

Notice of Application and SEPA Review



Request for Public Comments
FILE NO. Z23-476COMP, Eighth Avenue
Comprehensive Plan Land Use Map Amendment Proposal

DATE: June 10, 2024

Notice is hereby given that Mr. Clifton Trimble of Storhaug Engineering applied for a Comprehensive Plan Land Use Map Change on October 31, 2023. The application was certified complete on November 30, 2023 and was accepted into the work program, including four parcels and additional Right-of-Way (ROW) added by the City, for full review and consideration on March 25, 2024. 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: Brandon Whitmarsh, Planner I
808 West Spokane Falls Boulevard
Spokane, WA 99201-3333
Phone (509) 625-6846
compplan@spokanecity.org

PROPOSAL: Amendment of the Land Use Plan Map designation for seven parcels and some ROW totaling 4.3 acres from **Office, Residential Low, Neighborhood Retail, and Conservation Open Space** to **General Commercial** and a concurrent change of zoning from **R1, Office, and Neighborhood Retail – 35** to **Community Business - 55**.

APPLICANT/AGENT: Clifton Trimble, Storhaug Engineering and the City of Spokane

ADDRESS: 2610 and 2613 W. 8th Ave. (Applicant)
2614, 2618, 2624, 2628 W. 8th Ave., and Right-of-Way east of application (City-Sponsored)

PARCELS: 25243.1308, 25243.1309, and 25243.1502 (Applicant)
25243.1304 - 25243.1307 and Right of Way east of Applicant's Parcels (City-Sponsored)

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

LOCATION: W. 8th Ave. east of S. Lindeke St.

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/2023-2024-proposed-comprehensive-plan-amendments/>

COMMENT NEEDED BY 5 PM on August 9, 2024.

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 Microsoft Teams application or in person. See the project website listed at the bottom of this page for the date of the Plan Commission workshop and instructions on how to attend/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:

<https://my.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, the applicant is required to offer a presentation to the noticed neighborhood council(s) during the public comment period.

PROCESS: All six 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 six will be considered by the Spokane City Council in a public hearing, expected in fall or early winter of 2024. 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/2023-2024-proposed-comprehensive-plan-amendments/>