

REQUEST FOR COMMENTS
Decatur Townhomes – Preliminary Short Plat
FILE NO. Z24-119PSP

Date: March 11, 2024

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

From: Ali Brast, Senior Planner
808 West Spokane Falls Boulevard
Spokane, WA 99201 or call (509) 625-6638
abrast@spokanecity.org

Subject: **Decatur Townhomes Preliminary Short Plat – Request for Comments**

Applicant/ Agent: Randy Palazzo
c/o Urban Empire Homes LLC
23403 E. Mission Ave #207
Liberty Lake, WA 99019

Owner: 3 Amigos, LLC
2020 E. 18th Ave
Spokane, WA 99203

File Number: Z24-057PSP

Location Description: The proposal is located at **1307 W Decatur., Parcel 36312.2022**, NW 1/4, SEC. 31, T. 26 N., R. 43 E., W.M.

Description of Proposal: The owner is proposing to divide parcel **36312.2022** addressed as **1307 W Decatur**, into 3 lots for the purpose of a new townhome development. The applicant has stated the intent to construct three townhouse units on the existing site, with each unit on its own lot. The development does not propose any on-site parking, which is allowable per Table 17C.230.130-1, footnote [2]. Please note that pursuant to SMC 17G.080.040 this proposed plat qualifies for “minor engineering review” with the City of Spokane. Following the agency review period for this “minor engineering review plat,” a decision will be issued. Please be advised that there is no public comment period for this “minor engineering review” plat. This is your only opportunity to comment on this proposal.

Legal Description: See Planning for full legal description.

SEPA: This proposal is categorically exempt from SEPA.

Current Zoning: Residential 1 (R1)

REPORT NEEDED BY: 5 P.M. March 25th, 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.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 concurrency; 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 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: “Decatur Townhomes” Preliminary Short Plat
FILE No.: Z24-119PSP

Federal and Tribal Agencies

- Bonneville Power Administration, Attn: Amanda Raymond
- Coeur d’Alene Tribe
- Kalispel Tribe
- Spokane Tribe of Indians, Attn: Randy Abrahamson
NW 1/4, SEC. 31, T. 26 N., R. 43 E., W.M
- U.S. Postal Service, Attn: Danette Taylor
- U.S. Army Corps of Engineers, Attn: Jess Jordan

Washington State Agencies

- WA Department of Natural Resources, Attn: Aquatics Team
- WA Department of Commerce, Attn: Scott Kuhta
- WA Department of Archaeology & Historic Preservation, Attn: Sydney Hanson
- WA Department of Ecology, Attn: SEPA Register
- WA Department of Ecology, Eastern Region, Attn: Cindy Anderson, Matt Fisher, Meagan Hayes
- WA Department of Transportation, Attn: Greg Figg
- WA Department of Fish & Wildlife, Attn: Kile Westerman

City Departments

- Asset Management, Attn: Dave Steele
- Capital Programs, Attn: Inga Note
- City Attorney, Attn: James Richman
- Code Enforcement, Attn: Luis Garcia & Jason Ruffing
- Construction Management
- Development Services Center, Attn: Addressing,
- Engineering Services, Attn: Joeline Eliason
- Fire Dept, Attn: Dave Kokot & Brian Schaeffer
- Historic Preservation, Attn: Megan Duvall & Logan Camporeale
- Integrated Capital Management, Attn: Scotty Allenton
- Library Services, Attn: Andrew Chanse
- Neighborhood Services, Attn: Patrick Striker
- Parks Department, Attn: Garrett Jones
- Development Services Center, Attn: Dermott Murphy
- Planning Department, Attn: Tirrell Black
- Police Department, Attn: Kevin Keller

City Departments – continued

- Solid Waste, Attn: Rick Hughes
- Street Operations, Attn: Gerald Okihara, Jared Thomas
- Tax and Licenses, Attn: Cara Geiger
- Wastewater Management, Attn: Raylene Gennett, Angie Tagnani
- Water Department, Attn: John Saywers

County Departments

- Spokane County Public Works, Attn: Steven Forster
- Spokane County Planning Department, Attn: Scott Chesney
- Spokane County Engineering Dept
- Spokane Regional Health District, Attn: Eric Meyer
- Spokane Regional Clean Air Agency, Attn: April Westby

Other Agencies

- American Medical Response
- Avista Utilities, Attn: Christina Janssen & Sherri Mattocks
- Cheney School District Operations, Attn: Jeff McClure
- City of Airway Heights, Attn: Heather Trautman & Zack Becker
- District 81 Capital Projects, Attn: Greg Forsyth
- Inland Power, Attn: Connie Nelson
- Mead School District Facilities & Planning, Attn: Ned Wendle
- Spokane Airport, Attn: Lisa Corcoran
- Spokane Aquifer Joint Board, Attn: Tonilee Hanson & Jeremy Jenkins
- Spokane Transit Authority, Attn: Jeff Hall, Tara Limon & Brian Jennings
- Spokane Regional Transportation Council, Attn: Ryan Stewart
- Spokane Valley Planning Department, Attn: Lori Barlow & Chaz Bates
- Williams Northwest Pipeline, Attn: Michael Moore
- Spokane Public Schools, Attn: Shawn Jordan
- Spokane River Keepers, Attn: Katelyn Scott