

**CITY OF SPOKANE HEARING EXAMINER**

Re: Preliminary Plat Application by ) FINDINGS, CONCLUSIONS,  
Whipple Consulting Engineers, ) AND DECISION  
Inc. to subdivide a portion of one )  
parcel into 138 new single-family ) FILE NO. Z190145PPLT  
lots on roughly 53.69 acres )

**SUMMARY OF PROPOSAL AND DECISION**

**Summary of Proposal:** The Applicant is proposing to subdivide approximately 53.69 acres into 138 single-family lots, in a plat to be known as "Woodridge View 3<sup>rd</sup> Addition."

**Decision:** Approved, with *revised* conditions.

**FINDINGS OF FACT**  
**BACKGROUND INFORMATION**

**Applicant** Todd Whipple  
Whipple Consulting Engineers, Inc.  
21 S. Pines Road  
Spokane Valley WA 99206

**Owner:** MSSK Holdings, LLC  
944 E. 30<sup>th</sup> Avenue  
Spokane WA 99203

**Property Location:** The subject property is a portion of parcel 26155.0002, northeast of the existing Woodridge development and east of Indian Trail Road.

**Legal Description:** The legal description of the property is provided in Exhibit 8C.

**Zoning:** The property is zoned RSF (Residential Single Family).

**Comprehensive Plan Map Designation:** The property is designated as R 4-10 (Residential 4-10 units per acre).

**Site Description:** The subject property is at the municipal boundary in the Indian Trail neighborhood, northeast of Weiber Road. The proposed project is a subdivision of a portion of one parcel into 138 single-family lots, with a site size of approximately 53.69 acres. Currently the site is vacant, and a portion of the site is heavily treed. The parcel contains the Woodridge water reservoir. The proposed plat creates a separate parcel for the water reservoir. Portions of the site are very steep with much of the property designated at between 16% and 30% slope on the City's GIS map. To the north and east are undeveloped parcels in the County; to the south and west sit previously built phases of the Woodridge plat.