

REQUEST FOR COMMENTS
Clark 53rd Preliminary Long Plat
FILE NO. Z25-618PPLT

Date: November 25, 2025

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

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

Subject: Clark 53rd Preliminary Long Plat – Request for Comments

Owner: Palouse Landing 2, LLC
2910 E 57th Ave. #5-122
Spokane, WA 99223

Applicant/Agent: Morgan Will – Storhaug Engineering
510 E 3rd Ave.
Spokane, WA 99202

File Number: Z25-618PPLT

Location Description: 3287 E 53rd Ave. (parcel 34032.9179) & 3391 E 53rd Ave (parcel 34032.9180)

Description of Proposal: The applicant, Storhaug Engineering on behalf of the owner is proposing to subdivide parcels 34032.9179 (3287 E 53rd Ave.) and 34032.9180 (3391 E 53rd Ave.) (4.88 acres) into 44 lots and two tracts for the purpose of constructing 44 attached single-family dwellings. Improvements include dedications of 52nd Ave, 53rd Ave, S Ray St., and S Nola St. right of way, associated utilities and stormwater facilities.

Owner of these parcels owns adjacent parcels 34032.0715 (5110 S Palouse Hwy.) and 34032.0716 (5202 S Ferrall St.).

Legal Description: See Planning for full legal descriptions.

SEPA: This project is subject to SEPA review.

Current Zoning: Residential 1 (R1)

REPORT NEEDED BY: 5 P.M. December 12, 2025. 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.061, 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) (☐) This application is exempt from concurrency testing but will use capacity of existing facilities.

Under the revised procedures of SMC 17G.061, 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 Steven Bafus, 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: Clark 53rd Preliminary Long Plat

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E-mail Copies

City Departments

- Asset Management, Attn: Dave Steele
- Building Department, Attn: Dermott Murphy
- City Attorney, Attn: Megan Kapaun
- City Treasurer & City Taxes & Licenses
- Code Enforcement, Attn: Luis Garcia
- Construction Management, Attn: Joel Graff* **
- 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**
- Water Department, Attn: Raylene Gennett**
- Water Department, Attn: Jeanne Finger**

County Departments

- Spokane County Public Works, Attn: Steven Forster
- Spokane County Public Works, Attn: Brenna Carveth
- Spokane County Planning Department, Attn: Scott Chesney
- Spokane County Engineering Dept., Attn: Gary Nyberg
- Spokane Regional Health District, Attn: Kasey Wilberding
- 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, Attn: James McNaughton
- Department of Ecology, Attn: Environmental Review Section

- Department of Ecology, Eastern Region, Attn: Megan Hayes, 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, Real Estate Review
- Bonneville Power Administration, Attn: Amanda Raymond
- City of Spokane Valley Planning, Attn: Lori Barlow
- City of Spokane Valley Planning, Attn: Mike Basinger
- Cheney School District, Attn: Jamie Reed
- District 81 Capital Projects, Attn: Candy Johnson
- Fairchild AFB, Attn: Jeffrey Johnson
- Mead School District Facilities & Planning, Attn: Ned Wendle
- Inland Power, Attn: Connie Nelson
- Spokane Airports, Attn: Lisa Corcoran
- 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 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 (NE ¼ of the NW ¼ and NW ¼ of the NW ¼, S03, T24, R 43 E.W.M.)

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COMMENTS: (Use additional sheets if necessary)

Authorized Signature

Department or Agency

Date

Concurrency
Passed/Failed