

Cit of Spokane  
Comprehensive Plan  
Land Use Amendment Application  
File No. Z1000060-COMP

**Minority Report**

On September 14, 2011 the plan commission deliberated and voted on Comprehensive Plan Amendment Z1000060-COMP. After plan commission members debated the merits of the application and evaluated the staff findings a vote was taken, and by a 4-3 margin the amendment was rejected by the plan commission. The arguments made by the prevailing members of the plan commission centered around preserving open space, and listening to the neighborhood councils, which oppose the land use change. Arguments were made that this amendment should be rejected because the applicant was the City of Spokane and not a private developer.

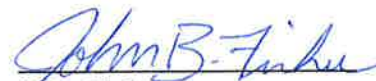
The minority found that the majority took bias to the applicant being a public entity and overlooked the staff's recommendations, which found that the land use change was consistent with the comprehensive plan. The minority felt that this application was rejected on the basis of the neighborhood opposition and the applicant being the City of Spokane, instead of the finding of facts presented by the Planning Department. We believe that city owned land should be reviewed in the same way as privately owned land. The majority struggled to rewrite the findings of fact in favor of their decision and "cherry picked" the comprehensive plan to support their position.


The plan commission is tasked with listening to the public, but we are also required to make difficult decisions for the betterment of our community. Even though the neighborhood was opposed to this application, it does not mean that the facts of the application were inconsistent with the comprehensive plan. The minority believe that this comprehensive plan should be approved for the following reasons:

- The application is consistent with the comprehensive plan as outlined in the staffs original finding of fact.
- The Height restrictions would be the same (35 feet) as the current land use, posing no additional threat to the neighbors losing their views.
- The Traffic Control and Pedestrians Mitigation will have to meet City of Spokane Codes and Standards.
- An Archaeological Study will be done before Construction will be allowed and Monitoring during construction will be done also.
- The 30 % Slopes are in Critical Areas and can not be built on.
- There will be no access on Glass Ave. from this Project.
- Increased density opportunities in our centers and corridors.

Thank you for your consideration concerning this Comprehensive Plan Amendment.  
Sincerely,

  
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Rod Butler

  
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John Fisher

  
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Stan Stirling