

NOTICE OF APPLICATION, SEPA, AND HEARING
Preliminary “Beard Addition” PUD/Plat and Wetland Modification CUP
File No. Z23-190PPUD

Notice is hereby given that Whipple Consulting Engineers, Inc., representing Lennar Northwest, Inc. applied for a Type III Preliminary Plat, Planned Unit Development (PUD), and Wetland Modification Conditional Use Permit (CUP) on April 17, 2023. This application was determined to be technically complete on January 26, 2024. **There will be a public hearing on this proposal** before the City of Spokane Hearing Examiner on **Wednesday, March 27, 2024, at 9:00am.** The hearing will be held in the Council Chambers, 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, Assistant Planner
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: <http://my.spokanecity.org/projects/beard-addition-pud-long-plat-and-wetland-modification-cup/>

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: Z23-190PPLT

Public Comment Period: Comments received by February 27, 2024, at 5 PM will be included in the project staff report. Written comments received by March 26, 2024, by 5 PM will be forwarded to the hearing examiner for inclusion in the project public record.

SEPA: This proposal will be reviewed under the State Environmental Policy Act (SEPA) as per Spokane Municipal Code Section 17E.050. It is anticipated that the proposal will include mitigation measures under applicable codes. 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 27, 2024, at 5 pm.**

The following was identified as SEPA mitigation during the agency review process.

1. Vehicular traffic from this project is expected to add 5 AM trips and 3 PM trips to the NB US 195 to EB I-90 ramp. WSDOT has commented that no additional peak hour trips may be added to the ramp due to safety concerns. The Beard Addition development is required to complete an improvement to the US 195 corridor that will reduce the impact of its traffic on NB US 195 to EB I-90 ramp (“Mitigation Project”). Studies of the US 195 corridor have identified the removal of the left and thru movements from Eastbound 16th Ave at US 195 as the appropriate mitigation project. This mitigation project was recently confirmed in a December 2021 US 195/I-90 Study led by the Spokane Regional Transportation Council in collaboration with WSDOT, the City of Spokane, and other partnering agencies. The Beard Addition development may not finalize any portions of the project until a financial commitment is in place (secured by a letter of credit or bond), which has been approved by the City, providing for the design and construction for the Mitigation Project, which shall be under contract for construction within one year from the date of project approval. The details of the above mitigation project will be agreed upon by the developers, City and WSDOT.
2. Construct sidewalk on the south side of Grandview Avenue from Garden Springs Road to 21st Avenue.

The applicant's contributions to funding the design and construction of the mitigation project will qualify for a credit against transportation impact fees per SMC 17D.075.070.

Description of Proposal: The applicant is proposing a long plat subdivision (with a PUD overlay) of 199 lots on approximately 34.93 acres of land and a Wetland Modification CUP. This proposal is a type III application requiring a hearing before the hearing examiner.

Location Description: The proposal is located at 3929 W. Grandview Road, Spokane, WA 99224, parcel 25263.0051 (and parcels 25263.0048, 25263.0052, 25263.2907, 25263.3001, 25263.3002, 25263.3101, 25263.3102, 25263.3103 addressed as 2101, 2102, 2103, 2106, and 2107 S. Westridge Lane). Note: some parcels have not address currently assigned. SE 1/4, S.26, T.25N, R.42E, W.M.

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

Current Zoning: Residential Single Family (RSF)

Community Meeting: Three virtual community meetings were held regarding this proposal (April 12, 2022; November 15, 2022; and March 14, 2023).

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 Long Plat, PUD overlay, and Conditional Use Permit. 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, Wetland Modification Detail, SEPA checklist, etc. for this project please go to:

<http://my.spokanecity.org/projects/beard-addition-pud-long-plat-and-wetland-modification-cup/>

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.