REQUEST FOR COMMENTS
Garabedian Pocket Residential
Preliminary Short Plat
FILE NO. Z22-007PSP

Date: March 11, 2022

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

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

Subject: Garabedian Pocket Residential Preliminary Short Plat – Request for Comments

Applicant/Owner:
Hrair Garabedian
2310 S Pittsburg St
Spokane, WA 99203

Agent:
Belsby & Horrocks Engineers
c/o Sara Marks
1325 W 1st Ave, Ste 204
Spokane, WA 99201
Sara.marks@horrocks.com

File Number: Z21-034PSP

Location Description: The proposal is located at 3251, 3261, and 3271 E Williamson Court, Parcels: 35223.3506,.3505,.3504, Section 22 – Township 25N – Range 43.

Description of Proposal: The applicant is proposing to subdivide three parcels into seven lots through the Pocket Residential platting standards. The proposal requires the utilization of the Pocket Residential standards because some of the lots do not meet the minimum frontage requirement of 40 feet. Work will include the installation of water and sewer down Williamson Court to be tapped into each new lot.

Legal Description: Lots 4, 5, and 6, Block 1, Williamson Subdivision of Block 17 of East Altamont Addition

SEPA: This proposal is exempt from SEPA.

Current Zoning: Residential Single Family (RSF)

REPORT NEEDED BY: 5 P.M. March 25, 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.
DISTRIBUTION LIST FOR COMMENTS
PROJECT NAME: “Garabedian Pocket Residential Preliminary Short Plat”
FILE No.: Z22-007PSP

E-mail Copies

City Departments

- Asset Management, Attn: Dave Steele
- Building Department, Attn: Dermott Murphy
- City Attorney, Attn: James Richman
- City Treasurer: Renee Robertson
- Code Enforcement, Attn: Luis Garcia
- Construction Management, Attn: Joel Graff*
- 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: ONS Team
- Parks Dept., Attn: Garrett Jones*
- PCED, Attn: Johnnie Perkins
- Planning & Development, Attn: Kris Becker
- Planning & Development, Attn: Eldon Brown
- Planning & Development, Attn: Patty Kells*
- Planning & Development, Attn: Louis Meuller
- Planning & Development, Attn: Mike Nilsson*
- Planning & Development, Attn: Tami Palmquist
- Planning & Development, Attn: Erik Johnson
- Planning & Development, Attn: Joelie Eliason
- 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: 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 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: David Moore, Wetlands/Shoreline
- Department of Transportation, Attn: Char Kay
- Department of Transportation, Attn: Greg Figg
- Department of Fish & Wildlife, Attn: Habitat Program

Other Agencies

- Department of Anatomy & Historic Preservation, Attn: Gretchen Kaehler
- Department of Ecology, Attn: Environmental Review Section
- Department of Ecology, Attn: Jacob McCann
- 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: Habitat Program

Other Agencies

- American Medical Response, Attn: Lori Koch
- 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, Attn: 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
- Spokane Aquifer Joint Board, Attn: Erin Casci
- Spokane Aquifer Joint Board, Attn: Jon Sherve
- Spokane Transit Authority, Attn: Gordon Howell
- Spokane Transit Authority, Attn: Mike Hynes
- Spokane Transit Authority, Attn: Kathleen Weinand
- Spokane Tribe of Indians, Attn: Jacki Cortney
- Spokane Regional Transportation Council, Attn: Kevin Wallace
- Williams Northwest Pipeline, Attn: Michael Moore

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- U.S. Postal Service, Attn: Postmaster
- Spokane Tribe of Indians, Attn: Randy Abrahamson

(Section 22, Township 25N, Range 43 E.W.M.)
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COMMENTS: (Use additional sheets if necessary)