

Notice of Application and SEPA Review



Request for Public Comments

FILE NO. Z19-503COMP, E 53rd Ave and S Palouse Highway Comprehensive Plan Land Use Map Amendment Proposal

DATE: June 8, 2020

Notice is hereby given that Mr. Dwight Hume of Land Use Solutions and Entitlement, on behalf of 3227 E 53rd Ave. LLC, applied for a Comprehensive Plan Land Use Map Change on October 29, 2018. The application was certified complete on November 27, 2019 and was accepted into the work program for full review and consideration on March 2, 2020. At that time the City Council added one parcel to the proposal, adjacent to the original parcels. The City is now seeking comments from the public regarding the proposal, detailed below. Any person may submit written comments on the proposed actions or call for additional information:

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

PROPOSAL: Amendment of the Land Use Plan Map designation for three parcels totaling 10.3 acres from “**Residential 4-10**” to “**Residential 15-30**” and a concurrent change of zoning from “**Residential Single Family (RSF)**” to “**Residential Multi-Family (RMF)**”

APPLICANT/AGENT: Mr. Dwight Hume, Land Use Solutions and Entitlement

ADDRESS: 3227 E 53rd Avenue (private application)
5106 S Palouse Highway (City-sponsored application)

PARCELS: 34032.9044, 34032.9093, and 34032.9094

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

LOCATION: Immediately east of the terminus of E 53rd Avenue and southwest of the intersection of S Palouse Highway and S Thor Street.

SEPA: This proposal for a non-project action will be reviewed pursuant to the State Environmental Policy Act (SEPA) under Spokane Municipal Code Section 17E.050. The Environmental Checklist is available for review at the website identified below.

www.spokanecity.org/projects/2019-2020-proposed-comprehensive-plan-amendments/

COMMENT NEEDED BY 5 PM on August 7, 2020.

Written comments received at the address above will be made a part of the public record and will be provided to all decision making bodies during the consideration process. This includes the Spokane Plan Commission and the Spokane City Council. **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.**

MORE IMPORTANT INFORMATION ON PAGE 2

PLAN COMMISSION: The Spokane Plan Commission will hold a public workshop to review the proposed amendment sometime during the public comment period. This workshop will be available to attend online via the WebEx software. See the project website listed at the bottom of this page for the date of the Plan Commission workshop and instructions on how to connect to the meeting.

While the public is encouraged to attend, please note that public testimony is not taken during the Plan Commission Workshop. At the completion of the comment period, a hearing before the Plan Commission will be scheduled, during which the public will be given an opportunity to testify.

The Plan Commission meets the 2nd and 4th Wednesday of every month, starting at 2PM. Please see the following website for more information on the Plan Commission and their meetings:

www.spokanecity.org/bcc/commissions/plan-commission/

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. Furthermore, presentation is made to the Community Assembly and the Land Use Subcommittee of the Community Assembly during the comment period. For more information in the Community Assembly and its subcommittees, see the following webpage:

www.spokanecity.org/neighborhoods/community-assembly/

PROCESS: All nine of the Comprehensive Plan Amendment proposals accepted for consideration this year will be subject to a Plan Commission Hearing, during which the Spokane Plan Commission will make a recommendation to the City Council. Following the Plan Commission Hearing, all nine will be considered by the Spokane City Council in a public hearing, expected in fall or early winter of 2020. Both hearings will be noticed twice in advance on both the Spokane Official Gazette and in the Spokesman Review. Furthermore, anyone submitting written comment on the proposals will receive notice of future hearing directly.

Check the project website for updates during the process:

www.spokanecity.org/projects/2019-2020-proposed-comprehensive-plan-amendments/

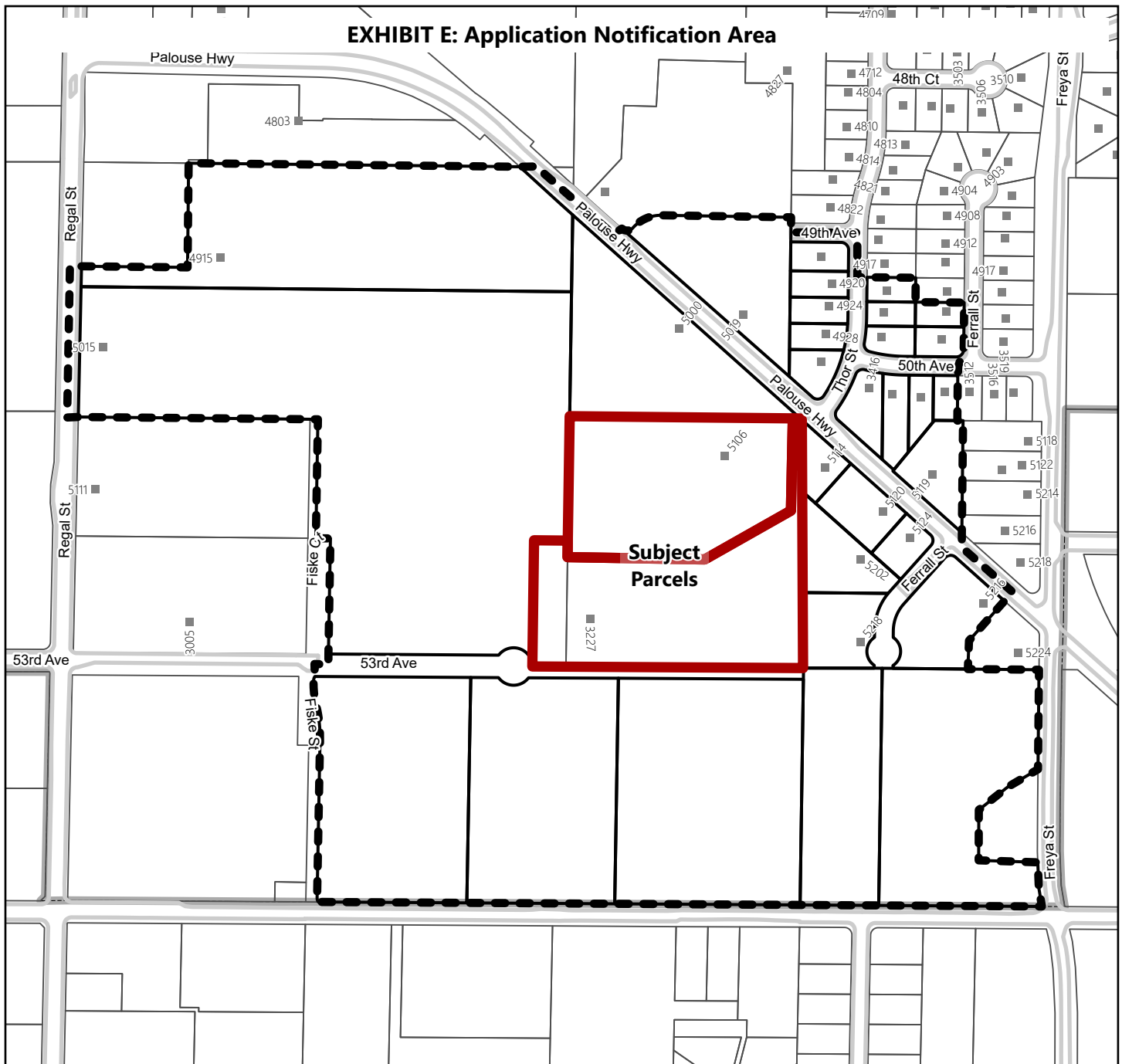


Z19-503COMP

(3227 E 53rd Ave and 5106 S Palouse Hwy)

2019/2020 Comprehensive Plan Amendment Proposals

THIS IS NOT A LEGAL DOCUMENT: The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.



Legend

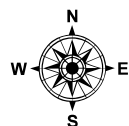
- Parcel
- Notification Boundary
- Curb Line
- Address Point

Subject Parcels

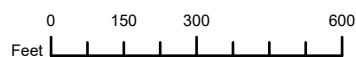
- Subject Parcels

Application proposes to:

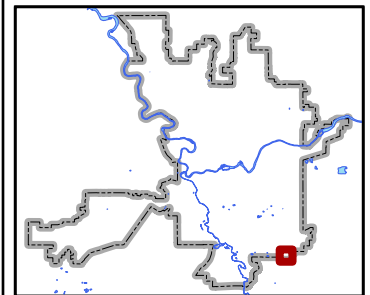
Change Land Use Designation from Residential 4-10 to Residential 15-30



Project Size: 10.3 Acres (Approximate)
Drawing Date: 3/4/2020 Drawing Scale: 1:4,750



PROJECT LOCATION



Neighborhood and Planning Services
Drawn By: Kevin Freibott