



PLANNING & DEVELOPMENT

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**REQUEST FOR COMMENTS  
Green Pocket Residential  
Preliminary Short Plat  
FILE NO. Z19-470PSP**

**Date:** October 14, 2019

**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:** **Green Pocket Residential Preliminary Short Plat** – Request for Comments

**Applicant:** Grant Keller  
PO Box 8291  
Spokane, WA 99203

**Owner:** Richard Green  
136 W 34<sup>th</sup> Ave  
Spokane, WA 99203

**File Number:** Z19-470PSP

**Location Description:** The proposal is located at **136 W 34<sup>th</sup> Ave, parcel #35311.1233**, Section 31 – Township 25N – Range 43.

**Description of Proposal:** The applicant is proposing to subdivide an existing parcel into two single family lots. The parcel currently contains one single family home; the proposal involves creating a second single family lot using the Pocket Residential Development Standards to be 'landlocked' behind the existing home at 136 W 34<sup>th</sup>.

The property to the northwest at 214 W 34<sup>th</sup> is also owned by the project property owner and contains an existing sewer connection in the 4ft wide leg that fronts on 34<sup>th</sup>. The applicant is proposing to share this sewer connection with the new platted lot. The lot at 214 W 34<sup>th</sup> has an access easement across the lot at 206 W 34<sup>th</sup>; an access easement commitment from the property owner at 206 W 34<sup>th</sup> is forthcoming and will be required before the application can be determined technically complete. Water is proposed through an easement along the eastern side of 136 W 34<sup>th</sup> to serve the new house. The property owners have provided easement commitments from the two lots they own for water and sewer to the new parcel.

**Legal Description:** The complete legal description can be obtained from the file with the Planning Department.

**SEPA:** This proposal is exempt from SEPA.

**Current Zoning:** Residential Single-Family (RSF)

**REPORT NEEDED BY: 5 P.M. October 28th, 2019.** 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: "Green Pocket Residential Preliminary Short Plat"**  
**FILE No.: Z19-470PSP**

**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: Dawn Kinder & ONS Team
- Parks Dept., Attn: Garrett Jones\*
- PCED, Attn: Theresa Sanders
- Planning & Development, Attn: Kris Becker
- Planning & Development, Attn: Eldon Brown\*\*
- Planning & Development, Attn: Patty Kells\*
- Planning & Development, Attn: Heather Trautman
- Planning & Development, Attn: Omar Akkari
- Planning & Development, Attn: Mike Nilsson\*\*
- Planning & Development, Attn: Tami Palmquist
- Planning & Development, Attn: Erik Johnson
- Planning & Development, Attn: Joelle 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: 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: 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: Dave Anderson
- 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**

- 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, 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
- Williams Northwest Pipeline, Attn: Michael Moore

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**Other Agencies**

- U.S. Postal Service, Attn: Postmaster
- Spokane Tribe of Indians, Attn: Randy Abrahamson (Section 31, Township 25N, Range 43 E.W.M.)

**REQUEST FOR COMMENTS**  
**File No.: Z19-470PSP**

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

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Department or Agency

\_\_\_\_\_  
Date

\_\_\_\_\_  
Concurrency Passed/Failed