

**NOTICE OF APPLICATION AND SEPA REVIEW  
PROPOSED COMPREHENSIVE PLAN AMENDMENT  
LAND USE MAP CHANGE**

Notice is hereby given that Mr. Jay Bonnett of JR Bonnett Engineering on behalf of Morningside Investments LLC applied for a Comprehensive Plan Land Use Map Change on October 31, 2015. This proposal is located north of W. Barnes Road and is generally bounded by W. Youngstown Lane, N. Concord Lane, W Jamestown Lane, and N Camden Lane. **Any person may submit written comments on the proposed action or call for additional information at:**

*Planning & Development Services Department  
Attn: Tirrell Black, Assistant Planner  
808 West Spokane Falls Boulevard  
Spokane, WA 99201-3333  
Phone (509) 625-6185  
[compplancomments@spokanecity.org](mailto:compplancomments@spokanecity.org)*

**APPLICATION INFORMATION**

**SUBJECT:** Proposed amendment of Land Use Plan Map from “R 4-10” (Residential 4 to 10 units per acre) to a portion to “R 10-20” and a portion to “R 15-30”; If approved with concurrent change to zoning map from RSF (Residential Single Family) zoning to RTF (Residential Two Family) and RMF (Residential Multi Family).

**APPLICANT/**

**AGENT:**

Mr. Jay Bonnett  
J.R. Bonnett Engineering  
803 E. 3<sup>rd</sup> Avenue, Spokane WA 99202  
509-534-3929; jbonnett1@jrbonnett.com

**PROPERTY OWNER: Morningside Investments LLC**

**File Number:** Z1500084COMP, Morningside Investments LLC- documents relating to this amendment are available for download at <https://my.spokanecity.org/projects/comprehensive-plan-amendment-cycle-2015-2016/>

**Location:** This proposal is located north of W. Barnes Road and is generally bounded by W. Youngstown Lane, N. Concord Lane, W Jamestown Lane, and N Camden Lane.

The location may also be described as: All parcels and tracts within the Windhaven First Addition PUD, except lots 1-8 Block 4, lots 1-13 Block 5, lots 1-5 Block 6. The area is comprised of 260 platted lots on approximately 45.5 acres. Map is attached.

Located within SW ¼ 15-26-42; SE ¼ 16-26-42; NE ¼ 21-26-42; NW ¼ 22-26-42

**SEPA:** This proposal for a non-project action will be reviewed under the State Environmental Policy Act (SEPA) under Spokane Municipal Code Section 17E.050. The Environmental Checklist and Traffic Impact Analysis is available for review at:

<https://my.spokanecity.org/projects/comprehensive-plan-amendment-cycle-2015-2016/>

**Description of Proposal:** This proposal is to change the land use of a 45.5 acre area from “Residential, 4 to 10 units per acre” to “Residential 10-20 units per acre” and “Residential 15-30 units per acre”. The proposed change to “Residential 10-20 units per acre” is for 3.87 acres. The balance of 41.63 acres is proposed to be changed to “Residential 15-30 units per acre”. If approved, the zoning would be changed from RSF (Residential Single Family) to RTF (Residential Two Family) or RMF (Residential Multi Family). A map is attached. Additional Maps and Materials associated with this proposal can be viewed at <https://my.spokanecity.org/projects/comprehensive-plan-amendment-cycle-2015-2016/>

**Legal Description:** A full legal description of the subject properties are available in the Planning Services Department, located on the 3<sup>rd</sup> Floor of City Hall, 808 West Spokane Falls Blvd., Spokane, WA 99201-3329.

**Current Zoning:** RSF (Residential Single Family)

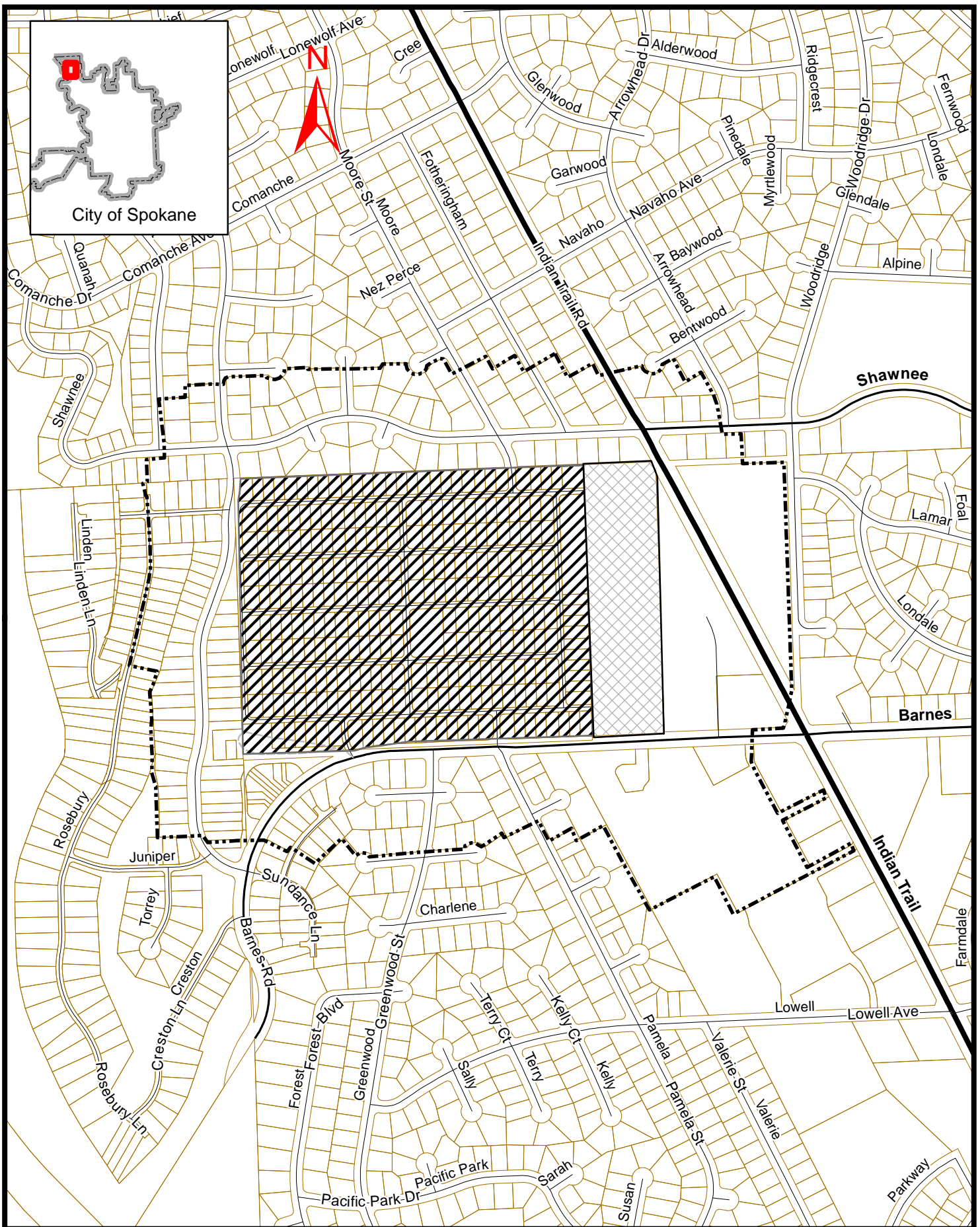
**Proposed Zoning:** RTF (Residential Two Family) and RMF (Residential Multi Family)

**Comment Deadline:** Written comments may be submitted on this application and any environmental issues related to it by 5pm on July 11, 2016. Written comments should be sent to the Planning Services Department address or email listed above.

**Traffic Study & Neighborhood Council Meeting:** The applicant or agent will present the proposal to the North Indian Trail Neighborhood Council during the 60-day comment period; this meeting will be combined with a traffic meeting. This meeting is scheduled for May 25, 2016 at 7PM at the Indian Trail Church, 9010 N Indian Trail Road. Please see the neighborhood website for place, date/time and agenda details; if there are any changes to meeting details they will be posted here: <https://my.spokanecity.org/neighborhoods/councils/north-indian-trail/>

**Public Hearing Process:** A Notice of Application will be posted on the property, the main City Library, local branch libraries, 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. This Notice of Application will initiate a 60-day public comment period in which any interested person may submit written comments to the address of the City Staff, which appears at the beginning of this document. A presentation of the proposal to Neighborhood Council(s) will be held during the comment period by the applicant.

Once the public comment period has ended, staff will issue a threshold determination for the project and obtain a public hearing date from the Plan Commission and then the City Council. Notices of Public Hearing for the Plan Commission 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.**



**Legend**

- Parcels
- Notification district
- Project Site
- Adjacent Ownership

**APPLICANT:** Morningside Investments, LLC  
**PROPOSAL:** Proposed Comprehensive Land designation from R4-10 to partially R15-30 and R10-20; and change zoning from RSF to RMF and RTF

Prepared by: WTC  
 Date prepared: 11/06/15  
 QC'd by:  
 Date QC'd:

SW 1/4 15-26-42; SE 1/4 16-26-42; NE 1/4 21-26-42; NW 1/4 22-26-42