

**NOTICE OF APPLICATION and SEPA Determination
“Bush Car Wash Preliminary Binding Site Plan”
File No. Z19-151PBSP**

Notice is hereby given that Bush Living Trust applied for a Preliminary Binding Site Plan on April 1, 2019. This application was determined to be technically complete on September 11, 2019. Any person may submit written comments on the proposal.

APPLICATION INFORMATION:

Applicant: Bush Living Trust – Tim Bush
520 W. Columbia Dr.
Kennewick, WA 99336

File Number: Z19-151PBSP

Public Comment Period: Written comments may be submitted on this application by **October 9, 2019.** Written comments should be sent via mail or email to the Planning and Development address listed at the end of this document.

SEPA: A MDNS has been issued by the City of Spokane, Lead Agency, through the Optional DNS process, as outlined in WAC 197-11-355. The Environmental Checklist is available in the City of Spokane Planning and Development office. The last day to appeal the issued MDNS is **October 9, 2019.**

Location Description: The proposal is located at 9014 W Hilton Avenue, parcel 25292.9066. NW ¼ Section 29 – Township 25N – Range 42 E.W.M.

Description of Proposal: The applicant is proposing a Binding Site Plan in order to subdivide 4.54 acres of vacant land into 7 parcels for commercial use including the development of a Bush Car Wash, Roasters Coffee, and 5 additional commercial development sites/lots. Development will include the installation of utilities to serve future development. This project is located in the Spokane International Airport and Fairchild Overlay Zones.

Legal Description: The complete legal description is available with the Planning Department.

Current Zoning: LI (Light Industrial)

Public Notice Process: This Notice of Application will be posted on the property and mailed to property owners and residents within **four hundred feet** of the subject property. This Notice of Application will initiate a 15-day public comment period in which interested persons may submit written comments to the address of the City Staff, which appears at the beginning of this document. Once the public comment period has ended, staff will prepare a staff report and issue an appeal deadline.

Written comments should be mailed, delivered or emailed to:

*Planning and Development
Attn: Melissa Owen
808 West Spokane Falls Boulevard
Spokane, WA 99201-3329
Phone (509) 625-6063
Email: mowen@spokanecity.org*

To view more information including site plans for this project please go to
<https://my.spokanecity.org/projects/bush-car-wash-preliminary-binding-site-plan/>