

Notice of Public Hearing and SEPA Determination



FILE NO. Z20-194COMP, 120 N Magnolia Comprehensive Plan Land Use Map Amendment Proposal

DATE: September 29, 2021

Notice is hereby given that there will be a public hearing before the City of Spokane Plan Commission at their regularly scheduled meeting on October 13, 2021, 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. This proposal concerns one parcel in the East Central 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

PROPOSAL: Amendment of the Land Use Plan Map designation for one parcel totaling 2.5 acres from “**Light Industrial (LI)**” to “**Centers and Corridors Core (CC Core)**” and a concurrent change of zoning from “**Light Industrial (LI)**” to “**Centers and Corridors Type 1, Employment Center (CC1-EC)**.”

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

SITE ADDRESS: 120 N Magnolia Street

PARCELS: 35163.3001

LEGAL: School B 69, 16-25-43 SW

LOCATION: Block bounded by E Main Ave, N Magnolia St, E Riverside Ave, and N Napa St

SEPA: A SEPA Determination of Non-Significance (DNS) was issued on September 28, 2021 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 October 12, 2021 if they are intended to alter or appeal the DNS.

<https://my.spokanecity.org/projects/2020-2021-proposed-comprehensive-plan-amendments/>

SEE PAGE 2 FOR MORE IMPORTANT INFORMATION

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: 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/

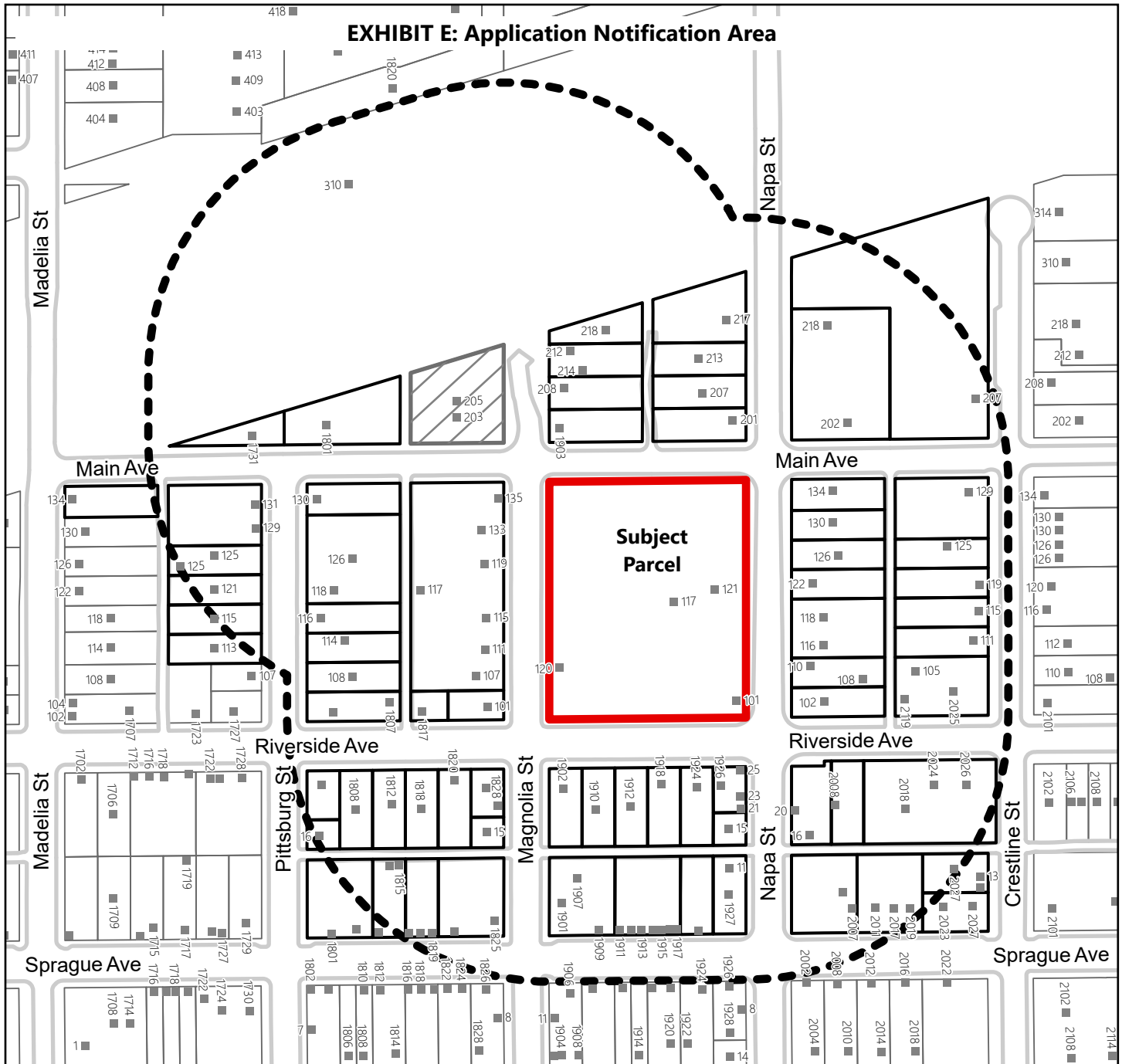


Z20-194COMP

(120 N Magnolia St - East Central Neighborhood)

2020/2021 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.



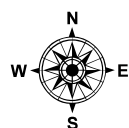
Legend

- Parcel
- Curb Line
- Address Point

Area Type

- Same Ownership
- Subject Parcels
- Notification_Boundary
- Notification_Parcels

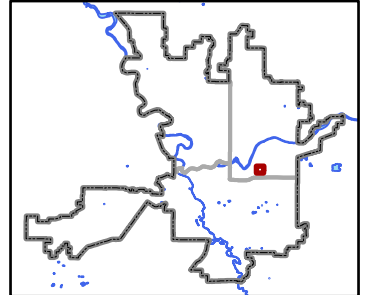
Application Proposes To:
Change Land Use Designation from "Light Industrial" to "Centers and Corridors Core"



Project Size: 2.5 Acres (Approximate)
Drawing Date: 7/27/2021 Drawing Scale: 1:2,714

0 75 150 300
Feet

PROJECT LOCATION



Neighborhood and Planning Services
Drawn By: Kevin Freibott