



PLANNING & DEVELOPMENT

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REQUEST FOR COMMENTS

Plat **Locarno Preliminary Short Plat**
FILE NO. Z24-463PSP

Date: October 2, 2024

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

From: Steven Bafus, Planner
808 West Spokane Falls Boulevard
Spokane, WA 99201 or call (509) 625-6312
sbafus@spokanecity.org

Subject: **Locarno Preliminary Short Plat** – Request for Comments

Owner: Fortress Anfield, LLC c/o Mary Stanton
PO Box 1111
Spokane Valley, WA 99037

Applicant/Agent: Fortress Anfield, LLC c/o Mary Stanton.
PO Box 1111
Spokane Valley, WA 99037

File Number: Z24-463PSP

Location Description: The proposal is located at **1203 S Crestline St., Parcel 35214.2912**, SE 1/4 OF S.21, T.25N., R.43E., W.M.

Description of Proposal: The applicant is proposing to subdivide parcel 35214.2912 located at 1203 S Crestline St. into two (2) lots. Existing duplex to remain on proposed lot 1. Lot 2 is proposed to be vacant for purpose of sale.

Please note that this proposed plat qualifies for “minor engineering review” with the City of Spokane (see SMC 17G.080.040 Short Subdivisions, subsection C.2). Following the agency review period for this “minor engineering review plat,” a decision will be issued. Please be advised that there is no public comment period for this “minor engineering review” plat. This is your only opportunity to comment on this proposal.

Legal Description:

THE WEST 85 FEET OF THE FOLLOWING DESCRIBED TRACTS:
LOT 5, CAMPBELL'S SUBDIVISION OF BLOCK 27, ALTAMONT, AS PER PLAT RECORDED IN VOLUME "D"
OF PLATS, PAGE 13;
EXCEPT THE NORTH 50 FEET THEREOF;
AND A PORTION OF BLOCK 26, ALTAMONT, AS PER PLAT RECORDED IN VOLUME "A" OF PLATS, PAGES
172 AND 173, DESCRIBED AS FOLLOWS;
BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 26;
THENCE SOUTH ON THE WEST LINE THEREOF 15 FEET;
THENCE NORTHEASTERLY ALONG A STRAIGHT LINE TO A POINT ON THE WESTERLY LINE OF
ALTAMONT BOULEVARD WHICH IS 10 FEET SOUTHEAST FROM THE MOST NORTHERLY CORNER OF
SAID BLOCK 26;
THENCE NORTHWESTERLY TO SAID NORTHEASTERLY CORNER;
THENCE ALONG THE NORTHERLY LINE OF BLOCK 26 TO THE POINT OF BEGINNING;
AND A 15 FOOT STRIP OF BLOCK 26, LYING SOUTH OF THE ADJOINING SAID TRACT;
IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON.

SEPA: This proposal is exempt from SEPA.

Current Zoning: Residential 1 (R1)

REPORT NEEDED BY: 5 P.M. October 17, 2024. 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.061, 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:**
- (X) This application is subject to concurrency and agency is required to notify this department that applicant meets/fails concurrency; OR
 - () This application is exempt from concurrency testing, but will use capacity of existing facilities.

Under the revised procedures of SMC 17G.061, 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 Steven Bafus, 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: "Locarno Preliminary Short Plat"
FILE No.: Z24-463PSP

E-mail Copies

City Departments

- Asset Management, Attn: Dave Steele
- Building Department, Attn: Dermott Murphy
- City Attorney, Attn: James Richman
- City Treasurer & City Taxes & Licenses
- Code Enforcement, Attn: Luis Garcia
- Construction Management, Attn: Joel Graff* **
- Engineering Services, Attn: Dan Buller* **
- Fire Dept., Attn: Dave Kokot *
- Fire Dept., Attn: Lance Dahl *
- GIS, Attn: Steven Allenton
- Historic Preservation, Attn: Megan Duvall
- Integrated Capital Management, Attn: Marcia Davis* **
- Integrated Capital Management, Attn: Kevin Picanco * **
- Library Services, Attn: Dana Dalrymple*
- Neighborhood Services, Attn: ONS Team
- Parks Dept., Attn: Garrett Jones*
- PIES, Attn: Betsy Wilkerson & Johnathan Bingle
- Planning & Development, Attn: Tami Palmquist
- Planning & Development, Attn: Eldon Brown**
- Planning & Development, Attn: Patty Kells*
- Planning & Development, Attn: Spencer Gardner
- Planning & Development, Attn: Dean Gundersen
- Planning & Development, Attn: Mike Nilsson**
- Planning & Development, Attn: Planning Review
- Planning & Development, Attn: Erik Johnson
- Planning & Development, Attn: Joelle Eliason
- Police Department, Attn: Sgt Chuck Reisenauer*
- Public Works, Attn: Marlene Feist
- Solid Waste, Attn: Kerry Deatrich
- Solid Waste, Attn: Rick Hughes*
- Street Operations, Attn: Inga Note**
- Wastewater Management, Attn: Raylene Gennett**
- Water Department, Attn: John Saywers**
- Water Department, Attn: Jim Sakamoto**

- 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

County Departments

- Spokane County Public Works, Attn: Scott Engelhard

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: Ben Serr
- Department of Archaeology & Historic Preservation, Attn: Gretchen Kaehler
- Department of Ecology, Attn: Environmental Review Section
- Department of Ecology, Attn: Hallie Ladd
- 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: Larissa Pruitt
- Avista Utilities, Attn: Denise Marsh
- Avista Utilities, Attn: Christina Janssen
- Avista Utilities, Sherri Mattocks
- 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 Tribe of Indians, Attn: Jacki Corley
- Spokane Regional Transportation Council, Attn: Kevin Wallace
- Williams Northwest Pipeline, Attn: Michael Moore

Additional Electronic/Email Copies

Other Agencies

- U.S. Postal Service, Attn: Postmaster
- Spokane Tribe of Indians, Attn: Randy Abrahamson (SE 1/4, SEC. 21, T. 25 N., R. 43 E., W.M.)

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COMMENTS: (Use additional sheets if necessary)

Authorized Signature

Department or Agency

Date

Concurrency Passed/Failed