

Notice of Application

The Spokane County Department of Building and Planning (Review Authority) has published this Notice of Application to provide the opportunity to comment on the described proposal. The comment period ends 14 calendar days from the date issued. During this period written comments may be submitted to the Review Authority. The file may be examined between the hours of 7:30 a.m. and 4:00 p.m. Monday through Thursday and 7:30 a.m. and 12:00 p.m. Friday (except holidays) at the Department of Building and Planning in the Public Works Building, 1026 W. Broadway, Spokane, Washington. Questions may be directed to the Project Coordinator listed below.

PROJECT: B2002643; E-B2003303

OWNER: ATKAR, KEWAL S & HARJINDER K

PHONE: 509-928-2694

CONTACT: Toptier Petroleum LLC

PHONE: 509-939-6684

APPLICATION DATE: 10/06/2020

DETERMINATION OF COMPLETENESS: 11/03/2020

SITE ADDRESS: 21121 E WELLESLEY AVE

LOCATION: OTIS ORCHARDS, WA 99027

PARCEL: 56334.0402

DESCRIPTION: 30,000 GAL UNDERGROUND FUEL TANK & FUELING CANOPY

ZONING: Limited Development Area Commercial

OTHER PERMITS: NOC THRU SPOKANE REGIONAL CLEAN AIR, DEMOLITION PERMIT THRU SPOKANE COUNTY BUILDING & PLANNING, OPERATIONAL PERMIT THRU SPOKANE VALLEY FIRE, POSSIBLE NPDES PERMIT THRU WSDOE

FURTHER STUDIES: N/A

ENVIRONMENTAL REVIEW: The Department of Building and Planning has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of nonsignificance (DNS) for this project. 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 the proposed project. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of subsequent threshold determination for the specific proposal may be obtained upon request. The Spokane Environmental Ordinance governs any SEPA appeal and such appeal shall be filed within fourteen (14) days after the notice that the determination has been made.

EXISTING ENVIRONMENTAL DOCUMENTS: N/A

WRITTEN COMMENTS: Agencies, tribes and the public are encouraged to review and provide written comments on the proposed project and its probable environmental impacts. All comments received within 14 calendar days of the date issued below will be considered prior to making a decision on this application.

DEVELOPMENT REGULATIONS: Spokane County Zoning Code, Spokane County Subdivision Ordinance, Spokane County Standards for Roads and Sewer Construction, Spokane County Guidelines for Stormwater Management, Spokane County Critical Area Ordinance and the regulations of the Spokane Regional Health District are the primary regulations applicable to the site.

CONSISTENCY: In consideration of the above referenced development regulations and typical conditions and/or mitigating measures, the proposal is found to be consistent with the "type of land use", "level of development", "infrastructure", and "character of development".

PUBLIC HEARING: This action is not subject to a future public hearing.

REVIEW AUTHORITY: Julie Shatto, Project Coordinator
John Pederson, Director of Planning
Spokane County Building and Planning
1026 W Broadway Avenue
Spokane, WA 99260
(509) 477-3675; jshatto@spokanecounty.org

Date Issued: 11-4-20 Signature: 

The comment period closes at 4:00 p.m. on November 17, 2020