

**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-2064-18: Preliminary Plat of Valley Springs South to divide 85.81 acres into 242 lots for single family residences in the Low Density Residential (LDR) zone.

Parcel No's: 36364.9064, 36364.9065, 36364.9066, 36364.0710 and 36364.9052

Hearing Date and Time: April 3, 2019 @ 9:00 a.m.

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

Applicant: PBH Developments, LLC, 603 N. Havana, Spokane, WA 99202 (509) 535-8377

Location: The subject site is generally located south of Columbia Drive, and east and southeast of Thierman Road, in the SE1/4 of Section 36, 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 March 19, 2019. The appeal period ends on April 2, 2019

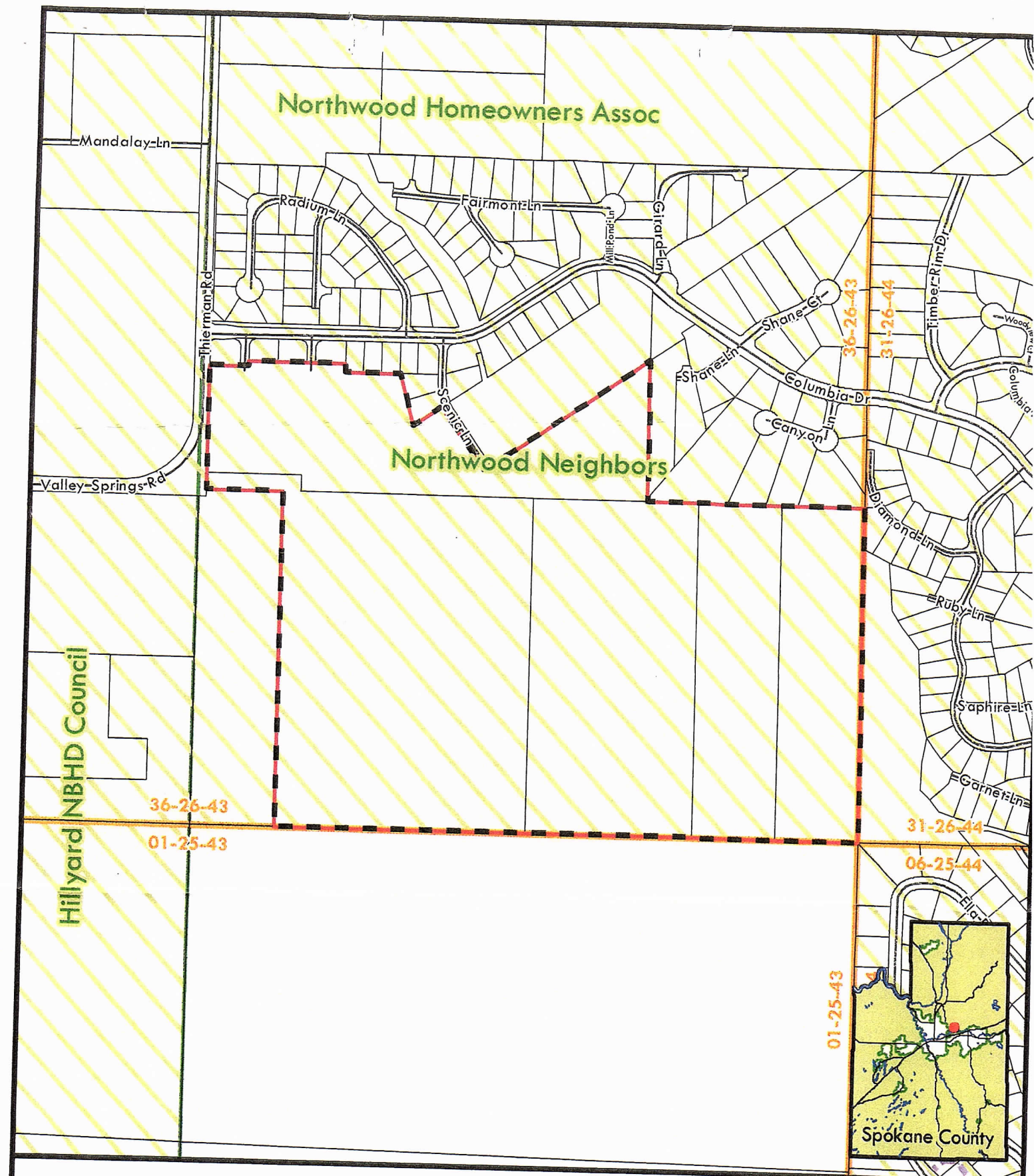
Building and Planning Department Staff: Tammy Jones, Principal, Planner (509) 477- 7225

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: Tammy Jones, File No. PE-2064-18. 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 before April 2, 2019.



Legend

- Preliminary
- Joint Planning Area
- Neighborhood Assoc
- School
- Police Station
- Fire Station
- Railroad
- Lakes & Streams

PE-2064-18 Vicinity Map

0 125 250 500 750 1,000 Feet

1 inch = 500 feet
State Plane WA North

This map was published by the Spokane County Department of Building and Planning as a general planning tool. Due to the differing quality of source documents, the Department cannot accept responsibility for errors or omissions, and therefore, there are no warranties which accompany this material.

Map Produced: May 2018
Spokane County GIS

