

**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: PN-2075-19: Preliminary Plat of Alandco Estates to divide approximately 6.14 acres into 31 lots. The lots will contain a mixture of unit types with 28 zero lot-line duplex units and 3 single-family dwelling units in the Low Density Residential (LDR) zone.

Parcel No's: 36092.9023

Hearing Date and Time: July 10, 2019 @ 10:30 a.m.

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

Applicant: Alandco, LLC, c/o Tod Lasley, PO Box 18567, Spokane, WA 99228 (509) 202-3473

Location: The subject site is generally located east and adjacent to the N. Pittsburg Street, west and adjacent to Highway 2, approximately 125' north of the N. Pittsburg Street / Highway 2 intersection, in the NW ¼ of the NE /14 of Section 9, Township 26 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 Mitigated Determination of Nonsignificance (MDNS) is to be issued by the County Department of Building and Planning as the lead agency on June 25, 2019. The appeal period ends on July 9, 2019

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

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, 1st 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: Tom Vandervert, File No. PN-2075-19. 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 Tom Vandervert, Planner (509) 477-7228, or tvandervert@SpokaneCounty.org before July 9, 2019.