

**NOTICE OF APPLICATION AND PUBLIC HEARING
FOR A SHORELINE CONDITIONAL USE PERMIT
Habitat for Humanity (South Riverton) Shoreline CUP & Unit Lot
Subdivision
File No. Z25-553SCUP**

Notice is hereby given that Morgan Will with Storhaug Engineering applied for a Shoreline Conditional Use Permit on October 16, 2025. This application was determined to be technically complete on December 5, 2025. **There will be a public hearing on this proposal** before the City of Spokane Hearing Examiner on **Thursday February 5, 2026 at 9:00AM** 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:

*Planning and Development Services
Attn: Steven Bafus, Planner II
808 West Spokane Falls Boulevard
Spokane, WA 99201-3329
Phone: (509) 625-6312
EMAIL: sbafus@spokanecity.org*

APPLICATION INFORMATION:

Applicant: Storhaug Engineering
Morgan Will
510 E Third Ave.
Spokane, WA 99202

Property Owner: Habitat for Humanity – Spokane, Inc.

File Number: Z25-553SCUP

Public Comment Period: Written comments may be submitted on this application by **January 7, 2026 at 5pm**. Written comments should be sent via mail or email to the Planning and Development address listed at the end of this document.

SEPA: Anticipated MDNS with Optional Process (WAC 197-11-355). This may be the only opportunity to comment on the environmental impacts of this proposal.
SEPA comments are due by December 22, 2025 at 5pm.

Description of Proposal: The applicant is proposing a five (5) lot Unit Lot Subdivision of parcel 35103.0303 (0.33 acres) addressed at 3028 E South Riverton Ave. Attached single-family dwellings are proposed for lots 1-4. A single-family dwelling is proposed for lot 5. This proposal is located within Spokane River shoreline jurisdiction. This is a Type III application and there will be a Public Hearing in front of the City Hearing Examiner.

Location Description: The subject property is located at 3028 E South Riverton Ave.– Parcel no. 35103.0303. This site is within the 200-foot shoreline designation.

Legal Description: Available upon request from City of Spokane Planning Department.

Current Zoning: Residential Multifamily (RMF)

Community Meeting: A community meeting was held on August 21, 2025.

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 Shoreline Conditional Use proposal. 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 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 30-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. Once the appeal period is complete, the Department of Ecology is sent the City's decision for final approval.**

Written comments should be mailed, delivered or emailed to:

*Planning and Development
Attn: Steven Bafus, Planner II
808 West Spokane Falls Boulevard
Spokane, WA 99201-3329*

*Phone (509) 625-6312
Email: sbafus@spokanecity.org*

*To view more information including site plans for this project please go to:
<https://my.spokanecity.org/projects>*

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 Briefing Center in the lower level of Spokane City Hall, 808 W. Spokane Falls Blvd., is wheelchair accessible and 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 Risk Management at 509.625.6221, 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or mhowmaster@spokanecity.org. Persons who are deaf or hard of hearing may contact Risk Management through the Washington Relay Service at 7-1-1. Please contact us forty-eight (48) hours before the meeting date.