

August 14, 2025
Whipple Consulting Engineering, Inc.
C/O Austin Fuller & Todd Whipple
21 S Pines Rd.
Spokane Valley, WA 99206

RE: Review of File # Z25-456PPLT – DRAFT LETTER

Dear Mr. Fuller and Mr. Whipple:

This letter is to inform you that the application materials for the above-mentioned Preliminary Plat were found to be technically incomplete, based on a review required under Spokane Municipal Code (SMC) 17G.061.120, Determination of a Complete Application. The following comments were received from various departments and agencies.

*Please note that the City is currently in process of amending multiple codes to add clarity around use of driveways and other private facilities to serve lots in Unit Lot Subdivisions. **The City Council held a public hearing on these changes on August 25th. As such clarifying code will not be effective for 30-days following Council Adoption.***

City of Spokane Fire Prevention Engineer
Conditional Approval.

- A. Per attached email from Dave Kokot dated July 28, 2025, the access road will need to meet the dimensional requirements for a Fire access road as well as the hammerhead turnaround.

Engineering design standards identified by Dave Kokot are located at the link below (please also see general comments/conditions from engineering regarding required private access improvements including pavement section):
<https://static.spokanecity.org/documents/business/designstandards/2025/standard-plans-section-w-2025-06-03.pdf>.

Historic Preservation.
Conditional Approval.

Per email from Logan Camporeale, City of Spokane, Historic Preservation, the outbuildings were reviewed for eligibility and possible deconstruction, but buildings were found ineligible after conducting a site visit. No further Historic Preservation review of the demolition is required. The following condition of approval was identified for future development.

- B. An Inadvertent Discovery Plan and circulate it with all contractors who engage in ground disturbing activities.

City Treasurer

Per attached email from Cara Geiger on 08/14/25, No LIDS impact this property.

Planning Department (incorporated into this letter, no separate memo):

Revisions/Clarifications Required.

The following comments need to be addressed prior to deeming the application technically complete and moving the application to public notice and hearing.

Following receipt of engineering comments planning has updated items in red so any changes stand out.

Narrative.

9. Private Streets are subject to Public Street Standards. This proposal does not meet private street standards. Instead, access has been provided via a private access/~~driveway~~ as permitted under the Unit Lot Development Code and 17H.010.090 (amended in progress) and consistent with criteria for use by Emergency Services and Solid Waste Collection. Please revise the narrative to remove reference to a private street and replace it with private access/~~driveway~~.
10. The narrative indicates that the project is intended to be phased and that a phasing plan was included. No phasing plan was found in the submittal materials. If this proposal is intended to be phased, please provide a copy of the phasing plan or update the narrative to remove reference to phasing.

Preliminary Long Plat Supplemental Application.

11. Please update/clarify question 1., answer D. to address use of the unit lot subdivision code. The parent site, not individual lots within the Unit Lot Subdivision, is required to meet the development standards found in 17C.111. Individual lots created via the Unit Lot Subdivision proposal do not have street frontage but are instead served by private access/~~driveway~~ which is permitted under the Unit Lot Subdivision code.
12. Please clarify if this below highlighted detail should be 17C.111 Residential Zones for question 1, answer F.
The remaining portions of Section 17C.111.2xx are or will be met as appropriate.
13. Question 2 – several of the responses refer to development of private streets for which standards are not met. Please review and update responses to indicate use of private access/~~driveway~~ instead of private street or road serving individual lots in this development pursuant to the Unit Lot Subdivision Code 17G.080.065(D)(9).
14. Question 5 – since this project is SEPA exempt and therefore the SEPA checklist was not distributed, please remove reference to the SEPA checklist.
15. Question 6d – please update reference to internal roadways to private access/~~driveway~~ to reflect that this access for vehicles is neither a public nor a private street.

Trip Generation and Distribution Letter

16. Please update the project description to remove reference to private street and roads for which standards are not met and replace these references with private access/~~driveway~~ consistent with the Unit Lot Subdivision Code 17G.080.065(D)(9) and 17H.010.090 (amended in progress).

Preliminary Plat Map.

17. Add “Unit Lot Subdivision” to the title block.
18. Please add phone number of the owner/person with whom official contact should be made regarding the application to the map.
19. Please update required minimum density to 6.
20. Please add proposed density to the map site data table. Calculating density is described in [Section 17C.111.210](#) Density.
21. Add the total number of housing units proposed and the number of units on each lot. The number of units per lot can be added to each lot or to the site data table. Consistent with the general application and other preliminary plat materials this should be 1 unit/lot; total of 12 units.

22. Add condition of adjacent properties (platted/plat name or unplatted).
23. Show setbacks from existing retained home to proposed new lot lines.
24. Please show the parent site setback on the map or provide the parent site setback detail in text format (W. Strong is the front, north lot line the rear, east and west lot lines the sides). Parent Site Setbacks (living space), are as follows:
 1. Front 10'
 2. Side 5'
 3. Rear 15'
25. Please update the plat map and site data table to address 17G.080.065(D)(6) General Regulations which states that portions of the parent site designated for common use shall be identified as Tracts owned in common by the owners of the child lots or a larger collective organization.
 1. The driveway-private access providing vehicle access to all lots should be identified as a tract. Depending on the design for a distinct pedestrian connection within the development to the public right of way, the access tract may need to be updated.

Conditions of Approval/General Comments for Final Plat.

The following items are conditions of approval recommended by planning for incorporation into a decision on the preliminary plat.

- C. For those structures slated for demolition, a separate demolition permit is required for structures over 200 sq. ft. Demolition will need to be completed prior to approval of the final plat.
- D. Please ensure that the vicinity map is of a scale that provides for street names to be legible when printed at full size for recording. Please also update the map to black and white only.
- E. To address concurrency related to sidewalks, pathways, and other features that assure safe walking conditions, planning recommends as a condition of approval that a distinct 5'-wide walking path, separate from the driveway private access, be installed to connect lots 4-5 and lots 6-12 to the public right of way at Strong Rd.
- F. To accommodate parking in front of garages accessed from the proposed private accessdriveway, planning recommends as a condition of approval that garage setbacks are met from the driveway private access tract line.
- G. The parent site as a whole shall meet all applicable development standards with respect to its surroundings, including but not limited to: Setbacks; Building coverage; Design standards; Street frontage; and Density.
- H. Lots created through a Unit Lot Subdivision shall be subject to all applicable requirements of Title 17 SMC, except as otherwise modified by section 17G.080.065.

Dedications and Signatures for Final Plat.

The final plat shall include the following dedications and signature/certificates:

- I. If any archaeological resources, including sites, objects, structures, artifacts, and/or implements, are discovered on the project site, all construction and/or site disturbing activities shall cease until appropriate authorities, agencies, and/or entities have been notified in accordance with Chapters 27.44 and 27.53 RCW.
- II. Street trees and landscaping are required – compliance will be verified prior to approval of Certificate of Occupancy for each new home.
- III. Per 17G.080.065(F) Unit Lot Subdivision Recording. The plat recorded with the county auditor's office shall include the following:
 - a. Access easements, joint use and maintenance agreements, and covenants, conditions, and restrictions identifying the rights and responsibilities of property

owners and/or the homeowners association for use and maintenance of common garage, parking and vehicle access areas; on-site recreation; landscaping; utilities; common open space; exterior building facades and roofs; and other similar features.

- b. A note that approval of the subdivision was granted by the review of the site as a whole (stating the subject project file number if applicable);
 - c. A note that subsequent platting actions, additions or modifications to the structure(s) may not create or increase any nonconformity of the parent site as a whole, and shall conform to the approved site development plan;
 - d. A note stating that if a structure or portion of a structure has been damaged or destroyed, any repair, reconstruction or replacement of the structure(s) shall conform to the approved site development plan;
 - e. A note that additional development of the individual lots may be limited as a result of the application of development standards to the parent site.
 - f. The legal description of each lot shall identify it as part of a unit lot subdivision.
- IV. Surveyor's certificate, stamp, date and signature, as follows:
The following land surveyor's certificate to be shown on each sheet of the plat: "I, _____ registered land surveyor, hereby certify the plat of, _____ as shown hereon, is based upon actual field survey of the land described and that all angles, distances, and courses are correctly shown and that all non fronting lot corners are set as shown on the plat. Monuments and fronting lot corners shall be set upon completion of the utility and street improvements.
Signed _____ (Seal)"
- V. A certification by the city treasurer, as applicable:
"I hereby certify that the land described by this plat, as of the date of this certification, is not subject to any local improvement assessments. Examined and approved, this _____ day of _____, 20__.

City of Spokane Treasurer"
- VI. The certification of the hearing examiner, on behalf of the city council, as follows:
"This plat has been reviewed on this _____ day of _____, 20__ and is found to be in full compliance with all the conditions of approval stipulated in the Hearing Examiner's approval of preliminary plat # Z25-456PPLT.

Hearing Examiner"
- VII. The certification by the planning director, as follows:
"This plat has been reviewed on this _____ day of _____, 20__ and is found to be in full compliance with all the conditions of approval stipulated in the Hearing Examiner's/Planning Director's approval of the preliminary plat #Z25-456PPLT.

City of Spokane Planning Director"
- VIII. The certification by the city engineer, as follows:
"Approved as to compliance with the survey data, the design of public works and provisions made for constructing the improvements and permanent control monuments this _____ day of _____, 20__.

City of Spokane Engineer"
- IX. The certification by the Spokane county treasurer, as follows:
"I hereby certify that the land described in this plat, as of the date of this certification, is not subject to any outstanding fees or assessments. Examined and approved _____

day of _____, 20__.

Spokane County Treasurer”

- X. The certification by the Spokane county auditor on each page of the final short plat including the time, date, book and page number of the recording of the final mylar.
- XI. Signature of every owner certifying that (at a minimum):
 - a. the plat is made with the free consent and in accordance with the desires of the owners of the land;
 - b. the owners are the owners of the property and the only parties having interest in the land and is not encumbered by any delinquent taxes or assessments;
 - c. the owners adopt the plan of lots, blocks and streets shown;
 - d. owner dedicates to the City and the City’s permittees the easements shown for utilities and cable television purposes;

***Engineering may request additional statements for the owner certification as needed.

- XII. Add the following dedication to the face of the final plat. Please include HOA UBI, CCR recording no, etc.

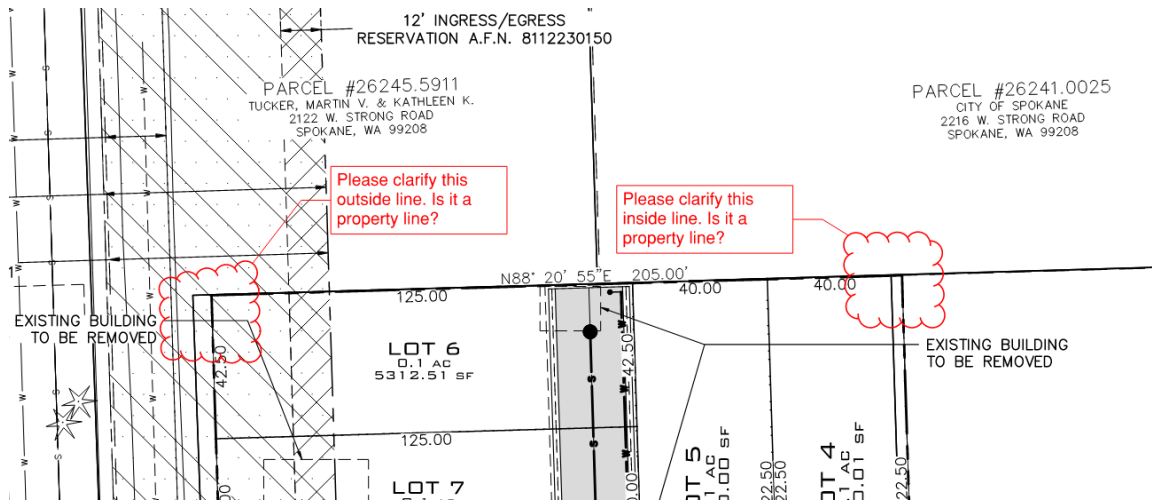
“THE OWNERS OF ALL LOTS WITHIN THIS PLAT SHALL BE MEMBERS OF THE _____ ASSOCIATION, A WASHINGTON CORPORATION CREATED ON _____, UBI NUMBER _____ SUBJECT TO THE ARTICLES AND BYLAWS THEREOF. PER DECLARATION ESTABLISHING COVENANTS, CONDITIONS, AND RESTRICTIONS UNDER AUDITOR'S FILE NUMBER _____.”

Engineering Dept.
Revisions Required.

The following comments must be addressed prior to technical completion of the preliminary plat:

- 26. Please correct the legal description on the face of the plat.
- 27. Quarter Section Lines should be included on the face of the plat as one crosses the plat area and one is within Strong Road.
- 28. Show the existing topography at two-foot maximum interval (SMC 17G.080.040(2)(o))
- 29. Is the 26-foot-wide easement intended to include utilities, pedestrian and vehicle access? Please clarify,
- 30. This plat is located within a special drainage district and an area of drainage concern. Please provide a conceptual stormwater drainage plan showing proposed locations for handling the stormwater.
- 31. Easement 8602100237 appears to be missing from the face of the preliminary plat. Please show the easement.
- 32. A.F.N. 8211220211, a water service covenant, is shown on the face of the plat as if it is a 65-foot encumbrance. The water service covenant is insignificant as the area has been annexed by the city and can be shown on the face of the plat as just a reference note.
- 33. A 7.5-foot right-of-way dedication on the north side of Strong Road, adjacent to the plat, is required and must be clearly indicated and dimensioned on the preliminary plat.

34. Please show the location of any existing onsite septic systems, including cesspools and/or drain fields, on the face of the preliminary plat.
35. Per SMC 17G.080.070.B, please show an easement for dry utilities, typically a minimum of ten-feet wide adjacent to public right-of-way (e.g. Strong Road).
36. Preliminary Long Plat Application: G.6.g "Sanitary wastes" states the project proposes to connect 10 additional units to public sewer, but the plat is proposing 12 lots. Please clarify.
 1. This section also mentions a "private alley". Please revise to "private access".
37. TDGL, page 1 of 15, the statement "Lots 2, 3 and 4 front the proposed east-west road. Lot 1 and lots 5 through 11 front the proposed north-south road" does not match the plat map provided and excludes mention of Lot 12. Please clarify.
38. There are some unlabeled lines shown on the face of the plat. See snip below. Please clarify.



General Comments and Conditions:

- I. The existing buildings require a demolition permit. Please note that a geotechnical evaluation may be required prior to new structures being constructed in the footprint of the razed structures.
- J. There is an existing septic system onsite that shall be abandoned per the guidelines set forth by Spokane Regional Health District (SRHD). Please provide verification from SRHD of abandonment. Please note that a geotechnical evaluation may be required prior to new structures being constructed in the footprint of the septic system.
- K. Frontage improvements are required along Strong Road to match the improvements done for the development, Forest Grove Subdivision, west of this plat. Curb, separated sidewalk with street trees, full pavement section from centerline of Strong Road to the north, and stormwater design for street runoff and treatment are required. A city standard concrete approach will be required for the private access.
 - a. These improvements must be completed and accepted, or bonded for, prior to this plat being finalized.
- L. Strong Road, located adjacent to but outside the proposed plat boundary, is under a pavement cut moratorium until September 14, 2026.

- M. A Homeowner's Association (HOA), or other similar entity, is required to be established for operation and maintenance of the shared access easements, joint use and maintenance, stormwater facilities, private water, and private sewer. See [SMC 17G.080.065](#) and [SMC 17H.010.090\(H\)](#) for additional information.
- a. Please include a draft of the Covenants, Conditions, and Restrictions (CCRs) with the final plat submittal for review and concurrence from the Development Services Center.
- N. Per [SMC 17H.010.090\(F\)](#), private access shall be improved in accordance with the development standards for parking lots as provided in [SMC 17C.230.140](#). The pavement section shall meet City Design Standards for residential development to be designed by the Project Engineer (minimum 3 inches of HMA over 4 inches of crushed surfacing).
- O. The nearest available public water service mains which could provide service to this proposed plat are an eighteen-inch ductile iron main located in Strong Road. Existing water pressure is approximately 63 psi at a nearby hydrant on the south side of Strong Road.
- a. The proposed unit lot subdivision will need to be served by a master water meter and a private water system behind the master water meter. This will require a Homeowners Association or similar entity for billing, maintenance, repair, and replacement of the private water system.
 - b. The developer is responsible for all costs associated with design and construction of water improvements necessary to serve the proposed plat.
 - c. The water system shall be designed and constructed in accordance with city standards. A pressure of 45 psi minimum at the property line is required for service connections supplying domestic flows. Pressures shall not drop below 20 psi at any point in the system during a fire situation. Pressures over 80 psi will require pressure reducing valves be installed at developer expense.
- P. The nearest existing public sanitary sewer mains which could provide service to this proposed plat are an eight-inch PVC capped stub extending east from the manhole in the intersection of Strong Road and Hazelnut Street as well as an eight-inch PVC capped stubbing extending west from the manhole in the intersection of Strong Road and Cannon Street.
- a. A sewer main extension will be required prior to final plat.
 - b. The developer is responsible for all costs associated with design and construction of sanitary sewer improvements necessary to serve the proposed plat.
 - c. The sanitary sewer system shall be designed and constructed in accordance with city standards.
 - d. Construction plans shall be submitted to Development Services for review and acceptance. The sanitary sewer system, including individual service connections to each lot, shall be constructed and accepted for service prior to the city engineer signing the final plat.
- Q. In accordance with the City's Financial Guarantee Policy, a financial guarantee will be required for all street, drainage, and erosion / sediment control improvements not

constructed prior to the approval of the final plat. Water and sewer improvements cannot be bonded for.

- R. All water and sewer service connections must front the lot they are to serve. Offset connections will not be allowed.
- S. All stormwater and surface drainage generated onsite shall be disposed of onsite in accordance with SMC 17D.060 "Stormwater Facilities", the Spokane Regional Stormwater Manual, Special Drainage Districts, City Design Standards, and per the Project Engineer's recommendations, based on the drainage plan accepted for the final plat.
 - a. Prior to construction, a grading and drainage plan shall be submitted to Development Services for review and acceptance.
 - b. The project is located within the Five Mile Special Drainage District. A down-gradient analysis demonstrating that there will be no expected adverse impacts on down-gradient properties will be required. Additional information on special drainage districts can be found in [SMC 17D.060 "Storm Water Facilities"](#).
 - c. An erosion / sediment control plan, detailing how dust and runoff will be handled during and after construction, shall be submitted to Development Services for review and acceptance prior to construction.
 - d. If drywells are utilized, they shall be tested to ensure design infiltration rates are met. A minimum factor of safety of 2 (two) will be required. In accordance with State Law, existing and proposed Underground Injection Control structures need to be registered with the Washington State Department of Ecology. Proof of registration must be provided prior to plan acceptance.
 - e. The developer is responsible for all construction costs associated with constructing stormwater improvements necessary to serve the proposed plat.
- T. Public streets, including paving, curb, gutter, sidewalk, signs, stormwater drainage structures/facilities, and swales / planting strips necessary to serve the proposed plat, shall be designed and constructed in accordance with city standards. Sidewalks shall serve each lot and provide access to a public street.
 - a. The developer is responsible for all costs associated with constructing street improvements necessary to serve the proposed plat.
 - b. Construction plans for streets must be designed by a Professional Engineer, licensed in the State of Washington, and submitted to Development Services for review and acceptance prior to construction.
 - c. Signing and striping plans, where appropriate, shall be included as part of the design submittal. Landscaping plans for the public right-of-way should also be included as part of the submittal to ensure clear view triangles are met and that there are no conflicts between signage and street trees.
 - d. Street design for the plat shall include supporting geotechnical information on the adequacy of the soils underneath to support vehicular design loads.
 - e. All street identification and traffic control signs required due to this project must be installed by the developer at the time street improvements are being constructed. They shall be installed and inspected to the satisfaction of the City's Construction Management Office in accordance with city standards prior to the occupancy of any structures within the plat.

- U. Plan review fees for sanitary sewer, water, street, and stormwater improvements will be determined at the time of plan submittal and must be paid prior to the start of the review.
- V. Centerline monuments must be installed in accordance with [City of Spokane Design Standards](#). If street improvements are bonded for in order to record the final plat early, a \$250.00 deposit will be required for each monument.
- W. Addresses shall be shown on the face of the final plat. Addresses will be required prior to applying for any water and/or sewer tap permits. Fees shall be assessed for all new addresses (M. Owen note: 11 new address fees were assessed under the preliminary plat application).
- X. Lot plans, stamped and signed by a Professional Engineer, shall be prepared for residential lots as per the criteria listed in Appendix 3C of the Spokane Regional Stormwater Manual and submitted to the City of Spokane for review and acceptance prior to the final plat being accepted by the City of Spokane.
- Y. Deviations from city design standards must be submitted in writing to the city engineer and approved prior to the submittal of engineering plans for review (SMC 17H.010.020).

The following statements are required in the dedication of Final Plat:

- XIII. Slope easements for cut and fill, as deemed necessary by the Development Services Center in accordance with the City's Design Standards, are hereby granted to the City of Spokane for the construction and maintenance of public streets adjoining this plat.
- XIV. A ten-foot easement for utilities, including cable television, is hereby granted along all public street frontages to the City and its permittees for the construction, reconstruction, maintenance and operation of utilities and cable television, together with the right to inspect said utilities and to trim and/or remove brush and trees which may interfere with the construction, maintenance and operation of the same.
- XV. Development of the subject property, including grading and filling, are required to follow an erosion/sediment control plan that has been submitted to and accepted by Development Services prior to the issuance of any building and/or grading permits.
- XVI. All stormwater and surface drainage generated on-site must be disposed on-site in accordance with Chapter 17D.060 SMC, Stormwater Facilities, the Spokane Regional Stormwater Manual, and City Design Standards, and as per the Project Engineer's recommendations, based on the drainage plan accepted for the final plat.
- XVII. This plat is in the Five Mile Special Drainage District as defined by SMC 17D.060.130, basements are **not** recommended. The development of any below grade structures (including basements) in the plat is subject to review of a geotechnical evaluation for foundation design to determine suitability and affects from stormwater and/or subsurface runoff. The geotechnical evaluation is required to be performed for each lot with below grade level structures and submitted for review and concurrence to the City of Spokane Building Department and Development Services prior to issuance of a building permit. An overall geotechnical analysis may be performed in lieu of individual lot analyses to determine appropriate construction designs. Development of the plat is subject to the provisions of chapters 17D.060 and 17F.100.090 SMC.
- XVIII. No building permit shall be issued for any lot in this subdivision until evidence satisfactory to the Development Services Center has been provided showing that the recommendations of Chapter 17D.060 SMC, Stormwater Facilities, the Spokane

Regional Stormwater Manual, and the Project Engineer's recommendations, based on the drainage plan accepted for the final subdivision, have been complied with.

- XIX. Prior to the issuance of any building permits, the lots shall be connected to a functioning public or private sanitary sewer system complying with the requirements of the Development Services Center.
- XX. Only City water and sanitary sewer systems shall serve the plat; the use of individual on-site sanitary waste disposal systems and private wells is prohibited.
- XXI. All required improvements serving the plat, including streets, sanitary sewer, stormwater, and water, shall be designed and constructed at the developer's expense. The improvements must be constructed to City Standards by the developer prior to occupancy of any structures within the development.
- XXII. Prior to the issuance of any building permits, the lots shall be connected to a functioning public or private water system complying with the requirements of the Development Services Center and having adequate pressure for domestic and fire uses, as determined by the Water and Hydroelectric Services Department.
- XXIII. Prior to the issuance of any building permits, the lots shall be served by fire hydrants and shall have appropriate access to streets as determined by the requirements of the City Fire Department and the Development Services Center.
- XXIV. Water mains and fire hydrants must be installed at the developer's expense, in locations approved by the City Fire Department and in accordance with applicable State and Federal provisions.
- XXV. All street identification and traffic control signs required by this project will be the responsibility of the developer.
- XXVI. With respect to any increased stormwater flows accruing as a result of any development, each property owner, on its own behalf and the behalf of its successors in interest, fully accepts without reservation, the obligation to obstruct and artificially contain and collect all natural or artificially generated or enhanced drainage flows across or upon said owner's property. The purpose of this requirement is to avoid causing or potentially contributing to flooding, erosion, or stormwater loads on other private or public properties and the public sewer system.
- XXVII. Property owners will maintain drainage swales and/or planting strips in public right-of-way adjacent to their property with a permanent live cover of lawn turf, with optional shrubbery and/or trees which do not obstruct the flow and percolation of runoff in the drainage swale, as indicated on the accepted plans.

Spokane Tribe of Indians

Conditional Approval.

Per the attached email from Randy Abrahamson, Spokane Tribe of Indians Tribal Historic Preservation Officer, dated July 29, 2025, the following conditions of approval were identified in the letter.

- Z. An Inadvertent Discovery Plan implemented into the scope of work and on-site during all ground disturbing activities.

WA Dept of Archeology and Historic Preservation (DAHP)

Conditional Approval.

Per the attached email from James MacNaughton, Local Government Archaeologist, dated August 8, 2025, the following conditions of approval apply:

AA.A Cultural Resources Survey prior to ground disturbing activity.

WA Dept. of Fish and Wildlife (DFW)

Per email from Kile Westerman, Habitat Biologist, August 13, 2025, there are no concerns regarding this proposal.

Considering the need for additional information, the timeline for this application is on hold until the additional information is provided. In accordance with SMC 17G.061.120, the required information must be provided within sixty days from the notification by the department. The applicant may submit a written request for additional time to the director, any time extensions shall be in writing. If the information is not received within 60 days the application and a portion of the fees shall be returned to the applicant in accordance with SMC 08.02.0692. If you have any questions regarding these requirements, feel free to contact me by email or phone. Please make an appointment with me to submit the revised and additional materials.

Sincerely,

A handwritten signature in black ink, appearing to read 'Melissa Owen', written over a light blue horizontal line.

Melissa Owen
Assistant Planner
Development Services Center

Attachments:

City of Spokane Dept. Review.

Dave Kokot, emails July 28, 2025

Logan Camporeale, email August 12, 2025

Planning Comments incorporated into this memo

Cara Geiger, email August 14, 2025

Engineering Memo – forthcoming 08/28/25.

Spokane Tribe of Indians Letter dated July 29, 2025

WA Dept. of Archeology and Historic Preservation, email date August 8, 2025

WA Dept. of Fish and Wildlife, email dated August 13, 2025 (includes maps and reports referenced by planning in inquiry to DFW)

From: [Kokot, Dave](#)
To: [Owen, Melissa](#)
Cc: [Cravalho, Justin](#)
Subject: RE: Request for Comments - Z25-456PPLT - Strong Road Res. Development Preliminary Long Plat (Unit Lot Subdivision)
Date: Monday, July 28, 2025 2:31:25 PM
Attachments: [image005.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)

We do not. Streets has the standard details for both. W-115 for the hammerhead, W101 and W101A for the streets.

I will be out of the office August 4th - 8th, returning August 11th. During this time please contact Justin Cravalho (jcravalho@spokanefire.org) or Assistant Fire Marshal Nathan Mulkey (nmulkey@spokanefire.org) if you have any questions.

David F. Kokot, P.E. | Spokane Fire Department | Principal Fire Protection Engineer
509.625-7056 | fax 509.625.7006 | dkokot@spokanefire.org | spokanefire.org



We enhance your quality of life, always earning your trust, by saving lives, preventing harm and protecting property with compassion and integrity.

From: Owen, Melissa <mowen@spokanecity.org>
Sent: Monday, July 28, 2025 1:38 PM
To: Kokot, Dave <dkokot@spokanecity.org>
Cc: Cravalho, Justin <jcravalho@spokanecity.org>
Subject: RE: Request for Comments - Z25-456PPLT - Strong Road Res. Development Preliminary Long Plat (Unit Lot Subdivision)

Dave,

Do you have a detail plan or dimensions I can add to the comments. Thank you.

Development Services Center is open Monday, Tuesday, Thursday, and Friday 8 am – 5 pm in person (11 am – 5 pm each Wednesday), [online](#) or over the phone at 509.625.6300!



Melissa Owen | City of Spokane | Planning & Development Services
509.625.6063 | mowen@spokanecity.org



From: Kokot, Dave <dkokot@spokanecity.org>
Sent: Monday, July 28, 2025 1:27 PM
To: Owen, Melissa <mowen@spokanecity.org>
Cc: Cravalho, Justin <jcravalho@spokanecity.org>
Subject: RE: Request for Comments - Z25-456PPLT - Strong Road Res. Development Preliminary Long Plat (Unit Lot Subdivision)

The access road will need to meet the dimensional requirements for a Fire access road as well as the hammerhead turnaround.

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David F. Kokot, P.E. | Spokane Fire Department | Principal Fire Protection Engineer
509.625-7056 | fax 509.625.7006 | dkokot@spokanefire.org | spokanefire.org



We enhance your quality of life, always earning your trust, by saving lives, preventing harm and protecting property with compassion and integrity.

From: Owen, Melissa <mowen@spokanecity.org>
Sent: Thursday, July 24, 2025 1:33 PM
To: reesereese33@gmail.com; raeleent@hotmail.com; Abrahamson, Randy <randya@spokanetribe.com>; Adams, Jonathan R. <jradams@spokanecity.org>; Development Services Center Addressing <eradsca@spokanecity.org>; Allen, Mark V. <mvallen@spokanecity.org>; Allenton, Steven <sallenton@spokanecity.org>; Tagnani, Angela <atagnani@spokanecity.org>; Averyt, Chris <caveryt@spokanecity.org>; Avista <SpokaneCountyRE@avistacorp.com>; B, Jamie <jamieb@inlandpower.com>; Ball, Cameron <CBall@SpokaneCounty.org>; Lori Barlow <lbarlow@spokanevalley.org>; mbasinger <mbasinger@spokanevalley.org>; zbecker <zbecker@cawh.org>; Black, Tirrell <tblack@spokanecity.org>; Brown, Eldon <ebrown@spokanecity.org>; Brown, Rich (Cheney SD Operations) <rbrown@cheneysd.org>; Buller, Dan <dbuller@spokanecity.org>; Carveth, Brenna (County Public Works) <bcarveth@spokanecounty.org>; Chanse, Andrew <achanse@spokanelibrary.org>; Chesney, Scott <schesney@spokanecounty.org>; Chouinard, Sonya <SonyaC@spokaneschools.org>; Coleman, Cindy (SPS) <CindyCo@spokaneschools.org>; Corkins, Karen <karen@s3r3solutions.com>; Cravalho, Justin <jcravalho@spokanecity.org>; Dahl, Lance <ldahl@spokanecity.org>; David Moore <David.J.Moore@usace.army.mil>; Davis, Marcia <mdavis@spokanecity.org>; Deatrich, Kerry <kdeatrich@spokanecity.org>; Dept. of Archaeology and Historic Preservation <sepa@dahp.wa.gov>; Development Review Spokane Transit <developmentreview@spokanetransit.com>; Development Services Center Building Plans Examiner <eradsccbpe@spokanecity.org>; DFW <r1planning@dfw.wa.gov>; distrate

From: [Camporeale, Logan](#)
To: [Owen, Melissa](#); [Duvall, Megan](#)
Subject: RE: Request for Comments - Z25-456PPLT - Strong Road Res. Development Preliminary Long Plat (Unit Lot Subdivision)
Date: Tuesday, August 12, 2025 12:26:17 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)

Melissa,

We reviewed the outbuildings for eligibility and possible deconstruction, but we found the building not-eligible after conducting a site visit. No further HP review of the demolition is required. Our only request for the plat would be that they have an Inadvertent Discovery Plan and circulate it with all contractors who engage in ground disturbing activities.

Best,

LMC

From: Owen, Melissa <mowen@spokanecity.org>
Sent: Tuesday, August 12, 2025 12:10 PM
To: Camporeale, Logan <lcamporeale@spokanecity.org>; Duvall, Megan <mduvall@spokanecity.org>
Subject: FW: Request for Comments - Z25-456PPLT - Strong Road Res. Development Preliminary Long Plat (Unit Lot Subdivision)

Megan and Logan,

Does Historic Preservation have any general comments or conditions you'd like added to this plat? Have they completed the required surveys for you for any demolition of existing structures. I can see there is record **D25-108HP** for your review, but there is not a lot of information available in the permit record. Thanks.

Development Services Center is open Monday, Tuesday, Thursday, and Friday 8 am – 5 pm in person (11 am – 5 pm each Wednesday), [online](#) or over the phone at 509.625.6300!



Melissa Owen | City of Spokane | Planning & Development Services
509.625.6063 | mowen@spokanecity.org



From: Owen, Melissa

From: [Geiger, Cara](#)
To: [Owen, Melissa](#)
Subject: RE: Request for Comments - Z25-456PPLT - Strong Road Res. Development Preliminary Long Plat (Unit Lot Subdivision)
Date: Thursday, August 14, 2025 2:54:47 PM
Attachments: [image005.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)

No LIDS, approved.



Cara Geiger | CITY OF SPOKANE | TAXES & LICENSES SPECIALIST

509.625.6070 main | 509.625.6341 personal | cgeiger@spokanecity.org | spokanecity.org

Emails and attachments sent to or from the City, including personal information, are presumptively public records that are subject to disclosure. - Chapter 42.56 RCW

Working Hours M-F 7am-3:30pm

From: Owen, Melissa <mowen@spokanecity.org>
Sent: Thursday, August 14, 2025 2:01 PM
To: Geiger, Cara <cgeiger@spokanecity.org>
Subject: FW: Request for Comments - Z25-456PPLT - Strong Road Res. Development Preliminary Long Plat (Unit Lot Subdivision)

Cara – would you mind letting me know if there are any LIDS on this site - 2120 W STRONG RD (parcel 26245.0054). Thank you.

Development Services Center is open Monday, Tuesday, Thursday, and Friday 8 am – 5 pm in person (11 am – 5 pm each Wednesday), [online](#) or over the phone at 509.625.6300!



Melissa Owen | City of Spokane | Planning & Development Services
509.625.6063 | mowen@spokanecity.org



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FOLLOW US

From: Owen, Melissa
Sent: Thursday, July 24, 2025 1:33 PM
To: reesereese33@gmail.com; raeleent@hotmail.com; Abrahamson, Randy

MEMORANDUM



Development Services Center

DATE: August 28, 2025

TO: Melissa Owen, Planner II

FROM: Joeline Eliason, Engineering Technician IV – Development Services

THROUGH: Eldon Brown, P.E., Principal Engineer – Development Services

FILE NO: Z25-456PPLT

SUBJECT: Strong Road Residential Development Preliminary Long Plat

PLAT COMMENTS

The following comments must be addressed prior to technical completion of the preliminary plat:

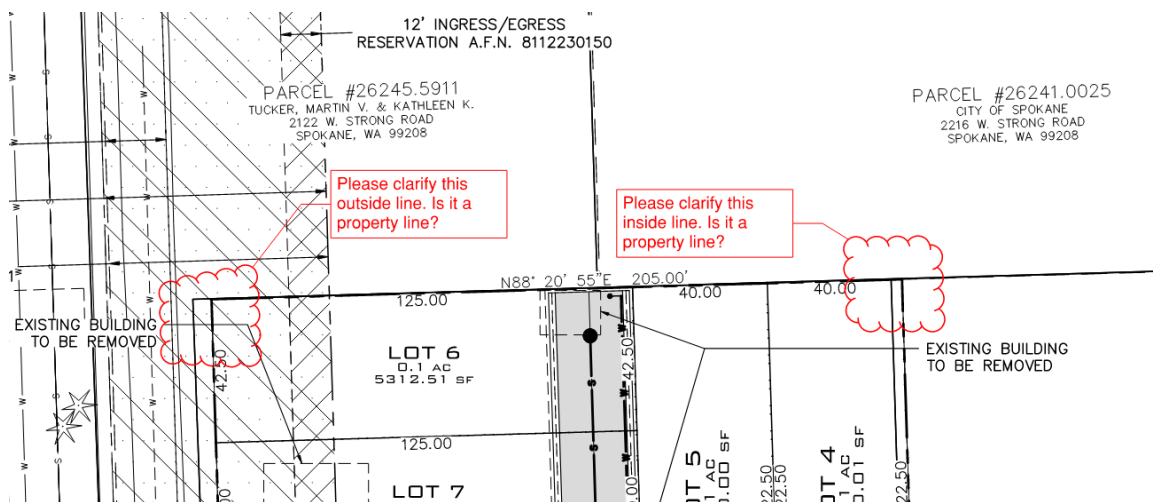
1. Please correct the legal description on the face of the plat.
2. Quarter Section Lines should be included on the face of the plat as one crosses the plat area and one is within Strong Road.
3. Show the existing topography at two-foot maximum interval (SMC 17G.080.040(2)(o))
4. Is the 26-foot-wide easement intended to include utilities, pedestrian and vehicle access? Please clarify,
5. This plat is located within a special drainage district and an area of drainage concern. Please provide a conceptual stormwater drainage plan showing proposed locations for handling the stormwater.
6. Easement 8602100237 appears to be missing from the face of the preliminary plat. Please show the easement.
7. A.F.N. 8211220211, a water service covenant, is shown on the face of the plat as if it is a 65-foot encumbrance. The water service covenant is insignificant as the area has been annexed by the city and can be shown on the face of the plat as just a reference note.
8. A 7.5-foot right-of-way dedication on the north side of Strong Road, adjacent to the plat, is required and must be clearly indicated and dimensioned on the preliminary plat.

Date: August 28, 2025

Comments: Strong Road Residential Development

(Continuation)

9. Please show the location of any existing onsite septic systems, including cesspools and/or drain fields, on the face of the preliminary plat.
10. Per SMC 17G.080.070.B, please show an easement for dry utilities, typically a minimum of ten-feet wide adjacent to public right-of-way (e.g. Strong Road).
11. Preliminary Long Plat Application: G.6.g “Sanitary wastes” states the project proposes to connect 10 additional units to public sewer, but the plat is proposing 12 lots. Please clarify.
 - a. This section also mentions a “private alley”. Please revise to “private access”.
12. TDGL, page 1 of 15, the statement “Lots 2, 3 and 4 front the proposed east-west road. Lot 1 and lots 5 through 11 front the proposed north-south road” does not match the plat map provided and excludes mention of Lot 12. Please clarify.
13. There are some unlabeled lines shown on the face of the plat. See snip below. Please clarify.



General Comments:

1. The existing buildings require a demolition permit. Please note that a geotechnical evaluation may be required prior to new structures being constructed in the footprint of the razed structures.
2. There is an existing septic system onsite that shall be abandoned per the guidelines set forth by Spokane Regional Health District (SRHD). Please provide verification from SRHD of abandonment. Please note that a geotechnical evaluation may be required prior to new structures being constructed in the footprint of the septic system.
3. Frontage improvements are required along Strong Road to match the improvements done for the development, Forest Grove Subdivision, west of this plat. Curb, separated sidewalk with street trees, full pavement section from centerline of Strong Road to the north, and stormwater design for street runoff and treatment are required. A city standard concrete approach will be required for the private access.

Date: August 28, 2025

Comments: Strong Road Residential Development

(Continuation)

- a. These improvements must be completed and accepted, or bonded for, prior to this plat being finalized.
4. Strong Road, located adjacent to but outside the proposed plat boundary, is under a pavement cut moratorium until September 14, 2026.
5. A Homeowner's Association (HOA), or other similar entity, is required to be established for operation and maintenance of the shared access easements, joint use and maintenance, stormwater facilities, private water, and private sewer. See [SMC 17G.080.065](#) and [SMC 17H.010.090\(H\)](#) for additional information.
 - a. Please include a draft of the Covenants, Conditions, and Restrictions (CCRs) with the final plat submittal for review and concurrence from the Development Services Center.
6. Per [SMC 17H.010.090\(F\)](#), private access shall be improved in accordance with the development standards for parking lots as provided in [SMC 17C.230.140](#). The pavement section shall meet City Design Standards for residential development to be designed by the Project Engineer (minimum 3 inches of HMA over 4 inches of crushed surfacing).
7. The nearest available public water service mains which could provide service to this proposed plat are an eighteen-inch ductile iron main located in Strong Road. Existing water pressure is approximately 63 psi at a nearby hydrant on the south side of Strong Road.
 - a. The proposed unit lot subdivision will need to be served by a master water meter and a private water system behind the master water meter. This will require a Homeowners Association or similar entity for billing, maintenance, repair, and replacement of the private water system.
 - b. The developer is responsible for all costs associated with design and construction of water improvements necessary to serve the proposed plat.
 - c. The water system shall be designed and constructed in accordance with city standards. A pressure of 45 psi minimum at the property line is required for service connections supplying domestic flows. Pressures shall not drop below 20 psi at any point in the system during a fire situation. Pressures over 80 psi will require pressure reducing valves be installed at developer expense.
8. The nearest existing public sanitary sewer mains which could provide service to this proposed plat are an eight-inch PVC capped stub extending east from the manhole in the intersection of Strong Road and Hazelnut Street as well as an eight-inch PVC capped stubbing extending west from the manhole in the intersection of Strong Road and Cannon Street.
 - a. A sewer main extension will be required prior to final plat.

Date: August 28, 2025

Comments: Strong Road Residential Development

(Continuation)

- b. The developer is responsible for all costs associated with design and construction of sanitary sewer improvements necessary to serve the proposed plat.
 - c. The sanitary sewer system shall be designed and constructed in accordance with city standards.
 - d. Construction plans shall be submitted to Development Services for review and acceptance. The sanitary sewer system, including individual service connections to each lot, shall be constructed and accepted for service prior to the city engineer signing the final plat.
9. In accordance with the City's Financial Guarantee Policy, a financial guarantee will be required for all street, drainage, and erosion / sediment control improvements not constructed prior to the approval of the final plat. Water and sewer improvements cannot be bonded for.
10. All water and sewer service connections must front the lot they are to serve. Offset connections will not be allowed.
11. All stormwater and surface drainage generated onsite shall be disposed of onsite in accordance with SMC 17D.060 "Stormwater Facilities", the Spokane Regional Stormwater Manual, Special Drainage Districts, City Design Standards, and per the Project Engineer's recommendations, based on the drainage plan accepted for the final plat.
- a. Prior to construction, a grading and drainage plan shall be submitted to Development Services for review and acceptance.
 - b. The project is located within the Five Mile Special Drainage District. A down-gradient analysis demonstrating that there will be no expected adverse impacts on down-gradient properties will be required. Additional information on special drainage districts can be found in [SMC 17D.060 "Storm Water Facilities"](#).
 - c. An erosion / sediment control plan, detailing how dust and runoff will be handled during and after construction, shall be submitted to Development Services for review and acceptance prior to construction.
 - d. If drywells are utilized, they shall be tested to ensure design infiltration rates are met. A minimum factor of safety of 2 (two) will be required. In accordance with State Law, existing and proposed Underground Injection Control structures need to be registered with the Washington State Department of Ecology. Proof of registration must be provided prior to plan acceptance.
 - e. The developer is responsible for all construction costs associated with constructing stormwater improvements necessary to serve the proposed plat.

Date: August 28, 2025

Comments: Strong Road Residential Development

(Continuation)

12. Public streets, including paving, curb, gutter, sidewalk, signs, stormwater drainage structures/facilities, and swales / planting strips necessary to serve the proposed plat, shall be designed and constructed in accordance with city standards. Sidewalks shall serve each lot and provide access to a public street.
 - a. The developer is responsible for all costs associated with constructing street improvements necessary to serve the proposed plat.
 - b. Construction plans for streets must be designed by a Professional Engineer, licensed in the State of Washington, and submitted to Development Services for review and acceptance prior to construction.
 - c. Signing and striping plans, where appropriate, shall be included as part of the design submittal. Landscaping plans for the public right-of-way should also be included as part of the submittal to ensure clear view triangles are met and that there are no conflicts between signage and street trees.
 - d. Street design for the plat shall include supporting geotechnical information on the adequacy of the soils underneath to support vehicular design loads.
 - e. All street identification and traffic control signs required due to this project must be installed by the developer at the time street improvements are being constructed. They shall be installed and inspected to the satisfaction of the City's Construction Management Office in accordance with city standards prior to the occupancy of any structures within the plat.
13. Plan review fees for sanitary sewer, water, street, and stormwater improvements will be determined at the time of plan submittal and must be paid prior to the start of the review.
14. Centerline monuments must be installed in accordance with [City of Spokane Design Standards](#). If street improvements are bonded for in order to record the final plat early, a \$250.00 deposit will be required for each monument.
15. Addresses shall be shown on the face of the final plat. Addresses will be required prior to applying for any water and/or sewer tap permits. Fees shall be assessed for all new addresses.
16. Lot plans, stamped and signed by a Professional Engineer, shall be prepared for residential lots as per the criteria listed in Appendix 3C of the Spokane Regional Stormwater Manual and submitted to the City of Spokane for review and acceptance prior to the final plat being accepted by the City of Spokane.
17. Deviations from city design standards must be submitted in writing to the city engineer and approved prior to the submittal of engineering plans for review (SMC 17H.010.020).

The following statements are required in the dedication of Final Plat:

1. Slope easements for cut and fill, as deemed necessary by the Development Services Center in accordance with the City's Design Standards, are hereby granted to the City of Spokane for the construction and maintenance of public streets adjoining this plat.

Date: August 28, 2025

Comments: Strong Road Residential Development

(Continuation)

2. A ten-foot easement for utilities, including cable television, is hereby granted along all public street frontages to the City and its permittees for the construction, reconstruction, maintenance and operation of utilities and cable television, together with the right to inspect said utilities and to trim and/or remove brush and trees which may interfere with the construction, maintenance and operation of the same.
3. Development of the subject property, including grading and filling, are required to follow an erosion/sediment control plan that has been submitted to and accepted by Development Services prior to the issuance of any building and/or grading permits.
4. All stormwater and surface drainage generated on-site must be disposed on-site in accordance with Chapter 17D.060 SMC, Stormwater Facilities, the Spokane Regional Stormwater Manual, and City Design Standards, and as per the Project Engineer's recommendations, based on the drainage plan accepted for the final plat.
5. This plat is in the Five Mile Special Drainage District as defined by SMC 17D.060.130, basements are **not** recommended. The development of any below grade structures (including basements) in the plat is subject to review of a geotechnical evaluation for foundation design to determine suitability and affects from stormwater and/or subsurface runoff. The geotechnical evaluation is required to be performed for each lot with below grade level structures and submitted for review and concurrence to the City of Spokane Building Department and Development Services prior to issuance of a building permit. An overall geotechnical analysis may be performed in lieu of individual lot analyses to determine appropriate construction designs. Development of the plat is subject to the provisions of chapters 17D.060 and 17F.100.090 SMC.
6. No building permit shall be issued for any lot in this subdivision until evidence satisfactory to the Development Services Center has been provided showing that the recommendations of Chapter 17D.060 SMC, Stormwater Facilities, the Spokane Regional Stormwater Manual, and the Project Engineer's recommendations, based on the drainage plan accepted for the final subdivision, have been complied with.
7. Prior to the issuance of any building permits, the lots shall be connected to a functioning public or private sanitary sewer system complying with the requirements of the Development Services Center.
8. Only City water and sanitary sewer systems shall serve the plat; the use of individual on-site sanitary waste disposal systems and private wells is prohibited.
9. All required improvements serving the plat, including streets, sanitary sewer, stormwater, and water, shall be designed and constructed at the developer's expense. The improvements must be constructed to City Standards by the developer prior to occupancy of any structures within the development.
10. Prior to the issuance of any building permits, the lots shall be connected to a functioning public or private water system complying with the requirements of the Development Services Center and having adequate pressure for domestic and fire uses, as determined by the Water and Hydroelectric Services Department.

Date: August 28, 2025

Comments: Strong Road Residential Development

(Continuation)

11. Prior to the issuance of any building permits, the lots shall be served by fire hydrants and shall have appropriate access to streets as determined by the requirements of the City Fire Department and the Development Services Center.
12. Water mains and fire hydrants must be installed at the developer's expense, in locations approved by the City Fire Department and in accordance with applicable State and Federal provisions.
13. All street identification and traffic control signs required by this project will be the responsibility of the developer.
14. With respect to any increased stormwater flows accruing as a result of any development, each property owner, on its own behalf and the behalf of its successors in interest, fully accepts without reservation, the obligation to obstruct and artificially contain and collect all natural or artificially generated or enhanced drainage flows across or upon said owner's property. The purpose of this requirement is to avoid causing or potentially contributing to flooding, erosion, or stormwater loads on other private or public properties and the public sewer system.
15. Property owners will maintain drainage swales and/or planting strips in public right-of-way adjacent to their property with a permanent live cover of lawn turf, with optional shrubbery and/or trees which do not obstruct the flow and percolation of runoff in the drainage swale, as indicated on the accepted plans.

cc: Development Services File

Tami Palmquist, Director, Development Services Center

Mike Nilsson, P.E., Principal Engineer, Development Services Center

Adam Hayden, E.I.T., Associate Traffic Engineer, Development Services Center

Dalton Kuhn, P.E., Associate Engineer, Development Services Center

Erik Johnson, Engineering Tech IV, Development Services Center

Joel Taylor, E.I.T., Associate Engineer, Development Services Center



**Spokane Tribe of Indians
Tribal Historic Preservation Officer**

PO Box 100 Wellpinit WA 99040

July 29, 2025

To: Melissa Owen, Planner

RE: Z25-456PPLT

Ms. Owen

Thank you for contacting the Tribe's Historic Preservation Office. We appreciate the opportunity to provide a cultural consult for your project. The intent of this project is to preserve and protect all cultural resources whenever protection is feasible.

After archive research, this area has a high potential for cultural resources, however the area has been extensively developed in the surrounding areas, and the Spokane Tribe is not requesting a cultural survey at this time.

RE: This project will require an Inadvertent Discovery Plan (IDP) and must be onsite at all times.

This letter is your notification that your project has been cleared up, and your project may move forward.

However, if any artifacts or human remains are found upon excavation, the Tribal historic Preservation office (**THPO**) should be immediately notified and the work in the immediate area cease.

Should additional information become available, or the scope of work change, our assessment be revised. Again, thank you for this opportunity to comment and consider this a positive action that will assist in protecting our shared heritage, if questions arise, please contact me at (509) 258 – 4222.

Regards,

Randy Abrahamson
Tribal Historic Preservation Officer (T.H.P.O.)

From: [MacNaughton, James \(DAHP\)](#)
To: [Owen, Melissa](#)
Cc: [Randy Abrahamson](#); [Guy Moura](#)
Subject: RE: Request for Comments - Z25-456PPLT - Strong Road Res. Development Preliminary Long Plat (Unit Lot Subdivision)
Date: Friday, August 8, 2025 2:35:41 PM
Attachments: [image006.png](#)
[image007.png](#)
[image008.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)


[CAUTION - EXTERNAL EMAIL - Verify Sender]

Good Afternoon Melissa

Thank you for reaching out about this project. I am very sorry to have apparently missed the comment window. In the event we are still allowed to comment, the Aol is in the High- risk area of our Risk Management Model, it will involve a relatively large amount of ground disturbance, and we have very little data to judge probability any further than that, so we would request a Cultural Resources Survey prior to ground disturbing activity.

Thank you again

James

	<p>James MacNaughton, MSc, RPA (<i>He/Him</i>) Local Government Archaeologist Email: James.MacNaughton@dahp.wa.gov Mobile: (360) 280-7563 Main Office: (360) 586-3065 Hours: 7AM - 3:30PM Monday to Friday Physical Address: 1110 Capitol Way South Suite 30, Olympia, WA 98501 Mailing Address: PO Box 48343, Olympia, WA 98504-8343 www.dahp.wa.gov</p>
---	--

From:
Owen,
Melissa

<mowen@spokanecity.org>

Sent: Thursday, July 24, 2025 1:33 PM

To: reesereese33@gmail.com; raeleent@hotmail.com; Abrahamson, Randy
<randya@spokanetribe.com>; Adams, Jonathan R. <jradams@spokanecity.org>; Development Services Center Addressing <eradsca@spokanecity.org>; Allen, Mark V. <mvallen@spokanecity.org>; Allenton, Steven <sallenton@spokanecity.org>; Tagnani, Angela <atagnani@spokanecity.org>; Averyt, Chris <caveryt@spokanecity.org>; Avista <SpokaneCountyRE@avistacorp.com>; B, Jamie <jamieb@inlandpower.com>; Ball, Cameron <CBall@SpokaneCounty.org>; Lori Barlow

From: [Westerman, Kile W \(DFW\)](#)
To: [Owen, Melissa](#)
Subject: RE: PHS maps and connectivity detail
Date: Wednesday, August 13, 2025 11:08:04 AM
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Hi Melissa,

Thanks for reaching out to me for clarification on this proposal. The mapped PHS hit for Shrubsteppe is presumptive shrubsteppe developed from GIS modeling. Which obviously are not 100% accurate. This site does not have shrubsteppe and The other hits were bat hits that cover a large area and this parcel would not meet their habitat requirements. Therefore, we have no concerns for this proposal.

Thanks,



Kile Westerman

Habitat Biologist, WDFW Habitat Division

2315 N Discovery Place
Spokane Valley, WA 99216
Office: 509-892-1001 ext.323
Cell: 509-742-0529

From: Owen, Melissa <mowen@spokanecity.org>
Sent: Tuesday, August 12, 2025 6:24 PM
To: Westerman, Kile W (DFW) <Kile.Westerman@dfw.wa.gov>
Subject: PHS maps and connectivity detail

External Email

Kile,

The city's environmental maps did not show any protected environments or species, but I found the attached habitat connectivity and PHS report information for 2120 W Strong Rd in Spokane online. We did not receive any comments from DFW as part of the agency review that ended last week, but since I reviewed the DFW maps online and I know details are masked

regarding species/habitats, I wanted to confirm that there are no concerns about development of parcel 26245.0054.

The proposal is for 12 lots for single-family development (plat map attached). Outbuilding will be demolished. Historic Preservation has already cleared the old outbuildings for removal so any feedback you have would be appreciated.

Thank you.

Development Services Center is open Monday, Tuesday, Thursday, and Friday 8 am – 5 pm in person (11 am – 5 pm each Wednesday), [online](#) or over the phone at 509.625.6300!



Melissa Owen | City of Spokane | Planning & Development Services
509.625.6063 | mowen@spokanecity.org

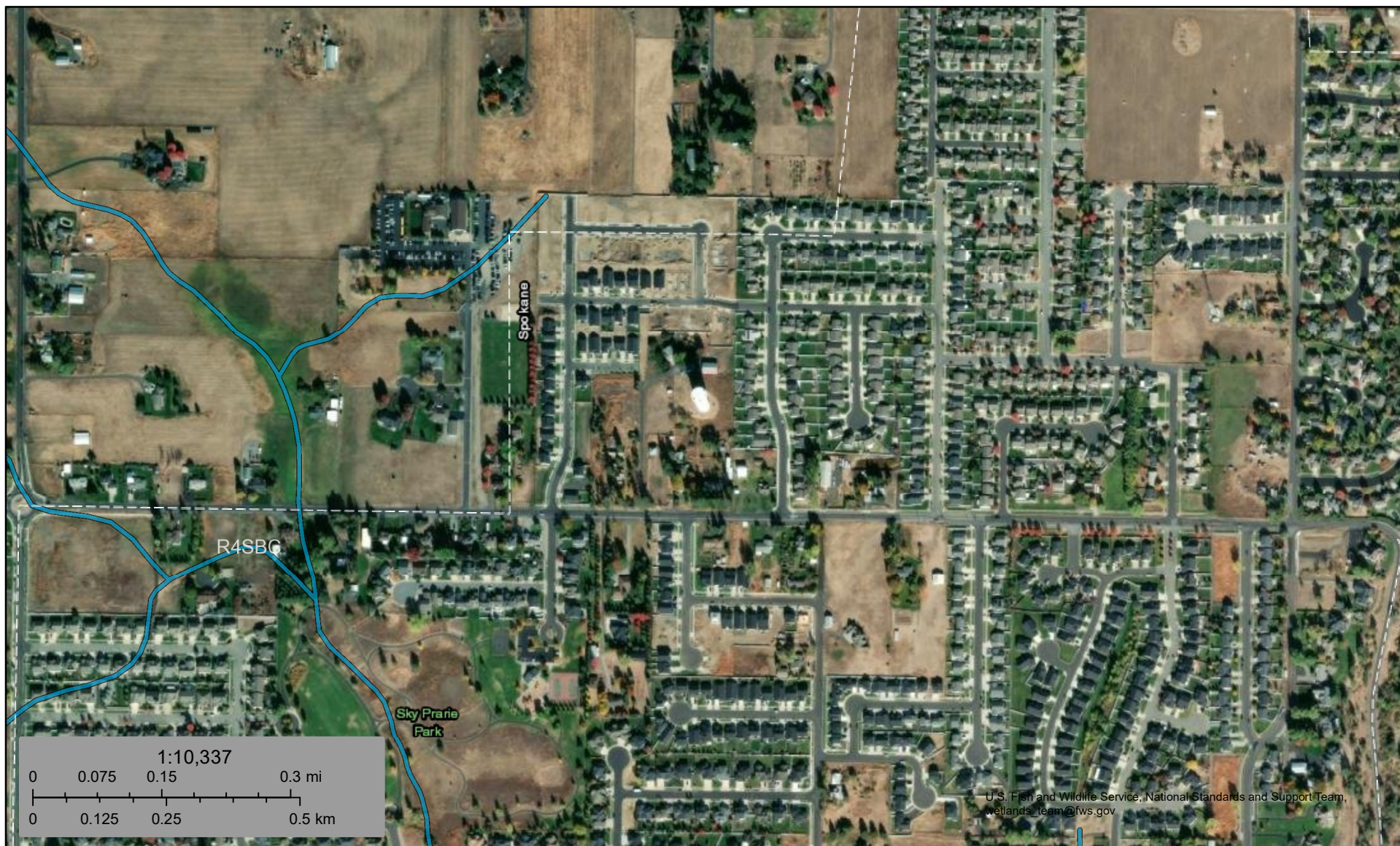




U.S. Fish and Wildlife Service

National Wetlands Inventory




Strong Rd Plat - national wetland mapper



U.S. Fish and Wildlife Service, National Standards and Support Team,
wetlands_team@fws.gov

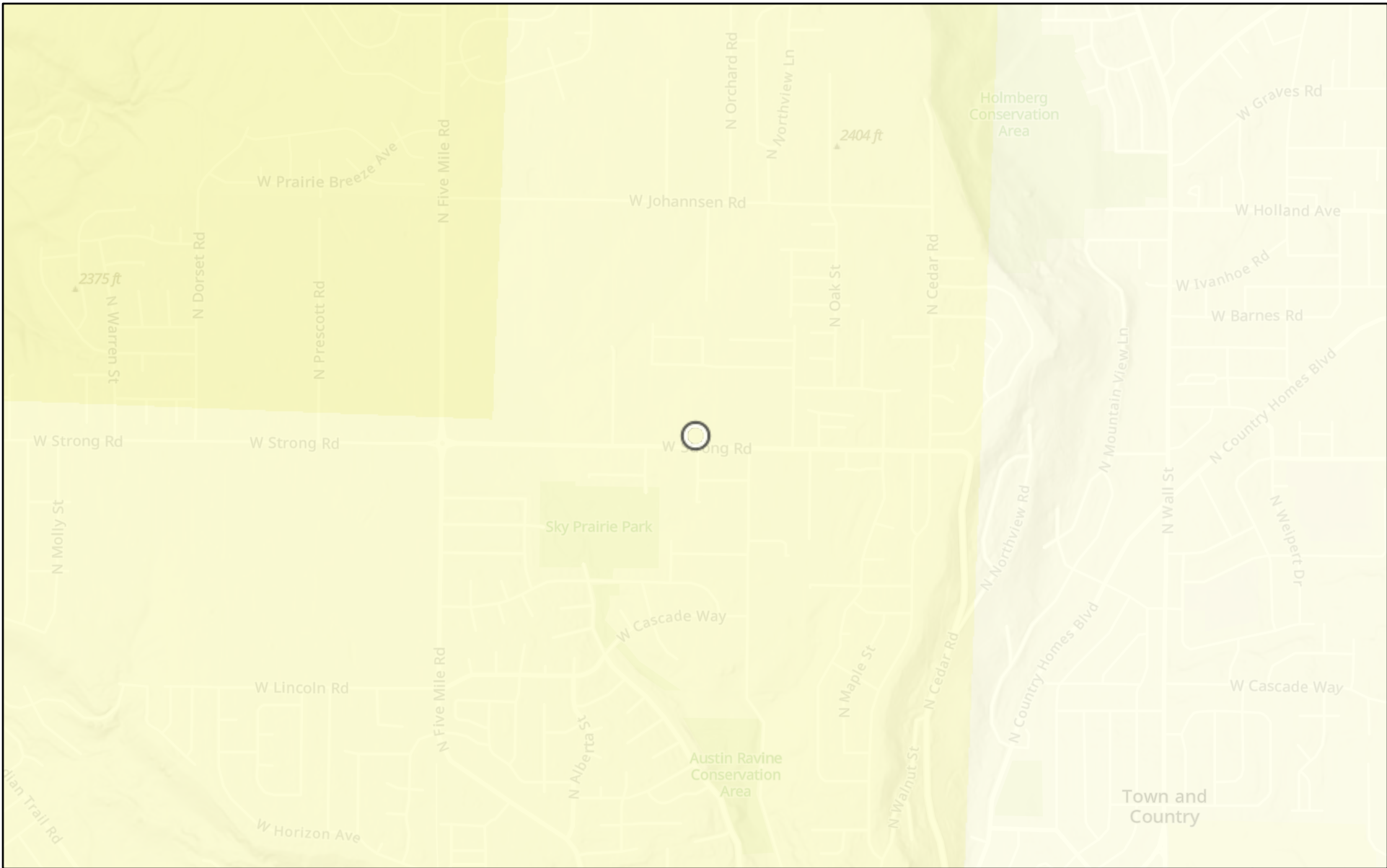
August 13, 2025

Wetlands

	Estuarine and Marine Deepwater		Freshwater Emergent Wetland		Lake
	Estuarine and Marine Wetland		Freshwater Forested/Shrub Wetland		Other
			Freshwater Pond		Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Washington Habitat Connectivity Action Plan Spatial Data



8/12/2025

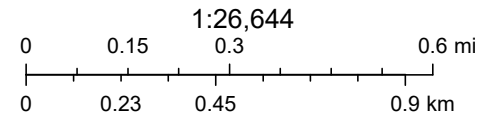
Landscape Connectivity Value

1 - 2

World Hillshade

0 - 1

2 - 3.5



Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User



Priority Habitats and Species on the Web





Report Date: 08/12/2025, Parcel ID: [26245.0054](#)

PHS Species/Habitats Overview:

Occurrence Name		Federal Status	State Status	Sensitive Location
Shrubsteppe		N/A	N/A	No
Townsend's Big-eared Bat			Candidate	Yes
Yuma myotis				Yes

PHS Species/Habitats Details:

Shrubsteppe	
Priority Area	Habitat Feature
Site Name	Spokane County Presumptive Shrubsteppe
Accuracy	NA
Notes	General location of Shrubsteppe. Confirm or refute with site-scale info. WDFW recommends using site-scale info to inform site-scale land use decisions. Expect that on-the-ground conditions (e.g., boundaries) will vary from the map.
Source Record	920846
Source Name	Keith Folkerts, WDFW
Source Entity	WA Dept. of Fish and Wildlife
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS LISTED OCCURRENCE
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Geometry Type	Polygons

Townsend's Big-eared Bat	
Scientific Name	<i>Corynorhinus townsendii</i>
Notes	This polygon mask represents one or more records of the above species or habitat occurrence. Contact PHS Data Release at phsproducts@dfw.wa.gov for obtaining information about masked sensitive species and habitats.
State Status	Candidate
PHS Listing Status	PHS Listed Occurrence
Sensitive	Y
SGCN	Y
Display Resolution	TOWNSHIP
ManagementRecommendations	http://wdfw.wa.gov/publications/pub.php?id=00027

Yuma myotis	
Scientific Name	<i>Myotis yumanensis</i>
Notes	This polygon mask represents one or more records of the above species or habitat occurrence. Contact PHS Data Release at phsproducts@dfw.wa.gov for obtaining information about masked sensitive species and habitats.
PHS Listing Status	PHS Listed Occurrence
Sensitive	Y
Display Resolution	TOWNSHIP
ManagementRecommendations	http://wdfw.wa.gov/publications/pub.php?id=00605

DISCLAIMER. This report includes information that the Washington Department of Fish and Wildlife (WDFW) maintains in a central computer database. It is not an attempt to provide you with an official agency response as to the impacts of your project on fish and wildlife. This information only documents the location of fish and wildlife resources to the best of our knowledge. It is not a complete inventory and it is important to note that fish and wildlife resources may occur in areas not currently known to WDFW biologists, or in areas for which comprehensive surveys have not been conducted. Site specific surveys are frequently necessary to rule out the presence of priority resources. Locations of fish and wildlife resources are subject to variation caused by disturbance, changes in season and weather, and other factors. WDFW does not recommend using reports more than six months old.