

NONPROJECT DETERMINATION OF NONSIGNIFICANCE

FILE NO(S): Z21-284COMP

PROPONENT: 801 Francis Development LLC (Agent: Dwight Hume, Land Use Solutions and Entitlement) & the City of Spokane

DESCRIPTION OF PROPOSAL: Amendment of the Land Use Plan Map designation for four (4) parcels totaling approximately 0.5 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. No specific development proposal is being approved at this time.

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: The proposal concerns four parcels: portions of portions of 36312.0216, 36312.0822, 36312.0703, and 36312.0503, located at 801 W Francis Ave, 6228 N Monroe St, 6216 N Lincoln St, and 6211 N Wall St; bounded by N Monroe St to the west, N Wall St to the east, and W Francis to the north; North Hill neighborhood.

LEGAL DESCRIPTION: NW31-26-43: LOTS 1-4 AND THE NORTH 7 FEET OF LOT 5, BLOCK 1, MCKINLEY PARK ADDITION; EXCEPT ROAD RIGHT OF WAY. TOGETHER WITH LOTS 1-2, BLOCK 2, WALL STREET ADDITION; EXCEPT ROAD RIGHT OF WAY; MCKINLEY PARK ADDITION ALL LT 1 THRU 6, N20FT LT 7, N15FT LT 40 & ALL LTS 41 THRU 46 BLK 2 EXC PTNS DEEDED FOR STREETS; MCKINLEY PARK S18FT L5; ALL L6;N13FT OF L7 B1; WALL ST 1ST L3 B1

LEAD AGENCY: City of Spokane

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

- [] There is no comment period for this DNS.
- [] This DNS is issued after using the optional DNS process in section 197-11-355 WAC. There is no further comment period on the DNS.
- [X] This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for at least 14 days from the date of issuance (below). Comments regarding this DNS must be submitted no later than 5 p.m. on September 13, 2022 if they are intended to alter the DNS.

Responsible Official: Spencer Gardner

Position/Title: Director, Planning Services **Phone:** (509) 625-6500

Address: 808 W. Spokane Falls Blvd., Spokane, WA 99201

Date Issued: Aug 23, 2022 **Signature:** 

APPEAL OF THIS DETERMINATION, after it has become final, may be made to the City of Spokane Hearing Examiner, 808 West Spokane Falls Blvd., Spokane WA 99201. The appeal deadline is Noon on October 19, 2021 (21 days from the date of the signing of this DNS). This appeal must be on forms provided by the Responsible Official, make specific factual objections, and be accompanied by the appeal fee. Contact the Responsible Official for assistance with the specifics of a SEPA appeal.



_SEPA DNS - Z21-284COMP

Final Audit Report

2022-08-23

Created:	2022-08-23
By:	Jackie Churchill (jchurchill@spokanecity.org)
Status:	Signed
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"_SEPA DNS - Z21-284COMP" History

-  Document created by Jackie Churchill (jchurchill@spokanecity.org)
2022-08-23 - 3:57:13 PM GMT- IP address: 198.1.39.252
-  Document emailed to Spencer Gardner (sgardner@spokanecity.org) for signature
2022-08-23 - 3:57:30 PM GMT
-  Email viewed by Spencer Gardner (sgardner@spokanecity.org)
2022-08-23 - 3:57:54 PM GMT- IP address: 198.1.39.252
-  Document e-signed by Spencer Gardner (sgardner@spokanecity.org)
Signature Date: 2022-08-23 - 3:58:00 PM GMT - Time Source: server- IP address: 198.1.39.252
-  Agreement completed.
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