

**REQUEST FOR COMMENTS  
FILE NO. Z1300061PPLT**

**Date:** October 15, 2013

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

**From:** Dave Compton, City Planner  
808 West Spokane Falls Boulevard  
Spokane, WA 99201 or call (509) 625-6089  
dcompton@spokanecity.org

**Subject:** Type III Preliminary Plat (Replat)

**Applicant/  
Property Owner:** Indian Trail & Barnes Road L.L.C.  
9027 N. Indian Trail Road  
Spokane, WA 99208  
(509) 468-2830

**Agent:** Dwight Hume  
c/o Land Use Solutions and Entitlement  
9101 N. Mt. View Lane  
Spokane, WA 99218  
(509) 435-3108

**File Number:** Z1300061PPLT

**Location Description:** The subject properties to be used in this proposal front the corner on the east side of Indian Trail and the north side of Barnes Road and previously platted lots on the east side of the unimproved right of way of N. Woodridge Drive south of Lamar Ave.

**Description of Proposal:** The applicant is proposing to re-plot an existing plat of approximately 5.13 acres into 16 lots; 13 for single family homes in the RSF zone and 2 lots in an Office zone, 1 for a medical office building and another to be left vacant for a use to be determined.

**Legal Description:** A full legal description of the subject property is available in the Planning Services & Development Department, located on the 3<sup>rd</sup> Floor of City Hall, 808 West Spokane Falls Blvd., Spokane, WA 99201-3329.

**SEPA:** This proposal will be reviewed under the State Environmental Policy Act (SEPA).

**Current Zoning:** RSF (Residential Single-Family) & O-35 (Office w/35' height limit)

**REPORT NEEDED BY: 5 P.M. (October 30, 2013).** If additional information is required in order for your department or agency to comment on this proposal, please notify the Planning Services Department 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.

The lack of comment including concurrency by any referral agency will be considered acceptance of this application as technically complete and meeting concurrency requirements.

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.

**Pre-Development Conference - (7-11-13) B13M0078PDEV**

\* - The lack of comment including concurrency by any referral agency will be considered acceptance of this application as technically complete and meeting concurrency requirements.

\*\* - Forward your comments to Kris Becker, Developer Services at least 2 working days before the "Report needed by" date shown on the front page.

**DISTRIBUTION LIST FOR COMMENTS**  
**FILE No.: Z130061PPLT**

Hard Copies

City Departments

- Engineering Services, Attn: Gary Nelson\* \*\*
- Engineering Services, Attn: Kris Becker\*
- Construction Management, Attn: Ken Brown\* \*\*
- Capital Programs, Attn: Katherine Miller\* \*\*
- Traffic Design, Attn: Patty Kells\* \*\*
- Solid Waste, Attn: Scott Windsor\*
- Building Department, Attn: John Halsey
- Planning Services, Attn: Julie Neff
- Historic Preservation, Attn: Kristen Griffin

County Departments

- SRCAA, Attn: Chuck Studer
- Spokane Regional Health District, Attn: Eric Meyer

Washington State Agencies

- Department of Transportation, Attn: Char Kay
- Department of Fish & Wildlife, Attn: Karin Divens - Habitat Program

Other Agencies

- U.S. Postal Service, Attn: Postmaster
- Avista Utilities, Attn: Lu Ann Weingart
- District 81, Attn: Facilities Planning\*
- Spokane Tribe of Indians, Attn: Randy Abrahamson (NE1/4Sec22,T26N,R42E,W.M.)

E-mail Copies

City Departments

- Fire Dept., Attn: Dave Kokot, P.E.\*
- Park Dept, Attn: Tony Madunich\*
- City Attorney, Attn: James Richman
- Asset Management, Attn: Dave Steele
- Police Department, Attn: Lt. Rex Olson\*
- Library Services, Attn: Dana Dalrympie\*
- Neighborhood Services, Attn: Jonathan Mallahan
- Planning Services, Attn: Joe Sacco

County Departments

- Spokane County Public Works, Attn: Scott Engelhard
- Spokane County Planning Department, Attn: John Pederson

Washington State Agencies

- Department of Natural Resources, Attn: Jacob McCann
- Department of Commerce, Attn: Dee Caputo
- Department of Archaeology & Historic Preservation, Attn: Gretchen Kaehler
- Department of Ecology, Attn: Environmental Review Section
- Department of Ecology, Eastern Region, Terri Costello
- Department of Ecology, Eastern Region, Attn: Michael Maher, Shoreline Permit Reviewer
- Department of Ecology, Easter Region, Attn: David Moore, Wetlands/Shoreline

Other Agencies

- U.S. Army corps of Engineers, Attn: Tim Erkel
- Spokane Aquifer Joint Board, Attn: Erin Casci
- Spokane Transit Authority, Attn: Gordon Howell
- Spokane Transit Authority, Attn: Mike Hynes
- Spokane Regional Transportation Council, Attn: Kevin Wallace\*
- Avista Utilities, Attn: Lu Ann Weingart
- Spokane Regional Transportation Council, Attn: Anna Ragaza-Bourassa
- Williams Northwest Pipeline, Attn: Michael Moore

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

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

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

\_\_\_\_\_  
Date

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