



**PLANNING & DEVELOPMENT**  
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**REQUEST FOR COMMENTS \*\*\*4<sup>th</sup> Request\*\*\*  
Ash Place Preliminary Long Plat  
FILE NO. Z23-586PPLT**

**Date:** December 3, 2024

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

**From:** Melissa Owen, Assistant Planner II  
808 West Spokane Falls Boulevard  
Spokane, WA 99201 or call (509) 625-6063  
mowen@spokanecity.org

**Subject:** **Ash Place Preliminary Long Plat** – Request for Comments (4<sup>th</sup> Request for Comments)

**Applicant/Agent:** Whipple Consulting Engineers, Inc. (on behalf of owner, Grove Road LLC)  
21 S Pines Rd.  
Spokane Valley, WA 99206

**File Number:** Z23-587PPLT

**Location Description:** The proposal is located at 3242, 3230, and 3224 N Ash Place (Parcels 25014.4207/.4701/.4702); SE 1/4 S.01, T.25N., R.42E., W.M.

**Description of Proposal:** The applicant is proposing to subdivide three parcels (a total of 1.32 acres) in the RSF zone (R1 effective 01/01/24) into 20 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). The proposal includes private alley/driveway access between lots with frontage on N. Ash Place and N. Ash Street. SEPA is required and is processed concurrently with the plat application. This is a type III application requiring a hearing before the Hearing Examiner.

**Legal Description:** SE 1/4 S.01, T.25N., R.42E., W.M. (The full legal description is available by request from the planning department)

**SEPA:** This proposal will be reviewed under the State Environmental Policy Act (SEPA).

**Current Zoning:** Residential Single-Family (RSF). *Please note that effective January 1, 2024, the zoning designation will be R1.*

**REPORT NEEDED BY: 5 P.M. December 17, 2024.** 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) ( X ) This application is subject to concurrency and agency is required to notify this department that applicant meets/fails currency; OR
  - b) ( ) 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: "Ash Place Preliminary Long Plat"**  
**FILE No.: Z23-587PPLT**

**E-mail Copies**

**City Departments**

- Planning & Development, Attn: Joeline Eliason

**REQUEST FOR COMMENTS**  
**File No.: Z22-587PPLT**

**COMMENTS:** (Use additional sheets if necessary)

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Department or Agency

\_\_\_\_\_  
Date

\_\_\_\_\_  
Concurrency Passed/Failed