



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 9, 2022**, will be considered by the project planner prior to the preparation of a staff report to the Hearing Examiner. Comments will continue to be welcomed 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): PE-2105-22

APPLICANT/AGENT: McCanna Engineering LLC
9401 E. Appleway
Spokane Valley, WA 99206
(509) 954-6604

PROJECT DESCRIPTION: A Preliminary Plat to divide 2.27 acres into 20 lots for single-family rowhouse residences in the Low Density Residential (LDR) zone.

PARCEL No.: 46314.0619

PROJECT ADDRESS AND LOCATION: The subject site is located east of and adjacent to Argonne Road, approximately 1,000 feet north of its intersection with Wellesley Road, in the SE 1/4 of Section 31, Township 26 North, Range 44 EWM, Spokane County, Washington. The site currently has a single-family residence on it and is addressed as 5110 N. Argonne Road.

DATE APPLICATION SUBMITTED: December 21, 2021

DATE APPLICATION DETERMINED COMPLETE: February 11, 2022

COMPREHENSIVE PLAN DESIGNATION: Low Density Residential

EXISTING ZONING: Low Density Residential

ADDITIONAL PERMITS: Additional permits may be required, including building permits, sewer connection permits, and access permits

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: Review of proposed development regulations and typical 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 before 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 before 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 Map and Vicinity Map for your review.

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 26, 2022

Signature: **RWB**
