

Notice of Application and SEPA Review



Request for Public Comments

FILE NO. Z24-105COMP, South Logan TOD Plan Implementation
Comprehensive Plan Land Use Map Amendment Proposal

DATE: June 10, 2024

The South Logan Transit-Oriented Development Plan was adopted by City Council on January 29, 2024 (Resolution 2024-0015). The City is proposing to amend the Comprehensive Plan Land Use Plan Map to implement the recommendations of the adopted plan. Notice is hereby given that 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 Services Department
Attn: KayCee Downey, Planner II
808 West Spokane Falls Boulevard
Spokane, WA 99201-3333
Phone (509) 625-6194,
compplan@spokanecity.org

PROPOSAL: Amendment of the Land Use Plan Map designation for many parcels in the South Logan Study Area totaling 361 acres from “Residential Low”, “Residential Moderate”, “Institutional”, “General Commercial”, “Center and Corridor Transition Area”, and “Center and Corridor Core Area” to “Residential Moderate”, “Residential High”, “Institutional” and “Center and Corridor Core Area.” The Amendment comes with various concurrent zoning changes from “R1”, “R2”, “RMF”, “RHD-55”, “OR-55”, “GC-150”, “CA1/CA2/CA3/CA4” (Hamilton Form-Based Code), “CC1-DC”, and “CC1-EC” to “RMF-40”, “RHD-55”, “RHD-75”, “CA1” (Hamilton Form-Based Code), and “CC1-EC”. *Please note: the majority but not all properties within the South Logan Study Area are being affected. Please see the website below for details about specific properties.*

APPLICANT/AGENT: City of Spokane, per Council Resolution 2024-0015

ADDRESS/PARCELS: Multiple, located within the South Logan Study Area

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

LOCATION: South Logan Study Area, as identified through the South Logan TOD Project

SEPA: This proposal for a non-project action was reviewed pursuant to the State Environmental Policy Act (SEPA) under Spokane Municipal Code Section 17E.050 through a Final Environmental Impact Statement (FEIS) adopted as part of the South Logan TOD Plan. The FEIS is available for review at the website identified below.

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

COMMENT NEEDED BY 5 PM on August 9, 2024.

MORE IMPORTANT INFORMATION ON PAGE 2

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 Microsoft Teams application 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:

<https://my.spokanecity.org/bcc/commissions/plan-commission/>

NOTICING: A **Notice of Application** will be 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 400-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.

Notice is also provided to all neighborhood councils in which the proposal is located and any others within 400 feet of the proposal. Furthermore, the applicant is required to offer a presentation to the noticed neighborhood council(s) during the public comment period.

PROCESS: All six of the Comprehensive Plan Amendment proposals accepted for consideration this year 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, all six will be considered by the Spokane City Council in a public hearing, expected in fall or early winter of 2024. 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 proposals will receive notice of future hearings directly.

Check the project website for updates during the process:

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