

**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. **There will be a public hearing on this proposal** before the City of Spokane Hearing Examiner on **Thursday March 26, 2020 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.

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

Planning and Development Services

Attn: Ali Brast, Assistant Planner

808 West Spokane Falls Boulevard

Spokane, WA 99201-3329

Phone: (509) 625-6638

EMAIL: abrast@spokanecity.org

Web: <https://my.spokanecity.org/projects/latah-substation-relocation-conditional-use-permit/>

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 **March 6, 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

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. 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*