

**NOTICE OF APPLICATION AND PUBLIC
HEARING FOR CONDITIONAL USE PERMIT
“Trinity School & St. Anthony’s Parish Master Campus Plan”
File No. Z16-653CUP3**

Notice is hereby given that the St. Anthony’s Catholic Parish of Spokane applied for a Conditional Use Permit on July 27th, 2016. This application was determined to be technically complete on August 15th, 2016. **There will be a public hearing on this proposal** before the City of Spokane Hearing Examiner on **Thursday September 22nd, 2016 at 9:00 a.m.**, 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: Ali Brast, Assistant Planner
808 West Spokane Falls Boulevard
Spokane, WA 99201-3329
Phone: (509) 625-6638
EMAIL: abrast@spokanecity.org*

APPLICATION INFORMATION:

Applicant St. Anthony’s Catholic Parish – Spokane
2320 N Cedar
Spokane, WA 99205

Agent: Matt Hoffman
Garco Construction
4114 E Broadway
Spokane, WA 99202

File Number: Z16-653CUP3

Public Comment Period: Written comments may be submitted on this application by **September 1st, 2016**. 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 currently being reviewed under SEPA. The Determination is TBD.

Description of Proposal: St. Anthony’s Catholic Parish is applying for a Master Campus Plan for the construction of a new school and childcare facility to be located across parcels 25121.6003, 25121.6002, and 25121.6001 (on the corner of Cedar and Carlisle). Once this new school/daycare is constructed, the parish proposes demolishing the existing school across Cedar next to the church, located on parcel 35073.3501. Once the existing school is demolished, the applicant is proposing to construct a surface parking lot to provide parking for the parish and for the new school/daycare across the street.

In the Pre-Development and Community Meeting, the applicant presented a site plan that indicated a drop off lane along the western side of the new school and through the existing alley behind the lots on Cedar and Carlisle. After holding the Community Meeting, the applicant has removed the proposed drop off lane entirely from the plans and intends to hold drop off in front of the church across Cedar. They would like to paint crosswalks across Cedar at Carlisle for safe crossing.

The Parish intends to use these two sites as one campus, even though the properties are legally separated by right-of-way. To be able to share building coverage allowance, floor area ratio, and parking the applicant is applying for a Master Campus Plan, which is process as a type III conditional use permit. The Hearing Examiner is the decision maker.

Location Description: The main subject property is located at **2315 N Cedar** and involves the following parcels: **25121.6003, 25121.6002, 25121.6001, 35073.3501, and 35073.3401**

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

Current Zoning: RSF (Residential Single-Family)

Decision Making Process Once the applicant makes application to the City of Spokane for the review of the Conditional Use Permit and 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 15-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. 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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To view more information including site plans for this project please go to <https://my.spokanecity.org/projects/>