

REQUEST FOR COMMENTS *2nd Request for Comments*****
Strong Road Residential Development Preliminary Long Plat (Unit Lot Subdivision)
FILE NO. Z25-456PPLT

Date: October 1, 2025

To: City Planning, City Engineering, DAHP

From: Melissa Owen, Planner II
808 West Spokane Falls Boulevard
Spokane, WA 99201 or call (509) 625-6063
mowen@spokanecity.org

Subject: Strong Road Res. Development Preliminary Long Plat (Unit Lot Subdivision) – Request for Comments

Owner: Aaron Nolting – UNI STRONG, LLC
4821 S LONG LN,
GREENACRES, WA, 99016

Applicant/Agent: Austin Fuller or Todd Whipple – Whipple Consulting Engineers, Inc.
21 S. Pines Road,
Spokane Valley, WA 99206

File Number: Z25-456PPLT

Location Description: 2120 W STRONG RD (parcel 26245.0054).

Description of Proposal: The applicant is proposing to subdivide a single 1.41-acre site (parcel 26245.0054 addressed as 2120 W Strong Rd) into 12 lots under the Unit Lot Subdivision Code (Spokane Municipal Code 17G.080.065) for the purpose of retaining one existing single-family home on its own lot and created eleven vacant lots. The proposal includes use of a private driveway to access to all units.

Legal Description: A portion of the southwest quarter of the northeast quarter and southeast quarter of the northwest quarter of Section 24, Township 26N, Range 42 E.W.M. (The full legal description is available by request from the planning department)

SEPA: this project is exempt from SEPA.

Current Zoning: Residential 1 (R1)

REPORT NEEDED BY: 5 P.M. October 15, 2025. 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.

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COMMENTS: (Use additional sheets if necessary)

Authorized Signature	Department or Agency	Date	Concurrency Passed/Failed