



NOTICE OF APPLICATION TYPE I

BUILDING AND PLANNING DEPARTMENT

In accordance with ESHB 1724 Procedural Administrative Rules and Spokane County Board of Commissioners Resolution No. 1-0700, the Spokane County Building and Planning Department is providing this Notice of Application to allow you to comment on the below described project. All comments received prior to **July 1, 2019**, will be considered by the project planner prior to issuing an administrative decision. The project file may be reviewed between 7:30 a.m. and 4:00 p.m., Monday through Thursday, and 7:30 a.m. to 12:00 p.m., Fridays (except holidays) in the Building and Planning Department of the Public Works Building, 1026 West Broadway Avenue, Spokane, Washington.

FILE NUMBER: BSP-117-19/MHP-01-19

PARCEL NUMBER: 45341.9159

DATE OF APPLICATION SUBMITTAL: MAY 30, 2019

OWNER/APPLICANT: Wolff Enterprises III, LLC
C/o McKenzie Darr
542 First Avenue South, Suite 400
Seattle, WA 98104
(408) 373-7525

DESCRIPTION OF PROJECT: Preliminary Binding Site Plan for a proposed Manufactured Home Park to allow 300 units on approximately 50 acres in the Low Density Residential (LDR) zone.

LOCATION OF PROJECT: The subject property is generally located west of and adjacent to SR-27, south of 32nd Avenue and east of 35th Avenue, in the NE ¼ of Section 34, Township 25 North, Range 44 EWM, Spokane County, Washington.

EXISTING ZONING: Low Density Residential (LDR)

OTHER PERMITS: Additional permits to include building, access, water and sewer permits may be required.

FURTHER STUDIES REQUESTED: Additional information may be required prior to issuance of an administrative decision.

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 Determination of Non-significance (DNS).

COMMENT PERIOD: All written comments received within fourteen (14) calendar days of the below "Date Issued" will be considered prior to making a decision on this project.

DEVELOPMENT REGULATIONS: The Spokane County Zoning Code, Spokane Regional Health District regulations and Spokane County Road Standards are the primary development regulations that will be used for project mitigation.

CONSISTENCY: With the above development regulations and typical conditions of approval, the proposal is initially found to be consistent with the "type of land use," "level of development," "infrastructure," and "character of the development" as permitted pursuant to Section 14.506.100 of the Spokane County Zoning Code.

ACTION: This will be an administrative decision without a public hearing, and the decision can be made after the fourteenth (14) calendar day comment period; provided that required studies have been accepted and the agencies of jurisdiction have provided us with their comments and recommended conditions.

ATTACHMENTS: Please find an attached Vicinity Map and Preliminary Manufactured Home Park Site Plan for your review.

REVIEW Tammy Jones, Principal Planner
AUTHORITY: Spokane County Building and Planning Department
1026 West Broadway Avenue, Spokane, WA 99260-0220
Phone: (509) 477-7225 FAX: (509) 477-4703

DATE ISSUED: 6/17/19 **SIGNATURE:** 
