

**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 during a special meeting on **Wednesday, September 21, 2016 at 4 pm** in the City Council Chambers, Lower Level of City Hall at 808 West Spokane Falls Boulevard, Spokane, Washington. This public hearing is a planned continuation of the regularly scheduled September 14, 2016 public hearing before the Plan Commission regarding Comprehensive Plan Amendments. Final Plan Commission deliberations and actions on these matters is anticipated to be scheduled for September 28, 2016 during the Plan Commission's regularly scheduled meeting. This hearing or portions thereof may be continued at the discretion of the Plan Commission.

This public hearing on September 21, 2016 is for an application by JR Bonnett Engineering on behalf of Morningside Investments LLC for a Comprehensive Plan Land Use Map Change. 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*

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. 3rd Avenue, Spokane WA 99202
509-534-3929; jbonnett@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: A MDNS (Mitigated Determination of Non-Significance) was issued on August 23, 2016 under WAC 197-11-350(2); the lead agency will not act on this proposal for at least 14 days. Comments or appeal requests must be submitted no later than 5pm on September 13, 2016 if they are intended to alter the MDNS. Any appeal must be on forms provided by the Responsible Official, make specific factual objections, and be accompanied by the appeal fee. Contact the Tirrell Black, Associate Planner, for assistance with the specifics of a SEPA appeal.

This City's procedures for compliance under the State Environmental Policy Act (SEPA) are found in Spokane Municipal Code Section 17E.050. The MDNS, Environmental Checklist and Traffic Impact Analysis are 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/>

Current Zoning: RSF (Residential Single Family)

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

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

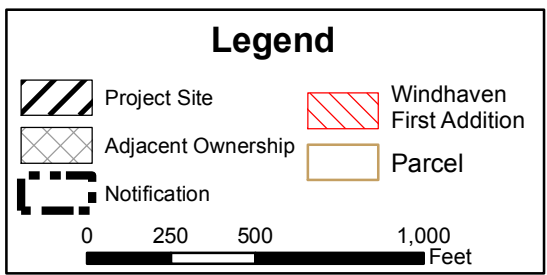
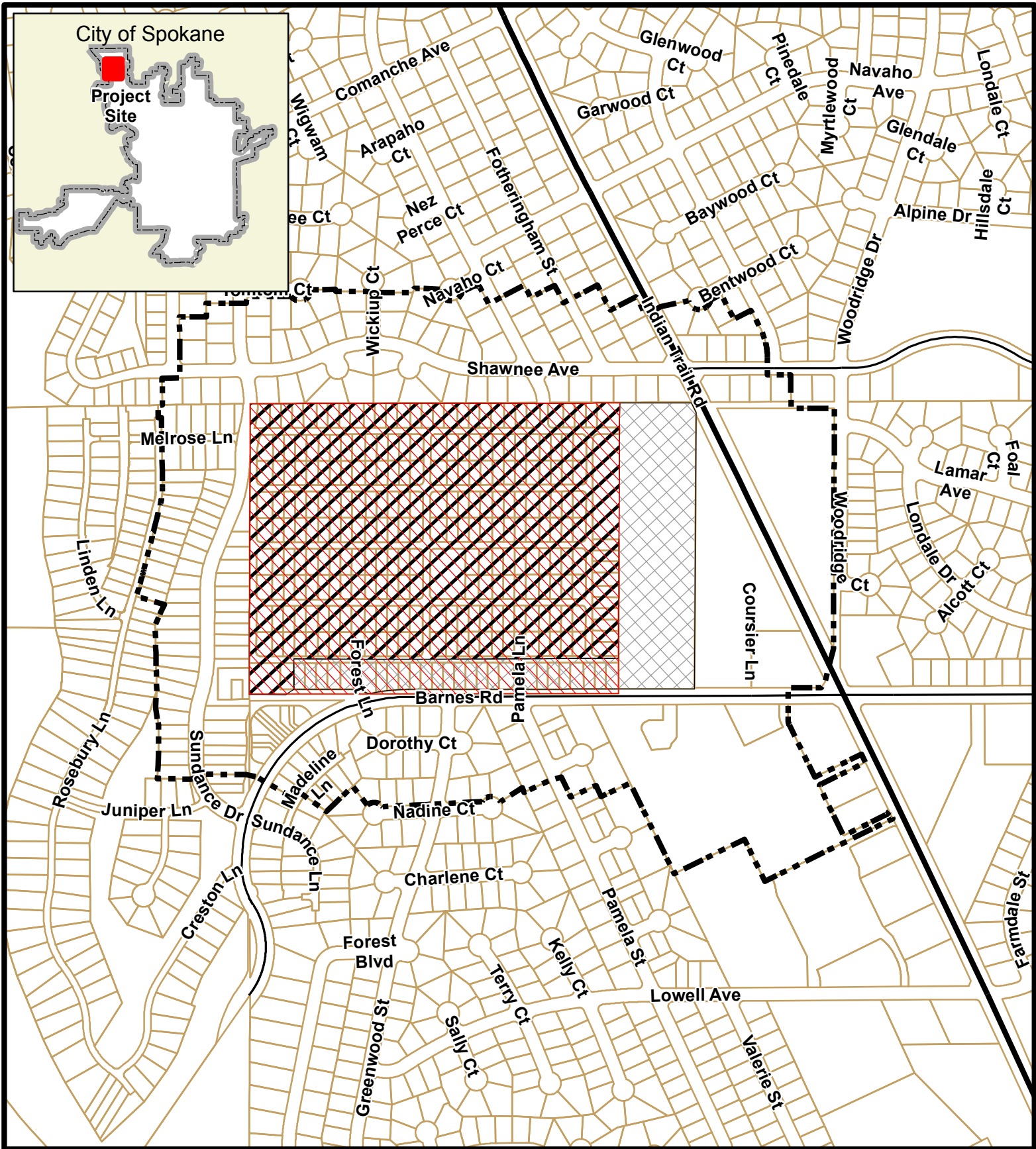
Process Notes: A Notice of Application will be posted on the property, the main City Library, local branch libraries, published in the newspaper, published in the Official Gazette and mailed to all **property owners** and **taxpayers** of record, as shown by the most recent Spokane County Assessor's 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.**

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 compplancomments@spokanecity.org. Or mail Tirrell Black, Associate 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. Individuals requesting reasonable accommodations or further information may contact Gita George-Hatcher 48 hours before the meeting date at (509) 625-7083, 808 W. Spokane Falls Blvd., Spokane WA, 99201, or ggeorge-hatcher@spokanecity.org. Persons who are deaf or hard of hearing may contact Ms. George-Hatcher at (509) 625-7083 through the Washington Relay Service at 7-1-1.



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

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