

NOTICE OF APPLICATION, SEPA, AND VIRTUAL PUBLIC HEARING
“Man Shop Rezone”
File No. Z20-177REZN

Notice is hereby given that Russ Page, Russ Page Architects, applied for a Type III Rezone Permit on September 25, 2020. This application was determined to be technically complete on February 1, 2021. The City of Spokane is hereby holding a virtual public hearing before the Hearing Examiner on **May 13, 2021 at 9 AM**. The City deferred the in-person public hearing in an effort to slow the spread of the coronavirus (COVID-19) and to protect those most vulnerable. Due to the restrictions on public gatherings arising from the COVID-19 outbreak, this hearing will be conducted remotely using web and telephone conference tools, as described below. However, if the Governor’s restrictions for group gatherings are lifted prior to the scheduled hearing date, the hearing will be held in person at the designated time in the Council Chambers, Lower Level of City Hall, 808 W. Spokane Falls Boulevard, Spokane, WA. Any changes to the procedures that will be followed for this hearing will be posted on the city’s website: <https://my.spokanecity.org/projects/the-man-shop-rezone/>. Any person may submit written comments on the proposal and/or participate in the public hearing.

Written Comments Due Date: April 14, 2021 by 5:00 pm

PUBLIC HEARING VIA WEBEX CONFERENCING
May 13, 2021 9:00 AM Pacific Time (US and Canada)

Join WebEx Meeting:

Join by computer, smartphone, or tablet:

<https://spokanecity.webex.com/spokanecity/j.php?MTID=mad2326ca2bc66914973850c61240321b>

Meeting number (access code): 187 952 8620

Meeting password: WPPyFR2nv25

Join by phone: +1-408-418-9388 United States Toll

Overview: The City requests that all non-essential visits to City Hall be observed. The City of Spokane along with the Hearing Examiner office is doing its part to slow the spread of COVID-19 and is hosting a virtual Public Hearing in response. In order to maintain compliance with WAC 365-196-845, the City is continuing to hold a virtual hearing to comply with due process on pending applications. Spokane City Council recently passed Ordinance C35905, which authorizes temporary procedural interpretations and also authorizes hearings that can be conducted consistent with the Governor’s proclamations and within the spirit and intent of hearing requirements.

WebEx Details: We encourage all interested persons and the public to utilize the WebEx meeting feature. Please download the application in advance of the hearing. The optimal equipment for audio/video participation is a computer, smart phone, or tablet equipped with a camera and a headset with microphone similar to what you use with your phones for hands-free use. The WebEx application is free to download and use to observe or participate in the hearing. If this technology is unavailable to you, you can participate by phone using the toll number, service charges may apply. Your experience by phone will be similar to a teleconference. The Public Hearing will open with the collection of participant information and an overview of how the hearing will progress, prior to the official opening of the hearing. The public is encouraged to submit written comments prior to the hearing by sending to the City Planner, Melissa Owen mowen@spokanecity.org; comments via email will need to be submitted by no later than 5:00 PM on April 14, 2021 in order for them to be received and prepared for submission into the record; comments received will be entered into the record at the time of the public participation portion of the Public Hearing. Comments received through US Mail will be included if they are received prior to the hearing.

APPLICATION INFORMATION:

Applicant: Russ Page, Russ Page Architects
204 N Division St., Ste. E
Spokane, WA 99202

Owner: 801 Francis Development, LLC
624 W Hastings Rd. # 11
SPOKANE, WA, 99218

File Number: Z20-177REZN

Location Description: 801 W. Francis Ave. (parcel 36312.0215) and 6222 N. Lincoln St. (parcel 36312.0702).

Description of Proposal: The applicant is proposing a Rezone from Office (O-35) to Office-Retail (OR-35) for the parcels included in this notice. Zoning of parcel 36312.0215 is split between Office (O-35) and Residential Single Family (RSF) zoning. All portions of parcel 36312.0215 zoned RSF will retain the existing RSF zoning designation and allowed uses. The entirety of parcel 36312.0702 is zoned Office (O-35). This is a Type III application process and there will be a Public Hearing in front of the City Hearing Examiner.

Please note that the applicant recently combine two parcels now identified as parcel 36312.0215 above. Prior to this aggregation the property was identified as two parcels – parcel 36312.0207 addressed as 801 W. Francis Ave. and parcel 36312.0202 addressed as 6217 N Post St. Please also note that the owner listed in this application is in the process of purchasing 6222 N. Lincoln St. (parcel 36312.0702) – the second parcel included in this rezone application. Authorization to include parcel 36312.0702 in this rezone application has been provided by the current owner and the transfer of ownership to 801 Francis Development, LLC is anticipated to take place prior to the public hearing for this rezone application.

Current Zoning: Office (O-35)

Public Comment Period: Written comments may be submitted on this application by **April 14, 2021**. Written comments should be sent via mail or email to the Planning and Development address listed at the end of this document.

SEPA: This proposal will be reviewed under the State Environmental Policy Act (SEPA). The lead agency is likely to issue a Determination of Non-Significance (DNS) for this project. **The SEPA comment deadline is April 14, 2021.**

Public Hearing Process Once a Community Meeting has been completed, the applicant is authorized to make application to the City of Spokane for the review of the Conditional Use Permit. A combined Notice of Application and Public Hearing will be posted on the property 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 (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. This combined Notice of Application and Public Hearing will initiate a 15-day public comment period in which interested person may submit written comments to the address of the City Staff. This notice will contain the date, time, and location of the public hearing. Once the public comment period has ended, staff will issue a Staff Report to the Hearing Examiner. Finally, a Public Hearing will be held in front of the City of Spokane Hearing Examiner. Written comments and oral testimony at the public hearing 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 Hearing Examiner.**

Written comments should be mailed, delivered or emailed to:

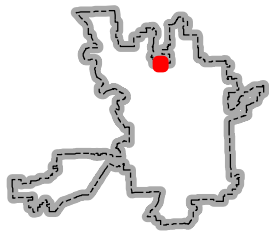
*Planning and Development
Attn: Melissa Owen, Assistant Planner II
808 West Spokane Falls Boulevard
Spokane, WA 99201-3329*

Phone (509) 625-6063

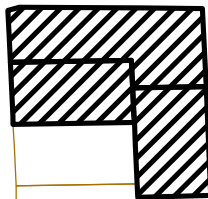
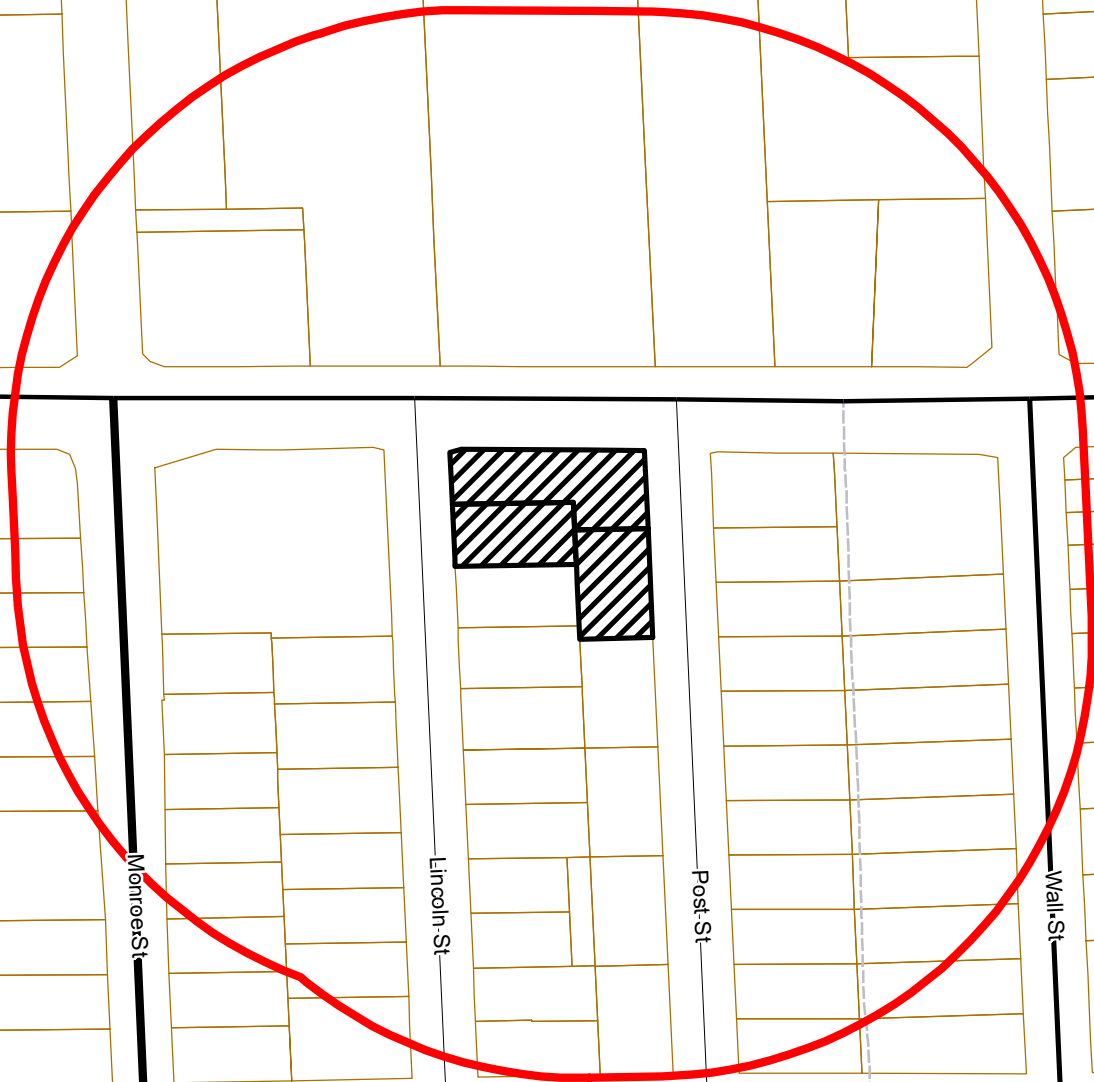
Email: mowen@spokanecity.org

To view more information including site plan for this project please go to:

<https://my.spokanecity.org/projects/the-man-shop-rezone/>



City of Spokane



Buffalo St



Monroe St

Lincoln St

Post St

Wall St

Dalke Ave

- Legend**
-  Parcels
 -  Project Site
 -  Notification district

APPLICANT: 801 Francis Development, LLC
PROPOSAL: Rezone from Office to Office-Retail

Prepared by: AEB
 Date prepared: 3/17/21

31-26-43