

NOTICE OF APPLICATION, SEPA, AND HEARING
Preliminary “Ash Place” 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. **There will be a public hearing on this proposal** before the City of Spokane Hearing Examiner on **Thursday, March 13, 2025, at 9:00am.** The hearing will be held in the Council Briefing Center, Lower Level of City Hall, 808 W. 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

Public Comment Period: Comments received by February 18, 2025, at 5 PM will be included in the project staff report. Written comments received by March 12, 2025, by 5 PM will be forwarded to the hearing examiner for inclusion in the project public record.

SEPA: In review. The City anticipates issuing a Determination of Non-significance (DNS) under **WAC 197-11-355**. See enclosed SEPA Notice of Application. A copy of the subsequent threshold determination will be sent to those who provide comment and will be made available on the project website. **The last day to provide comment on SEPA is Tuesday, February 18, 2025, at 5 pm.**

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.**

Written comments should be mailed, delivered, or emailed to the city staff identified above.

To view more information for this project including site plan, technical documents, SEPA checklist, etc., please go to <https://my.spokanecity.org/projects/ash-place-preliminary-long-plat/>.

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 Council Briefing Center 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.) through the meeting organizer. Individuals requesting reasonable accommodations or further information may call, write, or email Risk Management at 509.625.6221, 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or mLOWmaster@spokanecity.org. Persons who are deaf or hard of hearing may contact Risk Management through the Washington Relay Service at 7 1 1. Please contact us forty-eight (48) hours before the meeting date.



DEVELOPMENT SERVICES CENTER
808 W. SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3329
509.625.6300
MY.SPOKANECITY.ORG

Notice of Application **Optional DNS per WAC 197-11-355**

The City of Spokane has received a SEPA application for the following project:

Date of Issuance: 1/16/2025

File No. Z23-587PPLT

Proponent: Whipple Consulting Engineers representing Grove Road LLC., 21 S. Pines Rd., Spokane Valley, WA 99206

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

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.

Lead agency and Contact: City of Spokane, Development Services Center, Melissa Owen, mowen@spokanecity.org, 509-625-6063

Date of Permit Application: 12/20/2023

Determined Complete: 1/15/2025

Comment Due Date: 2/18/2025

SEPA Environmental Review: The City of Spokane has reviewed the proposed project and determined that it does not have a probable significant adverse impact on the environment and expects to issue a Determination of Non-significance (DNS). An Environment Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist, City of Spokane Municipal Code Title 17, a site assessment, and comments from affected agencies. This information is available to the public on request and at <https://my.spokanecity.org/projects/ash-place-preliminary-long-plat/>.

Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. **Comments must be submitted by the date noted above to Development Services Center, 808 W Spokane Falls Blvd. Spokane WA 99201**

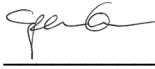
Environmental Documents and/or Studies Applicable to this Application: Permit Number Z23-587PPLT has been assigned to this proposal. The SEPA comment period

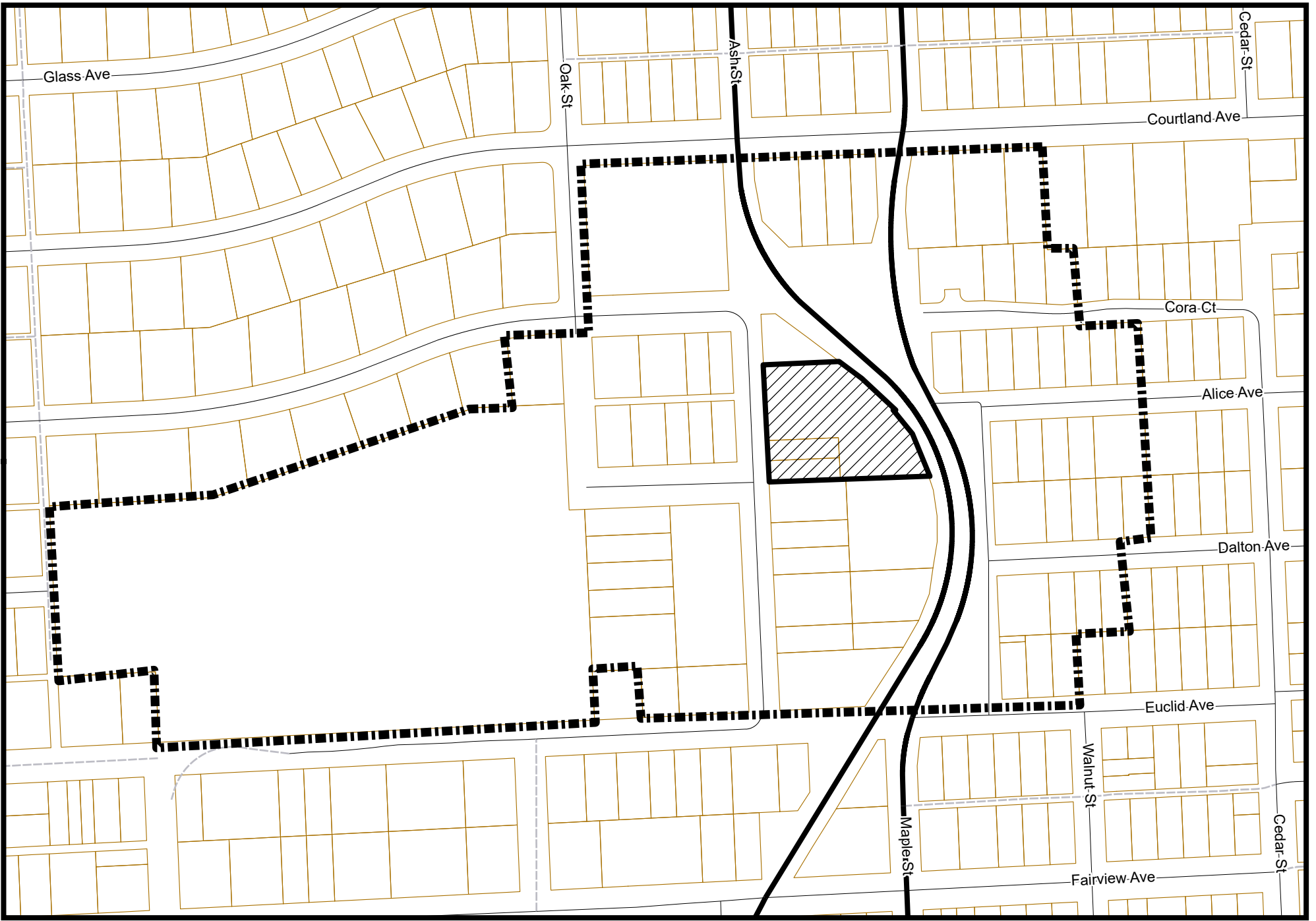
will end **2/18/2025**. It is probable that a Determination of Non-Significance or Mitigated Determination of Non-significance will be issued for this proposal (WAC 197.11.355 optional DNS process). The optional DNS process in WAC 197-11-355 is being used. **This may be your only opportunity to comment on the environmental impacts of the proposed project.** A copy of the completed SEPA Checklist and any other information concerning this proposal may be obtained by contacting Melissa Owen at mowen@spokanecity.org and at the project webpage <https://my.spokanecity.org/projects/ash-place-preliminary-long-plat/>

Anticipated Mitigations: None




A DNS or MDNS will be issued following the close of the comment period. Any member of the public who submits comments will be notified of the determination.

Responsible official: Spencer Gardner
Position/Title: Planning Director
Project Contact: Melissa Owen; mowen@spokanecity.org **Phone:** 509-625-6063
Address: City of Spokane
Development Services Center, Attention: Melissa Owen
808 West Spokane Falls Boulevard
Spokane, WA 99201-3343

Signature:  _____ **Date Issued:** Jan 16, 2025



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