

NOTICE OF APPLICATION AND PUBLIC HEARING
“Indian Trail & Barnes Road L.L.C.” Preliminary Long Plat
FILE # Z1300061PPLT

Notice is hereby given that Dwight Hume, on behalf of the applicant, has applied for a Type III Preliminary Long Plat on October 7, 2013. This application was determined to be technically complete on November 12, 2013. **There will be a public hearing on this proposal** before the City of Spokane Hearing Examiner on **Thursday, January 9, 2014, at 9:00 a.m.** 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/ Indian Trail & Barnes Road L.L.C.
Property Owner: 9027 N. Indian Trail Road
Spokane, WA 99208
(509) 468-2830

Agent: Dwight Hume
c/o Land Use Solutions and Entitlement
9101 N. Mt. View Lane
Spokane, WA 99218
(509) 435-3108

File Number: Z1300061PPLT

Public Comment Period: Written comments may be submitted on this application and any environmental issues related to it by **4pm, December 23, 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

Location Description: The subject properties to be used in this proposal front the corner on the east side of Indian Trail and the north side of Barnes Road and previously platted lots on the east side of the unimproved right of way of N. Woodridge Drive south of Lamar Ave.

Description of Proposal: The applicant is proposing to re-plat an existing plat of approximately 5.13 acres into 16 lots; 13 for single family homes in the RSF zone and 2 lots in an Office zone, 1 for a medical office building and another to be left vacant for a use to be determined.

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

Current Zoning: RSF (Residential Single-Family) & O-35 (Office w/35' height limit)

Community Meeting: A community meeting was held on August 13, 2013, at 5:30 pm, at the Indian Trail Library, 4904 W. Barnes 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:

*Dave Compton, Assistant Planner
Planning & Development Services,
808 West Spokane Falls Boulevard
Spokane, WA 99201-3329 Phone (509) 625-6089*

Email: dcompton@spokanecity.org