NOTICE OF APPLICATIONAND PUBLIC HEARING
FOR A CONDITIONAL USE PERMIT AND VARIANCE
Adams Elementary School Rebuild and Height Variance
File No. Z23-543VAR

Notice is hereby given that Spokane Public Schools applied for a Conditional Use Permit and Height Variance on December 12, 2023. This application was determined to be technically complete on January 12, 2024. **There will be a public hearing on this proposal** before the City of Spokane Hearing Examiner on **Wednesday February 14, 2024 at 9:00AM,** in the City Council Chambers, Lower Level of City Hall, 808 W. Spokane Falls Boulevard, Spokane, WA. Any person may submit written comments on the proposal and/or appear at the public hearing.

APPLICATION INFORMATION:

Applicant/   Spokane Public Schools
Owner: c/o John Elder
                   2815 E Garland Ave
                   Spokane, WA 99207

File Number: Z23-543VAR

Public Comment Period: Written comments may be submitted on this application by **February 2, 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: DNS issued July 6, 2023.

Description of Proposal: The applicant is proposing to rebuild Adams Elementary School as a 60,000sqft, three-story structure at the corner of 37th Ave and Regal St. The property is zoned Residential Single Family; in the RSF zone, new school buildings require a Conditional Use Permit. The proposed structure is identified as 47ft tall to the top of the third floor. The current height limit in the R1 zone is 40ft. Due to the proposed height being over the allowable limit in the zone, the applicant has also requested a variance. The Hearing Examiner is the decision maker on this application.

The design for the project proposes a long driveway that meanders through the right-of-way that is Fiske Street, on the south side of 36th Avenue. The applicant has requested a Revocable License from the City of Spokane Engineering Department for use of this right-of-way for their driveway.

Location Description: The proposal is located at **2909 E 36th Ave;**
Parcel Numbers: 35342.0001, 35342.2901, and 35342.3022)

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

Current Zoning: Residential 1 (R1)

Community Meeting: A community meeting was held on August 17, 2023.

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 Conditional Use Permit and Variance. 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 Services
Attn: Ali Brast, Senior Planner
808 West Spokane Falls Boulevard
Spokane, WA 99201-3329
Phone: (509) 625-6638
EMAIL: abrast@spokanecity.org
Web: https://my.spokanecity.org/projects/