



General Application

Rev.20180104

DESCRIPTION OF PROPOSAL

The current land use designation for parcels 25262.0505 and 25262.0108 is Residential Low (zoned RSF). We are requesting a Comprehensive Plan Amendment for the Land Use to become General Commercial, with the zoning designation to become GC-70.

Address of Site Proposal (if not yet assigned, obtain address from Public Works before submitting application):

1603 S BEMIS ST & 4302 W SUNSET BLVD

APPLICANT

Name: Storhaug Engineering

Address: 510 E Third Ave

Phone: 509-266-0029 Email: clifton.trimble@storhaug.com

PROPERTY OWNER

Name: CV THE JAMES, LLC

Address: 111 SW 5TH AVE, SUITE 3800, PORTLAND, OR, 97204-3642

Phone: 206-390-6113 Email: tchang@tolovanagroup.com

AGENT

Name: _____

Address: _____

Phone: _____ Email: _____

Assessor's Parcel Numbers: 25262.0505 and 25262.0108

Legal Description of Site: GARDEN SPRINGS ADD LT 1-3 BLK 5 EXC HWY; TOG W S1/2 VAC BURCH ST N OF AND ADJ & GARDEN SPRINGS L22 EXC HWY;ALL L23-24 B5 TOG W/ S1/2 OF VAC BURCH ST LYG N OF & ADJ TO SD LOT 24



Comprehensive Plan or Land Use Code Amendment

Pre-Application

Rev.20180102

DESCRIPTION OF THE PROPOSED AMENDMENT:

(Please check the appropriate box(es))

- | | |
|---|---|
| <input type="checkbox"/> Comprehensive Plan Text Change | <input checked="" type="checkbox"/> Land Use Designation Change |
| <input type="checkbox"/> Regulatory Code Text Change | <input type="checkbox"/> Area-Wide Rezone |

Please respond to these questions on a separate piece of paper. Incomplete answers may jeopardize your application's chances of being reviewed during this amendment cycle.

1. General Questions *(for all proposals):*

- a. Summarize the general nature of the proposed amendment. **See attached sheet**
- b. Why do you feel this change is needed? **See attached sheet**
- c. In what way(s) is your proposal similar to or different from the fundamental concepts contained in the comprehensive plan? **See attached sheet**
- d. For text amendments: What goals, policies, regulations or other documents might be changed by your proposal? **See attached sheet**
- e. For map amendments: **See attached sheet**
 1. What is the current Land Use designation and zoning for each affected parcel?
 2. What is the requested Land Use designation and zoning for each affected parcel?
 3. Describe the land uses surrounding the proposed amendment site(s); e.g. land use type, vacant/occupied, etc.
- f. Do you know of any existing studies, plans or other documents that specifically relate to or support your proposal? **See attached sheet**
- g. Why did you decide to pursue a comprehensive plan amendment rather than address your concern through some other aspect of the Development Services department's work program (e.g. neighborhood planning, public input on new regulations, etc.)? **See attached sheet**
- h. Has there been a previous attempt to address this concern through a comprehensive plan amendment?
 Yes No
- i. If yes, please answer the following questions: **See attached sheet**
 1. When was the amendment proposal submitted?
 2. Was it submitted as a consistent amendment or an inconsistent amendment?
 3. What were the Plan Commission recommendation and City Council decision at that time?
 4. Describe any ways that this amendment proposal varies from the previously considered version.

Comprehensive Plan or Land Use Code Amendment (Pre-Application)

1. General Questions (for all proposals):

a. Summarize the general nature of the proposed amendment.

The nature of the proposal is for a Comprehensive Plan Change for the Land Use to become General Commercial, with the zoning designation to become GC-70 (also general commercial with a height limit of 70 ft (same as across the HWY from our parcel). This would expand and compliment with existing commercial corridor along Sunset HWY.

b. Why do you feel this change is needed?

The proposal is necessary for the property to be available for more of a diversity of uses, which is supported by and consistent with the existing commercial development along Sunset Hwy. As the parcel is immediately adjacent to Sunset HWY, a Major Arterial, this parcel would be more appropriately zoned commercial. Typically, single family residential is not found along Sunset HWY, and commercial uses are better suited that kind of traffic, noise exposure, circulation, etc., against a HWY/Major Arterial. Single Family Residential is better suited to be buffered for safety and comfort, inset within neighborhoods.

c. In what way(s) is your proposal similar to or different from the fundamental concepts contained in the comprehensive plan?

The City of Spokane Comprehensive Plan, amended September 7, 2023, LU 1.8 states that “land designated for General Commercial use is usually located at the intersection of or in strips along principal arterial streets”. Our project is directly against a Major Arterial, supporting these scenarios with the incentive that Sunset HWY is an existing commercial corridor with compatible zoning. This strip is essentially the bridge between HWY 2 in Airway Heights and the commercial strip along Rosauers, the old Lucky You, and into the Spokane 3rd Ave commercial corridor where the Toyota and Honda Dealerships, etc. are located (as well as a myriad of other commercial goods and services).

d. For text amendments: What goals, policies, regulations or other documents might be changed by your proposal? **N/A. We are not proposing a Text Amendment**

e. For map amendments:

1. What is the current Land Use designation and zoning for each affected parcel? **The current land use designation for parcels 25262.0505 and 25262.0108 is Residential Low**

2. What is the requested Land Use designation and zoning for each affected parcel? **The requested land use designation for parcels 25262.0505 and 25262.0108 is General Commercial.**

3. Describe the land uses surrounding the proposed amendment site(s); e.g. land use type, vacant/occupied, etc.

The use to the immediate north of the subject parcels is a multifamily apartment building; further north is a motel six and another vacant motel building. Across the street on Rustle to the immediate east is a commercial printing studio, and across sunset HWY to the south are various commercially zoned uses such as Catholic Charities, storage facilities, Uhaul and Ardurra (transportation planning company), Hampton Inn, and the Sunset Point commercial business park.

f. Do you know of any existing studies, plans or other documents that specifically relate to or support your proposal? **None specific. Our plan is based off the goals and policies of the City's Comprehensive Plan, compatibility and the current use of Sunset HWY as a commercial corridor.**

g. Why did you decide to pursue a comprehensive plan amendment rather than address your concern through some other aspect of the Development Services department's work program (e.g. neighborhood planning, public input on new regulations, etc.)? **This process was proposed by the City as the correct application/path.**

h. Has there been a previous attempt to address this concern through a comprehensive plan amendment? **Not to our knowledge.**

i. If yes, please answer the following questions: **N/A**

- 1.** When was the amendment proposal submitted? **(N/A)**
- 2.** Was it submitted as a consistent amendment or an inconsistent amendment? **(N/A)**
- 3.** What were the Plan Commission recommendation and City Council decision at that time? **(N/A)**
- 4.** Describe any ways that this amendment proposal varies from the previously considered version. **(N/A)**



DESCRIPTION OF THE PROPOSED AMENDMENT Please check the appropriate box(es):

(Inconsistent Amendments will only be processed every other year beginning in 2005.)

- | | |
|---|---|
| <input type="checkbox"/> Comprehensive Plan Text Change | <input checked="" type="checkbox"/> Land Use Designation Change |
| <input type="checkbox"/> Regulatory Code Text Change | <input type="checkbox"/> Area-wide Rezone |

Please respond to these questions on a separate piece of paper. Incomplete answers may jeopardize your application's chances of being reviewed during this amendment cycle.

1. General Questions (for all proposals):

- a. Describe the nature of the proposed amendment and explain why the change is necessary. **See attached sheet**
- b. How will the proposed change provide a substantial benefit to the public? **See attached sheet**
- c. Is this application consistent or inconsistent with the Comprehensive Plan goals, objectives and policies? Describe and attach a copy of any study, report or data, which has been developed that supports the proposed change and any relevant conclusions. If inconsistent please discuss how the analysis demonstrates that changed conditions have occurred which will necessitate a shift in goals and policies. **See attached sheet**
- d. Is this application consistent or inconsistent with the goals and policies of state and federal legislation, such as the Growth Management Act (GMA) or environmental regulations? If inconsistent, describe the changed community needs or priorities that justify such an amendment and provide supporting documents, reports or studies. **See attached sheet**
- e. Is this application consistent with the Countywide Planning Policies (CWPP), the comprehensive plans of neighboring jurisdictions, applicable capital facilities or special district plans, the Regional Transportation Improvement District, and official population growth forecasts? If inconsistent please describe the changed regional needs or priorities that justify such an amendment and provide supporting documents, reports or studies. **See attached sheet**
- f. Are there any infrastructure implications that will require financial commitments reflected in the Six-Year Capital Improvement Plan. **See attached sheet**
- g. Will this proposal require an amendment to any supporting documents, such as development regulations, Capital Facilities Program, Shoreline Master Program, Downtown Plan, critical areas regulations, any neighborhood planning documents adopted after 2001, or the Parks Plan? If yes, please describe and reference the specific portion of the affected plan, policy or regulation. **See attached sheet**
- h. If this proposal is to modify an Urban Growth Area (UGA) boundary, please provide a density and population growth trend analysis. Changes to the Urban Growth Area may occur only every five years and when the Board of County Commissioners (BoCC) reviews all UGA's countywide. **See attached sheet (N/A)**

2. For Text Amendments:

- a. Please provide a detailed description and explanation of the proposed text amendment. Show proposed edits in "line in/line out" format, with text to be added indicated by underlining, and text to be deleted indicated with ~~strikeouts~~. **N/A**
- b. Reference the name of the document as well as the title, chapter and number of the specific goal, policy or regulation proposed to be amended/added. **N/A**

3. For Map Change Proposals:

- a. Attach a map of the proposed amendment site/area, showing all parcels and parcel numbers.
- b. What is the current land use designation?
- c. What is the requested land use designation?
- d. Describe the land uses surrounding the proposed amendment site (land use type, vacant/occupied, etc.)

Included in Application; attached

Comprehensive Plan or Land Use Code Amendment Application Answer Sheet

General Questions (for all proposals):

- a) Describe the nature of the proposed amendment and explain why the change is necessary.

The nature of the proposal is for a Comprehensive Plan Change for the Land Use to become General Commercial, with the zoning designation to become GC-70 (also general commercial with a height limit of 70 ft (same as across the HWY from our parcel). The proposal is necessary for the property to be available for more of a diversity of uses. As the parcel is immediately adjacent to Sunset HWY, a Major Arterial, this parcel would be more appropriately zoned commercial. Typically, single family residential is not found along Sunset HWY, and commercial uses are better suited that kind of traffic, noise exposure, circulation, etc., against a HWY/Major Arterial. Single Family Residential is better suited to be buffered for safety and comfort, inset within a neighborhood.

- b) How will the proposed change provide a substantial benefit to the public?

The proposal would expand the commercial corridor adjacent to Sunset HWY where the traffic, circulation, and compatible existing commercial uses are located. This is consistent with best management planning and land use practice, as well as those policies previously referenced in the City's Comprehensive Plan.

- c) Is this application consistent or inconsistent with the Comprehensive Plan goals, objectives and policies? Describe and attach a copy of any study, report or data, which has been developed that supports the proposed change and any relevant conclusions. If inconsistent, please discuss how the analysis demonstrates that changed conditions have occurred which will necessitate a shift in goals and policies.

The City of Spokane Comprehensive Plan, amended September 7, 2023, LU 1.8 General Commercial Uses supports our project in several areas. The Comp Plan states that "land designated for General Commercial use is usually located at the intersection of or in strips along principal arterial streets"; our project is directly against a Major Arterial, supporting this policy with the incentive that Sunset HWY is an existing commercial corridor with compatible zoning. This strip is the bridge between HWY 2 in Airway Heights and the Commercial strip along Rosauers, the old Lucky You, and into the Spokane 3rd Ave commercial corridor where the Toyota and Honda Dealerships, etc. are located.

- d) Is this application consistent or inconsistent with the goals and policies of state and federal legislation, such as the Growth Management Act (GMA) or environmental regulations? If inconsistent, describe the changed community needs or priorities that justify such an amendment and provide supporting documents, reports or studies.

The project is within the City's boundary and supports proper 'growth management'. Other tangentially related items might include the LU 4 TRANSPORTATION goal, which is referenced within the Comprehensive Plan as to "promote a network of safe and cost effective transportation alternatives, including transit, carpooling, bicycling, pedestrian-oriented environments, and more efficient use of the automobile, to recognize the relationship between land use and transportation". Inside the existing commercial strip along Sunset HWY, buffered to the periphery of the HWY is RSF, RMF, RDH (residential uses), as well as other commercial uses related to 'General Commercial', zoned as Commercial Business lining Sunset HWY. Our project continues to link commercial use along the HWY, while keeping and promoting the live/work dynamic close to these residential uses. This relationship optimizes commute times - placing commercial near residential, in some areas, while buffering the residential use promoting safety as well as the 'quaint' residential feel advances efficient land use planning. Under LU 4.1 'Land Use and Transportation', it is noted that the Growth Management Act (GMA) intently focuses on the relationship between land use and transportation. This section of the Comp Plan, as it relates to

the GMA, requires transportation that is consistent with the land use. Section LU 4.2 *'Land Uses That Support Travel Options and Active Transportation'* supports a goal of promoting *"a compatible mix of housing and commercial uses in Neighborhood Centers, District Centers, Employment Centers, and Corridors"*. Our project, as previously presented, supports this programming.

- e) Is this application consistent with the Countywide Planning Policies (CWPP), the comprehensive plans of neighboring jurisdictions, applicable capital facilities or special district plans, the Regional Transportation Improvement District, and official population growth forecasts? If inconsistent please describe the changed regional needs or priorities that justify such an amendment and provide supporting documents, reports or studies.

Though this project is a (minor) map amendment to the City of Spokane's future land use map and not directly related to the CWPP, the comprehensive plans of neighboring jurisdictions, capital facilities or special district plans, the Regional Transportation Improvement District, and official population growth forecasts, it does run with Policy #3 in *'Promotion of Contiguous and Orderly Development and Provision of Urban Services'*

For Topic #3, Contiguous and Orderly Development and Provision of Urban Services:

- *'The GMA establishes a goal of encouraging development in urban areas where adequate public facilities and services exist or can efficiently be provided. Growth planning must ensure that needed facilities and services are adequate to serve new development without decreasing current service levels below locally established minimum standards'. We meet this policy by continuing infill where commercial uses are currently located (infill, not sprawl).*
- *'The GMA requires that adequate urban governmental services and public facilities be available at the time growth occurs, commonly known as concurrency'. Utilities (both water and sewer mains, as well as electric) are available at the site, as well as other business uses currently in operation.*
- *To address the Policies under Topic #3 – in general, this areas is served by a fire district, municipal water and sewer, and is served by a Major Arterial. These policies are underscored by the proposed linkage of compatible uses, as well as by placing neighborhoods and corridors near commercial uses.*

LU 1.12 relates to *'Public Facilities and Services'* and is noted in the Comp Plan to *"ensure that public facilities and services systems are adequate to accommodate proposed development before permitting development to occur" – "Capital Facilities and Utilities, ensures that necessary public facilities and services are available at the time a development"*. Our parcels are adjacent to and surrounded by existing Commercial and Community Business zoning, and has the infrastructure available to assume the proposed zoning designation (commercial). It fits like a glove in both compatibility and best planning practices. As stated in question D, above, LU section 4.1 Land Use and Transportation development works in concert towards reducing sprawl, traffic congestion, and air pollution. In this goal, transportation *'must'* forecast future traffic capacity needs as the population grows. As Spokane's population increases, the gap between Airway Heights and West Spokane will become closer and denser (essentially bridged into one), with goods and services placed along Sunset HWY, at least in a perfect world... Which, is what this proposal aims at aligning with.

Sunset HWY is a designated tailor truck route with good access for commercial uses, with plans to improve sections on Sunset HWY in the 2023-2028 Six-Year Transportation Improvements Program. Our application doesn't propose increasing density, per say, but for background - according to US Census data, Spokane County's current population is approximately 560,000, and has grown by approximately 80,000 residents in the lasty decade. With the Seattle squeeze, and more people coming to Spokane

from the west side of the State, Spokane will continue to grow rapidly in the next ten years. According to the Spokane Journal, “projections imply a gain of 40,000 to 50,000 residents in the county by 2030. That addition is comparable to the populations of cities the size of Wenatchee and East Wenatchee combined in the next eight years.” This is only relevant in the fact that Sunset HWY will most likely continue to grow as a commercial corridor.

- f) Are there any infrastructure implications that will require financial commitments reflected in the Six-Year Capital Improvement Plan.

Sunset HWY #0514 is slated for a scope of work to ‘remove and scarify existing road. Ties to CRP’ for the length of .11 mi in the ‘2023-2028 Six-Year Transportation Improvement Program 2023 Annual Construction Program’. We do not believe this would affect any aspect of our application; just a side note.

- g) Will this proposal require an amendment to any supporting documents, such as development regulations, Capital Facilities Program, Shoreline Master Program, Downtown Plan, critical areas regulations, any neighborhood planning documents adopted after 2001, or the Parks Plan? If yes, please describe and reference the specific portion of the affected plan, policy or regulation.

No. As we understand the process, our application would only require a comprehensive Plan Amendment to change to zoning form RSF to General Commercial (GC-70). It would not affect any master plan or capitol facilities plan, nor influence any critical areas.

- h) If this proposal is to modify an Urban Growth Area (UGA) boundary, please provide a density and population growth trend analysis. Changes to the Urban Growth Area may occur only every five years and when the Board of County Commissioners (BOCC) reviews all UGA’s countywide.

N/A; no proposed change to the UGA

Map Change Proposals:

- a. Attach a map of the proposed amendment site/area, showing all parcel numbers.
See attached.

What is the current land use designation?

Residential Low



Notification Map Application

Rev.20180102

DESCRIPTION OF PROPOSAL:

The current land use designation for parcels 25262.0505 and 25262.0108 is Residential Low (zoned RSF). We are requesting a Comprehensive Plan Amendment for the Land Use to become General Commercial, with the zoning designation to become GC-70

ADDRESS SITE OF PROPOSAL: *(if not assigned yet, obtain address from Public Works before submitting application)*

1603 S BEMIS ST & 4302 W SUNSET BLVD

APPLICANT

Name: Storhaug Engineering

Address: 510 E Third Ave

Email Address: clifton.trimble@storhaug.com Phone: 509-266-0029

PROPERTY OWNER

Name: CV THE JAMES, LCC; Ted Chang

Address: 7683 SE 27th STE #297

Email Address: tchang@tolovanagroup.com Phone: 206-390-6113

AGENT

Name: _____

Address: _____

Email Address: _____

Phone: _____

ASSESSOR'S PARCEL NUMBERS: 25262.0505 and 25262.0108

LEGAL DESCRIPTION OF SITE: GARDEN SPRINGS ADD LT 1-3 BLK 5 EXC HWY; TOG W
S1/2 VAC BURCH ST N OF AND ADJ &
GARDEN SPRINGS L22 EXC HWY; ALL L23-24 B5 TOG W/
S1/2 OF VAC BURCH ST LYG N OF & ADJ TO SD LOT 24

SIZE OF PROPERTY: 25262.0505 = .42 acres & 25262.0108 = .41 acres

LIST SPECIFIC PERMITS REQUESTED IN THIS APPLICATION:

Comprehensive Plan designation approval as General Commercial.

DOES OWNER/APPLICANT OWN PROPERTY ADJACENT TO SUBJECT PROPERTY? If yes, provide all parcel numbers.

The owner has interest in the parcel to the immediate north and east of the subject parcel,
known as parcel numbers 25262.0202 & 5262.0106 (in addition to the subject parcels).

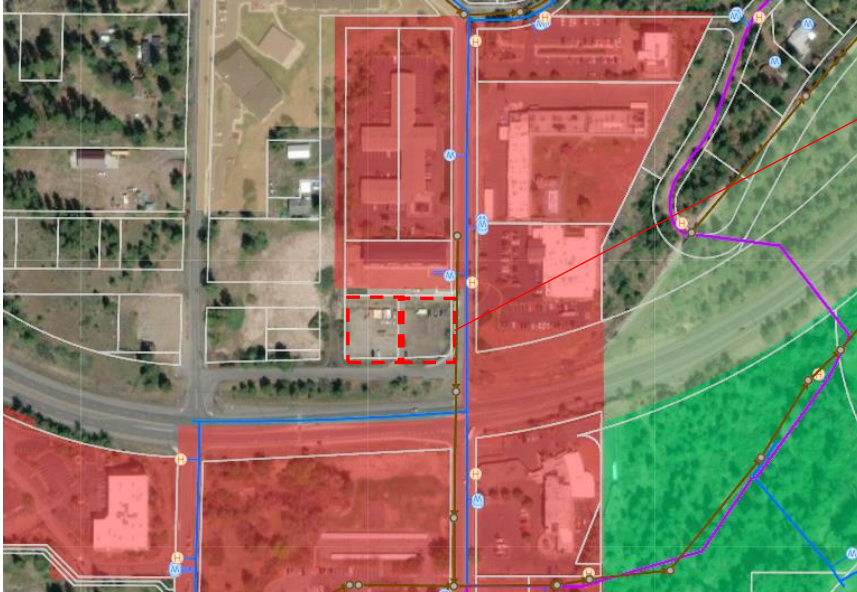
I acknowledge, as a part of this application, that I am responsible for all notification requirements as described in SMC 17G.060. for public hearing and community meeting. Copies of these instructions are available from the Development Services Department or on www.spokaneplanning.org.

SUBMITTED BY:

Applicant Property Owner Property Purchaser Agent

REZONE & COMPREHENSIVE PLAN LAND USE

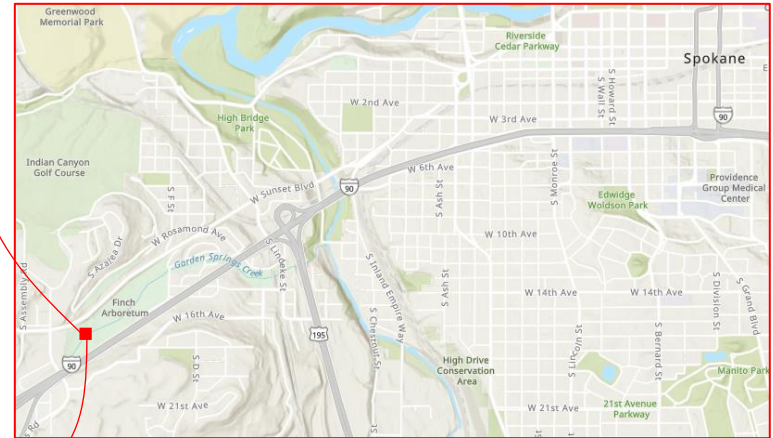
EXISTING LAND USE: RESIDENTIAL LOW



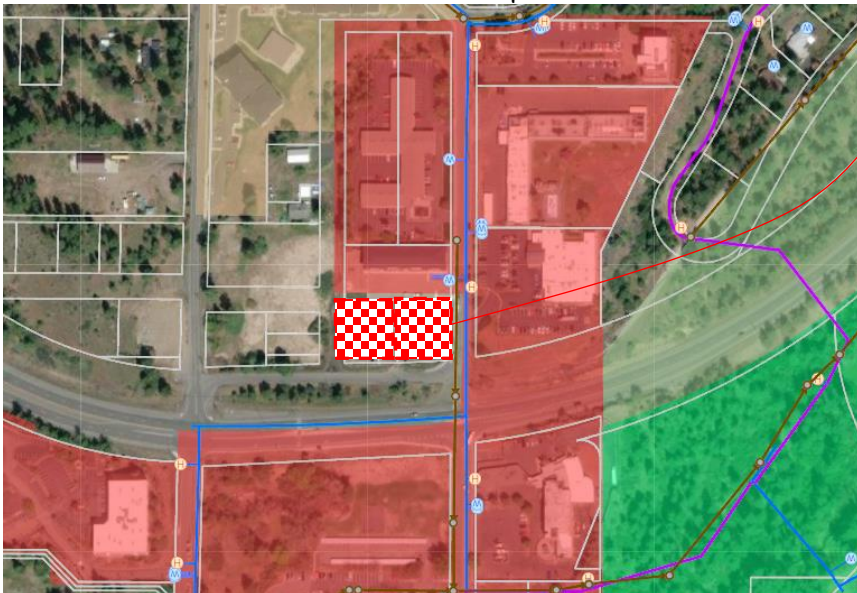
SUBJECT PARCELS

25262.0505 (.42 ACRES) & 25262.0108 (.41 ACRES)
 (address: 1603 S BEMIS ST & 4302 W SUNSET BLVD)

LOCATION MAP






PROPOSED LAND USE: GENERAL COMMERCIAL



LEGAL DESCRIPTION

GARDEN SPRINGS ADD LT 1-3
 BLK 5 EXC HWY; TOG W S1/2 VAC
 BURCH ST N OF AND ADJ & GARDEN
 SPRINGS L22 EXC HWY; ALL L23-24 B5
 TOG W/ OF VAC BURCH ST LYG N
 OF & ADJ S1/2 TO SD LOT 24

-  OFFICE
-  RESIDENTIAL LOW
-  GENERAL COMMERCIAL

OWNER

CV THE JAMES, LLC
 7683 SE 27th STE #297
 Mercer Island, WA. 98040

APPLICANT

Storhaug Engineering
 510 E 3rd Ave.
 Spokane, WA. 99202
 (509) 242-1000

RUSTLE ST. SURROUNDING AREA GRAPHIC



From: Clifton Trimble

Sent: Thursday, October 26, 2023 2:25 PM

To: 'pfbundy0@gmail.com' <pfbundy0@gmail.com>; 'mshkg@hotmail.com' <mshkg@hotmail.com>; mshkg@hotmail.com; derek.zandt@gmail.com

Cc: Jerry Storhaug <jerry.storhaug@storhaug.com>; Liam Taylor <liam.taylor@storhaug.com>; Freibott, Kevin <kfreibott@spokanecity.org>

Subject: 23-321 Rustle St Comp Plan Amendment

Dear West Hills Neighborhood Association,

My name is Clifton Trimble and I work for Storhaug Engineering. We are pursuing a comprehensive plan change on the attached parcels near Sunset HWY and Rustle St (maps attached) from Residential Low to Commercial. We believe this change in use will be more compatible with the surrounding parcels and those businesses in operation, as well as considering the parcel's proximity to Sunset HWY. I would be happy to meet and speak with you, if you would like, and will provide you with more information as we move forward in this process.

Feel free to call with any questions.

I look forward to speaking with you, soon.

Best,

Clifton Trimble, Planner 3



civil engineering | planning
landscape architecture | surveying
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