

2nd NOTICE OF PUBLIC HEARING
“Ash Place Preliminary Long Plat”
File No. Z23-587PPLT

Notice is hereby given that Whipple Consulting Engineers, Inc., representing Grove Road, LLC applied for a Type III Preliminary Long Plat application on December 20, 2023. This application was determined to be technically complete on January 15, 2025. A public hearing was originally scheduled for March 13, 2025; however, a SEPA appeal resulted in the need for a new hearing date.

The rescheduled public hearing on this proposal will be held before the Hearing Examiner on **Wednesday, April 16, 2025, at 9:00 AM** in the City Council Chambers, Lower Level of City Hall, 808 West Spokane Falls Boulevard, Spokane, WA. Any person may submit written comments on the proposal and/or appear at the public hearing.

For additional information contact City of Spokane Planning & Development at:

Attn: Melissa Owen, Planner II
Development Services Center (3rd Floor – City Hall)
808 West Spokane Falls Boulevard
Spokane, WA 99201-3329
Phone: (509) 625-6063
Email: mowen@spokanecity.org
Web: <https://my.spokanecity.org/projects/ash-place-preliminary-long-plat/>

APPLICATION INFORMATION:

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

File Number: Z23-587PPLT

SEPA: This proposal was reviewed under the State Environmental Policy Act (SEPA). The lead agency issued a Determination of Non-Significance (DNS) for this project on February 21, 2025, under the optional DNS process for this project as outlined in WAC 197-11-355. The appeal period for this SEPA ended on March 7, 2025. The SEPA Checklist and SEPA Determination are available on the project website at <https://my.spokanecity.org/projects/ash-place-preliminary-long-plat/>.

Description of Proposal: The applicant is proposing to subdivide three parcels (a total of 1.32 acres) in the RSF zone (R1 effective 01/01/24) into 20 lots for construction of attached housing units under the City's Interim Zoning ordinance found in chapter 17C.400 – Interim Housing Regulations Adopted to Implement RCW 36.70A.600(1). The proposal is served by public streets and includes a private driveway access from N. Ash Place for lots fronting N. Ash Street. Private water and sewer utilities will serve proposed lots.

Location Description: 3242, 3230, and 3224 N Ash Place; Parcels 25014.4207/.4701/.4702; SE 1/4 S.01, T.25N., R.42E., W.M.

Legal Description: The entire legal description can be obtained with the Planning and Development Department.

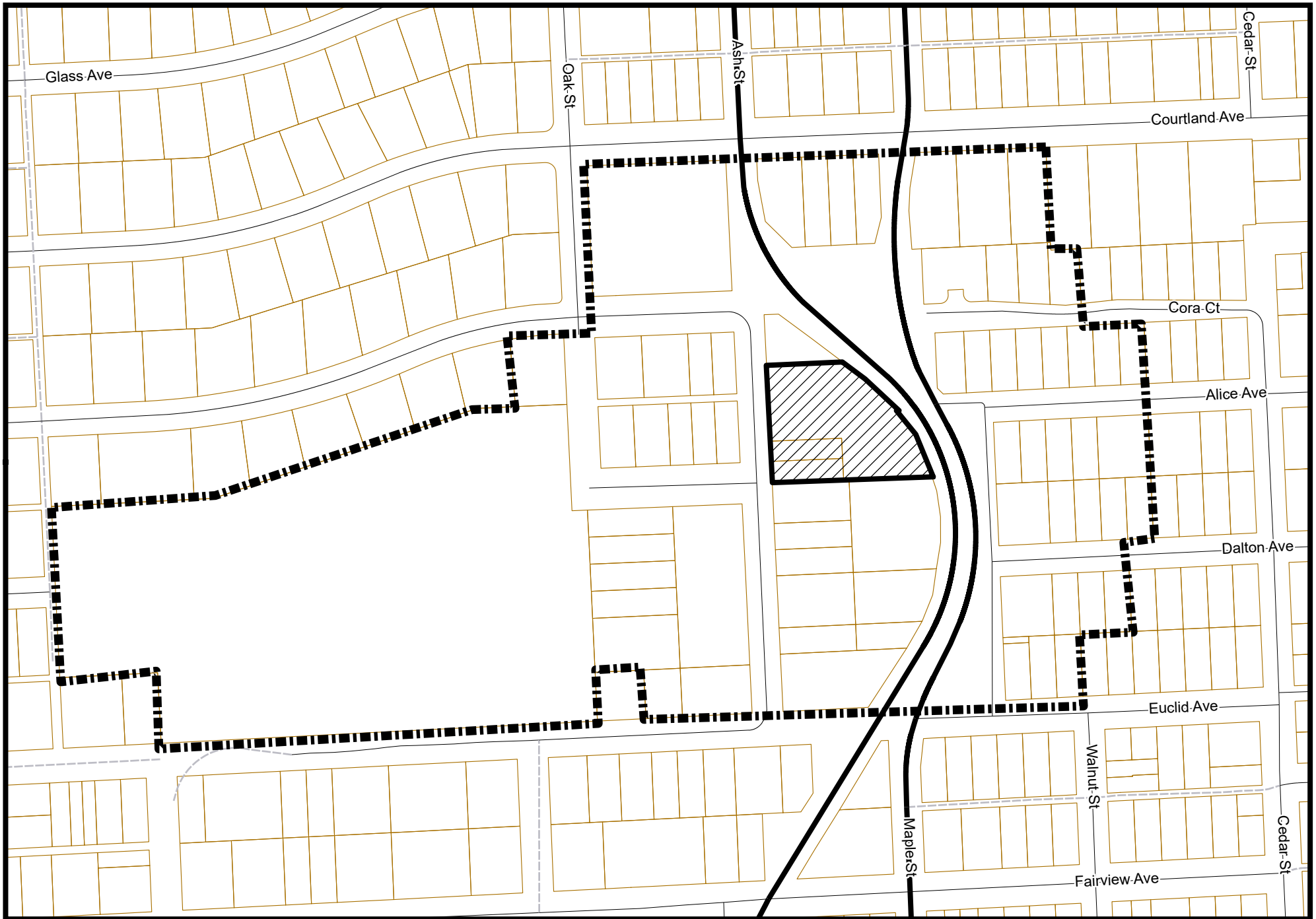
Current Zoning: Residential 1 (R1) - Residential Single Family (RSF) at time of application.

Community Meeting: A community meeting was held regarding this proposal on November 14, 2023, at the West Central Community Center.




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 Preliminary Long Plat. A combined Notice of

Application, SEPA, and Public Hearing will be posted on the property and mailed to all **property owners** and **taxpayers** of record, as shown by the most recent Spokane County Assessor's record, and **occupants** of addresses of property located within a four hundred (400) foot radius of any portion of the boundary of the subject property, including any property that is contiguous and under the same or common ownership and control. This combined Notice of Application, SEPA, and Public Hearing will initiate a 15-day public comment period in which interested person may submit written comments to the address of the City Staff. This notice will contain the date, time, and location of the public hearing. Once the public comment period has ended, staff will issue a Staff Report to the Hearing Examiner. Finally, a Public Hearing will be held in front of the City of Spokane Hearing Examiner. Written comments and oral testimony at the public hearing for this proposed action will be made part of the public record. **Only the applicant, persons submitting written comments, and persons testifying at a hearing may appeal the decision of the Hearing Examiner.**

AMERICANS WITH DISABILITIES ACT (ADA) INFORMATION: The City of Spokane is committed to providing equal access to its facilities, programs and services for persons with disabilities. The Spokane City Council Chamber in the lower level of Spokane City Hall, 808 W. Spokane Falls Blvd., is wheelchair accessible and also is equipped with an infrared assistive listening system for persons with hearing loss. Headsets may be checked out (upon presentation of picture I.D.) at the City Cable 5 Production Booth located on the First Floor of the Municipal Building, directly above the Chase Gallery or through the meeting organizer. Individuals requesting reasonable accommodations or further information may call, write, or email Human Resources at 509.625.6363, 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or msteinolfson@spokanecity.org. Persons who are deaf or hard of hearing may contact Human Resources through the Washington Relay Service at 7-1-1. Please contact us forty-eight (48) hours before the meeting date.



Legend

-  Parcels
-  Notification district
-  Project Site



APPLICANT: Whipple Consulting Engineers
PROPOSAL: Preliminary Plat for 21-Lot Townhome Project

01-25-42

Prepared by: DKd
 Date prepared: 10-9-23