

**NOTICE OF APPLICATION AND VIRTUAL PUBLIC HEARING
Tangle Ridge Preliminary Long Plat
FILE # Z20-039PPLT**

Notice is hereby given that Whipple Consulting Engineers Inc applied for a Preliminary Long Plat on February 5, 2020. This application was determined to be technically complete on January 25, 2021. The City of Spokane is hereby holding a virtual public hearing before the Hearing Examiner on **Thursday, March 11, 2021, at 9:00 am**. The City deferred the in-person public hearing in an effort to slow the spread of the coronavirus (COVID-19) and to protect those most vulnerable. Due to the restrictions on public gatherings arising from the COVID-19 outbreak, this hearing will be conducted remotely using web and telephone conference tools, as described below. However, if the Governor's restrictions for group gatherings are lifted prior to the scheduled hearing date, the hearing will be held in person at the designated time in the Council Chambers, Lower Level of City Hall, 808 W. Spokane Falls Boulevard, Spokane, WA. Any changes to the procedures that will be followed for this hearing will be posted on the city's website: <https://my.spokanecity.org/projects/tangle-ridge-preliminary-plat/>

Any person may submit written comments on the proposal and/or appear at the public hearing.

**PUBLIC HEARING VIA WEBEX CONFERENCING
March 11, 2021, 9:00 AM Pacific Time (US and Canada)**

Join WebEx Meeting:

Join by computer, smartphone, or tablet:

<https://spokanecity.webex.com/spokanecity/j.php?MTID=m373864a8e324bc423274cbc3347ab6e6>

Meeting number (access code): 146 976 5477

Meeting password: 9WjcyJJHX34

Join by phone: +1-408-418-9388 United States Toll

Overview: The City requests that all non-essential visits to City Hall be observed. The City of Spokane along with the Hearing Examiner office is doing its part to slow the spread of COVID-19 and is hosting a virtual Public Hearing in response. In order to maintain compliance with WAC 365-196-845, the City is continuing to hold a virtual hearing to comply with due process on pending applications. Spokane City Council recently passed Ordinance C35905, which authorizes temporary procedural interpretations and also authorizes hearings that can be conducted consistent with the Governor's proclamations and within the spirit and intent of hearing requirements.

WebEx Details: We encourage all interested persons and the public to utilize the WebEx meeting feature. Please download the application in advance of the hearing. The optimal equipment for audio/video participation is a computer, smart phone, or tablet equipped with a camera and a headset with microphone similar to what you use with your phones for hands-free use. The WebEx application is free to download and use to observe or participate in the hearing. If this technology is unavailable to you, you can participate by phone using the toll number, service charges may apply. Your experience by phone will be similar to a teleconference. The Public Hearing will open with the collection of participant information and an overview of how the hearing will progress, prior to the official opening of the hearing. The public is encouraged to submit written comments prior to the hearing by sending to the City Planner, Tami Palmquist tpalmquist@spokanecity.org; comments via

email will need to be submitted by no later than 5:00 PM on February 15, 2021 in order for them to be received and prepared for submission into the record; comments received will be entered into the record at the time of the public participation portion of the Public Hearing. Comments received through US Mail will be included if they are received prior to the hearing.

APPLICATION INFORMATION

Applicant: Whipple Consulting Engineers Inc.
Allyson Andrade
21 S Pines Rd
Spokane Valley, WA 99206
509-893-2617

Owner: Kerry Hennessey
816 W Francis Ave, Suite 515
Spokane, WA 99205

File Number: Z20-039PPLT

Public Comment Period: Written comments may be submitted on this application and any environmental issues related to it by **February 15, 2021**. Written comments should be sent to the Planning & Development address listed at the end of this document.

SEPA: This proposal will be reviewed under the State Environmental Policy Act (SEPA) under Spokane Municipal Code Section 17E.050. The optional DNS process is being used and this will be the only opportunity to comment on the environmental impacts of this proposal. It is anticipated that the proposal will include mitigation measures under applicable codes. A copy of the subsequent threshold determination may be obtained upon request. The last day to appeal the issued MDNS is **March 5, 2021**.

Description of Proposal: The applicant is proposing 45 new single family lots on roughly 12.15 acres located to the east of the intersection of W. Basalt Ridge Drive and W. Boulder Ridge Drive. Currently the property is vacant.

Location Description: The proposal is located on **parcel number 34071.0040, unassigned address, east of Tangle Heights Drive, utilizing Boulder Ridge Drive**. Section 7 – Township 24N – Range 43.

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

Current Zoning: Residential Single Family

Community Meeting: A community meeting was held on December 19, 2019, at 6:00 p.m. at Westwood Middle School, 6120 S Abbot Rd., Spokane, WA 99224.

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:

*Tami Palmquist, Principal Planner
Planning & Development Services,
808 West Spokane Falls Boulevard
Spokane, WA 99201-3329
Phone (509) 625-6157*

Email: tpalmquist@spokanecity.org

To view more information, including site plans for this project, please go to:

<https://my.spokanecity.org/projects/tangle-ridge-preliminary-plat/>