

**REQUEST FOR COMMENTS**  
**Eagle Bluff Preliminary Long Plat/PUD**  
**FILE NO. Z25-572PPUD**



**Date:** December 29, 2025

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

**From:** Donna deBit, Principal Planner  
808 West Spokane Falls Boulevard  
Spokane, WA 99201 or call (509) 625-6637  
ddebit@spokanacity.org

**Subject:** **Eagle Bluff Preliminary Long Plat/PUD – Request for Comments**

**Applicant/Agent:** Jay Bonnett  
J.R. Bonnett Engineering, PLLC  
803 E. 3<sup>rd</sup> Ave  
Spokane WA 99202  
[jbonnett@jrbonnett.com](mailto:jbonnett@jrbonnett.com) - (509) 534-3929

**Owner:** Rock Island Sand and Gravel, LLC  
c/o Harley Douglass  
5520 N Florida St.  
Spokane WA 99217

**File Number:** Z25-572PPUD

**Location Description:** The proposal is located at **6211 S. Meadow Lane Road** and includes eleven (11) parcels (34086.9098, 34082.0010, 34082.0009, 34082.0051, 34082.0012, 34053.0045, 34053.0044, 34053.0070, 34053.0069, 34071.0001, 34053.0020).

**Description of Proposal:** The applicant is proposing to subdivide vacant land and a lot with an existing single-family home, totaling 106.59 acres in size, into 331 single family residential lots and 33 middle housing lots, totaling 459 living units. A portion of the proposed plat will be a Planned Unit Development (PUD) to accommodate townhome development. This project includes the construction of private drives and public streets and sidewalks, public and private sanitary sewer facilities, public and private water facilities, and associated drainage infrastructure for the public streets and private lots within the development. Residential buildings will be reviewed for compliance with City of Spokane codes at time of building permit application. This is a Type III application and will require a Public Hearing before the Hearing Examiner.

**Legal Description:** SW 1/4 Sec. 05 & NW 1/4 Sec. 08, Township 24N, Range 43E.W.M. (See Planning Department for full description)

**SEPA:** SEPA is required. The Environmental Checklist is attached.

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

**REPORT NEEDED BY: 5 P.M. January 15, 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.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 Adam Hayden, Planning and Development at least 2 working days before the "Report needed by" date shown on the front page.

**DISTRUBUTION LIST FOR COMMENTS**  
**PROJECT NAME: "Eagle Bluff Preliminary Long Plat/PUD"**  
**FILE No.: Z25-572PPUD**

**E-mail Copies**

**City Departments**

- Asset Management, Attn: Dave Steele
- Building Department, Attn: Dermott Murphy
- City Attorney, Attn: Timothy Fischer
- City Treasurer & City Taxes & Licenses
- Code Enforcement, Attn: Luis Garcia
- Construction Management, Attn: Mark Allen\* \*\*
- Engineering Services, Attn: Dan Boller\* \*\*
- Fire Dept., Attn: Justin Cravalho \*
- Fire Dept., Attn: Lance Dahl \*
- GIS, Attn: Steven Allenton
- Historic Preservation, Attn: Megan Duvall
- 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: Joelie Eliason
- Planning & Development, Attn: Dalton Kuhn
- Police Department, Attn: OFC Caitlyn Anderson\*
- Public Works, Attn: Marlene Feist
- Solid Waste, Attn: Kerry Deatrich
- Solid Waste, Attn: Rick Hughes\*
- Street Operations, Attn: Inga Note\*\*
- Wastewater Management
- Water Department, Attn: Rich Proszek\*\*
- 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: Ryan McNair, 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 (SW 1/4 Sec. 05 & NW 1/4 Sec. 08, Township 24N, Range 43E.W.M)