



PLANNING & DEVELOPMENT

808 W. SPOKANE FALLS BLVD.

SPOKANE, WASHINGTON 99201-3329

509..6300

FAX 509.625.6013

[WWW.SPOKANEPLANNING.ORG](http://WWW.SPOKANEPLANNING.ORG)

[WWW.BUILDINGSPOKANE.ORG](http://WWW.BUILDINGSPOKANE.ORG)

**REQUEST FOR COMMENTS  
Red Band – Preliminary Short Plat  
FILE NO. Z23-117PSP**

**Date:** April 4, 2023

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

**From:** Donna deBit, Associate Planner  
808 West Spokane Falls Boulevard  
Spokane, WA 99201 or call (509) 625-6637  
ddebit@spokanecity.org

**Subject:** **Red Band Preliminary Short Plat** – Request for Comments

**Owner:** RR7 Properties  
801 W Riverside #300  
Spokane, WA 99201

**Applicant/Agent:** Whipple Consulting Engineers  
21 S. Pines Rd.  
Spokane Valley, WA 99206

**File Number:** Z23-117PSP

**Location Description:** The proposal is located at **1620 N. River Ridge Blvd – parcel no. 25116.0077**

**Description of Proposal:** The applicant is proposing to subdivide one parcel (approximately 13.05 acres) into 7 parcels for future multi-family development. The plat will be served by City of Spokane sewer and water. This application is processed as a Type II application.

**Legal Description:** A copy of the full legal description can be obtained through the Development Services Center.

**SEPA:** Required. Checklist attached.

**Current Zoning:** Community Business (CB-55) and Residential High-Density (RHD-35)

**REPORT NEEDED BY: 5 P.M. April 19, 2023.** 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.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.

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.

\* - 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 Patty Kells, 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: "Red Band Preliminary Short Plat"**  
**FILE No.: Z23-117PSP**

**E-mail Copies**

**City Departments**

- Asset Management, Attn: Dave Steele
- City Attorney, Attn: James Richman
- City Treasurer: Renee Robertson
- Code Enforcement, Attn: Luis Garcia
- Construction Management, Attn: Joel Graff\* \*\*
- Engineering Services, Attn: Dan Buller\* \*\*
- Fire Dept., Attn: Dave Kokot \*
- Historic Preservation, Attn: Megan Duvall
- Integrated Capital Management, Attn: Inga Note\*\*
- Integrated Capital Management, Attn: Marcia Davis\* \*\*
- Integrated Capital Management, Attn: Katherine Miller \* \*\*
- Integrated Capital Management: Scotty Allenton\* \*\*
- Library Services, Attn: DT Circulation\*
- Neighborhood & Business Services, Attn:
- Neighborhood Services, Attn: ONS Team
- Parks Dept., Attn: Garrett Jones\*
- PCED, Attn: Johnnie Perkins
- Planning & Development, Attn: Dean Gunderson
- Planning & Development, Attn: Tami Palmquist
- Planning & Development, Attn: Eldon Brown\*\*
- Planning & Development, Attn: Joeline Eliason
- Planning & Development, Attn: Erik Johnson
- Planning & Development, Attn: Patty Kells\*
- Planning & Development, Attn: Dermott Murphy
- Planning & Development, Attn: Mike Nilsson\*\*
- Planning Services, Attn: Spencer Gardner
- Police Department, Attn: Sgt Chuck Reisenauer\*
- Public Works, Attn: Marlene Feist
- Solid Waste, Attn: Scott Windsor
- Solid Waste, Attn: Rick Hughes\*
- Street Operations, Attn: Clint Harris\*\*
- Street Operations, Attn: Greg Martin\*\*
- Wastewater Management, Attn: Mike Morris\*\*
- Wastewater Management, Attn: Duane Studer\*\*
- Wastewater AWWTP, Attn: Mike Cannon\*\*
- Water Department, Attn: Jim Sakamoto\*\*

**County Departments**

- Spokane County Public Works, Attn: Barry Greene
- Spokane County Public Works, Attn: Lindsey Forward
- Spokane County Planning Department, Attn: John Pederson
- Spokane County Engineering Dept., Attn: Gary Nyberg
- Spokane Regional Health District, Attn: Jon Sherve
- Spokane Regional Health District, Attn: Paul Savage
- Spokane Regional Health District, Attn: Eric Meyer
- 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: Dave Andersen

- Department of Archaeology & Historic Preservation, Attn: Gretchen Kaehler
- Department of Ecology, Attn: Environmental Review Section
- Department of Ecology, Attn: Hallie Ladd
- Department of Transportation, Attn: Char Kay
- Department of Transportation, Attn: Greg Figg
- Department of Fish & Wildlife, Attn: Kile Westerman - Habitat Program

**Other Agencies**

- U.S. Army corps of Engineers, Attn: Jess Jordan
- Avista Utilities, Attn: Conner Lange
- Avista Utilities, Attn: Randy Myhre
- Avista Utilities, Attn: Larissa Pruitt
- Cheney School District Operations, Attn: Jeff McClure
- City of Airway Heights, Attn: Heather Trautman
- City of Spokane Valley Planning, Attn: SEPA Review
- District 81 Capital Projects, Attn: Greg Forsyth
- Mead School District Facilities & Planning, Attn: Ned Wendle
- Spokane Aquifer Joint Board, Attn: Tonilee Hanson
- Spokane School District, Attn: Phil Wright
- Spokane Transit Authority, Attn: Gordon Howell
- Spokane Transit Authority, Attn: Mike Hynes
- Spokane Transit Authority, Attn: Mike Tresidder
- Spokane Transit Authority, Attn: Kathleen Weinand
- Spokane Regional Transportation Council, Attn: Ryan Stewart
- Williams Northwest Pipeline, Attn: Michael Moore

**Other Agencies**

- U.S. Postal Service, Attn: Postmaster
- Spokane Tribe of Indians, Attn: Randy Abrahamson (SW 1/4 SEC.11, T.25 N., R.42 E., W.M.)

**REQUEST FOR COMMENTS**  
**File No.: Z23-117PSP**

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

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

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

\_\_\_\_\_  
Date

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