

**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: PUDS-01-09:** Request for a Planned Unit Development (PUD) Overlay zone in order to increase the maximum building height for two (2) multi-family residential structures from 50 feet in height, as allowed in the existing Mixed Use (MU) zone, to a maximum building height of 156.25 feet pursuant to Section 14.704.320 of the Spokane County Zoning Code

**Parcel No's:** 34032.0435

**Hearing Date and Time:** May 6, 2009 @ 9:00 a.m.

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

**Applicant:** Ben and Dennis Swartout, P.O. Box 30009, Spokane, WA 99223 (509) 448-5074

**Location:** The subject property is generally located north of and adjacent to 55<sup>th</sup> Avenue and east of Regal Street, in the North ½ of Section 3, Township 24 North, Range 43 EWM, Spokane County, Washington.

**Comprehensive Plan:** Mixed Use

**Zoning:** Mixed Use (MU)

**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 Mitigated Determination of Nonsignificance (MDNS) was issued by the County Department of Building and Planning as the lead agency on April 21, 2009. The comment and appeal period will end on May 5, 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. PUDS-01-09. 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 27, 2009.

## **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: ZN-01-09:** Zone Reclassification from Rural Traditional (RT) to Mineral Land (M) on approximately 35.92 acres for mining, rock crushing and a temporary processing plant as allowed by the Mineral Land (M) zone.

**Parcel No's:** 28141.9002, 28141.9021 & 28141.9020

**Hearing Date and Time:** May 6, 2009 @ 1:30 p.m.

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

**Applicant:** WSDOT c/o Kevin Littleton, 2714 N. Mayfair St., Spokane, WA 99207 (509) 324-6170

**Location:** The subject property is generally located northeasterly of and adjacent to SR-395 and east of Burroughs Road, in the North ½ Section 14, Township 28 North, Range 42 EWM, Spokane County, Washington.

**Comprehensive Plan:** Mineral Land

**Zoning:** Rural Traditional (RT)

**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 21, 2009. The comment and appeal period will end on May 5, 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.

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