

WCE

Whipple Consulting Engineers, Inc
A Civil and Transportation Engineering Company
21 S. Pines Road, Spokane Valley, WA 99216

NOTICE

OF

VIRTUAL COMMUNITY AND TRAFFIC STUDY SCOPING MEETING FOR THE PROPOSED QUALCHAN VIEW ESTATES

Notice is hereby given that a **Virtual Community and Traffic Study Scoping Meeting** will be held on **Thursday, September 17th** from **5:00 PM to promptly 6:00PM**. The purpose of this meeting is for discussing the proposed project and the **SCOPING** of a Traffic Study for **Qualchan View Estates** a proposed Preliminary Plat.

Proposed Project: This project proposes to subdivide approximately 57.66 +/- acres into 160 lots for single family homes within the City of Spokane. A copy of the proposal is included in this mailing. Updates and more information can be found at: WhippleCE.com/virtual-meetings.

Proposed Project Location: The property is located on parcel numbers 34061.0036, 31061.0038, 34061.0045, 34061.0050, 34064.0031, 34064.0041, 34064.0046 located between W. Bolan Avenue and W. Talon Drive in the City of Spokane, WA.

Purpose of Meeting: This meeting is being held to fulfill the requirements of the City of Spokane to provide a community and traffic scoping meeting for the above referenced project prior to application for a long plat. A general project overview will be given as this is also a meeting to discuss other elements of the project. Items such as appropriate land use, other pending Land Use decisions, plats or ancillary issues can be discussed at this meeting. This scoping process is a conversation with the Community to discuss existing or potential traffic issues that currently exist or that may exist as a result of this project. Once this meeting is complete, a scoping meeting will be held with the City of Spokane and WSDOT to finalize the scope of any traffic study prior to implementation of the traffic counts and the acquisition of other extraneous information needed to perform the traffic study.

Proponent: Agent/Representative: Todd R. Whipple, P.E., Whipple Consulting Engineers. (509)893-2617

PLEASE SEE THE REVERSE OF THIS PAGE FOR INSTRUCTIONS ON HOW TO ATTEND THE VIRTUAL MEETING

Virtual Meeting Instructions

REGISTRATION LINK: Go to Zoom.us/join and enter 836 4375 8234 as the meeting ID

Or scan the following with your cell phone camera:



Please register for this meeting in advance. After your registration is approved, you will receive a confirmation email containing a link to join the meeting.

Any specific questions you would like discussed at the meeting may be submitted prior to or during the meeting to: info@WhippleCE.com

Call-In Instructions

As an alternative, if you do not have access to an internet device you may also call in to the meeting:

Dial: +1 253 215 8782 or +1 669 900 6833 or +1 346 248 7799 or +1 408 638 0968 or +1 646 876 9923 or +1 301 715 8592 or +1 312 626 6799

When prompted, enter the Meeting ID: **836 4375 8234**

Should you choose to dial in to the meeting, you *will not* have the ability to comment/ask questions during the meeting. If you have any questions or comments- in particular, specific comments related to the traffic study- please send them in advance to info@WhippleCE.com or 21 S Pines Rd, Spokane Valley, WA 99206.



NOTICE OF COMMUNITY MEETING

Proposed Long Plat of approximately 160 new single family lots

Notice is hereby given that Whipple Consulting Engineers will conduct a virtual community meeting to discuss the proposal for a preliminary long plat. This preliminary long plat will be processed as a Type III application and will require a public hearing before the City Hearing Examiner.

COMMUNITY MEETING INFORMATION: A Virtual Community Meeting will be held on Thursday, September 17th at 5:00 p.m. Meeting registration is available at the following link: https://us02web.zoom.us/meeting/register/tZcrc-qvqzMoGdCMOqKzVxKQqcalWOfY_XUv regarding the Preliminary Long Plat. 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 at:

Applicant/Agent: Todd R. Whipple, P.E.
Whipple Consulting Engineers
21 S Pines Rd
Spokane Valley, WA 99206

Property Owner: Patrick Cooper
5802 S Meadowlane Rd
Spokane, WA 99224

File Number: None Assigned Yet

Location Description: several parcels generally west of 195 and the Eagle Ridge Short Course, south of the existing Qualchan Hills development and north of the Eagle Ridge Development; full parcel list available with the City of Spokane Planning Department.

Description of Proposal: The applicant is proposing a new preliminary long plat of approximately 160 new single family lots on approximately 58 acres. This is a Type III application and there will be a Public Hearing in front of the City Hearing Examiner.

SEPA: To be processed with the long plat application

Current Zoning: RSF (Residential Single Family)

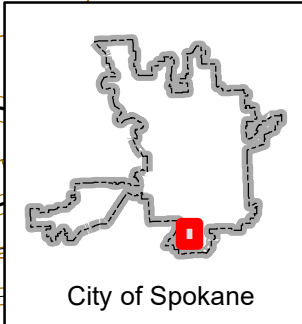
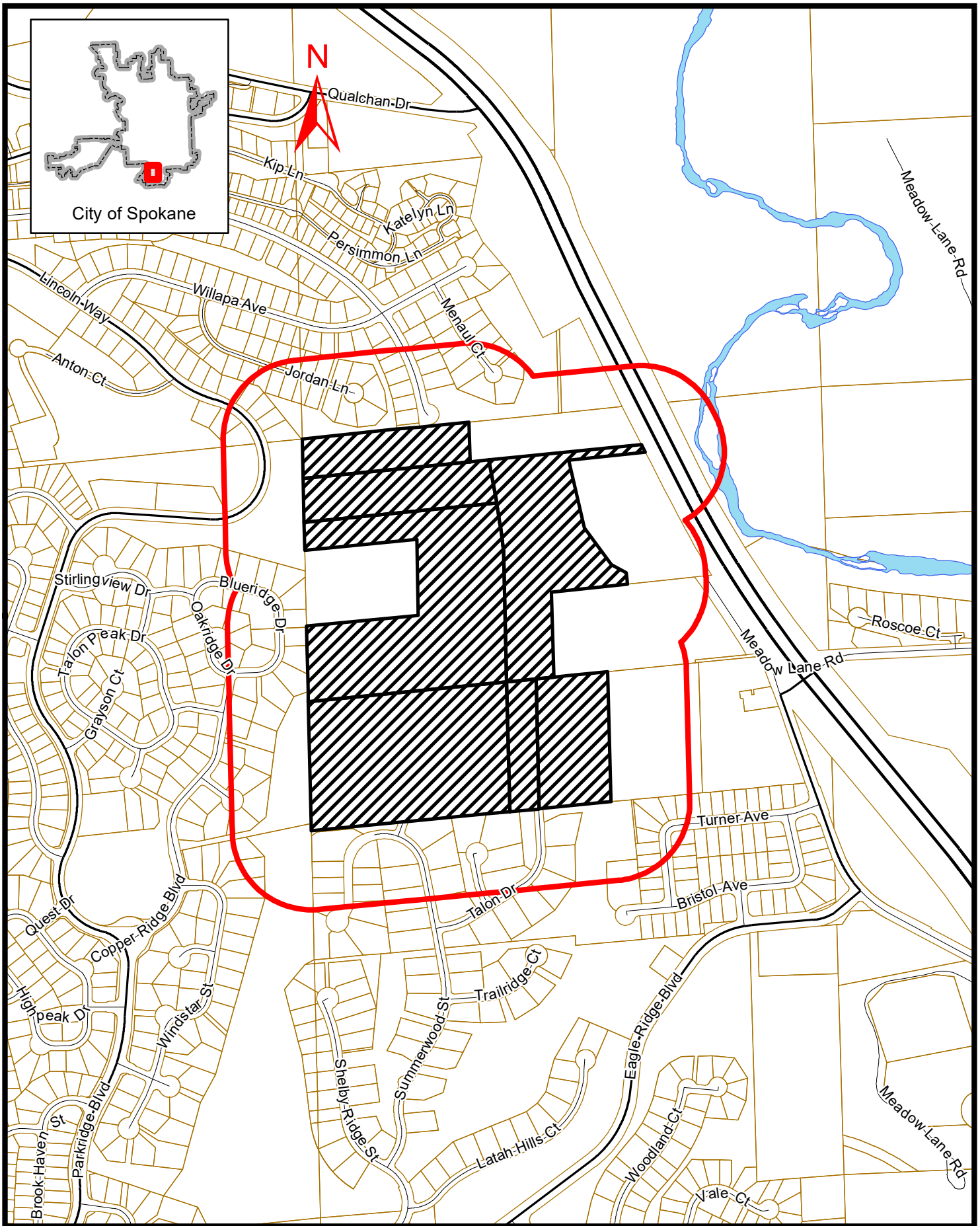
Community Meeting: A Community Meeting is an informal public meeting, in which the applicant and/or their agents present the proposed project to the public. The purpose of the meeting is to give an opportunity for the public to learn about the proposal, ask questions, and to exchange ideas about the 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
Attn: Ali Brast, Assistant Planner
808 West Spokane Falls Boulevard
Spokane, WA 99201-3329
Phone: (509) 625-6638
Email: abrast@spokanecity.org



City of Spokane



Legend

-  Parcels
-  Project Site
-  Notification district

APPLICANT: Whipple Consulting Engineers
PROPOSAL: 160 Lot Long Plat for Single Family Homes

Prepared by: AEB
 Date prepared: 8/28/20

06-24-43