



Whipple Consulting Engineers, Inc.

WCE No. 23-3505
January 21, 2026

City of Spokane, Development Services
ATTN: Melissa Owen, senior planner
808 W Spokane Falls Boulevard
Spokane, WA 99201

Re: **Ash Place Townhomes – A 20-lot Preliminary Unit Lot Subdivision
Supplemental Information and Development Narrative**

Dear Ms. Owen:

This letter is intended to provide a development narrative that includes an in-depth description of the proposed project as well as provide the supplemental information that is requested in the applications.

The Ash Place Townhomes project proposes to develop approximately 1.32 acres of land into a 20-lot townhome preliminary plat under the Unit Lot Subdivision code outlined in SMC 17G.080.065. The subject properties include 3 existing parcels: 25014.4207, 25014.4701 and 25014.4702 at 3242 N Ash Place. The project will access the public street system on Ash Place via a private access, and the proposed townhomes will have frontage along Ash Place for the western lots, and Ash Street for the eastern lots. All garage and pedestrian access will be to/from Ash Place. The project site is in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 1, Township 25 N., Range 42 E.W.M. The property is currently undeveloped land with primarily shrubs, grasses, and trees on the east side slope of the property.

Sewer System

The proposal intends to connect into the existing system with the use of a gravity sewer system. There is an 8-inch sewer line located within Ash Place approximately 7 feet +/- below grade. Preliminary sewer use calculations are attached to this letter.

Water System

The City of Spokane has a network of water lines within the project area. There is a 6-inch distribution main within Ash Place. While individual water services are available to the project, the project may use a master meter for those lots not fronting Ash Place. The choice and design will be finalized during the design phase of the project. We would expect these for the most part to be complimentary to sewer. Preliminary water use calculations are attached to this letter.

Storm Drainage

A preliminary storm report has been previously accepted, the intent is to convey stormwater to catchments or pond areas to treat and discharge the treated stormwater as required by the SRSM to the underlying soils, via swales, ponds, drywells, retention and/or detention ponds, galleries,

etc. An overflow path is anticipated to follow the existing path into the Ash Street Right of Way as pre-developed flows currently do. Within Ash Street is a City stormwater catch basin connected to a stormwater network, the intent of design is to maintain a discharge at or below the predevelopment offsite flow.

Legal Description

Please see the attached document including legal descriptions for each of the three parcels.

Consistency with Policies, Regulations, and Criteria

This project as proposed will adhere to all policies, regulations, and criteria set forth by SMC 17G.080.050 as follows:

Predevelopment Meeting – A pre-development meeting was held on Thursday, March 16, 2023, and facilitated by Donna deBit.

Community Meeting and Public Notice – A public community meeting was held on December 2, 2025, and noticed in accordance with the standards set forth in SMC 17G.060 in addition to staff recommendations.

Preliminary Plat Application and Map Requirements – This project will contain all applications in the same form and content as a short plat as provided in SMC 17G.080.040(B)(1) and (2).

Review of Preliminary Plat – This application will be submitted to the City of Spokane, who will circulate the preliminary plat to reviewing agencies for preliminary plat. No SEPA review is required as this proposal has an associated DNS dated February 21, 2025.

Preliminary Plat Approval Criteria – After review and comment, a public hearing will be held to determine whether the plat serves the public use and interest. If the Hearing Examiner approves the preliminary plat, the property owner has five years to final plat the project.

Phasing – This project may be phased with phasing to be determined later and subject to approval of the planning director.

Final Plat Review Procedure – This project proposes to follow final plat regulations as provided in SMC 17G.070.200.G.

Final Plat Map Requirements – This project will contain a final plat in the same form and with the same content as the preliminary plat as well as the exceptions and additional requirements as described in SMC 17G.080.050(H)(1) and (2).

Filing – After the City of Spokane approves the final plat and applicable departments sign the final plat, the final plat will be filed with the Spokane County Auditor and the platted lots may be submitted for applicable building permits.

If you have any questions or comments regarding this letter, please feel free to contact us at (509) 893-2617

Thank you,

A handwritten signature in blue ink that reads "Austin J. Fuller" with a long horizontal flourish extending to the right.

Austin J. Fuller, AICP
Planner, Whipple Consulting Engineers, Inc.

TRW/ajf

Ash Place Townhomes
Parcel numbers and legal descriptions from SCOUT

25014.4207

DRUMHELLER SPRING ADDITION LTS 4, 5, 6, 8, 9 & 10 BLK 3 TOGETHER WITH N1/2 VAC DALTON AVE S OF & ADJ TO LT 10 (VAC ORD #C-27577) EXC PTN THEREOF DEEDED FOR ASH ST

25014.4701

01-25-42: KELLY FINAL CITY SHORT PLAT Z22-233 (AFN 7249860) LOT 1

25014.4702

01-25-42: KELLY FINAL CITY SHORT PLAT Z22-233 (AFN 7249860) LOT 2