



Shoreline Apartments Consolidated Permit

Notice of Application for Case 01-2021 Before the Planning Commission

Project Name: Shoreline Apartments

Project Location: 600 Block of Montana and Oregon Avenues directly east of Monroe Street

Applicant: La Center Holdings LLC

Project Description: This is a consolidated permit that requests an amendment to the City of South Bend Comprehensive Plan and Zoning Map for a site-specific rezone to change the land use designation for Parcels 71015039015 and 71015039022 from the Downtown & Commercial District to the Neighborhood District. The applicant has also applied for a Conditional Use Permit to construct a 15-unit apartment complex.

Review Process: A consolidated permit is a Type 4 application under SBMC 15.08.040(D) and requires the Planning Commission to hold an open record public hearing and provide a recommendation to the City Council. The City Council will make a final decision based on the recommendation and record established by the Planning Commission.

Application Date: March 10, 2021

Determination of Completeness: May 21, 2021

Date of Notice of Application: May 26, 2021

Public Comment Period: The minimum public comment period for this application is 21 days and will end on June 24, 2021.

Any person interested in providing public comment on this application may do so by:

1. Emailing to kim.porter@southbend-wa.gov.
2. Delivering written comments by hand or mail to the South Bend City Hall, 1102 W First Street, PO Box 9, South Bend, WA 98586.
3. Providing testimony at the open record public hearing.

Date of Open Record Public Hearing and Public Comment: The South Bend Planning Commission will hold an open record public hearing by Zoom Video Communications on the proposed amendments beginning at 12:00 PM, June 24, 2021.

Any person interested in providing public comment at the public hearing via Zoom may do so by:

1. Teleconference: Join by Zoom meeting using the following link:
<https://us02web.zoom.us/j/88308233201?pwd=bFhscVh0ajZNNg80VTJJclQwdThVZz09>
Meeting ID: 883 0823 3201 Passcode: 970792
2. Telephone: 1 (253) 215-8782

After receiving public testimony, the Planning Commission will consider the application and make a recommendation to the City Council. The City Council will consider the Planning Commission recommendation at the next regularly scheduled meeting.

Appeals: The city council will hear one closed record appeal after making its decision. Appeals heard before the city council must be filed with the city within 14 days of the notice of decision.

Environmental Review: The city issued a Determination of Nonsignificance (DNS) for the proposed project on May 24, 2021. The comment period on the environmental review will close on June 7, 2021.

City Contact: If you have questions about this Notice of Application, contact Dennis Houk, City Supervisor, at (360) 875-5571 or dennis.houk@southbend-wa.gov, PO Drawer 9, 1102 W. First Street, South Bend, WA 98586.

Project Documents are available for viewing at City Hall, 1102 W. First Street, South Bend, WA 98586 and at <https://www.southbend-wa.gov/city-government/building-development/development-permit-applications/>.