

**RENOTIFICATION OF APPLICATION AND PUBLIC HEARING  
FOR A SHORELINE CONDITIONAL USE PERMIT  
Spokane Community College Fire Training Tower  
File No. Z24-195SCUP**

Notice is hereby given that Brian Piippo with Integrus Architecture applied for a Shoreline Conditional Use Permit on April 1, 2024. This application was determined to be technically complete on May 6, 2024. **There will be a public hearing on this proposal** before the City of Spokane Hearing Examiner on **Wednesday June 20, 2024 at 1:30PM** in the Council Chambers, Lower Level of City Hall, 808 W. Spokane Falls Boulevard, Spokane, WA. **Please note the hearing date and time has been rescheduled from June 26, 2024 at 9:00AM.** Any person may submit written comments on the proposal and/or appear at the public hearing.

For additional information contact City of Spokane Planning and Development at:

*Planning and Development Services  
Attn: Steven Bafus, Planner  
808 West Spokane Falls Boulevard  
Spokane, WA 99201-3329  
Phone: (509) 625-6312  
EMAIL: [sbafus@spokanecity.org](mailto:sbafus@spokanecity.org)*

**APPLICATION INFORMATION:**

**Applicant:** Integrus Architecture  
Brian Piippo  
10 S Cedar St.  
Spokane WA 99201

**Property Owner:** Community Colleges of Spokane

**File Number:** Z24-195SCUP

**Public Comment Period:** Written comments may be submitted on this application by **June 10, 2024 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:** A DNS was issued by the City of Spokane as lead agency on May 9, 2024. **SEPA comments are due by May 23, 2024 at 5pm. (Changed from May 22, 2024)**

**Description of Proposal:** The applicant is proposing the construction of a fire training tower to be used by the Community Colleges of Spokane. A portion proposed location is within the 200' shoreline designation. This is a Type III application and there will be a Public Hearing in front of the City Hearing Examiner.

**Location Description:** The subject property is located at 1810 N Greene St.– Parcel no. 35105.3501. This site is within the 200-foot shoreline designation.

**Legal Description:** Available upon request from City of Spokane Planning Department.

**Current Zoning:** Light Industrial (LI)

**Community Meeting:** A community meeting was held on March 12, 2024.

**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 Shoreline Conditional Use proposal. 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 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 30-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. Once the appeal period is complete, the Department of Ecology is sent the City's decision for final approval.**

Written comments should be mailed, delivered or emailed to:

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Spokane, WA 99201-3329*

*Phone (509) 625-6312  
Email: [sbafus@spokanecity.org](mailto:sbafus@spokanecity.org)*

*To view more information including site plans for this project please go to:  
<https://my.spokanecity.org/projects>*