

**NOTICE OF APPLICATION AND PUBLIC HEARING  
FOR A SHORELINE CONDITIONAL USE PERMIT  
“The Falls”  
File No. Z23-598SCUP**

Notice is hereby given that John Eckert with CollinsWoerman applied for a Shoreline Conditional Use Permit on December 27, 2023. This application was determined to be technically complete on January 18, 2024. **There will be a public hearing on this proposal** before the City of Spokane Hearing Examiner on **Wednesday March 13, 2024 at 9:00AM** in the 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: Donna deBit, Senior Planner  
808 West Spokane Falls Boulevard  
Spokane, WA 99201-3329  
Phone: (509) 625-6637  
EMAIL: [ddebit@spokanecity.org](mailto:ddebit@spokanecity.org)*

**APPLICATION INFORMATION:**

**Applicant:** John Eckert – CollinsWoerman  
502 W Riverside Ave.  
Spokane WA 99201

**Property Owner:** LB Stone Properties Group  
PO Box 3949  
Spokane, WA 99220

**File Number:** Z23-598SCUP

**Public Comment Period:** Written comments may be submitted on this application by **March 8, 2024 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 DNS was issued by the City of Spokane as lead agency on September 28, 2017. This new proposal is still within the scope of the previous DNS, and therefore is adopted by reference. The original Habitat Management Plan, Trip Generation and Distribution Letter, Phase 1 ESA, Hazmat Surveys Report, and Geotech Report are all available and can be obtained through the Development Services Department.

**Description of Proposal:** The applicant is proposing to construct a 12-story residential structure with 38-units and one level of underground parking. Future plans include a 12,000 square foot restaurant with associated parking. A previous proposal was reviewed at this site under file no. Z17-418SCUP and that permit has expired. This proposal falls within the Shoreline Jurisdiction and requires a new Shoreline Conditional Use Permit. This is a Type III application and there will be a Public Hearing in front of the City Hearing Examiner.

**Location Description:** The subject properties are located at 630 N Lincoln, 829 W Broadway Ave. Parcel numbers 35183.0033, 35183.0034, 35185.0054. Portions of the site are within the 200-foot shoreline designation.

**Legal Description:** Available upon request from City of Spokane Planning Department.

**Current Zoning:** Downtown General (DTG)

**Community Meeting:** A community meeting was held on November 14, 2023.

**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 Shoreline Conditional Use proposal. 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 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 30-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. Once the appeal period is complete, the Department of Ecology is sent the City's decision for final approval.**

Written comments should be mailed, delivered or emailed to:

*Planning and Development*  
*Attn: Donna deBit, Senior Planner*  
*808 West Spokane Falls Boulevard*  
*Spokane, WA 99201-3329*

*Phone (509) 625-6637*  
*Email: [ddebit@spokanecity.org](mailto:ddebit@spokanecity.org)*

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