

Notice of Application and SEPA Review



Request for Public Comments

FILE NO. Z21-284COMP, W Francis Ave

Comprehensive Plan Land Use Map Amendment Proposal

DATE: May 25, 2022

Notice is hereby given that Dwight Hume of Land Use Solutions and Entitlement applied for a Comprehensive Plan Land Use Map Change on October 25, 2021. The application was certified complete on December 3, 2021, and was accepted into the work program for full review and consideration on March 21, 2022. At that time, the City Council added three (3) parcels 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: KayCee Downey, Assistant Planner
808 West Spokane Falls Boulevard
Spokane, WA 99201-3333
Phone (509) 625-6194
kdowney@spokanecity.org

PROPOSAL: Amendment of the Land Use Plan Map designation for four (4) parcels totaling 0.99 acres from “**Residential 4-10**” to “**Office**” and a concurrent change of zoning from “**Residential Single-Family (RSF)**” to “**Office Retail – 35-foot height limit**” (**OR-35**) for the original application, and to “**Office – 35-foot height limit**” (**O-35**) for the City-sponsored properties.

APPLICANT/AGENT: Dwight Hume, Land use Solutions and Entitlement

ADDRESS: 801 W Francis Avenue (private application)
6228 N Monroe St, 6216 N Lincoln St, & 6211 N Wall St (City proposal)

PARCELS: 36312.0216 (private application)
36312.0822, 36312.0703, & 36312.0503 (City proposal)

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

LOCATION: South side of W Francis Avenue, between N Monroe Street and N Wall 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.

<https://my.spokanecity.org/projects/2021-2022-proposed-comprehensive-plan-amendments/>

COMMENT NEEDED BY 5 PM on July 25, 2022.

MORE IMPORTANT INFORMATION ON PAGE 2

Written comments received at the address on the previous page 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.**

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 four (4) 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 four (4) will be considered by the Spokane City Council in a public hearing, expected in fall or early winter of 2022. 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 hearings directly.

Check the project website for updates during the process:

<https://my.spokanecity.org/projects/2021-2022-proposed-comprehensive-plan-amendments/>



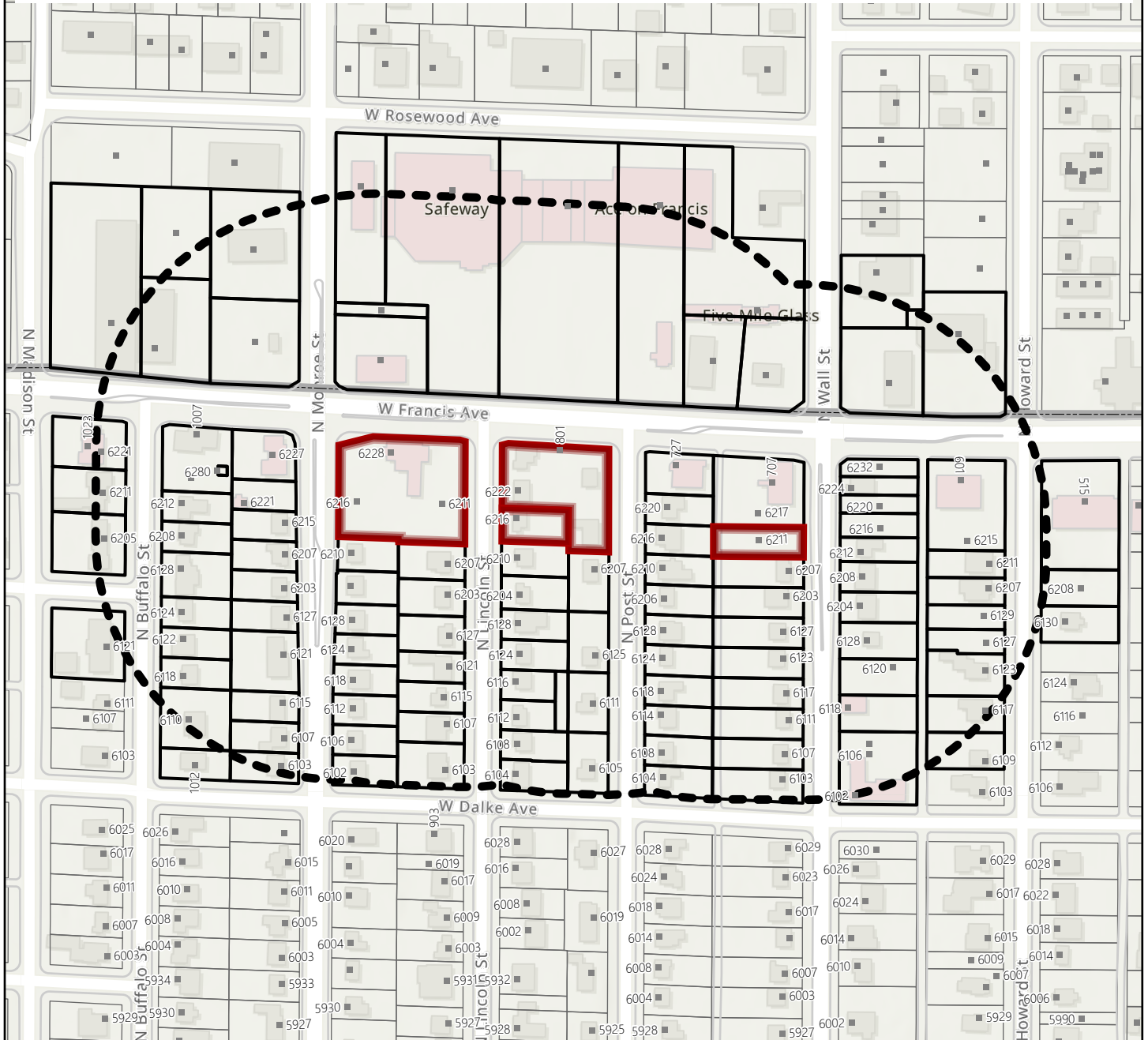
Z21-284COMP

(W Francis Ave - North Hill Neighborhood)

2022 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.

EXHIBIT E: Application Notification Area

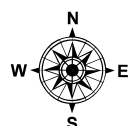


Legend

- Address Point
- Parcels to Change
- Parcels to Notify
- 400' Notification Area
- Other Parcels

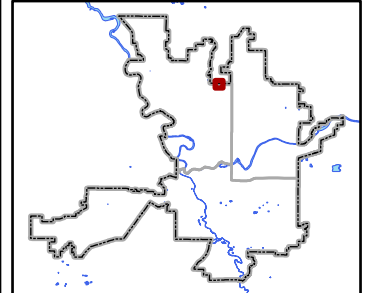
Application Proposes To:

Change Land Use Plan Map Designation from
"Residential 4-10" to "Office"



Project Size: 1.7 Acres (Approximate)
Drawing Date: 3/24/2022 Drawing Scale: 1:3,000
0 125 250 500
Feet

PROJECT LOCATION



Neighborhood and Planning Services
Drawn By: Kevin Freibott