

**REQUEST FOR COMMENTS  
Pacific Ave Townhouse Unit Lot Subdivision  
Preliminary Short Plat  
FILE NO. Z26-279PSP**



**Date:** May 4, 2026

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

**From:** Tavis Schmidt, Senior Planner  
808 West Spokane Falls Boulevard  
Spokane, WA 99201 or call (509) 625-6646  
tschmidt@spokanecity.org

**Subject:** **Pacific Ave Townhouse Unit Lot Subdivision Preliminary Short Plat – Request for Comments**

**Applicant/Agent:** Storhaug Engineering c/o Luke Engell  
510 E 3<sup>rd</sup> Ave  
Spokane, WA 99202

**Owner:** 2430 & 2434 W Pacific Ave Partnership  
74 Woodmount Ave  
Toronto, ON, Canada M4C 3Y2

**File Number:** Z26-279PSP

**Location Description:** The proposal is located at **2430 & 2434 W. Pacific Ave., Parcels 25242.1015, 25242.1014, 25242.1012, NW 1/4, SEC. 24, T. 25 N., R. 42 E., W.M.**

**Description of Proposal:** The owner is proposing to divide parcels **25242.1015, 25242.1014, 25242.1012**, addressed as **2430 & 2434 W. Pacific Ave.**, into 8 lots for the purpose of creating lots for residential development; and one tract for utilities, common area, and stormwater. The proposal will use the City of Spokane Unit Lot Subdivision procedure pursuant to SMC 17G.080.065.

**Legal Description:** BROWNES 2ND L29-30, L32-33, L59 B39 (See Planning for full description)

**SEPA:** This proposal is categorically exempt.

**Current Zoning:** Residential High Density (RHD)

**REPORT NEEDED BY: 5 P.M. May 18, 2026.** 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:**
  - 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.

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 Adam Hayden, Planning and Development at least 2 working days before the "Report needed by" date shown on the front page.

## DISTRUBUTION LIST FOR COMMENTS

**PROJECT NAME: "Pacific Ave Townhouse Unit Lot Subdivision Preliminary Short Plat"**  
**FILE No.: Z26-279PSP**

### E-mail Copies

#### City Departments

- Asset Management, Attn: Dave Steele
- Building Department, Attn: Dermott Murphy
- City Attorney, Attn: Megan Kapaun
- City Taxes & Licenses
- Code Enforcement, Attn: Luis Garcia
- Construction Management, Attn: Joel Graff\* \*\*
- Engineering Services, Attn: Dan Buller\* \*\*
- Fire Dept., Attn: Justin Cravalho \*
- 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 & Sarah Dixit
- Planning & Development, Attn: Tami Palmquist
- Planning & Development, Attn: Eldon Brown\*\*
- Planning & Development, Attn: Adam Hayden\*
- Planning & Development, Attn: Spencer Gardner
- Planning & Development, Attn: Dalton Kuhn\*\*
- 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: Jeanne Finger\*\*
- Water Department, Attn: Jim Sakamoto\*\*

#### County Departments

- Spokane County Public Works, Attn: Scott Engelhard
- 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: Kasey Wilberding
- SRCAA, Attn: April Westby

#### 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: James MacNaughton
- Department of Ecology, Attn: Environmental Review Section
- Department of Ecology, Attn: Hallie Ladd
- Department of Ecology, Eastern Region, Attn: Ryan McNair, 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, Spokane County Real Estate
- City of Spokane Valley Planning, Attn:
- 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 (NW 1/4, SEC. 24, T. 25 N., R. 42 E., W.M.)