



COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING DIVISION

NOTICE OF APPLICATION

The City of Spokane Valley Planning Division has published this Notice of Application to provide the opportunity to comment on the proposed project. The comment period ends **30-calendar days** from the date issued. Written comments may be submitted to the staff contact during this period. The project file may be examined between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday (except holidays) in the City of Spokane Valley permit center, located at 11707 East Sprague Avenue, Suite 106, Spokane Valley, Washington. Questions may be directed to the staff person listed below.

FILE NO/PROPOSAL: Painted Hills (SUB-2015-0001/PRD-2015-0001) - Request for preliminary approval to subdivide 99.5 acres into 303 lots for a planned residential development (PRD) to include single family, multifamily, commercial and open space development.

APPLICANT'S REPRESENTATIVE: Whipple Consulting Engineers, Inc. Attn: Todd Whipple 2528 N. Sullivan Rd. Spokane Valley, WA 99216

OWNER: Black Realty, Inc. C/O Bryan Walker 107 S. Howard St. #500 Spokane, WA 99201

APPLICATION DATE: July 24, 2015

DETERMINATION OF COMPLETENESS: August 14, 2015

DECISION-MAKING AUTHORITY: City of Spokane Valley Hearing Examiner

WRITTEN COMMENTS: Agencies, tribes, and the public are encouraged to review and provide written comments on the proposal/project and its probable environmental impacts. All comments received by September 20, 2015, which is thirty (30) calendar days from the date of this notice, will be considered prior to making a decision on this project. Any person may request a copy of the decision for the proposal once made. Pursuant to City of Spokane Valley Municipal Code (SVMC) 17.90 (Appeals), a written appeal of the decision shall be filed with the City of Spokane Valley Community Development Department within fourteen (14) calendar days after the date the notice of the decision is mailed. Standing to appeal a decision shall be determined in accordance with the provisions of SVMC 17.90.010 (General).

PARCEL NUMBER (S) / SITE ADDRESS / GENERAL LOCATION: PARCEL NUMBER (S) / SITE ADDRESS / GENERAL LOCATION: Parcel No(s). 45336.9191, 45334.0106, 45334.0108, 45334.0109, 45334.0110, 45334.0113, 45334.0114, 45334.9135 and 44041.9144 addressed as 4403 S. Dishman Mica Road and commonly known as the Painted Hill Golf Course; located adjacent and northeast of the intersection of Dishman Mica Road and Thorpe Road, further located in the southeast quarter of Section 33 and the southwest quarter of Section 34, Township 25 North, Range 44 East Willamette Meridian, Spokane County Washington and the northeast quarter of Section 04 Township 24 North, Range 44 East Willamette Meridian, Spokane County, Washington.

COMPREHENSIVE PLAN: Low Density Residential

EXISTING ZONING: Single-family Residential District (R-3)

OTHER PERMITS: City of Spokane Valley Engineering Approval; City of Spokane Valley Final Plat Approval, Spokane County Division of Utilities Sewer Connection Permit; and Spokane County Water District #3 Connection Permit.

REQUIRED STUDIES: None required at time of this notice of application.

ENVIRONMENTAL REVIEW: The Planning Division has reviewed the proposal/project and has determined that the project is not categorically exempt pursuant to WAC 197-11-800 from environmental review under the provisions of the State Environmental Policy Act. The Planning Division acting as lead agency will conduct an environmental review of the proposed preliminary plat and will issue a separate threshold determination.

EXISTING ENVIRONMENTAL DOCUMENTS: The applicant submitted a completed Environmental Checklist for the proposed preliminary plat pursuant to WAC 197-11-315.

APPLICABLE DEVELOPMENT REGULATIONS: SVMC Title 20 (Subdivisions), Section 19.40 (Residential Zones) 19.50 (Planned Residential Developments) and Section 22.130 (Streets, Sidewalks and Public Places), the City of Spokane Valley Street Standards, the Guidelines for Stormwater Management, and the Spokane Regional Health District regulations are the primary development regulations applicable to the site.

PUBLIC HEARING: The preliminary subdivision and planned residential development action is subject to a public hearing. Separate public notice of the scheduled public hearing date and time will be conducted. The public hearing date has not been determined.

COMMENT PERIOD ENDS: September 20, 2015 @ 5:00 p.m.

STAFF CONTACT: **CHRISTINA JANSSEN, Planner**
 11707 East Sprague Avenue, Suite 106
 Spokane Valley, WA 99206
 PH: (509) 720-5333
 FX: (509) 921-1008
 E-MAIL: christina.janssen@spokanevalley.org

DATE ISSUED: August 21, 2015 **SIGNATURE:** _____