



PLANNING & DEVELOPMENT
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**COMBINED NOTICE OF APPLICATION AND PUBLIC HEARING
FOR A CONDITIONAL USE PERMIT (Type III)
“Sundance Plaza Cell Tower” - FILE # Z16-525CEL3**

Notice is hereby given that Tom Johnson, on behalf of T-Mobile & Parallel Infrastructure, has applied for a Type III Conditional Use Permit on June 22, 2016. This application was determined to be technically complete on July 18, 2016. There will be a public hearing on this proposal before the City of Spokane Hearing Examiner on **Thursday, September 1, 2016 at 9:00 am**, in the City Council Briefing Center, Lower Level of City Hall, 808 West 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 the Planning Department at:

*Planning Services Department
Attn: Dave Compton, Assistant Planner
808 West Spokane Falls Boulevard
Spokane, WA 99201-3329
Email: dcompton@spokanecity.org
Phone (509) 625-6089*

APPLICATION INFORMATION

Applicant: T-Mobile & Parallel Infrastructure
617 8th Ave. South
Seattle, WA 98104

Agent: Tom Johnson
c/o Lexcom Development
1813 19th Avenue, Suite 302
Seattle, WA 98122
(206) 351-0893

Property Owner: Sundance Plaza, LLC
12906 N. Addison Street
Spokane, WA 99208

File Number: Z16-525CEL3

Location Description: The subject proposal will be located behind the existing shopping center in the southwest corner of the property at 9001 North Indian Trail Road.

Description of Proposal: The applicant is proposing to erect a 70-foot monopole wireless communication tower and accessory ground support equipment within a fenced and landscaped area.

Legal Description: Parcel # 26225.0153. A full legal description of the subject property is available in Planning and Development, located on the 3rd Floor of City Hall, 808 West Spokane Falls Blvd., Spokane, WA 99201-3329.

Public Comment Period: Written comments may be submitted on this application by **August 16, 2016**. Written comments should be sent via mail or email to the Planning and Development address listed at the end of this document.

SEPA: Planning anticipates a Determination of Non-Significance (DNS). The optional DNS process in WAC 197-11-355 is being used. This may be the only opportunity to comment on the environmental impacts of this proposal. A copy of the subsequent DNS may be obtained upon request. SEPA appeal deadline is **August 31, 2016**. The SEPA Checklist and other associated documents are available at <https://my.spokanecity.org/projects/Sundance Plaza Cell Tower 2016>

Current Zoning: CC2-NC (Center and Corridor 2 – Neighborhood Center)

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 **400 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 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 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 & Development
Attn: Dave Compton, Assistant *DBC*
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/sundanceplazacell-2016>

July 19, 2016