

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

Notice is hereby given that Mr. Dwight Hume of Land Use Solutions and Entitlement on behalf of Spurway Living Trust applied for a Comprehensive Plan Land Use Map Change on October 31, 2014. This application was complete on December 1, 2014. This proposal is located at 2829 N. Market. Any person may submit written comments on the proposed action or call for additional information at:

*Planning Services Department
Attn: Grant Wencel, City Planner
808 West Spokane Falls Boulevard
Spokane, WA 99201-3333
Phone (509) 625-6146
gwencel@spokanecity.org*

APPLICATION INFORMATION

SUBJECT: This proposal is to change the land use of a portion of the split zoned parcel from "Residential, 4 to 10 units per acre" to "General Commercial".

**APPLICANT/
AGENT:**

**Mr. Dwight Hume
Land Use Solutions and Entitlement
9101 N. Mt. View Lane, Spokane WA 99218
509-435-3108; dhume@spokane-landuse.com**

PROPERTY OWNER: SPURWAY LIVING TRUST

File Number: Z1400062COMP, Spurway Living Trust documents relating to this amendment are available for download at <https://beta.spokanecity.org/projects/spurwaylivingtrust/>

Location: The subject site is at the west end of the parcel located at 2829 N. Market (parcel 35102.2003); (NW ¼ of Section 10, T25N, R43 EWM). See attached map.

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 is available for review at:
<https://beta.spokanecity.org/projects/spurwaylivingtrust/>

Description of Proposal: This proposal is to change the land use of a portion of the parcel from "Residential, 4 to 10 units per acre" to "General Commercial". The parcel is currently split zoned (RSF/GC-70); Underlying lots are described as Lots 1 thru Lot 3 Riverside Peter Sapro Addition. The underlying Lot 3 is the subject site and zoned RSF. The approximate size of the proposal is 7500 square feet (0.17 acres). If approved, the zoning would be changed from RSF (Residential Single Family) to GC-70 (General Commercial, with 70-foot height limitation).

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.

Current Zoning: RSF (residential single family)

Proposed Zoning: GC-70 (General Commercial, with 70-foot height limitation)

Comment Deadline: Written comments may be submitted on this application and any environmental issues related to it by May 7, 2015. Written comments should be sent to the Planning Services Department address or email listed above.

Public Open House: A public open house describing the proposed amendment will be provided in the Chase Gallery, Spokane City Hall, 808 West Spokane Falls Blvd. on Wednesday, April 15th from 4:00 to 6:00 PM.

Neighborhood Council Meeting: The applicant or agent will present the proposal to the Bemiss and Minnehaha Neighborhood Councils during the 60-day comment period. The Bemiss meeting is tentatively scheduled for March 12th at the Northeast Community Center, 4001 N. Cook. The Minnehaha meeting is tentatively scheduled on the same evening, March 12th at Cooper Elementary School, 3200 N. Ferrall. See neighborhood websites for confirmation: <http://bemiss.spokaneneighborhoods.org/> <http://minnehaha.spokaneneighborhoods.org/>

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 both Neighborhood Councils will be held during the comment period.

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 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.**