



This Notice of Application is being provided to affected agencies and owners/taxpayers of property located within 400 feet of a proposed land use application received by the Spokane County Building and Planning Department. This notice is to advise you that the land use application may affect you and to invite your comments on the project. Written comments may be submitted by any person regarding this project and the environmental review (SEPA) process. All comments received by **June 07, 2021**, will be considered by the project planner before the preparation of a staff report to the Hearing Examiner. Comments will continue to be welcomed up through the public hearing. The project file may be examined between 7:30 a.m. and 4:00 p.m. Monday through Thursday, 7:30 a.m. to 12:00 p.m. Fridays, except holidays, in the Department Building and Planning located in the Public Works Building, 1026 West Broadway in Spokane. Please reference the *PROJECT FILE NUMBER(S)* in all your communications.

**PROJECT FILE NUMBER(S):** CUN-0003-2021

**APPLICANT/AGENT:** Storhaug Engineering C/O William Sinclair  
510 E. Third Avenue  
Spokane, WA 99202  
509.242.1000

**PROJECT DESCRIPTION:** Conditional Use Permit for a Mini-Storage in the Rural Activity Center (RAC) Zone according to Section 14.618.240(24) of the Spokane County Zoning Code.

**PARCEL NO.:** 39341.9084

**PROJECT ADDRESS AND LOCATION:** The subject site is known as 34911 N. Newport Highway, and is located on the northwest corner of the Newport Highway and Deer Park Millan Road, in the NE 1/4 of Section 34, Township 29 North, Range 43 EWM, Spokane County, Washington.

**DATE APPLICATION SUBMITTED:** April 29, 2021

**DATE APPLICATION DETERMINED COMPLETE:** May 20, 2021

**COMPREHENSIVE PLAN DESIGNATION:** Rural Activity Center

**EXISTING ZONING:** Rural Activity Center

**ADDITIONAL PERMITS:** Additional permits may be required:

**ADDITIONAL STUDIES REQUESTED:** No additional information is being requested at this time. Additional information/studies may be requested before the scheduling of a public hearing for the proposed land use action.

**ENVIRONMENTAL DOCUMENTS:** A review of proposed development regulations and typically recommended conditions of approval and/or mitigating measures indicate the State Environmental Policy Act (SEPA) threshold determination will likely be a Determination of Non-significance (DNS).

**DEVELOPMENT REGULATIONS:** The proposed project shall comply with the regulations and development standards identified in the Spokane County Zoning Code, Spokane County Subdivision Ordinance, Spokane County Critical Areas Ordinance, Uniform Building Code, Spokane County Shoreline Program, Spokane County Standards for Road and Sewer Construction, Spokane County Guidelines for Stormwater Management and the regulations of the Spokane Regional Health District.

**ACTION:** This project is subject to a future public hearing. You will be receiving a Notice of Hearing, which will be issued a minimum of fifteen (15) days prior to the public hearing. A written report, including a staff analysis of the project and recommendation of decision, will be available for inspection seven (7) calendar days prior to the public hearing. Participation in the public hearing is encouraged. A copy of the Notice of Decision issued by the Spokane County Hearing Examiner, which identifies the findings of fact, conclusion, decision and appeal rights will be provided to those individuals who testify at the public hearing and will be available to all others upon request.

**ATTACHMENTS:** Please find an attached Site Plan and Vicinity Map for your review.

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**REVIEW AUTHORITY:** Robert Brock, AICP, Planner  
Spokane County Department of Building and Planning  
1026 West Broadway Avenue  
Spokane, Washington 99260-0050  
(509) 477-7223  
Fax: (509) 477-4703

Date Issued: May 24, 2021

Signature:                     RWB                    

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