NOTICE OF PUBLIC HEARING
BEFORE THE SPOKANE COUNTY PLANNING COMMISSION

NOTICE IS HEREBY GIVEN by the Spokane County Planning Commission pursuant to Chapter 36.70A RCW, that a public hearing will be held on February 13, 2014 in Board of County Commissioner's Hearing Room, Lower Level, Public Works Building, 1026 W Broadway Ave., Spokane, WA. The hearing will begin at 9:00 a.m. or as soon as possible thereafter and concluding with the last speaker or at 4:00 P.M., whichever comes first. If necessary, the hearing may be continued.

The purpose of the public hearing is to consider verbal and written testimony in support of or opposition to text amendments to the Spokane Environmental Ordinance, Chapter 11.10 of the Spokane County Code, to implement changes in the Washington Administrative Code, Chapter 197-11, allowing an increase in the flexible exemption thresholds that allow exemption of certain projects from review under the State Environmental Policy Act (SEPA).

Information is available at the Spokane County Department of Building and Planning or by accessing the Building and Planning website at www.spokanecounty.org/bp. Requests for information should be directed to: Steve Davenport; 477-7221, Spokane County Department of Building and Planning, 1026 W. Broadway Ave., Spokane, WA 99260;

To ensure that everyone attending has an opportunity to speak, testimony may be limited to three (3) minutes per speaker. The Planning Commission reserves the right to adjust the time frame allotted to speakers, as well as hearing procedures, during the hearing.

The Planning Commission will make a written recommendation concerning the proposal to the Board of County Commissioners following the public hearing.

All meetings and hearings will be conducted in facilities that are accessible to all members of the public. Information with regard to the accessibility of the public works building, Commissioners Assembly Room, or notification of an ADA accommodation should be made to Vickie Merriott at (509) 477-7224

NOTICE IS FURTHER GIVEN that a topic of discussion at the hearing(s) may be any environmental documents that have been prepared in conjunction with the amendment. An Environmental Checklist was prepared for the proposal as required by the State Environmental Policy Act, Chapter 43.21 RCW, and the Spokane Environmental Ordinance. A Determination of Nonsignificance (DNS) will be issued on or before January 23, 2014 for the amendment by the Spokane County Department of Building and Planning and the comment and appeal period ends February 12, 2014.

DATED THIS 23rd DAY OF January, 2014

SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING

(Please publish in the Spokesman Review on January 23, 2014)

Proposed Amendment to Spokane Environmental Ordinance
Spokane County Department of Building and Planning

Deletions are in ~~strikethrough~~, additions in underline

11.10.070 Flexible thresholds for categorical exemptions.

In addition to those exemptions identified in part nine (Categorical Exemptions) of the ordinance codified in this chapter, *Spokane County* establishes the following exempt levels for minor new construction under WAC 197-11-800(1)(c), based on local conditions.

~~(a) For residential dwelling units in WAC 197-11-800(1)(b)(i): up to twenty dwelling units.~~
~~(b) For agricultural structures in WAC 197-11-800(1)(b)(ii): up to twenty thousand square feet.~~
~~(c) For office, school, commercial, recreational, service or storage buildings in WAC 197-11-800(1)(b)(iii): up to twelve thousand square feet and up to forty parking spaces.~~
~~(d) For parking lots in WAC 197-11-800(1)(b)(iv): up to forty parking spaces.~~
~~(e) For landfills and excavations in WAC 197-11-800(1)(b)(v): up to five hundred cubic yards~~.

(a) For single family residential dwelling units in WAC 197-11-800(1)(b)(i): up to 30 dwelling units if located inside the Urban Growth Area or up to 20 dwelling units if located outside the Urban Growth Area.
(b) For multifamily residential dwelling units in WAC 197-11-800(1)(b)(ii): up to 60 dwelling units if located inside the Urban Growth Area or up to 25 dwelling units if located outside the Urban Growth Area.
(c) For the construction of a barn, loafing shed, farm equipment storage building, produce storage or packing structure, or similar agricultural structures to be used only by the property owner or his or her agent in the conduct of farming the property in WAC 197-11-800(1)(b)(iii): up to 40,000 square feet.
(d) For office, school, commercial, recreational, service or storage buildings in WAC 197-11-800(1)(b)(iv): up to 30,000 square feet and up to 90 parking spaces if located within the Urban Growth Area, or: up to 12,000 square feet and up to 40 parking spaces if located outside the Urban Growth Area. This exemption includes stand-alone parking lots.
(e) For landfills and excavations in WAC 197-11-800(1)(b)(v): up to 1,000 cubic yards.