

**NOTICE OF APPLICATION, SEPA, AND PUBLIC HEARING
FOR A PRELIMINARY LONG PLAT/PUD
“Victory Heights Preliminary Long Plat/PUD”
File No. Z23-044PPUD**

Notice is hereby given that Todd Whipple, P.E., on behalf of the owners, applied for a Preliminary Long Plat/PUD application on February 9, 2023. This application was determined to be technically complete on January 28, 2025. **There will be a public hearing on this proposal** before the City of Spokane Hearing Examiner on **Wednesday March 19th, 2025 at 9:00AM**, in Council Chambers, Spokane City Hall, 808 West Spokane Falls Blvd., 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

On Behalf of: Victory Heights Investment, LLC
18300 Redmond Way STE 120
Redmond, WA 98052

Owner: Multiple Owners. To see full list please contact the city staff contact listed at the end of this notice.

File Number: Z23-044PPUD

Public Comment Period: Written comments may be submitted on this application by **February 19, 2025 at 5pm**. Written comments should be sent via mail or email to the city staff contact address listed at the end of this document.

SEPA: Anticipated MDNS with Optional Process (WAC 197-11-355). The City anticipates issuing an MDNS and the anticipated conditions can be found attached to this letter. Comments on SEPA due by **February 19, 2025 at 5PM**. This may be the only opportunity to comment on the environmental impacts of this proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared.

Description of Proposal: The applicant is proposing to subdivide 18 parcels, totaling approximately 177.27 acres into 997 lots (previously 1,003) within a PUD overlay. The project will consist of detached single-family residences and attached townhomes. Proposed lots within the plat will be accessed by public roads and alleys and served by public water and sewer. This is a Type III Land Use application and will have a public hearing in front of the Hearing Examiner. **This project is not subject to the current Latah Valley Subdivision moratorium (Ord. C36522) as it was under review prior to the adoption of the moratorium ordinance on 5/20/24.**

Location Description: The proposal is located at 2747 W Thorpe Rd. (Parcel Numbers - 25253.0005, 25253.0006, 25253.0008, 25253.0009, 25351.0001, 25351.0004, 25351.0005, 25351.0026, 25351.0601, 25351.0602, 25351.0603, 25354.0029, 25354.0030, 25354.0031, 25354.0032, 25354.0033, 25354.0034 and 25354.0101) - SW ¼ of Section 03 – Township 25 – Range 43.

Legal Description: The entire legal description can be obtained with the Planning and Development Department.

Current Zoning: Residential 1 (R1)

Community Meeting: A virtual community meeting was held on April 25, 2022, August 30, 2022, January 30, 2023.

Public Hearing Process After the Community Meeting was completed, the applicant was authorized to make application to the City of Spokane for the review of the Preliminary Long Plat/PUD. A combined Notice of Application and Public Hearing is being 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 initiates a 15-day public comment period in which interested persons may submit written comments to the address of the City Staff. This notice contains 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:

Development Services Center

Attn: Donna deBit, Senior Planner

808 West Spokane Falls Boulevard

Spokane, WA 99201-3329

Phone: (509) 625-6637

EMAIL: ddebit@spokanecity.org

Web: <https://my.spokanecity.org/projects/victory-heights-preliminary-long-plat-pud/>

AMERICANS WITH DISABILITIES ACT (ADA) INFORMATION: The City of Spokane is committed to providing equal access to its facilities, programs and services for persons with disabilities. The Spokane City Council Chamber in the lower level of Spokane City Hall, 808 W. Spokane Falls Blvd., is wheelchair accessible and is equipped with an infrared assistive listening system for persons with hearing loss. Headsets may be checked out (upon presentation of picture I.D.) at the City Cable 5 Production Booth located on the First Floor of the Municipal Building, directly above the Chase Gallery or through the meeting organizer. Individuals requesting reasonable accommodations or

further information may call, write, or email Risk Management at 509.625.6221, 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or m_lowmaster@spokanecity.org. Persons who are deaf or hard of hearing may contact Risk Management through the Washington Relay Service at 7-1-1. Please contact us forty-eight (48) hours before the meeting date.