

## **NOTICE OF PUBLIC HEARING SPOKANE COUNTY HEARING EXAMINER**

**TO:** All interested persons, and owners/taxpayers within 400 feet.

**YOU ARE HEREBY NOTIFIED THAT A PUBLIC HEARING WILL BE HELD ON THE  
LAND USE APPLICATION LISTED BELOW, AS FOLLOWS:**

**Application: PN-2017-08:** Preliminary Plat of Riverbluff Rural Cluster Development to divide 762.6 acres into 73 lots for single family residences, within a Rural Cluster, in the Rural Traditional (RT) and Rural Conservation (RCV) zones.

**Parcel No's:** 26022.9061, 26022.9146, 27274.9038, 27285.9033, 27341.9044, 27341.9052, 27341.9053, 27341.9128, 27344.9141, 27345.9054, 2745.9055, 27345.9147 & 27356.9146

**Hearing Date and Time:** April 29, 2009 @ 9:00 a.m.

**Place:** Commissioners Assembly Room, Lower Level, Spokane County Public Works Building, 1026 West Broadway, Spokane, Washington.

**Applicant:** Riverbluff Land Company, LLC, c/o Chris Heftel, 4425 W. Lookout Mountain Lane, Spokane, WA 99208 (509) 995-2899

**Location:** The subject property is generally located north of the terminus of Dorsett Road, north of Rutter Parkway and south of Dartford Road, in Sections 27, 28, 34 and 35, Township 27 N., Range 42 EWM, Spokane County, Washington.

**Comprehensive Plan:** Rural Traditional and Rural Conservation

**Zoning:** Rural Traditional (RT) and Rural Conservation (RCV)

**Related Permits:** In order for the project to be developed as proposed, additional permits must be obtained as required by other local, state and federal agencies.

**Environmental Determination:** A Determination of Nonsignificance (DNS) was issued by the County Department of Building and Planning as the lead agency on April 14, 2009. The comment and appeal period will end on April 28, 2009.

**Building and Planning Department Staff:** Tammy Jones, Senior Planner, (509) 477-7225

### **HEARING EXAMINER PROCEDURES**

**Hearing Process and Appeals:** The hearing will be conducted under the rules of procedure adopted in Spokane County Resolution No. 1-0700. All interested persons may testify at the public hearing, and may submit written comments and documents before or at the hearing. The Hearing Examiner may limit the time given to speakers. A speaker representing each side of the issue is encouraged. Any appeal of the Hearing Examiner's decision will be based on the record established before the Hearing Examiner, pursuant to County Resolution No. 96-0171. Environmental appeals shall follow the procedures set forth in the County SEPA Ordinance. All hearings will be conducted in facilities that are accessible to persons with physical disabilities.

**Inspection of File, Copies of Documents:** A Staff Report will generally be available for inspection seven days before the hearing. The Staff Report and application file may be inspected at the Spokane County Department of Building and Planning, 1<sup>st</sup> Floor Permit Center, Public Works Building, 1026 W. Broadway Ave. Spokane, WA 99260, between 7:30 a.m. and 4:00 p.m., weekdays, M-F, except holidays. Copies of documents will be made available for the cost of reproduction. If you have any questions or special needs, please call the Department at (509) 477-3675. Send written comments to the Spokane County Department of Building and Planning, 1026 W. Broadway Ave., Spokane, WA 99260, Attn: Tammy Jones, File No. PN-2017-08. Motions must be made in writing and submitted to the Spokane County Hearing Examiner, 1026 W. Broadway Ave., Spokane, WA 99260.

All meetings and hearings are conducted in facilities that are accessible to all members of the public. Additional information with regard to accessibility or notification of an ADA accommodation, should be made to Tammy Jones, Senior Planner at 477-7225 or TMJonesr@SpokaneCounty.org before April 20, 2009.