

**NOTICE OF APPLICATION AND PUBLIC HEARING
FOR A SHORELINE CONDITIONAL USE PERMIT
“Upriver Multi-family Shoreline Conditional Use Permit”
File No. Z22-196SCUP**

Notice is hereby given that Ryan Andrade with Whipple Engineering, has applied for a Shoreline Conditional Use Permit on May 28, 2022. This application was determined to be technically complete on June 16, 2022. **There will be a public hearing on this proposal** before the City of Spokane Hearing Examiner on **Wednesday August 10, 2022 at 9:00AM** in the 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.

For additional information contact City of Spokane Planning and Development at:

*Planning and Development Services
Attn: Donna deBit, Assistant Planner
808 West Spokane Falls Boulevard
Spokane, WA 99201-3329
Phone: (509) 625-6637
EMAIL: ddebit@spokanecity.org
Web: www.spokaneplanning.org*

APPLICATION INFORMATION:

Applicant: Whipple Consulting Engineers, Inc.
c/o Ryan Andrade
21 S. Pines Rd.
Spokane Valley, WA 99206
(509) 893-2617

Property Owner: 3027 E Upriver, LLC.
9125 N Palmer Rd
Spokane WA 99217

File Number: Z22-196SCUP

Public Comment Period: Written comments may be submitted on this application by **August 7, 2022 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: City of Spokane, Lead Agency has issued a DNS on July 7, 2022 through the Optional DNS process [as outlined in WAC 197-11-355]. Appeal period for the SEPA ends on July 22, 2022.

Description of Proposal: The applicant is proposing a new multi-family development for 24 units, within the 200-foot shoreline designation. This is a Shoreline Conditional Use Permit and is being processed as a Type III Application.

Location Description: The subject properties addresses are 3024 E Jackson Ave., 3027 E Upriver Dr. – Parcel no.35102.3801, 35102.3806.

Legal Description: Available upon request from City of Spokane Planning Department.

Current Zoning: Residential Multi-Family (RMF)

Community Meeting: A community meeting was held on May 10, 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 Shoreline Conditional Use Permit. 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 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 30-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:

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*To view more information including site plans for this project please go to
<https://my.spokanecity.org/projects/>*