

**NOTICE OF PUBLIC HEARING AND NOTICE OF SEPA DETERMINATION
PROPOSED COMPREHENSIVE PLAN AMENDMENT
LAND USE MAP CHANGE**

Notice is hereby given that there will be a public hearing before the City of Spokane Plan Commission at their regularly scheduled meeting on **September 11, 2019, beginning at 4:00 PM** in the City Council Chambers, Lower Level of City Hall at 808 West Spokane Falls Boulevard, Spokane, Washington. This hearing or portions thereof may be continued at the discretion of the Plan Commission. Final Plan Commission deliberation and action on this matter is anticipated to be held at the regularly scheduled Plan Commission meeting on September 25, 2019. This public hearing is for an application by HA Tombari LLC. This proposal concerns one parcel at 15 E Walton Avenue. Any person may submit written comments on the proposed action or call for additional information at:

*Planning Services Department
Attn: Nathan Gwinn, Assistant Planner
808 West Spokane Falls Boulevard
Spokane, WA 99201-3333
Phone (509) 625-6893
ngwinn@spokanecity.org*

APPLICATION INFORMATION

SUBJECT: The proposal is to change the land use designation of one parcel from “Residential 15-30” to “General Commercial.” If approved, a concurrent change in zoning will occur from RMF (Residential Multifamily with 35-foot height limit) to GC-70 (General Commercial with 70-foot height limit).

AGENT: Mr. Dwight Hume
Land Use Solutions & Entitlement LLC
509-435-3108
dhume@spokane-landuse.com

APPLICANT / PROPERTY OWNER: HA Tombari LLC

File Number: Z18-882COMP, HA Tombari LLC. Documents relating to this amendment are available for download at <https://my.spokanecity.org/projects/2018-2019-proposed-comprehensive-plan-amendments/ha-tombari-llc/>

Location: The subject site includes one parcel located on the north side of East Walton Avenue at 15 East Walton Avenue (parcel 35052.2920). The concerned property is approximately 0.12 acre.

SEPA: A DNS was issued on August 27, 2019 under (WAC 197-11-970); the lead agency will not act on this proposal for at least 14 days. Comments regarding this DNS must be submitted no later than 5pm on September 10, 2019 if they are intended to alter or appeal the DNS.

Description of Proposal: This proposal is to change one parcel from Residential 15-30 Land Use and RMF zoning (Residential Multifamily, 35-foot height limit) to General Commercial Land Use and GC-70 zoning (General Commercial, 70-foot height limit). No specific development proposal is

being approved at this time. Additional maps and materials associated with this proposal can be found at the website listed above.

Legal Description: Full legal descriptions of the subject properties are available in the Planning Services Department, located on the 6th Floor of City Hall, 808 West Spokane Falls Blvd., Spokane, WA 99201-3329.

Process Notes: The City received a complete application on March 11, 2019. On May 28, 2019, a Notice of Application was posted on the property, in the main City Library, local branch library, 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 four hundred 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. The Notice of Application initiated a public comment period in which any interested person could submit written comments to the address of the City Staff, which appears at the beginning of this document.

Once the public comment period ended, the Director of Planning issued a threshold determination for the project and obtained a public hearing date from the Plan Commission. Following the hearing before the Plan Commission a hearing date before the City Council will be requested. Notices of Public Hearing will be posted and mailed (similar to the Notice of Application). These notices will contain the date, time and location of the public hearings. Written comments and oral testimony at the subsequent public hearings for this proposed action will be made part of the public record. **Only the applicant, persons submitting written comments and persons testifying at a hearing may appeal the decision of the Plan Commission and 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 ngwinn@spokanecity.org or mail Nathan Gwinn, Assistant Planner, City of Spokane, 808 W. Spokane Falls Blvd, Spokane, WA 99201.

AMERICANS WITH DISABILITIES ACT (ADA) INFORMATION: The City of Spokane is committed to providing equal access to its facilities, programs and services for persons with disabilities. The Spokane City Council Chamber in the lower level of Spokane City Hall, 808 W. Spokane Falls Blvd., is wheelchair accessible and also is equipped with an infrared assistive listening system for persons with hearing loss. Headsets may be checked out (upon presentation of picture I.D.) at the City Cable 5 Production Booth located on the First Floor of the Municipal Building, directly above the Chase Gallery or through the meeting organizer. Individuals requesting reasonable accommodations or further information may call, write, or email Human Resources at 509.625.6363, 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or msteinolfson@spokanecity.org. Persons who are deaf or hard of hearing may contact Human Resources through the Washington Relay Service at 7-1-1. Please contact us forty-eight (48) hours before the meeting date.