plan for a change from the land use plan map designation "Residential 4-10" to "General Commercial". The total size of the proposed land use plan map amendment is 0.17 acres and the implementing zoning designation of General Commercial; 70 feet height limit (GC-70).



~~Dennis Dellwo, President~~
Spokane Plan Commission
September 23, 2015

Evan Jerome, Vice-President