

**STAFF REPORT ON
PRELIMINARY SHORT PLAT FILE NO. Z25-111PSP “27th Avenue”**

I. SUMMARY OF REQUEST AND RECOMMENDATIONS:

DESCRIPTION OF PROPOSAL: The applicant is proposing to divide parcel 35294.2120 addressed as 1107 E 27th into four lots for the purpose of constructing four single-family homes and one Accessory Dwelling Unit (ADU) for a total of five units. The BLA (Z24-573BLA) that established the parent site for this plat application has been completed with Spokane County with parcel and address records updated accordingly. Demolition of the existing home was completed under B2421175DEMO.

This application is processed as a Type II application; however, the proposal qualifies for “minor engineering review” with the City of Spokane (see SMC 17G.080.040 Short Subdivisions, subsection C.2). There is no public comment period for those applications qualifying for Minor Engineering Review. This staff report and decision was issued following the required agency review period for this preliminary short.

Recommendation: Staff recommends approval of this application, with conditions.

II. GENERAL INFORMATION:

- | | | |
|----|----------------------------|---|
| A. | Applicant/Agent: | Randy Palazzo
Urban Empire Homes, LLC
23403 E Mission #207
Liberty Lake, WA 99019 |
| B. | Property Owner: | Urban Empire Homes
7154 W STATE ST STE 320
BOISE, ID, 83714 |
| C. | Location of Proposal: | 1107 E 27TH Ave, Parcel no. 36312.2023 (formerly parcels 35294.2113 and 35294.2114 prior to completion of BLA Z24-573BLA) |
| D. | Existing Zoning: | Residential 1 (R1) |
| E. | Land Use Plan Designation: | Residential Low |
| F. | SEPA Status: | Exempt |
| G. | Enabling Zoning: | 17G.080.040 Short Subdivisions; 17G.080.025 Decision Criteria; 17C.111 Residential Zones |
| H. | Staff Contact: | Melissa Owen, Planner II – 509-625-6063
mowen@spokanecity.org |

III. FINDINGS OF FACT:

- A. **Project Description:** Randy Palazzo with Urban Empire Homes, LLC applied for a Type II. Minor Engineering Review Preliminary Short Plat on February 26, 2025. The proposal is to subdivide one existing parcel created via BLA under record Z24-573BLA (approximately .28 acres) into 4 lots for the development of four detached single-family homes and one Accessory Dwelling Unit (ADU) (5 units total).
- B. **Site Description:** The project proposal encompasses one parcel (35294.2120) shown above located at 1107 E 27th (parcels 35294.2113 and 35294.2114 prior to completion of BLA under record no. Z24-573BLA).

2024 Aerial



- C. Public right of way directly adjacent to the site includes East 27th Avenue. No parking is required for any use across the city of Spokane, however, concept plans for the site include one shared driveway and one individual driveway to serve three of four lots. Driveway concepts have been received and will be verified for compliance with applicable codes such as minimum driveway spacing at time of construction permit.
- D. The current zoning of the project parcel is Residential 1 (R1). The proposed short plat would create 4 lots for construction of 4 new detached single-family homes and 1 accessory dwelling unit (ADU). Anticipated development requires separate permits which are reviewed for compliance with the City's Residential Zones land use standards (SMC 17C.111 Residential Zones) and other applicable codes (building, fire, engineering, etc.) at time of building permit.
- E. Adjacent zoning includes Residential 1 (R1). Please see the zoning map below.

Zoning Map



F. The project site and adjacent land use designation is Residential Low.

G. Applicable Zoning Regulations include Spokane Municipal Code 17G.080.040 Short Subdivisions; 17G.080.025 Decision Criteria; 17C.111 Residential Zones.

H. Procedural Requirements:

- Application for a Type II “Minor Engineering” Preliminary Short Plat was submitted on February 26, 2025;
- Two Request for Comment (RFC) notices were sent to Departments and Agencies on March 4, 2025, and April 15, 2025 (City Engineering and Planning review only for the 2nd RFC);
- Applicant was notified on May 5, 2025, that the application was technically complete;
- There is no public comment period for short plats meeting criteria for “minor engineering review” under SMC 17G.080.040 Short Subdivisions, subsection C.2.

IV. DEPARTMENT REPORTS:

Notice of this proposal was sent to City departments and outside agencies for their review and comments on March 4, 2025, and April 15, 2025, as noted above. Staff received responses and/or comments from the following City of Spokane Departments: Engineering, Planning, Integrated Capital Management (traffic/transportation), Fire, City Building Official and Wastewater Management. The following agencies with jurisdiction also provided comment Spokane Tribe of Indians and Spokane Clean Air Agency.

Staff and agency comments are included with the file and are made part of this application by reference (See Exhibit 2).

V. PUBLIC COMMENT:

There is no public comment associated with short plats qualifying for “Minor Engineering Review” under SMC 17G.080.040 Short Subdivisions, subsection C.2; however, comments were received from the public during the agency review period.

More than twenty interested parties provided comment in the form of one individual letter and one joint letter. Comments received from the public are included with the file and made part of this application by reference (See Exhibit 3). A variety of concerns were expressed in comments from nearby residents opposed to the project including, but not limited to: existing neighborhood character, lack of public input, lack of SEPA requirement, proposed lot size/density under this application, stormwater drainage concerns, geohazard/steep slopes and association building codes due to rock outcrop, existing mature trees, parking, traffic, and perception that values would decline in the neighborhood if the plat is approved.

VI. CONCLUSIONS:

The Spokane Municipal Code has established decision criteria for these proposals – decision criteria for preliminary short plats are found in 17G.080.025. The following is staff’s independent analysis of the proposed preliminary short plat in light of these decision criteria.

Short Plat –DECISION CRIATERIA SMC 17G.061.310(C) AND 17G.080.025

The following decision criteria shall be used for Type II permit applications (17G.061.310 subsection C.).

1. *The proposal is allowed under the provisions of the land use codes.*

Relevant Facts:

SMC 17C.111.030 Characteristics of Residential zones describe the R1 zone as a low-intensity residential zone. The zone allows a range of housing choices built at the general scale and height of detached houses. This includes both detached and attached homes and middle housing types.

Per table 17C.111.205-1, there is no maximum density associated with sites two acres or less. Each proposed lot meets the minimum lot area and dimensions per table 17C.111.205-1 (min 1200 SF, Min 15’ lot width & street frontage, Min 80’ lot depth).

The proposal is for four lots to be developed with single-family homes. A total of five units (four detached single-family homes and one ADU) are proposed for constructed on four lots.

Staff Discussion:

The proposal is permitted in accordance with SMC 17G.080.050 (Subdivisions) and SMC 17C.111 Residential Zones. The proposal implements the City of Spokane Land Use Plan Map and meets density requirements, minimum lot size, and frontage requirements for the R1 zone. Other applicable land use and development codes will be verified for compliance at time construction permit.

Staff finds that criteria 1. is met.

2. *The proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property.*

Relevant Facts:

The Comprehensive Plan includes multiple goals, objectives, and policies that are relevant to the proposal including, but not limited to the following found in the City's Comprehensive Plan (note: some chapters amended September 7, 2023):

Policy LU 1.3 Lower Intensity Residential Areas states – *Focus a range of lower intensity residential uses in every neighborhood while ensuring that new development complements existing development and the form and function of the area in which it is located.*

LU1.3 Discussion: Lower intensity residential uses, from detached homes to middle housing types, are generally compatible with each other and can be incorporated effectively into all neighborhoods.

Policy LU 1.12 Public Facilities and Services states – *Ensure that public facilities and services system are adequate to accommodate proposed development before permitting development to occur.*

Policy LU 3.7 Maximum and Minimum Lot Sizes states – *Prescribe maximum, as well as minimum lot size standards to achieve the desired residential density for all areas of the City.*

LU3.7 Discussion: One of the ways to use the remaining usable land more efficiently is to increase the overall housing density. Increased density promotes efficient and cost-effective provision of city facilities, services, and transportation systems and enables the provision of affordable housing.

Policy LU 4.1 Land Use and Transportation states – *Coordinate land use and transportation planning to result in an efficient pattern of development that supports alternative transportation modes consistent with the Transportation Chapter and makes significant progress towards reducing sprawl, traffic congestion, and air pollution.*

Goal LU5 Development Character states – Promote development in a manner that is attractive, complementary, and compatible with other land uses.

Policy LU 5.5 Compatible Development states – *Ensure that infill and redevelopment projects are well-designed and compatible with surrounding uses and building types.*

Policy LU 8.1 Role of Urban Growth Areas states – *Limit urban sprawl by encouraging development in urban areas where adequate public facilities exist or where such facilities can be more efficiently provided.*

Policy H1.4 Use of Existing Infrastructure states – *Direct new residential development into areas where community and human public services and facilities are available.*

Policy H1.11 Access to Transportation states – *Encourage housing that provides easy access to public transit and other efficient modes of transportation.*

Policy H2.4 Linking Housing with Other Uses states – *Ensure that plans provide increased physical connection between housing, employment, transportation, recreation, daily-needs services, and educational uses.*

Staff Discussion: The proposed platting action will allow for additional single-family housing with access to existing infrastructure, transportation, and open space. The Spokane Comprehensive Plan designates the subject property as "Residential Low" which allows detached and attached single-family residences in addition to middle housing types. The proposal is consistent with multiple goals and policies of the Spokane Comprehensive Plan including Land Use and Housing chapters and the City's Housing Action Plan, the Mayor's Proclamation for Housing Emergency, and the City Council/Plan Commission 2021- 2022 Joint Work Plan

Staff finds that criteria 2. is met.

3. *The proposal meets the concurrency requirements of chapter 17D.010 SMC.*

Relevant Facts:

During agency review, agencies with jurisdiction have the opportunity and responsibility to address any concerns related to concurrency including an evaluation of transportation, public water, fire protection, police projection, parks and recreation, public library, solid waste disposal & recycling, and public wastewater (sewer and stormwater). As noted above two requests for agency comment (RFC) were distributed. The first on March 4, 2025, and a second planning- and engineering-specific RFC on April 15, 2025. Conditions of approval include those provided by agencies with jurisdiction.

Staff Discussion:

While staff reviewing fire code submitted comments requesting a minimum 5' pedestrian connection between lots with required 3' side yard setbacks, the City's Building Official, Dermott Murphy, concluded that this condition could not be placed on the plat as the requested path is not codified in the SMC (see comments from Dave Kokot and Dermott Murphy in Exhibit 2).

No agency with jurisdiction identified that concurrency could not be achieved.

Staff finds that criteria 3. is met.

4. *If approval of a site plan is required, the property is suitable for the proposed use and site plan considering the physical characteristics of the property, including but not limited to size, shape, location, topography, soils, slope, drainage characteristics, the existence of ground or surface water and the existence of natural, historic, or cultural features.*

Relevant Facts:

This site has been reviewed for compliance with applicable codes and agencies had the opportunity to address any site constraints or concerns. The site is suitable for development according to all city departments and agencies that commented. Comments from agencies are included in the report as Exhibit 2.

Staff Discussion:

No comments were received indicating that the site is unsuitable for development. Per communications from Mike Nilsson, Engineering, a Geotech report will be required with the final drainage report. Geotech will be used by both engineering and building departments in review of building permit applications. An Inadvertent Discovery Plan is required per comment from Spokane Tribe of Indians Tribal Preservation Officer, Randy Abrahamson. Standard language for inadvertent discover is also required to be include on the plat dedication page.

Any development on the parcels created via the platting action will be reviewed by the Spokane Development Services Department to ensure that each new residential unit meets all required development standards. These standards include, but are not limited to, land use standards, Stormwater standards, Utility standards, Building and Fire Code standards, and Spokane Geologically Hazardous Area standards, etc.

Staff finds that criteria 4. is met.

5. *The proposal will not have a significant adverse impact on the environment or the surrounding properties, and if necessary conditions can be placed on the proposal to avoid*

significant effects or interference with the use of neighboring property or the surrounding area, considering the design and intensity of the proposed use.

Findings of Fact:

The proposal is SEPA exempt under Section 17E.050.070 Flexible Thresholds for Categorical Exemptions.

Staff finds that criteria 5. is met.

This section (17G.080.025) establishes conditions for approval or disapproval of land divisions. The proposed subdivision makes appropriate (in terms of capacity and concurrence) provisions for:

a. public health, safety and welfare;

The City of Spokane Fire and Police Departments were given the opportunity to review this proposal in addition to other agencies with jurisdiction such as emergency management services that are included in formal Agency Request for Comments. While Fire submitted comments requesting a minimum 5' pedestrian connection between lots with 3' side yard setbacks, the City's Building Official, Dermott Murphy, concluded that this condition could not be placed on the plat as the path and separation requested is not codified in the SMC (see Dave Kokot and Dermott Murphy comments in Exhibit 2) . Compliance with applicable codes at time of building permit application, including adopted fire code, will continue to be reviewed as the proposal moves forward. Addressing for new units will follow Emergency Management Services addressing standards.

Staff finds that criteria a. is met.

b. open spaces;

Short plats are not required to provide open space and no open space is proposed as part of this land use application. Required open space/yards will be evaluated for compliance with adopted codes at time of building permit.

Staff finds that criteria b. is met.

c. drainage ways;

All stormwater and surface drainage generated on-site shall be disposed of on-site in accordance with SMC 17D.060 "Stormwater Facilities", the Spokane Regional Stormwater Manual, Special Drainage Districts, City Design Standards, and, per the Project Engineer's recommendations, based on the drainage plan accepted for the final plat. And, no building permit shall be issued for any lot in this subdivision until evidence satisfactory to the Director of Engineering Services has been provided showing that the recommendations of Chapter 17D.060 SMC, Stormwater Facilities, the Spokane Regional Stormwater Manual, and the Project Engineer's recommendations, based on the drainage plan accepted for the final subdivision, have been complied with.

These requirements are included as recommended conditions for this plat.

Staff finds that criteria c. is met.

d. streets, roads, alleys and other public ways;

Public streets, including paving, curb, sidewalk, signs, storm drainage structures/facilities, and swales/planting strips necessary to serve the proposed plat, shall be designed and constructed in accordance with City standards.

Staff finds that criteria d. is met.

e. *transit stops;*

A transit route (4 Monroe-Regal) runs two blocks to the south subject site with outbound/inbound stops at 29th and Ivory and 29th and Arthur.

No comments were received from STA. Please also note that STA works independently with private property owners to address improvements to STA facilities that may impact private development sites. Any coordination with the city that may be necessary and/or required permits associated with transit improvements are addressed outside of platting actions.

Staff finds that criteria e. is met.

f. *Potable water supplies;*

Future development within the proposed subdivision will be required to connect to the city's public water system. Engineering identified that there is a six-inch cast iron water main in 27th Avenue available for connection and that each lot shall have its own water connection. Water conceptual plans were submitted for the preliminary plat review process. Any public and private facilities necessary to serve the development will be constructed with appropriate permits and at the developer's expense.

Staff finds that criteria f. is met.

g. *Sanitary wastes;*

Future development within the proposed subdivision will be required to connect to the city's public sewer system. Engineering identified that there is an eight-inch vitrified clay sewer main in 27th Avenue available for connection and that each lot shall have its own sanitary sewer connection. Sewer conceptual plans were submitted for the preliminary plat review process. Any public and private facilities necessary to serve the development will be constructed with appropriate permits and at the developer's expense.

Staff finds that criteria g. is met.

h. *Parks, recreation, and playgrounds;*

Short Plats are not required to provide new parks. Three parks are located less than 1 mile from the project site – Manito, Lincoln, and Hamblin Parks. The Parks Department did not offer any comments on this proposal.

Staff finds that criteria h. is met.

i. *Schools and school grounds;*

The site is located within the Spokane Schools District 81. There are no provisions for public schools or school grounds as a part of this proposal. School District 81 did not provide any comments on this proposal.

Staff finds that criteria i. is met.

j. *sidewalks, pathways and other features that assure safe walking conditions.*

Existing sidewalks are located to the south along E 27th Avenue. As is standard practice, any necessary repairs to sidewalks such as broken and heaved sidewalks directly in front of each lot will be evaluated prior to issuance of a certificate of occupancy for new units.

Staff finds that criteria j. is met.

VI. DECISION

TO APPROVE the Preliminary Short Plat of four (4) lots at a .28-acre site consisting of parcel no. 35294.2120 addressed as 1107 E 27th substantially in conformance with the application, plans, drawing, illustrations, and/or specifications on file in the Planning and Development Services Center; and the following conditions of approval:

1. Adhere to any additional performance and development standards documented in comment or required by City of Spokane, Spokane County Washington State, and any Federal agency.
2. In compliance with Spokane Tribe of Indians letters (dated March 14, 2024): This project will require an Inadvertent Discovery Plan (IDP) implemented into the scope of work.

In compliance with the Engineering Department Comments found in the technically complete letter dated May 5, 2025:

3. A drainage report may need to be updated prior to final plat. A geotechnical evaluation is recommended to verify the site is suitable for the proposed infiltration and may be required with the final drainage report (see emails from Mike Nilsson on 04/10/24 and 04/14/25). The Building Department may require a geotechnical evaluation for any structures proposed over non-native soils, e.g. within the footprint of the previous structures on the site.
4. There is a six-inch cast iron water main in 27th Avenue available for connection.
 - i. Each lot shall have its own water connection. Offset connections are not allowed. Any unused water connections shall be disconnected at the water main at developer's expense.
 - ii. There is an existing one-inch copper tap which may be reused for one of the lots if it is in good condition. The tap is located approximately 256 feet west of the west curb of Ivory Street.
5. There is an eight-inch vitrified clay sewer main in 27th Avenue available for connection.
 - i. Each lot shall have its own sanitary sewer connection. Offset connections are not allowed.
 - ii. There was an existing six-inch concrete side sewer connection that served the prior structure, addressed as 1111 E 27th Ave. If this connection is in good condition and in a suitable location, it may be reused for one of the lots.
6. All stormwater and surface drainage generated onsite shall be disposed of onsite in accordance with SMC 17D.060 "Stormwater Facilities", the Spokane Regional Stormwater Manual, Special Drainage Districts, City Design Standards, and per the Project Engineer's recommendations, based on the drainage plan accepted for the final plat. Please see required dedication language included below.
7. Addresses shall be shown on the face of the final plat. Addresses will be required prior to applying for any water and/or sewer tap permits. Three new address fees will apply to this plat (M. Owen note: Three address fees were charged and paid for under Z25-111.PSP).
 - a. The preliminary assigned addresses, subject to change, are as follows:
 - Lot 1: 1107 E 27th Ave (new)
 - Lot 2: 1111 E 27th Ave (existing)
 - Lot 3: 1117 E 27th Ave (new)
 - Lot 4: 1123 E 27th Ave (new)
 - b. Note: one of the addresses previously established on the boundary line adjustment Z24-573BLA (AFN 7399934) will need to be changed to accommodate this plat. A change of address fee will be applied and must be paid prior to final plat.
8. City Staff has received a concept drainage plan for this plat. A final stormwater drainage report and plan, prepared by an Engineer licensed in the State of Washington, must be submitted for review and concurrence prior to approval of the final plat. Please note that the

final drainage report should be updated to match driveways proposed for the site (the preliminary report and concept utility plan includes four driveways instead of three).

9. Any unused driveway approaches must be removed and replaced with city standard curb, planting strip, and sidewalk. This needs to be completed prior to approval of the final plat or other timeline agreed to by City of Spokane Engineering.

In compliance with planning department comments found in the technically complete letter dated May 5, 2025:

10. The final plat procedures are the same in form as the short plat review procedures as provided in 17G.080.040.
 - a. Please update the final plat application materials and final plat survey map for the new parcel number and address assigned after the BLA (Z24-573BLA) is completed. The new parcel number and address assigned is parcel 35294.2120, addressed as 1107 E 27TH AVE.
11. Update the vicinity map for the new parcel detail after BLA (Z24-573BLA).
12. Please remove references to 17C.111 including the development table (Table 17C.111.205-5) from the face of the plat map.
13. This site will be developed in compliance with all applicable codes found in 17C.111.
14. No minimum parking is required in the City Limits of the City of Spokane; however, if parking is provided onsite, all applicable codes related for parking will be reviewed at time of permit.
15. Street trees and landscaping are required – compliance with street tree requirements and landscape standards associated with 17C.200 and 17C.111 will be verified prior to approval of Certificate of Occupancy for future new homes on proposed new lots 1-4. Where street trees cannot be installed due to conflicts with utilities or lack of public right of way for street trees, Urban Forestry may require that a fee in lieu of planting paid or enter into another agreement, as applicable, related to street trees. See dedication below regarding street trees and landscaping to be added to the final plat.
16. The density calculation will be re-reviewed at time of final plat.
17. The final plat shall include the signatory statements as prescribed in SMC 17G.080.040(G)(2)

The Following statements will be required in the dedication of the final plat (additional statements may need to be added to the final plat and will be determined during final plat review).

- I. Slope easements for cut and fill, as deemed necessary by the Engineering Services – Development Services Center in accordance with the City's Design Standards, are hereby granted to the City of Spokane for the construction and maintenance of public streets adjoining this plat.
- II. A ten-foot easement for utilities, including cable television, is hereby granted along all street frontages to the City and its permittees for the construction, reconstruction, maintenance and operation of utilities and cable television, together with the right to inspect said utilities and to trim and/or remove brush and trees which may interfere with the construction, maintenance and operation of the same.
- III. Development of the subject property, including grading and filling, are required to follow an erosion/sediment control plan that has been submitted to and accepted by Development Services prior to the issuance of any building and/or grading permits.
- IV. All stormwater and surface drainage generated on-site must be disposed of on-site in accordance with Chapter 17D.060 SMC, Stormwater Facilities, the Spokane Regional Stormwater Manual, and City Design Standards, and as per the Project Engineer's recommendations, based on the drainage plan accepted for the final plat.

- V. No building permit shall be issued for any lot in this subdivision until evidence satisfactory to the Director of Engineering Services has been provided showing that the recommendations of Chapter 17D.060 SMC, Stormwater Facilities, the Spokane Regional Stormwater Manual, and the Project Engineer's recommendations, based on the drainage plan accepted for the final subdivision, have been complied with.
- VI. Lots in this plat are not required to be connected to public water or public sewer until building permits are obtained.
- VII. Only City water and sanitary sewer systems shall serve the plat; the use of individual on-site sanitary waste disposal systems and private wells is prohibited.
- VIII. All required improvements serving the plat, including streets, sanitary sewer, stormwater, and water, shall be designed and constructed at the developer's expense. The improvements must be constructed to City Standards by the developer prior to occupancy of any structures within the development.
- IX. Prior to the issuance of any building permits, the lots shall be served by fire hydrants and shall have appropriate access to streets as determined by the requirements of the City Fire Department and the Development Services Center.
- X. If any archaeological resources, including sites, objects, structures, artifacts, and/or implements, are discovered on the project site, all construction and/or site disturbing activities shall cease until appropriate authorities, agencies, and/or entities have been notified in accordance with Chapters 27.44 and 27.53 RCW.
- XI. Street trees and landscaping are required – compliance will be verified prior to approval of Certificate of Occupancy for each new home.

Time Limitations.

The Type II Preliminary Short Plat applications become void five years after the effective date of the Planning Services Director's decision without the submission of a final short plat application unless the Planning Services Director authorizes an extension of time. No land within the boundaries of a short subdivision may be further divided in any manner which will create additional lots within a period of five years except by subdivision in accordance with SMC 17G.080.050.

Notice of Right to Appeal

Appeals or requests for reconsideration of decisions by the Planning and Development Director are governed by Spokane Municipal Code 17G.060.210 - Appeals. Decisions of the Planning and Development Director regarding Type I or II applications are final unless appealed to the City of Spokane Hearing Examiner. All appeals must be filed with Planning and Development within fourteen (14) calendar days of the date of the decision. All requests for reconsideration must be filed with Planning and Development within seven (7) days of the date of the decision. **THE DATE OF THIS DECISION IS THE 12th DAY OF MAY 2025. THE LAST DAY TO APPEAL THIS DECISION IS THE 26th DAY OF MAY 2025, AT 5:00 P.M.** In addition to paying the appeal fee to appeal the decision, the ordinance requires payment of a transcript fee to the City of Spokane to cover the costs of preparing any required transcripts.

An appeal shall take the form of a written statement of the alleged reason(s) the decision was in error. An appeal application is not considered complete until the required appeal fees are paid.

The appeal fee (\$350.00) must be paid in full at the time the appeal is made. The form for filing an appeal is available from Planning and Development.

Please contact Melissa Owen (509) 625-6063 if you have further questions related to procedures or if you need further assistance.

Sincerely,

A handwritten signature in blue ink, appearing to read "Spencer Gardner".

Spencer Gardner
Planning and Development

By: Melissa Owen, Planner II
Planning and Development

Exhibits

1. Technically complete letter
2. Comment Package (Agency review Comments RFC 1 and 2)
3. Community Member Comments
4. Updated Preliminary Plat Map – April 2025
5. Updated Drainage Report – April 2025

Note: All original application materials linked to project page at
<https://my.spokanecity.org/projects/27th-avenue-preliminary-short-plat/>






Staff Report and Decision- 27th PSP_12May2025

Final Audit Report

2025-05-09

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