

**NOTICE OF COMMUNITY MEETING AND TRAFFIC SCOPING MEETING
Proposed Conditional Use Permit (Type III – CUP)**

Notice is hereby given that MG2 will conduct a virtual community meeting

COMMUNITY MEETING INFORMATION: A Virtual Community Meeting will be held on Tuesday, October 20, 2020, at 5:00 p.m. at the following link: <http://ow.ly/yX4a30rcs3F> or by scanning the QR code below:



regarding the proposed Conditional Use Permit (CUP). The applicant or their agent(s) will make a presentation of the proposal. Any person may submit questions and comments at this meeting. For additional information, please contact the applicant at:

Applicant Andréa Urbas, *AICP CEP CUD*, MG2
3333 Michelson Dr., Ste. 100
Irvine, CA, 92612
(949) 705-0769 or Andrea.Urbas@MG2.com

Applicant Agent Christopher D. Bell, Managing Broker - Black Commercial, Inc.
801 W Riverside Ave - Suite 300
Spokane, WA 99201
(509) 662-3538 or cbell@naiblack.com

Property Owner: Harlan D. Douglass - Douglas Trust
815 E Rosewood Ave.
Spokane, WA 99208-5507

File Number: None Assigned Yet

Location Description: 6902 N Division Street (parcel 36293.0062) and vacant portions of 6720 N Division Street (parcel 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) 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 offsite fleet van parking. 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.

SEPA: To be processed with the Conditional Use Permit (CUP) application.

Current Zoning: General Commercial (GC-70)

Community Meeting: A Community Meeting is an informal public meeting, in which the applicant and/or their agents present the proposed project to the public. The purpose of the meeting is to give an opportunity for the public to learn about the proposal, ask questions, and to exchange ideas about the proposal with the developer. A Community Meeting is the first step in the application process; it takes place before the applicant submits his/her application to the City of Spokane. City staff does not attend these meetings, except in the case of a combined Community/Traffic Scoping Meeting. In such cases, a member of the City Traffic Section will tend the meeting to take comments on possible transportation related issues. Such combined meetings will be noted on the header of this notice.

The Community Meeting is not a hearing, and no testimony is taken. The meeting is informational, though the meeting is recorded pursuant to requirements of the Spokane Municipal Code. Written comments are not required, and if any are submitted to the City Planning Services Department, the letters will be forwarded to the Hearing Examiner when the application is forwarded for public hearing. However, such letters, if received before an application is submitted (i.e., Community Meeting), would need to be resubmitted prior to the closing of the public record (usually the date of the Public Hearing), in order to vest a person as a party of record.

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 proposed conditional use and public hearing. A Notice of Application will be posted on the property and mailed to property owners, taxpayers, and occupants 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 issue a threshold determination for the project and 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. Comments will be considered on this application and any environmental issues including SEPA or documents related to it. **Only the applicant, persons submitting written comments and persons testifying at a hearing may appeal the decision of the Hearing Examiner.**

Staff Contact:

Planning and Development Services
Attn: Melissa Owen, Assistant Planner
808 West Spokane Falls Boulevard
Spokane, WA 99201-3329
Phone: (509) 625- 6063
Email: mowen@spokanecity.org