

NOTICE OF COMMUNITY MEETING

Proposed Conditional Use Permit

Notice is hereby given that Taudd Hume, as the agent for Liquidations Holding Company, LLC, will conduct a community meeting to discuss the proposal for a conditional use permit for a manufacturing use (brewery/distillery) in an Office Retail zone. The conditional use permit will be processed as a Type III application and will require a public hearing before the City Hearing Examiner.

COMMUNITY MEETING INFORMATION: A Community Meeting will be held on January 8th at 6:30 PM a.m./p.m. at W 502 Riverside Suite 103 regarding the Conditional Use Permit. The applicant or their agent will make a presentation of the proposal. Any person may submit questions and comments at this meeting. For additional information, please **contact the applicant**, or you may contact City staff at:

Applicant: Liquidations Holding Company, LLC and/or assigns
502 W Riverside Ave, Ste 103
Spokane, WA 99201

Owner: The City of Spokane
808 W Spokane Falls Blvd
Spokane, WA 99201

File Number: None Assigned Yet

Location Description: 127 W Mission, parcel # 35181.0201

Description of Proposal: The applicant is proposing a conditional use permit through the utilization of the nonconforming code section 17C.210.060.B, which allows in the OR zone for an applicant to apply for a conditional use permit from the hearing examiner, to change the use of a nonconforming building to an equal or more compatible use so long as no new building, enlargement or extensive alteration is involved. The existing use is the City's old fleet services building, but is currently unoccupied. The current use classification is Industrial Service, which is in the Industrial land use category. The proposed use of Manufacturing and Production (brewery/distillery) is also in the Industrial category and would therefore comply with the above mentioned code allowance. This process requires a Type III application and there will be a Public Hearing in front of the City Hearing Examiner.

SEPA: If required, will be processed with the application.

Current Zoning: OR-150 (Office Retail, with a height limit of 150ft)

Community Meeting: A Community Meeting is an informal public meeting, in which the applicant and/or their agents present the proposed project to the public. The purpose of the meeting is to give an opportunity for the public to learn about the proposal, ask questions, and to exchange ideas about the proposal with the developer. A Community Meeting is the first step in the application process; it takes place before the applicant submits his/her application to the City of Spokane. City staff does not attend these meetings, except in the case of a combined Traffic Scoping and Community Meeting. In such cases, a member of the City Traffic Section will attend the meeting to take comments on possible transportation related issues. Such combined meetings will be noted on the header of this notice.

The Community Meeting is not a hearing, and no testimony is taken. The meeting is informational, though the meeting is recorded pursuant to requirements of the Spokane Municipal Code. Written comments are not required, and if any are submitted to the Planning and Development Department, the letters will be forwarded to the Hearing Examiner when the application is forwarded for public hearing. However, such letters, if received before an application is submitted (i.e., Community Meeting), would need to be resubmitted prior to the closing of the public record (usually the date of the Public Hearing), in order to vest a person as a party of record.

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 application and public hearing. A Notice of Application will be posted on the property and mailed to property owners, taxpayers and occupants within four hundred feet of the subject property. This Notice of Application will initiate a 15-day public comment period, in which interested persons may submit written comments to the address of the City Staff, which appears at the beginning of this document. At the time of public comment, the applicant will also provide Notice of Public Hearing. This combined notice of application and public hearing will contain the date, time and location of the public hearing. Written comments and oral testimony at the subsequent public hearing for this proposed action will be made part of the public record. Comments will be considered on this application and any environmental issues including SEPA or documents related to it.

Staff Contact:

Planning and Development Services
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