



1. List the provisions of the land use code that allows the proposal.
Please see attached narrative.

2. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property.
Please see attached narrative.

3. Please explain how the proposal meets the concurrency requirements of SMC Chapter 17D.010.
Please see attached narrative.

4. If approval of a site plan is required, demonstrate how the property is suitable for the proposed use and site plan. Consider the following: physical characteristics of the property, including but not limited to size, shape, location, topography, soils, slope, drainage characteristics, the existence of ground or surface water and the existence of natural, historic or cultural features.
Please see attached narrative.

5. Please explain any significant adverse impact on the environment or the surrounding properties the proposal will have and any necessary conditions that can be placed on the proposal to avoid significant effects or interference with the use of neighboring property or the surrounding area, considering the design and intensity of the proposed use.
Please see attached narrative.

6. Demonstrate how the proposed subdivision makes appropriate (in terms of capacity and concurrence) provisions for:
 - a. public health, safety and welfare
 - b. open spaces
 - c. drainage ways
 - d. streets, roads, alleys and other public ways
 - e. transit stops
 - f. potable water supplies
 - g. sanitary wastes
 - h. parks, recreation and playgrounds
 - i. schools and school grounds
 - j. sidewalks, pathways and other features that assure safe walking conditions

Please see attached narrative.



Whipple Consulting Engineers, Inc.

WCE No. 21-3149
March 2, 2022

City of Spokane, Development Services
808 W Spokane Falls Boulevard
Spokane, WA 99201

Re: 1903 E. 6th Short Plat – A Preliminary Short Subdivision
Pocket Residential Development
Attached supplemental information and development narrative.

To Whom it May Concern:

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

The project proposes to develop parcel number 35212.3911, a 0.16 ac +/- property in the RTF zone, into 2 single-family lots. The project site is located at 1903 E. 6th Avenue in the SE ¼ of the NW ¼ of Section 21, Township 25 N., Range 43 E., W.M. The property is currently a fire-damaged single-family residence that is proposed to be demolished and replaced with two single-family residences with this project.

Legal Description

UNION PARK L12 B25

Preliminary Short Plat/ Pocket Residential Development Application:

1. List the provisions of the land use code that allows the proposal:

The City of Spokane land use code section 17G.080.040 allows for the creation of short subdivisions. Residential household living is an outright permitted use in the RTF zone per Table 17C.110-1: “Residential Zone Primary Uses” and detached single-family residence is a permitted use in the RTF zone per Table 17C.110-2: “Residential Zone Housing Types Allowed”. The City of Spokane land use code section 17C.110.360.B which states that a pocket residential development is permitted in the RTF zone.

2. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property:

The project proposes to follow the City of Spokane Comprehensive Plan goals for the property by utilizing small-lot detached single-family housing within the RTF zone. The land use plan for this site is Residential 10-20, allowing for a minimum of 10 dwelling units per acre (du/ac) and maximum of 20 du/ac. This short plat/ pocket residential development has a proposed density of 12.5 du/ac, which meets the future land use goals of the zone.

3. *Please explain how the proposal meets the concurrency requirements of SMC Chapter 17D.010:*

For Concurrency Certification:

- a. Transportation: the project will not add any additional densities not considered in the comprehensive plan and is agreeable to pay the City of Spokane Traffic Impact Fees.
 - b. Public Water: the additional water service will be reviewed by hydro services and does not extend the existing public water system. This site is currently served by a ¾” copper pipe from a 6” ductile iron main. One additional service is anticipated to be taken from the 6” main.
 - c. Fire Protection: this project location is currently served by a hydrant at the intersection of Magnolia and 6th. The project will not add any additional densities not considered in the comprehensive plan.
 - d. Police Protection: the project will not add any additional densities not considered in the comprehensive plan.
 - e. Parks and Recreation: the project will not add any additional densities not considered in the comprehensive plan.
 - f. Library: the project will not add any additional densities not considered in the comprehensive plan.
 - g. Solid Waste disposal and recycling: the project will not add any additional densities not considered in the comprehensive plan.
 - h. Schools: the project will not add any additional densities not considered in the comprehensive plan.
 - i. Public wastewater (sewer and stormwater): the project will not add any additional densities not considered in the comprehensive plan. This site has access to gravity sewer via 24” vitrified clay pipe on Magnolia Street and 6th Avenue. One additional connection will be made to sewer with this project.
4. *If approval of a site plan is required, demonstrate how the property is suitable for the proposed use and site plan. Consider the following: physical characteristics of the property, including but not limited to size, shape location, topography, soils, slope, drainage characteristics, the existence of ground or surface water, and the existence of natural, historic or cultural features:*

The project site is generally rectangular and hilly as shown on the preliminary short plat/ pocket residential development. The property includes soil types 7110–Urban land-Opportunity, disturbed complex, 0 to 3 percent slopes. No surface water is present on the property. As the existing single-family residence has extensive fire damage, no impact to natural, historic or cultural features is anticipated.

5. *Please explain any significant adverse impact on the environment or the surrounding properties the proposal will have, and any necessary conditions that can be placed on the proposal to avoid significant effects or interference with the use of neighboring property or the surrounding area, considering the design and intensity of the proposed use.*

There are no significant adverse impacts on the environment or on the surrounding properties anticipated because of this proposal as the design utilizes existing facilities. This project

proposes to restrict construction to hours as allowed by City code and follow all applicable regulations to mitigate any interference with neighboring properties.

6. *Demonstrate how the proposed subdivision makes appropriate (in terms of capacity and concurrence) provisions for:*

The project provisions for the following are:

a. Public Health, safety, and welfare

This project proposes to connect one additional unit to public water and sewer. This additional connection fits within the comprehensive plan designation of RTF.

b. Open Spaces

There is no anticipated increase or decrease in open space for this area as the project site has no existing or proposed open space.

c. Drainage way

This project is not anticipated to generate additional offsite stormwater or alter the drainage system of the site or nearby properties.

d. Streets, roads, alleys, and other public ways

If connection of sewer or water necessitates partial street removal, the road will be repaired per city standards.

e. Transit stops

The nearest transit stop is for STA route 94 at 5th and Magnolia, approximately 450 feet from the project site.

f. Potable water supplies

This project proposes to connect one additional unit to public water and sewer. These additional connections fit within the comprehensive plan designation of RTF.

g. Sanitary wastes

This project proposes to connect seven additional units to public water and sewer. These additional connections fit within the comprehensive plan designation of RTF.

h. Parks, recreation and playgrounds

The closest park to this development is Liberty Park, approximately 700 feet from the property. No impacts are anticipated to existing parks, recreation or playgrounds.

i. Schools and school grounds

This project is within the Spokane #81 district, specifically Grant Elementary, Sacajawea Middle School, and Lewis and Clark High School. No impacts beyond those anticipated in the comprehensive plan are expected to schools or school grounds.

j. Sidewalks, pathways and other features that assure safe walking conditions. There are sidewalks constructed on the public right of way. If sidewalks are broken, heaved, or otherwise damaged, they will be replaced per city code.

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

Thank you,



Justin DeWitt, P.E.
Whipple Consulting Engineers, Inc.