

NOTICE OF COMMUNITY MEETING
Proposed Long Plat for 21 “Attached” Single-Family Home Lots

Notice is hereby given that Whipple Consulting Engineers, Inc will conduct a community meeting to discuss the proposal for a preliminary lot plat for 21 new single-family lots for “attached” housing units utilizing the City’s Interim Zoning Ordinance C36232 under SMC Chapter 17C.400 – Interim Housing Regulations Adopted to Implement RCW 36.70A.600(1). 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 Community Meeting will be held on Tuesday, November 14th, 2023 at 6:00 PM at West Central Community Center, Newton Room located at 1603 N Belt Street, Spokane, WA 99205 regarding the proposed 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**, or you may contact City staff listed at the end of this letter:

Applicant: Whipple Consulting Engineers
21 S Pines Rd
Spokane Valley, WA 99206
509-893-2617 or info@whipplece.com

Owner: Grove Road, LLC
1102 N Monroe St.
Spokane, WA 99201

File Number: None Assigned Yet

Location Description: 3242, 3230, 3224 N Ash Place, between N. Ash Place and N. Ash Street just southeast of the intersection of W. Liberty Avenue and N. Ash Place (parcels 25014.4207, 25014.4701, 25014.4702)

Description of Proposal: The applicant is proposing a new preliminary long plat of 21 lots on roughly 1.32 Acres utilizing the City’s Interim Zoning Ordinance C36232 – please refer to SMC Chapter 17C.400 – Interim Housing Regulations Adopted to Implement RCW 36.70A.600(1). Lots are proposed for construction of “attached” housing units as defined in SMC 17A.020.010. This proposal requires 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. **Only the applicant, persons submitting written comments and persons testifying at a hearing may appeal the decision of the Hearing Examiner.**

Staff Contact:

Planning and Development Services
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