

**2<sup>nd</sup> NOTICE OF PUBLIC HEARING**  
**“Corbin Cottages Preliminary Long Plat and Rezone from RSF to RSF-C”**  
**File No. Z21-042PPLT**

Notice is hereby given that Storhaug Engineering applied for a Type III Preliminary Long Plat and a Type III Rezone on June 14, 2021. This application was determined to be technically complete on July 29, 2021. A public hearing was originally scheduled for September 29, 2021; however, it was determined that there was a **procedural error** during the notification process for the hearing which resulted in the notice for this hearing being defective. As a result, the Hearing Examiner determined that **a new public hearing must be scheduled**.

**There will be a new public hearing on this proposal** before the Hearing Examiner on **October 13, 2021 at 9:00 AM** in the City Council Chambers, Lower Level of City Hall, 808 West Spokane Falls Boulevard, Spokane, WA. Note that masks may be required for all participants per the prevailing Covid-19 guidance in effect at the time of the hearing. Any person may submit written comments on the proposal and/or appear at the public hearing.

For additional information contact Planning & Development at:

*Attn: Melissa Owen, Assistant Planner*  
*Planning & Development*  
*808 West Spokane Falls Boulevard*  
*Spokane, WA 99201-3329*  
*mowen@spokanecity.org (509) 625-6063*  
<https://my.spokanecity.org/projects/corbin-cottages-preliminary-long-plat-and-rezone/>

**APPLICATION INFORMATION:**

**Applicant:** Faith Bible Church  
440 W. Cora Avenue  
Spokane, WA 99205  
509-326-9455

**Agent:** Storhaug Engineering  
510 E 3<sup>rd</sup> Avenue  
Spokane, WA 99202  
509-242-1000

**File Number:** Z21-042PPLT

**Location Description:** The proposal is located at 516 W. Cora Avenue and 440 W. Cora Avenue (formerly addressed as 600 W Cora Ave.); Parcels 35064.3613 and 35064.3612; S1/2 Section 6–Township 25N – Range 43.

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

**Description of Proposal:** The applicant is proposing a 13-lot plat, with one common tract, and a public street to serve new lots together with a rezone of a larger 18.87 acre site from RSF to RSF-C. The 13-lot preliminary long plat is approximately 1.89 acres in size and located at 516 W Cora Avenue (parcel 35064.3613). A second parcel, addressed as 440 W Cora Avenue (parcel 35064.3612) is 16.98 acres in size and is proposed to be rezoned from RSF to RSF-C together with the parcel 35064.3613 for a total rezone area of 18.87 acres as noted above. The Preliminary Long Plat and Rezone Applications are both Type III applications and there will be a Public Hearing in front of the City Hearing Examiner on this combine application.

**Current Zoning:** Residential Single Family (RSF)

**Public Comment Period:** The Public Comment Period regarding this application ended on September 6<sup>th</sup>, 2021.

**SEPA:** This proposal was reviewed under the State Environmental Policy Act (SEPA). The Comment Period for SEPA ended on September 6<sup>th</sup>, 2021. The lead agency issued a Determination of Non-Significance (DNS) for this project on September 9, 2021 under the optional DNS process for this project as outlined in WAC 197-11-355. The appeal period for this SEPA ended on September 23, 2021. The SEPA Checklist and SEPA Determination are available on the project website at <https://my.spokanecity.org/projects/corbin-cottages-preliminary-long-plat-and-rezone/>.

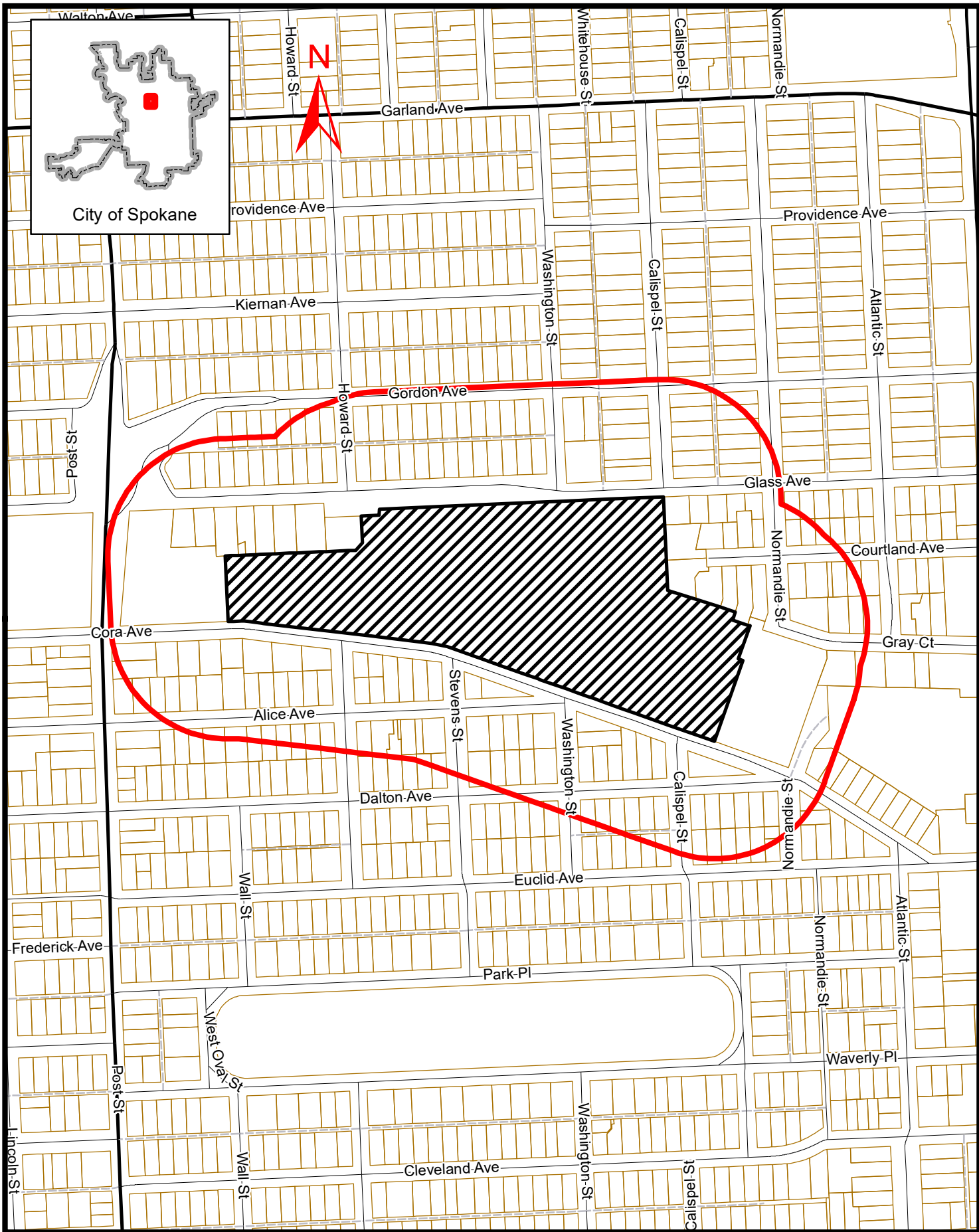
**Public Hearing Process** Once a Community Meeting has been completed, the applicant is authorized to make application to the City of Spokane for the review of the site plan and public hearing. A Notice of Application will be posted on the property and mailed to property owners and residents within 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 obtain a public hearing date from the City Hearing Examiner. Finally, a Notice of Public Hearing will be posted and mailed (similar to the Notice of Application). This notice will contain the date, time, and location of the public hearing. Written comments and oral testimony at the subsequent 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.** The Notice of Application and SEPA Public Comment periods ended on September 6, 2021.

Staff Contact:

*Planning and Development  
Attn: Melissa Owen, Assistant Planner II  
808 West Spokane Falls Boulevard  
Spokane, WA 99201-3329*

*Phone (509) 625-6063  
Email: [mowen@spokanecity.org](mailto:mowen@spokanecity.org)*

**To view more information including site plan and SEPA checklist for this project please go to:**  
<https://my.spokanecity.org/projects/corbin-cottages-preliminary-long-plat-and-rezone/>



- Legend**
-  Parcels
  -  Project Site
  -  Notification district

**APPLICANT:** Faith Bible Church  
**PROPOSAL:** 13-lot subdivision

06-25-43

Prepared by: AEB  
 Date prepared: 2/19/21