

**NOTICE OF APPLICATION, SEPA, AND PUBLIC HEARING
FOR A PRELIMINARY LONG PLAT
“Qualchan View Estates Preliminary Long Plat
File No. Z21-344PPLT**

Notice is hereby given that Todd Whipple, P.E. applied for a Preliminary Long Plat application on December 15, 2021 This application was determined to be technically complete on July 7, 2023. **There will be a public hearing on this proposal** before the City of Spokane Hearing Examiner on **Wednesday September 13th, 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: Black Realty, Inc
801 W Riverside Ave, Ste 300
Spokane, WA 99201

File Number: Z21-344PPLT

Public Comment Period: Written comments may be submitted on this application by **Aug 22, 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 **Aug 22, 2023**.

Description of Proposal: The applicant is proposing to subdivide an approximately 57.66-acre site into 160 single family lots. The project is located on South Meadow Lane Rd between W Bolan Ave and W Talon Drive; currently the land is undeveloped. A Stream Type Modification was completed for two small streams across this property and approved by DNR; they are no longer regulated streams. The applicant will be required to make transportation, water and sewer upgrades associated with this project.

Location Description: The proposal is located at **5708 S Meadow Lane Rd** and several other unaddressed parcels, including: 34061.0036, 34061.0038, 34061.0045, 34061.0050, 34064.0031, 34064.0041, 34064.0046.

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 Sept 17, 2020.

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/>