

**NOTICE OF PUBLIC HEARING AND NOTICE OF SEPA DETERMINATION
PROPOSED COMPREHENSIVE PLAN AMENDMENT
LAND USE MAP CHANGE**

Notice is hereby given that there will be a public hearing before the City of Spokane Plan Commission at their regularly scheduled meeting on **September 14, 2016, beginning at 4:00 PM** in the City Council Chambers, Lower Level of City Hall at 808 West Spokane Falls Boulevard, Spokane, Washington. This hearing or portions thereof may be continued at the discretion of the Plan Commission. Final Plan Commission deliberation and action on this matter is anticipated to be held at the regularly scheduled Plan Commission meeting on September 28, 2016. This public hearing is for an application by QueenB Radio, Inc.. This proposal concerns one property located at 2651 E 49th Avenue, on South Regal Street, southwest of the intersection of South Regal Street and the Palouse Highway. Any person may submit written comments on the proposed action or call for additional information at:

*Planning & Development Services Department
Attn: Kevin Freibott, Assistant Planner
808 West Spokane Falls Boulevard
Spokane, WA 99201-3333
Phone (509) 625-6184
kfreibott@spokanecity.org*

APPLICATION INFORMATION

SUBJECT: This proposal is to change the land use of one parcel from “Open Space” to “Centers and Corridors Core”. If approved, a concurrent change in zoning will occur from “Residential Single Family” to “Centers and Corridors Core Type 2 – District Center.”

AGENT: Mr. Stanley M. Schwartz, Witherspoon Kelley
422 West Riverside, Suite 1100 Spokane WA 99201
509-624-5265; sms@witherspoonkelley.com
APPLICANT: QueenB Radio, Inc.
PROPERTY OWNER: City of Spokane

File Number: Z1500085COMP, QueenB/South Regal. Documents relating to this amendment are available for download at <https://my.spokanecity.org/projects/avista-corporation-comprehensive-plan-amendment/>

Location: The subject site is one property located at 2651 E 49th Avenue, on South Regal Street, southwest of the intersection of South Regal Street and the Palouse Highway (Parcel 34041.0038), NE ¼, Section 4, T24N, R43E, WM. See the attached map for details.

SEPA: A DNS was issued on August 23, 2016 under (WAC 197-11-970); the lead agency will not act on this proposal for at least 14 days. Comments regarding this DNS must be submitted no later than 5pm on September 13, 2016 if they are intended to alter or appeal the DNS.

Description of Proposal: The proposal is to change the land use of the properties from “Open Space” to “Centers and Corridors Core” with a concurrent change in zoning from “Residential Single Family” to “Centers and Corridors Core Type 2 – District Center.” The property is approximately 1.9 acres in size.

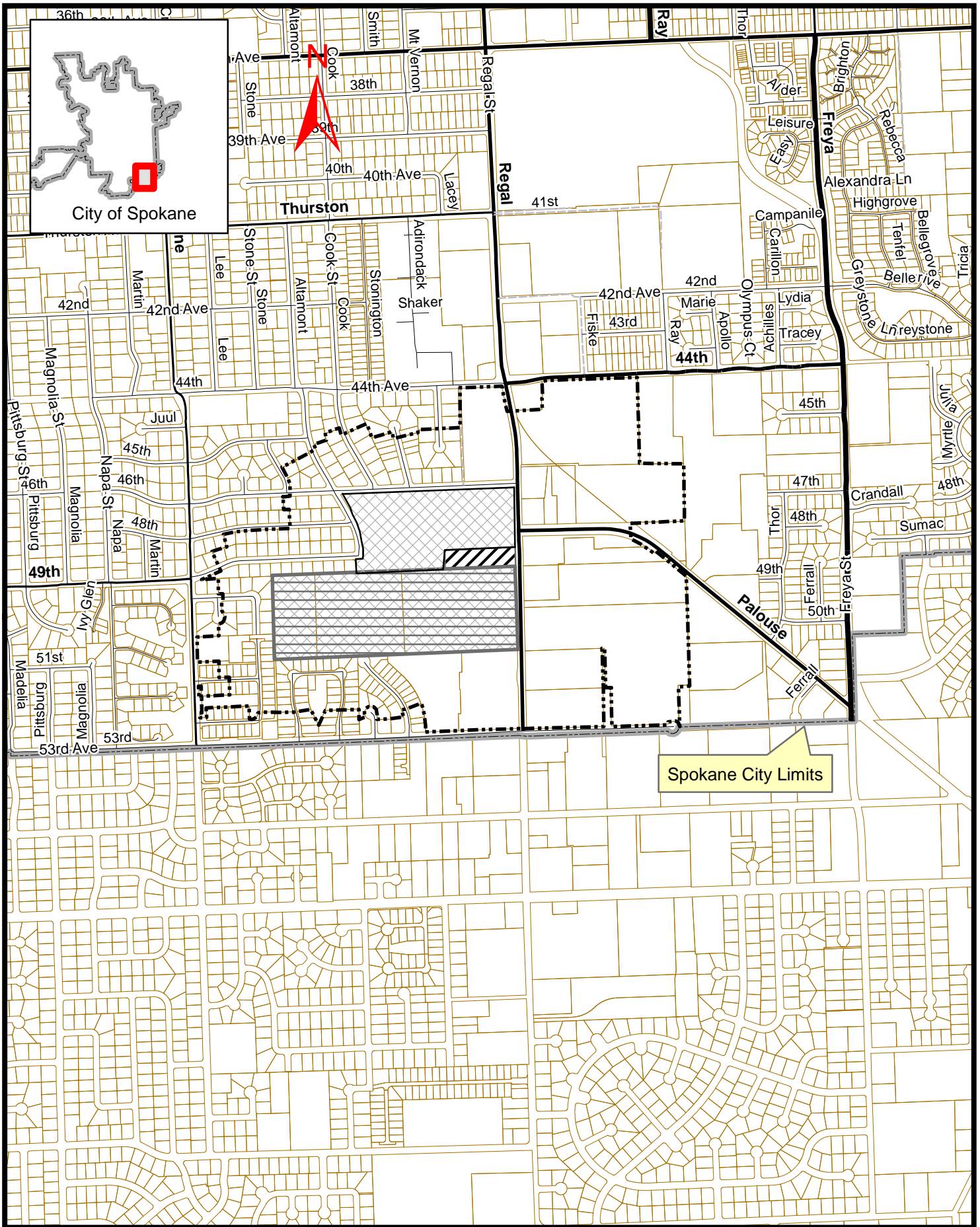
Legal Description: Full legal descriptions of the subject properties are available in the Planning Services Department, located on the 3rd Floor of City Hall, 808 West Spokane Falls Blvd., Spokane, WA 99201-3329.

Process Notes: A Notice of Application was posted on the property, in the main City Library, local branch library, published in the newspaper, published in the Official Gazette, 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, including any property that is contiguous and under the same or common ownership and control. The Notice of Application initiated a public comment period in which any interested person could submit written comments to the address of the City Staff, which appears at the beginning of this document. A presentation of the proposal to the Logan Neighborhood Council was held during the public comment period.

Once the public comment period ended, the Director of Planning issued a threshold determination for the project and obtained a public hearing date from the Plan Commission. Following the hearing before the Plan Commission a hearing date before the City Council will be requested. Notices of Public Hearing will be posted and mailed (similar to the Notice of Application). These notices will contain the date, time and location of the public hearings. Written comments and oral testimony at the subsequent public hearings for this proposed action will be made part of the public record. **Only the applicant, persons submitting written comments and persons testifying at a hearing may appeal the decision of the Plan Commission and City Council.**

No further mailings or postings are required by City Code. If you have not commented on this application or requested to be on the notification list and would like to be, email kfreibott@spokanecity.org or mail Kevin Freibott, Associate Planner, City of Spokane, 808 W. Spokane Falls Blvd, Spokane, WA 99201.

AMERICANS WITH DISABILITIES ACT (ADA) INFORMATION: The City of Spokane is committed to providing equal access to its facilities, programs and services for persons with disabilities. Individuals requesting reasonable accommodations or further information may contact Gita George-Hatcher 48 hours before the meeting date at (509) 625-7083, 808 W. Spokane Falls Blvd., Spokane WA, 99201, or ggeorge-hatcher@spokanecity.org. Persons who are deaf or hard of hearing may contact Ms. George-Hatcher at (509) 625-7083 through the Washington Relay Service at 7-1-1.



Legend

- Parcels
- Notification district
- Project Site
- Queen B Radio ownership
- City of Spokane ownership

APPLICANT: Queen B Radio Inc.
PROPOSAL: Proposed Comprehensive Land Amendment from Residential 4-10 to Center and Corridor Core-District Center (CC2-DC)

Prepared by: WTC
 Date prepared: 11/09/15
 QC'd by:
 Date QC'd:

NW 1/4 03-24-43; NE 1/4 04-24-43