

**NOTICE OF VIRTUAL COMMUNITY MEETING & TRAFFIC SCOPING MEETING
Proposed Long Plat for 180 Single-Family Lots**

Notice is hereby given that Whipple Consulting Engineers will conduct a combined community/traffic scoping meeting to discuss the proposal for a preliminary long plat for approximately 180 new single-family lots. 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 April 12, 2022 at 5 PM virtually regarding the Preliminary Long Plat (please see enclosed instructions to access the virtual meeting). 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:

Agent: Whipple Consulting Engineers
21 S Pines Road
Spokane Valley, WA 99216
aandrade@whipplece.com or 509-893-2617

Applicant: Same as Agent

Property Owners: Lennar Northwest, Inc.
33455 6th Ave., Unit 1-B
Federal Way, WA 98003

File Number: None Assigned Yet

Location Description: Parcel numbers: 25263.0048, 25263.0052, 25263.0051, 25263.2809, 25263.3002, 25263.3001, 25263.3003, 25263.3103, 25263.3102 and 25263.3101. (S26-T25-R42)

Description of Proposal: The applicant is proposing a new preliminary long plat of approximately 180 new single family lots with associated infrastructure. This will be a Type III land use 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: Tami Palmquist, Principal Planner
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Spokane, WA 99201-3329
Phone: (509) 625-6157
Email: tpalmquist@spokanecity.org