

**NOTICE OF APPLICATION AND PUBLIC HEARING  
FOR A PUD, PRELIMINARY PLAT AND SHORELINE CONDITIONAL USE PERMIT  
“Deep Pine Overlook”  
File No. Z16-985SCUP**

Notice is hereby given that Taudd Hume, representing JRP Land LLC, applied for a Type III Preliminary Plat, Planned Unit Development and Shoreline Conditional Use Permit on December 16, 2016. This application was determined to be technically complete on December 6, 2018. **There will be a public hearing on this proposal** before the City of Spokane Hearing Examiner on **Thursday, February 28, 2019 at 9:00am**, in the Council Briefing Center, Lower Level of City Hall, 808 W. Spokane Falls Boulevard, Spokane, WA. Any person may submit written comments on the proposal and/or appear at the public hearing.

For additional information contact the City of Spokane Development Services Center at:

*Development Services Center  
Attn: Tami Palmquist, Principal Planner  
808 West Spokane Falls Boulevard  
Spokane, WA 99201-3329  
Phone: (509) 625-6157  
EMAIL: [tpalmquist@spokanecity.org](mailto:tpalmquist@spokanecity.org)  
Web: [www.spokaneplanning.org](http://www.spokaneplanning.org)*

**APPLICATION INFORMATION:**

**Applicant:** Taudd Hume  
505 W. Riverside, Ste. 500  
Spokane, WA 99201  
(509) 252-5066  
thume@pblaw.biz

**Property Owner:** JRP Land LLC  
10223 S. Hangman Valley Road  
Spokane, WA 99224  
johnpilcher@hotmail.com

**File Number:** Z16-985 SCUP

**Public Comment Period:** Written comments may be submitted on this application by **January 21, 2019 at 5pm**. Written comments should be sent via mail or email to the Planning and Development address listed at the end of this document.

**SEPA:** This proposal is being reviewed under the State Environmental Policy Act (SEPA). The lead agency is likely to issue a Determination of Non-Significance for this project. Please note that this may be the only opportunity to comment on the environmental impacts of the project. The lead agency is using the optional DNS process for this project as outlined in WAC 197-11-355. SEPA Appeal **February 5, 2019 at 5pm**.

**Description of Proposal:** Applicant is proposing a long plat subdivision (with a PUD overlay) of 94 lots on approximately 48 acres of land. The project may also include a Community Building and or a self-storage area for the residents. This is a Type III Preliminary Plat with a PUD and a Shoreline Conditional Use Permit which all require a Public Hearing in front of the City Hearing Examiner. The application is available for review by the public on the web at <https://my.spokanecity.org/projects/deep-pine-overlook/> in the Planning and Development Department, 3rd Floor, City Hall, 808 W Spokane Falls Blvd. Spokane WA 99201.

**Location Description:** The subject properties to be used in this proposal are located at 3515 S. Inland Empire Way, Spokane, WA; parcels 35312.0002, 35361.0006, and 35361.0007. A complete legal description is available for review at Planning Services Department, City of Spokane.

**Legal Description:** The complete legal description is available upon request in the Development Services Center located on the 3rd floor of City Hall

**Current Zoning:** RA (Residential Agriculture) and RSF (Residential Single Family)

**Community Meeting:** A community meeting was held on December 8, 2016 at the Yokes Fresh Market grocery store on the 2<sup>nd</sup> floor conference room located at 4235 Cheney Spokane Rd.

**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 Conditional Use Permit. 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 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 30-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:

*Planning and Development  
Attn: Tami Palmquist, Principal Planner  
808 West Spokane Falls Boulevard  
Spokane, WA 99201-3329*

*Phone (509) 625-6157  
Email: [tpalmquist@spokanecity.org](mailto:tpalmquist@spokanecity.org)*