

## **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: VN-03-09:** A Variance request to allow a 16' front yard setback to a garage for a single-family residence in the Low Density Residential (LDR) zone, whereas the Low Density Residential (LDR) zone requires a minimum front yard setback of 20 feet for a garage.

**Parcel No's:** 37203.3519

**Hearing Date and Time:** June 10, 2009 @ 10:30 a.m.

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

**Applicant:** Bruce Georgen, 6381 Viller Street, Nine Mile Falls, WA 99026 (509) 216-2618

**Location:** The subject property is located east of Division St., in the NW ¼ of Section 20, Township 27 N., Range 43 EWM, Spokane County, Washington. Addressed as 18225 N. Division St., Colbert, WA 99005.

**Comprehensive Plan:** Low Density Residential

**Zoning:** Low Density Residential (LDR)

**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.

**Building and Planning Department Staff:** Jerry Basler, Associate Planner, (509) 477-7116

### **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, Monday through Thursday, 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: Jerry Basler, File No. VN-03-09. 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 Jerry Basler, Associate Planner at (509) 477-7116 or JBasler@spokanecounty.org by June 1, 2009.

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

**Application: CUN-09-08:** Conditional Use Permit for a Home Industry to allow a coffee roasting business in the Urban Reserve (UR) zone pursuant to Section 14.618.240 of the Spokane County Zoning Code.

**Parcel No's:** 34174.9028

**Hearing Date and Time:** June 10, 2009 at 1:30 p.m.

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

**Applicant:** Gary Sawyer, 9226 S. Hangman Valley Road, Spokane, WA 99224 (509) 443-1550

**Location:** The subject site is generally located west of Hangman Valley Road and east of SR-195, in the SE ¼ of Section 17, Township 24 North, Range 43 EWM, Spokane County, Washington.

**Comprehensive Plan:** Urban Reserve

**Zoning:** Urban Reserve (UR)

**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 May 26, 2009. The comment and appeal period will end on June 9, 2009.

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

**HEARING EXAMINER PROCEDURES**

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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 (509) 477-7225 or TMJones@spokanecounty.org by June 1, 2009.