



PLANNING & DEVELOPMENT
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NOTICE OF COMMUNITY MEETING
Proposed Preliminary Long Plat (Type III)

Notice is hereby given that Whipple Consulting Engineers, Inc., on behalf of Diamond Rock Construction, Inc., will hold a community meeting to discuss a proposed preliminary long plat in the Southside of Spokane. This application requires a public hearing before the City Hearing Examiner.

COMMUNITY MEETING INFORMATION: A Community Meeting will be held on _____ August 16, 2016 _____ at _____ 6:00 _____ 'p.m. at Moran Prairie Library _____ facility located at 6004 S. Regal St, Spokane WA _____ regarding the Preliminary Plat. The applicant or their agent will make a presentation of the proposal. Any person may submit questions and comments at this meeting. For additional information, please contact the applicant, or you may contact City staff at:

Planning and Development
Attn: Dave Compton, Assistant Planner
808 West Spokane Falls Boulevard
Spokane, WA 99201-3329
Phone: (509) 625- 6089
EMAIL: dcompton@Spokanecity.org

APPLICATION INFORMATION

Applicant: Diamond Rock Construction, Inc.
Property 2602 N. Sullivan Rd.
Owner: Spokane Valley, WA
(509) 924-8964

Agent: Whipple Consulting Engineers, Inc.
(509) 893-2617

File Number: None Assigned Yet

Location Description: The subject parcels to be used in this proposal are addressed as 4510 & 4606 S. Freya Street, Spokane, WA. (Parcel #'s 34032.9110 & 34032.9111).

Description of Proposal: The applicant is proposing to subdivide approximately 3.7 acres in 13 single-family lots to include a public roadway for frontage.

SEPA: To Be Determined

Current Zoning: RSF (Residential Single-Family)

Community Meeting: A Community Meeting is an informal public meeting, in which the applicant and/or their agents present the proposed project to the public. The purpose of the meeting is to give an opportunity for the public to learn about the proposal, ask questions, and to exchange ideas about the proposal with the developer. A Community Meeting is the first step in the application process; it takes place before the applicant submits his/her application to the City of Spokane. City staff does not attend these meetings.

The Community Meeting is not a hearing, and no testimony is taken. The meeting is informational, though the meeting is recorded pursuant to requirements of the Spokane Municipal Code. Written comments are not required, and if any are submitted to Planning and Development, the letters will be forwarded to the Hearing Examiner when the application is forwarded for public hearing. However, such letters, if received before an application is submitted (i.e., Community Meeting), would need to be resubmitted prior to the closing of the public record (usually the date of the Public Hearing), in order to vest a person as a party of record.

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 Variance and public hearing. A Notice of Application will be posted on the property and mailed to property owners/taxpayers and occupants 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 issue a SEPA threshold determination for the project and obtain a public hearing date from the City Hearing Examiner. Finally, a Notice of Public Hearing will be posted and mailed (similar to the Notice of Application). This notice will contain the date, time and location of the public hearing. Written comments and oral testimony at the subsequent public hearing for this proposed action will be made part of the public record. Comments will be considered on this application and any environmental issues including SEPA or documents related to it. **Only the applicant, persons submitting written comments and persons testifying at a hearing may appeal the decision of the Hearing Examiner.**

Note: The applicant can request a combined Notice of Application and Public Hearing if they choose. This action would still allow the required public comments.