

## Notice of Public Hearing and SEPA Determination



### FILE NO. Z23-479COMP, Indian Trail Comprehensive Plan Land Use Map Amendment Proposal

**DATE:** September 25, 2024

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 9, 2024**, beginning at **4:00PM** in-person in the Council Chambers in City Hall and online via Microsoft Teams. This hearing or portions thereof may be continued at the discretion of the Plan Commission. This proposal concerns all or portions of eight parcels in the Balboa/South Indian Trail 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, Senior Planner  
808 West Spokane Falls Boulevard  
Spokane, WA 99201-3333  
Phone (509) 625-6500  
[compplan@spokanecity.org](mailto:compplan@spokanecity.org)

Comments should be submitted no later than 5:00 PM on October 8, 2024 if they are intended to be seen by the Plan Commission prior to the hearing.

**PROPOSAL:** Amendment of the Land Use Plan Map designation for eight parcels totaling 35.1 acres from **Residential Low** to **Residential Moderate, General Commercial, and Open Space** and a concurrent change of zoning from **R1** to **RMF, Conservation Open Space, and Community Business – 55**.

**APPLICANT/AGENT:** Dwight Hume, Land Use Solutions and Entitlement and the City of Spokane

**ADDRESS:** 3754, 3910, and 4110 W. Indian Trail Rd. (Applicant)  
3925 & 4041 W. Osage Way and an unaddressed property (City Sponsored)

**PARCELS:** 26262.0010, 26262.0018, 26262.0054, 26262.0055, 26265.0048 (Applicant)  
26261.3401, 26262.2620, and 26262.2621 (City Sponsored)

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

**LOCATION:** North of W. Indian Trail Rd. between W. Weile Ave. and W. Janice Ave.

**SEPA:** A SEPA Mitigated Determination of Non-Significance (MDNS) was issued on September 16, 2024 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 8, 2024 if they are intended to alter or appeal the DNS.

**FOR MORE INFO:** <https://my.spokanecity.org/projects/2023-2024-proposed-comprehensive-plan-amendments/>

### **Why am I receiving this notice?**

All properties within 400 feet of the proposal and anyone who has communicated with staff during the processing of this application will receive this notice. Furthermore, signs are posted on the property(ies) involved, notices are published in the Spokesman Review and the Official Gazette, and emails are sent to all those who have commented on the proposal, as well as the neighborhood council(s) involved.

Please note that this is the last direct notice you may receive on this proposal, per the requirements of the Spokane Municipal Code. If you have not commented on this application or requested to be on the notification list and would like to be, contact staff at the address listed on Page 1 of this notice.

### **What's happening now?**

Plan Commission will hold a hearing on the date listed, during which staff will present the proposal, the applicant may speak, and public testimony will be taken by the Plan Commission. After taking any public testimony, Plan Commission will deliberate and ultimately make a recommendation whether to approve, modify, or deny the application. After that, the applications will go to City Council, usually in early winter, for a final decision at a City Council hearing.

### **How do I attend the Hearing and/or give testimony?**

Approximately one week prior to the hearing, the City will issue the official agenda online at the following address: <https://my.spokanecity.org/bcc/commissions/plan-commission/>

### **How can I participate?**

There are two ways you can communicate your opinion to the Plan Commission—write a comment and send it to the address/email on the notice or attend the hearing (online or in person) and sign up to give verbal testimony. If you wish to speak virtually, signup instructions will be provided on the Plan Commission agenda when it is issued (see link above). If you are attending in person, signup sheets will be available in the Council Chambers before the hearing. If you have submitted a comment letter in the past, rest assured the Plan Commission has been given a copy and you do not need to submit it again, unless you have more to say. Please note that all written comments received on the proposals will also be forwarded to City Council in advance of their hearing.

**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.**

**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 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 Risk Management at 509.625.6221, 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or [mLOWmaster@spokanecity.org](mailto:mLOWmaster@spokanecity.org). Persons who are deaf or hard of hearing may contact Risk Management through the Washington Relay Service at 7-1-1. Please contact us forty-eight (48) hours before the meeting date.



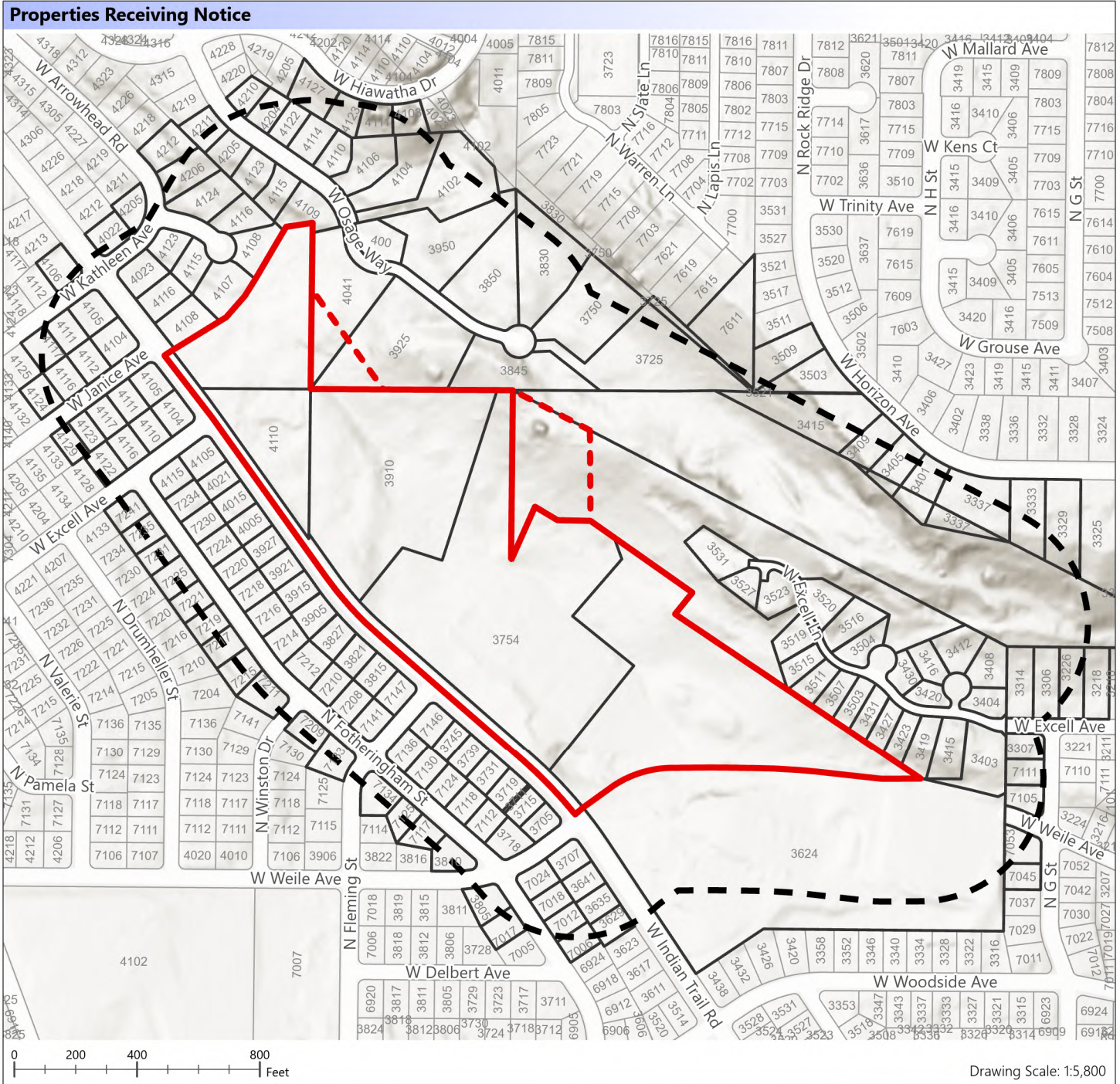


# Notification Map - Comprehensive Plan Amendment

Department of Planning & Economic Development

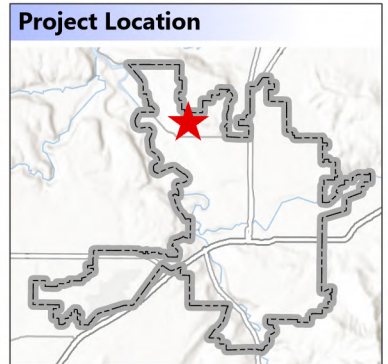


THIS IS NOT A LEGAL DOCUMENT  
The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.



**Applicant:** Land Use Solutions & Entitlement  
**Parcels:** 26261.3401, 26262.0010, 26262.0018, 26262.0054, 26262.0055, 26262.2620, 26262.2621, 26265.0048  
**Size:** 35.1 acres (Size is Approximate)

- 400' Notification Area
- Proposal Area
- Also Under Consideration
- Parcels



**This Proposal Would:** Amend the Land Use Plan Map designation and Zoning for eight (8) parcels in the Balboa/South Indian Trail Neighborhood. Parcels outlined in bold will receive notice of the proposal and the eventual Plan Commission hearing. Numbers indicate the parcel address.