DRAFT

COMPREHENSIVE PLAN/ZONING MAP CHANGE NOTICE OF PUBLIC HEARING BEFORE THE SPOKANE COUNTY PLANNING COMMISSION

TO: All interested persons and owners/taxpayers within four hundred (400) feet of the periphery of the proposal if located inside the Urban Growth Boundary (UGA) or one thousand (1000) feet if located outside the UGA.

YOU ARE HEREBY NOTIFIED THAT A PUBLIC HEARING WILL BE HELD ON THE COMPREHENSIVE PLAN/ZONING MAP CHANGE LISTED BELOW, AS FOLLOWS:

A public hearing will be held in the *Commissioners Assembly Room, Lower Level, Spokane County Public Works Building, 1026 West Broadway, Spokane, Washington on September 15, 2011 beginning at 9:00 a.m. and concluding with the last speaker, or at 4:00 p.m., whichever comes first.* If necessary, the hearing may be continued.

Agent: Dwight Hume
9101 N Mt. View Lane
Spokane, WA 99218

Owner(s): Richard Vandervert (9 parcels),
Wheatland Bank (1 parcel),
Frank's Diner (1 parcel)

Application File No: 11-CPA-02

Parcel Number(s): 36171. 0101 through .0111 (11 Parcels)

Amendment Location: Located in the North Metro area, adjacent and west of Highway 2 where the Nevada Street makes a "T" intersection with HWY 2 in the NE ¼ of Section 17, Township 26N, Range 43EWM.

Size: Approximately 23.67 acres

Existing Comprehensive Plan Designation: Mixed Use

Proposed Comprehensive Plan Designation: Regional Commercial

Existing Zone: Mixed Use (MU)

Proposed Zoning: Regional Commercial (RC)

Environmental Determination: An Environmental Determination of Nonsignificance (DNS) was issued under the State Environmental Policy Act (SEPA) by the lead agency, Spokane County Department of Building and Planning, on or before September 1, 2011. The comment and appeal period will end on September 14, 2011.

Agency Review: Additional review may be necessary For the application to be processed.

Planning Staff:
Paul Jensen, Senior Planner, (509) 477-7213

PLANNING COMMISSION PROCEDURES

Hearing Process and Recommendation: All interested persons may testify at the public hearings, and may submit written comments and documents before or at the hearing. The Planning Commission reserves the right to extend the written comment period. Send written comments to the Spokane County Dept. of Building and Planning, 1026 W. Broadway, Spokane, WA 99260-0220. The Planning Commission may limit the time given to speakers.

Following the hearing(s), the Planning Commission will make a recommendation to the Board of County Commissioners (Board). The Board may adopt the Planning Commission's recommendation or hold their own hearing(s) before making a final decision on Comprehensive Plan amendments. All hearings will be conducted in facilities that are accessible to persons with physical disabilities. Information with regard to the accessibility of the public works building, commissioners Assembly Room, or notification of an ADA accommodation should be made to Daniela Erickson, Clerk of the Board at (509) 477-2265.

Inspection of File, Copies of Documents: A Staff Report will generally be available for inspection before the hearing. The Staff Report and application file may be inspected at the Spokane County Department of Building and Planning, 1st Floor Permit Center, Public Works Building, 1026 W. Broadway, Spokane, WA 99260-0220, between 7:30 a.m. and 4:00 p.m., Monday through Thursday, except holidays. Copies of documents will be available to the public for the cost of reproduction.

If you have any questions, please call the Dept. of Building and Planning at (509) 477-3675.