

**2<sup>nd</sup> NOTICE OF VIRTUAL PUBLIC HEARING**  
**“Delivery Station and Warehouse (Former Lowe's)”**  
**File No. Z20-201CUP3**

Notice is hereby given that Andrea Urbas, has applied for a Type III Conditional Use Permit on October 23, 2020. This application was determined to be technically complete on December 4, 2020. A virtual public hearing was originally scheduled for January 21, 2021; however, it was determined that there was a **procedural error** during the notification process for the hearing which resulted in the notice for this hearing being defective. As a result, the Hearing Examiner determined that **a new virtual public hearing must be scheduled**.

**There will be a new virtual public hearing on this proposal** before the Hearing Examiner on **February 4, 2021 at 9:00 AM**. The City deferred the in-person public hearing in an effort to slow the spread of the coronavirus (COVID-19) and to protect those most vulnerable. Due to the restrictions on public gatherings arising from the COVID-19 outbreak, this hearing will be conducted remotely using web and telephone conference tools, as described below. However, if the Governor’s restrictions for group gatherings are lifted prior to the scheduled hearing date, the hearing will be held in person at the designated time in the Council Chambers, Lower Level of City Hall, 808 W. Spokane Falls Boulevard, Spokane, WA. Any changes to the procedures that will be followed for this hearing will be posted on the city’s website: <https://my.spokanecity.org/projects/delivery-station-and-warehouse-type3-cup/>. Any person may participate in the public hearing.

**PUBLIC HEARING VIA WEBEX CONFERENCING**  
**February 4, 2021 9 AM Pacific Time (US and Canada)**

**Join WebEx Meeting:**

Join by computer, smartphone, or tablet:

<https://spokanecity.webex.com/spokanecity/j.php?MTID=mb58d9fbd2dc670de6e2dd28c84efd09c>

**Meeting number (access code): 146 775 5682**

**Meeting password: J3Mimb3dfi7**

**Join by phone: +1-408-418-9388 United States Toll**

**Overview:** The City requests that all non-essential visits to City Hall be observed. The City of Spokane along with the Hearing Examiner office is doing its part to slow the spread of COVID-19 and is hosting a virtual Public Hearing in response. In order to maintain compliance with WAC 365-196-845, the City is continuing to hold a virtual hearing to comply with due process on pending applications. Spokane City Council recently passed Ordinance C35905, which authorizes temporary procedural interpretations and also authorizes hearings that can be conducted consistent with the Governor’s proclamations and within the spirit and intent of hearing requirements.

**WebEx Details:** We encourage all interested persons and the public to utilize the WebEx meeting feature. Please download the application in advance of the hearing. The optimal equipment for audio/video participation is a computer, smart phone, or tablet equipped with a camera and a headset with microphone similar to what you use with your phones for hands-free use. The WebEx application is free to download and use to observe or participate in the hearing. If this technology is unavailable to you, you can participate by phone using the toll number, service charges may apply. Your experience by phone will be similar to a teleconference. The Public Hearing will open with the collection of participant information and an overview of how the hearing will progress, prior to the official opening of the hearing. Comments via email will be due no later than 5:00 PM on December 28, 2020, as per the original notice of application and hearing letter, in order for them to be received and prepared for submission into the record.

## APPLICATION INFORMATION:

**Applicant:** Andrea Urbas, MG2  
3333 Michelson Dr. Ste. 100  
Irvine, CA 92612

**Owner/Agent:** Harlan D. Douglass  
C/O Christopher D. Bell, Black Commercial, Inc.  
801 W Riverside Ave.  
Spokane, WA 99201

**File Number:** Z20-201CUP3

**Location Description:** 6902 N. Divisions Street and a portion of 6720 N. Division Street (parcels 36293.0062; 36293.0068).

**Description of Proposal:** The applicant is proposing a Tenant Improvement to an existing concrete tilt-up single-story building (former Lowe's #206) and Change of Use from commercial use to warehouse/freight movement and associated uses. The proposed project includes building and site alterations including the demolition of a secondary building as well as development of an offsite fleet van parking lot. Individual Warehouse and Freight Movement uses in the GC zone that exceed fifty thousand square feet of floor area per site exclusive of parking area are a conditional use. This is a Conditional Use Permit (CUP) Type III application and there will be a Public Hearing in front of the City Hearing Examiner.

**Current Zoning:** General Commercial (GC-70)

**Community Meeting Information:** A Virtual Community meeting was held on October 20, 2020 at 5 PM. The applicant made a presentation of the proposed project.

**Public Comment Period:** The Public Comment Period regarding this application ended on **December 28<sup>th</sup>, 2020.**

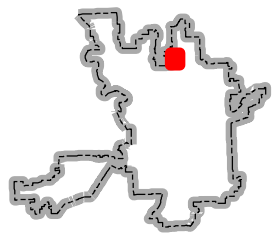
**SEPA:** This proposal was reviewed under the State Environmental Policy Act (SEPA). **The Comment period for SEPA ended on December 28, 2020.** The lead agency issued a Determination of Non-Significance for this project on January 4, 2021, under the optional DNS process as outlined in WAC 197-11-355. The appeal period for this SEPA ended on January 18, 2021. The SEPA and SEPA Determination are available on the project website at <https://my.spokanecity.org/projects/delivery-station-and-warehouse-type3-cup/>.

**Public Hearing Process:** Once a Community Meeting has been completed, the applicant is authorized to make application to the City of Spokane for the review of the site plan and public hearing. A Notice of Application will be posted on the property and mailed to property owners and residents within four hundred feet of the subject property. This Notice of Application will initiate a 15-day public comment period in which interested persons may submit written comments to the address of the City Staff, which appears at the beginning of this document. Once the public comment period has ended, staff will obtain a public hearing date from the City Hearing Examiner. Finally, a Notice of Public Hearing will be posted and mailed (similar to the Notice of Application). This notice will contain the date, time, and location of the public hearing. Written comments and oral testimony at the subsequent public hearing for this proposed action will be made part of the public record. Only the applicant, persons submitting written comments, and persons testifying at a hearing may appeal the decision of the Hearing Examiner. The Public Comment period ended on December 28, 2020.

Staff Contact:

*Planning and Development  
Melissa Owen, Assistant Planner II  
Phone (509) 625-6063  
Email: [mowen@spokanecity.org](mailto:mowen@spokanecity.org)*

**To view more information including site plan for this project please go to:**  
<https://my.spokanecity.org/projects/delivery-station-and-warehouse-type3-cup/>



City of Spokane

Gozza-Dr

N



Astor-Dr

Gozza-Dr

Wiscomb-St

Lidgenwood Ct

Wiscomb Ct

Weile Ave

Colton St

Weile Ave

Wiscomb-St

Rhoades-Ave

Atlantic-St

Wedgewood-Ave

Wedgewood-Ave

Lyons-Ave

Lidgenwood-St

Houston-Ave

Legend	
	Parcels
	Project Site
	Adjacent Ownership
	Notification district

**APPLICANT:** Andrea Urbas, MG2

Prepared by: AEB  
Date prepared: 9/18/20

**PROPOSAL:** Conversion of Retail Building to Industrial/Warehouse Use

29-26-43