

**NOTICE OF APPLICATION AND PUBLIC HEARING  
FOR A CONDITIONAL USE PERMIT AND VARIANCE  
“Lincoln Heights Reservoir”  
File No. Z19-001CUP3**

Notice is hereby given that Dan Buller representing the City of Spokane applied for a Type III Conditional Use Permit and Variance on January 2, 2019. This application was determined to be technically complete on January 17, 2019. **There will be a public hearing on this proposal** before the City of Spokane Hearing Examiner on **Thursday, March 7, 2019 at 9:00AM**, in the Council Briefing Center, 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: Donna deBit, Assistant Planner  
808 West Spokane Falls Boulevard  
Spokane, WA 99201-3329  
Phone: (509) 625-6637  
EMAIL: [ddebit@spokanecity.org](mailto:ddebit@spokanecity.org)  
Web: [www.spokaneplanning.org](http://www.spokaneplanning.org)*

**APPLICATION INFORMATION:**

**Applicant:** Dan Buller  
City of Spokane Engineering Services  
808 W Spokane Falls Blvd  
Spokane, WA 99201

**Property Owner:** City of Spokane  
808 W Spokane Falls Blvd  
Spokane, WA. 99201

**File Number:** Z19-001CUP3

**Public Comment Period:** Written comments may be submitted on this application by **March 6, 2019 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:** A Determination of Non-Significance (DNS) was issued by Lead Agency, City of Spokane, on December 19, 2019.

**Description of Proposal:** The City of Spokane proposes to construct a 2,000,000 gallon (approximate size) reservoir on a vacant lot with associated site piping and a small single story building for reservoir controls. The reservoir is to be constructed to provide a more reliable drinking water/fire suppression supply to Spokane’s south hill. The proposed reservoir will be 100’ tall, therefore requiring a height variance in addition to the Conditional Use Permit. This type of use requires a Conditional Use Permit and Variance which is processed as a Type III permit and will require a public hearing before the City Hearing Examiner.

**Location Description:** 2105 E 32nd Ave, on parcel 35332.3112

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

**Current Zoning:** Residential Single-Family (RSF)

**Community Meeting:** A community meeting was held on December 12th, 2018 at Hamblen Elementary School located at 2101 E Thurston Ave, Spokane WA.

**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:

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