

NOTICE OF COMMUNITY MEETING
Shoreline Conditional Use Permit
The Woodbee Apartments

Notice is hereby given that Ryan Andrade with Whipple Consulting Engineers will conduct a community meeting to discuss the proposal for a Shoreline Conditional Use Permit for a proposed 12-unit multi-family project. This Shoreline Conditional Use Permit will be processed as a Type III application and will require a public hearing before the City Hearing Examiner, and final approval by the Department of Ecology.

COMMUNITY MEETING INFORMATION: A Community Meeting will be held on **Tuesday, July 30, 2024, at 5:30 at the Northeast Community Center located at 4001 N Cook St. Spokane WA 99207.** The applicant will make a presentation of the proposal. Any person may submit questions and comment that this meeting. For additional information, please contact the applicant, or you may contact City staff at:

Attn: Donna deBit, Senior Planner
808 West Spokane Falls Boulevard
Spokane, WA 99201-3329
Phone: (509) 625-6637
Email: ddebit@spokanecity.org

Applicant/Agent: Whipple Consulting Engineers
c/o Ryan Andrade
21 S Pines Rd
Spokane Valley, WA 99206
(509)-893-2617

Property Owner: Jay G Higgins/ Cheryl Ann Kornder
23420 SE Black Nugget Rd
Issaquah, WA 98029

File Number: None Assigned Yet

Location Description: 2517 E Upriver Dr. (Parcel no.35091.2914)

Description of Proposal: The applicant is proposing a new 12-unit multi-family structure with associated parking. The existing duplex will remain. A portion of the project is within the 200-foot Shoreline Jurisdiction, requiring a Shoreline CUP is required. This is a Type III application and there will be a Public Hearing in front of the City Hearing Examiner.

SEPA: Required.

Current Zoning: Residential Multi-Family (RMF)

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 Planning staff does not attend these meetings, except in the case of a combined Traffic Scoping and Community Meeting. In such cases, a member of the City Traffic Section will attend the meeting to take comments on possible transportation related issues. Such combined meetings will be noted on the header of this notice.

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 the Planning and Development Department, 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 application 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 30-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. At the time of public comment, the applicant will also provide Notice of Public Hearing. This combined notice of application and public hearing 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. Once the Hearing Examiner issues a decision, the Department of Ecology will make a final decision within 21 days.

Staff Contact:

Planning and Development Services
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