

NOTICE OF APPLICATION
Clark 53rd Preliminary Short Plat
File No. Z23-556PSP

Notice is hereby given that Morgan Will with Storhaug Engineering, representing the owner Palouse Landing 2, LLC, applied for a Preliminary Short Plat on December 16, 2023. This application was determined to be technically complete on March 29, 2024.

APPLICATION INFORMATION:

Applicant/Agent: Storhaug Engineering
c/o Morgan Will
510 E 3rd Ave
Spokane WA 99202
(509) 242-1000

Owner: Palouse Landing 2, LLC
c/o Will Clark
2910 E 57th Ave 5-122
Spokane WA 99223

File Number: Z23-556PSP

Public Comment Period: Written comments may be submitted on this application by **April 19, 2024**. Written comments should be sent via mail or email to the Planning and Development address listed at the end of this document.

SEPA: This short plat proposal is exempt from SEPA, per 17E.050.080. Any future development that exceeds the SEPA threshold will be required to do a SEPA checklist.

Location Description: The subject property is located at 3287 E 53rd Ave. Parcel no. 34032.9179.

Description of Proposal: The applicant is proposing to subdivide 1.85 acres into 9 lots for the development of duplexes, two units per parcel. This proposal will be reviewed under the City's interim zoning code found in chapter 17C.400 – Interim Housing Regulations Adopted to Implement RCW 36.70A.600(1) (applicant vested prior to the interim code ending on 12/18/23). A home and two larger outbuildings (larger than 200 sq. ft.) visible on aerial maps have been demolished via permits. Improvements to right of way and new public streets are proposed.

The Planning Director is the decision maker on a short plat application. There is no public hearing with this application type, but there is an opportunity to provide written comments on the proposal, which will be made a part of the file for the Planning Director when making their decision. All written comments must be submitted to the staff member identified below by **April 19, 2024**.

Legal Description: The complete legal description is available with the Planning Department.

Current Zoning: R1 (Residential 1)

Public Notice Process: This Notice of Application will be posted on the property and mailed to property owners and residents within four hundred feet of the subject property. This Notice of Application will initiate a 15-day public comment period in which interested persons may submit written comments to the address of the City Staff, which appears at the beginning of this document. Once the public comment period has ended, staff will prepare a decision, which will include an appeal deadline.

Written comments should be mailed, delivered or emailed to:

Planning and Development

Attn: Donna deBit, Senior Planner

808 West Spokane Falls Boulevard

Spokane, WA 99201-3329

Phone (509) 625-6637

Email: ddebit@spokanecity.org