

## SPOKANE COUNTY PLANNING COMMISSION

**NOTICE IS HEREBY GIVEN** BY THE Spokane County Planning Commission pursuant to Chapter 36.70 and 36.70A RCW, that a public hearing with a virtual participation option, will be held in the Commissioner's Hearing Room, Lower Level, Public Works Building, located at 1026 W. Broadway, Spokane, WA on Thursday, November 17, 2022, at 9:00 a.m. The hearing will also be available via Zoom at:

**Webinar Link:** <https://us06web.zoom.us/j/81213204662?pwd=dVd5aFZGaVRlNUhvQ2ltVUhhUZWZqZz09>

**Telephone:** 1-253-215-8782

Meeting ID: 812 1320 4662

Pass Code: 576418

The purpose of the public hearing is to consider oral and written testimony both for and against amendments to the Spokane County Capital Facilities Plan, Chapter 7 of the Comprehensive Plan, Spokane County Code Section 13.650, and to continue to consider and take testimony on the 2022 Annual Comprehensive Plan amendments from the October 27, 2022, Planning Commission Public Hearing. The eight (8) Annual Comprehensive Plan Amendments include concurrent zone reclassifications. The proposals are described below.

Detailed project information on the items below can be found at the 2022 Comprehensive Plan Amendment Cycle webpage: <https://www.spokanecounty.org/585/2022-Comprehensive-Plan-Amendments>

Public comments for any of the below proposed amendments can be submitted online on our website at <https://www.spokanecounty.org/5175/Planning-Commission-News>

Public Comment will be taken at the Hearing and may be limited to three (3) minutes per speaker. The Planning Commission reserves the right to adjust the time frame allotted to speakers. Chat functions on the Zoom application are not recognized for commenting—please use the web link.

**Public Hearing to Consider Amendments to Spokane County Capital Facilities Plan:** The Spokane County Planning Commission will consider proposed amendments to the Capital Facilities Plan. The Spokane County Capital Facilities Plan serves as a guide to decision making for growth and development. It is a required element of the Comprehensive Plan under RCW 36.70A.070(3) and as such, connects fixed capital budget items with adopted services levels being provided for several elements such as parks, water, and sewer.

**Public Hearing to Consider Amendments to Chapter 7 of the Comprehensive Plan:** The Spokane County Planning Commission will consider proposed amendments to Chapter 7 of the Comprehensive Plan to reflect and be consistent with the proposed amendments to the Capital Facilities Plan and Development Regulations.

**Public Hearing to Consider an amendment Spokane County Code, Chapter 13.650:** Spokane County is considering amendments to Chapter 13.650 of the Spokane County.

Details of the proposed amendments are available on request from the Department or online on the Spokane County Building and Planning webpage for the 2022 Comprehensive Plan Amendment Cycle, link above. The public may submit their comments online at the link provided on the webpage, or orally at the hearing.

### Continuation of the October 27, 2022, Public Hearing for the 2022 Spokane County Comprehensive Plan Amendment Review Cycle:

**File No. CPA-01-22:** Existing Comprehensive Plan: Low Density Residential (LDR). Proposed Comprehensive Plan: High Density Residential (HDR). Size: approx. 4.12 acres. The proposal is located on the southwest quadrant of the intersection of E. Farwell Road and N. Pittsburg Street in the North Metro Urban Growth Area (UGA). The site is in Section 9, Township 26 North, Range 43 East, Willamette Meridian, Spokane County, Washington. **Parcels:** 36092.9047, 36092.9034, 36092.9042.

**SEPA THRESHOLD DETERMINATION:** The lead agency for this proposal determined that it does not have a probable significant adverse impact on the environment and issued a Mitigated Determination of Nonsignificance (MDNS) under WAC 197-11-350 on October 6th, 2022. An Environmental Impact Statement is not required under RCW 43.21C.030(2)(c). This decision was made after review by the Lead Agency of a completed Environmental Checklist and other information on file with the Lead Agency. This information is available to the public upon request.

On November 2, 2022, the lead agency for this proposal issued an Addendum extending the SEPA comment period to November 17, 2022, and the administrative appeal period to November 28, 2022 by 4 p.m. More detail on when and how to administratively appeal the SEPA can be found below.

**File No. CPA-02-22:** Existing Comprehensive Plan: Light Industrial (LI). Proposed Comprehensive Plan: Mixed Use (MU). Size: approx. 108.24 acres. The site is located south of and adjacent to I-90, approximately 2,500 feet northeast of its intersection with Grove Road, in the NW corner of Section 34, Township 25 North, Range 42 East, Willamette Meridian, Spokane County, Washington. **Parcels:** 25342.9084, 25342.9097, 25343.9111, 25345.9109.

**SEPA THRESHOLD DETERMINATION:** The lead agency for this proposal determined that it does not have a probable significant adverse impact on the environment and issued a Mitigated Determination of Nonsignificance (MDNS) under WAC 197-11-350 on October 6, 2022. An Environmental Impact Statement is not required under RCW 43.21C.030(2)(c). This decision was made after review by the Lead Agency of a completed Environmental Checklist and other information on file with the Lead Agency. This information is available to the public upon request.

On November 2, 2022, the lead agency for this proposal issued an Addendum extending the SEPA comment period to November 17, 2022, and the administrative appeal period to November 28, 2022 by 4 p.m. This addendum also clarifies that the County Hearing Examiner is the appeal venue. More detail on when and how to administratively appeal the SEPA can be found below.

**File No. CPA-04-22:** Existing Comprehensive Plan: Low Density Residential (LDR). Proposed Comprehensive Plan: High Density Residential (HDR). Size: approx. 6.41 acres. The subject property is located on the north side of E. Farwell Road, approximately 375 feet west of Northwood Middle School in the North Metro Urban Growth Area (UGA). The site is in Section 4, Township 26 North, Range 43 East, Willamette Meridian, Spokane County, Washington. **Parcels:** 36043.0129, 36043.0146.

**SEPA THRESHOLD DETERMINATION:** The lead agency for this proposal determined that it does not have a probable significant adverse impact on the environment and issued a Mitigated Determination of Nonsignificance (MDNS) under WAC 197-11-350 on June 2, 2021. An Environmental Impact Statement is not required under RCW 43.21C.030(2)(c). This decision was made after review by the Lead Agency of a completed Environmental Checklist and other information on file with the Lead Agency. This information is available to the public upon request.

On November 2, 2022, the lead agency for this proposal issued an Addendum extending the SEPA comment period to November 17, 2022, and the administrative appeal period to November 28, 2022 by 4 p.m. More detail on when and how to administratively appeal the SEPA can be found below.

**File No. CPA-05-22:** Existing Comprehensive Plan: Low Density Residential (LDR). Proposed Comprehensive Plan: Medium Density Residential (MDR). Size: approx. 1.46 acres. The subject property is located on the north side of E. Hastings Road, approximately one half-mile east of Highway 395, in the North Metro Urban Growth Area (UGA). The site is in Section 4, Township 26 North, Range 43 East, Willamette Meridian, Spokane County, Washington. **Parcel:** 36081.9074.

**SEPA THRESHOLD DETERMINATION:** The lead agency for this proposal determined that it does not have a probable significant adverse impact on the environment and issued a Mitigated Determination of Nonsignificance (MDNS) under WAC 197-11-350 on October 6, 2022. An Environmental Impact Statement is not required under RCW 43.21C.030(2)(c). This decision was made after review by the Lead Agency of a completed Environmental Checklist and other information on file with the Lead Agency. This information is available to the public upon request.

On November 2, 2022, the lead agency for this proposal issued an Addendum extending the SEPA comment period to November 17th, 2022, and the administrative appeal period to November 28, 2022 by 4 p.m. More detail on when and how to administratively appeal the SEPA can be found below.

**File No. CPA-06-22:** Existing Comprehensive Plan: Light Industrial (LI). Proposed Comprehensive Plan: Medium Density Residential (MDR). Size: approx. 2.3 acres. The site is located at the NW quadrant of Hallett Road and Holly Road, in the SW corner of Section 05, Township 24 North, Range 42 East, Willamette Meridian, Spokane County, Washington. **Parcels:** 24053.9068, 24053.9069.

**SEPA THRESHOLD DETERMINATION:** The lead agency for this proposal determined that it does not have a probable significant adverse impact on the environment and issued a Mitigated Determination of Nonsignificance (MDNS) under WAC 197-11-350 on October 6, 2022. An Environmental Impact Statement is not required under RCW 43.21C.030(2)(c). This decision was made after review by the Lead Agency of a completed Environmental Checklist and other information on file with the Lead Agency. This information is available to the public upon request.

On November 2, 2022, the lead agency for this proposal issued an Addendum extending the SEPA comment period to November 17, 2022, and the administrative appeal period to November 28, 2022 by 4 p.m. This addendum also clarifies that the County Hearing Examiner is the appeal venue. More detail on when and how to administratively appeal the SEPA can be found below.

**File No. CPA-07-22:** Existing Comprehensive Plan: Heavy Industrial (HI). Proposed Comprehensive Plan: Regional Commercial (RC). Size: approx. 45.49 acres. The site is located approximately 500 feet west of Market and 2,000 feet north of Magnesium., in the north 1/2 of Section 21, Township 26 North, Range 43 East, Willamette Meridian, Spokane County, Washington. **Parcels:** 36215.9026.

**SEPA THRESHOLD DETERMINATION:** The lead agency for this proposal determined that it does not have a probable significant adverse impact on the environment and issued an **Amended** Mitigated Determination of Nonsignificance (MDNS) under WAC 197-11-350 on November 2, 2022. This amendment modified a transportation condition and added a new one. This Amendment also clarifies that the County Hearing Examiner is the appeal venue. An Environmental Impact Statement is not required under RCW 43.21C.030(2)(c). This decision was made after review by the Lead Agency of a completed Environmental Checklist and other information on file with the Lead Agency. This information is available to the public upon request.

On November 2, 2022, the lead agency for this proposal issued an **Amended SEPA Determination** comment period to November 17, 2022, and the administrative appeal period to November 28, 2022 by 4 p.m. More detail on when and how to administratively appeal the SEPA can be found below.

**File No. CPA-08-22:** Existing Comprehensive Plan: Light Industrial (LI). Proposed Comprehensive Plan: Medium Density Residential (MDR). Size: approx. 3.13 acres. The subject site is located on North Havana Street, near the Hillyard Neighborhood, directly adjacent to the City of Spokane city limits. The site lies within the Hillyard UGA-JPA. The site is in Section 35, Township 26 North, Range 43 East, Willamette Meridian, Spokane County, Washington. **Parcels:** 36353.0104, 36353.0122.

**SEPA THRESHOLD DETERMINATION:** The lead agency for this proposal determined that it does not have a probable significant adverse impact on the environment and issued a Mitigated Determination of Nonsignificance (MDNS) under WAC 197-11-350 on October 6, 2022. An Environmental Impact Statement is not required under RCW 43.21C.030(2)(c). This decision was made after review by the Lead Agency of a completed Environmental Checklist and other information on file with the Lead Agency. This information is available to the public upon request.

On November 2, 2022, the lead agency for this proposal issued an Addendum extending the SEPA comment period to November 17, 2022, and the administrative appeal period to November 28, 2022 by 4 p.m. More detail on when and how to administratively appeal the SEPA can be found below.

**File No. CPA-09-22:** Existing Comprehensive Plan: Light Industrial (LI). Proposed Comprehensive Plan: Low Density Residential (LDR). Size: approx. 10.92 acres. The site is located approximately 3/10s of a mile south of I-90 and the NW quadrant of 57th Avenue and Dowdy Road, in the NE corner of Section 5, Township 24 North, Range 42 East, Willamette Meridian, Spokane County, Washington. **Parcels:** 24051.0403, 24051.0402, 24051.0408.

**SEPA THRESHOLD DETERMINATION:** The lead agency for this proposal determined that it does not have a probable significant adverse impact on the environment and issued a Mitigated Determination of Nonsignificance (MDNS) under WAC 197-11-350 on October 6, 2022. An Environmental Impact Statement is not required under RCW 43.21C.030(2)(c). This decision was made after review by the Lead Agency of a completed Environmental Checklist and other information on file with the Lead Agency. This information is available to the public upon request.

On November 2, 2022, the lead agency for this proposal issued an Addendum extending the SEPA comment period to November 17, 2022, and the administrative appeal period to November 28, 2022 by 4 p.m. This addendum also clarifies that the County Hearing Examiner is the appeal venue. More detail on when and how to administratively appeal the SEPA can be found below.

On November 2, 2022, the lead agency for this proposal issued an Addendum extending the SEPA comment period to November 17, 2022, and the administrative appeal period to November 28, 2022 by 4 p.m. More detail on when and how to administratively appeal the SEPA can be found below.

### SEPA Appeals:

Pursuant to Spokane County Code 11.10.170(g)(3) you may appeal the above-listed threshold determinations, or any other SEPA procedural determination related to the underlying nonproject actions above, to the Spokane County Hearing Examiner by completing and signing the appeal form and remitting the appropriate appeal fee to the Department of Building and Planning, 1026 W. Broadway Ave. Spokane, WA. 99260, no later than **4:00 pm on November 28, 2022**. You should be prepared to make specific factual objections.

### 2022 Planning Commission Future Schedule:

December 15, 2022 - 09:00 AM

All public hearings are conducted in the Commissioner's Hearing Room, Public Works Bldg., 1026 W. Broadway, Spokane, WA. Facilities are physically accessible for individuals with disabilities. Questions or special needs may be directed to [Elya Miroshin](mailto:Elya.Miroshin@spokanecounty.org) by calling (509) 477-7139 or emailing [planningcommission@spokanecounty.org](mailto:planningcommission@spokanecounty.org)

DATED THIS 2nd DAY OF NOVEMBER 2022

SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING

SR190153