

REQUEST FOR COMMENTS



Agency and City Department Review
FILE NO. Z24-105COMP, South Logan Implementation
Comprehensive Plan Land Use Map Amendment Proposal

DATE: May 7, 2024

TO: Interested Parties, City Departments and Agencies with Jurisdiction, and Neighborhood Councils (Distribution List Attached)

FROM: KayCee Downey, Planner II
Planning & Economic Development Department
808 W Spokane Falls Boulevard
Spokane, WA 99201

compplan@spokanecity.org or (509) 625-6500

SUBJECT: Proposed amendment of the Land Use Plan Map designation for 361 acres in the South Logan Subarea, as identified in the [South Logan TOD Plan](#), from “Residential Low”, “Residential Moderate”, “Institutional”, “General Commercial”, “Center and Corridor Transition Area”, and “Center and Corridor Core Area” to “Residential Moderate”, “Residential High”, “Institutional” and “Center and Corridor Core Area” and concurrent zoning changes from “R1”, “R2”, “RMF”, “RHD-55”, “OR-55”, “GC-150”, “CA1/CA2/CA3/CA4” (Hamilton Form-Based Code), “CC1-DC”, and “CC1-EC” to “RMF-40”, “RHD-55”, “RHD-75”, “CA1” (Hamilton Form-Based Code), and “CC1-EC”. Not all properties within the subarea will be affected and already have the envisioned land use and/or zoning.

APPLICANT/AGENT: City of Spokane

ADDRESS: Multiple, within the South Logan Subarea (see attached list)

PARCELS: Multiple, within the South Logan Subarea (see attached list)

LOCATION: South Logan subarea, as identified in the [South Logan TOD Plan](#) Sections 8 and 17, Township 25N, Range 43E

COMMENT REQUESTED BY 5 PM on May 21, 2024

If additional information is required for your department or agency to comment on this proposal, please notify the Planning & Economic Development Department as soon as possible so that the application processing can be suspended while the necessary information is being prepared. Under the procedures of SMC 17G.060, this referral to affected departments and agencies is for the following:

- 1) The determination of a complete application. If there are materials that the reviewing departments and agencies need to comment on this proposal, notice of such must be provided to the applicant;
- 2) Provides notice of application;
- 3) Concurrency Testing, please note one of the following:

- a) () This application is subject to concurrency and agency is required to notify this department that applicant meets/fails currency; OR
- b) (X) This application is exempt from concurrency testing, but will use capacity of existing facilities.

The lack of comment including concurrency by any referral agency will be considered acceptance of this application as technically complete and meeting concurrency requirements.

Under the revised procedures of SMC 17G.060, this referral to affected Departments and Agencies is to provide notice of a pending application. **THIS WILL BE THE LAST NOTICE PROVIDED TO REFERRAL DEPARTMENTS AND AGENCIES UNLESS WARRANTED.** If there are materials that the reviewing Departments and Agencies need to comment on this proposal, notice of such must be provided to the Applicant. The lack of comment by any referral agency will be considered to be acceptance of this application as Technically Complete.

A map of the proposal is attached. Additional maps and materials can be found here:

<https://my.spokanecity.org/projects/2023-2024-proposed-comprehensive-plan-amendments/>

ENVIRONMENTAL REVIEW / SEPA: The City of Spokane completed a Final Environmental Impact Statement (FEIS) for this proposal as part of the South Logan Transit Oriented Development study adoption. The proposed action was adequately described by both the study and the range of alternatives analyzed in the FEIS and thus additional SEPA review is not required at this time.

The South Logan TOD study and FEIS can be found at the following address:

<https://my.spokanecity.org/projects/south-logan-transit-oriented-development-project/>

ATTACHMENTS

- 1) Distribution List, Request for Comments
- 2) Reference Map, Land Use
- 3) List of Concerned Parcels