

NOTICE OF APPLICATION, SEPA, AND PUBLIC HEARING
“Crystal Ridge South Preliminary Long Plat”
File No. Z21-223PPLT

Notice is hereby given that Konstantin Vasilenko applied for a Type III Preliminary Long Plat on October 12, 2021. This application was determined to be technically complete on May 10, 2021. The City of Spokane is hereby holding a public hearing before the Hearing Examiner on **July 13, 2022 at 9 AM**. The hearing will be held in person at the designated time 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

Planning & Development

808 West Spokane Falls Boulevard

Spokane, WA 99201-3329

Phone: (509) 625-6063

Email: mowen@spokanecity.org

Web: <https://my.spokanecity.org/projects/crystal-ridge-south-preliminary-long-plat/>

APPLICATION INFORMATION:

Owner/Applicant: Spokane Townhomes LLC – Konstantin Vasilenko
19914 N Hazard
Spokane, WA 99208
509-230-6115

File Number: Z21-223PPLT

Public Comment Period: Written comments may be submitted on this application and any environmental issues related to it by **June 20, 2022**. Written comments should be sent via mail or email to the Planning & Development address listed at the end of this document.

SEPA: This proposal will be reviewed under the State Environmental Policy Act (SEPA) under Spokane Municipal Code Section 17E.050. The optional DNS process is being used and this will be the only opportunity to comment on the environmental impacts of this proposal. It is anticipated that the proposal will include mitigation measures under applicable codes. A copy of the subsequent threshold determination may be obtained upon request. **The last day to appeal the issued MDNS is July 8, 2022.** The following was identified as SEPA mitigation during the agency review process.

1. Per the traffic analysis, vehicular traffic from this project is expected to add 7 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. Crystal Ridge 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”). Crystal Ridge may not final plat any lots 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 recording of the final plat . The details of the mitigation project will be agreed upon by the developers, City, and WSDOT. 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 to subdivide a 14.25 acre property addressed as 2500 W 17th Avenue (parcel 25252.0032) into 56 lots for development of single family homes. The project

is proposed in one phase. This proposal is a type III application requiring a hearing before the hearing examiner.

Location Description: The proposal is located at 2500 W 17th Avenue (parcel 25252.0032), NE ¼ Section 25, Township 25N, Range 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: A virtual community meeting was held on September 8, 2021 at 6:00 PM regarding the proposed preliminary long plat.

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 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.**

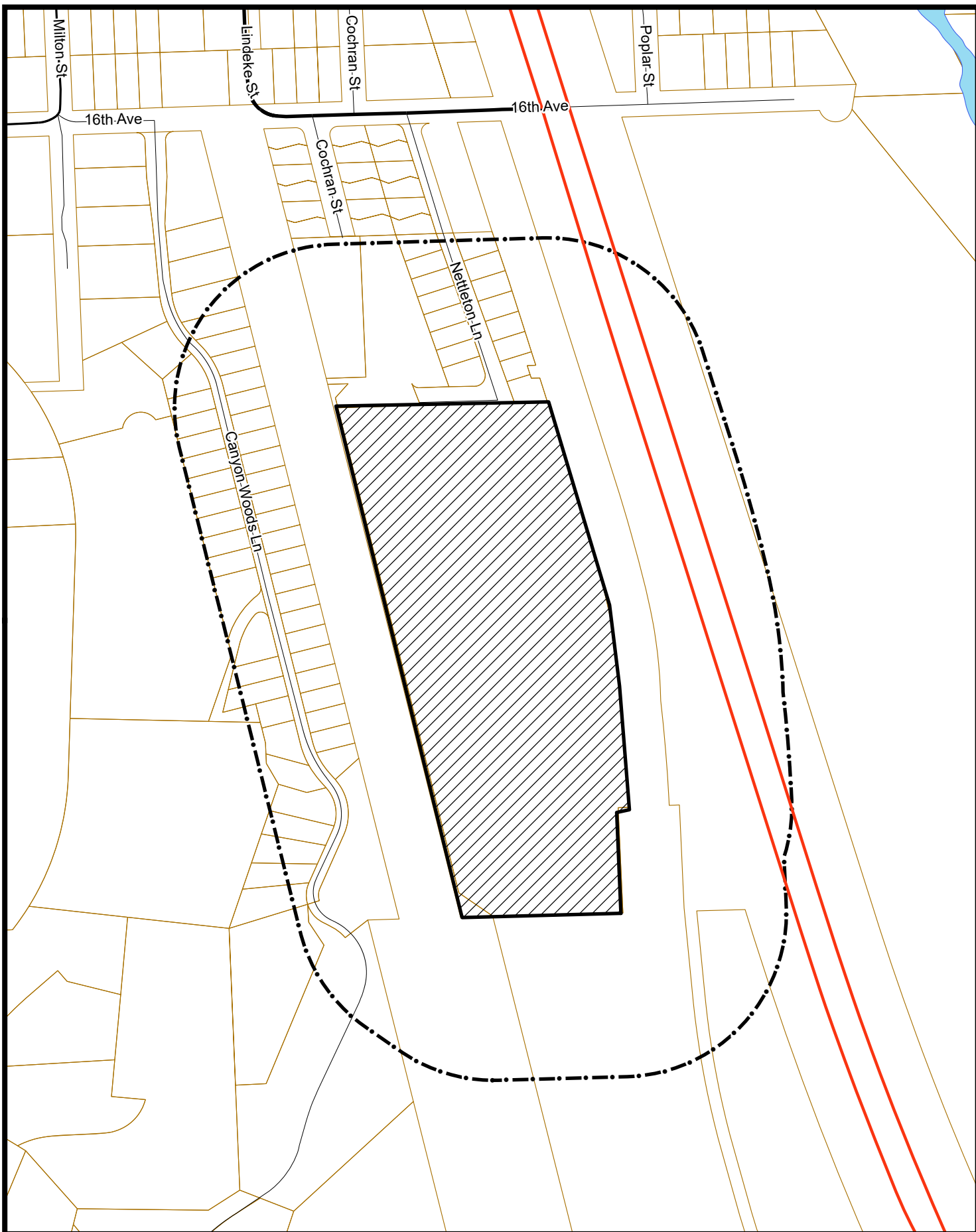
Written comments should be mailed, delivered or emailed to:

*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*

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/>

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.



Legend

- Parcels
- Notification district
- Project Site



APPLICANT: Spokane Townhomes, LLC
PROPOSAL: 56 Lot Subdivision
For Single Family Homes

Prepared by: DKd
Date prepared: 1/4/21