



Whipple Consulting Engineers, Inc.

WCE No. 24-3816
September 9, 2024

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

Attn: Ali Brast, Senior Planner

Re: **Lacey Townhomes Short Plat – a residential development
Development narrative**

Dear Ms. Brast:

Whipple Consulting Engineers on behalf of Kevin Finnerty respectfully submits for your review a preliminary short plat application related to the proposed Lacey Townhomes unit-lot subdivision as outlined in SMC Section 17G.080.065. The attached project proposes a short unit-lot subdivision of parcel number 36331.0209, a 0.46 ac +/- property, into 9 lots in the R1 zone. The project site is located at 6019 N Lacey Street, in the NE ¼ of Section 33, Township 26 N., Range 43 E., W.M. The property was recently a single-family residence with two outbuildings but is currently being developed into three townhome buildings. Two buildings are four-unit buildings that will be subdivided into individual lots, and one building is a triplex that will remain on a single lot.

Traffic

The proposed main access to the site lies at Lacey Street. This project will be subject to traffic impact fees to be assigned at time of certificate of occupancy.

Connectivity

The project proposes connection to N Lacey Street via a private road. This road will end in a T-type intersection on the west side of the property.

Consistency with Policies, Regulations, and Criteria

This project as proposed will adhere to all policies, regulations, and criteria set forth by SMC 17G.080.040 as follows:

Predevelopment Meeting – A pre-development meeting was held on August 21, 2024.

Preliminary Short Plat Application and Map Requirements – The preliminary plat application includes the following required documents: a general application, a preliminary short plat application, a title report, a preliminary plat map containing all requirements outlined in SMC 17G.080.040(B)(2), a written narrative and a notification map application. Filing fees will be paid when requested.

Review of Preliminary Short Plat – The preliminary short plat will be subject to review as a Type II application.

Public Notice – The project intends to give appropriate notice as requested by the City of Spokane.

Preliminary Short Plat Approval Criteria – The project intends to comply with all Land Use Application Procedures as listed in 17G.060.

Final Short Plat Review Procedure – After construction of required roadways, connection to sewer and water services, and other constructions as required in the decision, a final plat application containing a final plat, title report, associated applications and appropriate fees will be submitted.

Final Short Plat Requirements – The final short plat map will contain all elements contained within SMC 17G.080.040 (G).

Filing – WCE will file the final short plat with the county auditor within ten days of final approval of the short plat.

Redivision – No land within the boundaries of the short subdivision will be further divided into additional lots within a five-year period, except by subdivision.

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.

RMA/ajf

Enclosures: as noted

Cc: File, Owner