



Whipple Consulting Engineers, Inc.

WCE No. 24-3934
January 24, 2025

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

Attn: Tavis Schmidt, Planner II

Re: **Strong Road Subdivision – a residential development**
Development narrative

Dear Mr. Schmidt:

Whipple Consulting Engineers, on behalf of Hayden Homes, LLC, respectfully submits for your review a preliminary plat application related to the proposed Strong Road Subdivision. The attached project proposes a subdivision of parcel number 26242.0066, a 2.5 ac +/- property, into 12 lots in the R1 zone. The project site is located at 2218 W. Strong Road, in the SE ¼ of NW ¼ of Section 24, Township 26 N., Range 42 E., W.M. The property is currently a single-family residence with approximately four outbuildings.

Traffic

The proposed lots will front on Tieton Place and a new north-south public road connecting Tieton Place to Strong Road. Tieton Place and the new public road will provide pedestrian and front-door access. Vehicular access to and from the proposed lots will be via a north-south alley and an east-west alley. This project will be subject to traffic impact fees to be assigned at time of certificate of occupancy.

Connectivity

Regarding vehicular access, all lots will connect to the public road system via alleys that connect to Strong Road to the south and a new public road to the east. For pedestrian access, lots 1-9 will have front door access to a new public road to the east, and lots 10-12 will have front door access to Tieton Road to the north.

Consistency with Policies, Regulations, and Criteria

This project as proposed will adhere to all policies, regulations, and criteria set forth by SMC 17G.080.050 as follows:

Predevelopment Meeting – A pre-development meeting was held on June 8, 2023.

Community Meeting and Public Notice – A community meeting was held on January 9, 2025. The mailing information and meeting summary are included as part of this application packet.

Preliminary Plat Application and Map Requirements – The preliminary plat application packet includes the following required documents: a general application, a preliminary plat application, a title report, a preliminary plat map containing all requirements outlined in SMC 17G.080.050(C)(2) (which links to SMC 17G.080.040(B)(2)), a written narrative and a notification map application. Filing fees will be paid when requested.

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

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

Preliminary Plat Approval Criteria – The project intends to comply with all Land Use Application Procedures as listed in 17G.061.

Phasing – The project may be phased. A master phasing plan will be included with the preliminary subdivision and may be modified prior to final plat.

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

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

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

Thank you,

A handwritten signature in blue ink, reading "Austin J. Fuller".

Austin J. Fuller, AICP
Whipple Consulting Engineers, Inc.

TRW/ajf

Enclosures: as noted

Cc: File, Owner