



**CITY OF  
SPokane** **PLANNING & DEVELOPMENT**  
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**REQUEST FOR COMMENTS**  
**Ash Place Unit Lot Subdivision Preliminary Long Plat**  
**FILE NO. Z26-059PPLT**

**Date:** March 19, 2026

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

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

**Subject:** **Ash Place Unit Lot Subdivision Preliminary Long Plat** – 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:** Z26-059PPLT

**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 existing parcels (approximately 1.32 acres) in the R1 zone into 20 lots and 4 tracts for residential single-family development under the City's Unit Lot Subdivision Code (SMC Section 17G.080.065). The proposal includes private access from Ash Place. This project is SEPA exempt under SMC 17E.050.070 – Flexible Thresholds – for up to twenty dwelling units. Critical Areas standards under SMC 17E are applicable. This is a Type III application requiring a hearing before the Hearing Examiner.

Please note that a substantially similar proposal was reviewed under Z23-587PPLT.

**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 project is exempt from SEPA.

**Current Zoning:** Residential 1 (R1).

**REPORT NEEDED BY: 5 P.M. April 2, 2026.** 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 Adam Hayden, 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 Unit Lot Subdivision Preliminary Long Plat"**

**FILE No.: Z26-059PPLT**

### **E-mail Copies**

#### **City Departments**

- Asset Management, Attn: Dave Steele
- Building Department, Attn: Dermott Murphy
- City Attorney, Attn: Megan Kapoun
- City Treasurer & City Taxes & Licenses
- Code Enforcement, Attn: Luis Garcia
- Construction Management, Attn: Jonathan Adams\* \*\*
- Engineering Services, Attn: Dan Buller\* \*\*
- Fire Dept., Attn: Justin Cravalho \*
- Fire Dept., Attn: Lance Dahl \*
- GIS, Attn: Steven Allenton
- Historic Preservation, Attn: Megan Duvall
- Integrated Capital Management, Attn: Mark Papich\* \*\*
- Integrated Capital Management, Attn: Kevin Picanco \*\*\*
- Library Services, Attn: Dana Dalrymple\*
- Neighborhood Services, Attn: ONS Team
- Parks Dept., Attn: Garrett Jones\*
- Planning & Development, Attn: Tami Palmquist
- Planning & Development, Attn: Eldon Brown\*\*
- Planning & Development, Attn: Adam Hayden\*
- Planning & Development, Attn: Spencer Gardner
- Planning & Development, Attn: Mike Nilsson\*\*
- Planning & Development, Attn: Planning Review
- Planning & Development, Attn: Erik Johnson
- Planning & Development, Attn: Joeline Eliason
- Planning & Development, Attn: Dalton Kuhn
- Police Department, Attn: OFC Caitlyn Anderson\*
- Public Works, Attn: Marlene Feist
- Solid Waste, Attn: Kerry Deatrach
- Solid Waste, Attn: Rick Hughes\*
- Street Operations, Attn: Inga Note\*\*
- Wastewater Management
- Water Department, Attn: Jeanne Finger\*\*
- 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
- Department of Natural Resources Aquatics
- Department of Natural Resources, Attn: SEPA Center
- Department of Commerce, Attn: Ben Serr
- Department of Archaeology & Historic Preservation
- Department of Ecology, Attn: Environmental Review Section
- Department of Ecology, Attn: Jeremy Sikes
- Department of Ecology, Eastern Region, Attn: Mini Sheer, 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: Larissa Pruitt
- Avista Utilities, Attn: Denise Marsh
- Avista Utilities, Attn: Christina Janssen
- Avista Utilities, Sherri Mattocks
- 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 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 (SE  
1/4 S.01, T.25N., R.42E., W.M.)

**REQUEST FOR COMMENTS**  
**File No.: Z26-059PPLT**

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

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

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

\_\_\_\_\_  
Date

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