

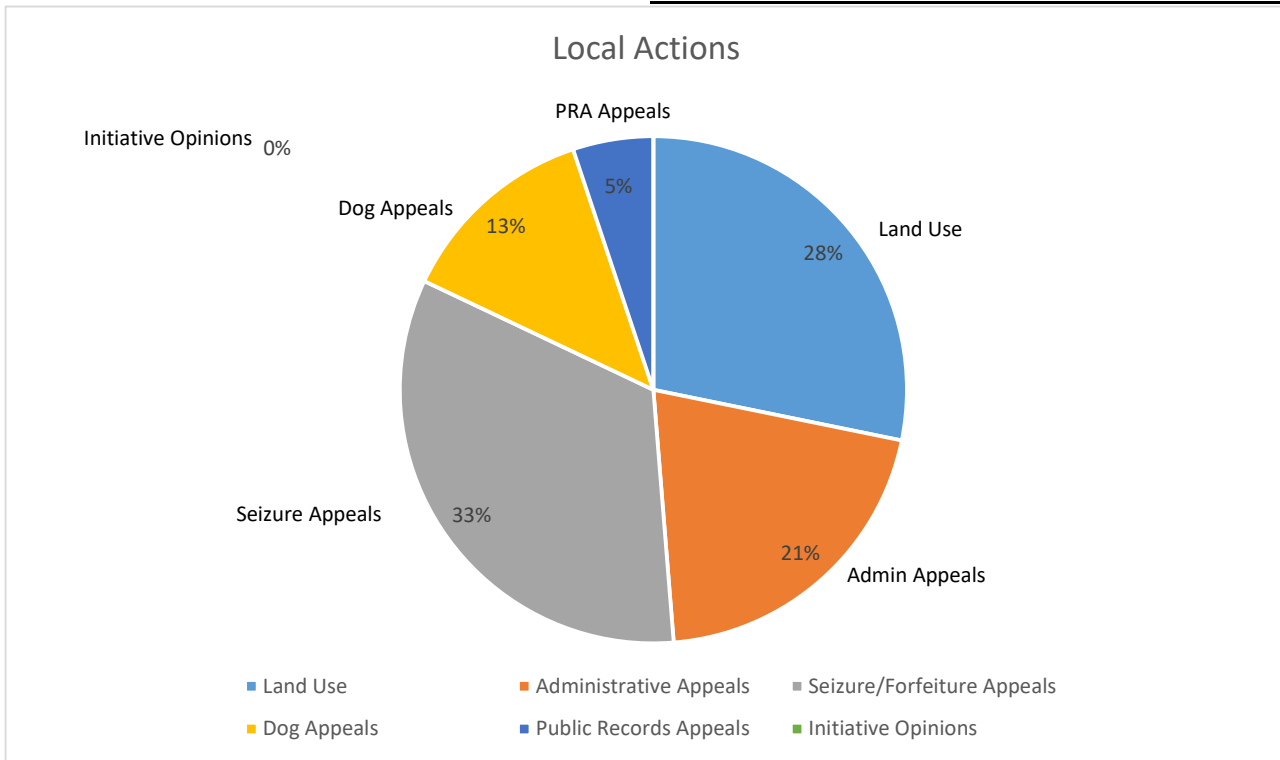
**City of Spokane**  
**Office of the Hearing Examiner**  
**2024 Annual Report**

Karl. J. Granrath  
Hearing Examiner

# Summary

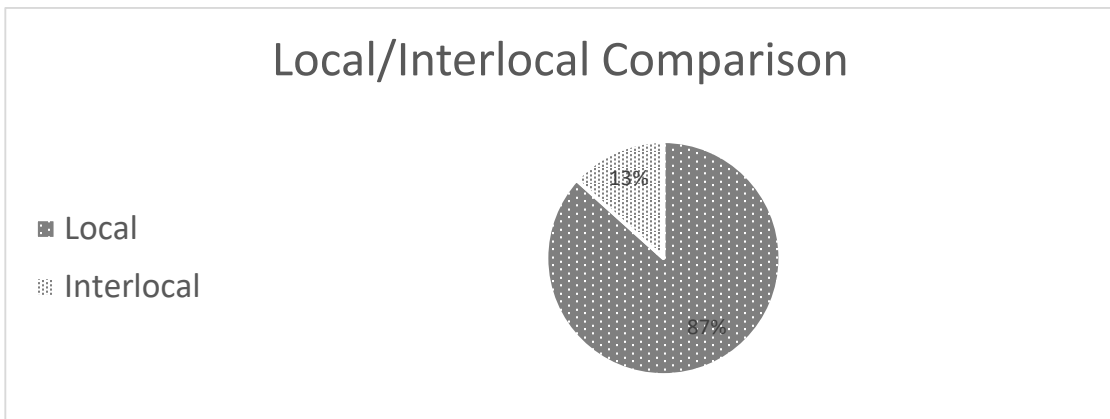
<b>Local Actions Requiring Hearings</b>		<b>37</b>
Land Use	11	
Administrative Appeals	8	
Seizure/Forfeiture Appeals	13	
Dog Appeals	5	

<b>Local Actions Not Requiring Hearings</b>		<b>2</b>
Public Records Appeals	2	
Initiative Opinions	0	
<b>Total Local Actions</b>		<b>39</b>



<b>Interlocal Hearings</b>		<b>6</b>
Airway Heights	0	
Cheney	1	
Chewelah	3	
Liberty Lake	0	
Medical Lake	0	
Millwood	1	
Newport	0	
Sound Transit	0	
Spokane County	0	
Spokane Valley	1	

<b>Total Local and Interlocal Actions</b>		<b>45</b>
---	--	-----------



# Five-Year Trends

## Local Actions Requiring Hearings

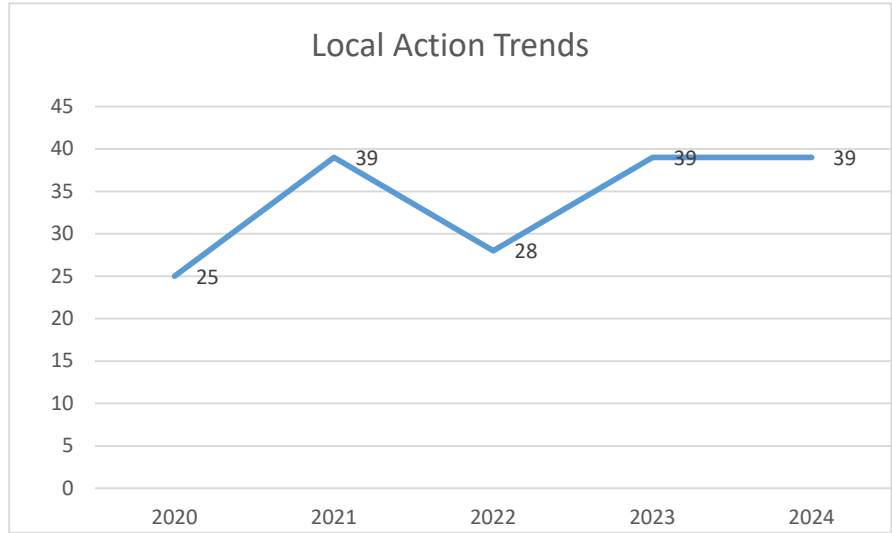
2020	23
2021	29
2022	26
2023	35
2024	37

## Local Actions Not Requiring Hearings

2020	2
2021	10
2022	2
2023	4
2024	2

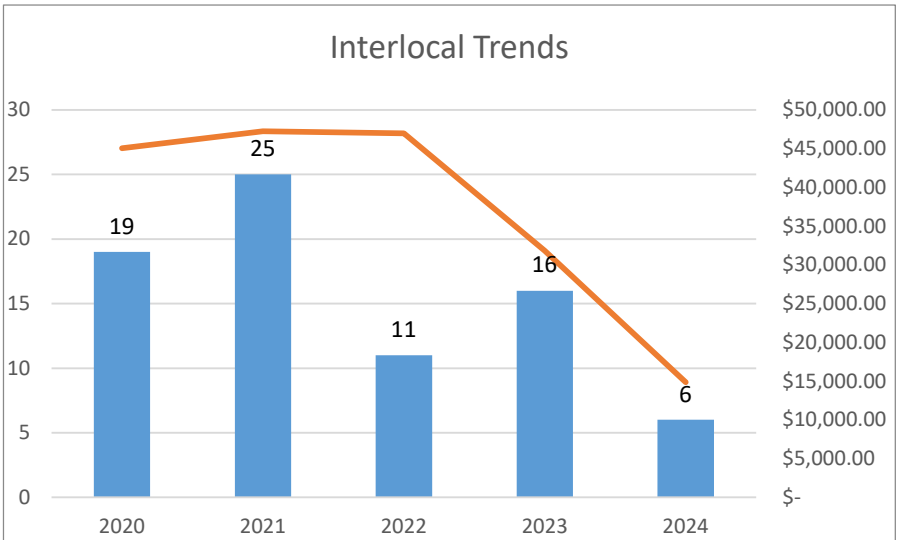
## Total Local Actions by Year

2020	25
2021	39
2022	28
2023	39
2024	39



## Interlocal Actions by Year

2020	19
2021	25
2022	11
2023	16
2024	6



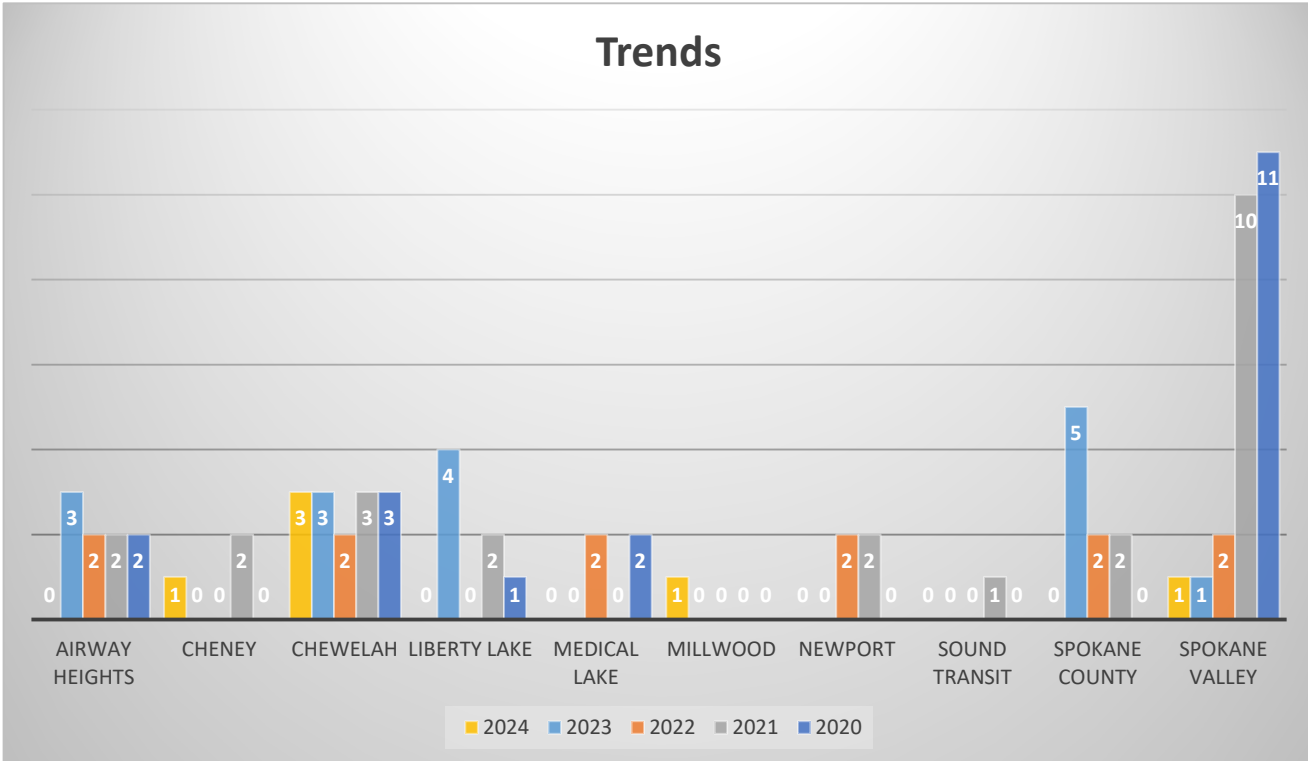
## Revenue by Year (based on invoicing)

2020	\$ 45,043.09
2021	\$ 47,247.74
2022	\$ 46,992.03
2023	\$ 31,847.50
2024	\$ 14,852.50

## Five-Year Trends by Jurisdiction

	2024	2023	2022	2021	2020	TOTAL
Airway Heights	0	3	2	2	2	9
Cheney	1	0	0	2	0	3
Chewelah	3	3	2	3	3	14
Liberty Lake	0	4	0	2	1	7
Medical Lake	0	0	2	0	2	4
Millwood	1	0	0	0	0	1
Newport	0	0	2	2	0	4
Sound Transit	0	0	0	1	0	1
Spokane County	0	5	2	2	0	9
Spokane Valley	1	1	2	10	11	25
<b>AVG:</b>	<b>6</b>	<b>16</b>	<b>12</b>	<b>24</b>	<b>19</b>	

8



### Currently Scheduled for 2025

**Airway Heights**  
**Cheney**  
**Chewelah**  
**Liberty Lake**  
**Medical Lake**

**Millwood**  
**Newport**  
**Sound Transit**  
**Spokane Valley**  
**Spokane County**

## City of Spokane Land Use

Hearing Date	File Number	Description	Decision
2/14/2024	Z230543VAR	Conditional Use Permit and Height Variance Application by Spokane Public Schools to rebuild Adams Elementary in the Residential 1 (R1) zone.	Approved with <i>revised</i> conditions
2/28/2024	Z240017REZN	Application by Storhaug Engineering for a zone change from Centers and Corridors Transition Area of Context Area 4 (CA-4) to Mixed-Use Transition (CC4).	Approved with conditions
3/14/2024	Z230598SCUP	Shoreline Conditional Use Permit Application by The Falls, LLC for a 12-story residential structure with 38-units and one level of underground parking in the Downtown General zone.	Approved with <i>revised</i> conditions
3/27/2024	Z230190PPUD	Application for a Preliminary Plat and Planned Unit Development to subdivide 34.93 acres of land into a 199-lot Planned Unit Development (PUD) for development for single-family homes RSF zone. The application also includes a Wetland Modification Conditional Use Permit.	Approved with conditions
4/17/2024	Z240091SCUP	Shoreline Conditional Use Permit Application by the City of Spokane Engineering Department for the install a 30-inch water and 8- to 18-inch sewer main lines for the growing HWY 195 corridor.	Approved with conditions
7/9/2024	Z240195SCUP	Shoreline Conditional Use Permit Application by Spokane Community College for a pre-engineered fire training tower with associated site work on the campus in the Light Industrial zone.	Approved with conditions
8/8/2024	Z240259CUP3	Conditional Use Permit Application by Summit Behavioral Health Care LLC Use in a Residential Single-Family Zone.	Approved with <i>revised</i> conditions
9/5/2024	Z240320REZN	Application by Land Use Solutions and Entitlement for a zone change from Office (O-35) to Office Retail (OR-35).	Approved with conditions
9/19/2024	Z200192PPLT	Preliminary Plat Application by Whipple Consulting Engineers on behalf of Marshall Creek, LLC, to subdivide approximately 121.5 acres into 425 single-family lots in the R1 zone (RSF at the time of application).	Approved with conditions
10/2/2024	Z240329CUP3	Conditional Use Permit by Whipple Consulting Engineers to develop on approximately 2.75 acres two residential care facilities totaling 32 beds in the Residential Multi Family Zone.	Remanded on 10/10/24 to complete SEPA process; Approved with conditions

## City of Spokane Land Use

Hearing Date	File Number	Description	Decision
11/7/2024	Z240394SCUP	Shoreline Conditional Use Permit Application by Whipple Consulting Engineers on behalf of Woodbee, LLC to construct a 12-unit apartment with associated parking (a portion of which are in the shoreline jurisdiction in the Residential Multi-family zone.	Approved with conditions

## City of Spokane Administrative Appeals

Hearing Date	File Number	Description	Decision
1/11/2024	B2215787SEPA (HE-2023-01)	Appeal by Jane and Dennis Hession of Building Official's Issuance of a Mitigated Determination of Non-Significance (B2308473SEPA), Demolition Permits (B2314792DEMO & B23124794DEMO), and Building Permit (B2312419BLDC), as well as the Landmarks Commission Certificate of Appropriateness for the Construction of a Three-Story, 21-Unit Multi-Family Development.	The decision of the Director of Development Service Center to issue the MDNS is AFFIRMED. Appealed to Superior Court. AFFIRMED by Superior Court.
2/21/2024	B231496SEPA	Swinton v. City of Spokane	Dismissed for lack of standing.
3/26/2024	B2321579SEPA	Sanborn et al. v. City of Spokane	Dismissed for lack of timeliness.
5/28/2024	B2402242SEPA	Alexandra and Paul Kronstrom; Andrew Frohlich and Gabriela Garcia Martinez; Ken and Elisabeth Hairston; and Heather Morgan, Ben Maplethorpe, and Amy Wallace v. City of Spokane	The decision of the Director of Development Service Center to issue the MDNS is AFFIRMED. Appealed to Superior Court.
8/22/2024	P2403313TREE	Appeal by Anna Decker of the City of Spokane Urban Forestry Department's decision to deny a permit for the removal of a tree located within the right-of-way abutting 1116 N. Summit Boulevard	The decision of the Urban Forestry official to denial the tree removal permit is AFFIRMED.
8/28/2024	B2308054BOAP	Appeal by Alaa Elharwily and Wall Street Apartments of Building Official and Fire Marshal's Order dated April 12, 2023, regarding the apartment building located at 225 S. Wall Street	Dismissed at the request of the court-appointed receiver and ordered by the Superior Court Judge.

## City of Spokane Administrative Appeals

Hearing Date	File Number	Description	Decision
9/23/2024	B2415675BOAP	Appeal by Keith Scribner on behalf of Ash Street Plaza South LLC of an Order of the Building Official regarding property located at 2223 N. Ash Street	The decision of the Building Official was upheld by default as the appellant failed to appear.
9/24/2024	Z240347APPL	Appeal by Clayton Elliott of Planning and Development Director's Decision Approving the Type II Conditional Use Permit, File No. Z24-217CUP2	The appeal was upheld and the application was remanded to Planning to process as a Type III application.



## City of Spokane Administrative Appeals/Reconsiderations on Redaction of Records

<b>Decision Date</b>	<b>File Number</b>	<b>Description</b>	<b>Decision</b>
7/30/2024	PRR C000743-050224	Request by John-Michael Durham for Records Related to SPD Cases 2023-20227453 and 2023-20234277	Redactions Upheld
8/15/2024	PRR C001283-080724	Request by Krister Persing challenging the redactions of personal identifiers for complainant in Record ID E24-05898	Redactions Upheld

## Spokane Police Department Forfeiture Appeals

Hearing Date	File Number	Description	Decision
12/11/2023	23-052	Trevante Selke-Moore asserted the right to ownership and possession of property seized by the SPD under the USCA as being used to facilitate or the proceeds from trafficking in illicit drugs.	<i>Pro Tem</i> The seizure of property was upheld and the property was ordered forfeited.
12/12/2023	23-050A	Joshua Eubanks asserted the right to ownership and possession of property seized by the SPD under RCW 10.105.010 as being used to facilitate the commission of a felony.	<i>Pro Tem</i> The seizure of property was upheld and the property was ordered forfeited.
2/28/2024	23-061	Kayla McCann asserted the right to ownership and possession of property seized by the SPD under the USCA as being used to facilitate or the proceeds from trafficking in illicit drugs.	The seizure was upheld by default as the claimant failed to appear.
3/27/2024	23-067	Brandon Allen Wood, Jr. asserted the right to ownership and possession of property seized by the SPD under the USCA as being used to facilitate or the proceeds from trafficking in illicit drugs.	The seizure of property was upheld and the property was ordered forfeited.
5/1/2024	24-002	Augustine C. Sheikh asserted the right to ownership and possession of property seized by the SPD under the USCA as being used to facilitate or the proceeds from trafficking in illicit drugs.	The seizure was upheld by default as the claimant failed to appear.
5/15/2024	24-017	Penny Butters (mother of Keith Butters) asserted the right to ownership and possession of property seized from Keith Butters by the SPD under RCW 10.105.010 as being used to facilitate the commission of a felony.	The seizure of property was upheld and the property was ordered forfeited.
6/5/2024	24-015	Mark H. Hug asserted the right to ownership and possession of property seized by the SPD under the USCA as being used to facilitate or the proceeds from trafficking in illicit drugs.	The seizure was upheld by default as the claimant failed to appear.

## Spokane Police Department Forfeiture Appeals

Hearing Date	File Number	Description	Decision
6/11/2024	24-008	Izaak P. Zonka asserted the right to ownership and possession of property seized by the SPD under the USCA as being used to facilitate or the proceeds from trafficking in illicit drugs.	The seizure of property was upheld and the property was ordered forfeited.
9/12/2024	24-033	Raynardo Black asserted the right to ownership and possession of property seized by the SPD under RCW 10.105.010 as being used to facilitate the commission of a felony.	The seizure of property was upheld and the property was ordered forfeited.
9/19/2024	24-035	Frank D'Orr asserted the right to ownership and possession of property seized by the SPD under RCW 10.105.010 as being used to facilitate the commission of a felony.	The seizure of property was upheld and the property was ordered forfeited.
10/10/2024	24-040	Johnny R. Burt & Laila R. Hill both asserted the right to ownership and possession of property seized by the SPD under the USCA as being used to facilitate or the proceeds from trafficking in illicit drugs.	The seizure was upheld by default as the claimants failed to appear.
11/14/2024	24-042	Jeanette Bennett asserted the right to ownership and possession of property seized by the SPD under the USCA as being used to facilitate or the proceeds from trafficking in illicit drugs.	The seizure of property was upheld and the property was ordered forfeited.
12/5/2024	24-046	Jessie Green asserted the right to ownership and possession of property seized by the SPD under the USCA as being used to facilitate or the proceeds from trafficking in illicit drugs.	The seizure was upheld by default as the claimants failed to appear.

## Other Jurisdictions

Hearing Date	File Number	Jurisdiction	Description	Decision
12/28/2023	VAR-2023-01	Millwood	Variance for a 1-foot height increase for an accessory dwelling unit (ADU) conversion of a previously approved loft located in a detached accessory building (shop) in the UR-2 zone.	Approved
3/5/2024	LUA2023-007	Cheney	Conditional Use Permit Application by the City of Cheney to authorize the development of the "Cheney Aquatic Center" to replace the current Cheney pool located at 711 Cedar Street in the R-1 zone.	Recommended approval, subject to conditions
5/14/2024	CUP-12-2023	Chewelah	Conditional Use Permit and Binding Site Plan Application by Steve and Rosie Hedrick for development and operation of a recreational vehicle park and mini-storage facility developed over four phases within the Retail Business zone.	Denied
7/11/2024	SUB-2024-001	Spokane Valley	Preliminary Plat Application by South Sands LLC to subdivide 6.77 acres into 41 residential lots on property in the R-3 zone.	Approved with <i>revised</i> conditions
7/16/2024	CUP-06-2024	Chewelah	Conditional Use Permit and Binding Site Plan Application by Steve and Rosie Hedrick for development and operation of a recreational vehicle park and mini-storage facility developed over four phases within the Retail Business zone.	Remanded; decision pending response to remand
11/6/2024	ZTA-CPA-07-2023	Chewelah	Wormell Comprehensive Plan Amendment and Rezone from Industrial to Residential.	Recommended approval

## SCRAPS

Hearing Date	File Number	Description	Decision
3/21/2024	67699	Stewart Dangerous Dog Appeal	SCRAPS determination upheld.
4/24/2024	68602	Katniske Dangerous Dog Appeal	SCRAPS determination upheld.
8/15/2024	72112	Fron Dangerous Dog Appeal	SCRAPS determination upheld.
9/12/2024	73240	Stewart Dangerous Dog Confiscation Appeal	SCRAPS determination upheld.
11/7/2024	74129	Ostrom Dangerous Dog Appeal	SCRAPS determination upheld.

# City of Spokane Initiative Opinions

Opinion Date	Initiative Number	Description	Opinion
		None	