

**NOTICE OF APPLICATION AND PUBLIC HEARING
FOR A CONDITIONAL USE PERMIT
“Riverview Memory Care Duplexes”
File No. Z18-901CUP3**

Notice is hereby given that Jake Closson representing Riverview Care Center applied for a Type III Conditional Use Permit on November 12, 2018. This application was determined to be technically complete on December 10, 2018. **There will be a public hearing on this proposal** before the City of Spokane Hearing Examiner on **Thursday, January 24, 2019 at 11:30AM**, 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
Web: www.spokaneplanning.org*

APPLICATION INFORMATION:

Applicant: Bouten Construction
c/o Jake Closson
627 N Napa St.
Spokane, WA 99220

Property Owner: Riverview Retirement Center
1801 E Upriver Dr.
Spokane, WA 99207

File Number: Z18-901CUP3

Public Comment Period: Written comments may be submitted on this application by **January 23, 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: This proposal is being reviewed under the State Environmental Policy Act (SEPA). The lead agency is likely to issue a Determination of Non-Significance for this project. Please note that this may be the only opportunity to comment on the environmental impacts of the project. The lead agency is using the optional DNS process for this project as outlined in WAC 197-11-355. Last day to appeal the DNS is **January 23, 2019**.

Description of Proposal: The application is proposing to construct 3 single story duplexes (6 total units) approximately 3,700 square feet in size (each) to house up to 6 memory care residents per unit. The development includes a new drive into the site, parking, and landscaping. This type of use (Group Living) requires a Conditional Use Permit which is processed as a Type III permit and will require a public hearing before the City Hearing Examiner.

Location Description: 2315 E Upriver Drive – Parcel no. 35091.2929

Legal Description: ROSS PK NE SUB B29 LTS7-9 BLK29

Current Zoning: RMF (Residential Multi-Family)

Community Meeting: A community meeting was held on September 19, 2018.

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:

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