

## Notice of Public Hearing and SEPA Determination



### FILE NO. Z19-502COMP, E 29<sup>th</sup> Ave and S Ray St Comprehensive Plan Land Use Map Amendment Proposal

**DATE:** August 26, 2020

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 9, 2020, beginning at 4:00PM online via the WebEx Meetings software. 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 23, 2020. This proposal concerns four parcels in the Lincoln Heights Neighborhood, described below. Any person may submit written comments on the proposed action or call for additional information at:

#### **Planning Services Department**

Attn: Kevin Freibott, Assistant Planner  
808 West Spokane Falls Boulevard  
Spokane, WA 99201-3333  
Phone (509) 625-6184  
[kfreibott@spokanecity.org](mailto:kfreibott@spokanecity.org)

**PROPOSAL:** Amendment of the Land Use Plan Map designation for four parcels totaling 0.61 acres from “**Residential 4-10**” to “**Office**” and a concurrent change of zoning from “**Residential Single Family (RSF)**” to “**Office (O-35)**.”

**APPLICANT/AGENT:** Mr. Dwight Hume, Land Use Solutions and Entitlement (Private Applicant)  
Mr. Kevin Freibott, City of Spokane (City Contact)

**ADDRESS:** 3203 & 3207 E 29<sup>th</sup> Avenue (private application)  
2820 & 2826 S Ray Street (City-sponsored application)

**PARCELS:** 35273.0219, 35273.0220, 35273.0306, and 35273.0305

**LEGAL:** Legal descriptions of all subject properties are available by contacting the City of Spokane at the above address.

**LOCATION:** Northeast corner of S Ray Street and E 29th Avenue, and the property approximately 160 feet north of that intersection on the west side of S Ray Street.

**SEPA:** A SEPA Determination of Non-Significance (DNS) was issued on August 24, 2020 under WAC 197-11-970. The lead agency will not act on this proposal for at least 14 days. Comments regarding the DNS must be submitted no later than 5:00 PM on September 7, 2020 if they are intended to alter or appeal the DNS.

[www.spokanecity.org/projects/2019-2020-proposed-comprehensive-plan-amendments/](http://www.spokanecity.org/projects/2019-2020-proposed-comprehensive-plan-amendments/)

**NOTICING:** A **Notice of Application** will be posted on the property, 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 400-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.

Notice is also provided to all neighborhood councils in which the proposal is located and any others within 400 feet of the proposal. This notice will also be forwarded electronically to any individual or entity that commented during the public comment period or who has requested that staff add them to the list of interested parties.

**PROCESS NOTES:** Following the hearing before the Plan Commission, staff will request a hearing date before the City Council. Written comments and oral testimony at the various public hearings for this proposed action will be made part of the public record. **Please note, only the applicant, persons submitting written comments and persons testifying at a hearing likely have standing to appeal the ultimate decision of the 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 or write staff at the address listed on Page 1 of this notice.

**ONLINE HEARING:** Due to the need for continued social distancing, and because City Hall remains closed to the public, the Hearing will be held online using the WebEx Meetings platform. Public testimony will be taken via the online platform or over the phone. Written comment can also be submitted by email or mail to Kevin Freibott at the contact information on the first page of this notice.

**For details on how to connect to the hearing, see the Plan Commission Website at the following address. Connection information will be posted at least one week in advance here:**

[www.spokanecity.org/bcc/commissions/plan-commission/](http://www.spokanecity.org/bcc/commissions/plan-commission/)