REQUEST FOR COMMENTS
37th Avenue Townhomes Preliminary Short Plat
FILE NO. Z23-432PSP

Plat

Date: October 3, 2023

To: Interested Parties, City Departments and Agencies with Jurisdiction.
(Distribution list on reverse side)

From: Steven Bafus, Assistant Planner I
808 West Spokane Falls Boulevard
Spokane, WA 99201 or call (509) 625-6312
sbafus@spokanecity.org

Subject: 37th Avenue Townhomes Preliminary Short Plat – Request for Comments

Owner: 3 Amigos, LLC
2020 E 18th Ave.
Spokane, WA 99203

Applicant/Agent: Randy Palazzo – Urban Empire Homes, LLC
23403 E Mission Ave. STE 207
Liberty Lake, WA 99019

File Number: Z23-432PSP

Location Description: The proposal is located at 1918 E 37th Avenue, Parcel 35333.0923, SW 1/4 OF S.33, T.25N., R.43E., W.M.

Description of Proposal: The applicant is proposing to subdivide parcel 35333.0923 addressed as 1918 E 37th Avenue into four (4) lots for the purpose of constructing attached housing under the City’s Interim Zoning ordinance found in chapter 17C.400 – Interim Housing Regulations Adopted to Implement RCW 36.70A.600(1).

Please note that this proposed plat qualifies for “minor engineering review” with the City of Spokane (see SMC 17G.080.040 Short Subdivisions, subsection C.2). Following the agency review period for this “minor engineering review plat,” a decision will be issued. Please be advised that there is no public comment period for this “minor engineering review” plat. This is your only opportunity to comment on this proposal.

Legal Description:
ALINDA HEIGHTS ADDITION LT3 TOG W/ THE W21FT OF LT2 BLK2.

SEPA: This proposal is exempt from SEPA.

Current Zoning: Residential Single-Family (RSF)

REPORT NEEDED BY: 5 P.M. October 17, 2023. If additional information is required in order for your department or agency to comment on this proposal, please notify Planning and Development as soon as possible so that the application processing can be suspended while the necessary information is being prepared. Under the procedures of SMC 17G.060, this referral to affected departments and agencies is for the following:

1) The determination of a complete application. If there are materials that the reviewing departments and agencies need to comment on this proposal, notice of such must be provided to the applicant;
2) Provides notice of application;
3) Concurrency Testing, please note one of the following:
   a) ( ) This application is subject to concurrency and agency is required to notify this department that applicant meets/fails currency; OR
   b) ( X ) This application is exempt from concurrency testing, but will use capacity of existing facilities.

Under the revised procedures of SMC 17G.060, this referral to affected Departments and Agencies is to provide notice of a pending application. THIS WILL BE THE LAST NOTICE PROVIDED TO REFERRAL DEPARTMENTS AND AGENCIES UNLESS WARRANTED. If there are materials that the reviewing Departments and Agencies need to comment on this proposal, notice of such must be provided to the Applicant. The lack of comment by any referral agency will be considered to be acceptance of this application as Technically Complete.

* - The lack of comment including concurrency by any referral agency will be considered acceptance of this application as technically complete and meeting concurrency requirements.
** - Please forward your comments to Patty Kells, Planning and Development at least 2 working days before the “Report needed by” date shown on the front page.
DISTRIBUTION LIST FOR COMMENTS
PROJECT NAME: “37th Avenue Townhomes Preliminary Short Plat”
FILE No.: Z23-432PSP

E-mail Copies

City Departments

- Asset Management, Attn: Dave Steele
- Building Department, Attn: Dermott Murphy
- City Attorney, Attn: James Richman
- City Treasurer & City Taxes & Licenses
- Code Enforcement, Attn: Luis Garcia
- Construction Management, Attn: Joel Graff
- Engineering Services, Attn: Dan Buller
- Fire Dept., Attn: Dave Kokot
- GIS, Attn: Steven Allenton
- Historic Preservation, Attn: Megan Duvall
- Integrated Capital Management, Attn: Marcia Davis
- Integrated Capital Management, Attn: Katherine Miller
- Library Services, Attn: Dana Dallymple
- Neighborhood Services, Attn: ONS Team
- Parks Dept., Attn: Garrett Jones
- PIES, Attn: Lori Kinney & Johnathan Bingle
- Planning & Development, Attn: Tami Palmquist
- Planning & Development, Attn: Eldon Brown
- Planning & Development, Attn: Patty Kelles
- Planning & Development, Attn: Spencer Gardner
- Planning & Development, Attn: Dean Gunderson
- Planning & Development, Attn: Mike Nilsson
- Planning & Development, Attn: Planning Review
- Planning & Development, Attn: Erik Johnson
- Planning & Development, Attn: Joelie Eliason
- Police Department, Attn: Sgt Chuck Reisenauer
- Public Works, Attn: Marlene Feist
- Solid Waste, Attn: Scott Windsor
- Solid Waste, Attn: Rick Hughes
- Street Operations, Attn: Inga Note
- Wastewater Management, Attn: Mike Morris
- Wastewater Management, Attn: William Peacock
- Wastewater AWWTP, Attn: Mike Costner
- Water Department, Attn: Dan Kegley
- Water Department, Attn: Jim Sakamoto

County Departments

- Spokane County Public Works, Attn: Scott Engelhard
- Spokane County Planning Department, Attn: Scott Chesney
- Spokane County Engineering Dept., Attn: Gary Nyberg
- Spokane Regional Health District, Attn: Jon Sherve
- Spokane Regional Health District, Attn: Eric Meyer
- SRCAA, Attn: April Westby

Washington State Agencies

- Department of Natural Resources, Attn: Dave Harsh
- Department of Natural Resources Aquatics

Department of Natural Resources, Attn: SEPA Center
Department of Commerce, Attn: Ben Serr
Department of Archaeology & Historic Preservation, Attn: Gretchen Kaehler
Department of Ecology, Attn: Environmental Review Section
Department of Ecology, Attn: Jacob McCann
Department of Ecology, Eastern Region, Attn: David Moore, Wetlands/Shoreline
Department of Transportation, Attn: Char Kay
Department of Transportation, Attn: Greg Figg
Department of Fish & Wildlife, Attn: Habitat Program

Other Agencies

American Medical Response, Attn: Lori Koch
U.S. Army corps of Engineers, Attn: Jess Jordan
Avista Utilities, Attn: Dave Chambers
Avista Utilities, Attn: Lu Ann Weingart
Avista Utilities, Attn: Eric Grainger
Avista Utilities, Randy Myhre
City of Spokane Valley Planning, Attn: Lori Barlow
City of Spokane Valley Planning, Attn: Mike Basinger
District 81 Capital Projects, Attn: Candy Johnson
Mead School District Facilities & Planning, Attn: Ned Wendle
Spokane Aquifer Joint Board, Attn: Erin Casci
Spokane Aquifer Joint Board, Attn: Tonilee Hanson
Spokane Transit Authority, Attn: Gordon Howell
Spokane Transit Authority, Attn: Mike Hynes
Spokane Transit Authority, Attn: Kathleen Weinand
Spokane Tribe of Indians, Attn: Jacki Corley
Spokane Regional Transportation Council, Attn: Kevin Wallace
Williams Northwest Pipeline, Attn: Michael Moore

Additional Electronic/Email Copies

Other Agencies

U.S. Postal Service, Attn: Postmaster
Spokane Tribe of Indians, Attn: Randy Abrahamson
(SW 1/4 OF S.33, T.25N., R.43E., W.M.)