

**NOTICE OF APPLICATION, SEPA, AND PUBLIC HEARING
FOR A PRELIMINARY LONG PLAT
“Marshall Creek Estates Preliminary Long Plat”
File No. Z20-192PPLT**

Notice is hereby given that Todd Whipple, P.E. applied for a Preliminary Long Plat application on October 27, 2020. This application was determined to be technically complete on December 21, 2023. **There will be a public hearing on this proposal** before the City of Spokane Hearing Examiner on **Thursday September 19th, 2024 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.

APPLICATION INFORMATION:

**Applicant/
Agent:** Todd Whipple, P.E.
Whipple Consulting Engineers, Inc
21 S Pines Rd
Spokane Valley, WA 99206
toddw@whipplece.com or 509-893-2617

Owner: Marshall Creek, LLC
19425 E Broadway Ave
Spokane Valley, WA 99016

File Number: Z20-192PPLT

Public Comment Period: Written comments may be submitted on this application by **August 26, 2024 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: In review; the City anticipates issuing an MDNS and the anticipated conditions can be found attached to this letter. Comments on SEPA due by **Aug 26, 2024 at 5PM**.

Description of Proposal: The applicant is proposing a preliminary plat to develop 121.50 acres into a 425-lot single family subdivision. Work will include the construction of a new arterial from Cedar Road west through the plat to connect to Cheney-Spokane Road with a roundabout. The current Cedar Rd / Cheney-Spokane Road intersection will be modified into a cul-de-sac. The subdivision will be served with public streets, water, and sewer.

Location Description: The proposal is located at **6321 S Cheney-Spokane Road**, parcel 24015.0042.

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

Current Zoning: Residential 1 (R1)

Community Meeting: A virtual community meeting was held on July 7, 2020.

Public Hearing Process After the Community Meeting was completed, the applicant was authorized to make application to the City of Spokane for the review of the Preliminary Long Plat. A combined Notice of Application and Public Hearing is being 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 and Public Hearing initiates a 15-day public comment period in which interested persons may submit written comments to the address of the City Staff. This notice contains 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:

*Development Services Center
Attn: Ali Brast, Senior Planner
808 West Spokane Falls Boulevard
Spokane, WA 99201-3329
Phone: (509) 625-6638
EMAIL: abrast@spokanecity.org
Web: <https://my.spokanecity.org/projects/>*