

CITY OF SPOKANE HEARING EXAMINER

Re: Preliminary Plat Application by) FINDINGS, CONCLUSIONS,
Whipple Consulting Engineers, Inc. to) AND DECISION
subdivide approximately 21 acres into)
98 new single-family lots on property) FILE NO. Z19-228PPLT
located at 6820 S. Cedar Road)

SUMMARY OF PROPOSAL AND DECISION

Proposal: The Applicant is proposing to subdivide approximately 21 acres into 98 single-family lots in a plat to be known as "The Summit."

Decision: Approved, with *revised* conditions.

FINDINGS OF FACT
BACKGROUND INFORMATION

**Applicant/
Agent:** Ray Kimball
Whipple Consulting Engineers, Inc.
21 S. Pines Road
Spokane Valley WA 99206

Owner: OO Land Holdings, LLC
19425 E. Broadway Avenue
Spokane Valley WA 99016

Property Location: The subject property is addressed as 6820 S. Cedar Road at the intersection of Cedar Road and Eagle Ridge Boulevard, and is designated as tax parcel 24121.0001, in the City of Spokane, Washington.

Legal Description: The legal description of the property is provided in Exhibit 7G.

Zoning: The property is zoned RSF (Residential Single Family).

Comprehensive Plan Map Designation: The property is designated as R 4-10 (Residential 4-10 units per acre).

Site Description: The subject property is at the southwest corner of the municipal boundary in the Latah Hangman neighborhood, across Cedar Road from the Eagle Ridge development. Currently the site is vacant and relatively flat. Properties to the south and west are outside the City limits and in the jurisdiction of Spokane County.

Surrounding Conditions and Uses: The adjacent zoning to the north and east is RSF. All adjacent land uses in the City are single-family homes or vacant low-density single-

family lots. The properties to the south and west of the site are in Spokane County and have a low-density zoning classification. There are single-family residences on larger lots along Cedar Road within the County.

Project Description: The Applicant is proposing to plat 98 new single-family lots across Cedar Road from the Eagle Ridge development. The project proposes to provide water through a new booster station located at the Cedar Hills tank site, which sits near South Lincoln Way. Sewer will be provided through three phases, the first phase through gravity flow to the existing manhole located at the intersection of Eagle Ridge Boulevard and Cedar Road. The remaining 71 lots in phases two and three are proposed to gravity flow to a private lift station within the boundary of the plat.

PROCEDURAL INFORMATION

Authorizing Ordinances: Spokane Municipal Code (SMC) 17C.110, Residential Zones; SMC 17G.080.050, Subdivisions; and SMC 17G.060.170, Decision Criteria.

Notice of Community Meeting: Mailed: September 25, 2018
Posted: September 25 & 28, 2018

Notice of Second Community Meeting: Mailed: April 10, 2019
Posted: April 12, 2019

Notice of Second Traffic Meeting: Mailed: November 26, 2019
Posted: November 26, 2019

Notice of Application/Public Hearing: Mailed: December 3, 2019
Posted: December 2, 2019
Publication: December 4 & 11, 2019

Community Meetings: October 16, 2018 and May 2, 2019

Second Traffic Meeting: December 17, 2019

Site Visit: January 10, 2020

Public Hearing Date: January 16, 2020

State Environmental Policy Act (SEPA): A Mitigated Determination of Non-Significance (MDNS) was issued on December 20, 2019. The MDNS was not appealed.

Testimony:

Ali Brast, Assistant Planner
City of Spokane Planning & Development
808 West Spokane Falls Boulevard
Spokane WA 99201

Ray Kimball
Whipple Consulting Engineers
21 S. Pines Road
Spokane Valley WA 99206