

Notice of SEPA Determination and Proposed City of Spokane Comprehensive Plan Land Use and Zoning Amendments for The Spokane Housing Ventures Annexation

Notice is hereby given that the City of Spokane is seeking Comprehensive Plan Land Use Map and Zoning Map Changes for land proposed to be annexed into the City of Spokane. The annexation area, referred to as the Spokane Housing Ventures Annexation, is located at 53rd Avenue and Regal Street, encompassing 12 parcels on approximately 42 acres. The area is a mix of developed and undeveloped property. The parcel numbers are: 34032.0433, 34032.0480, 34032.0481, 34032.0447, 34032.0405, 34032.0446, 34032.0412, 34031.0459, 32032.0490, 34032.0432, 32032.0492, and 34032.04989. The annexation area is located on the southern border of the City of Spokane in the Moran-Glenrose area. The area is bounded by 53rd Avenue on the north, the Palouse Highway on the east, 55th Avenue on the south, and Regal Street on the west. A map is attached to this notice.

As part of the annexation proceedings, the City considers and assigns the City land use and zoning crossover categories that will replace the current land use and zoning categories the County has in place in the annexation area.

SEPA: A Determination of Non-Significance (DNS) was issued on the land use and zoning changes on October 19, 2015. The City of Spokane Planning and Development Services Department is the SEPA lead agency, and will not take any action on the proposal until November 17, 2015. Any person may submit written comments on the proposed actions or call for additional information:

Planning & Development Services
Attn: Jo Anne Wright, Associate Planner
808 West Spokane Falls Boulevard
Spokane, WA 99201-3333
Phone (509) 625-6017
jwright@spokanecity.org

Description of Proposal: This proposal is to change the annexation area land use and zoning designations or categories within the annexation area from the current County designations to City “crossover” designations, to be consistent with the City of Spokane Comprehensive Plan. The City designations will go into effect upon the area being annexed into the City of Spokane

The proposed changes are as follows:

The County land use designation of Community Center would receive a proposed City land use designation of General Commercial; the County land use designation of Mixed Use would receive a proposed City land use designation of General Commercial; the County land use designation of Medium Density Residential would receive a proposed City designation of Residential 15-30; the County land use designation of Low Density Residential would receive a proposed City land use designation of Residential 4-10; and the

County land use designation of Community Commercial would receive a proposed City designation of General Commercial.

The County zoning designation of Mixed Use would receive a proposed City zoning designation of Community Business (CB), or an alternative designation of Centers and Corridors Type 2 (CC2); the County zoning designation of Medium Density Residential would receive a proposed City designation of Residential Multi-family (RMF); the County zoning designation of Low Density Residential would receive a proposed City designation of Residential Single Family (RSF); and the County zoning designation of Community Commercial would receive a proposed City zoning designation of Community Business (CB). The City land use and zoning designation will become effective upon the annexation of the property.

Documents and maps relating to these amendments are available for viewing at: <https://my.spokanecity.org/projects/spokane-housing-ventures-request-for-annexation/>

Comment Deadline: This notice initiates a 30-day public comment period. Written comments may be submitted via mail or email on this proposal through 5:00 p.m. on November 17, 2015. Written comments should be sent to the Planning Services Department address listed above.

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

Public Hearing Process:

The City of Spokane Plan Commission held a workshop on October 14, 2015 to hear details of the land use and zoning determinations. A second Plan Commission workshop is scheduled for October 28, 2015 at 2:00 p.m. in the Lower Level of City Hall, 808 W. Spokane Falls Boulevard. Notice of the proposal is published in the newspaper 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.

A Plan Commission public hearing will be held in mid to late November. The City Council will then hold one or more public hearings on the proposal at a future date(s), to be determined. You will be notified of all upcoming hearings, including the dates, times and locations of the public hearings. Please note that the meeting locations and times for workshops and commissions are subject to last minute changes. Please check for any updates as the hearing date approaches on the following sites: Plan Commission: <https://my.spokanecity.org/bcc/commissions/plan-commission/>
City Council: <https://my.spokanecity.org/citycouncil/>
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.