

**NOTICE OF APPLICATION  
FOR A SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT  
“South Gorge Parking Lot and Trail Access”  
File No. Z17-356SSDP**

Notice is hereby given that The City of Spokane, Engineering Services applied for a Shoreline Substantial Development Permit on December 12, 2019. This application was determined to be technically complete on Jan 14, 2020. A Shoreline Substantial Development Permit is required for this work because the property lies within the Shoreline Jurisdiction. Any person may submit written comments on the proposal or call for additional information at:

*Planning and Development Services  
Attn: Ali Brast, Assistant Planner  
808 West Spokane Falls Boulevard  
Spokane, WA 99201-3329  
Phone: (509) 625-6638  
EMAIL: [abrast@spokanecity.org](mailto:abrast@spokanecity.org)*

**APPLICATION INFORMATION:**

**Applicant:** City of Spokane, Engineering Services  
Dan Buller  
808 W Spokane Falls Blvd  
Spokane, WA 99201

**File Number:** Z19-536SSDP

**Public Comment Period:** Written comments may be submitted on this application by **March 2, 2020**. Written comments should be sent via mail or email to the Planning and Development address listed at the end of this document.

**SEPA:** This proposal was issued a DNS on April 5, 2019.

**Description of Proposal:** This proposal involves improving an existing nonconforming gravel parking lot that is located at the junction of the South Gorge Trail and the Sandifur pedestrian bridge. The gravel parking lot is routinely filled to capacity and this work will pave and stripe the parking lot, bringing it into compliance with current development regulations. In addition, the portion of the project closest to the river will include a trail segment connecting that portion of the South Gorge trail constructed in 2019 to the existing Sandifur pedestrian bridge. Finally, an informal river access trail just north of the parking lot and east of Sandifur bridge will be formalized by way of a concrete path from the proposed trail northward, terminating just above the ordinary high water mark.

**Location Description:** The subject property is located at 2790 W Riverside Ave and 114 S A St – parcels 25242.1201, 25231.1101, and 25231.1102

**Current Zoning:** RSF (Residential Single Family)

**Decision Making Process** Once the Applicant submits an application to the City of Spokane for the review of the Shoreline Substantial Development Permit and the application is determined technically complete, a Notice of Application will be posted on the property and mailed to all **property owners, 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 Notice of Application will initiate a 30-day public comment period in which interested persons may submit written comments to the address of the City Staff. Once the public comment period has ended, the Planning Director will issue a Decision. **The decision may be appealed by a person with standing within 21 days from the date the Department of Ecology receives the final decision. The appeal is made to the Shorelines Hearings Board.**

Written comments should be mailed, delivered or emailed to:

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808 West Spokane Falls Boulevard  
Spokane, WA 99201-3329*

*Phone (509) 625-6638  
Email: [abrast@spokanecity.org](mailto:abrast@spokanecity.org)*

*To view more information including site plans for this project please go to  
<https://my.spokanecity.org/projects/south-gorge-parking-lot-and-trail-connection-ssdp/>*