

Notice of Application and SEPA Review

Notice is hereby given that the City of Spokane's Planning & Development Services Department is seeking public input on its proposal to amend the Comprehensive Plan by adopting the Hamilton Form Based Code Subarea plan.

Location: The affected geographic area is centered on the Hamilton Street corridor, bordered by Desmet Avenue to the south and the alley between Augusta Avenue and Nora Avenue to the north. The east/west boundaries vary. Full project information, plan documents, and maps can be found at: <https://beta.spokanecity.org/projects/logan/>.

Any person may submit written comments on the proposed action or call for additional information:

Planning & Development Services
Attn: Boris Borisov
808 West Spokane Falls Boulevard. 3rd Floor
Spokane, WA 99201-3333
Phone (509) 625-6300
bborisov@spokanecity.org

Description of Proposal: The Form Based Code replaces existing zoning and design guidelines within the affected geographical area. This code regulates land development by setting controls on building form, coupled with performance-based parameters relative to building use and density. The entire project area is approximately 37.6 acres.

This proposal falls into two actions:

1. Comprehensive Plan Amendment to Land Use Plan Map: The Land Use designations of the affected geographic area will be amended from R 4-10 to CC Transition and from Institutional to CC Transition. (See Exhibits 2 and 3 at provided link above).
2. (a) Amending Spokane Municipal Code Title 17C Land Use Standards by adopting a new chapter 17C.123 Form Based Code Zones (See Exhibit 1 at provided link above); (b) amending SMC 17C.200 Landscaping & Screening, SMC 17C.230 Parking & Loading, and SMC 17A.020.010 Definitions; and (c) amending the City of Spokane Zoning Map and replacing CC1, CC2, RSF, and RTF zones with CA1, CA2, CA3, and CA4 Form Based Code Zoning Categories (See Exhibits 4 and 5 at provided link above).

SEPA: These proposals will be reviewed under the State Environmental Policy Act (SEPA) under Spokane Municipal Code Section 17E.050. Comments will be accepted on environmental issues and any environmental documents related to the proposed action. An environmental checklist is also available for review at the provided link above.

Comment Deadline: This notice initiates a public comment period. Written comments on this application and any environmental issues related to it may be submitted via mail or email to the Planning Services Department address listed above by no later than **November 25, 2014**.

Only the applicant, persons submitting written comments and persons testifying at a hearing may appeal the decision of the Plan Commission and City Council.