

Notice of Application and SEPA Review



Request for Public Comments
FILE NO. Z23-112COMP
Comprehensive Plan Text and Map Amendment Proposal

DATE: May 8, 2023

Notice is hereby given that the City of Spokane's Planning Services Department has proposed amendments to Chapter 3, Land Use of the City's Comprehensive Plan and the Land Use Plan Map. The proposal was accepted into the work program for full review and consideration on July 18, 2022. The City is now seeking comments from the public regarding the proposal, detailed below. Any person may submit written comments on the proposed actions or call for additional information:

Planning & Economic Development Department
Attn: Kevin Freibott, Senior Planner
808 West Spokane Falls Boulevard
Spokane, WA 99201-3333
Phone (509) 625-6184
kfreibott@spokanecity.org

PROPOSAL: The City of Spokane is proposing various amendments to Chapter 3, Land Use of the City's Comprehensive Plan with the intent of encouraging and easing development of middle housing in Spokane. Pursuant to the findings of the City's Housing Action Plan, and as called for in Revised Code of Washington (RCW) 36.70A.600, the City intends to amend the Comprehensive Plan to increase the types of housing that may be accommodated and expected in residential land use plan areas throughout the City while accounting for and minimizing impacts to adjacent uses.

The City of Spokane proposes to amend the text of Chapter 3, Land Use, as follows:

1. Text amendments to the vision and values section in Chapter 3, clarifying the intended relationship between low-intensity residential areas and a mix of housing types;
2. Text amendments to Policies LU 1.3 and LU 1.4, clarifying that middle housing types (up to 6 units per lot) are appropriate within low-intensity residential areas in the City and outlining topics which should be considered during any future land use or zoning changes that might increase the intensity of a given residential area in the city;
3. Text amendments to the land use plan map designations described in the chapter, changing the descriptors from density (units per acre) to low-, medium-, and high-intensity residential uses; and
4. Updates to land use labels on the Land Use Plan Map (map LU-1) to match the updated land uses described in item 3 above.

APPLICANT/AGENT: The City of Spokane, Planning Services Department

LOCATION: All residential land use plan areas throughout the city. Specific property locations and descriptions are available upon request at the above address.

SEPA: This proposal for a non-project action will be reviewed pursuant to the State Environmental Policy Act (SEPA) under Spokane Municipal Code Section 17E.050. The Environmental Checklist is available for review at the website identified below.

<https://my.spokanecity.org/projects/shaping-spokane-housing/building-opportunity-for-housing/2023-comprehensive-plan-amendment/>

COMMENT NEEDED BY 5 PM on June 7, 2023.

Written comments received at the address on the previous page will be made a part of the public record and will be provided to all decision-making bodies during the consideration process. This includes the Spokane Plan Commission and the Spokane City Council. **Please note, 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.**

PLAN COMMISSION: The Spokane Plan Commission will hold a public workshop to review the proposed amendment sometime during the public comment period. This workshop will be available to attend online via the WebEx software or in person. See the project website listed at the bottom of this page for the date of the Plan Commission workshop and instructions on how to attend/connect to the meeting.

While the public is encouraged to attend, please note that public testimony is not taken during the Plan Commission Workshop. At the completion of the comment period, a hearing before the Plan Commission will be scheduled, during which the public will be given an opportunity to testify.

The Plan Commission meets the 2nd and 4th Wednesday of every month, starting at 2PM. Please see the following website for more information on the Plan Commission and their meetings:

www.spokanecity.org/bcc/commissions/plan-commission/

NOTICING: As a city-sponsored application affecting the entire City, this Notice of Application will be posted online, published in the newspaper, published in the Official Gazette, and emailed to every neighborhood council in the city. Furthermore, presentation is made to the Community Assembly and the Land Use Subcommittee of the Community Assembly during the comment period. For more information in the Community Assembly and its subcommittees, see the following webpage:

www.spokanecity.org/neighborhoods/community-assembly/

PROCESS: This proposed comprehensive plan amendment will be subject to a Plan Commission Hearing, during which the Spokane Plan Commission will make a recommendation to the City Council. Following the Plan Commission Hearing, this proposal will be considered by the Spokane City Council in a public hearing, expected in late July 2023. Both hearings will be noticed twice in advance on both the Spokane Official Gazette and in the Spokesman Review. Furthermore, anyone

submitting written comment on the proposal will receive notice of future hearings directly.

Check the project website for updates during the process:

<https://my.spokanecity.org/projects/shaping-spokane-housing/building-opportunity-for-housing/2023-comprehensive-plan-amendment/>