



PLANNING & DEVELOPMENT
808 W. SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3329
509.625.6300
FAX 509.625.6013
Spokaneplanning.org

NOTICE OF APPLICATION AND PUBLIC HEARING
“Aerie Ridge” Preliminary Long Plat
FILE # Z1300043PPLT

Notice is hereby given that Todd Whipple, on behalf of the applicant, has applied for a Type III Preliminary Long Plat on July 2, 2013. This application was determined to be technically complete on September 20, 2013. **There will be a public hearing on this proposal** before the City of Spokane Hearing Examiner on **Thursday, October 31, 2013, at 9:00 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 the Planning & Development Services Department at:

Attn: Dave Compton, Assistant Planner
Planning & Development Department
808 West Spokane Falls Boulevard
Spokane, WA 99201-3329
dcompton@spokanecity.org (509) 625-6089
www.spokaneplanning.org

APPLICATION INFORMATION

Applicant/ D & J Rocky Ridge L.L.C.
Property Owner: 1615 W. Pine Hill
Spokane, WA 99218
(509) 991-7568

Agent: Todd Whipple
(509) 893-2617

File Number: Z1300043PPLT

Public Comment Period: **Written comments may be submitted on this application and any environmental issues related to it by 4pm, October 17, 2013.** Written comments should be sent to the Planning & Development Services Department address listed above and at the end of this document.

SEPA: A 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. The DNS will be issued prior to the Public Hearing. The checklist is available for review at www.spokaneplanning.org

Description of Proposal: The applicant is proposing to create a preliminary long plat of 13 lots for single family homes on approximately 18.9 acres.

Location Description: The subject property to be used in this proposal is at the east end of W. Osage Way in NW Spokane, Spokane, WA. Parcel numbers are 26262.0016, 0017, 2606, 2607, 2608, 2609, and 26265.0710, 0711. The site is located in NW ¼ of section 26, T25N, R43E. The site is located within the Balboa/S. Indian Trail & Five Mile Prairie Neighborhood Council area.

Legal Description: A full legal description of the subject property is available in the Planning Services Department, located on the 3rd Floor of City Hall, 808 West Spokane Falls Blvd., Spokane, WA 99201-3329.

Current Zoning: Residential Single Family

Community Meeting: A community meeting was held on June 20, 2013, at 6:00 pm, at the Prince of Peace Lutheran Church, 8441 N. Indian Trail Road, Spokane, WA 99208.

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:


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808 West Spokane Falls Boulevard
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