



NOTICE OF APPLICATION TYPE II

BUILDING AND PLANNING DEPARTMENT

This Notice of Application is being provided to affected agencies and owners/taxpayers of property located within 400 feet of a proposed land use application received by the Spokane County Building and Planning Department. This notice is to advise you that the land use application may affect you and to invite your comments on the project. Written comments may be submitted by any person regarding this project and the environmental review (SEPA) process. All comments received by **January 23, 2023**, will be considered by the project planner prior to preparation of a staff report to the Hearing Examiner. Comments will continue to be welcomed up through the public hearing. The project file may be examined between 7:30 a.m. and 4:00 p.m. Monday through Thursday, 7:30 a.m. to 12:00 p.m. Fridays, except holidays, in the Building and Planning Department of the Public Works Building, 1st Floor Permit Center West, 1026 West Broadway, Spokane, Washington. If you have questions, you may call the project planner at the phone number identified at the end of this notice. Please reference the *PROJECT FILE NUMBER(S)* in all your communications.

PROJECT FILE NUMBER(S): CC-0005-2022

APPLICANT/AGENT: Whipple Consulting Engineers
21 S. Pines Rd.
Spokane Valley, WA 99206
(509) 893-2617

PROJECT DESCRIPTION: Change of Conditions to the Final Plat of Tori's Place PUD. PE-2062-17 to remove the Planned Unit Development (PUD) Overlay zone pursuant to Section 14.704.150(2) of the Spokane County Zoning Code to permit the development of the required open space into future lots for residential use.

PARCEL NO.: 45264.3001-.3017, 45264.3101-.3125, 45264.3201-.3217, 45264.3301-.3326,
45264.3401, 45264.3402

PROJECT ADDRESS AND LOCATION: The subject site is generally located east of and adjacent to Adams Road and approximately 800 feet north of 32nd Avenue, in the southeast quarter of Section 26, Township 25 North, Range 44 EWM, Spokane County, Washington.

DATE APPLICATION SUBMITTED: December 5, 2022

COMPREHENSIVE PLAN DESIGNATION: Low Density Residential

EXISTING ZONING: Low Density Residential (LDR)

ADDITIONAL PERMITS: Additional permits may be required.

ADDITIONAL STUDIES REQUESTED: No additional information is being requested at this time. Additional information/studies may be requested prior to the scheduling of a public hearing for the proposed land use action.

ENVIRONMENTAL DOCUMENTS: Review of proposed development regulations and typical recommended conditions of approval and/or mitigating measures indicate the State Environmental Policy Act (SEPA) threshold determination will likely be a Mitigated Determination of Non-significance (MDNS).

DEVELOPMENT REGULATIONS: The proposed project shall comply with the regulations and development standards identified in the Spokane County Zoning Code, Spokane County Subdivision Ordinance, Spokane County Critical Areas Ordinance, Uniform Building Code, Spokane County Shoreline Program, Spokane County Standards for Road and Sewer Construction, Spokane County Guidelines for Stormwater Management and the regulations of the Spokane Regional Health District.

ACTION: This project is subject to a future public hearing. You will be receiving a Notice of Hearing, which will be issued a minimum of fifteen (15) days prior to the public hearing. A written report, including a staff analysis of the project, will generally be available for inspection seven (7) calendar days prior to the public hearing. Participation in the public hearing is encouraged. A copy of the Notice of Decision issued by the Spokane County Hearing Examiner, which identifies the findings of fact, conclusion, decision and appeal rights will be provided to those individuals who testify at the public hearing and will be available to all others upon request.

ATTACHMENTS: Please find an attached Final Plat and Vicinity Map for your review.

REVIEW AUTHORITY: Tammy Jones, Principal Planner
Spokane County Building and Planning Department
1026 West Broadway Avenue
Spokane, Washington 99260-0050
(509) 477-7225
tmjones@spokanecounty.org

Date Issued: January 9, 2023

Signature: _____

