

**NOTICE OF APPLICATION AND VIRTUAL PUBLIC HEARING  
FOR A CONDITIONAL USE PERMIT  
“Boone Ave Grocery Store”  
File No. Z21-009CUP3**

Notice is hereby given that Ramka Properties, LLC applied for a Type III Conditional Use Permit on January 28, 2021. This application was determined to be technically complete on March 15, 2021. The City of Spokane is hereby holding a virtual public hearing before the Hearing Examiner on **April 22nd, 2021 at 1:30PM**. The City has 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. Any person may submit written comments on the proposal and/or participate in the public hearing.

**Written Comments Due Date:** **April 7th, 2021 by 5:00 pm**

**PUBLIC HEARING VIA WEBEX CONFERENCING**  
**April 22nd 1:30PM Pacific Time (US and Canada)**

**Join WebEx Meeting (link available on the City’s project website as well):**

Join by computer, smartphone, or tablet:

<https://spokanecity.webex.com/spokanecity/j.php?MTID=ma04eeca516e00c271df57c0e8bcd6be2>

**Meeting number (access code):** 187 088 4766

**Meeting password:** vbPxXYxK445

**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’s 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. The public is encouraged to submit written comments prior to the hearing by sending to the City Planner, Ali Brast [abrast@spokanecity.org](mailto:abrast@spokanecity.org); comments via email will need to be submitted by no later than 5:00 PM on April 7th, 2021 in order for them to be received and prepared for submission into the record; comments received will be entered into the record at the time of the public participation portion of the Public Hearing. Comments received through US Mail will be included if they are received prior to the hearing.

**APPLICATION INFORMATION:**

**Applicant:** Ramka Properties, LLC  
PO Box 529  
Veradale, WA 99037

**Agent:** Justin Folkins – Rencorp Realty  
502 W Riverside Ave, Ste 103  
Spokane, WA 99201  
509-991-8387 [justin@rencorprealty.com](mailto:justin@rencorprealty.com)

**File Number:** Z21-009CUP3

**Public Comment Period:** Written comments may be submitted on this application by **April 7th, 2021 at 5pm**. Written comments should be sent via mail or email to the Planning and Development address listed at the end of this document.

**SEPA:** Exempt

**Description of Proposal:** The applicant is proposing to convert the existing legal neighborhood commercial structure at 2024 E Boone into a retail sales and service use, specifically a neighborhood grocery/convenience store. Spokane Municipal Code 17C.370, allows existing neighborhood commercial structures that once housed legal neighborhood commercial uses to reinstate a commercial use through the conditional use permit process. The application is a Type III land use application, which requires a public hearing with the City's Hearing Examiner, the decision maker.

**Location Description:** 2024 E Boone, Spokane, WA – Parcel no. 35162.2705

**Legal Description:** The entire legal description can be obtained with the Planning and Development Department.

**Current Zoning:** Residential Single Family (RSF)

**Community Meeting:** A community meeting was held virtually on December 16, 2020.

**Project Website:** <https://my.spokanecity.org/projects/boone-ave-grocery-store-cup/>

**Decision Making 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 Conditional Use Permit. A combined Notice of Application and Public Hearing will be posted on the property and mailed to all **property owners** and **taxpayers** of record, as shown by the most recent Spokane County Assessor's record, and **occupants** of addresses of property located within a four hundred (400) foot radius of any portion of the boundary of the subject property, including any property that is contiguous and under the same or common ownership and control.

This combined Notice of Application and Public Hearing will initiate a 15-day public comment period in which interested persons may submit written comments to the address of the City Staff. This notice will contain the date, time, and location of the public hearing. Once the public comment period has ended, staff will issue a Staff Report to the Hearing Examiner. Finally, a Public Hearing will be held in front of the City of Spokane Hearing Examiner. Written comments and oral testimony at the 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.**

Written comments should be mailed or emailed to:

*Planning and Development*  
*Attn: Ali Brast, Assistant Planner*  
*808 West Spokane Falls Boulevard*  
*Spokane, WA 99201-3329*  
*Phone (509) 625-6638*  
*Email: [abrast@spokanecity.org](mailto:abrast@spokanecity.org)*