

**REQUEST FOR COMMENTS  
FILE NO. Z16-985SCUP**



**Date:** January 6, 2017

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

**From:** Tami Palmquist, Associate Planner  
808 West Spokane Falls Boulevard  
Spokane, WA 99201  
(509) 625-6157  
tpalmquist@spokanecity.org

**Subject:** **Preliminary Plat/PUD/Shoreline Conditional Use/Floodplain Permit  
Deep Pine Overlook**

**Applicant:** Taudd Hume  
159 S. Lincoln, Ste. 225  
Spokane, WA 99201  
(509) 252-5066  
[thume@pblaw.biz](mailto:thume@pblaw.biz)

**Owner:** JRP Land LLC  
10223 S. Hangman Valley Rd  
Spokane, WA 99224  
(509) 981-3537  
[johnpilcher@hotmail.com](mailto:johnpilcher@hotmail.com)

**Location:** The subject property is at 3515 S. Inland Empire Way, Spokane, WA.  
Section 36, Township 25, Range 42 East W. M. and  
Section 31, Township 25, Range 43 East W. M

**Description of Proposal:** Preliminary Plat/PUD/Shoreline Conditional Use/Floodplain Development Permit to develop 48 acres of property into 94 single family lots.

**Legal Description:** The complete legal description is available upon request in the Development Services Center located on the 3rd floor of City Hall.

**SEPA:** This proposal will be reviewed under the State Environmental Policy Act (SEPA). Checklist attached.

**REPORT NEEDED BY: 5 P.M. (January 23, 2017).** 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.

**Additional Documents Provided: General Application, PUD App., Preliminary Plat App., SCUP App., Critical Areas Checklist, Channel Migration Delineation, Environmental Checklist, Preliminary Plat and PUD. Additional information is available on our website at <https://my.spokanecity.org/projects/deep-pine-overlook/>**

\* - 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: Deep Pine Overlook**  
**FILE No.: Z16-985SCUP**

**E-mail Copies:**

**City Departments**

- Asset Management, Attn: Dave Steele
- Building Department, Attn: John Halsey
- City Attorney, Attn: James Richman
- City Treasurer: Renee Robertson
- Code Enforcement, Attn: Heather Trautman
- Construction Management, Attn: Ken Brown\* \*\*
- Engineering Services, Attn: Dan Buller\* \*\*
- Fire Dept., Attn: Dave Kokot \*
- GIS, Attn: Steven Allenton
- Historic Preservation, Attn: Megan Duvall
- Integrated Capital Management, Attn: Marcia Davis\* \*\*
- Integrated Capital Management, Attn: Katherine Miller \* \*\*
- Library Services, Attn: Dana Dalrymple\*
- Neighborhood Services, Attn: Jonathan Mallahan & ONS Team
- Parks Dept., Attn: Tony Madunich\*
- PCED, Attn: Theresa Sanders
- Planning & Development, Attn: Kris Becker
- Planning & Development, Attn: Eldon Brown\*\*
- Planning & Development, Attn: Patty Kells\*
- Planning & Development, Attn: Lisa Key
- Planning & Development, Attn: Julie Neff
- Planning & Development, Attn: Mike Nilsson\*\*
- Planning & Development, Attn: Tami Palmquist
- Police Department, Attn: Sgt Chuck Reisenauer\*
- Public Works, Attn: Scott Simmons
- Solid Waste, Attn: Scott Windsor
- Solid Waste, Attn: Rick Hughes\*
- Street Operations, Attn: Inga Note\*\*
- Wastewater Management, Attn: Mike Morris\*\*
- Wastewater Management, Attn: William Peacock\*\*
- Wastewater AWWTP, Attn: Mike Costner\*\*
- Water Department, Attn: Dan Kegley\*\*
- Water Department, Attn: Jim Sakamoto\*\*

**County Departments**

- Spokane County Public Works, Attn: Scott Engelhard
- Spokane County Planning Department, Attn: John Pederson
- Spokane County Engineering Dept., Attn: Gary Nyberg
- Spokane Regional Health District, Attn: Jon Sherve
- Spokane Regional Health District, Attn: Paul Savage
- Spokane Regional Health District, Attn: Eric Meyer
- SRCAA, Attn: April Westby

**Washington State Agencies**

- Department of Natural Resources, Attn: Dave Harsh
- Department of Natural Resources Aquatics
- Department of Natural Resources, Attn: SEPA Center
- Department of Commerce, Attn: Dee Caputo
- Department of Archaeology & Historic Preservation, Attn: Gretchen Kaehler
- Department of Ecology, Attn: Environmental Review Section
- Department of Ecology, Attn: Jacob McCann
- Department of Ecology, Eastern Region, Attn: Jeremy Sikes, Shoreline Permit Reviewer
- Department of Ecology, Eastern Region, Attn: David Moore, Wetlands/Shoreline
- Department of Transportation, Attn: Char Kay
- Department of Transportation, Attn: Greg Figg
- Department of Fish & Wildlife, Attn: Karin Divens - Habitat Program

**Other Agencies**

- U.S. Army corps of Engineers, Attn: Jess Jordan
- Avista Utilities, Attn: Dave Chambers
- Avista Utilities, Attn: Lu Ann Weingart
- Avista Utilities, Attn: Eric Grainger
- Avista Utilities, Randy Myhre
- Cheney School District Operations, Attn: Jeff McClure
- 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 Transit Authority, Attn: Kathleen Weinand
- Spokane Tribe of Indians, Attn: Jacki Corley
- Spokane Regional Transportation Council, Attn: Kevin Wallace
- Spokane Regional Transportation Council, Attn: Amanda Mansfield
- Williams Northwest Pipeline, Attn: Michael Moore

**Hard Copies:**

**Other Agencies**

- U.S. Postal Service, Attn: Postmaster
- Spokane Tribe of Indians, Attn: Randy Abrahamson (36-25-42 & 31-25-43)

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**FILE No.: Z16-985SCUP**

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

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Authorized Signature

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Department or Agency

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Date

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Concurrency  
Passed/Failed