

NOTICE OF COMMUNITY MEETING/TRAFFIC SCOPING
Proposed Long Plat – *Volkman Preliminary Plat/PUD*

Notice is hereby given that Whipple Consulting Engineers, on behalf of Big Horn Development, LLC will conduct a community meeting to discuss the proposal for an approximately 406-Lot/796 unit Preliminary Long Plat/PUD for future residential development. This preliminary long plat/PUD application 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 November 19, 2025 at Prince of Peace Lutheran Church located at 8441 N Indian Trail Rd, Spokane, WA 99208.

The applicant and/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: Whipple Consulting Engineers, Inc
21 S Pines Rd.
Spokane Valley, WA 99206

Property Owner: Big Horn Development, LLC ETAL

File Number: None Assigned Yet

Location Description: 9702 N Nine Mile Falls (Multiple Addresses)

Description of Proposal: The applicant is proposing to subdivide approximately 136.52 acres into approximately 406 lots for up to 800 residential units. This is a Type III application and there will be a Public Hearing in front of the City Hearing Examiner.

SEPA: Will be required

Current Zoning: Residential 1 (R1)

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 applicant. 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 Planning 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 entire 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. If the application is determined to be Technically Complete, a Public Hearing will be scheduled. Notice for the public hearing will be provided during the Notice of Application/public comment period of the process. 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 end of this document. As mentioned above, 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. A public hearing will be held, and the Hearing Examiner will make his decision in writing within 10 days after the hearing.

Staff Contact:

Planning and Development Services
Attn: Ali Brast, Principal Planner
808 West Spokane Falls Boulevard
Spokane, WA 99201-3329
Phone: (509) 625-6638
Email: abrast@spokanecity.org