

NOTICE OF APPLICATION, SEPA, AND PUBLIC HEARING
“Clark 53rd Preliminary Long Plat”
FILE # Z25-618PPLT

Storhaug Engineering, representing Palouse Landing 2, LLC., applied for a Preliminary Long Plat on November 24, 2025. This application was determined to be technically complete on February 24, 2026. There will be a public hearing on this proposal before the City of Spokane Hearing Examiner on **Thursday, April 16, 2026, at 9:00 am**. 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 and Development at:

Steven Bafus, Planner II
Development Services Center,
808 West Spokane Falls Boulevard
Spokane, WA 99201-3329
Phone: (509) 625-6312
Email: sbafus@spokanecity.org
Web:

<https://my.spokanecity.org/projects/clark-53rd-preliminary-long-plat/>

APPLICATION INFORMATION

Owner: Palouse Landing 2, LLC
2910 E 57th Ave. #5-122
Spokane, WA, 99223

Applicant's Agent: Storhaug Engineering c/o Morgan Will
510 E 3rd Ave.
Spokane, WA 99202
509-242-1000 or morgan.will@storhaug.com

File Number: Z25-618PPLT

Public Comment Period: Comments received by **March 23, 2026**, at 5 PM will be included in the project staff report. Written comments received by April 15, 2026, 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 Mitigated Determination of Non-significance (MDNS) 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 Monday, March 23, 2026, at 5 pm.**

Description of Proposal: The applicant is proposing to subdivide parcels 34032.9179 (3287 E 53rd Ave.) and 34032.9180 (3391 E 53rd Ave.) totaling 4.88 total acres, into 44 lots and two tracts for the purpose of constructing 44 attached single-family dwellings. Improvements include dedications of 52nd Ave., 53rd Ave., S Ray St., and S Nola St. right of way, associated utilities and stormwater facilities. The owner of these parcels owns adjacent parcels 34032.0715 and 34032.0716.

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

Current Zoning: Residential 1 (R1)

Community Meeting: A community meeting was held on October 8, 2025, at 5:30 p.m. at 510 E 3rd Ave. Spokane, WA 99202 (Storhaug Engineering office).

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 application. A combined Notice of Application 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 foot (400') 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 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, including site plans for this project, please go to:

<https://my.spokanecity.org/projects/clark-53rd-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 Human Resources at 509.625.6373, 808 W. Spokane Falls Blvd., Spokane, WA, 99201; or ddecorde@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.