



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 **July 26, 2022**, will be considered by the project planner before 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): CUW-0002-2022

APPLICANT/AGENT: Parallel Towers
C/O Christy Cooke
PO Box 1044
Newberg, OR, 97132
503-550-0000

PROJECT DESCRIPTION: Conditional Use Permit for a wireless communication tower in the (RT) Zone according to Section 14.618.240(28) and 14.822 of the Spokane County Zoning Code. This proposal also seeks a Variance to add 20 feet of height to the tower.

PARCEL No.: 16022.9069

PROJECT ADDRESS AND LOCATION: The subject site is known as 13305 West Pine Bluff Road. Nine Mile Falls. It is located south of and adjacent to Pine Bluff Rd, approximately a half-mile east of its intersection with Craig Rd, in the NW 1/4 of Section 02, Township 26 North, Range 41 EWM, Spokane County, Washington.

DATE APPLICATION SUBMITTED: June 21, 2022

DATE APPLICATION DETERMINED COMPLETE: July 11, 2022

COMPREHENSIVE PLAN DESIGNATION: Rural Traditional

EXISTING ZONING: Rural Traditional

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.

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

Date Issued: July 12, 2022

Signature: **R W B**
