

**NOTICE OF APPLICATION
FOR A CONDITIONAL USE PERMIT – Type II
“Vinegar Flats Cottages”
File No. Z19-073CUP2**

Notice is hereby given that Todd Whipple, on behalf of KBM Development LLC, applied for a Type II Conditional Use Permit (CUP) on February 19, 2019. This application was determined to be technically complete on April 12, 2019. A Type II CUP is required for any new cottage development in the Residential Agriculture (RA) zone, and is reviewed by the Planning and Development Department. Any person may submit comments on the proposed actions or call for additional information at:

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
c/o Todd Whipple
21 S Pines Rd.
Spokane Valley, WA. 99206

Property Owner: KBM Development, LLC
1732 S inland Empire Way
Spokane, WA 99224

File Number: Z19-073CUP2

Public Comment Period: Written comments may be submitted on this application by **May 7, 2019 (15 days from posting/mailing)**. 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 is being reviewed under the State Environmental Policy Act (SEPA). The lead agency is likely to issue a Determination of Non-Significance for this project. Please note that this may be the only opportunity to comment on the environmental impacts of the project. The lead agency is using the optional DNS process for this project as outlined in WAC 197-11-355. Last day to appeal the DNS is **May 7, 2019**.

Description of Proposal: The applicant is proposing a new 23 unit cottage development on 2.2 acres, with associated open space, pedestrian paths, and landscaping. This requires a Type II Conditional Use Permit process with a decision rendered by the Planning and Development Director. The application is available for review by the public in the Planning and Development Department, 3rd Floor, City Hall, 808 W. Spokane Falls Blvd., Spokane WA 99201.

Location Description: The proposal is located at 1732 S Inland Empire Way, 1820 S Inland Empire Way, 1830 S Inland Empire Way, 1801 S Chestnut St. Parcel Numbers 25251.1805, 25251.1807, 25251.1808, 25251.1806 - Section 25 – Township 25N – Range 42.

Legal Description: A copy of the legal description can be available in the Development Services Center, Spokane City Hall.

Current Zoning: Residential Agriculture (RA)

ONLY THE APPLICANT AND PERSONS SUBMITTING WRITTEN COMMENTS AND TESTIFYING MAY APPEAL THE DECISION OF APPROVAL OR DENIAL OF THIS APPLICATION

Comments will be considered on this application. All written comments received will become part of the record.

Public Comment Process: This Notice of Application will be posted on the property and mailed to property owners and residents within **four hundred feet** of the subject property. This Notice of Application will initiate a 15-day public comment period in which interested persons may submit written comments to the address of the City Staff, which appears at the beginning of this document. Once the public comment period has ended, staff will prepare a staff report and issue an appeal deadline. Only the applicant, person submitting written comments may appeal the decision of the Planning & Development Director.

Written comments should be mailed, delivered, or emailed to:

*Planning and Development
Attn: Donna deBit, Assistant Planner
808 W. Spokane Falls Boulevard
Spokane, WA 99201*

*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>*