

**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: PE-2056A-17:** Change of Conditions to the Preliminary Plat of DeGon, PE-2056-17, to increase the number of approved lots from 31 to 48 for single family residences in the Low Density Residential (LDR) zone.

**Parcel No's:** 35024.9061, 35024.9062, 35024.9075, 35024.9076, 35024.9074, 35024.9063 and 35024.9077

**Hearing Date and Time:** May 29, 2019 @ 9:00 a.m.

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

**Applicant:** Whipple Consulting Engineers, 21 S. Pines Rd., Spokane Valley, WA 99206 (509) 893-2617.

**Location:** The subject site is generally located northwesterly of and adjacent to Upriver Drive and northeast of Frederick Avenue, in the SE ¼ of Section 2, Township 25 North, Range 43 EWM, Spokane County, Washington.

**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.

**Environmental Determination:** A Determination of Nonsignificance (DNS) is to be issued by the County Department of Building and Planning as the lead agency on May 14, 2019. The appeal period ends on May 28, 2019

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

**Application: VE-0001-19:** Variance request to allow for the construction of a 10-foot tall fence within the High Density Residential (HDR) Zone pursuant to Section 14.812 of the Spokane County Zoning Code. The site is currently used as an electrical substation and equipment yard.

**Parcel No's:** 35113.9018, 35113.9039, 35112.9012, 35112.9038 & 35115.9017

**Hearing Date and Time:** May 29, 2019 @ 1:30 p.m.

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

**Applicant:** Avista, c/o Todd McLaughlin, POB 3727 MSC-21, Spokane, WA 99220-3727 (509) 495-2559

**Location:** The subject site is known as 2212 N. Havana Street and is generally located adjacent to and east of Havana Street and adjacent to and north of Upriver Drive, in the NW ¼ and the SW ¼ of Section 11, Township 25 North, Range 43 EWM, Spokane County, Washington.

**Comprehensive Plan:** Medium Density Residential

**Zoning:** High Density Residential (HDR)

**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:** Variances are exempt from SEPA Environmental Review, per WAC 197-11-800(6)(b).

**Building and Planning Department Staff:** Robert Brock, AICP, Planner (509) 477- 7223.

**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-Th and Friday from 7:30 to 12 noon, 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. PE-2056A-17. 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, Principal Planner (509) 477-7225, or [tmjones@SpokaneCounty.org](mailto:tmjones@SpokaneCounty.org) before May 28, 2019.