



Whipple Consulting Engineers, Inc.

WCE No. 25-4026
July 18, 2025

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

Attn: Melissa Owen, Assistant Planner

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

Dear Ms. Owen:

Whipple Consulting Engineers, on behalf of UNI Strong, LLC, respectfully submits for your review a preliminary plat application for a unit lot subdivision related to the proposed Strong Road Subdivision. The attached project proposes a subdivision of parcel number 26245.0054, a 1.41 ac +/- property, into 12 lots in the R1 zone. The project site is located at 2120 W. Strong Road, in the SE ¼ of NW ¼ and SW ¼ of NE ¼ of Section 24, Township 26 N., Range 42 E., W.M. The property is currently a single-family residence with approximately five outbuildings.

Traffic & Connectivity

All lots within the proposed preliminary plat will use the internal private road for vehicular access, with a private path for pedestrian access. Frontage improvements will be required for this project along Strong Road. This project will be subject to traffic impact fees to be assigned at time of certificate of occupancy.

Consistency with Policies, Regulations, and Criteria

This project as proposed will adhere to all policies, regulations, and criteria set forth by SMC 17G.080.065 and applicable regulations of 17G.080.050 as follows:

Application Procedure – This unit lot subdivision will be processed as a subdivision.

Predevelopment Meeting – A pre-development meeting was held on February 13, 2025.

Community Meeting and Public Notice – A community meeting was held on May 13, 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. Unit lot subdivisions require additional materials to be filed with the plat including access easements; joint use and maintenance agreements; or covenants, conditions and restrictions.

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, AICP
Whipple Consulting Engineers, Inc.

TRW/ajf

Enclosures: as noted

Cc: File, Owner