



**PLANNING & DEVELOPMENT**  
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**NOTICE OF APPLICATION AND PUBLIC HEARING**  
**“Freya Pines” Preliminary Re-plat**  
**FILE # Z16-463PPLT**

Notice is hereby given that Nick Mounsey had applied for a Type III Preliminary Re-plat on June 9, 2016. This application was determined to be technically complete on June 30, 2016. **There will be a public hearing on this proposal** before the City of Spokane Hearing Examiner on **Thursday, August 18, 2016, at 9:00 am**, in the City Council Briefing Center, Lower Level of City Hall, 808 West 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 Planning & Development at:

*Attn: Dave Compton, Assistant Planner*  
*Planning & Development*  
*808 West Spokane Falls Boulevard*  
*Spokane, WA 99201-3329*  
[dcompton@spokanecity.org](mailto:dcompton@spokanecity.org) (509) 625-6089  
[www.spokanepanning.org](http://www.spokanepanning.org)

**APPLICATION INFORMATION**

**Applicant/** Nick Mounsey (Freya Pines L.L.C.)  
**Property Owner:** 1314 S. Grand Blvd., #2-288  
Spokane, WA 99202  
(509) 389-4123

**File Number:** Z16-463PPLT

**Public Comment Period:** **Written comments may be submitted on this application and any environmental issues related to it by August 1, 2016.** Written comments should be sent to the Planning & Development address listed above and at the end of this document.

**SEPA:** A Determination of Non-significance (DNS) is anticipated for this proposal. Under the optional DNS process in section 197-11-355 WAC this may be your only opportunity to comment on the environmental checklist. Any determination will be issued prior to the Public Hearing. The checklist is available for review at [beta.spokanecity.org/projects](http://beta.spokanecity.org/projects)

**Appeal:** SEPA appeal deadline in August 16, 2016.

**Description of Proposal:** The applicant is proposing to re-plat 24 existing parcels into 36 buildable lots together with constructing a new city street (25<sup>th</sup> Ave.) between South Ray and Freya Streets in S.E. Spokane, WA.

**Location Description:** The proposal is located partially on multiple parcels that will front a newly constructed roadway on 25<sup>th</sup> Avenue between S. Ray and Freya Street. Several of the

existing parcels front 26<sup>th</sup> Avenue. The site is located within the Lincoln Height Neighborhood Council area.

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

**Current Zoning:** Residential Single Family

**Community Meeting:** A community meeting was held on June 3, 2016 at 10:30 a.m. at the Southside Senior Center, Spokane, WA.

**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 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:

*Dave Compton, Assistant Planner  
Planning & Development Services,  
808 West Spokane Falls Boulevard  
Spokane, WA 99201-3329 Phone (509) 625-6089*

*Email: [dcompton@spokanecity.org](mailto:dcompton@spokanecity.org)*

*To view more information, including site plans for this project, please go to:  
[https://my.spokanecity.org/projects/freya\\_pines](https://my.spokanecity.org/projects/freya_pines)*