

NOTICE OF APPLICATION AND VIRTUAL PUBLIC HEARING
“Liberty Market Conditional Use Permit”
File No. Z20-021CUP3

Notice is hereby given that that Daniel Ghebreab has applied for a Type III Conditional Use Permit on January 17, 2019. This application was determined to be technically complete on February 6, 2020. The City of Spokane is hereby holding a virtual public hearing before the Hearing Examiner on **Thursday, December 3, 2020**. The City deferred the in-person public hearing in an effort to slow the spread of the coronavirus (COVID-19) and to protect those most vulnerable. Due to the restrictions on public gatherings arising from the COVID-19 outbreak, this hearing will be conducted remotely using web and telephone conference tools, as described below. However, if the Governor’s restrictions for group gatherings are lifted prior to the scheduled hearing date, the hearing will be held in person at the designated time in the Council Chambers, Lower Level of City Hall, 808 W. Spokane Falls Boulevard, Spokane, WA. Any changes to the procedures that will be followed for this hearing will be posted on the city’s website: <https://my.spokanecity.org/projects>. Any person may submit written comments on the proposal and/or participate in the public hearing.

Written Comments Due Date:

November 18, 2020 by 5:00 pm

PUBLIC HEARING VIA WEBEX CONFERENCING
December 3, 2020 9:00 AM Pacific Time (US and Canada)

Join WebEx Meeting:

Join by computer, smartphone, or tablet:

<https://spokanecity.webex.com/spokanecity/j.php?MTID=m00229be2d16fa800df2756686b2e7f2>

Meeting number (access code): 146 655 9815

Meeting password: 2PAXssGH2H7

Join by phone: +1-408-418-9388 United States Toll

Overview: The City requests that all non-essential visits to City Hall be observed. The City of Spokane along with the Hearing Examiner office is doing its part to slow the spread of COVID-19 and is hosting a virtual Public Hearing in response. In order to maintain compliance with WAC 365-196-845, the City is continuing to hold a virtual hearing to comply with due process on pending applications. Spokane City Council recently passed Ordinance C35905, which authorizes temporary procedural interpretations and also authorizes hearings that can be conducted consistent with the Governor’s proclamations and within the spirit and intent of hearing requirements.

WebEx Details: We encourage all interested persons and the public to utilize the WebEx meeting feature. Please download the application in advance of the hearing. The optimal equipment for audio/video participation is a computer, smart phone, or tablet equipped with a camera and a headset with microphone similar to what you use with your phones for hands-free use. The WebEx application is free to download and use to observe or participate in the hearing. If this technology is unavailable to you, you can participate by phone using the toll number, service charges may apply. Your experience by phone will be similar to a teleconference. The Public Hearing will open with the collection of participant information and an overview of how the hearing will progress, prior to the official opening of the hearing. The public is encouraged to submit written comments prior to the hearing by sending to the City Planner, Dave Compton dcompton@spokanecity.org; comments via email will need to be submitted by no later than 5:00 PM on November 18, 2020 in order for them to be received and prepared for submission into the record; comments received will be entered into the record at the time of the public participation portion of the Public Hearing. Comments received through US Mail will be included if they are received prior to the hearing.

APPLICATION INFORMATION:

Applicant/

Property Owner: Daniel Ghebreab
5125 S. Julia Street
Spokane, WA 99223

File Number: Z20-021CUP3

Location Description: 3205 N. Lidgerwood St., Spokane WA 99207

SEPA: This project is SEPA exempt.

Current Zoning: Residential Single Family (RSF)

Description of Proposal: The applicant is proposing to convert a previous commercial use building into a small neighborhood mini-market/grocery store. This proposal will be a Type III application and reviewed in accordance with Spokane Municipal Code (SMC) Chapter 17C.370 – Existing Neighborhood Commercial Structures in Residential Zones.

Legal Description: LIDGERWOOD PK L24 B135

Public Comment Period: Written comments may be submitted on this application by **November 18, 2020.** Written comments should be sent via mail or email to the Planning and Development address listed at the end of this document.

Decision Making Process Once the applicant makes application to the City of Spokane for the review of the application is determined technically complete, a 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 Notice of Application and Public Hearing will initiate a 30-day public comment period in which interested persons may submit written comments to the address of the City Staff. This notice will contain the date, time, and location of the public hearing. After 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 be it virtually or in city hall. 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: Dave Compton, Assistant Planner
808 West Spokane Falls Boulevard
Spokane, WA 99201-3329

Phone (509) 625-6089

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