



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. 21-2805

October 8, 2021

City of Spokane, Development Services
ATTN: Alison Brast
808 W Spokane Falls Boulevard
Spokane, WA 99201

Re: Type II Application Short plat
Attached supplemental information and development narrative.

Dear Ms. Brast:

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 26221.3302, a 2.12 ac +/- property, into seven lots in the RSF zone. The project site is located at 4671 W. Lex Avenue. The property is currently a single duplex with a parking lot, trees, and grass.

Legal Description

LOT 7, BLOCK 1 OF McCARROLL EAST 6TH ADDITION, AS PER PLAT THEREOF RECORDED IN VOLUME 42 OF PLATS, PAGES(S) 24-28, RECORDS OF SPOKANE COUNTY, WASHINGTON.

SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.

Preliminary Short Plat 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.

- 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 detached single-family housing within the RSF 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 Fee.
 - b. Public Water: the additional water service will be reviewed by hydro services and does not extend the existing public water system.
 - c. Fire Protection: there is an existing fire hydrant at the intersection of Lowell and Lex Avenues. 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.
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 arch-shaped and hilly as shown on the preliminary short plat. The property includes soil type 2045 – Marble-Speigle complex, mass wasted, 8 to 30 percent slopes. There is no surface water present on the property.

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.

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 seven additional units to public water and sewer. These additional connections fit within the comprehensive plan designation of RSF.

b. Open Spaces

There is no anticipated increase or decrease in open space for this area as no open space currently exists on the subject property or is proposed.

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 bus stop is STA bus 23 at Indian Trail @ Lowell, within 0.4 miles from the project site.

f. Potable water supplies

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

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 RSF.

h. Parks, recreation and playgrounds

The closest park to this development is Pacific Park, 0.4 miles +/- away from the property.

i. Schools and school grounds


This project is within the Spokane #81 district, specifically Woodridge Elementary, Salk Middle School, and Shadle Park High School.

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,



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