



Whipple Consulting Engineers, Inc.

WCE No. 21-2963
July 6, 2022

City of Spokane, Development Services
ATTN: Tami Palmquist
808 W Spokane Falls Boulevard
Spokane, WA 99201

Re: Meadowlane Greens 2 – A Preliminary Subdivision
Attached supplemental information and development narrative.

Dear Ms. Palmquist:

This letter is intended to provide a development narrative and the supplemental information that is requested in the applications.

The attached project proposes to develop parcel number 34064.0047, a 7.03 ac +/- property, into 27 lots in the RSF zone. The project site is located at 5808 S Meadow Lane Road in the NE ¼ of the SE ¼ of Section 06, Township 24 N., Range 43 E., W.M. The property is currently a large-lot single-family residence with two outbuildings, a driveway, trees and grass. The single-family residence and outbuildings are planned to remain for a net gain of 26 residential units. The site is currently served by a private well and septic system and is proposed to be served by public sewer and water.

Legal Description

Spokane County Parcel Number: 34064.0047

06-24-43 E462FT of NW¼ of NE¼ of SE¼ (From SCOUT)

Consistency with Policies, Regulations, and Criteria

This project as proposed will adhere to all policies, regulations, and criteria set forth by SMC 17G.080.050 as follows:

Predevelopment Meeting – A pre-development meeting was held on Thursday, September 26, 2021, and facilitated by Mike Nilsson.

Community Meeting and Public Notice – The community meeting was held and noticed in accordance with the standards set forth in SMC 17G.060 April 27, 2022. See attached documentation.

Preliminary Plat Application and Map Requirements – The preliminary plat application as submitted contains all applications and forms required by the City of Spokane per SMC

17G.080.050(C)(1). The preliminary plat map contains all information required by SMC 18G.080.050(C)(2).

Review of preliminary plat – This project will be submitted to the City of Spokane, who will circulate the preliminary plat to reviewing agencies for preliminary plat and SEPA review.

Preliminary plat approval criteria – After review and comment, a public hearing will be held for the preliminary plat to determine whether the plat serves the public use and interest. If the Hearing Examiner approves the preliminary plat, the applicant has five years to final plat the property.

Phasing – This project may be phased with phasing to be determined later and subject to approval of the planning director.

Final Plat Review Procedure – This project proposes to follow final plat regulations as provided in SMC 17G.080.050(G) and (H).

Filing – After the City of Spokane approves the final plat and applicable departments sign the final plat, the final plat will be filed with the Spokane County auditor and the platted lots may be submitted for applicable building permits.

Connectivity

This project requests relief from connectivity standards to the south and to the west under SMC 17H.010.030(P) *Permanent dead-end or cul-de-sac streets may be allowed when the property is isolated by topography or the configuration of existing platted lots and streets. Dead-ends and cul-de-sacs will be reviewed in every case for connectivity* and SMC 17H.010.080(A) *New, permanent dead-end or cul-de-sac streets require the approval of the director of engineering services. Dead-end and cul-de-sac streets are only allowed when street connectivity is unachievable, such as property that is isolated by topography or the configuration of existing lots and streets.* This project contains one dead-end street on Bernard Street. Bernard Street terminates along the south end of the property where existing single-family residences prevent connectivity to the south. Connectivity to the west is not feasible due to the steep slopes in excess of 30%.

If you have any questions or comments regarding this letter, please feel free to contact us at (509) 893-2617

Thank you,



Austin J Fuller, Assistant Planner
Whipple Consulting Engineers, Inc.