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**NOTICE OF A VIRTUAL 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: PE-2088-20 Preliminary Plat to divide approximately 37.32 acres into 104 lots for single-family residential units in the Low Density Residential (LDR) zone.

Parcel No.: 55301.9096

Hearing Date and Time: April 21, 2021 @ 9:00 a.m.

Place: Virtual Hearing will be hosted via Zoom

Applicant: Simpson Engineers, Inc., 909 N Argonne Rd, Spokane Valley, WA 99212

Location: The subject site is located east and west of S. Chapman Road, in the NE ¼ of the NE ¼ of Section 30, Township 25 North, Range 45 EWM, Spokane County, Washington.

Comprehensive Plan: Low Density Residential

Zoning: Low Density Residential (LDR)

Related Permits: Additional permits may be required, including building permits, sewer connection permits and access permits.

Environmental Determination: A Mitigated Determination of Nonsignificance (MDNS) will be issued by the County Department of Building and Planning as the lead agency on April 6, 2021. The appeal period ends on April 20, 2021.

Building and Planning Department Staff: Tom Vandervert, Principal Planner (509) 477-7228

HEARING EXAMINER PROCEDURES

Hearing Process and Appeals: The hearing will be conducted under the Hearing Examiner Rules of Procedure, Section 19, Internet Based Public Hearings adopted in Spokane County Resolution No. 2020-0708. All interested persons may testify at the public hearing. To be considered during the hearing, written materials or visuals will need to be submitted by 4:00 p.m. 5 days prior to the scheduled hearing with documents being submitted both digitally and as hard copies. 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 Spokane 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 via email for inspection seven days before the hearing upon request. If you have any questions or special needs, please call the Department at (509) 477-7228. Send written and digital comments to the Spokane County Department of Building and Planning, 1026 W. Broadway Ave., Spokane, WA 99260, Attn: Tom Vandervert, File No. PE-2088-20. Motions must be made in writing submitted to the Spokane County Hearing Examiner, 1026 W. Broadway Ave., Spokane, WA 99260.

Due to restrictions arising from the COVID-19 outbreak, the hearing will be conducted remotely utilizing web and telephone conference tools. To access the public hearing please input the link below in to your web browser:

Join Zoom Meeting

<https://zoom.us/j/94087793439?pwd=TEJ2NHpYdHZqZXBiQUoyUmtReDIDZz09>

Meeting ID: 940 8779 3439

Passcode: 623581

Dial by your location

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+1 669 900 6833 US

+1 346 248 7799 US

+1 301 715 8592 US

+1 312 626 6799 US

+1 929 436 2866 US

Meeting ID: 940 8779 3439

Find your local number: <https://zoom.us/u/al4abeXY8>

One tap mobile

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Questions or assistance with remote connection or telephone connection **prior** to the scheduled hearing should be forwarded to Kevin Ruiz, Staff Assistant to the Hearing Examiner, at (509) 477-7490 or KMRUIZ@spokanecounty.org.