

**NOTICE OF APPLICATION AND PUBLIC HEARING
FOR A CONDITIONAL USE PERMIT
“Latah Substation Relocation”
File No. Z20-035CUP3**

Notice is hereby given that Avista has applied for a Type III Conditional Use Permit on January 31, 2020. This application was determined to be technically complete on February 13, 2020. The City of Spokane is hereby holding a virtual public hearing before the Hearing Examiner, which was previously scheduled for March 26th, 2020 and moved to **June 4th, 2020 at 9:00AM**. 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/latah-substation-relocation-conditional-use-permit/>. Any person may submit written comments on the proposal and/or participate in the public hearing.

Continued Notice of Application:	May 15, 2020
Continued Public Comment Period:	May 15 – May 29, 2020
Written Comments Due Date:	May 29, 2020 by 5:00 pm

PUBLIC HEARING VIA WEBEX CONFERENCING
June 4, 2020 9:00 AM Pacific Time (US and Canada)

Join WebEx Meeting:

Join by computer, smartphone, or tablet:

<https://spokanecity.webex.com/spokanecity/j.php?MTID=m4d6b13bfc1d7b43165efdb161d77d10b>

Meeting number (access code): 968 954 579

Meeting password: dJfFcrBH568

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; comments via email will need to be submitted by no later than 5:00 PM on May 29, 2020 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/Owner: Avista
c/o Todd McLaughlin
PO Box 3727 MSC-21
Spokane, WA 99220
todd.mclaughlin@avistacorp.com
509-495-2559

File Number: Z20-035CUP3

Public Comment Period: Written comments may be submitted on this application by **May 29, 2020 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: DNS issued February 20, 2020 through the Optional DNS process outlined in WAC 197-11-355.

Description of Proposal: The applicant is proposing to relocate an existing substation on the same parcel, south of the existing station. This will require realigning transmission, distribution, and communication lines. All work is staying outside the Shoreline Jurisdiction. Avista plans to remove only the trees that are necessary for the substation relocation and to comply with overhead electrical vegetation clearance requirements. Plantings for screening purposes will be established around the new fence to be installed around the substation.

Location Description: 3400 S Inland Empire Way, Spokane, WA – Parcel no. 25361.0015

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

Current Zoning: Residential Agricultural (RA)

Community Meeting: A community meeting was held on October 9, 2019 at the Manito United Methodist Church

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 person 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, delivered 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