

NOTICE OF APPLICATION AND PUBLIC HEARING
“Sconiers II” Preliminary Plat
FILE # Z17-358PPLT

Notice is hereby given that Dennis Traino has applied for a Type III Preliminary Plat on June 5, 2016. This application was determined to be technically complete on July 7, 2017. **There will be a public hearing on this proposal** before the City of Spokane Hearing Examiner on **Thursday, August 17, 2017, at 10:30 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: Donna deBit, Assistant Planner
Planning & Development
808 West Spokane Falls Boulevard
Spokane, WA 99201-3329
ddebit@spokanecity.org (509) 625-6637
www.spokaneplanning.org

APPLICATION INFORMATION

Applicant/

Agent: Dennis Trainor
PO Box 6305 – Spokane, WA 99217

Owner: Sconiers Development, LLC & Cathy and Timothy Riddle

File Number: Z17-358PPLT

Public Comment Period: Written comments may be submitted on this application and any environmental issues related to it by **July 28, 2017**. 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

Appeal: SEPA appeal deadline **August 11, 2017**.

Description of Proposal: The applicant is proposing to subdivide 2 parcels and 1 partial parcel into fifty (50) new single family residential lots. This proposal includes infrastructure to accommodate the new development.

Location Description: The proposal is located on 3 parcels; 26244.0092, 26244.0006, and partially on 26244.0004. This is south of Strong Road and west of Austin Road. The current addresses are 8300 N Austin Road, 1701 W Strong Road, and 1711 W Strong Road.
Section 24 – Township 26N – Range 42

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 May 18, 2017 at 5:00 p.m. at the Indian Trail Library, 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:

*Donna deBit, Assistant Planner
Planning & Development Services,
808 West Spokane Falls Boulevard
Spokane, WA 99201-3329 Phone (509) 625-6637*

Email: ddebit@spokanecity.org

To view more information, including site plans for this project, please go to:

<https://my.spokanecity.org/projects/sconiers-ii-preliminary-plat/>