

**NOTICE OF APPLICATION, SEPA, AND PUBLIC HEARING
FOR A PRELIMINARY LONG PLAT
“Moody Townhomes Preliminary Long Plat PUD”
File No. Z22-348PPUD**

Notice is hereby given that Todd Whipple, P.E. applied for a Preliminary Long Plat/PUD application on September 23, 2022. This application was determined to be technically complete on June 12, 2023. **There will be a public hearing on this proposal** before the City of Spokane Hearing Examiner on **Wednesday August 9th, 2023 at 9:00AM**, in the City 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.

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: Diamond Rock Construction/920 Evergreen, LLC
2602 N Sullivan Rd
Spokane Valley, WA 99216

File Number: Z22-348PPUD

Public Comment Period: Written comments may be submitted on this application by **July 24, 2023 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; comment deadline **July 24, 2023**.

Description of Proposal: The applicant is proposing to subdivide three parcels of approximately 9.76 acres into 96 attached housing lots. Because several lots will not be provided frontage on public right-of-way, but rather on private streets within the subdivision, the application also requires a PUD (Planned Unit Development). Two roads within the plat/PUD will be public, one will be private, and several of the lots will be provided vehicle access through the use of private alleys. The project will be served by public water and sewer. The application materials indicate that up to three residential lots may ultimately be utilized for a clubhouse and community pool for those within the subdivision.

Location Description: 5216 S Palouse Hwy and 5336 S Freya St, Spokane, WA
Parcel #'s. 34032.0401, 34032.0432, 34032.0607

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 July 26, 2022.

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 Long Plat. 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 (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 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 Services

Attn: Ali Brast, Associate Planner

808 West Spokane Falls Boulevard

Spokane, WA 99201-3329

Phone: (509) 625-6638

EMAIL: abrast@spokanecity.org

Web: <https://my.spokanecity.org/projects/moody-townhomes-preliminary-long-plat/>