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REQUEST FOR COMMENTS
3rd Review – WSDOT Review, Revised TIA
Crystal Ridge South Preliminary Long Plat
FILE NO. Z21-223PPLT

Date: April 20, 2022

To: WSDOT
Greg Figg and Char Kay via email
(Inga Note, City of Spokane, ICM, Cc via email)

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

Subject: **Crystal Ridge South Preliminary Long Plat (type III) – *3rd Review – WSDOT Review, Revised TIA***

Applicant/Owner: Spokane Townhomes LLC – Konstantin Vasilenko
19914 N Hazard Rd.
Spokane, WA, 99208

File Number: Z21-223PPLT

Location Description: The proposal is located at 2500 W 17th Avenue (parcel 25252.0032); NE ¼ Section 25, Township 25N, Range 42E, W.M.

Description of Proposal: The applicant is proposing to subdivide a 14.25 acre property addressed as 2500 W 17th Avenue (parcel 25252.0032) into 56 lots for development of single family homes. *The project is being proposed in one phase due to comments received during the first agency review period.* This proposal is a type III application requiring a hearing before the hearing examiner.

Legal Description: NE ¼ Section 25, Township 25N, Range 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). Checklist attached. The lead agency is likely to issue a Determination of Non-Significance for this project. Please note that this may be the only opportunity to comment on the environmental impacts of the project. The lead agency is using the optional DNS process for this project as outlined in WAC 197-11-355.

Current Zoning: Residential Single-Family (RSF)

REPORT NEEDED BY: 5 P.M. May 3, 2022. 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) () 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.