

NOTICE OF COMMUNITY MEETING

Proposed Conditional Use Permit (Type III)

Notice is hereby given that Justin Younker will conduct a community meeting to discuss the proposal for a Senior Living Facility located at 4515 S Freya St. This type of construction in the RSF (Residential Single Family) zone requires a Conditional Use Permit, which is processed as a Type III permit and will require a public hearing before the City Hearing Examiner.

COMMUNITY MEETING INFORMATION: A Community Meeting will be held on **Tuesday April 11th** at **5:30 p.m.** at the **Southside Senior & Community Center** located at **3151 E. 27th Avenue, Spokane WA 99223** regarding the Conditional Use Application. 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:

Planning and Development
Attn: Donna deBit, Assistant City Planner
808 West Spokane Falls Boulevard
Spokane, WA 99201-3329
Phone: (509) 625-6637
Email: ddebit@spokanecity.org

APPLICATION INFORMATION

Applicant: Justin Younker
Cascadia Development
2520 W Washington Ave #1
Yakima, WA 98903

Property Owner: Health Poconos, Inc.

File Number: None Assigned Yet

Location Description: 4515 South Freya Street, Parcel No. 34031.0007

Description of Proposal: The applicant is proposing a new senior living facility

SEPA: A Mitigated Determination of Non-Significance was issued on February 12, 2008. A new SEPA review will be issued if the proposal exceeds the thresholds of the MDNS.

Current Zoning: RSF (Residential Single Family Residential)

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 Spokane

Planning and Development, 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. Once the public comment period has ended, staff will obtain a public hearing date from the City Hearing Examiner. Finally, a Notice of Public Hearing will be posted and mailed (similar to the Notice of Application). This notice 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. **Only the applicant, persons submitting written comments and persons testifying at a hearing may appeal the decision of the Hearing Examiner.**