

STAFF REPORT ON PRELIMINARY LONG PLAT TYPE III APPLICATION
FILE NO. Z25-456PPLT

I. SUMMARY OF REQUEST AND RECOMMENDATIONS:

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 and 1 private access tract 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 creating eleven vacant lots for future residential single-family development.

RECOMMENDATION: Staff recommends approval of this application subject to the conditions outlined in this report. The conditions provided herein are intended to ensure that the project is consistent with the City’s Comprehensive Plan and Development Regulations.

II. GENERAL INFORMATION:

- | | | |
|----|----------------------------|---|
| A. | Owner: | UNI STRONG, LLC – Aaron Nolting
4821 S LONG LN,
GREENACRES, WA, 99016 |
| C. | Applicant/Agent: | Whipple Consulting Engineers, Inc. –
Austin Fuller or Todd Whipple
21 S. Pines Road,
Spokane Valley, WA 99206
509.893.2617
permits@whipplece.com |
| D. | Location of Proposal: | 2120 W Strong Rd. (parcel 26245.0054). |
| E. | Existing Zoning: | Residential 1 (R1) |
| F. | Land Use Plan Designation: | Residential Low |
| G. | SEPA Status: | Exempt |
| H. | Enabling Zoning: | SMC 17C.111 – Residential Zones;
SMC 17G.061 – Land Use Application Procedures;
and SMC 17G.080 – Subdivisions; and, SMC
Section 17G.080.065 Unit Lot Subdivisions |
| I. | Hearing Date: | January 7, 2026, 9:00 AM |
| J. | Staff Contact: | Melissa Owen, Senior Planner, (509) 625-6063 |

III. FINDINGS OF FACT:

- A. **Project Description:** Whipple Consulting Engineers, Inc., on behalf of UNI Strong, LLC., William applied for a Preliminary Long Plat on July 23, 2025.

The applicant is proposing to subdivide a single 1.41-acre site (parcel 26245.0054 addressed as 2120 W Strong Rd) into 12 lots and 1 private access tract 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 for future single-family development.

Exhibit 1. Vicinity Map – Strong Road “Unit Lot Subdivision” Preliminary Long Plat – Type III Application



Location: 2120 W Strong Rd. (parcel 26245.0054)

- B. **Site Description:** The subject property has street frontage on W. Strong Rd. and is generally located between N. Hazelnut St. to the west and N. Cannon St. to the east. The City/County boundary is located less than 1,000 feet west and north of the project site.
- C. The proposed project is made up of one parcel identified above at 12120 W Strong Rd. The site is approximately 1.41 acres in size and includes an existing home and several out-buildings.
- D. The subject site and adjoining property are zoned Residential 1 (R1).

Exhibit 2. Zoning Map– Strong Road “Unit Lot Subdivision” Preliminary Long Plat – Type III Application



Location: 2120 W Strong Rd. (parcel 26245.0054)

- E. Prior to January 1, 2024, the site and surrounding area was zoned RSF (Residential Single-family). Prior to 2006, the subject site was zoned R1 (One family Residential Zone).
- F. The land use map designation effective 09/06/23 is Residential Low (Z23-112COMP).

Exhibit 3. Land Use Map– Strong Road “Unit Lot Subdivision” Preliminary Long Plat – Type III Application



Location: 2120 W Strong Rd. (parcel 26245.0054)

- G. Adjacent land uses are generally larger lots with residential development or more recently platted areas for single-family homes. A City of Spokane water tower is northwest of the site on an adjacent parcel.
- H. Applicable Development Regulations include: SMC 17C.111 Residential Zones; SMC 17G.061 Land Use Application Procedures; SMC 17G.080 Subdivisions; and, SMC Section 17C.080.065 Unit Lot Subdivisions Standards.
- I. **Procedural Requirements:** All procedural requirements have been met.
- a. Predevelopment was held on Thursday, February 13, 2025 (B25M00009PDEV).
 - b. A Community Meeting was held on May 13, 2025.
 - c. Application was submitted on July 23, 2025.
 - d. A total of two Agency Request for Comments notices were sent to Departments and Agencies between July 24, 2025, and October 1, 2025. The 2nd requests for comment period was specific to City Engineering and Planning review.
 - e. The applicant was notified in writing that the application was deemed technically complete on November 11, 2025.
 - f. Combine Notice of Application and Public Hearing was posted/mailed on or before December 1, 2025.
 - g. Combine notice was published in the Spokesman Review on November 26 and December 3, 2025.
 - h. The Public Comment Period on the application ended on Tuesday, December 16, 2025.

IV. DEPARTMENT REPORTS

Notice and requests for comment were sent to City departments and outside agencies concerned with land development as noted above. Copies of reports from those who responded to the notice and request for comments are a part of the file for reference – department and agency comments received during the agency comment period are found in Exhibit 7.

V. PUBLIC COMMENT

A combine Notice of Application and Public Hearing was posted/mailed as noted in procedural requirements (Section I), above. As of date of this staff report no comments on this proposal had been submitted from the public. Staff will forward any comments received by 5 pm on Wednesday, January 6th to the hearing examiners office for inclusion in the record.

VI. CONCLUSIONS

The Spokane Municipal Code has established decision criteria for Subdivisions. The application materials also include the applicant's responses to criteria. The following is staff's analysis of the proposal considering these decision criteria.

LONG PLAT – DECISION CRITERIA SMC 17G.061.310 SUBSECTIONS C AND 17G.080.025

1. *The proposal is allowed under the provisions of the land use codes;*

Relevant Facts:

The proposal is for 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 creating eleven vacant lots for future single-family residential development. The proposed use – Single-family homes - are allowed R1 (Residential 1 zone).

Lots created through a Unit Lot Subdivision shall be subject to all applicable requirements of Title 17 SMC, except as otherwise modified by the Unit Lot Subdivision Section of code.

Staff discussion:

Under the Unit Lot Subdivision code, 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.

When the parent site meets the applicable standards as a whole, each child lot may deviate from site development standards including but not limited to: Setbacks; Building coverage; Street frontage; and Density. Additionally, Driveways may provide vehicle access for up to nine (9) units unless approved by the City Engineer. The City's Engineer has approved use of private access to serve a total of 12 units (See Engineering approval on pages 25 of 72 in Technically Complete letter, Exhibit 7).

Proposed lots under this preliminary long plat application meet all development standards for the R1 zone – See Table 17C.111.205-1 found in 17C.111.205 except for those standards that may be modified under the Unit lot Subdivision Code.

Density. Pursuant to 17C.111.210, the calculation of density for a subdivision or residential development is based on the total (gross) area of the subject property. Critical Areas and Right-of-Way may be subtracted from a calculation of density. All calculations resulting in a fraction are rounded up.

The site under consideration for subdivision is approximately 1.42 acres in size. While there is no maximum density for sites two acres or less (Table 17C.111.205-1), all applications for subdivision must demonstrate compliance with minimum density standards where one (1) lot is equal to one (1) unit (see 17C.111.210 subsection H). The R1 zone has a minimum density of 4 units per acre. The minimum number of lots allowable for this 1.42 acre site is therefore 6 lots based on the minimum density requirement. The proposed lot count is 12 which is equivalent to 9 units/acre (rounded up from 8.51 units/acre).

Lot Dimensions. Under the unit lot subdivision code, the child lots are not required to meet the minimum lot area, dimensional requirements or street frontage standards found in table 17C.111.205-1. This said, each lot proposed meet the minimum standards within the R1 zone with one exception – the allowed deviation from required street frontage standards. Standards that continue to be met include minimum lot area 1200 SF, minimum lot width of 15', and minimum lot depth of 80'.

Lot Coverage. Building and Impervious Surface coverage will be reviewed at time of building permit application based on the parent site instead of each child lot.

The site is located in a special drainage district. As such the R1 zone allows 40% of the lot area to be covered with impervious surface before additional stormwater evaluation is required. Impervious surface is defined in SMC 17A.020.090 and includes ground surfaces and coverings composed of water-impenetrable materials such as asphalt, concrete, brick, stone and rooftops. As noted above, evaluation of impervious coverage will be completed on the parent site versus on individual child lots.

While there is no maximum building coverage limit on individual child parcels, all buildings on the parent site may not exceed a footprint equivalent to 65% of the parent parcel area. To achieve this maximum coverage for structures additional stormwater evaluation would be reviewed at the time of building permit to ensure compliance with adopted stormwater codes.

Building and Siting Standards. Compliance with building and siting standards such as setbacks, height, and maximum building footprint as well as design standards for new homes will be reviewed at time of building permit application. See table 17C.111.205-2 found in 17C.111.205 for currently adopted building and siting standards. Design Standards are found in 17C.111.300-.340. Please note that a limited number of design standards will be applicable to new homes in this “unit lot subdivision” as most homes will be located more than 60’ from the street and will neither front onto nor visible from the street.

To accommodate parking in front of garages accessed from the proposed private access tract, planning recommends, as a condition of approval, that garage setbacks are met from the private access tract line. Additionally, the garage setback should accommodate clearance from the recommended distinct 5’-wide pedestrian path should the final location of the internal pedestrian connection be located between garages and the private access tract.

The proposal is permitted in accordance with SMC 17G.080.050 – Subdivisions, SMC 17G.080.065 – Unit Lot Subdivisions, and SMC 17C.111 – Residential Zones. The proposal implements the City of Spokane Land Use Plan Map, addresses minimum density requirements, and meets other development standards not modified by implementation of the Unit Lot Subdivision Code.

Staff finds criterion 1 is met.

2. *The proposal is consistent with the Comprehensive Plan designation and goals, objectives and policies for the property;*

Relevant Facts:

The Comprehensive Plan includes goals, objectives, and policies that are relevant to the proposal.

In Chapter 3, Land Use, of the City’s Comprehensive Plan:

Policy LU 1.3 Lower Intensity Residential Areas states: *Focus a range of lower intensity residential uses in every neighborhood while ensuring that new development complements existing development and the form and function of the area in which it is located.*

Policy LU 1.12 Public Facilities and Services states: *Ensure that public facilities and services system are adequate to accommodate proposed development before permitting development to occur.*

Policy LU 4.4 Connections states: *Form a well-connected network which provides safe, direct and convenient access for all users, including pedestrians, bicycles, and automobiles, through site design for new development and redevelopment.*

Goal LU5 Development Character states: *Promote development in a manner that is attractive, complementary, and compatible with other land uses.*

Policy LU 5.1 Built and Natural Environment states: *Ensure that developments are sensitive to the built and natural environment (for example, air and water quality, noise, traffic congestion, and public utilities and services), by providing adequate impact mitigation to*

maintain and enhance quality of life.

In Chapter 4: Transportation, of the City's Comprehensive Plan:

TR 7 Neighborhood Access states: *Require developments to have open, accessible, internal multi-modal transportation connections to adjacent properties and streets on all sides.*

In Chapter 6, Housing, of the City's Comprehensive Plan:

Goal H 1 Housing Choice and Diversity Goal states: *Provide opportunities for a variety of housing types that is safe and affordable for all income levels to meet the diverse housing needs of current and future residents.*

Policy H 1.18 Distribution of Housing Options states: *Promote a wide range of housing types and housing diversity to meet the needs of the diverse population and ensure that this housing is available throughout the community for people of all income levels and special needs.*

Goal H 2 Housing Quality states: *Improve the overall quality of the City of Spokane's housing.*

In Chapter 8, Urban Design and Historic Preservation, of the City's Comprehensive Plan:

Policy DP 1.2 New Development in Established Neighborhoods states: *Encourage new development that is of a type, scale, orientation, and design that maintains or improves the character, aesthetic quality, and livability of the neighborhood.*

Policy DP 2.6 Building and Site Design states: *Ensure that a particular development is thoughtful in design, improves the quality and characteristics of the immediate neighborhood, responds to the site's unique features – Including topography, hydrology, and microclimate - and considers intensity of use.*

Policy DP 2.15 Urban Trees and Landscape Areas states: *Maintain, improve, and increase the number of street trees and planted areas in the urban environment.*

In Chapter 9, Natural Environment, of the City's Comprehensive Plan:

Goal NE 1 Water Quality states: *Protect the Spokane Valley - Rathdrum Prairie Aquifer and other water sources so they provide clean, pure water.*

Policy NE 1.9 Sewer Requirement states: *Ensure that every developed property in the city and the adjacent urban growth area is served by sewer to minimize aquifer contamination.*

Policy NE 12.1 Street Trees states: *Plant trees along all streets.*

Policy NE 13.1 Walkway and Bicycle Path System states: *Identify, prioritize, and connect places in the city with a walkway or bicycle path system.*

Policy NE 13.2 Walkway and Bicycle Path Design states: *Design walkways and bicycle paths based on qualities that make them safe, functional, and separated from automobile traffic where possible.*

In Chapter 11, Neighborhoods, of the City's Comprehensive Plan:

Policy N 2.1 Neighborhood Quality of Life states: *Ensure that neighborhoods continue to offer residents transportation and living options, safe streets, quality schools, public*

services, and cultural, social, and recreational opportunities in order to sustain and enhance the vitality, diversity, and quality of life within neighborhoods.

Policy N 4.7 Pedestrian Design states: *Design neighborhoods for pedestrians.*

Policy N 4.9 Pedestrian Safety states: *Design neighborhoods for pedestrian safety.*

Staff Discussion:

The proposal to create twelve (12) lots for residential development via the City's Unit Lot Subdivision Code (17G.080.065) on a site of approximately 1.41 acres is consistent with multiple goals and policies from several chapters of the Comprehensive Plan.

Staff finds criterion 2 is met.

3. *The proposal meets the concurrency requirements of SMC Chapter 17D.010;*

Relevant Facts:

All facility and service providers are responsible for maintaining and monitoring their available and planned capacity. The application was circulated two times between July 24, 2025, and October 1, 2025, as identified above. During agency review, agencies with jurisdiction have the opportunity and responsibility to address any concerns related to concurrency including an evaluation of transportation, public water, fire protection, police projection, parks and recreation, public library, solid waste disposal & recycling, schools, and public wastewater (sewer and stormwater).

Staff Discussion:

Comments and recommended conditions of approval from City departments and agencies with jurisdiction are included in the file as exhibit 7 as well as in the Recommendations (Section VII) of this staff report. No agency with jurisdiction identified that concurrency could not be met if conditions were followed. Please also see staff report discussion bellow regarding Section 17G.080.025 Decision Criteria (Type III permit applications) which also addresses several elements of concurrency identified in 17D.010.010.

Staff finds criterion 3 is met.

4. *If approval of a site plan is required, the property is suitable for the proposed use and site plan considering the physical characteristics of the property, including but not limited to size, shape, location, topography, soils, slope, drainage characteristics, the existence of ground or surface water and the existence of natural, historic or cultural features;*

Relevant Facts:

City departments and agencies with jurisdiction reviewed the technical documents and other application material for physical characteristics of the property and no comments were received indicating that the site is unsuitable for development.

Staff Discussion:

Comments and recommended conditions of approval from City departments and agencies with jurisdiction are included in the file as exhibit 7 as well as in the Recommendations (Section VII) of this staff report.

The site is relatively flat and is not located in an area of potentially erodible soils or geologically hazardous areas based on publicly available information for the site. There are no known

wetlands or other waterbodies in close enough proximity to the site to impact development based on a review of the City's GIS map and the Nationally Wetland Inventory mapping tools (See exhibit 11.a., 11.b., 11.c.).

The City's environmental maps did not show any protected environments or species; however, when reviewing the Washington Department of Fish and Wildlife (WDFW) mapping tools, the WDFW resources indicated the site as a potential location for priority habitat and/or species. City Planning Staff requested clarification from WDFW and WDFW staff verified that there is no concerns about the proposal (see email from WDFW Habitat Biologist dated August 13, 2025 found on page 65 of 72 of Exhibit 7).

While the site is identified as in a Critical Aquifer Recharge Area with high susceptibility for groundwater contamination, the City's stormwater codes address requirements for construction within these areas. The City's engineering team has provided comment on the proposal including on stormwater. Compliance with the City's stormwater codes will be reviewed outside of this land use application process at the time of permits for construction.

The City's Historic Preservation staff conducted a site visit and determined that existing outbuildings were not eligible for use of the City's adopted deconstruction code requirements under Chapter 15.06 (Preservation of Salvageable Materials) and that while no further Historic Preservation Department review of demolition is required, Historic Preservation requested that an inadvertent discovery plan (IDP) be implemented into the scope of work prior to found disturbing activities.

Additionally, both the Spokane Tribe's Historic Preservation Officer and Washing Department of Archeology and Historic Preservation (DAHP) provided comment on the proposal. DAHP originally requested a Cultural Resource Survey be completed but modified their comments to include a robust IDP thus matching the request from the Spokane Tribe and the City's Historic Preservation Department. The requests for an IDP from these three agencies have been combine into one condition of approval found in the recommendations section (Section VII) of this report.

Staff finds criterion 4 is met.

5. *The proposal will not have a significant adverse impact on the environment or the surrounding properties, and if necessary conditions can be placed on the proposal to avoid significant effects or interference with the use of neighboring properties or the surrounding area, considering the design and intensity of the proposed use.*

Relevant Facts:

While the proposal is exempt from SEPA the city's environmental regulations apply to sites within the city limits.

Staff Discussion:

Comments and recommended conditions of approval from City departments and agencies with jurisdiction are included in the file as exhibit 7 as well as in the Recommendations (Section VII) of this staff report.

As noted above, the site is relatively flat and is not located in an area of potentially erodible soils or geologically hazardous areas. There are no known wetlands or other waterbodies in close enough proximity to the site to impact site development. Staff from WDFW confirmed there are no concerns related to priority habitat or species associated with the proposed

development. And compliance with the City's codes related to development in Critical Aquifer Recharge Areas will be reviewed at time of permit for construction.

Staff finds criterion 5 is met.

Section 17G.080.025 Decision Criteria (Type III permit applications)

In addition to the criteria listed above, plats are subject to Decision Criteria under 17G.080.025. The proposed subdivision shall make appropriate (in terms of capacity and concurrency) provisions for:

- a. public health, safety and welfare:

The City of Spokane Fire and Police Departments in addition to other emergency service-related departments and agencies outside of City Hall were given the opportunity to review this proposal and provided comments. No comments were received from agencies with jurisdiction indicating that public health safety and welfare could not be met. Conditions of approval from The City's Fire Prevention Engineer are included in exhibit 7 and in the recommendations of this staff report (Section VII).

Staff finds this criterion is met.

- b. open spaces;

Long Plats are not required to provide public open space; however, a minimum 250 SF of open space for each residential unit is required to be demonstrated at time of building permit for single-family homes consistent with table 17C.111.205-2. And, the City's adopted Design standards include Open Space Implementation under 17C.111.310. Minimum open space requirements, as applicable, will be evaluated at time of building permit application for each residential unit.

Sky Prairie Park, a City of Spokane public park, is also located less than 1000 ft Southwest of the project location. No comments were received from the City's Park Department.

Staff finds this criterion is met.

- c. drainage ways;

All stormwater and surface drainage generated on-site shall be disposed of on-site 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.

The project is located within the Five Mile Special Drainage District. Engineering has recommended as a condition of approval that a down-gradient analysis demonstrating that there will be no expected adverse impacts on down-gradient properties be required. The analysis will need to be completed prior to approval of the final plat. For more detail on engineering conditions of approval, please review their comments and conditions exhibit 7 and the recommendations section of this staff report (Section VII).

Staff finds this criterion is met.

- d. streets, roads, alleys, and other public ways;

The project site front's Strong Road and individual units will be served by private access as permitted under the City's Unit Lot Subdivision Code (SMC Section 17G.080.065 Unit Lot Subdivisions). The Unit lot subdivision code identifies that the parent site and each child lot shall make adequate provisions for ingress, egress (see subsection D.7) and that driveways

providing vehicle access to lots shall not serve more than nine (9) units unless approved by the City Engineer (see subsection D9). The City Engineering has authorized the proposed 12 units to be served by private access and the City's Fire Prevention Engineer has reviewed and provided comment on access requirements to meet fire code.

The project will dedicate 7.5' of right of way to widen W. Strong Road and will be responsible for frontage improvements along W. Strong Road to match the improvements done for the development, Forest Grove Subdivision, west of this proposed plat. Curb, separated sidewalk (including 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. These improvements must be completed and accepted, or bonded for, prior to this plat being finalized.

Finally, the City of Spokane has adopted Transportation Impact Fees to address impacts of development on local street and supplement the City's ability to eliminate existing transportation deficiencies. Transportation Impact Fees will be assessed at time of building permit for new single-family homes. See 17D.075.040 Transportation Impact Fees, Assessment of Impact Fees.

Please find agency comments and conditions in Exhibit 7 and in the recommendations section of this staff report (Section VII).

Staff finds this criterion is met.

e. transit stops;

No comments were provided by Spokane Transit Authority and there are no transit routes/stops near this site.

Staff finds this criterion is met.

f. potable water supplies;

This plat will connect to public water in W. Strong Road but individual lots 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.

The developer is responsible for all costs associated with design and construction of water improvements necessary to serve the proposed plat and the water system shall be designed and constructed in accordance with city standards.

Please find agency comments and conditions in Exhibit 7 and in the recommendations section of this staff report (Section VII).

Staff finds this criterion is met.

g. sanitary wastes;

A sewer main extension at the developer's cost will be required prior to final plat to connect to one of two existing options in W. Strong Rd. The nearest existing public sanitary sewer mains available to provide service to this proposed plat are east of the manhole in the intersection of W. Strong Road and Hazelnut Street or west of the manhole in the intersection of W. Strong Road and Cannon Street. The sanitary sewer system shall be designed and constructed in accordance with city standards and 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.

Please find agency comments and conditions in Exhibit 7 and in the recommendations section of this staff report (Section VII).

Staff finds this criterion is met.

- h. parks, recreation, and playgrounds;

As noted above, while long plats are not required to provide public open space, a minimum 250 SF of open space for each residential unit is required and Sky Prairie Park is located less than 1000 ft Southwest of the project location.

No comments from Parks were received on this proposal.

Staff finds this criterion is met.

- i. schools and school grounds;

There are no provisions for public schools or school grounds as a part of this proposal. The site is served by Mead School District #354. Based on Mead School District maps it appears that the project area would currently be served by Prairie View Elementary School, Highland Middle School, and Mead High School.

No comments were received from the local school district.

Staff finds this criterion is met.

- j. sidewalks, pathways, and other features that assure safe walking conditions.

As noted above, the project will be responsible right of way dedication and frontage improvements along W. Strong Road to match the improvements done for the development, Forest Grove Subdivision, west of this proposed plat. Curb, separated sidewalk (including 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. These improvements must be completed and accepted, or bonded for, prior to this plat being finalized.

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 private access, be installed to connect lots 4-5 and lots 6-12 to the public right of way at Strong Rd.

Please find agency comments and conditions in Exhibit 7 and in the recommendations section of this staff report (Section VII).

Staff finds this criterion is met.

VII. RECOMMENDATIONS

TO APPROVE the Type III Preliminary Long Plat subject to the conditions outlined herein which are intended to ensure that the project is consistent with the City's Comprehensive Plan and Development Regulations.

1. Strong Road Residential Development Unit Lot Subdivision will be developed in substantial conformance with applicable Code and development standards at time of permit application or those codes in place at time of permit.

2. Development should adhere to plans, drawings, illustrations and/or specifications on file with the Development Services Center and with comments received regarding the project from City Departments and outside agencies with jurisdiction.
3. Strong Road Residential Development Unit Lot Subdivision will be developed in compliance with any additional performance and development standards documented in comment or required by City of Spokane, Spokane County, Washington State, and any Federal agency.
4. This approval does not waive the applicant's obligation to comply with all of the requirements of City Departments and outside agencies with jurisdiction over land development.

Planning Department:

5. 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.
6. 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.
7. 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 private access, be installed to connect lots 4-5 and lots 6-12 to the public right of way at Strong Rd.
8. To accommodate parking in front of garages accessed from the proposed private access, planning recommends as a condition of approval that garage setbacks are met from the private access tract line. The garage setback should also accommodate clearance from the distinct 5'-wide walking path recommended to address concurrency related to sidewalks, pathways, and other features that assure safe walking conditions should the final location of the internal pedestrian connection be located between garages and the private access tract.
9. 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.
10. 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.
11. 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. The legal description of each lot shall identify it as part of a unit lot subdivision.

Engineering:

12. A detailed drainage report, including a geotechnical site characterization will be required with the engineering submittal for the plat.

13. The City Engineer is authorizing twelve living units to be served by private access from Strong Road.
14. 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.
15. 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.
16. 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.
17. Strong Road, located adjacent to but outside the proposed plat boundary, is under a pavement cut moratorium until September 14, 2026.
18. 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.
19. 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.
20. 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.

21. 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 sewer main extension will be required prior to final plat.
 - The developer is responsible for all costs associated with design and construction of sanitary sewer improvements necessary to serve the proposed plat.
 - The sanitary sewer system shall be designed and constructed in accordance with city standards.
 - 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.
22. 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.
23. All water and sewer service connections must front the lot they are to serve. Offset connections will not be allowed.
24. 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.
- Prior to construction, a grading and drainage plan shall be submitted to Development Services for review and acceptance.
 - 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".
 - 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.
 - 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.
 - The developer is responsible for all construction costs associated with constructing stormwater improvements necessary to serve the proposed plat.

25. 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.
26. 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.
27. 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.
28. 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).
29. 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.
30. 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).

Fire Prevention Engineer:

31. Per 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.

WA Dept of Archeology and Historic Preservation, Spokane Tribe of Indians and City of Spokane Historic Preservation:

32. Prior to any ground disturbing activities:

- a. A robust Inadvertent Discovery Plan (IDP) for this project is to be implemented into the scope of work and circulated to the project leads and all contractors who engage in ground disturbing activities and retained on-site during all ground disturbing activities.
- b. All crew are briefed on what to do and who to call in the event of a discovery, and what archaeology might look like in the ground.

Statements to be included in the Dedicatory Language on the face of the final development plan/detailed site map:

- 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. 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);
 - b. 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;
 - c. 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;
 - d. 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.
- IV. Provide the required the signatory statements as prescribed in SMC 17G.080.040(G)(2) and the certification of the Hearing Examiner prescribed in Section 17G.080.050(H)(2).
- V. Add the following dedication to the face of the final plat.
 "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 _____."
- VI. 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.
- VII. 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.
- VIII. 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.
- IX. 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.

- X. 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.
- XI. 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.
- XII. 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.
- XIII. 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.
- XIV. 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.
- XV. 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.
- XVI. 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.
- XVII. 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.
- XVIII. All street identification and traffic control signs required by this project will be the responsibility of the developer.
- XIX. 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.
- XX. 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.

Exhibits:

1. Vicinity Map
2. Zoning Map
3. Land Use Map
4. Application Documents:
 - a. General Application
 - b. Type III Long Plat Application (revised September 30, 2025)
 - c. Type III Long Plat Application (initial submittal)
 - d. Project Narrative (revised September 30, 2025)
 - e. Project Narrative (initial submittal)
5. Site Plan Documents:
 - a. Preliminary Plat Map (revised October 24, 2025)
 - b. Preliminary Plat Map (revised September 28, 2025)
 - c. Preliminary Plat Map (initial submittal)
6. Technical Documents :
 - a. Trip Generation and Distribution Letter (revised September 30, 2025)
 - b. Trip Generation and Distribution Letter (initial submittal)
 - c. Sewer and Water Flow Preliminary Use Calculator
 - d. Concept Drainage Report
 - e. Concept 25-Yr Design Storm Evaluation
7. Request for Agency Comments including (RFC) – two RFCs:

2nd RFC

- a. Applicant's Response to RFC (initial review)
- b. Request for Comments – 2nd Request (planning engineering only)
- c. Technically Complete Letter
 - i. Melissa Owen – City of Spokane Planning, incorporated into letter
 - ii. Joelie Eliason – City of Spokane Engineering, memo 10/16/25 and follow-up email from Mike Nilsson 11/10/25.
 - iii. WA Dept. of Archeology and Historic Preservation, email with updated conditions 10/14/25

RFC – Initial Review

- d. Request for Comments – Initial Review
 - e. Request for additional information letter (initial review):
 - i. City of Spokane:
 1. Fire Prevention Engineer Dave Kokot, email July 28, 2025
 2. Logan Camporeale, email August 12, 2025
 3. Planning Comments incorporated into this memo
 4. Cara Geiger, email August 14, 2025
 5. Engineering Memo – forthcoming 08/28/25.
 - ii. Spokane Tribe of Indians Letter dated July 29, 2025
 - iii. WA Dept. of Archeology and Historic Preservation, email date August 8, 2025
 - iv. WA Dept. of Fish and Wildlife, email dated August 13, 2025 (includes maps and reports referenced by planning in inquiry to DFW)
8. Combine Notice of Application and Hearing:
 - a. Notice Documents

- i. Public Notice/Sign/Posting/Mailing Instructions
 - ii. Public Notice Letter with Map
 - iii. Newspaper Notice Content
 - iv. Notification District Parcel List
 - b. Affidavits:
 - i. Affidavits for Sign, Public Posting, Individual notice
 - ii. Email Notice to Neighborhood Councils
 - iii. Melissa Owen affidavit for City Hall Postings
 - iv. Newspaper Affidavits and Copies of Notices
- 9. Community Meeting Documents:
 - a. Notification Map Application
 - b. Public notice sign/posting/mailing instructions (including map, parcel list, notice letter and affidavits)
 - c. Applicant Community Meeting Package including:
 - i. Affidavits – individual (including mailing list), public, sign (including sign image)
 - ii. Public Notice Letter
 - iii. Meeting Sign in sheet
 - iv. Community Meeting Summary
- 10. Pre-Development Final Comments
- 11. Environmental Maps and Reports:
 - a. City of Spokane GIS environmental layers
 - b. City of Spokane GIS elevation details
 - c. National Wetland Inventory Map
 - d. WDFW Habitat Connectivity Map
 - e. WDFW Priority Habitats and Species Report

Exhibits 1-3: Vicinity, Zoning, and Land Use Maps

Exhibit 1. Vicinity Map – Strong Road “Unit Lot Subdivision” Preliminary Long Plat – Type III Application



Location: 2120 W Strong Rd. (parcel 26245.0054)

Exhibit 2. Zoning Map – Strong Road “Unit Lot Subdivision” Preliminary Long Plat – Type III Application



Location: 2120 W Strong Rd. (parcel 26245.0054)

Exhibit 3. Land Use Map – Strong Road “Unit Lot Subdivision” Preliminary Long Plat – Type III Application



Location: 2120 W Strong Rd. (parcel 26245.0054)

Exhibit 4. - Application Documents:

- a. General Application
- b. Type III Long Plat Application (revised September 30,2025)
- c. Type III Long Plat Application (initial submittal)
- d. Project Narrative (revised September 30,2025)
- e. Project Narrative (initial submittal)



Description of Proposal

Subdivide one parcel in the R1 Zone into 12 single-family residential units under a unit lot subdivision.

Address of Site Proposal

(if not yet assigned, obtain address from Development Services Center [509-625-6300] before submitting application):

2120 W STRONG RD, SPOKANE WA, 99208

Applicant

Name: Austin J. Fuller, AICP or Todd R. Whipple, P.E., Whipple Consulting Engineers, Inc.

Address: 21 S. Pines Road, Spokane Valley, WA 99206

Phone: 509.893.2617

Email: permits@whipplece.com

Property Owner

Name: UNI Strong, LLC

Address: 4821 S LONG LN, GREENACRES, WA, 99016

Phone:

Email:

Agent

Name: Austin J. Fuller, AICP or Todd R. Whipple, P.E.

Address: 21 S. Pines Road, Spokane Valley, WA 99206

Phone: 509.893.2617

Email: permits@whipplece.com

Assessor's Parcel Numbers: 26245.0054

Legal Description of Site: NE 1/4 and NW 1/4 of S24 T26N. R42E. See attached preliminary plat for full legal desc.

Size of Property: 1.41 ac +/-

List Specific Permits Requested in this Application:

Preliminary Long Plat

Submitted By:

Austin J Fuller

☒ Applicant ☐ Property Owner ☐ Property Purchaser ☐ Agent

In the case of discretionary permits (administrative, hearing examiner, landmarks commission or plan commission), if the applicant is not the property owner, the owner must provide the following acknowledgement:

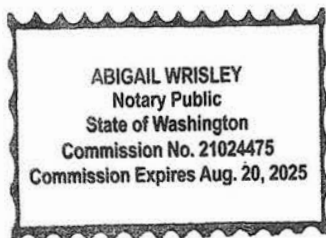
I, Aaron Nolting, owner of the above-described property, do hereby authorize Austin Fuller to represent me and my interests in all matters regarding this application.

Acknowledgment

STATE OF WASHINGTON)
) ss.
COUNTY OF SPOKANE)

On this 8th day of July, 2025, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Aaron Nolting to me known to be the individual that executed the foregoing instrument and acknowledged the said instrument to be free and his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year first above written.



[Signature]
Notary Public in and for the State of Washington, residing at
Spokane Valley



Preliminary Long Plat Application

Rev.... 80102

1. List the provisions of the land use code that allows the proposal.
 - A. Per the City of Spokane Zoning map, the subject parcel is in the R1 Zone.
 - B. According to Spokane Municipal Code Section 17C.111.030- Characteristics of Residential Zones, the R1 zone is a low-intensity residential zone built at the general scale and height of detached houses. It allows a minimum of four and a maximum of ten dwelling units per acre. Because this site is under 2 acres, there is no maximum density requirement. The R1 zone is applied to areas that are designated Residential Low on the land use plan map of the Comprehensive Plan.
 - C. Section 17C.111.115 states the following uses are allowed: single-unit residential building, middle housing, accessory dwelling unit, manufactured homes and multi-unit residential building.
 - D. Section 17C.111.205 Development Standard Tables 17C.205-1 through 3 will be met where applicable, including density and lot setbacks. The unit lot subdivision code under SMC 17G.080.065(D) allows for deviations in setbacks, building coverage, street frontage and density requirements from child lots, so long as the parent lot meets setbacks, building coverage, design standards, street frontage and density.
 - E. Section 17G.080.065 allows for unit lot subdivisions.
 - F. The remaining portions of Chapter 17C.111 are or will be met as appropriate.
2. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property.

LU 1 –Citywide Land Use

- The Citywide Land Use Goal promotes the development of undeveloped or under-developed lands with additional housing opportunities to all elements of the city. While developing the property, the owner will utilize the built environment to avoid placing undue burden on city or urban services that have not been previously considered. Any additional impacts will be mitigated or avoided as required by city, state or federal code.
- This development as proposed will implement the following policy:
 - *LU 1.3 Lower Intensity Residential Areas*
 - This project does not propose direct access to high-intensity land uses and is located away from designated Centers and Corridors. The closest Center or Corridor is the North Indian Trail Road CC2 zone located approximately 1.9 miles to the west.

LU 3 – Efficient Land Use

- We believe that the proposed long plat will continue to promote the efficient use of land by placing these lots adjacent to existing development and public services. This development as proposed will implement the following policies:
 - *LU 3.1 Coordinated and efficient land use*
 - This project is located along the Strong Road ROW, where existing services and facilities are in place and can be feasibly extended into the development during construction of the proposed private access.
 - *LU 3.7 Maximum and minimum lot sizes*

- This project as proposed will follow maximum and minimum lot size standards. Per SMC Table 17C.111.205-1, minimum lot sizes for detached single-family residences in the R1 zone are 1,200 square feet with a minimum net density of 4 du/ac and a maximum net density of 10 du/ac.

LU 4 –Transportation

- We believe that the proposed project will provide public streets and lots that will utilize existing transportation infrastructure and thereby promote the efficient use of the proposed and built environment. This development as proposed will implement the following policy:
- *LU 4.1 Land use and transportation*
 - This project includes a trip generation and distribution letter, which forecasts the future transportation needs of the project. This project as required will participate in the city's impact fee ordinance to mitigate transportation impacts from this development.

LU 5 – Development Character

- We believe that the development of this long plat will continue to utilize geographic areas that will maintain both the existing and proposed built environments without placing undue burden on the area residents or services. This development as proposed will implement the following policy:
- *LU 5.5 Compatible development*
 - This infill development is compatible with the surrounding single-family residences.

LU 7 – Implementation

- We believe that the development of this project will ensure the implementation of the goals and policies of the City's Comprehensive Plan by promoting infill development, thereby limiting sprawl opportunities.

LU 8 – Urban Growth Area

- The development of this project within the UGA and within the City's corporate limits meets the goals of this policy. This development as proposed will implement the following policy:
- *LU 8.1 Role of Urban Growth Areas*
 - This project is located within the UGA and the City of Spokane, where public facilities exist adjacent to or in the nearby vicinity.

3. Please explain how the proposal meets the concurrency requirements of SMC Chapter 17D.010.

- A. As identified in this section, this project will meet concurrency as defined for all elements (A to I) listed under 17D.010.010 Applicability and will not affect overall levels of service.
- i. **Transportation:** the project will not add any additional densities not considered in the comprehensive plan and is agreeable to pay the City of Spokane Traffic Impact Fees associated with the region.
 - ii. **Public Water:** the additional water services will be reviewed by The City of Spokane Public Works and is in the Retail Water Service Area. A hydraulic model is included with this application as required by Spokane Water Department staff in the pre-development conference notes. Based upon preliminary calculations, the project expects to generate an average daily demand for water of 7,830.0 GPD (5.44 GPM), with a max day demand of 20,358.0 GPD (14.14 GPM) and peak hour demand of 34,608.6 GPD (24.03 GPM).

- iii. **Fire Protection:** The City of Spokane Capital Facilities Plan (Appendix C of the comprehensive plan) references the Washington Survey and Rating Bureau and states that areas greater than five road miles from a fire station receive a 9A rating and typically an increase of insurance rates. The project site is located 4.4 road miles from the nearest fire station, Station 16 at 5225 N Assembly St. The project will not add any additional densities not considered in the comprehensive plan.
 - iv. **Police Protection:** The City of Spokane 2024-2029 Adopted Citywide Capital Improvement Program indicates that 43% of the capital improvements until 2029 have been funded. This project will not add any additional densities that were not considered in the Comprehensive Plan.
 - v. **Parks and Recreation:** The nearest publicly owned park is Sky Prairie Park which is approximately 0.2 miles away from this development.
 - vi. **Library:** the project will not add any additional densities not considered in the comprehensive plan. The City of Spokane Capital Facilities Plan acknowledges that Library Levels of Service are currently inadequately maintained; however, the lack of library services is an existing condition that will not be impacted by this project. There are currently no avenues of funding, nor rational nexus, that this project could be reasonably expected to provide that would increase Library Levels of Service.
 - vii. **Solid Waste disposal and recycling:** the project will not add any additional densities not considered in the comprehensive plan.
 - viii. **Schools:** The project site is currently served by Prairie View Elementary, Highland Middle School, and Mead High School.
 - ix. **Public wastewater (sewer and stormwater):** Sewer and storm sewer for the vicinity of the project, with stormwater being handled via the SRSW water budget method with limited infiltration. The project will not add any additional densities not considered in the comprehensive plan. Based upon preliminary calculations, the project expects to generate a sewer capita flow (without peaking factor) of 3,000 GPD (2.08 GPM) and a peak flow of 10,500 GPD (7.29 GPM).
- B. As required, it is understood that further concurrency tests will be made by staff and other affected agencies. If a concurrency test were to be marginal, appropriate provisions would be implemented to bring this plat back into level of service conformance such as the payment of traffic impact fees or other modifications that may be required to meet the appropriate and identified levels of services for the noted facilities and services, these changes may affect existing water and sewer facilities.**
4. If approval of a site plan is required, demonstrate how the property is suitable for the proposed use and site plan. Consider the following: physical characteristics of the property, including but not limited to size, shape, location, topography, soils, slope, drainage characteristics, the existence of ground or surface water and the existence of natural, historic or cultural features.
- A. A copy of the preliminary plat is attached utilizing topography obtained in the field and supplemented by Washington State LIDAR and the proposed lots are adequate for required density as proposed. Some grading should be expected to ensure the establishment of proper building pads, roads and utility extensions.**
 - B. The lots proposed in the project are generally consistent with those existing homes in the Five Mile Prairie neighborhood. All lots will be developed in accordance with section 17C.111, including lot sizes and density per table 17C.111.205-3.**
 - C. Soils, slope and drainage features have been considered as a part of this project.**

- D. Public utilities including water and sewer are available to this project. This project will be required to provide extensive water and sewer extensions for service. Preliminary design reports for water and sewer have been prepared and are a part of this application. Generally, this project will be required to install onsite water and sewer systems.
 - E. There is no apparent evidence of surface water or groundwater. Nearby well logs indicate that groundwater varies from approximately 18 feet below grade to approximately 80 feet below grade.
 - F. There is no apparent evidence of historic or cultural features on site and a cultural resource survey has been ordered to verify that no historic or cultural features are onsite.
 - G. As required by the SRSB, all storm water will be treated and disposed on site or as allowed.
5. Please explain any significant adverse impact on the environment or the surrounding properties the proposal will have, and any necessary conditions that can be placed on the proposal to avoid significant effects or interference with the use of neighboring property or the surrounding area, considering the design and intensity of the proposed use.

The existing zoning and inclusion within the city limits would have contemplated the addition of these lots on this property and therefore, this project is not anticipated to have any substantial impact to neighboring properties or the surrounding area as whole; however, traffic impacts will be mitigated to maintain levels of service as necessary. Other areas that may require some mitigation, although unknown at this time, might be water and sewer.

6. Demonstrate how the proposed subdivision makes appropriate (in terms of capacity and concurrence) provisions for:

a. Public health, safety and welfare

This project will successfully implement the goals and policies of the City's Comprehensive Plan and therefore, as noted in the plan, will provide for the public's health, safety and welfare, by providing housing in an area where little to no new housing is available during a time of documented housing shortage and a declared housing emergency. The project has access to public roads with sufficient capacity for the proposed development, water and sewer services with sufficient capacity to serve the proposed lots, and will follow all standards as required for development in the City of Spokane.

b. Open spaces

Private open spaces will be provided to all residences. The provided open space is intended to be passive.

c. Drainage ways

This project is being developed in accordance with the Spokane Regional Stormwater Manual. The drainage ways and drainage facilities will be designed to include the stormwater runoff from the proposed project; therefore, the project will meet this requirement.

d. Streets, roads, alleys and other public ways

This project as proposed will provide both vehicular and pedestrian connectivity to the west, north and south of the property. All internal accesses will be constructed in conformance with the current City standards; therefore, the project will meet this requirement.

e. Transit stops

This project does not occur in an area of direct transit service at this time; however, coordination with STA is included via City comment distribution.

f. Potable water supplies

This project is located within the City's water service boundary and will be served by City water, extensions and by looping water through the project streets. By existing policy, the City of Spokane Water Department requires that the water system provide the Specified LOS at a minimum pressure of 59-63 psi. We believe that the standard of LOS will be met. This project is in the Retail Water Service Area with a 18-inch ductile iron water transmission main in Strong Road that may be tapped to serve the development.

g. Sanitary wastes

This project proposes to connect 12 units to public sewer. These connections fit within the comprehensive plan designation of R1. The gravity sewer main is proposed to be extended from Strong Road and through the proposed private access.

h. Parks, recreation and playgrounds

Each single-family dwelling unit will have at minimum 250 square feet of open space, which is required under SMC Table 17C.111.205-2. The project is not a PUD, so no public open spaces are required.

i. Schools and school grounds

This project should not have a direct impact on schools and school grounds beyond those services provided by Mead School District #354's own enrollment standards, therefore, as no concurrency test exists at this time based on a level of service impact, we believe concurrency is met for this element.

j. Sidewalks, pathways and other features that assure safe walking conditions

This project proposes sidewalks and/or paths and therefore will meet this requirement. If sidewalks are broken, heaved, or otherwise damaged prior to platting on adjacent streets, they will be replaced per city code.



Preliminary Long Plat Application

Rev.20180102

1. List the provisions of the land use code that allows the proposal.
 - A. Per the City of Spokane Zoning map, the subject parcel is in the R1 Zone.
 - B. According to Spokane Municipal Code Section 17C.111.030- Characteristics of Residential Zones, the R1 zone is a low-intensity residential zone built at the general scale and height of detached houses. It allows a minimum of four and a maximum of ten dwelling units per acre. Because this site is under 2 acres, there is no maximum density requirement. The R1 zone is applied to areas that are designated Residential Low on the land use plan map of the Comprehensive Plan.
 - C. Section 17C.111.115 states the following uses are allowed: single-unit residential building, middle housing, accessory dwelling unit, manufactured homes and multi-unit residential building.
 - D. Section 17C.111.205 Development Standard Tables 17C.205-1 through 3 will be met, including density, lot frontage and lot setbacks.
 - E. Section 17G.080.065 allows for unit lot subdivisions.
 - F. The remaining portions of Section 17C.111.2xx are or will be met as appropriate.
2. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property.

LU 1 –Citywide Land Use

- The Citywide Land Use Goal promotes the development of undeveloped or under-developed lands with additional housing opportunities to all elements of the city. While developing the property, the owner will utilize the built environment to avoid placing undue burden on city or urban services that have not been previously considered. Any additional impacts will be mitigated or avoided as required by city, state or federal code.
- This development as proposed will implement the following policy:
- *LU 1.3 Lower Intensity Residential Areas*
 - This project does not propose direct access to high-intensity land uses and is located away from designated Centers and Corridors. The closest Center or Corridor is the North Indian Trail Road CC2 zone located approximately 1.9 miles to the west.

LU 3 – Efficient Land Use

- We believe that the proposed long plat will continue to promote the efficient use of land by placing these lots adjacent to existing development and public services. This development as proposed will implement the following policies:
- *LU 3.1 Coordinated and efficient land use*
 - This project is located along the Strong Road ROW, where existing services and facilities are in place and can be feasibly extended into the development during construction of the proposed private road.
- *LU 3.7 Maximum and minimum lot sizes*
 - This project as proposed will follow maximum and minimum lot size standards. Per SMC Table 17C.111.205-1, minimum lot sizes for detached single-family residences in the R1 zone are 1,200 square feet with a minimum net density of 4 du/ac and a maximum net density of 10 du/ac.

LU 4 –Transportation

- We believe that the proposed project will provide public streets and lots that will utilize existing transportation infrastructure and thereby promote the efficient use of the proposed and built environment. This development as proposed will implement the following policy:
- *LU 4.1 Land use and transportation*
 - This project includes a trip generation and distribution letter, which forecasts the future transportation needs of the project. This project as required will participate in the city's impact fee ordinance to mitigate transportation impacts from this development.

LU 5 – Development Character

- We believe that the development of this long plat will continue to utilize geographic areas that will maintain both the existing and proposed built environments without placing undue burden on the area residents or services. This development as proposed will implement the following policy:
- *LU 5.5 Compatible development*
 - This infill development is compatible with the surrounding single-family residences.

LU 7 – Implementation

- We believe that the development of this project will ensure the implementation of the goals and policies of the City's Comprehensive Plan by promoting infill development, thereby limiting sprawl opportunities.

LU 8 – Urban Growth Area

- The development of this project within the UGA and within the City's corporate limits meets the goals of this policy. This development as proposed will implement the following policy:
- *LU 8.1 Role of Urban Growth Areas*
 - This project is located within the UGA and the City of Spokane, where public facilities exist adjacent to or in the nearby vicinity.

3. Please explain how the proposal meets the concurrency requirements of SMC Chapter 17D.010.

- A. As identified in this section, this project will meet concurrency as defined for all elements (A to I) listed under 17D.010.010 Applicability and will not affect overall levels of service.
- i. **Transportation:** the project will not add any additional densities not considered in the comprehensive plan and is agreeable to pay the City of Spokane Traffic Impact Fees associated with the region.
 - ii. **Public Water:** the additional water services will be reviewed by The City of Spokane Public Works and is in the Retail Water Service Area. A hydraulic model is included with this application as required by Spokane Water Department staff in the pre-development conference notes. Based upon preliminary calculations, the project expects to generate an average daily demand for water of 7,830.0 GPD (5.44 GPM), with a max day demand of 20,358.0 GPD (14.14 GPM) and peak hour demand of 34,608.6 GPD (24.03 GPM). Please see the attached SEPA Checklist.
 - iii. **Fire Protection:** The City of Spokane Capital Facilities Plan (Appendix C of the comprehensive plan) references the Washington Survey and Rating Bureau and states that areas greater than five road miles from a fire station receive a 9A rating and typically an increase of insurance rates. The project site is located 4.4 road

- miles from the nearest fire station, Station 16 at 5225 N Assembly St. The project will not add any additional densities not considered in the comprehensive plan.
- iv. **Police Protection:** The City of Spokane 2024-2029 Adopted Citywide Capital Improvement Program indicates that 43% of the capital improvements until 2029 have been funded. This project will not add any additional densities that were not considered in the Comprehensive Plan.
 - v. **Parks and Recreation:** The nearest publicly owned park is Sky Prairie Park which is approximately 0.2 miles away from this development.
 - vi. **Library:** the project will not add any additional densities not considered in the comprehensive plan. The City of Spokane Capital Facilities Plan acknowledges that Library Levels of Service are currently inadequately maintained; however, the lack of library services is an existing condition that will not be impacted by this project. There are currently no avenues of funding, nor rational nexus, that this project could be reasonably expected to provide that would increase Library Levels of Service.
 - vii. **Solid Waste disposal and recycling:** the project will not add any additional densities not considered in the comprehensive plan.
 - viii. **Schools:** The project site is currently served by Prairie View Elementary, Highland Middle School, and Mead High School.
 - ix. **Public wastewater (sewer and stormwater):** Sewer and storm sewer for the vicinity of the project, with stormwater being handled via the SRSW water budget method with limited infiltration. The project will not add any additional densities not considered in the comprehensive plan. Based upon preliminary calculations, the project expects to generate a sewer capita flow (without peaking factor) of 3,000 GPD (2.08 GPM) and a peak flow of 10,500 GPD (7.29 GPM).
- B. As required, it is understood that further concurrency tests will be made by staff and other affected agencies. If a concurrency test were to be marginal, appropriate provisions would be implemented to bring this plat back into level of service conformance such as the payment of traffic impact fees or other modifications that may be required to meet the appropriate and identified levels of services for the noted facilities and services, these changes may affect existing water and sewer facilities.**
4. If approval of a site plan is required, demonstrate how the property is suitable for the proposed use and site plan. Consider the following: physical characteristics of the property, including but not limited to size, shape, location, topography, soils, slope, drainage characteristics, the existence of ground or surface water and the existence of natural, historic or cultural features.
- A. A copy of the preliminary plat is attached utilizing topography obtained in the field and supplemented by Washington State LIDAR and the proposed lots are adequate for required density as proposed. Some grading should be expected to ensure the establishment of proper building pads, roads and utility extensions.**
 - B. The lots proposed in the project are generally consistent with those existing homes in the Five Mile Prairie neighborhood. All lots will be developed in accordance with section 17C.111, including lot sizes and density per table 17C.111.205-3.**
 - C. Soils, slope and drainage features have been considered as a part of this project.**
 - D. Public utilities including water and sewer are available to this project. This project will be required to provide extensive water and sewer extensions for service. Preliminary design reports for water and sewer have been prepared and are a part of this application. Generally, this project will be required to install onsite water and sewer systems.**

- E. There is no apparent evidence of surface water or groundwater. Nearby well logs indicate that groundwater varies from approximately 18 feet below grade to approximately 80 feet below grade.
 - F. There is no apparent evidence of historic or cultural features on site and a cultural resource survey has been ordered to verify that no historic or cultural features are onsite.
 - G. As required by the SRSRM, all storm water will be treated and disposed on site or as allowed.
5. Please explain any significant adverse impact on the environment or the surrounding properties the proposal will have, and any necessary conditions that can be placed on the proposal to avoid significant effects or interference with the use of neighboring property or the surrounding area, considering the design and intensity of the proposed use.

In addition to the SEPA checklist for this project, the existing zoning and inclusion within the city limits would have contemplated the addition of these lots on this property and therefore, this project is not anticipated to have any substantial impact to neighboring properties or the surrounding area as whole; however, traffic impacts will be mitigated to maintain levels of service as necessary. Other areas that may require some mitigation, although unknown at this time, might be water and sewer.

6. Demonstrate how the proposed subdivision makes appropriate (in terms of capacity and concurrence) provisions for:

a. Public health, safety and welfare

This project will successfully implement the goals and policies of the City's Comprehensive Plan and therefore, as noted in the plan, will provide for the public's health, safety and welfare, by providing housing in an area where little to no new housing is available during a time of documented housing shortage and a declared housing emergency. The project has access to public roads with sufficient capacity for the proposed development, water and sewer services with sufficient capacity to serve the proposed lots, and will follow all standards as required for development in the City of Spokane.

b. Open spaces

Private open spaces will be provided to all residences. The provided open space is intended to be passive.

c. Drainage ways

This project is being developed in accordance with the Spokane Regional Stormwater Manual. The drainage ways and drainage facilities will be designed to include the stormwater runoff from the proposed project; therefore, the project will meet this requirement.

d. Streets, roads, alleys and other public ways

This project as proposed will provide both vehicular and pedestrian connectivity to the west, north and south of the property. All internal roadways will be constructed in conformance with the current City standards; therefore, the project will meet this requirement.

e. Transit stops

This project does not occur in an area of direct transit service at this time; however, coordination with STA is included via City comment distribution.

f. Potable water supplies

This project is located within the City's water service boundary and will be served by City water, extensions and by looping water through the project streets. By existing policy, the City of Spokane Water Department requires that the water system provide the Specified LOS at a minimum pressure of 59-63 psi. We believe that the standard of LOS will be met. This project is in the Retail Water Service Area with a 18-inch ductile iron water transmission main in Strong Road that may be tapped to serve the development.

g. Sanitary wastes

This project proposes to connect 10 additional units to public sewer. These additional connections fit within the comprehensive plan designation of R1. The gravity sewer main is proposed to be extended from Strong Road and through the proposed private alley.

h. Parks, recreation and playgrounds

Each single-family dwelling unit will have at minimum 250 square feet of open space, which is required under SMC Table 17C.111.205-2. The project is not a PUD, so no public open spaces are required.

i. Schools and school grounds

This project should not have a direct impact on schools and school grounds beyond those services provided by Mead School District #354's own enrollment standards, therefore, as no concurrency test exists at this time based on a level of service impact, we believe concurrency is met for this element.

j. Sidewalks, pathways and other features that assure safe walking conditions

This project proposes sidewalks and/or paths and therefore will meet this requirement. If sidewalks are broken, heaved, or otherwise damaged prior to platting on adjacent streets, they will be replaced per city code.



WCE No. 25-4026
September 30, 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 access 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.

Final Plat Review Procedure – After construction of required private access, frontage improvements, 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,

A handwritten signature in dark ink, appearing to read 'Austin J. Fuller', followed by a long horizontal line extending to the right.

Austin J. Fuller, AICP
Whipple Consulting Engineers, Inc.

TRW/ajf

Enclosures: as noted

Cc: File, Owner



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.

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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,

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Austin J. Fuller, AICP
Whipple Consulting Engineers, Inc.

TRW/ajf

Enclosures: as noted

Cc: File, Owner

Exhibit 5 - Site Plan Documents

- a. Preliminary Plat Map (revised October 24, 2025)
- b. Preliminary Plat Map (revised September 28, 2025)
- c. Preliminary Plat Map (initial submittal)

Exhibit 5.a. - Preliminary Plat Map
(revised October 24, 2025)

UNIT LOT SUBDIVISION PRELIMINARY PLAT
STRONG ROAD RESID. DEV.
LOCATED IN THE S.W. 1/4 OF THE N.E. 1/4 & S.E. 1/4 OF THE N.W. 1/4
OF SECTION 24, TOWNSHIP 26 N., RANGE 42 E., W.M.
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON



VICINITY MAP
1"=400'

SITE DATA		
PARCEL NUMBER	26245.0054	
ZONING	R1	
	u/ac	
ZONING CODE R1 DENSITY ALLOWANCE [MIN] (NO MAXIMUM DENSITY REQUIRED UNDER 17C.11.205-1)	4	
REQUIRED CALCULATED DENSITY [MIN]	6	
ZONING CODE DENSITY DATA CALCULATED PER UNIT LOT SUBDIVISION CODE REQUIREMENTS	9	
PROPOSED DENSITY	9	
PROJECT AREA	SF	AC
	61,500.19	1.41
RESIDENTIAL LOTS	12	
UNITS PER LOT	1	
TOTAL PROPOSED UNITS	12	
PRIVATE ACCESS TRACTS	1	
	SF	AC
	49,958.65	1.15
AREA OF PRIVATE ACCESS TRACTS	10,003.61	0.23
AREA OF RIGHT OF WAY	1,537.93	0.04
MIN LOT AREA	3,786.97	0.09
MAX LOT AREA	5,080.02	0.12
IMPERVIOUS AREAS		
	SF	
PAVEMENT	9,102.20	
SIDEWALK AND CONCRETE	1,363.92	
CURB AND GUTTER	1,426.81	
TOTAL IMPERVIOUS AREA	11,892.93	
SERVICE PROVIDERS		
FIRE DISTRICT	CITY OF SPOKANE	
WATER SERVICE	CITY OF SPOKANE	
SANITARY SEWER SERVICE	CITY OF SPOKANE	

PARENT PARCEL SETBACK DATA	
TYPE	SETBACK (ft)
FRONT	10
SIDE	5
REAR	15

LEGAL DESCRIPTION

A.P.N. 26245.0054
THE SOUTH 330 FEET OF THE WEST 170 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 26 NORTH, RANGE 42 EAST, W.M.; AND THE EAST 35 FEET OF THE SOUTH 330 FEET OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 26 NORTH, RANGE 42, EAST, W.M.; RECORDS OF SPOKANE COUNTY, WASHINGTON, EXCEPT STRONG ROAD; SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON
PER SUBDIVISION GUARANTEE PROVIDED BY STEWART TITLE GUARANTY COMPANY DATED JULY 9, 2025

ENGINEER/CONTACT

WHIPPLE CONSULTING ENGINEERS
21 SOUTH PINES
SPOKANE VALLEY, WA 99206
PHONE: 893-2617
CONTACT: TODD WHIPPLE, P.E.

SURVEYOR

WHIPPLE CONSULTING ENGINEERS 21
SOUTH PINES
SPOKANE VALLEY, WA 99206
PHONE: 893-2617
CONTACT: BRETT A. GRIFFITH, P.L.S.

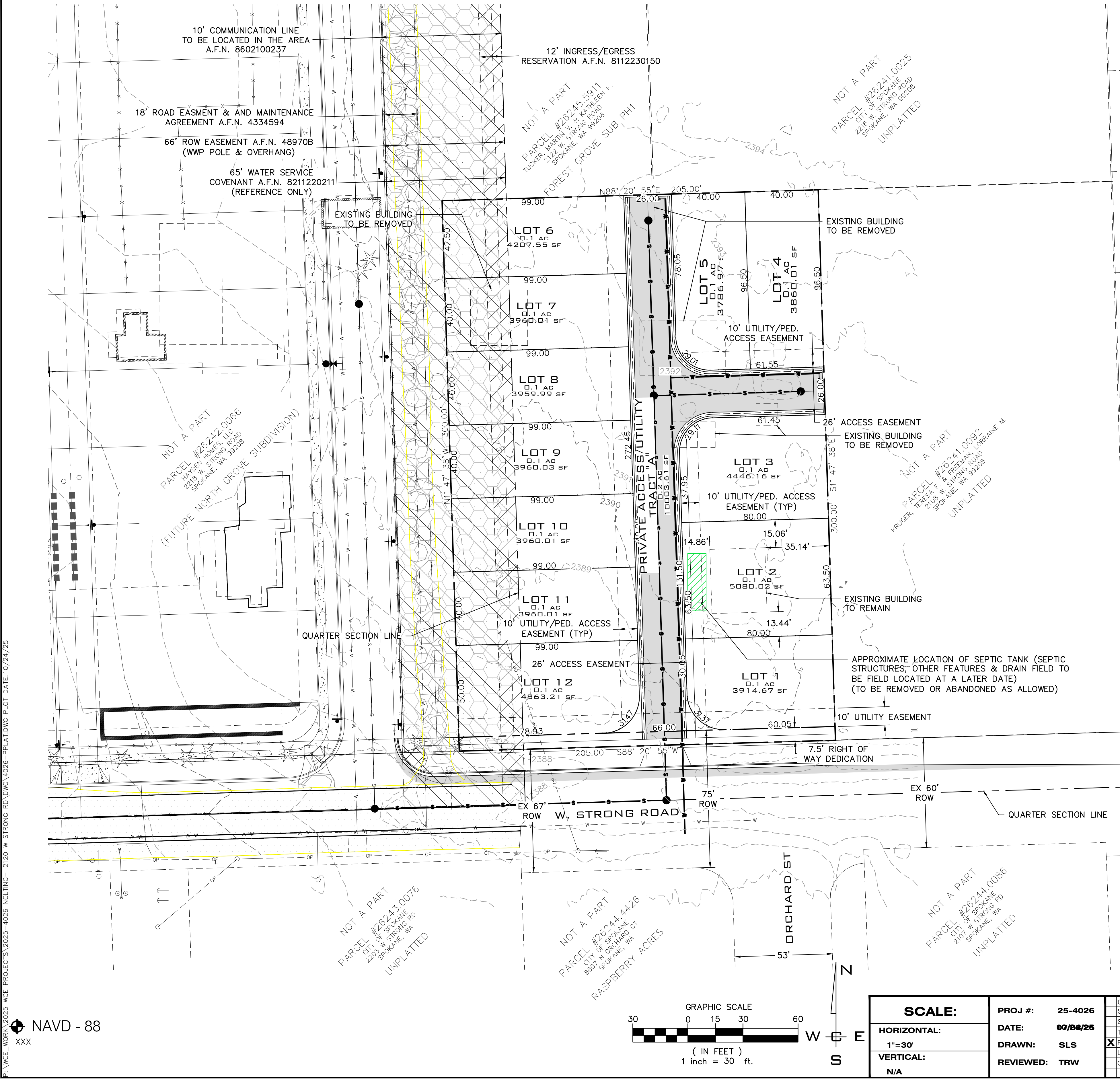
OWNER/DEVELOPER

UNIT STRONG, LLC
4821 S. LONG LN.
GREENACRES, WA 99016
PHONE: 509-822-8934

**STRONG ROAD RES. DEVELOPEMENT
UNIT LOT SUBDIVISION
PRELIMINARY PLAT
2120 W. STRONG RD.
SPOKANE, WA**

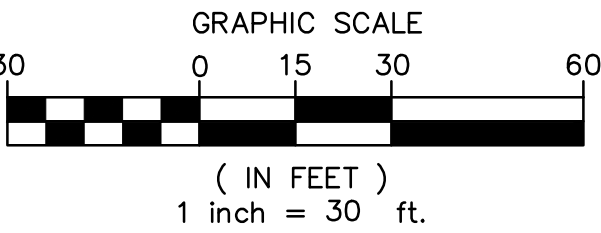
**SHEET
PP1**

**JOB NUMBER
25-4026**



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NAVD - 88
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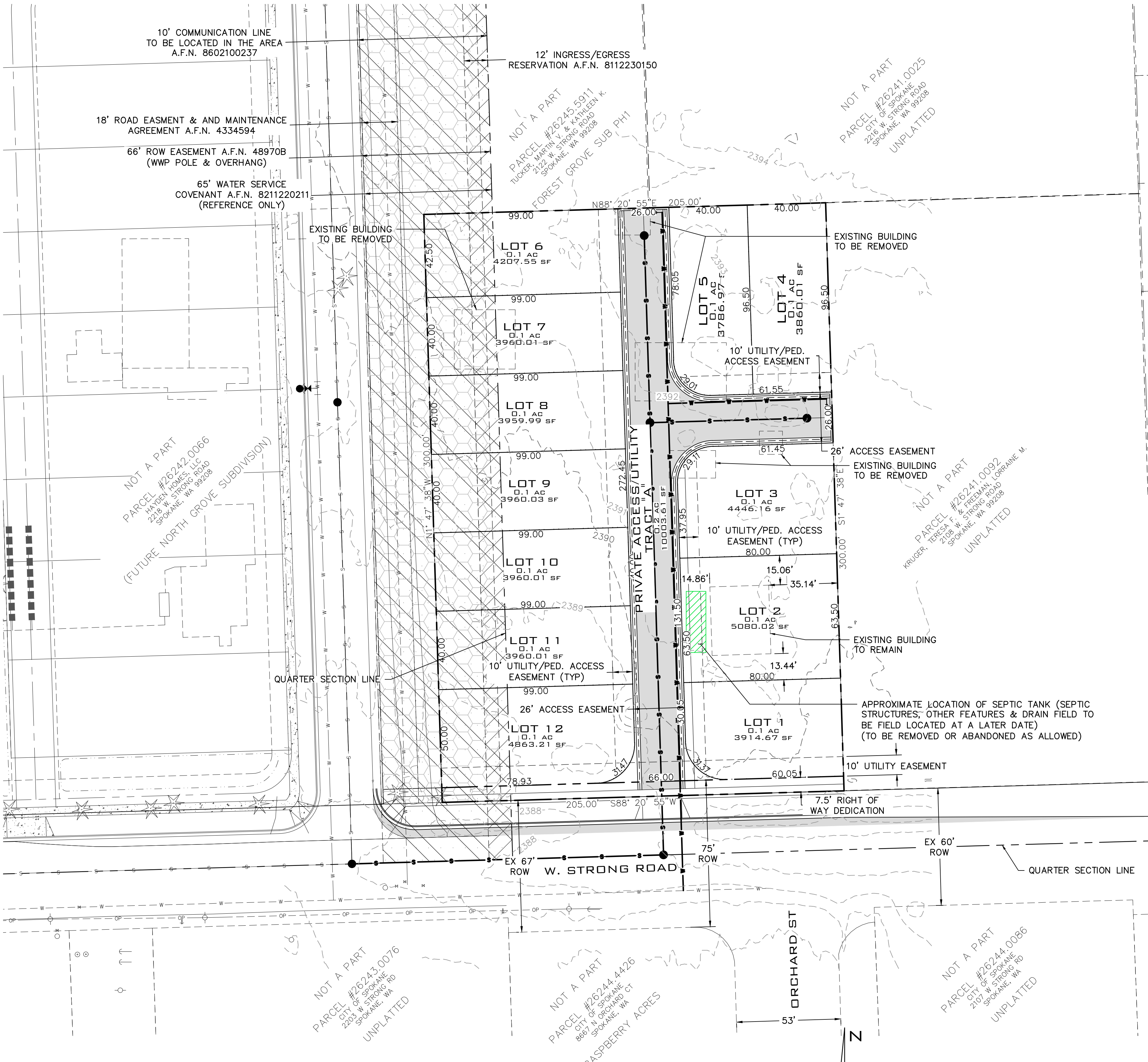


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VERTICAL:	REVIEWED: TRW	TRAFFIC
N/A		PLANNING
		LANDSCAPE
		OTHER



Exhibit 5.b. - Preliminary Plat Map
(revised September 28, 2025)

UNIT LOT SUBDIVISION PRELIMINARY PLAT
STRONG ROAD RESID. DEV.
LOCATED IN THE S.W. 1/4 OF THE N.E. 1/4 & S.E. 1/4 OF THE N.W. 1/4
OF SECTION 24, TOWNSHIP 26 N., RANGE 42 E., W.M.
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON



VICINITY MAP
1"=400'

SITE DATA		
PARCEL NUMBER	26245.0054	
ZONING	R1	
ZONING CODE R1 DENSITY ALLOWANCE [MIN]	u/ac	
REQUIRED CALCULATED DENSITY [MIN]	4	
ZONING CODE DENSITY DATA CALCULATED PER UNIT LOT SUBDIVISION CODE REQUIREMENTS	6	
PROPOSED DENSITY	9	
PROJECT AREA	SF	AC
	61,500.19	1.41
RESIDENTIAL LOTS	12	
UNITS PER LOT	1	
TOTAL PROPOSED UNITS	12	
PRIVATE ACCESS TRACTS	1	
	SF	AC
AREA OF LOTS	49,958.65	1.15
AREA OF PRIVATE ACCESS TRACTS	10,003.61	0.23
AREA OF RIGHT OF WAY	1,537.93	0.04
MIN LOT AREA	3,786.97	0.09
MAX LOT AREA	5,080.02	0.12
IMPERVIOUS AREAS		
	SF	
PAVEMENT	9,102.20	
SIDEWALK AND CONCRETE	1,363.92	
CURB AND GUTTER	1,426.81	
TOTAL IMPERVIOUS AREA	11,892.93	
SERVICE PROVIDERS		
FIRE DISTRICT	CITY OF SPOKANE	
WATER SERVICE	CITY OF SPOKANE	
SANITARY SEWER SERVICE	CITY OF SPOKANE	

PARENT PARCEL SETBACK DATA	
TYPE	SETBACK (ft)
FRONT	10
SIDE	5
REAR	15

LEGAL DESCRIPTION

A.P.N. 26245.0054
THE SOUTH 330 FEET OF THE WEST 170 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 26 NORTH, RANGE 42 EAST, W.M.; AND THE EAST 35 FEET OF THE SOUTH 330 FEET OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 26 NORTH, RANGE 42, EAST, W.M.; RECORDS OF SPOKANE COUNTY, WASHINGTON, EXCEPT STRONG ROAD; SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON
PER SUBDIVISION GUARANTEE PROVIDED BY STEWART TITLE GUARANTY COMPANY DATED JULY 9, 2025

ENGINEER/CONTACT

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21 SOUTH PINES
SPOKANE VALLEY, WA 99206
PHONE: 893-2617
CONTACT: TODD WHIPPLE, P.E.

SURVEYOR

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CONTACT: BRETT A. GRIFFITH, P.L.S.

OWNER/DEVELOPER

UNI STRONG, LLC
4821 S. LONG LN.
GREENACRES, WA 99016
PHONE: 509-822-8934

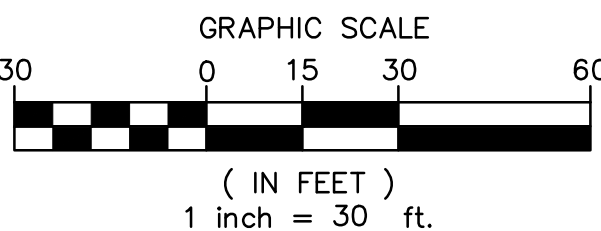
**STRONG ROAD RES. DEVELOPEMENT
UNIT LOT SUBDIVISION
PRELIMINARY PLAT
2120 W. STRONG RD.
SPOKANE, WA**

**SHEET
PP1**

**JOB NUMBER
25-4026**

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NAVD - 88
XXX



SCALE:
HORIZONTAL:
1"=30'
VERTICAL:
N/A

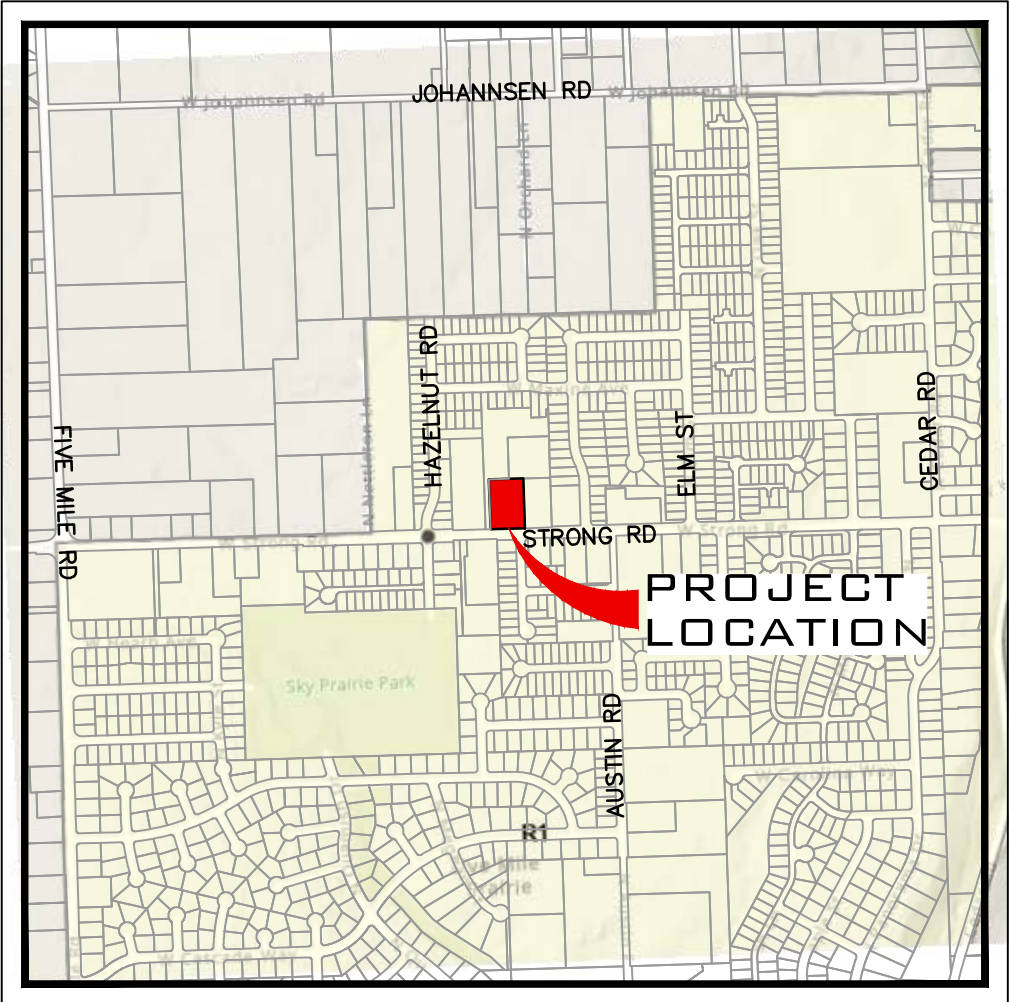
PROJ #: 25-4026
DATE: 09/08/25
DRAWN: SLS
REVIEWED: TRW

CIVIL
STRUCTURAL
SURVEYING
TRAFFIC
PLANNING
LANDSCAPE
OTHER



Exhibit 5.c. - Preliminary Plat Map
(initial submittal)

PRELIMINARY PLAT
STRONG ROAD RESID. DEV.
LOCATED IN THE S.W. 1/4 OF THE N.E. 1/4 & S.E. 1/4 OF THE N.W. 1/4
OF SECTION 24, TOWNSHIP 26 N., RANGE 42 E., W.M.
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON



VICINITY MAP
1"=400'

SITE DATA		
PARCEL NUMBER	26245.0054	
ZONING	R1	
DENSITY [MIN]	4	
PROJ REQUIRED DENSITY [MIN]	5	
PROJECT AREA	SF 61,500.19	AC 1.41
NUMBER OF LOTS	12	
NUMBER OF TRACTS	0	
	SF	AC
AREA OF LOTS	59,962.22	1.38
AREA OF TRACTS	0.00	0.00
AREA OF RIGHT OF WAY	1,537.97	0.04
MIN LOT AREA	4,000.01	0.09
MAX LOT AREA	6,249.56	0.14
IMPERVIOUS AREAS		
	SF	
PAVEMENT	9,102.20	
SIDEWALK AND CONCRETE	1,363.92	
CURB AND GUTTER	1,426.81	
TOTAL IMPERVIOUS AREA	11,892.93	
SERVICE PROVIDERS		
FIRE DISTRICT	CITY OF SPOKANE	
WATER SERVICE	CITY OF SPOKANE	
SANITARY SEWER SERVICE	CITY OF SPOKANE	

LEGAL DESCRIPTION

A.P.N. 35282.0217
THE SOUTH 75 FEET OF LOT 7 & LOT 8 OF HOUGHTON AND
CALAHAN'S ADDITION, ACCORDING TO THE FINAL PLAT THEREOF
RECORDED IN VOLUME "A" OF PLATS, PAGE 200, RECORDS OF
SPOKANE COUNTY, WASHINGTON;
SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE,
STATE OF WASHINGTON.

ENGINEER/CONTACT

WHIPPLE CONSULTING ENGINEERS
21 SOUTH PINES
SPOKANE VALLEY, WA 99206
PHONE: 893-2617
CONTACT: TODD WHIPPLE, P.E.

SURVEYOR

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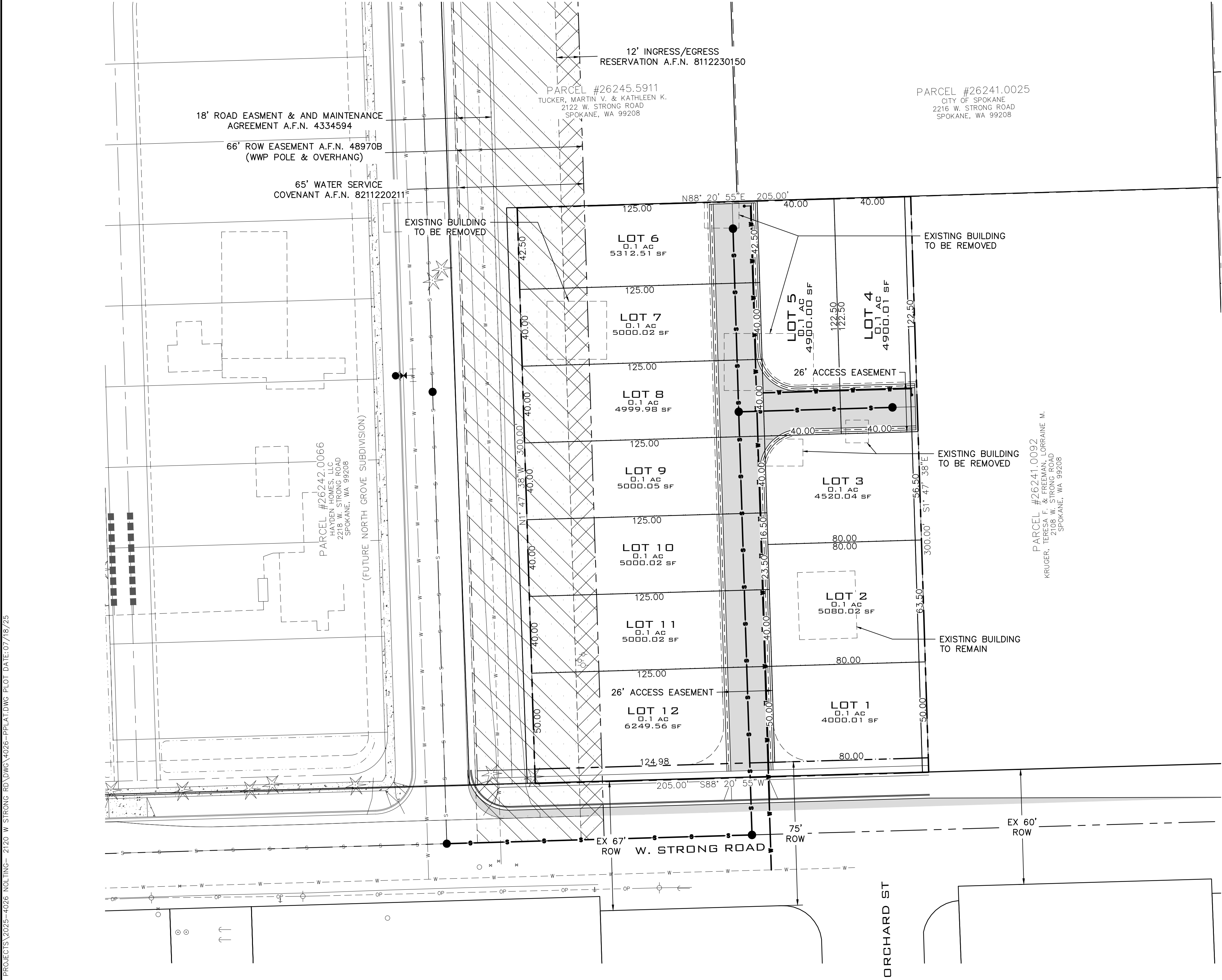
OWNER/DEVELOPER

UNI STRONG, LLC
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STRONG ROAD RES. DEVELOPEMENT
PRELIMINARY PLAT
2120 W. STRONG RD.
SPOKANE, WA

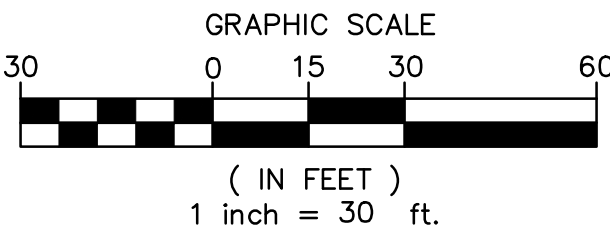
SHEET
PP1

JOB NUMBER
25-4026



P:\WCE_WORK\2025 WCE PROJECTS\2025-4026 NOLTING - 2120 W Strong Rd\DWG\4026-PP1.dwg PLOT DATE: 07/18/25

NAVD - 88
XXX



SCALE:	PROJ #: 25-4026	<input type="checkbox"/> CIVIL
HORIZONTAL:	DATE: 07/08/25	<input type="checkbox"/> STRUCTURAL
1"=30'	DRAWN: SLS	<input type="checkbox"/> SURVEYING
VERTICAL:	REVIEWED: TRW	<input checked="" type="checkbox"/> TRAFFIC
N/A		<input type="checkbox"/> PLANNING
		<input type="checkbox"/> LANDSCAPE
		<input type="checkbox"/> OTHER



Exhibit 6 - Technical Documents

- a. Trip Generation and Distribution Letter (revised September 30, 2025)
- b. Trip Generation and Distribution Letter (initial submittal)
- c. Sewer and Water Flow Preliminary Use Calculator
- d. Concept Drainage Report
- e. Concept 25-Yr Design Storm Evaluation



Whipple Consulting Engineers, Inc.

Exhibit 6.a. - Trip Generation and Distribution Letter (revised September 30, 2025)

Updated
September 30, 2025
W.O. No. 2025-4026

Parcel No. 26245.0054

City of Spokane
808 W Spokane Falls Boulevard.
Spokane, WA 99201

Attn: Inga Note, P.E.

Re: **Strong Road– a Residential Subdivision**
2120 W Strong Road
Trip Generation & Distribution Letter

Dear Inga,

This Trip Generation and Distribution Letter (TGDL) is for the proposed Strong Road Subdivision located at 2120 W Strong Road. Please see Figure 1, Vicinity Map. This letter will establish the anticipated trip generation and distribution for the development as shown on Figure 2, Preliminary Site Plan. This report will follow the standards for traffic letters as required by the City of Spokane and Transportation Impact Analyses for Site Development published by the Institute of Transportation Engineers (ITE).

PROJECT DESCRIPTION

The project proposes to develop 1.62 acres (70,567 sf) +/- into a 12-lot subdivision. The project is currently developed with an existing residential home; all structures are proposed to be removed during construction and the existing home will remain. The site is also covered with trees, field grass, and weeds. The project is proposed to be developed with one north-south private access with a hammerhead turnaround. Lots 3, 4, and 5 front the proposed hammerhead turnaround. Lots, 1, 2 and 6 through 12 front the proposed north-south private access. The project proposes to be accessed via Strong Road from the proposed north-south private access. Please see Figure 2, Preliminary Site Plan.

VICINITY / SITE PLAN

The site is currently listed on the comprehensive plan and zoned as Residential Low (R1). The subject property is located on a portion of NW ¼, Section 24, T26N., R42E., W.M. The parcel number for the project is 26245.0054. The surrounding areas are zoned as residential low. A vicinity map is included as Figure 1, along with a preliminary site plan as Figure 2.

TRIP GENERATION AND DISTRIBUTION

Trip Types

The proposed use is a residential development; Institute of Transportation Engineers (ITE) has developed data regarding various trip types that all developments experience. These are found in several places; however, for this analysis the *Trip Generation Manual 11th Edition* as well as the *Trip Generation Handbook* were used to develop the criteria for this analysis.

Generally, all existing and proposed developments will be made up of one or more of the following four trip types: new (destination) trips, pass-by trips, diverted trips, and shared (internal trips). In order to better understand the trip types available for land, access a description of each specific trip type follows.

New (Destination) Trips - These types of trips occur only to access a specific land use such as a new retail development or a new residential subdivision. These types of trips will travel to and from the new site and a single other destination such as home or work. This is the only trip type that will result in a net increase in the total amount of traffic within the study area. The reason primarily is that these trips represent planned trips to a specific destination that never took trips to that part of the city prior to the development being constructed and occupied. This project will develop new trips.

Pass-by Trips - These trips represent vehicles which currently use adjacent roadways providing primary access to new land uses or projects and are trips of convenience. These trips, however, have an ultimate destination other than the project in question. They should be viewed as customers who stop in on their way home from work. An example would be on payday, where an individual generally drives by their bank every day without stopping, except on payday. On that day, this driver would drive into the bank, perform the prerequisite banking and then continue on home. In this example, the trip started from work with a destination of home, however on the way, the driver stopped at the grocery store/latte stand and/or bank directly adjacent to their path. Pass-by trips are most always associated with commercial/retail types of development along major roadways. Therefore, for this project pass-by trips will not be considered.

Diverted (Linked) Trips - These trips occur when a vehicle takes a different route than normal to access a specific facility. Diverted trips are similar to pass-by trips, but diverted trips occur from roadways which do not provide direct access to the site. Instead, one or more streets must be utilized to get to and from the site. For this project, no diverted trips are anticipated.

Shared Trips - These are trips which occur on the site where a vehicle/consumer will stop at more than one place on the site. For example, someone destined for a certain shop at a commercial site may stop at a bank just before or after they visit the shop that they went to the site to visit. This trip type reduces the number of new trips generated on the public road system and is most commonly used for commercial developments. Since the project has only one land use and no cross-access driveways with other land uses, no shared trips were considered.

Trip Generation Characteristics for the Proposed Project

As noted earlier, trip generation rates for the AM & PM peak hours are determined by the use of the *Trip Generation Manual, 11th Edition* published by the Institute of Transportation Engineers (ITE). The purpose of the *Trip Generation Manual* is to compile and quantify empirical data into trip generation rates for specific land uses within the US, UK and Canada.

Proposed Land Uses

For the 11 proposed dwelling units, Land Use Code LUC#210, Single-Family Attached Housing was used to establish the number of potential trips generated by the proposed land use. Based upon Section 4.4 in Trip Generation Handbook, the fitted curve equation was used to calculate new project trips. The fitted curve equation and the anticipated number of AM & PM peak hour trips for the proposed land use are shown on Table 1.

Table 1- Trip Generation Rates for LUC #210 Single-Family Detached Housing

Dwelling Units	AM Peak Hour			PM Peak Hour		
	Vol. per Fitted Curve	Directional Distribution		Vol. per Fitted Curve	Directional Distribution	
		25% In	75% Out		63% In	37% Out
11	10	2	8	12	8	4
Average Daily Trip Ends (ADT)		Average Rate Equations (Adj. Street): AM: $T = 0.70 * x = 8$ PM: $T = 0.94 * x = 10$ ADT: $T = 9.43 * x = 104$ T = Trips/units, x = Dwelling Units			Fitted Curve Equations (Adj. Street): AM: $\text{Ln}(T) = 0.91 \text{Ln}(x)+0.12 = 10$ PM: $T = 0.94(x) + 0.27 = 12$ ADT: $\text{Ln}(T) = 0.92 \text{Ln}(x) +2.68 = 132$ T = Trips/units, x = Dwelling Units	
Dwelling Units	Vol. per Fitted Curve					
11	132					

As shown on Table 1, the proposed development is anticipated to generate 10 trips in the AM peak hour with 2 trips entering the site and 8 trips exiting the site. In the PM peak hour, the proposed development is anticipated to generate 12 trips, with 8 trips entering the site and 4 trips exiting the site. The additional units of the proposed development are anticipated to generate 132 average daily trip ends to/from the site.

TRIP DISTRIBUTION

As shown on the site plan, the site will be accessed via Strong Road (please see Figure 2 Preliminary Site Plan) It is anticipated that the residents of the site will generally use the following roadways:

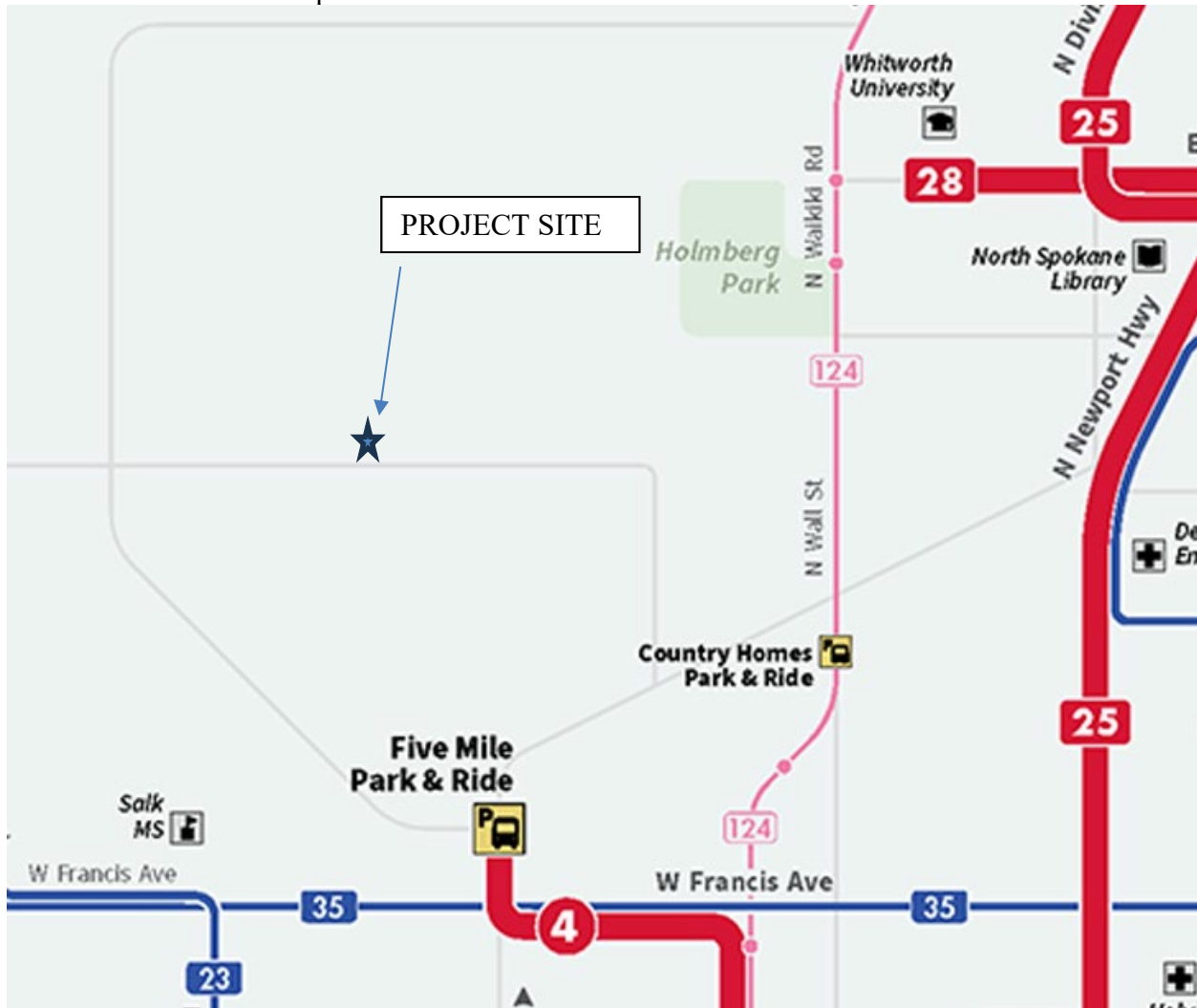
Strong Road is an east/west, two-way, two-lane Urban Collector and Urban Major Collector that extends east from Barnes Road through Five-Mile Road as an Urban Collector in Spokane County. Beyond Five-Mile Road Strong Road continues east to Cedar Road, as an Urban Major collector within the City of Spokane. Strong Road serves generally residential land uses/ The posted speed limit in Spokane County is 35 MPH and 30 MPH with the City of Spokane.

Five Mile Road is a north/south, two-way, two-lane Urban Collector and Urban Major Collector that extends northwest from Maple Street through Ash Street to Abigail Avenue before turning north and going through Strong Road as an Urban Major collector within the City of Spokane.

Beyond Strong Road, Five Mile Road continues North as an Urban Collector in Spokane County. Five Mile Road goes through Johanssen Road to Hawthorne Road where Five Mile Road swings East and connects into Waikiki Road. Five-Mile Road serves generally residential land uses/ The posted speed limit in Spokane County is 35 MPH and 30 MPH with the City of Spokane.

Existing Transit System

The existing bus route nearest the project site is Route 4, at the Five Mile Park and Ride. Please see the attached route map.



Source: Spokane Transit Authority

Existing Pedestrian Networks

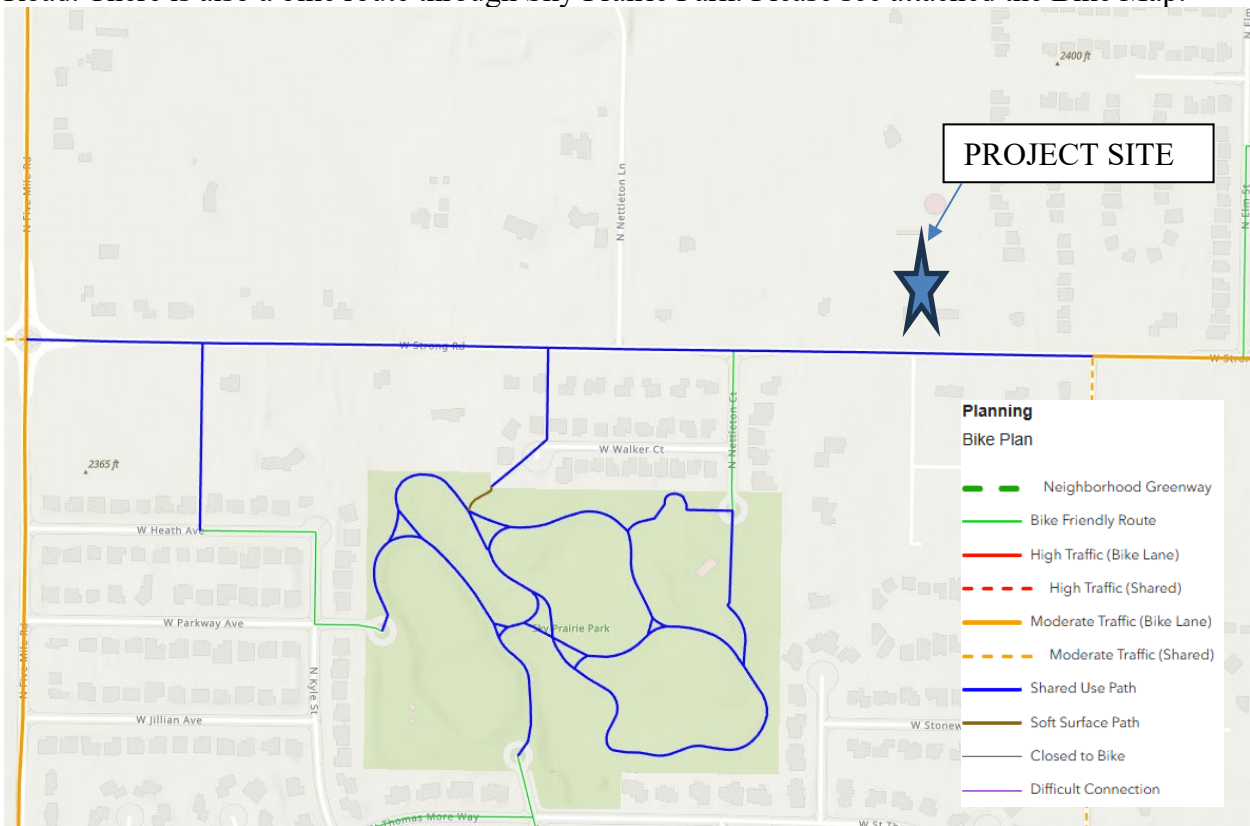
There are sidewalks along Tieton Place as a part of the Forest Grove subdivision. There are no existing sidewalks on Five Mile Road. As part of the project, the frontage along Strong Roads is anticipated to include sidewalks. Please see the attached satellite map.



Source: Satellite Map

Existing Bike Routes

Within the study area, there is a shared use path along Strong Road and a bike lane on Five mile Road. There is also a bike route through Sky Prairie Park. Please see attached the Bike Map.



Source: City of Spokane Bike Map

Trip Distribution

Considering many factors such as the surrounding transportation facilities, typical commuting patterns, and existing development in the area, traffic for the proposed development is anticipated as follows: 31% of the trips are anticipated to go to/from the north via Five Mile Road, 30% of the trips are anticipated to go to/from the south via Five Mile Road, 30% of the trips are anticipated to go to/from the west via Strong Road and 9% of the trips are anticipated to go to/from the east via Strong Road. Please see Figure 3&4, AM & PM Trip Distribution.

TRAFFIC IMPACT FEE

The City of Spokane municipal code has established transportation impact fees under Spokane Municipal Code. The proposed project is within the Northwest Service Area and as such is subject to the current Impact Fee Schedule. Table 2 calculates the anticipated impact fee for the proposed project.

Table 2 – Proposed Land Use Impact Fee

Land Use	LUC	Quantity	Unit of Measure	Fee per unit	Fee
LUC # 210 Single Family	210	11	dwelling	\$878.26	\$9,660.86

As shown in Table 2, the proposed project under the current fee schedule is anticipated to generate an impact fee of \$9,660.86

CONCLUSIONS AND RECOMMENDATIONS

It is anticipated that the proposed project will generate 10 AM peak hour trips and 12 PM peak hour trips. Based upon the number of anticipated trips, and the distribution of those trips on county and city arterials, we believe that while the proposed project will generate trips on the transportation system, that those trips will have a minimal impact on the transportation system. Therefore, we recommend that the project pay the City of Spokane Traffic Impact Fee as allowed by the current code at the time of building permit, and that the project should be allowed to move forward without further traffic analysis.

Should you have any questions related to this document please do not hesitate to contact us at (509) 893-2617.

Sincerely,
WHIPPLE CONSULTING ENGINEERS, INC.



Todd R Whipple, P.E.

TRW/mtr

encl. Appendix (Vicinity Map, Preliminary Site Plan, Trip Dist. %)

cc: Sponsor
File

APPENDIX

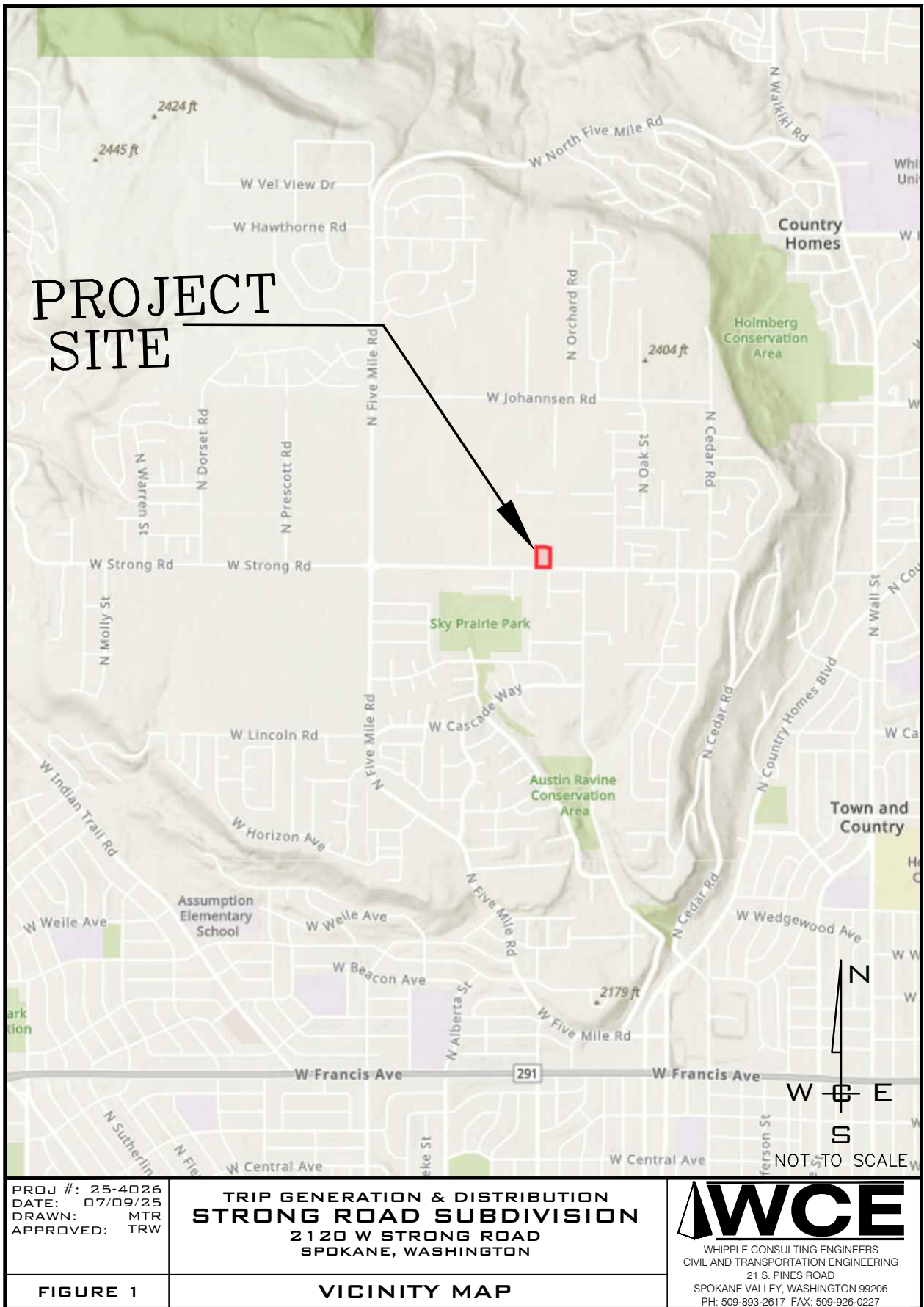
1.Vicinity Map

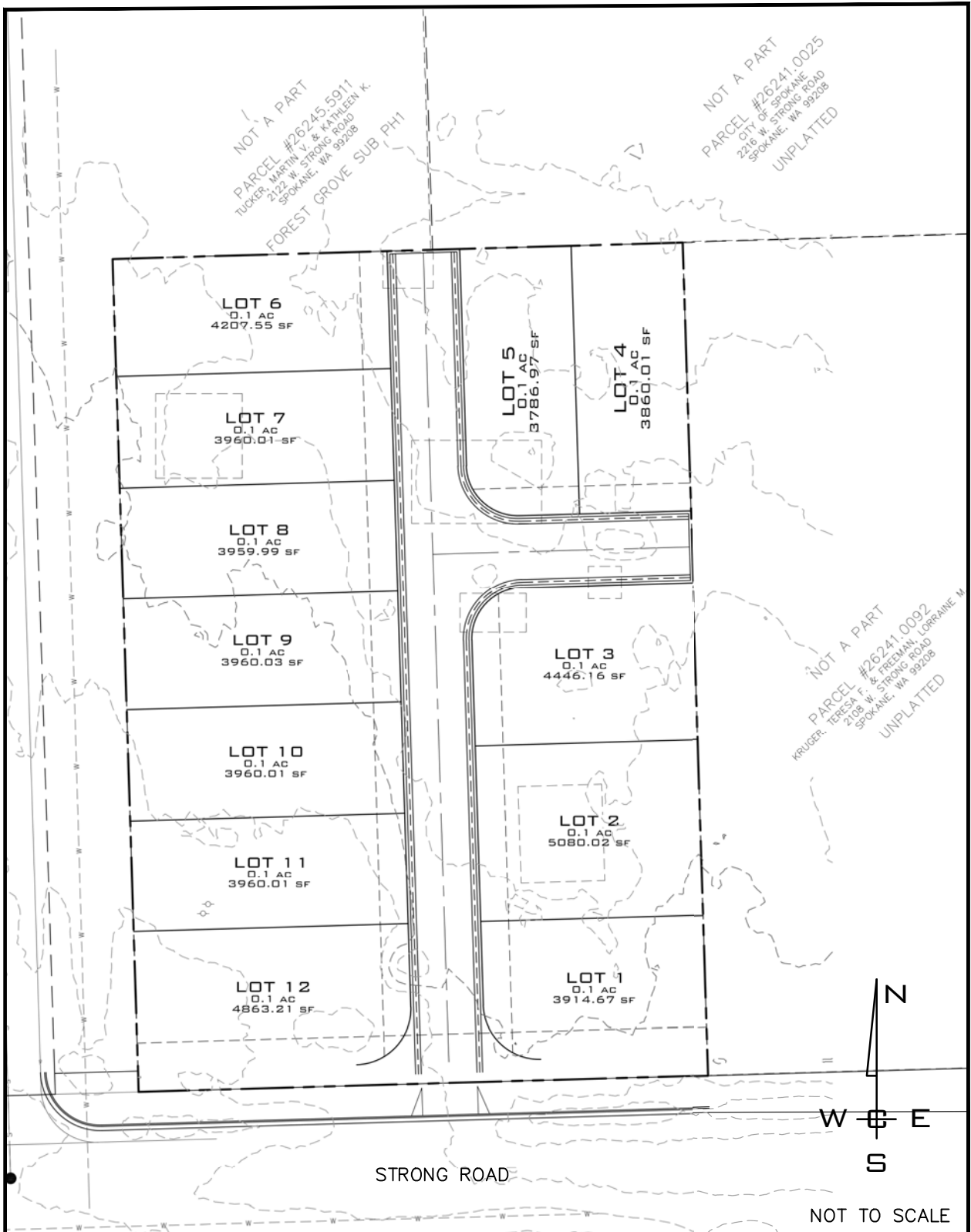
2.Site Plan

3.AM Trip Distribution by Percentage

4.PM Trip Distribution by Percentage

5.ITE WEB Trip Gen





PROJ #: 25-4026
DATE: 07/09/25
DRAWN: MTR
APPROVED: TRW

**TRIP GENERATION & DISTRIBUTION
STRONG ROAD SUBDIVISION
2120 W STRONG ROAD
SPOKANE, WASHINGTON**

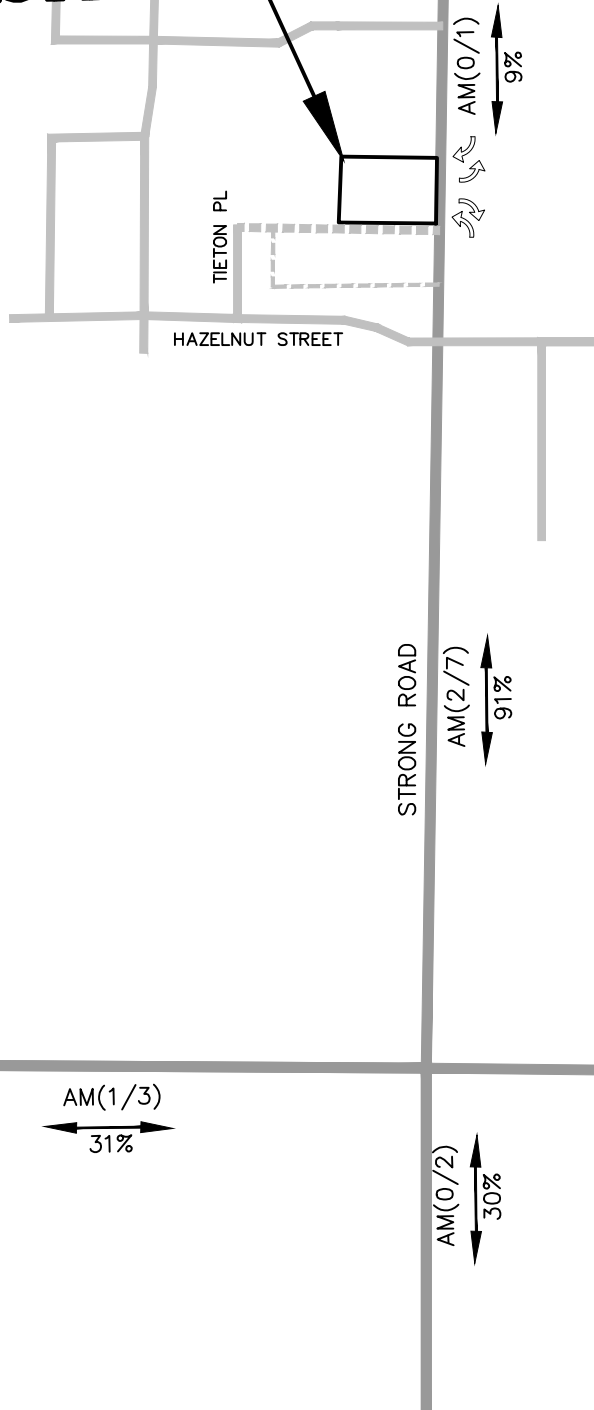
FIGURE 2

PRELIMINARY SITE PLAN



WHIPPLE CONSULTING ENGINEERS
CIVIL AND TRANSPORTATION ENGINEERING
21 S. PINES ROAD
SPOKANE VALLEY, WASHINGTON 99206
PH: 509-893-2617 FAX: 509-926-0227

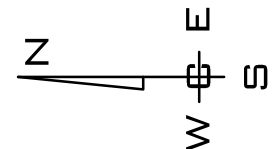
PROJECT SITE



TRIP GENERATION			
	TOTAL	IN	OUT
AM PEAK	10	2	8

LEGEND

AM(IN/OUT)



NOT TO SCALE

PROJ #: 25-4026
DATE: 07/09/25
DRAWN: MTR
APPROVED: TRW

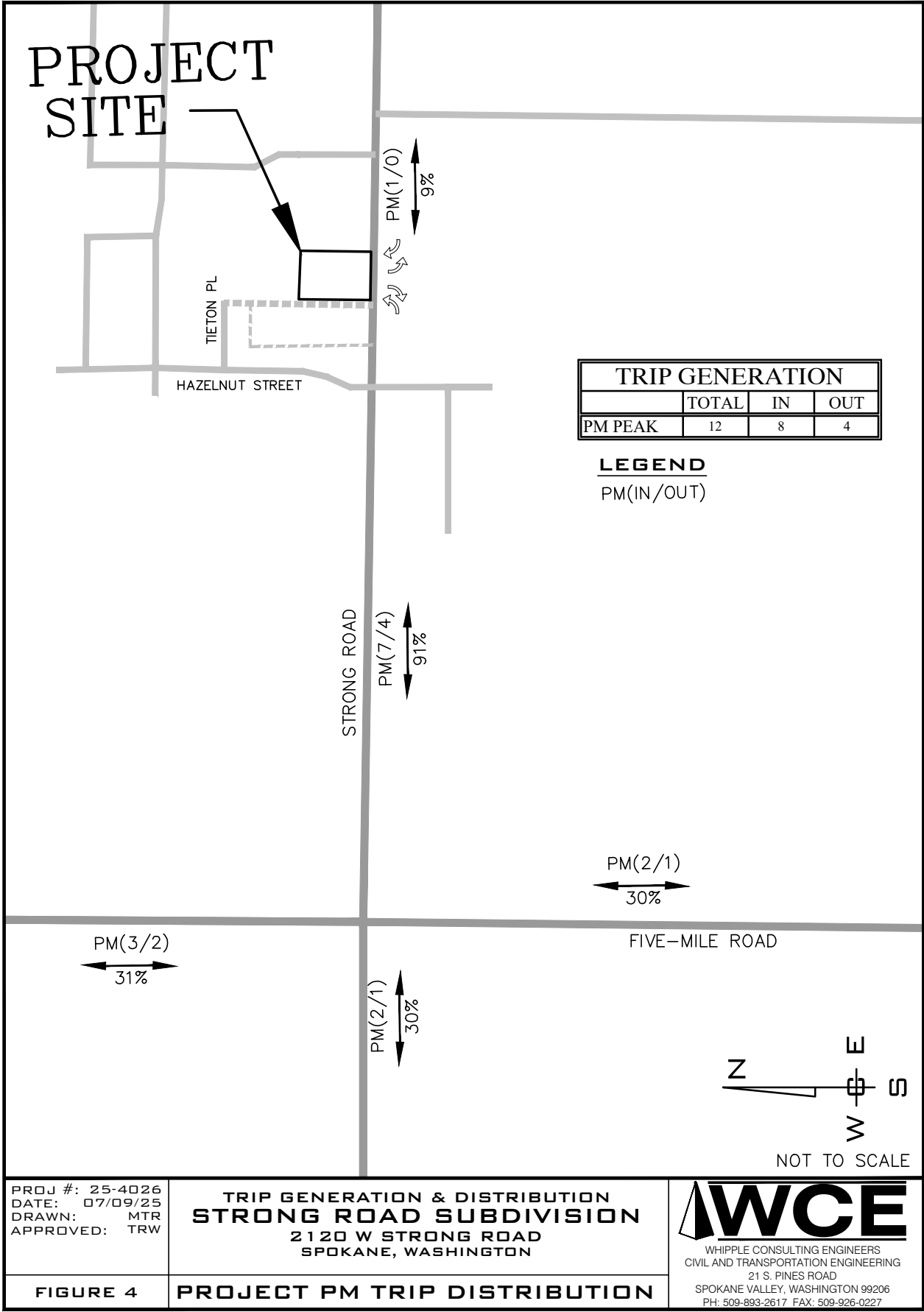
TRIP GENERATION & DISTRIBUTION
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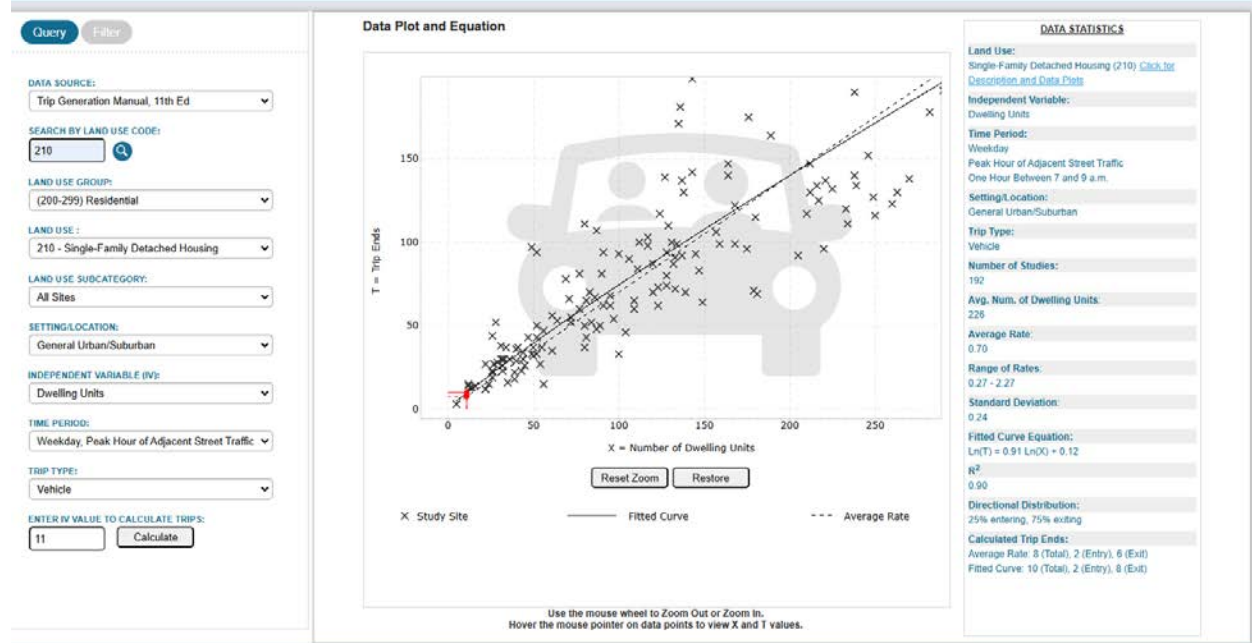
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FIGURE 3

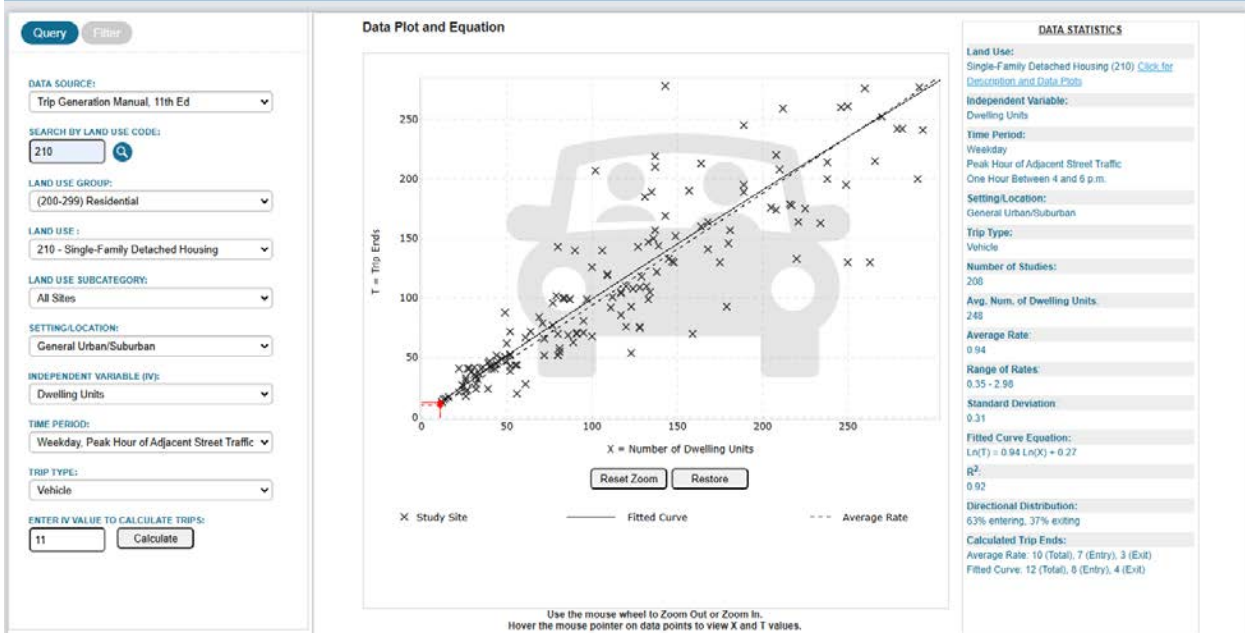
PROJECT AM TRIP DISTRIBUTION



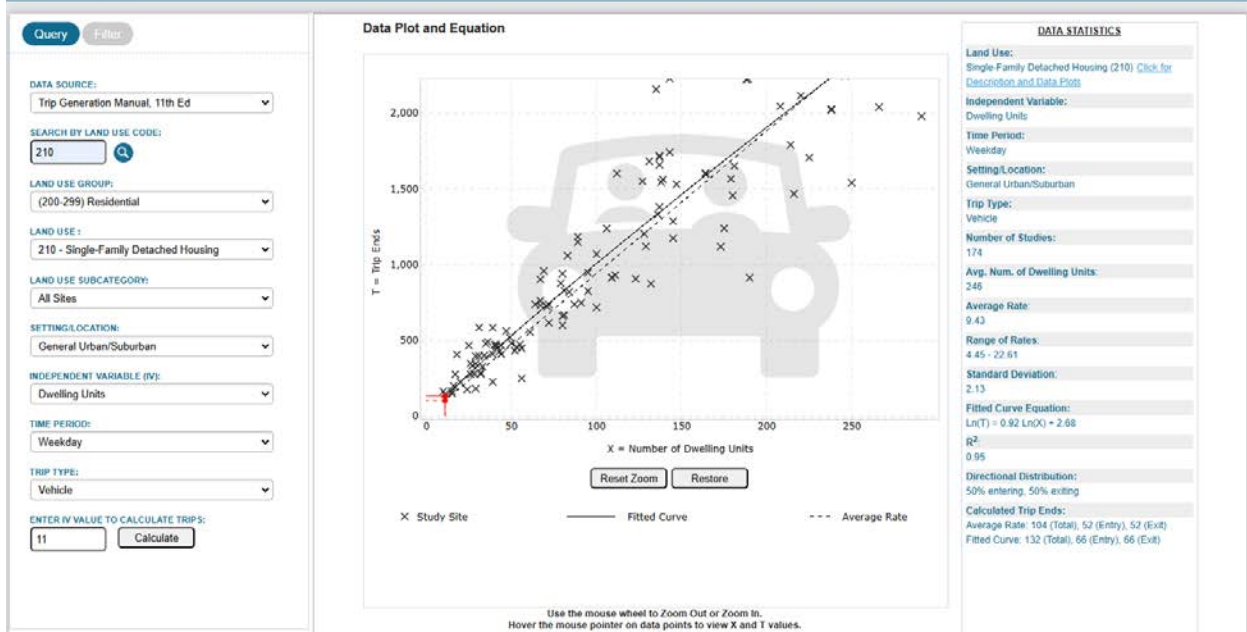
Graph Look Up



Graph Look Up



Graph Look Up





Whipple Consulting Engineers, Inc.

Exhibit 6.b. - Trip Generation and Distribution Letter (initial submittal)

July 9, 2025
W.O. No. 2025-4026

Parcel No. 26245.0054

City of Spokane
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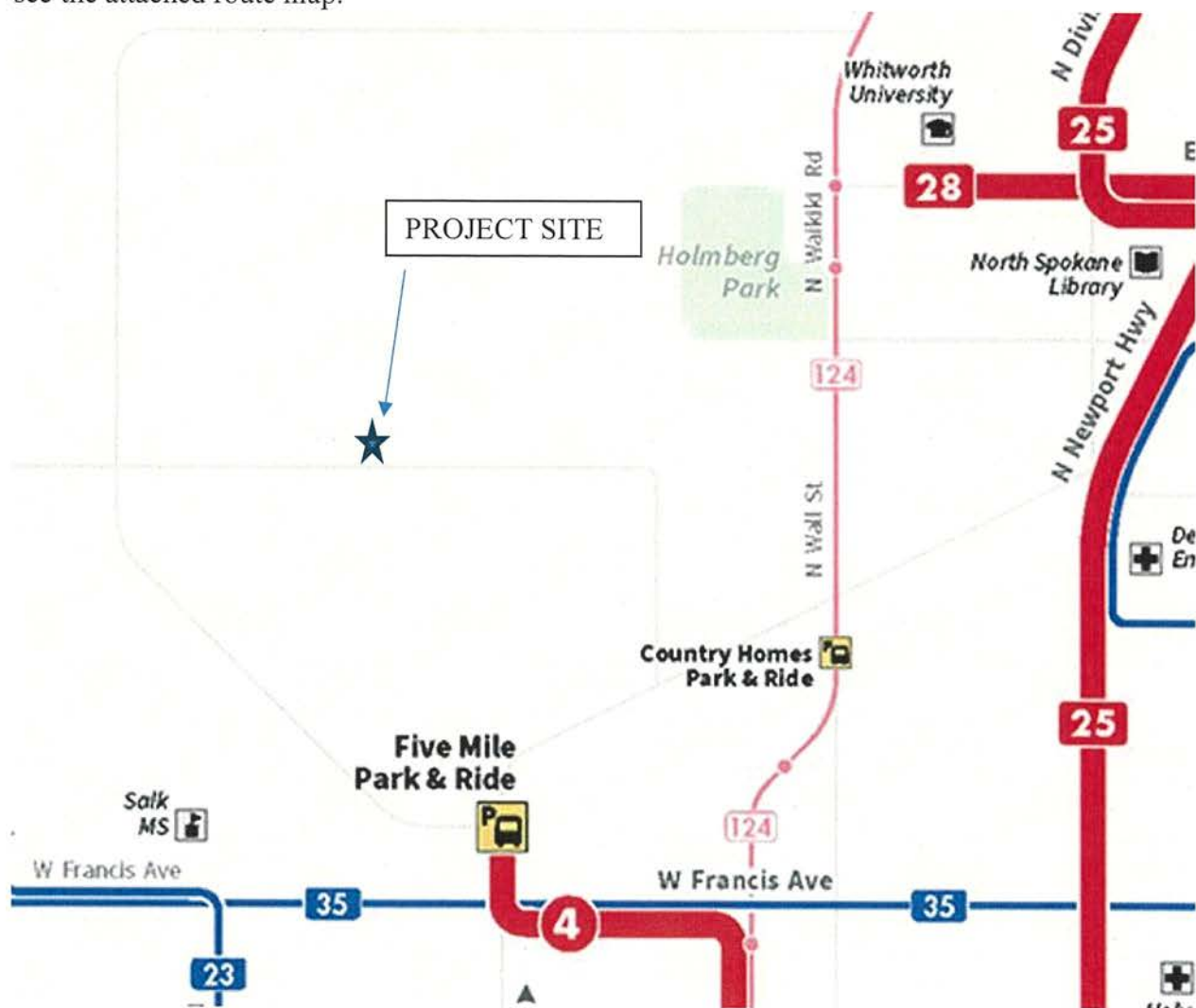
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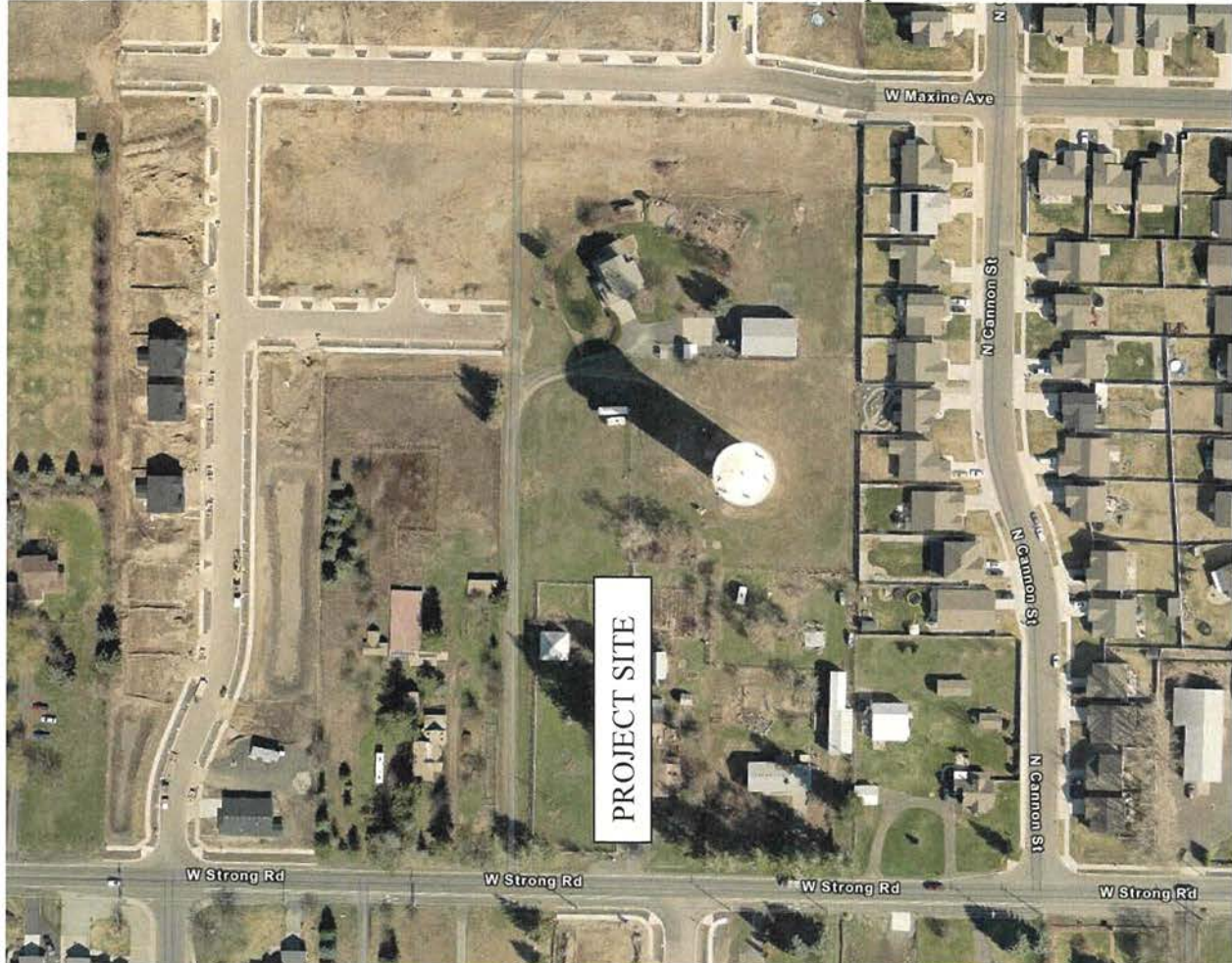
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Source: Spokane Transit Authority

Existing Pedestrian Networks

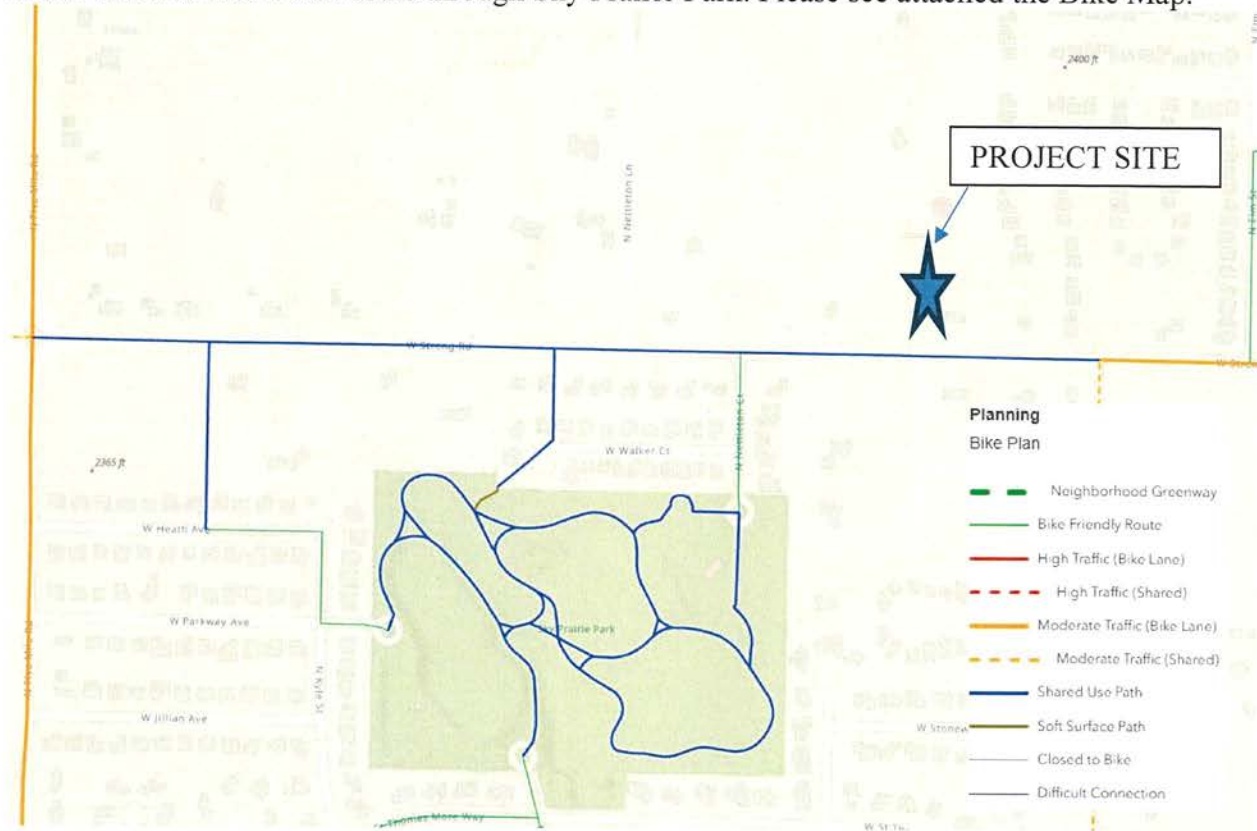
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Sincerely,
WHIPPLE CONSULTING ENGINEERS, INC.



Todd R Whipple, P.E.

TRW/mtr

encl. Appendix (Vicinity Map, Preliminary Site Plan, Trip Dist. %)

cc: Sponsor
File

APPENDIX

1.Vicinity Map

2.Site Plan

3.AM Trip Distribution by Percentage

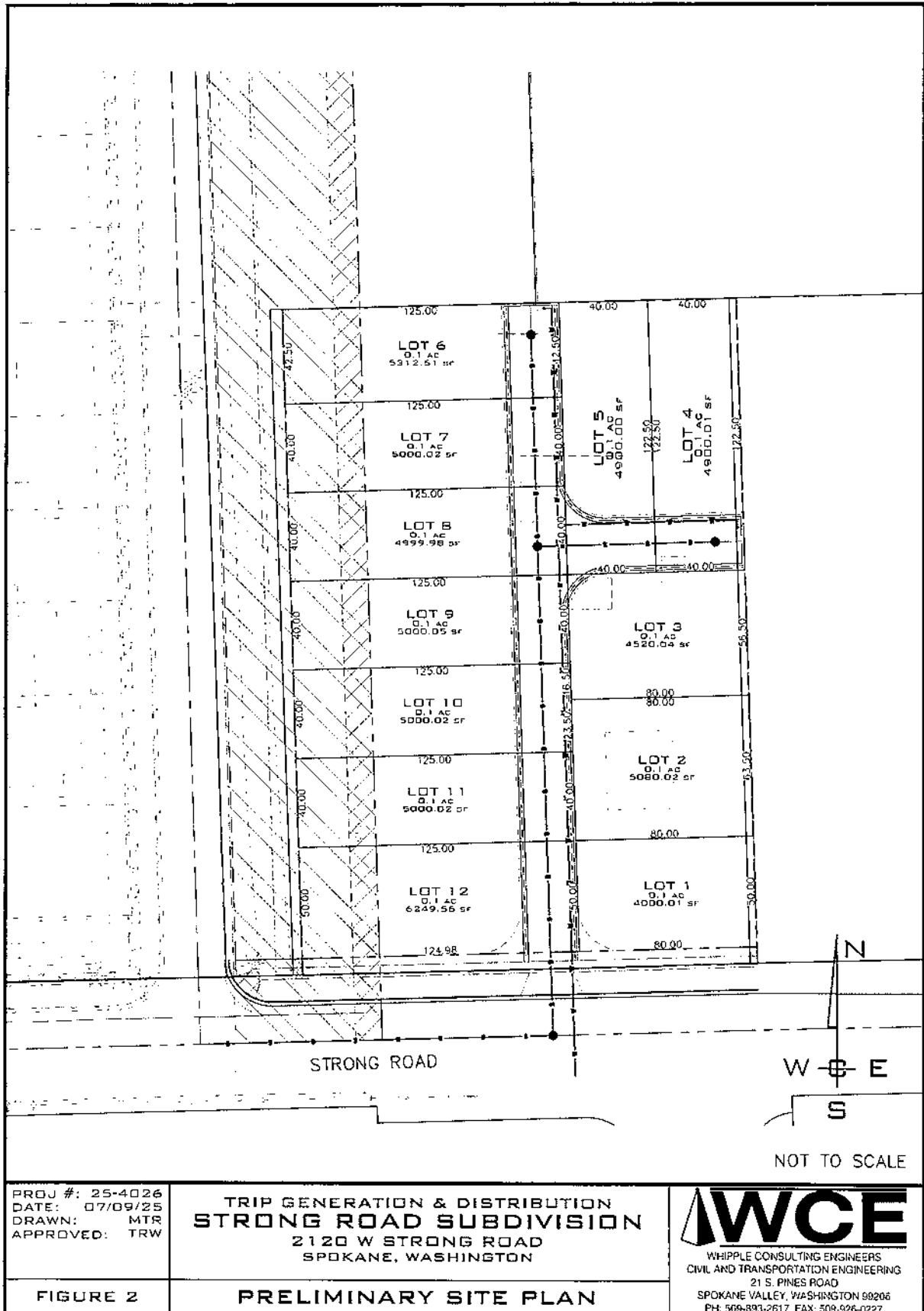
4.PM Trip Distribution by Percentage

5.ITE WEB Trip Gen

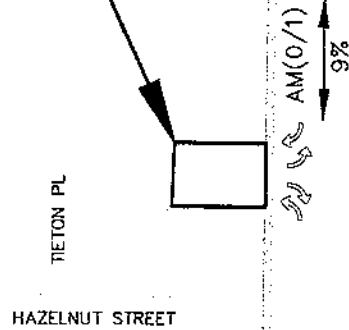


FIGURE 1

VICINITY MAP



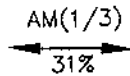
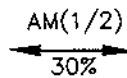
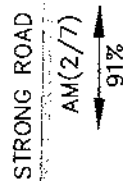
PROJECT SITE



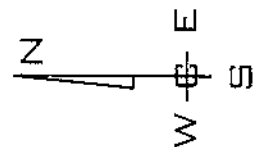
TRIP GENERATION			
	TOTAL	IN	OUT
AM PEAK	10	2	8

LEGEND

AM(IN/OUT)



FIVE-MILE ROAD



PROJ #: 25-4026
DATE: 07/09/25
DRAWN: MTR
APPROVED: TRW

TRIP GENERATION & DISTRIBUTION
STRONG ROAD SUBDIVISION
2120 W STRONG ROAD
SPOKANE, WASHINGTON

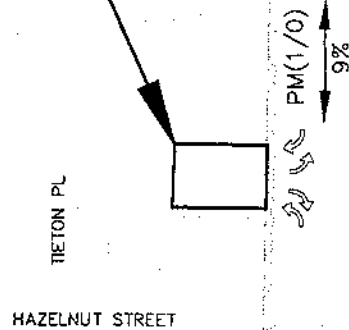
WCE

WHIPPLE CONSULTING ENGINEERS
CIVIL AND TRANSPORTATION ENGINEERING
21 S. PINES ROAD
SPOKANE VALLEY, WASHINGTON 99206
PH: 509-893-2617 FAX: 509-926-0227

FIGURE 3

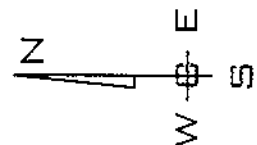
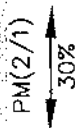
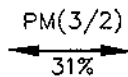
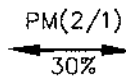
PROJECT AM TRIP DISTRIBUTION

PROJECT SITE



TRIP GENERATION			
	TOTAL	IN	OUT
PM PEAK	12	8	4

LEGEND
PM(IN/OUT)



NOT TO SCALE

PROJ #: 25-4026
DATE: 07/09/25
DRAWN: MTR
APPROVED: TRW

TRIP GENERATION & DISTRIBUTION
STRONG ROAD SUBDIVISION
2120 W STRONG ROAD
SPOKANE, WASHINGTON

WCE

WHIPPLE CONSULTING ENGINEERS
CIVIL AND TRANSPORTATION ENGINEERING
21 S. PINES ROAD
SPOKANE VALLEY, WASHINGTON 99206
PH. 509-893-2617 FAX: 509-825-0227

FIGURE 4

PROJECT PM TRIP DISTRIBUTION

Graph Look Up

Query

Filter

DATA SOURCE:

Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:

210

LAND USE GROUP:

(200-299) Residential

LAND USE:

210 - Single-Family Detached Housing

LAND USE SUBCATEGORY:

All Sites

SETTING/LOCATION:

General Urban/Suburban

INDEPENDENT VARIABLE (IV):

Dwelling Units

TIME PERIOD:

Weekday, Peak Hour of Adjacent Street Traffic

TRIP TYPE:

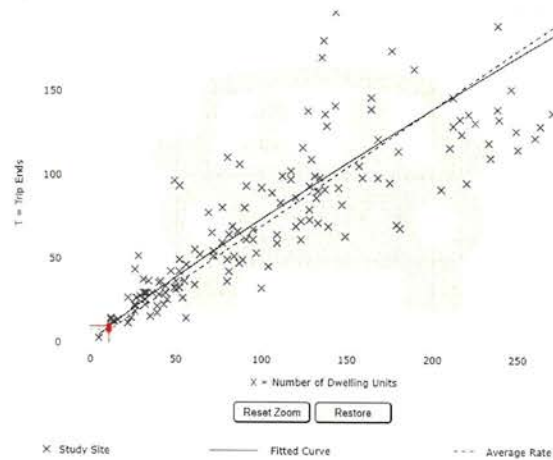
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:

11

Calculate

Data Plot and Equation



DATA STATISTICS

Land Use:
Single-Family Detached Housing (210) [Click for Description and Data Plot](#)

Independent Variable:
Dwelling Units

Time Period:
Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 7 and 9 a.m.

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
192

Avg. Num. of Dwelling Units:
226

Average Rate:
0.70

Range of Rates:
0.27 - 2.27

Standard Deviation:
0.24

Fitted Curve Equation:
 $\ln(T) = 0.91 \ln(X) + 0.12$

R²:
0.90

Directional Distribution:
25% entering, 75% exiting

Calculated Trip Ends:
Average Rate: 8 (Total); 2 (Entry); 6 (Exit)
Fitted Curve: 10 (Total); 2 (Entry); 8 (Exit)

Graph Look Up

Query

Filter

DATA SOURCE:

Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:

210

LAND USE GROUP:

(200-299) Residential

LAND USE:

210 - Single-Family Detached Housing

LAND USE SUBCATEGORY:

All Sites

SETTING/LOCATION:

General Urban/Suburban

INDEPENDENT VARIABLE (IV):

Dwelling Units

TIME PERIOD:

Weekday, Peak Hour of Adjacent Street Traffic

TRIP TYPE:

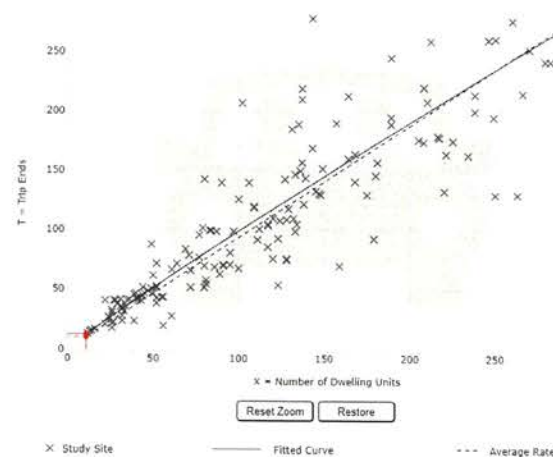
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:

11

Calculate

Data Plot and Equation



DATA STATISTICS

Land Use:
Single-Family Detached Housing (210) [Click for Description and Data Plot](#)

Independent Variable:
Dwelling Units

Time Period:
Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 4 and 6 p.m.

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
208

Avg. Num. of Dwelling Units:
248

Average Rate:
0.94

Range of Rates:
0.35 - 2.08

Standard Deviation:
0.31

Fitted Curve Equation:
 $\ln(T) = 0.94 \ln(X) + 0.27$

R²:
0.92

Directional Distribution:
63% entering, 37% exiting

Calculated Trip Ends:
Average Rate: 10 (Total); 7 (Entry); 3 (Exit)
Fitted Curve: 12 (Total); 8 (Entry); 4 (Exit)

Graph Look Up

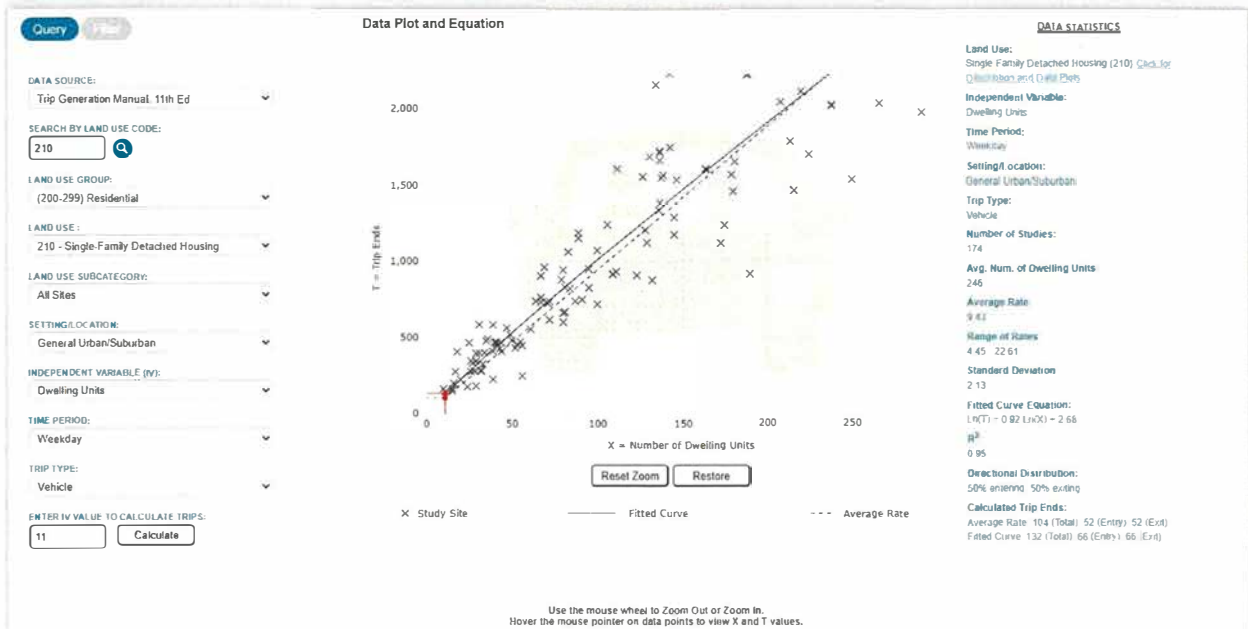
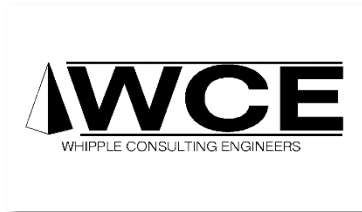


Exhibit 6.c. - Sewer and Water Flow Preliminary Use Calculator



CITY OF SPOKANE WATER AND SEWER PRELIMINARY USE CALCULATIONS

PROJECT 25-4026

NAME Nolting-Strong Road

DATE 5/14/2025

ENGR TRW

WATER

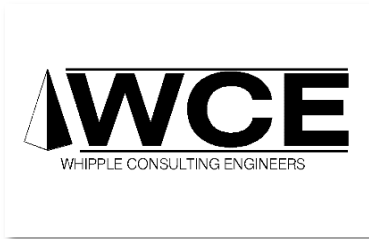
CITY WATER ANTICIPATED USE CALCULATIONS ADD/MDD/PHD GALLONS PER DAY (GPD)

# OF UNITS	12.0						
	261.0	GALLONS PER CAPITA PER DAY					
	2.5	CAPITA PER UNIT					
	7,830.0	AVERAGE DAILY DEMAND (GPD) (ADD)					
	2.6	FACTOR FOR MAXIMUM DAILY DEMAND (GPD)(MDD)					
	20,358.0	MAXIMUM DAY DEMAND (GPD)(MDD)					
	1.7	FACTOR FOR PEAK HOUR DEMAND (GPD)(PHD)					
	34,608.6	PEAK HOUR DEMAND (GPD)(PHD)					

CITY WATER ANTICIPATED USE CALCULATIONS ADD/MDD/PHD GALLONS PER MINUTE (GPM)

NOTE 1440= 24HR/DAY X 60MIN/HR

ADD	5.4	GPM
MDD	14.1	GPM
PHD	24.0	GPM



CITY OF SPOKANE WATER AND SEWER PRELIMINARY USE CALCULATIONS

PROJECT 255-4026

NAME Nolting-Strong Road

DATE 5/14/2025

ENGR TRW

SEWER

CITY SEWER ANTICIPATED USE CALCULATIONS ADD/MDD/PHD
GALLONS PER DAY (GPD)

# OF UNITS	12.0						
	100.0	GALLONS PER CAPITA PER DAY					
	2.5	CAPITA PER UNIT					
	3,000.0	CAPITA FLOW W/O PEAKING FACTOR (GPD)					
	30.0	POPULATION SEE TAABLE BELOW FOR FACTOR					
	3.5	PEAKING FACTOR, SEE TABLE BELOW					
	10,500.0	PEAK FLOW (GPD)					

CITY WATER ANTICIPATED USE CALCULATIONS ADD/MDD/PHD

GALLONS PER MINUTE (GPM)

NOTE 1440= 24HR/DAY X 60MIN/HR

W/O	2.1	GPM
PEAK	7.3	GPM

Population	Peak Factor
0 to 300	3.5
300 to 400	3.0
400 to 1,000	2.5
1,000 to 4,000	2.0
4,000 to 70,000	1.5

CONCEPT DRAINAGE REPORT

FOR THE

2120 W. Strong Road
STRONG ROAD RESIDENTIAL DEVELOPMENT
PRELIMINARY PLAT

Spokane County, Washington

September 2025
WCE W.O. No. 2025-4026

Prepared by:

Whipple Consulting Engineers, Inc.
21 S. Pines Road
Spokane Valley, WA 99206
Whipplece.com

This report has been prepared by the staff of WCE under the direction of the undersigned professional engineer whose seal and signature appear hereon.



Justin Penner, P.E.

GENERAL

The proposed Strong Road Residential Development Preliminary Plat proposes the development of 12 residential lots ranging in size from approximately 3,780 sf to 5,080 sf located on approximately 1.41 acre, on Spokane County Parcel No. 26242.0054. The site lies in the City of Spokane on Five Mile Prairie north of Spokane City core. The site is adjacent to and north of Strong Road, east of N. Five Mile Road and northeast of the Strong Rd and Orchard St intersection. The site lies in the NE ¼ of Sec 24, T. 26 N., R. 42 E., W.M., and is located within the aquifer sensitive area. See Figure 1 for the Vicinity Map. The site also lies on the northern edge of the Five Mile Prairie Special Drainage Area.

Figure 1, Vicinity Map.



Figure 2, Special Drainage District



PURPOSE

The purpose of this concept drainage report is to determine the storm drainage facilities that will be required to treat and dispose of the increase in storm water runoff created by development of the vacant lands for the new development. The facilities will be designed to treat and dispose of the 2, 10, 25, 50 and 100-year storms, with any overflow stormwater meeting the thresholds in SRSM Table 2-1. Stormwater will be collected and treated in bioswales and discharged via Gravel Galleries as allowed based on known soil types. There are NO existing wetlands on the site. The Intensity, Duration, and Frequency (IDF) curves from the Spokane, Medical Lake, Reardon, Cheney and Rockford intensity curves as modified by the Spokane Regional Storm Manual (SRSM) are used for bowstring calculations to determine basin flows for reference for the Rational storm. The 2, 10-, 25-, 50- and 100-year rainfall intensity iso-pluvials from the Spokane Regional Stormwater Manual have been used for both the TR-55 and HEC-22 calculations for the HydroCAD stormwater model. For this analysis as and as allowed in SRSM 2.2.4 Flow Control, the Type IA-24-hr storm event will be used to size the storm facilities.

Figure 3, Excerpt from the SRSM related to Special Drainage Areas

7.9.1 SPECIAL DRAINAGE AREAS

Special Drainage Areas (SDAs) are designated areas with shallow soils, bedrock near the surface of the land, and soils or geological features that may make long-term infiltration of stormwater difficult or areas where infiltration may pose potential problems for on-site or adjacent properties. These areas may also contain steep slopes where infiltration of water and dispersion of water into the soils may be difficult or delayed, creating drainage problems such as erosion. Known areas of flooding or areas that historically have had drainage or high groundwater problems (mapped or unmapped) are also SDAs.

SDAs in the City of Spokane are described in SMC 17D.060 "Stormwater Facilities." Additional requirements for development in these areas are included in this ordinance.

Spokane County has mapped several SDAs. Among the mapped SDAs are portions of the Glenrose/Central Park Watershed, the North Spokane Stormwater Planning Area and the West Plains Stormwater Planning Areas. The Spokane County Stormwater Utility Section maintains and updates these maps. At the discretion of the local jurisdiction, an area can be designated as an SDA if it is determined that development may have adverse impacts on existing or future down-gradient or adjacent properties.

Unless specifically approved by the local jurisdiction, the peak rate and volume of stormwater runoff from any proposed land development to any natural or constructed point of discharge downstream shall not exceed the pre-development peak rate or volume of runoff. A down-gradient analysis demonstrating that there will be no expected adverse impacts on downgradient properties will be required. Exceptions with regard to rate and volume control can be made for regional facilities planned by the local jurisdiction.

Based on SMC 17D.060.135 and .060.140, this area is a special drainage area and an area of concern due to poorly draining soils related generally to the shallow bedrock and poor soil types found on Five Mile Prairie.

Special Drainage Area considerations.

1. The WA DNR Stream Type Map does not have a stream in this vicinity.
2. Infiltration is allowed when additional infiltration information from a geotechnical study and engineer is provided. Geotechnical study to be done at time of construction if required.
3. Downstream discharge can occur in pre-developed rates and types.

ANALYSIS METHODOLOGY

Generally, the Rational Method, which is recommended for basins less than ten acres in size, should be used to determine the peak discharges and runoff volumes for all onsite basins. All off-site basins and all on-site basins larger than ten acres will use the SCS Method to determine peak discharge and runoff volumes. Additionally, basins which contain wetlands have been analyzed using SCS and the Water Budget / Evaporation procedures from Spokane County. For this Concept Stormwater Analysis, the SCS Method as analyzed in the HydroCAD Stormwater Modeling program version 10.20-2f (40 node version) has been used, with the Rational “Bowstring” method used for Treatment sizing and as a pond size check.

TOPOGRAPHY

The site is considered a flat terrain site with existing slopes on site ranging from 2 to 4-percent. As shown on the preliminary plat map, the proposed road system will follow contours that run generally downhill from north to south and east to west. The roads will be sloped to generally follow the lay of the land.

SOILS

As can be seen from the USDA, Soil Conservation Service (SCS) soils report in the Appendix, the surrounding area consists of several soil types. Below are excerpts from the NRCS Soil Survey. A full geotechnical evaluation will be provided for final design if required.

Figure X, Soil Unit Map from NRCS Soil Report (in the Appendix)



Figure X, Soil Name and Composition from NRCS Soil Report (in the Appendix)

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
7140	Urban land-Uhlig, disturbed complex, 0 to 8 percent slopes	1.9	100.0%
Totals for Area of Interest		1.9	100.0%

All soils on site have the following hydrologic soil classification.

Hydrologic Soil Classification – C

DRAINAGE NARRATIVE

BASIN SUMMARY – Pre-Developed (HydroCAD Pre Basin = 1S)

The existing site is 1.41 Acres in size, as noted earlier there are no critical areas such as streams or wetlands on site.

The site sits east of the proposed North Grove subdivision which has proposed controlled drainage facilities and only pervious portions of the upstream properties will be directed to the west.

In the pre-developed condition, there is only one basin, which drains generally via sheet flow down slope to Strong Road. Due to the nature of the site, generally overgrown fallow grass with trees and buildings, only that runoff that would contribute to the driveway from Strong Road would convey water directly to Strong Road.

For pre-developed sheet flow analysis, the site was divided into a single Basin 1S where, as noted, the site sheet flows from east to west and north to south, essentially to the SW corner of the site.

Because the soil types are Type C soils and the slopes are fairly flat, the site has been observed to not flow or discharge storm events wherein rivulets or other flow patterns would develop, therefore sheet flow is assumed to govern terminating, on site.

For this project a pre-developed CN value of 77 - for 2 Acre lots with Type C Soil was used. By using this value at CN=77 for the pre-developed analysis, it will result in larger storage volumes as it will provide a greater percentage of change between a CN_{pre} vs CN_{post} , which is how the SCS method analyses works, which is SCS evaluates the storage as a change in percentage change after the initial abstraction is removed.

Table 1. Pre-Developed Basin Summary Table

Basin	Area (ac)				SCS Rate (cfs)				
	Imp	Pervious	Offsite	Total	2-yr	10-yr	25-yr	50-yr	100-yr
A	0	1.56	0	1.56	0.01	0.04	0.07	0.11	0.15

BASIN SUMMARY – Post-Developed Narrative

The post developed site is divided into two basins, Basins A and B, for analysis in the Concept Storm Report as shown on the attached basin map. The following are narratives on the various basins and sub-basins and where and how the water is treated and discharged. It should be noted that the two basins A and B are generally separated by proposed sidewalk. Basin A will drain to two separate ponds on either side of the proposed roadway and will be connected by a pipe between the two ponds so that they function hydraulically as one pond.

As the soils are Type C, non-approved for drywell soils 1815A will be used per SRSM guidelines, as the soils encountered do not meet the criteria for equation 6-1a or 6-1c.

Bio-Infiltration Swale Design

Bio-infiltration swales shall be sized using either Equation 6-1a or 6-1b. These equations estimate the volume required to treat stormwater runoff and were developed using the Alternate Hydrograph Method found in the *Stormwater Management Manual for Eastern Washington*.

$$V = 1133AP^{1.53} \quad (6-1a)$$

$$V = 1815AP^{1.53} \quad (6-1b)$$

Where: V = volume of bio-infiltration swale (cubic feet);
A = hydraulically connected impervious area to be treated (acres); and,
P = precipitation amount for the 6-month NRCS Type II 24 hour water quality design storm.

P shall be 1 inch for the all of the Spokane region, therefore the above equations can be simplified as follows:

$$V = 1133A \quad (6-1c)$$

$$V = 1815A \quad (6-1d)$$

Equations 6-1a and 6-1c can only be used when the following requirements are met, otherwise, Equations 6-1b and 6-1d shall be used:

- The subgrade soils have less than 12% fines; and,
- The subgrade soils have an infiltration rate greater than 0.15 in/hr.

Appendix 6A provides an example calculation for bioinfiltration swales.

Basin A (HydroCAD Post Basin 2S and Pond 4P)

This basin as described earlier generally mimics the pre-developed basin and is generally bounded on the south by Strong Road, on the west by the existing Forest Grove subdivision, on the north by the existing Forest Grove subdivision and on the east by the existing access road for the City of Spokane's water reservoir.

This basin contains both proposed road and all the proposed lots. The drainage from this Basin will be from north to south to Pond A1 and Pond A2. Pond A1 and Pond A2 will be connected by a stormwater pipe so that they will function hydraulically as one pond. Each pond will have gravel gallery to discharge underground. The outflow rate from the gravel gallery is an assumed value of infiltration based on surrounding projects. Additional Geotechnical justification can be provided as requested, generally this would be provided at the final design. See Appendix for additional information.

Basin B (HydroCAD Post Basin 4S and Pond 5P)

This basin as described earlier is generally bounded on the north by Basin A, on the west the by the propose North Grove subdivision, and on the south and east by the existing roadside conditions of Strong Rd. This basin consists of proposed Strong Rd frontages.

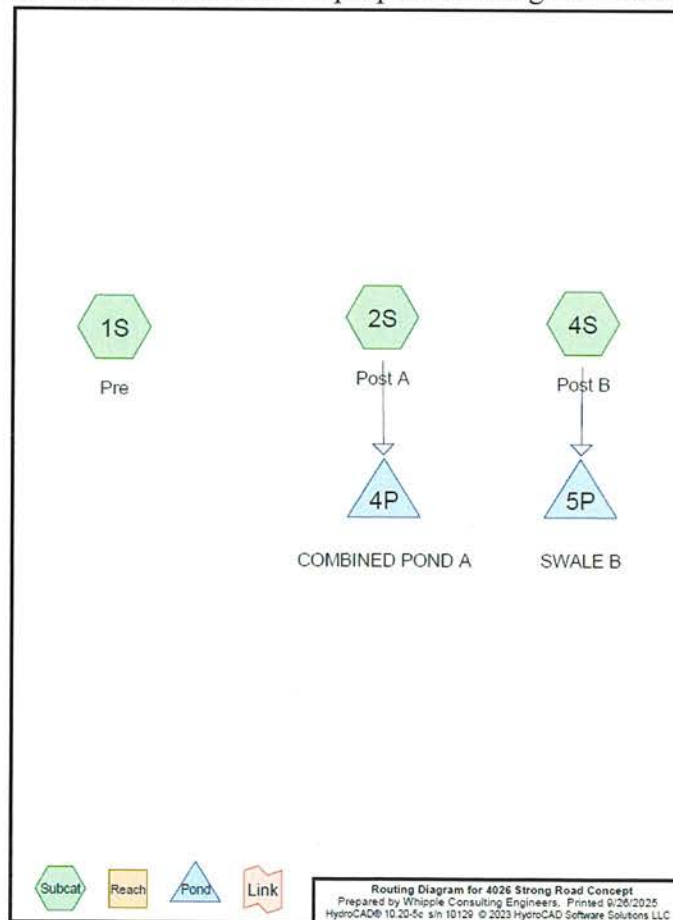


Table No. 2 – Post Developed Basin Summary – 25 Year

SCS – POND BASIN INFORMATION SUMMARY						
Basins	Area (AC)	CN Values Pre-Developed	CN Values Post-Development	25- Year Discharge Rates (cfs)		Req'd 25- Year Storage Volumes (cf)
				Pre	Post	
A	1.40	77	83	-	0.00	2,827
B	0.16	77	92	-	0.01	398
Total				0.07	0.01	

Table No. 3 – Post Developed Basin Summary – 100 Year

SCS – POND BASIN INFORMATION SUMMARY						
Basins	Area (AC)	CN Values Pre-Developed	CN Values Post-Development	100- Year Discharge Infiltration Rates (cfs)		Req'd 100- Year Storage Volumes (cf)
				Pre	Post	
A	1.40	77	83	-	0.05	3,795
B	0.16	77	92	-	0.01	401
Total				0.15	0.06	

POND DESIGN

Pond A will be sized to hold the 25-year storm with a discharge route for the 100-year storm that is less than or equal to predeveloped rate/volume as shown in table 2 and 3. Pond B will overflow the 25-yr and 100-yr storm downstream in the same manner, rate/volume, as in the predeveloped condition as shown in table 2 and 3.

Table No. 4 – 25 and 100-yr Pond Volume Summary

Pond	25 and 100-Year Pond Volume Summary					Outlet Elev.
	25-Year Proposed (cf)	100-Year Proposed (cf)	Bottom Elevation	25- Year W.S. Elev.	100-Year W.S. Elev.	
A	2,827	3,795	98.5	100.36	100.53	100.5
B	398	401	100	100.51	100.51	100.5

CONCLUSION

This report demonstrates that the SCS method and the proposed storm water design for this system, for the proposed project can capture, detain and release at pre-developed rates or less to meet SRSM requirements.

Per Page 3-6 of the SRSM, there are additional items that need to be addressed. These areas are as follow:

Critical Area Discussion:

This project has no critical areas.

Perpetual Maintenance of Facilities:

The proposed storm drainage system in addition to gutter flow may be a system of pipes and catch basins in public roads and as such will be maintained by the Jurisdiction. The ponds, while part of the public system will be maintained in Tracts within the plat and will be maintained by the project HOA.

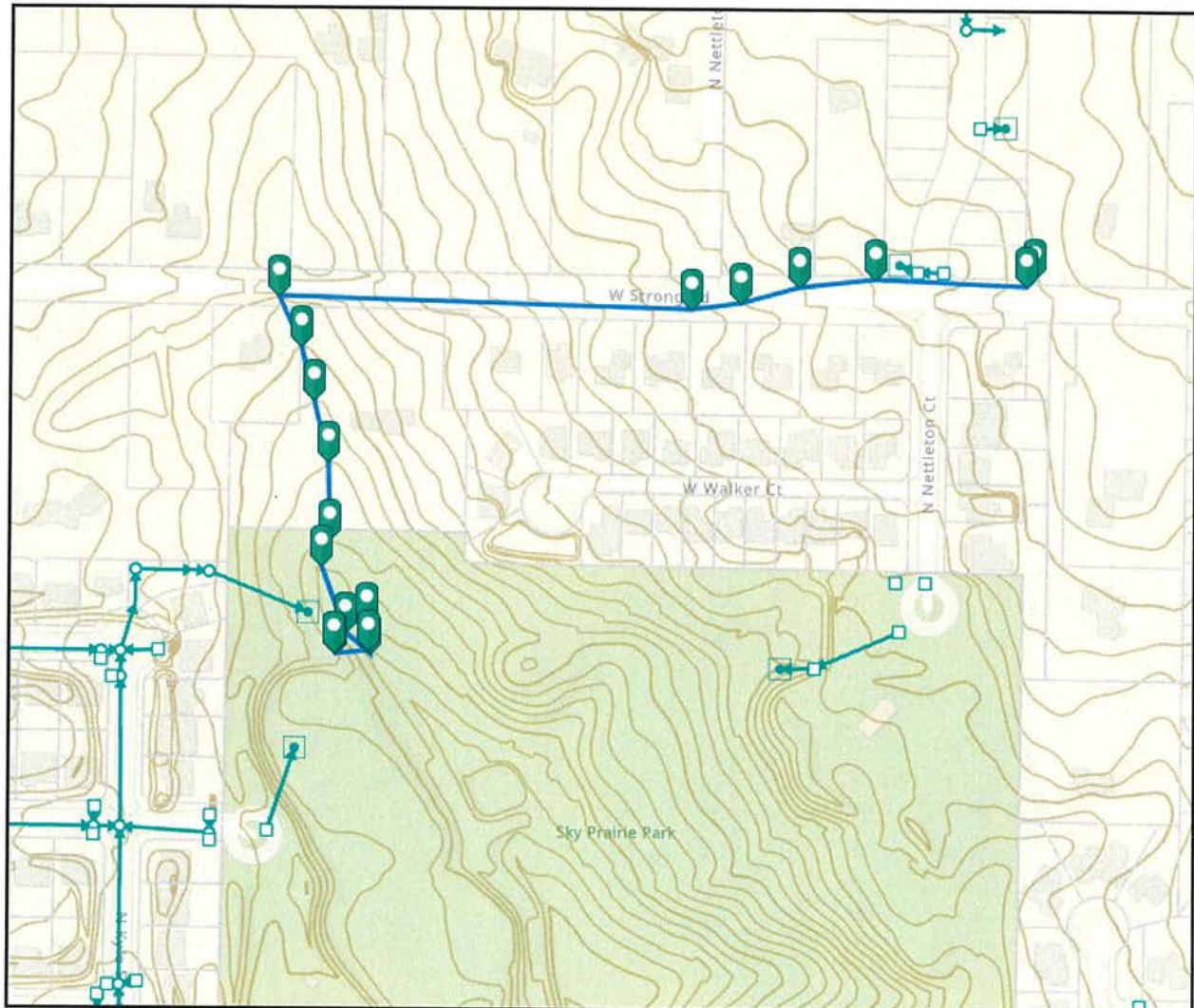
Offsite Easements:

None are required currently.

Regional Facilities:

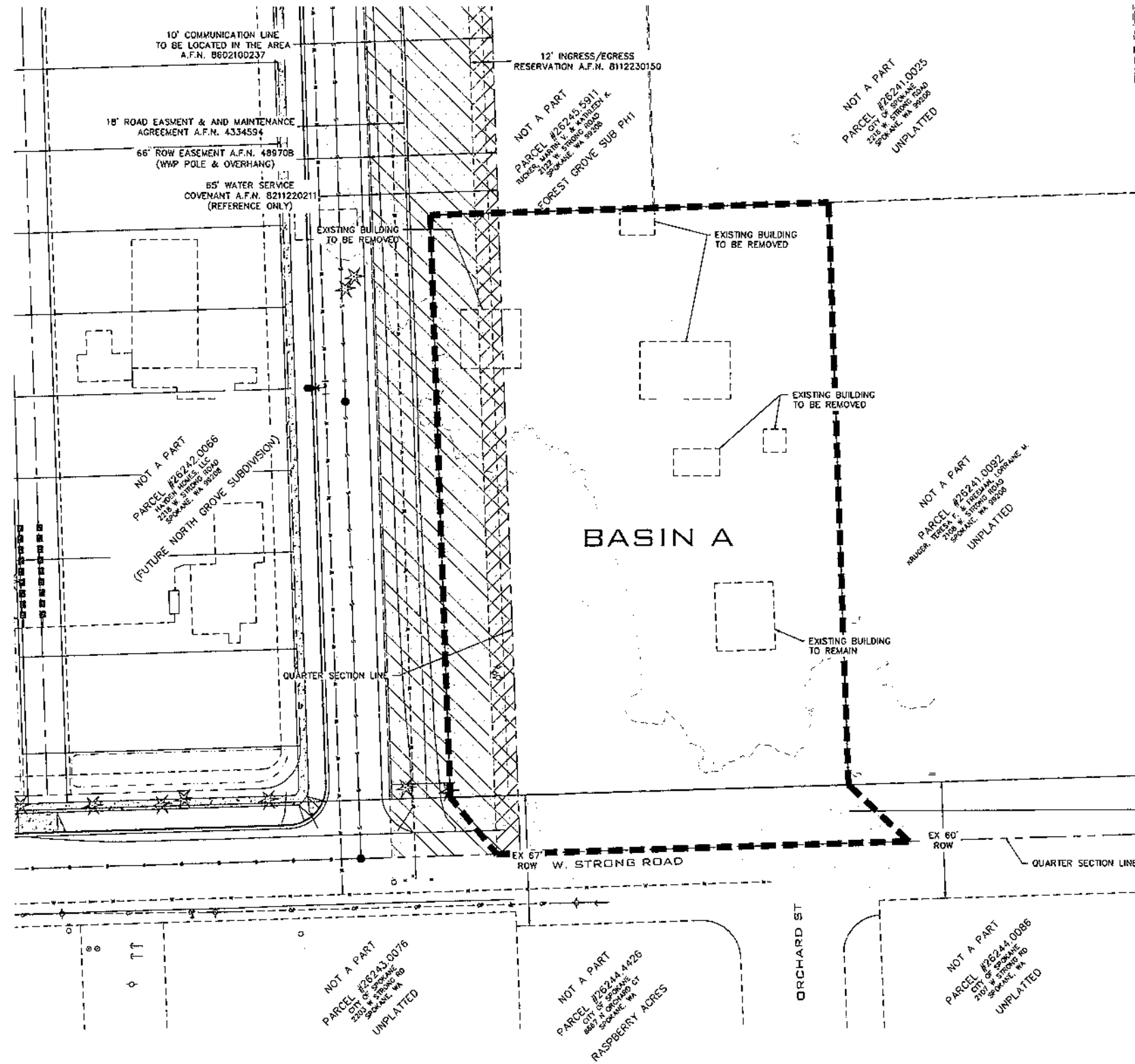
Should a storm event larger than a 100-year event take place such as rain on, snow on frozen ground occur, the site will over flow into Strong Road and drain to the west where there are culverts directing the storm waters to the Sky Prairie Park.

Figure X – Overland Flow to Regional Facilities



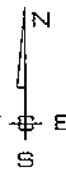
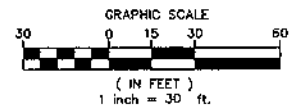
APPENDIX

- BASIN MAP – PRE
- BASIN MAP - POST
- BASIN REPORT
- POND VOLUME CALCULATIONS
- GRAVEL GALLERY WORKSHEET
- FLOW CONVERSION
- FIVE MILE PRAIRIE AREA SPECIAL DRAINAGE MAP
- HYDROCAD CALCULATIONS
- SCS SOILS REPORT



WCE WORKS 2025 WCE PROJECTS 2025-4026 H02-2120 W. STRONG RD. URBAN-2120-BASIN A.DWG. PLOT DATE: 09/26/25

NAVD - 88
XXX



SCALE:	
HORIZONTAL:	1"=30'
VERTICAL:	N/A

PROJ #:	25-4026
DATE:	09/26/25
DRAWN:	JPP
REVIEWED:	TRW

<input type="checkbox"/>	SOIL
<input type="checkbox"/>	STRUCTURAL
<input type="checkbox"/>	SURVEYING
<input type="checkbox"/>	TRAFFIC
<input checked="" type="checkbox"/>	PLANNING
<input type="checkbox"/>	LANDSCAPE
<input type="checkbox"/>	OTHER

WCE
WHISPER CONSULTING ENGINEERS
21 S. PINE VALLEY RD.
SPOKANE VALLEY, WA 99216
P: 509-895-2617 FAX: 509-926-0227

STRONG ROAD RES. DEVELOPEMENT
PRELIMINARY BASIN
2120 W. STRONG RD.
SPOKANE, WA

SHEET 1 OF 2
JOB NUMBER 25-4026

13-Mar-25 25-4026 25-4026 Strong Road JPP

Imp 0.9
Per 0.15

Intensities from IDF Curves - Spokane, Reardan, etc..
1 (2 yr) = 2 inches 3.18 inches
1 (25 yr) = 4 inches 4.57 inches
1 (100 yr) = 5.1 inches

SPOKANE COUNTY - GSM - GRASSED PERCOLATION METHOD

Basin	Total sf	Total ac	Street sf	Existing Street sf	Adjacent Sidewalk sf	Sidewalk sf	Driveways # of	Driveways sf	Houses # of	Houses sf	Total Impervious	Total Pervious	Weighted "C"	208 Area		208 Pond Area (sf)	208 Pond Vol (cf)	Q=CIA (cfs)					
															sf			2 yr Storm	10 yr Storm	25 yr Storm	50 yr Storm	100 yr Storm	
Pre Developed	67,753.00	1.56	0.00	2,640.00	0.00	0.00	1.00	1,500.00	1.00	2,000.00	3,500.00	64,253.00	8221.67		1,500.00	125.00	62.50	0.59	0.93	1.17	1.34	1.50	
Post Developed																							
A	60,880.00	1.40	7,748.00	0.00	0.00	850.00	12.00	4,800.00	12.00	24,000.00	37,398.00	23,482.00	26602.87		13,398.00	1116.50	558.25	1.71	2.71	3.41	3.90	4.35	
B	7,007.00	0.16	990.00	2,460.00	0.00	1,100.00	0.00	0.00	0.00	0.00	4,550.00	2,457.00	27748.29		990.00	82.50	41.25	0.20	0.33	0.41	0.47	0.52	
Post Total	67,887.00	1.56	8,738.00	2,460.00	0.00	1,950.00	12.00	4,800.00	12.00	24,000.00	41,948.00	25,939.00	26721.09		14,388.00	1,199.00	599.50	1.91	3.04	3.82	4.37	4.88	

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POND VOLUME CALC SHEET

9/26/2025

25-4026 Strong Rd

Engineer JPP

Basins	Ponds/ Swales	Bottom Area sf	Squared Side If	Total Treatment Area sf	Pond Bottom Elevation at Drywell	Pond Outlet Elevation	Pond Inlet Elevation (avg)	Treatment				Storage	
								Conic Volume to Rim cf	Side Slope Volume cf	Total Volume to Rim cf	Conic Volume to Inlet cf	Side Slope Volume cf	Total Volume to Inlet cf
A	Pond A1	800	28	995	1000.00	1000.50	1002.00	400	42	442	1,600	679	2,279
	Pond A2	600	24	769	1000.00	1000.50	1002.00	300	37	337	1,200	588	1,788
	TOTAL A	1,400	37.42	1,764						779			4,067
B	Pond B1	426	21	568	1000.00	1000.50	1000.80	213	31	244	340	79	420
	Pond B2	278	17	392	1000.00	1000.50	1000.80	139	25	164	222	64	286
	TOTAL B	703	27	960						407			706

WHIPPLE CONSULTING ENGINEERS

GRAVEL GALLERY CALC SHEET

9/26/2025

25-4026 STRONG ROAD
JPP

Note: infiltration rates per local Geotech. Data

Basins	Pond / Swale	Number of Galleries	Beginning Station	Ending Station	Width	Area	Gravel Gallery Bott. ELV	Volume	Storage Volume ROCK	Perimeter	Sidewall Area	Outflow
A1	A1	1	0.00	45.00	4	180	x	720	216	98.00	392.00	0.003
A2	A2	1	0.00	55.00	4	220	x	880	264	118.00	472.00	0.003
B	B	1	0.00	45.00	3	135	x	540	162	96.00	384.00	0.002
Totals		3		#REF!	4	535		2140	642	312	1248	0.00

Basins	Pond / Swale	Number of Galleries	Beginning Station	Ending Station	Width	Area	Gravel Gallery Bott. ELV	Volume	Storage Volume ROCK	Perimeter	Sidewall Area	Outflow
A1	A1	1	0.00	45.00	4	180	x	720	216	98.00	392.00	0.003
A2	A2	1	0.00	55.00	4	220	x	880	264	118.00	472.00	0.003
B	B	1	0.00	45.00	3	135	x	540	162	96.00	384.00	0.002
Totals		3		#REF!	4	535		2140	642	312	1248	0.00

Storage Volume = Volume * Porosity
Sidewall Area = Perimeter * Depth
OutFlow = Sidewall Area * Sidewall Infiltration Rate

Note: Outflow Assumes a Full Gallery



WHIPPLE CONSULTING ENGINEERS

Flow Conversion from cfs/sf to in/hr or in/hr to cfs/sf

Date: 9/25/2025

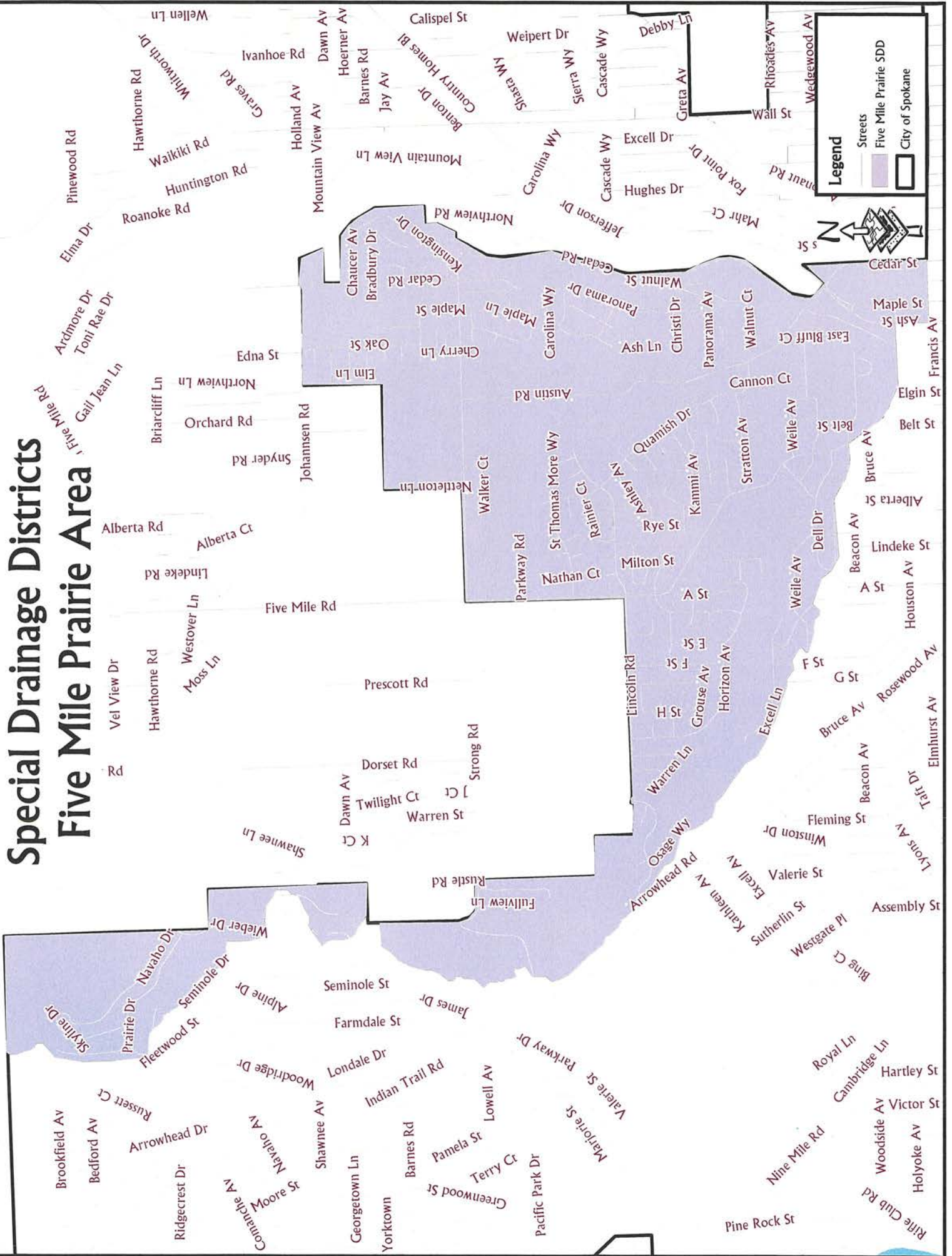
JOB # Strong Rd

Engineer: JPP

	From cfs/sf		To in/hr		From in/hr		To cfs/sf
1	0.00E+00	0	0.00		0.28	0.023333	6.48E-06
2	0.00E+00	0	0.00		0	0	0.00E+00
3	0.00E+00	0	0.00		0	0	0.00E+00
4	0.00E+00	0	0.00		0	0	0.00E+00
5	0.00E+00	0	0.00		0	0	0.00E+00

Special Drainage Districts

Five Mile Prairie Area





Pre



Post A



COMBINED POND A



Post B



SWALE B



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Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2 yr	Type IA 24-hr		Default	24.00	1	1.20	2
2	10 yr	Type IA 24-hr		Default	24.00	1	1.80	2
3	25 yr	Type IA 24-hr		Default	24.00	1	2.00	2
4	50 yr	Type IA 24-hr		Default	24.00	1	2.20	2
5	100 yr	Type IA 24-hr		Default	24.00	1	2.40	2

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Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
1.398	83	1/4 acre lots, 38% imp, HSG C (2S)
1.555	77	2 acre lots, 12% imp, HSG C (1S)
0.056	74	>75% Grass cover, Good, HSG C (4S)
0.104	98	Paved roads w/curbs & sewers, HSG C (4S)
3.114	80	TOTAL AREA

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Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
3.114	HSG C	1S, 2S, 4S
0.000	HSG D	
0.000	Other	
3.114		TOTAL AREA

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Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	1.398	0.000	0.000	1.398	1/4 acre lots, 38% imp	2S
0.000	0.000	1.555	0.000	0.000	1.555	2 acre lots, 12% imp	1S
0.000	0.000	0.056	0.000	0.000	0.056	>75% Grass cover, Good	4S
0.000	0.000	0.104	0.000	0.000	0.104	Paved roads w/curbs & sewers	4S
0.000	0.000	3.114	0.000	0.000	3.114	TOTAL AREA	

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Type IA 24-hr 2 yr Rainfall=1.20"

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Time span=1.00-72.00 hrs, dt=0.05 hrs, 1421 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: Pre Runoff Area=67,753 sf 12.00% Impervious Runoff Depth=0.10"
Flow Length=550' Slope=0.0200 '/' Tc=23.9 min CN=77 Runoff=0.01 cfs 0.013 af

Subcatchment2S: Post A Runoff Area=60,880 sf 38.00% Impervious Runoff Depth=0.22"
Tc=5.0 min CN=83 Runoff=0.03 cfs 0.026 af

Subcatchment4S: Post B Runoff Area=7,007 sf 64.94% Impervious Runoff Depth=0.46"
Tc=5.0 min CN=90 Runoff=0.02 cfs 0.006 af

Pond 4P: COMBINED POND A Peak Elev=99.09' Storage=906 cf Inflow=0.03 cfs 0.026 af
Primary=0.01 cfs 0.019 af Secondary=0.00 cfs 0.000 af Outflow=0.01 cfs 0.019 af

Pond 5P: SWALE B Peak Elev=100.28' Storage=214 cf Inflow=0.02 cfs 0.006 af
Primary=0.00 cfs 0.004 af Secondary=0.00 cfs 0.000 af Outflow=0.00 cfs 0.004 af

Total Runoff Area = 3.114 ac Runoff Volume = 0.045 af Average Runoff Depth = 0.17"
73.60% Pervious = 2.292 ac 26.40% Impervious = 0.822 ac

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Type IA 24-hr 2 yr Rainfall=1.20"

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Summary for Subcatchment 1S: Pre

Runoff = 0.01 cfs @ 19.11 hrs, Volume= 0.013 af, Depth= 0.10"

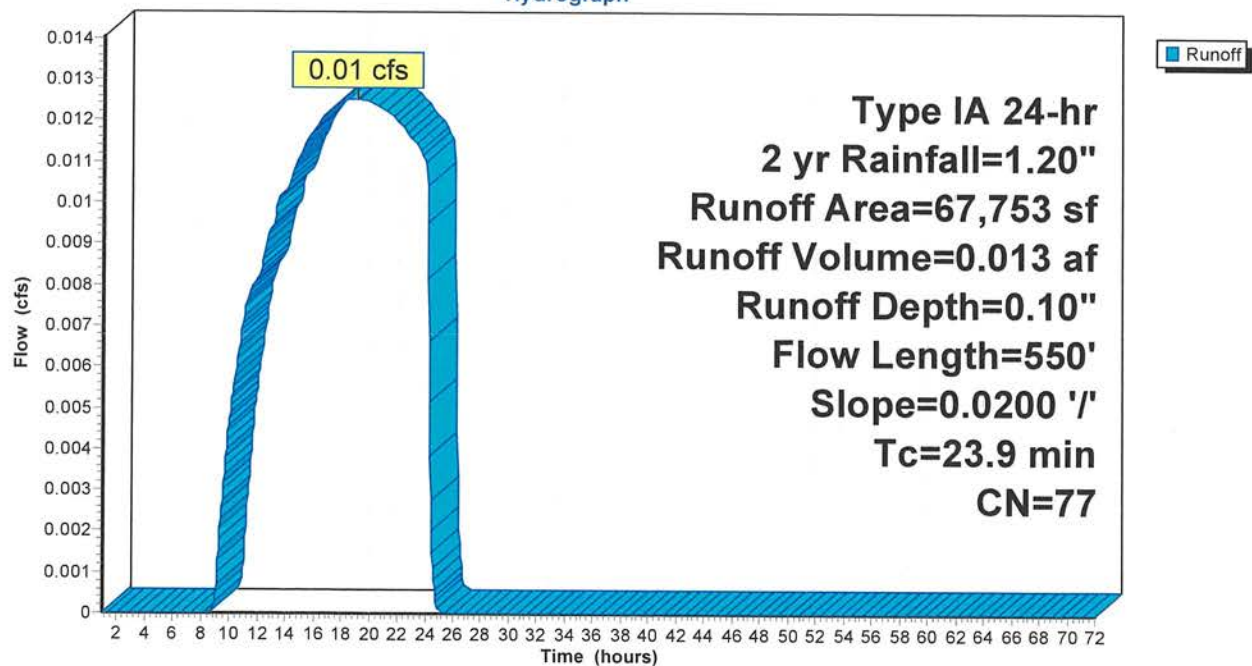
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-72.00 hrs, dt= 0.05 hrs
Type IA 24-hr 2 yr Rainfall=1.20"

Area (sf)	CN	Description
67,753	77	2 acre lots, 12% imp, HSG C
59,623		88.00% Pervious Area
8,130		12.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.3	100	0.0200	0.10		Sheet Flow, Sheet Flow
					Fallow n= 0.050 P2= 0.20"
7.6	450	0.0200	0.99		Shallow Concentrated Flow, Shallow Concentraed Flow
					Short Grass Pasture Kv= 7.0 fps
23.9	550	Total			

Subcatchment 1S: Pre

Hydrograph



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Type IA 24-hr 2 yr Rainfall=1.20"

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Summary for Subcatchment 2S: Post A

[49] Hint: $T_c < 2dt$ may require smaller dt

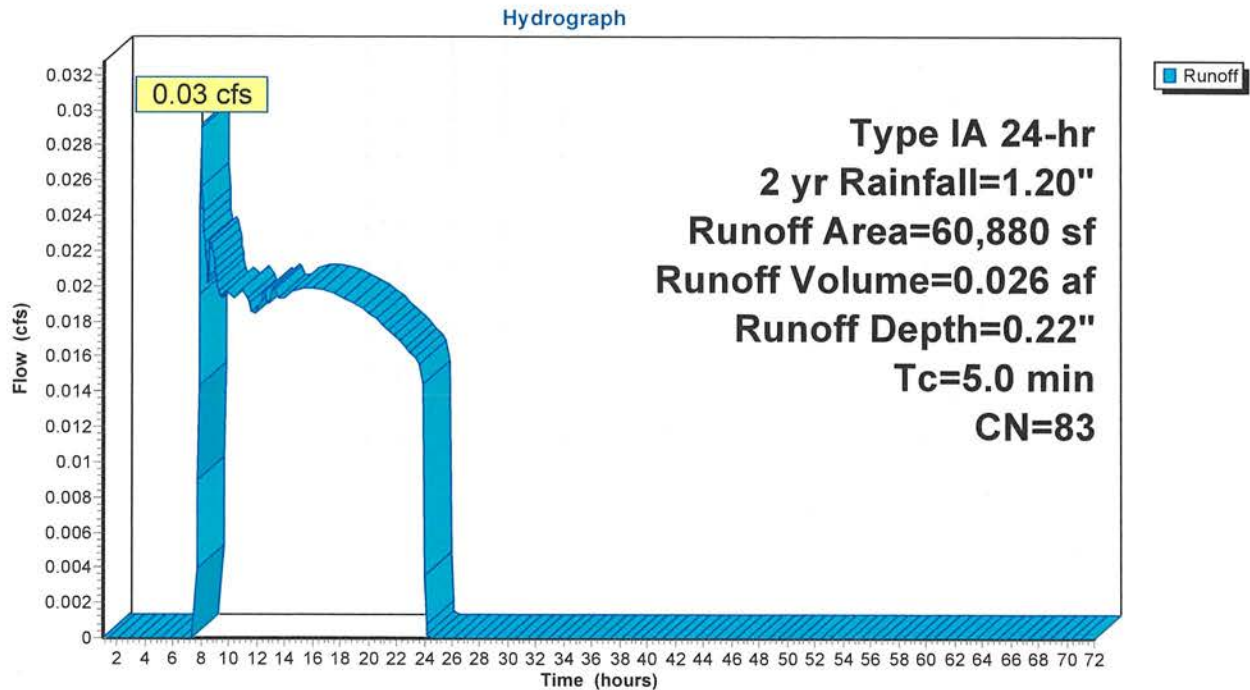
Runoff = 0.03 cfs @ 8.03 hrs, Volume= 0.026 af, Depth= 0.22"
Routed to Pond 4P : COMBINED POND A

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-72.00 hrs, $dt=0.05$ hrs
Type IA 24-hr 2 yr Rainfall=1.20"

Area (sf)	CN	Description
60,880	83	1/4 acre lots, 38% imp, HSG C
37,746		62.00% Pervious Area
23,134		38.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct Entry 5 min

Subcatchment 2S: Post A



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Type IA 24-hr 2 yr Rainfall=1.20"

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Summary for Subcatchment 4S: Post B

[49] Hint: $T_c < 2dt$ may require smaller dt

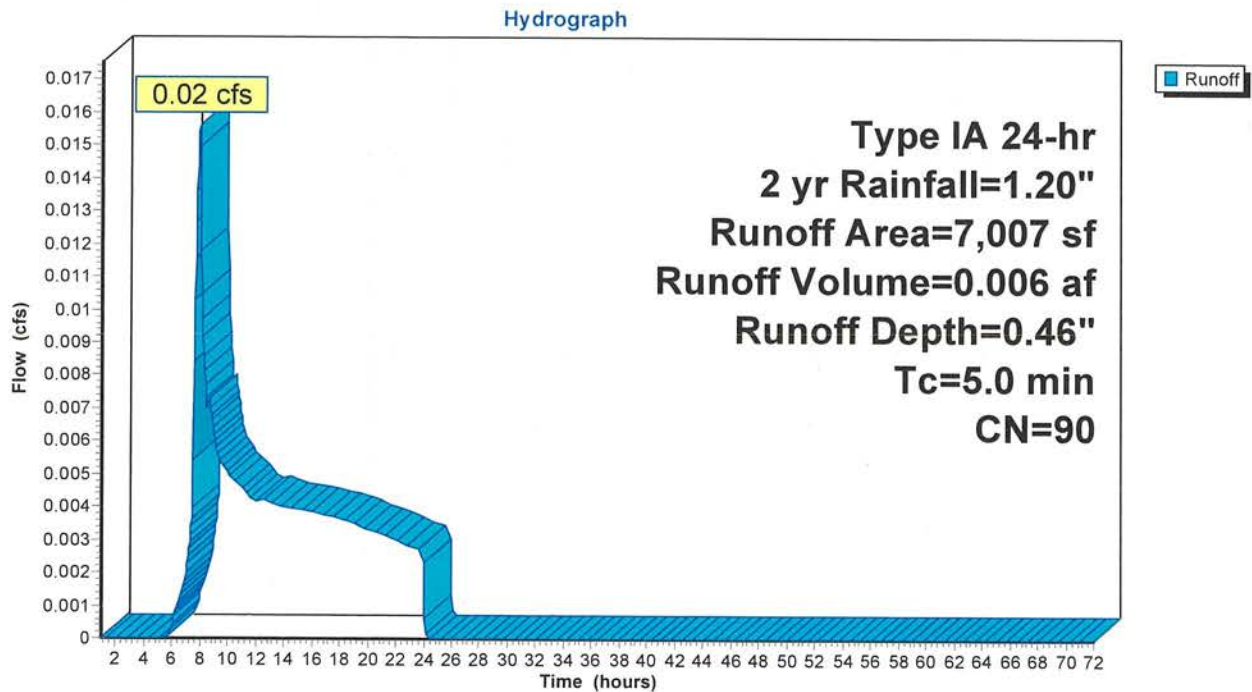
Runoff = 0.02 cfs @ 7.98 hrs, Volume= 0.006 af, Depth= 0.46"
Routed to Pond 5P : SWALE B

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-72.00 hrs, $dt=0.05$ hrs
Type IA 24-hr 2 yr Rainfall=1.20"

Area (sf)	CN	Description
2,457	74	>75% Grass cover, Good, HSG C
4,550	98	Paved roads w/curbs & sewers, HSG C
7,007	90	Weighted Average
2,457		35.06% Pervious Area
4,550		64.94% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct Entry

Subcatchment 4S: Post B



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Type IA 24-hr 2 yr Rainfall=1.20"

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Summary for Pond 4P: COMBINED POND A

[92] Warning: Device #2 is above defined storage

Inflow Area = 1.398 ac, 38.00% Impervious, Inflow Depth = 0.22" for 2 yr event
 Inflow = 0.03 cfs @ 8.03 hrs, Volume= 0.026 af
 Outflow = 0.01 cfs @ 24.08 hrs, Volume= 0.019 af, Atten= 77%, Lag= 963.0 min
 Primary = 0.01 cfs @ 24.08 hrs, Volume= 0.019 af
 Secondary = 0.00 cfs @ 1.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 1.00-72.00 hrs, dt= 0.05 hrs
 Peak Elev= 99.09' @ 24.08 hrs Surf.Area= 1,677 sf Storage= 906 cf

Plug-Flow detention time= 1,397.0 min calculated for 0.019 af (76% of inflow)
 Center-of-Mass det. time= 1,278.9 min (2,216.6 - 937.8)

Volume	Invert	Avail.Storage	Storage Description
#1	98.50'	3,795 cf	37.42'W x 37.42'L x 2.00'H Prismaoid Z=3.0

Device	Routing	Invert	Outlet Devices
#1	Primary	98.50'	0.280 in/hr Exfiltration over Surface area Conductivity to Groundwater Elevation = 80.00' Phase-In= 1.00'
#2	Secondary	100.50'	3.0' long + 3.0 ' SideZ x 1.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. (English) 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32

Primary OutFlow Max=0.01 cfs @ 24.08 hrs HW=99.09' (Free Discharge)

↑1=Exfiltration (Controls 0.01 cfs)

Secondary OutFlow Max=0.00 cfs @ 1.00 hrs HW=98.50' (Free Discharge)

↑2=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

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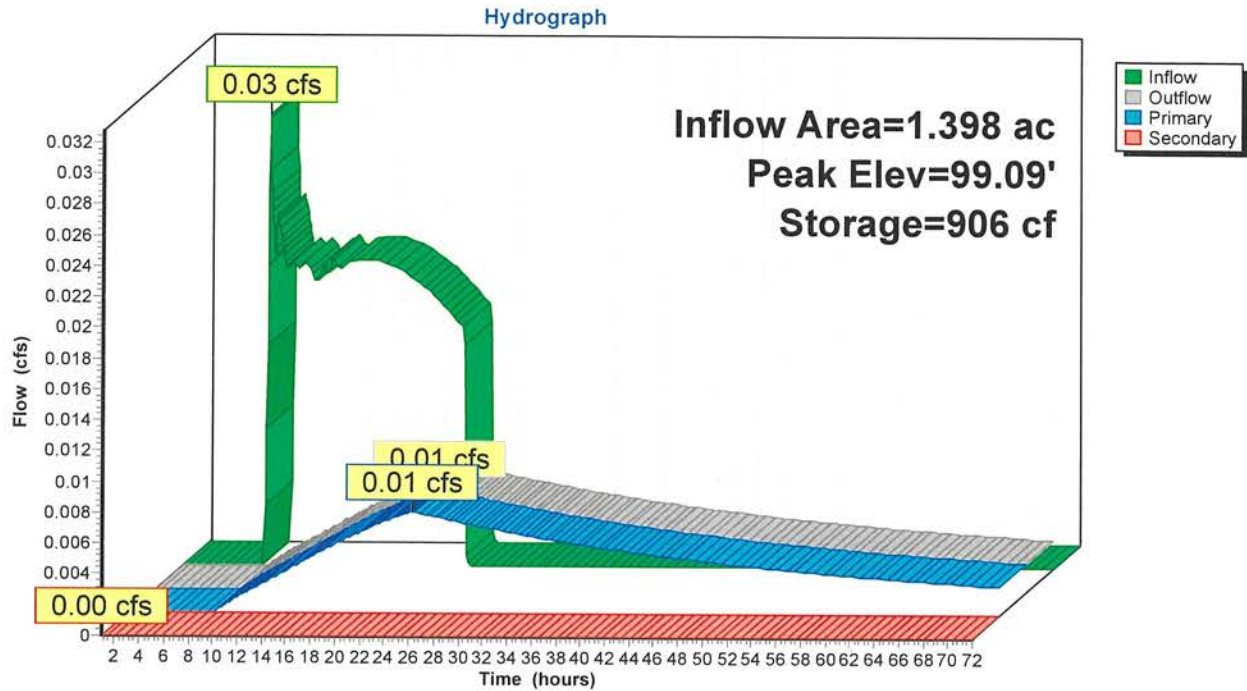
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Type IA 24-hr 2 yr Rainfall=1.20"

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Pond 4P: COMBINED POND A



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Type IA 24-hr 2 yr Rainfall=1.20"

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Summary for Pond 5P: SWALE B

Inflow Area = 0.161 ac, 64.94% Impervious, Inflow Depth = 0.46" for 2 yr event
 Inflow = 0.02 cfs @ 7.98 hrs, Volume= 0.006 af
 Outflow = 0.00 cfs @ 24.07 hrs, Volume= 0.004 af, Atten= 91%, Lag= 965.5 min
 Primary = 0.00 cfs @ 24.07 hrs, Volume= 0.004 af
 Secondary = 0.00 cfs @ 1.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 1.00-72.00 hrs, dt= 0.05 hrs
 Peak Elev= 100.28' @ 24.07 hrs Surf.Area= 791 sf Storage= 214 cf

Plug-Flow detention time= 1,505.6 min calculated for 0.004 af (73% of inflow)
 Center-of-Mass det. time= 1,354.1 min (2,194.2 - 840.1)

Volume	Invert	Avail.Storage	Storage Description
#1	100.00'	655 cf	27.00'W x 27.00'L x 0.80'H Prismatic Z=2.0

Device	Routing	Invert	Outlet Devices
#1	Primary	100.00'	0.260 in/hr Exfiltration over Surface area Conductivity to Groundwater Elevation = 80.00' Phase-In= 1.00'
#2	Secondary	100.50'	3.0' long + 3.0 ' SideZ x 1.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. (English) 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32

Primary OutFlow Max=0.00 cfs @ 24.07 hrs HW=100.28' (Free Discharge)
 ↑1=Exfiltration (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 1.00 hrs HW=100.00' (Free Discharge)
 ↑2=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

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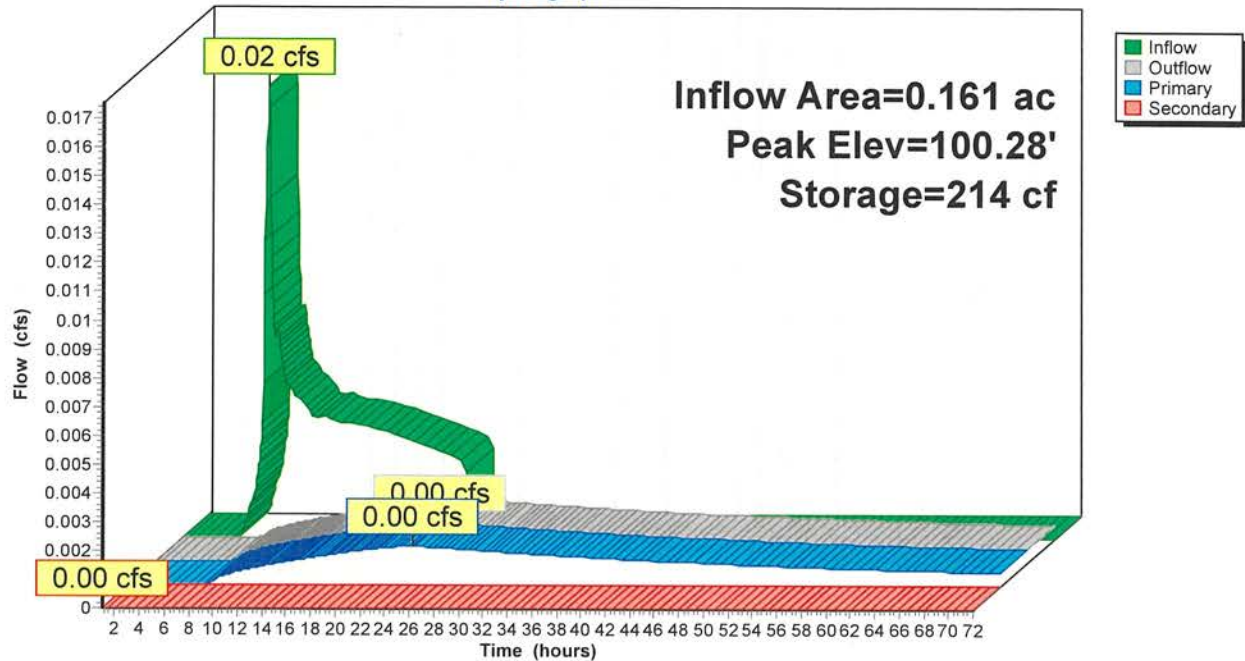
Type IA 24-hr 2 yr Rainfall=1.20"

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Pond 5P: SWALE B

Hydrograph



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Type IA 24-hr 10 yr Rainfall=1.80"

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Time span=1.00-72.00 hrs, dt=0.05 hrs, 1421 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: Pre

Runoff Area=67,753 sf 12.00% Impervious Runoff Depth=0.35"
Flow Length=550' Slope=0.0200 '/' Tc=23.9 min CN=77 Runoff=0.04 cfs 0.045 af

Subcatchment2S: Post A

Runoff Area=60,880 sf 38.00% Impervious Runoff Depth=0.56"
Tc=5.0 min CN=83 Runoff=0.15 cfs 0.065 af

Subcatchment4S: Post B

Runoff Area=7,007 sf 64.94% Impervious Runoff Depth=0.93"
Tc=5.0 min CN=90 Runoff=0.04 cfs 0.012 af

Pond 4P: COMBINED POND A

Peak Elev=99.81' Storage=2,249 cf Inflow=0.15 cfs 0.065 af
Primary=0.01 cfs 0.051 af Secondary=0.00 cfs 0.000 af Outflow=0.01 cfs 0.051 af

Pond 5P: SWALE B

Peak Elev=100.50' Storage=396 cf Inflow=0.04 cfs 0.012 af
Primary=0.00 cfs 0.009 af Secondary=0.00 cfs 0.001 af Outflow=0.01 cfs 0.009 af

Total Runoff Area = 3.114 ac Runoff Volume = 0.123 af Average Runoff Depth = 0.47"
73.60% Pervious = 2.292 ac 26.40% Impervious = 0.822 ac

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Type IA 24-hr 10 yr Rainfall=1.80"

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Summary for Subcatchment 1S: Pre

Runoff = 0.04 cfs @ 8.37 hrs, Volume= 0.045 af, Depth= 0.35"

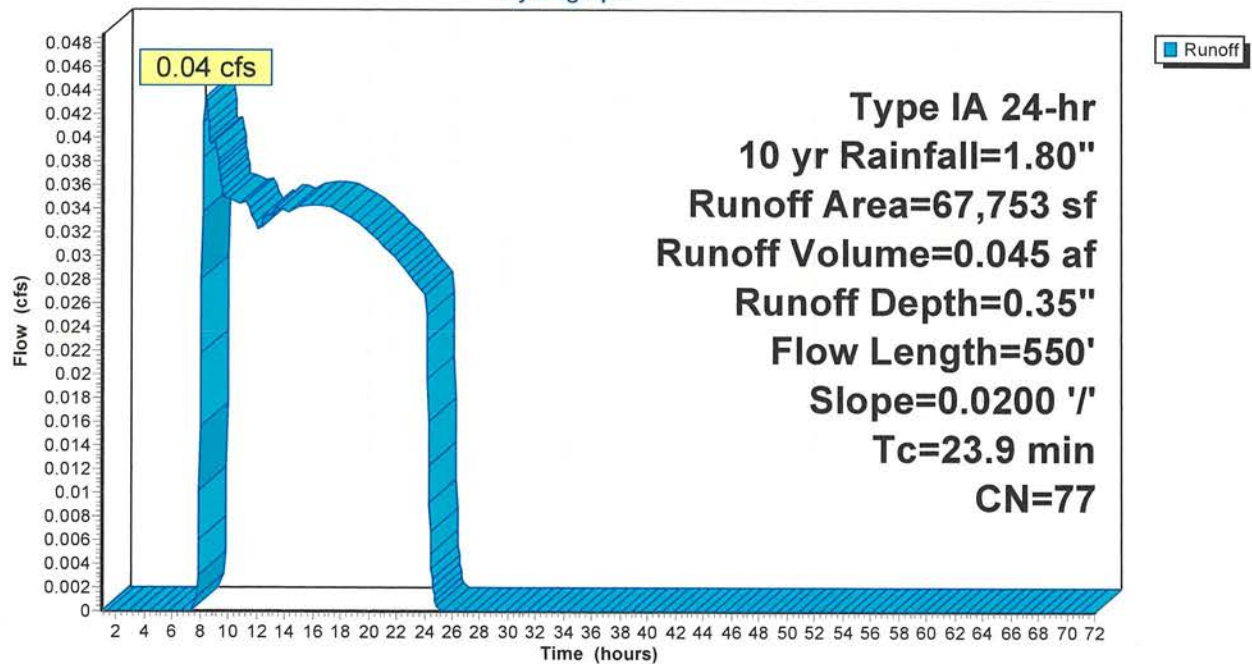
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-72.00 hrs, dt= 0.05 hrs
Type IA 24-hr 10 yr Rainfall=1.80"

Area (sf)	CN	Description
67,753	77	2 acre lots, 12% imp, HSG C
59,623		88.00% Pervious Area
8,130		12.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.3	100	0.0200	0.10		Sheet Flow, Sheet Flow
					Fallow n= 0.050 P2= 0.20"
7.6	450	0.0200	0.99		Shallow Concentrated Flow, Shallow Concentraed Flow
					Short Grass Pasture Kv= 7.0 fps
23.9	550	Total			

Subcatchment 1S: Pre

Hydrograph



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Type IA 24-hr 10 yr Rainfall=1.80"

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Summary for Subcatchment 2S: Post A

[49] Hint: $T_c < 2dt$ may require smaller dt

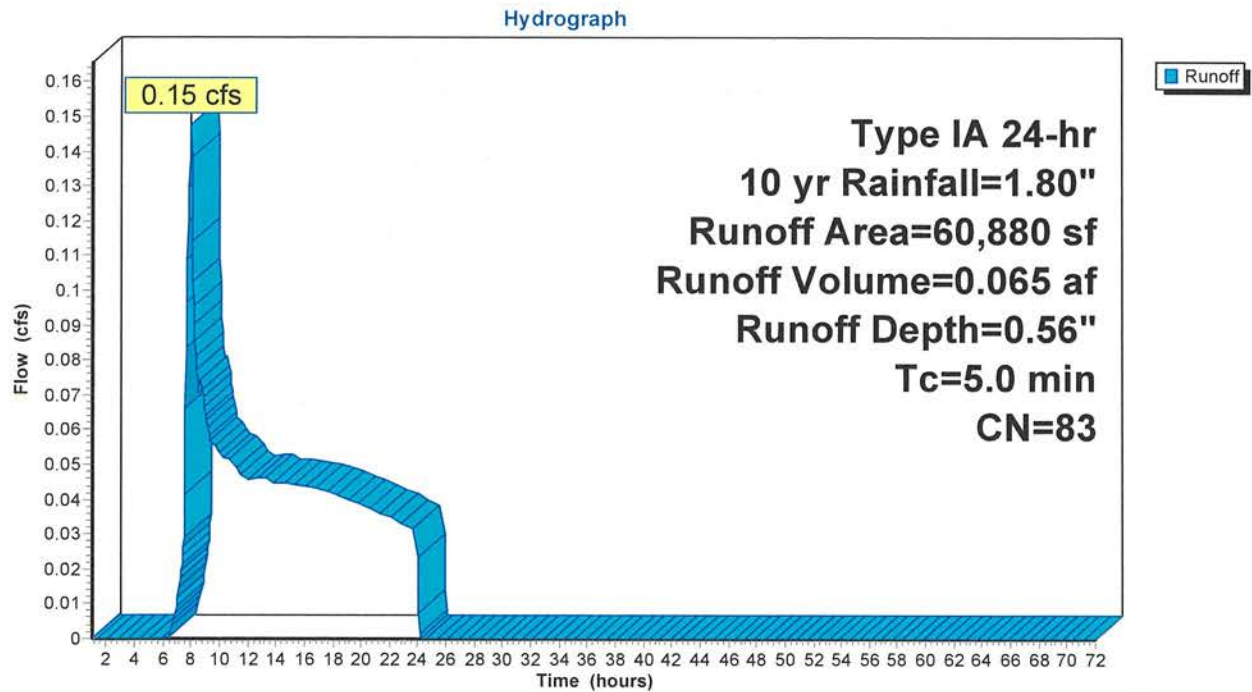
Runoff = 0.15 cfs @ 7.99 hrs, Volume= 0.065 af, Depth= 0.56"
Routed to Pond 4P : COMBINED POND A

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-72.00 hrs, $dt=0.05$ hrs
Type IA 24-hr 10 yr Rainfall=1.80"

Area (sf)	CN	Description
60,880	83	1/4 acre lots, 38% imp, HSG C
37,746		62.00% Pervious Area
23,134		38.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct Entry 5 min

Subcatchment 2S: Post A



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Type IA 24-hr 10 yr Rainfall=1.80"

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Summary for Subcatchment 4S: Post B[49] Hint: $T_c < 2dt$ may require smaller dt

Runoff = 0.04 cfs @ 7.96 hrs, Volume= 0.012 af, Depth= 0.93"
Routed to Pond 5P : SWALE B

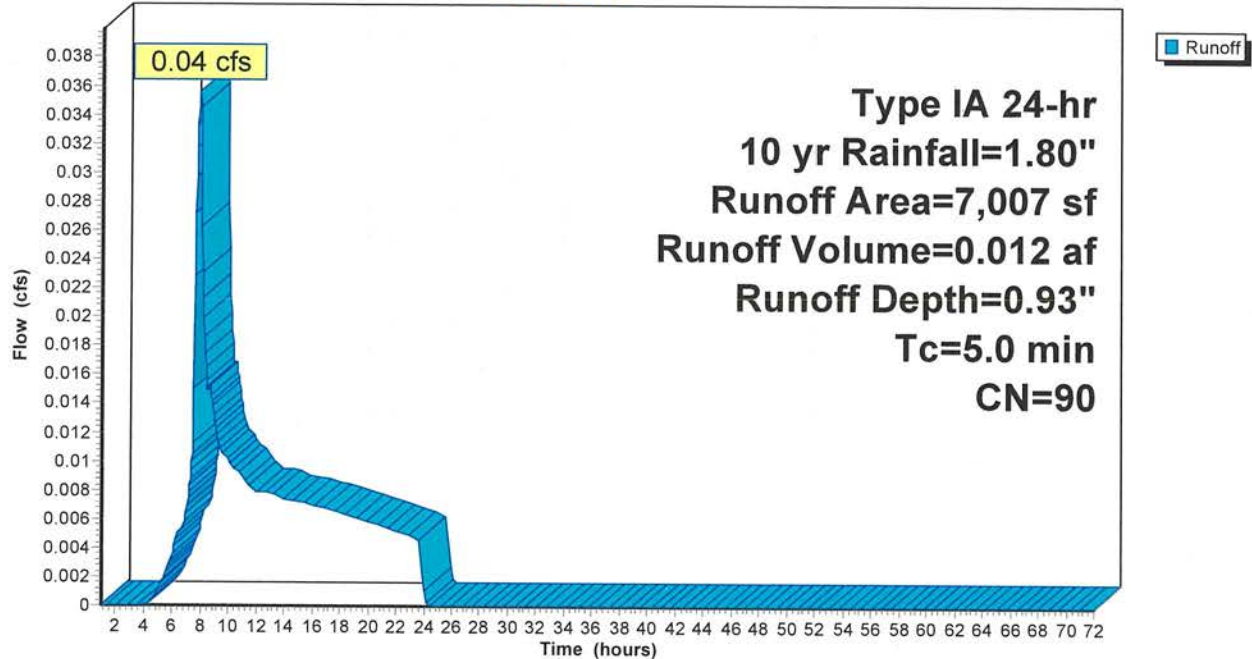
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-72.00 hrs, $dt=0.05$ hrs
Type IA 24-hr 10 yr Rainfall=1.80"

Area (sf)	CN	Description
2,457	74	>75% Grass cover, Good, HSG C
4,550	98	Paved roads w/curbs & sewers, HSG C
7,007	90	Weighted Average
2,457		35.06% Pervious Area
4,550		64.94% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct Entry

Subcatchment 4S: Post B

Hydrograph



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Type IA 24-hr 10 yr Rainfall=1.80"

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Summary for Pond 4P: COMBINED POND A

[92] Warning: Device #2 is above defined storage

Inflow Area = 1.398 ac, 38.00% Impervious, Inflow Depth = 0.56" for 10 yr event
 Inflow = 0.15 cfs @ 7.99 hrs, Volume= 0.065 af
 Outflow = 0.01 cfs @ 24.08 hrs, Volume= 0.051 af, Atten= 90%, Lag= 965.5 min
 Primary = 0.01 cfs @ 24.08 hrs, Volume= 0.051 af
 Secondary = 0.00 cfs @ 1.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 1.00-72.00 hrs, dt= 0.05 hrs
 Peak Elev= 99.81' @ 24.08 hrs Surf.Area= 2,051 sf Storage= 2,249 cf

Plug-Flow detention time= 1,435.3 min calculated for 0.051 af (78% of inflow)
 Center-of-Mass det. time= 1,313.3 min (2,180.9 - 867.6)

Volume	Invert	Avail.Storage	Storage Description
#1	98.50'	3,795 cf	37.42'W x 37.42'L x 2.00'H Prismatic Z=3.0

Device	Routing	Invert	Outlet Devices
#1	Primary	98.50'	0.280 in/hr Exfiltration over Surface area Conductivity to Groundwater Elevation = 80.00' Phase-In= 1.00'
#2	Secondary	100.50'	3.0' long + 3.0' SideZ x 1.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. (English) 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32

Primary OutFlow Max=0.01 cfs @ 24.08 hrs HW=99.81' (Free Discharge)

↑1=Exfiltration (Controls 0.01 cfs)

Secondary OutFlow Max=0.00 cfs @ 1.00 hrs HW=98.50' (Free Discharge)

↑2=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

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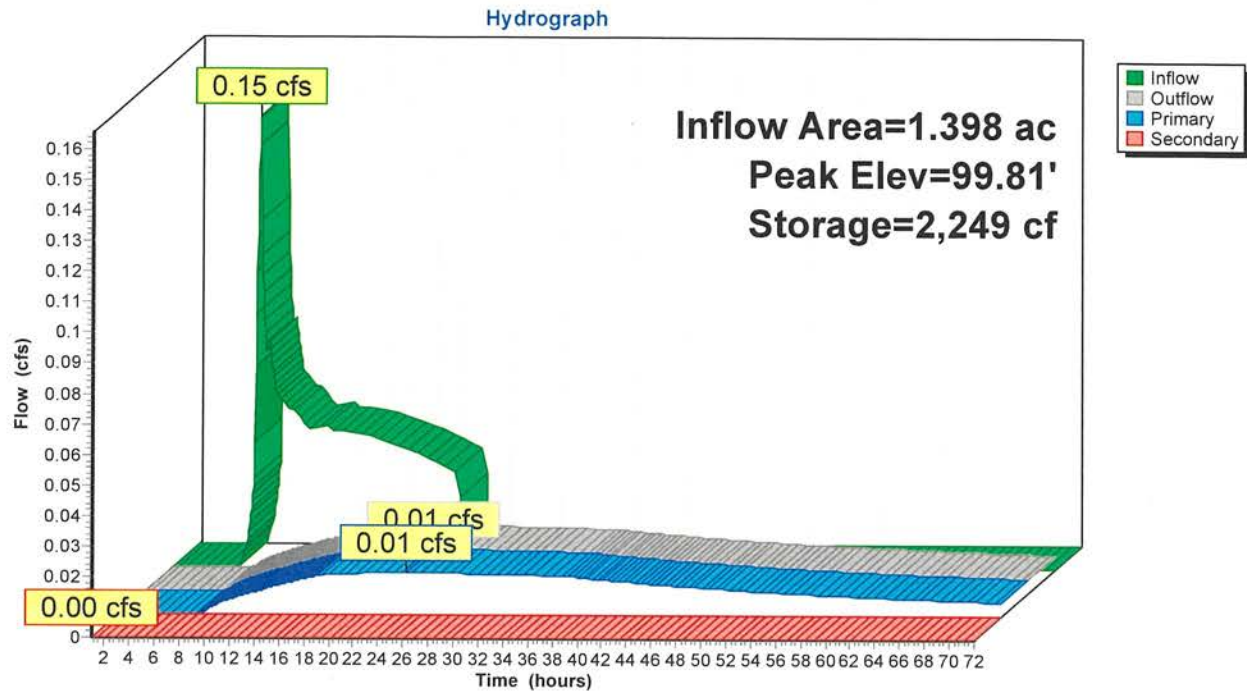
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Type IA 24-hr 10 yr Rainfall=1.80"

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Pond 4P: COMBINED POND A



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Type IA 24-hr 10 yr Rainfall=1.80"

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Summary for Pond 5P: SWALE B

Inflow Area = 0.161 ac, 64.94% Impervious, Inflow Depth = 0.93" for 10 yr event
 Inflow = 0.04 cfs @ 7.96 hrs, Volume= 0.012 af
 Outflow = 0.01 cfs @ 21.71 hrs, Volume= 0.009 af, Atten= 85%, Lag= 825.0 min
 Primary = 0.00 cfs @ 21.71 hrs, Volume= 0.009 af
 Secondary = 0.00 cfs @ 21.71 hrs, Volume= 0.001 af

Routing by Stor-ind method, Time Span= 1.00-72.00 hrs, dt= 0.05 hrs
 Peak Elev= 100.50' @ 21.71 hrs Surf.Area= 842 sf Storage= 396 cf

Plug-Flow detention time= 1,414.7 min calculated for 0.009 af (76% of inflow)
 Center-of-Mass det. time= 1,274.3 min (2,069.8 - 795.5)

Volume	Invert	Avail.Storage	Storage Description
#1	100.00'	655 cf	27.00'W x 27.00'L x 0.80'H Prismatic Z=2.0

Device	Routing	Invert	Outlet Devices
#1	Primary	100.00'	0.260 in/hr Exfiltration over Surface area Conductivity to Groundwater Elevation = 80.00' Phase-In= 1.00'
#2	Secondary	100.50'	3.0' long + 3.0 ' SideZ x 1.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. (English) 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32

Primary OutFlow Max=0.00 cfs @ 21.71 hrs HW=100.50' (Free Discharge)
 ↑1=Exfiltration (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 21.71 hrs HW=100.50' (Free Discharge)
 ↑2=Broad-Crested Rectangular Weir (Weir Controls 0.00 cfs @ 0.18 fps)

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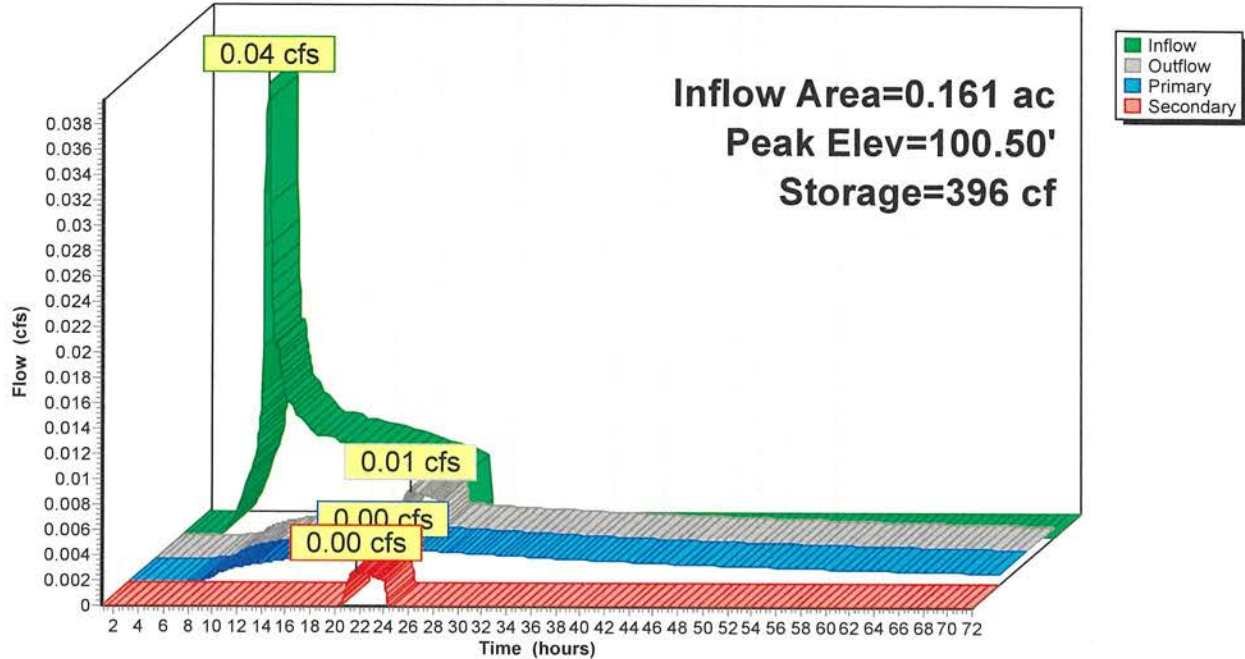
Type IA 24-hr 10 yr Rainfall=1.80"

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Pond 5P: SWALE B

Hydrograph



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Type IA 24-hr 25 yr Rainfall=2.00"

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Time span=1.00-72.00 hrs, dt=0.05 hrs, 1421 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: Pre Runoff Area=67,753 sf 12.00% Impervious Runoff Depth=0.45"
Flow Length=550' Slope=0.0200 '/' Tc=23.9 min CN=77 Runoff=0.07 cfs 0.058 af

Subcatchment2S: Post A Runoff Area=60,880 sf 38.00% Impervious Runoff Depth=0.70"
Tc=5.0 min CN=83 Runoff=0.20 cfs 0.081 af

Subcatchment4S: Post B Runoff Area=7,007 sf 64.94% Impervious Runoff Depth=1.09"
Tc=5.0 min CN=90 Runoff=0.04 cfs 0.015 af

Pond 4P: COMBINED POND A Peak Elev=100.08' Storage=2,827 cf Inflow=0.20 cfs 0.081 af
Primary=0.02 cfs 0.061 af Secondary=0.00 cfs 0.000 af Outflow=0.02 cfs 0.061 af

Pond 5P: SWALE B Peak Elev=100.51' Storage=398 cf Inflow=0.04 cfs 0.015 af
Primary=0.00 cfs 0.009 af Secondary=0.01 cfs 0.003 af Outflow=0.01 cfs 0.012 af

Total Runoff Area = 3.114 ac Runoff Volume = 0.154 af Average Runoff Depth = 0.59"
73.60% Pervious = 2.292 ac 26.40% Impervious = 0.822 ac

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Type IA 24-hr 25 yr Rainfall=2.00"

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Summary for Subcatchment 1S: Pre

Runoff = 0.07 cfs @ 8.29 hrs, Volume= 0.058 af, Depth= 0.45"

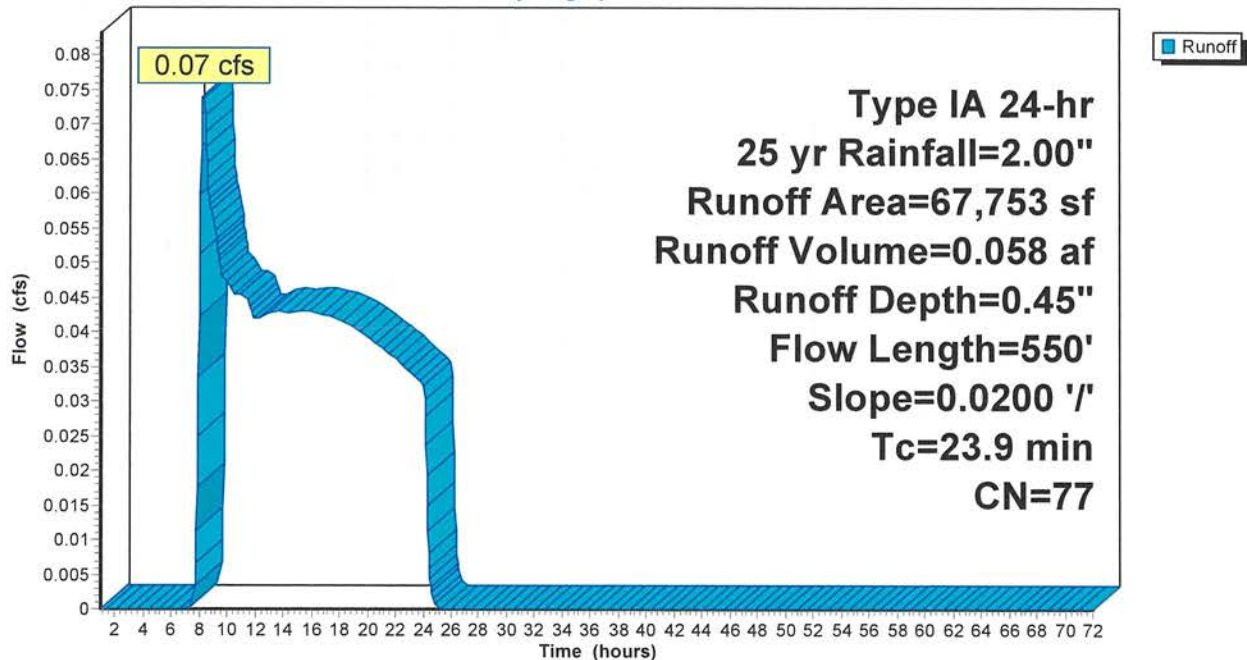
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-72.00 hrs, dt= 0.05 hrs
Type IA 24-hr 25 yr Rainfall=2.00"

Area (sf)	CN	Description
67,753	77	2 acre lots, 12% imp, HSG C
59,623		88.00% Pervious Area
8,130		12.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.3	100	0.0200	0.10		Sheet Flow, Sheet Flow
					Fallow n= 0.050 P2= 0.20"
7.6	450	0.0200	0.99		Shallow Concentrated Flow, Shallow Concentraed Flow
					Short Grass Pasture Kv= 7.0 fps
23.9	550	Total			

Subcatchment 1S: Pre

Hydrograph



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Type IA 24-hr 25 yr Rainfall=2.00"

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Summary for Subcatchment 2S: Post A

[49] Hint: $T_c < 2dt$ may require smaller dt

Runoff = 0.20 cfs @ 7.98 hrs, Volume= 0.081 af, Depth= 0.70"
Routed to Pond 4P : COMBINED POND A

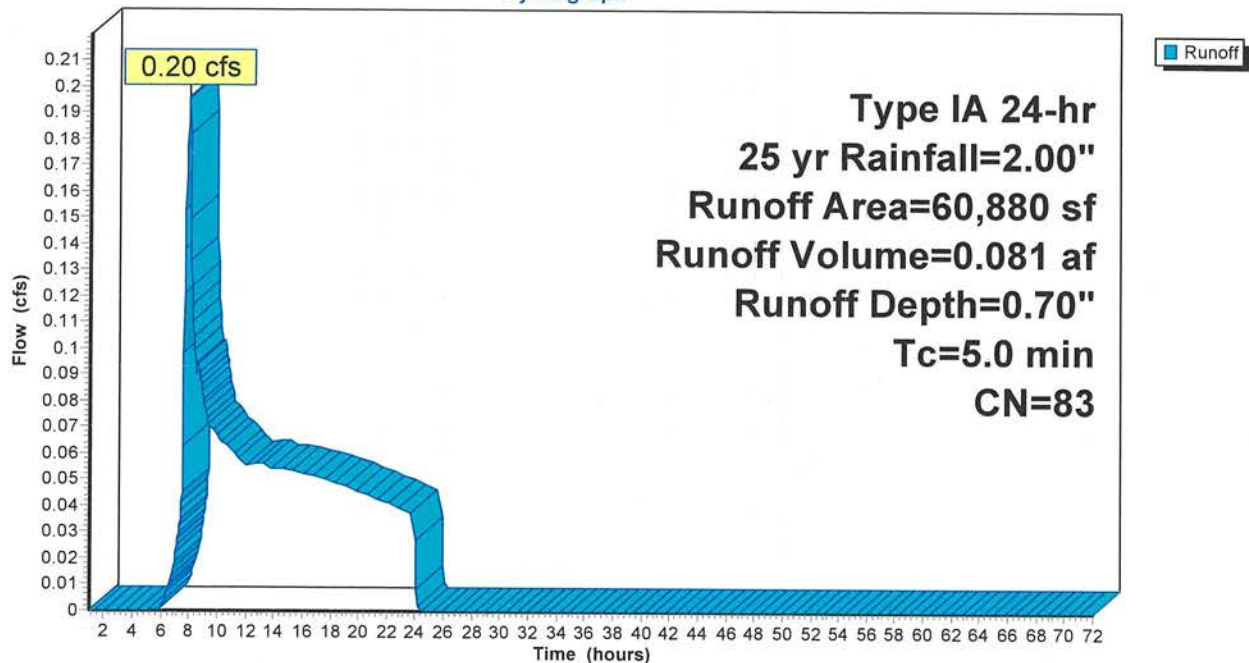
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-72.00 hrs, $dt=0.05$ hrs
Type IA 24-hr 25 yr Rainfall=2.00"

Area (sf)	CN	Description
60,880	83	1/4 acre lots, 38% imp, HSG C
37,746		62.00% Pervious Area
23,134		38.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct Entry 5 min

Subcatchment 2S: Post A

Hydrograph



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Type IA 24-hr 25 yr Rainfall=2.00"

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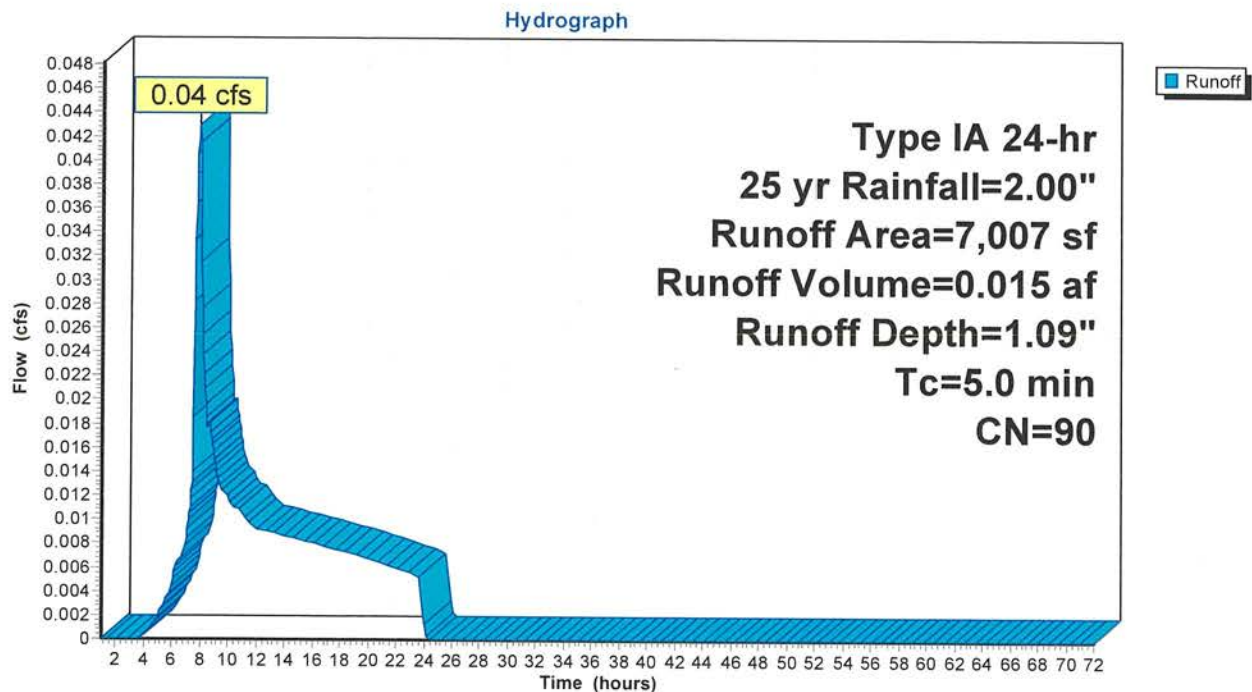
Summary for Subcatchment 4S: Post B[49] Hint: $T_c < 2dt$ may require smaller dt

Runoff = 0.04 cfs @ 7.95 hrs, Volume= 0.015 af, Depth= 1.09"
Routed to Pond 5P : SWALE B

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-72.00 hrs, $dt=0.05$ hrs
Type IA 24-hr 25 yr Rainfall=2.00"

Area (sf)	CN	Description
2,457	74	>75% Grass cover, Good, HSG C
4,550	98	Paved roads w/curbs & sewers, HSG C
7,007	90	Weighted Average
2,457		35.06% Pervious Area
4,550		64.94% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct Entry

Subcatchment 4S: Post B

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Type IA 24-hr 25 yr Rainfall=2.00"

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Summary for Pond 4P: COMBINED POND A

[92] Warning: Device #2 is above defined storage

Inflow Area = 1.398 ac, 38.00% Impervious, Inflow Depth = 0.70" for 25 yr event
 Inflow = 0.20 cfs @ 7.98 hrs, Volume= 0.081 af
 Outflow = 0.02 cfs @ 24.09 hrs, Volume= 0.061 af, Atten= 92%, Lag= 966.1 min
 Primary = 0.02 cfs @ 24.09 hrs, Volume= 0.061 af
 Secondary = 0.00 cfs @ 1.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 1.00-72.00 hrs, dt= 0.05 hrs
 Peak Elev= 100.08' @ 24.09 hrs Surf.Area= 2,201 sf Storage= 2,827 cf

Plug-Flow detention time= 1,527.8 min calculated for 0.061 af (76% of inflow)
 Center-of-Mass det. time= 1,396.4 min (2,249.4 - 853.0)

Volume	Invert	Avail.Storage	Storage Description
#1	98.50'	3,795 cf	37.42'W x 37.42'L x 2.00'H Prismatic Z=3.0

Device	Routing	Invert	Outlet Devices
#1	Primary	98.50'	0.280 in/hr Exfiltration over Surface area Conductivity to Groundwater Elevation = 80.00' Phase-In= 1.00'
#2	Secondary	100.50'	3.0' long + 3.0 ' SideZ x 1.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. (English) 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32

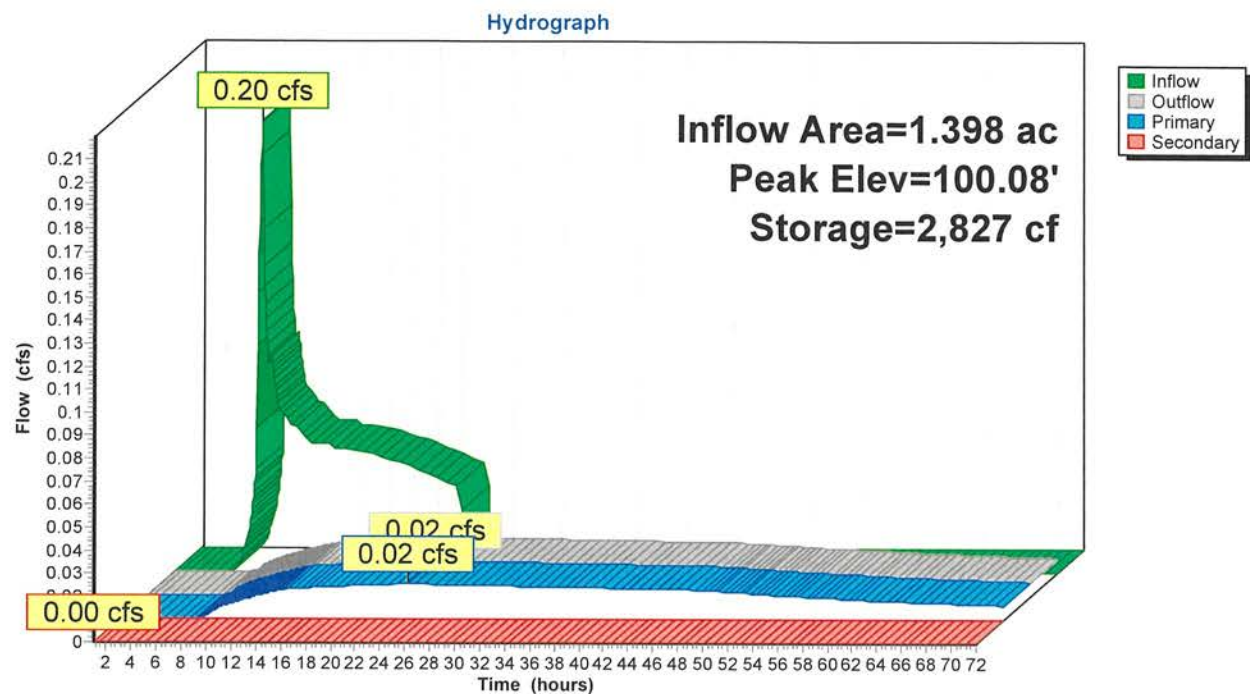
Primary OutFlow Max=0.02 cfs @ 24.09 hrs HW=100.08' (Free Discharge)

↑1=Exfiltration (Controls 0.02 cfs)

Secondary OutFlow Max=0.00 cfs @ 1.00 hrs HW=98.50' (Free Discharge)

↑2=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Pond 4P: COMBINED POND A



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Type IA 24-hr 25 yr Rainfall=2.00"

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Summary for Pond 5P: SWALE B

Inflow Area = 0.161 ac, 64.94% Impervious, Inflow Depth = 1.09" for 25 yr event
 Inflow = 0.04 cfs @ 7.95 hrs, Volume= 0.015 af
 Outflow = 0.01 cfs @ 17.25 hrs, Volume= 0.012 af, Atten= 82%, Lag= 558.0 min
 Primary = 0.00 cfs @ 17.25 hrs, Volume= 0.009 af
 Secondary = 0.01 cfs @ 17.25 hrs, Volume= 0.003 af

Routing by Stor-Ind method, Time Span= 1.00-72.00 hrs, dt= 0.05 hrs
 Peak Elev= 100.51' @ 17.25 hrs Surf.Area= 843 sf Storage= 398 cf

Plug-Flow detention time= 1,219.1 min calculated for 0.012 af (79% of inflow)
 Center-of-Mass det. time= 1,096.2 min (1,881.6 - 785.4)

Volume	Invert	Avail.Storage	Storage Description
#1	100.00'	655 cf	27.00'W x 27.00'L x 0.80'H Prismatic Z=2.0

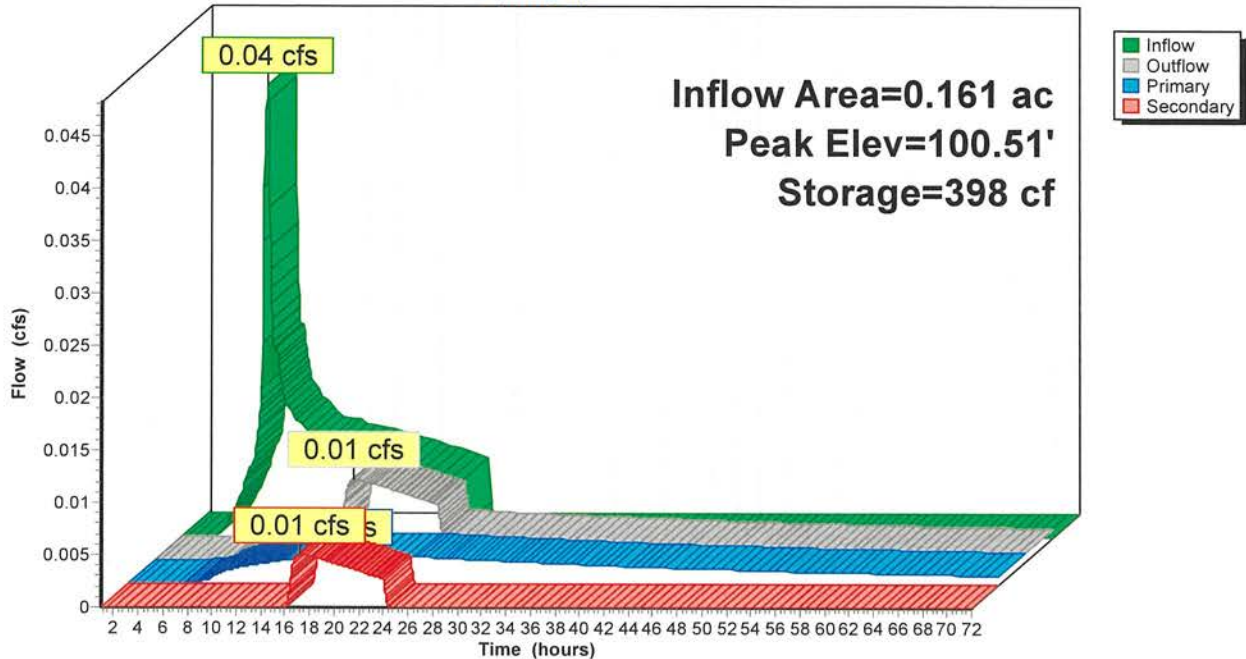
Device	Routing	Invert	Outlet Devices
#1	Primary	100.00'	0.260 in/hr Exfiltration over Surface area Conductivity to Groundwater Elevation = 80.00' Phase-In= 1.00'
#2	Secondary	100.50'	3.0' long + 3.0 ' SideZ x 1.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. (English) 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32

Primary OutFlow Max=0.00 cfs @ 17.25 hrs HW=100.51' (Free Discharge)
 ↑1=Exfiltration (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 17.25 hrs HW=100.51' (Free Discharge)
 ↑2=Broad-Crested Rectangular Weir (Weir Controls 0.00 cfs @ 0.22 fps)

Pond 5P: SWALE B

Hydrograph



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Type IA 24-hr 50 yr Rainfall=2.20"

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Time span=1.00-72.00 hrs, dt=0.05 hrs, 1421 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: Pre Runoff Area=67,753 sf 12.00% Impervious Runoff Depth=0.56"
Flow Length=550' Slope=0.0200 '/' Tc=23.9 min CN=77 Runoff=0.11 cfs 0.073 af

Subcatchment2S: Post A Runoff Area=60,880 sf 38.00% Impervious Runoff Depth=0.84"
Tc=5.0 min CN=83 Runoff=0.25 cfs 0.097 af

Subcatchment4S: Post B Runoff Area=7,007 sf 64.94% Impervious Runoff Depth=1.27"
Tc=5.0 min CN=90 Runoff=0.05 cfs 0.017 af

Pond 4P: COMBINED POND A Peak Elev=100.36' Storage=3,453 cf Inflow=0.25 cfs 0.097 af
Primary=0.02 cfs 0.071 af Secondary=0.00 cfs 0.000 af Outflow=0.02 cfs 0.071 af

Pond 5P: SWALE B Peak Elev=100.51' Storage=399 cf Inflow=0.05 cfs 0.017 af
Primary=0.00 cfs 0.009 af Secondary=0.01 cfs 0.005 af Outflow=0.01 cfs 0.014 af

Total Runoff Area = 3.114 ac Runoff Volume = 0.187 af Average Runoff Depth = 0.72"
73.60% Pervious = 2.292 ac 26.40% Impervious = 0.822 ac

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Type IA 24-hr 50 yr Rainfall=2.20"

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Summary for Subcatchment 1S: Pre

Runoff = 0.11 cfs @ 8.25 hrs, Volume= 0.073 af, Depth= 0.56"

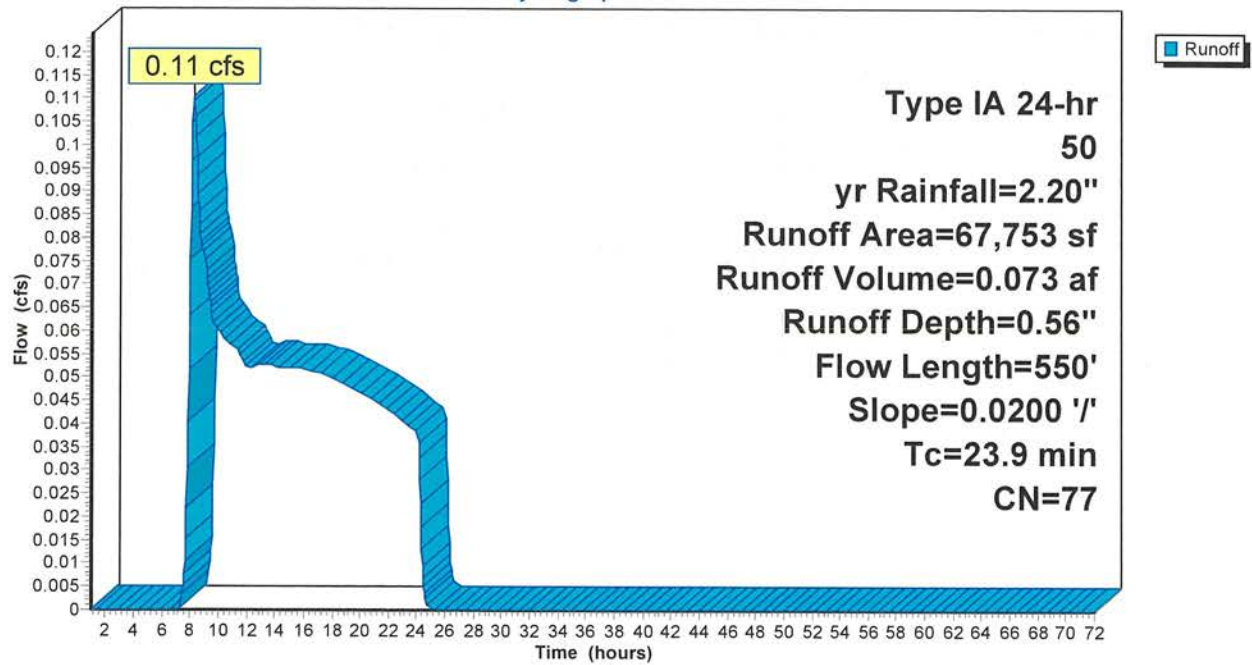
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-72.00 hrs, dt= 0.05 hrs
Type IA 24-hr 50 yr Rainfall=2.20"

Area (sf)	CN	Description
67,753	77	2 acre lots, 12% imp, HSG C
59,623		88.00% Pervious Area
8,130		12.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.3	100	0.0200	0.10		Sheet Flow, Sheet Flow
					Fallow n= 0.050 P2= 0.20"
7.6	450	0.0200	0.99		Shallow Concentrated Flow, Shallow Concentraed Flow
					Short Grass Pasture Kv= 7.0 fps
23.9	550	Total			

Subcatchment 1S: Pre

Hydrograph



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Type IA 24-hr 50 yr Rainfall=2.20"

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Summary for Subcatchment 2S: Post A

[49] Hint: $T_c < 2dt$ may require smaller dt

Runoff = 0.25 cfs @ 7.98 hrs, Volume= 0.097 af, Depth= 0.84"
Routed to Pond 4P : COMBINED POND A

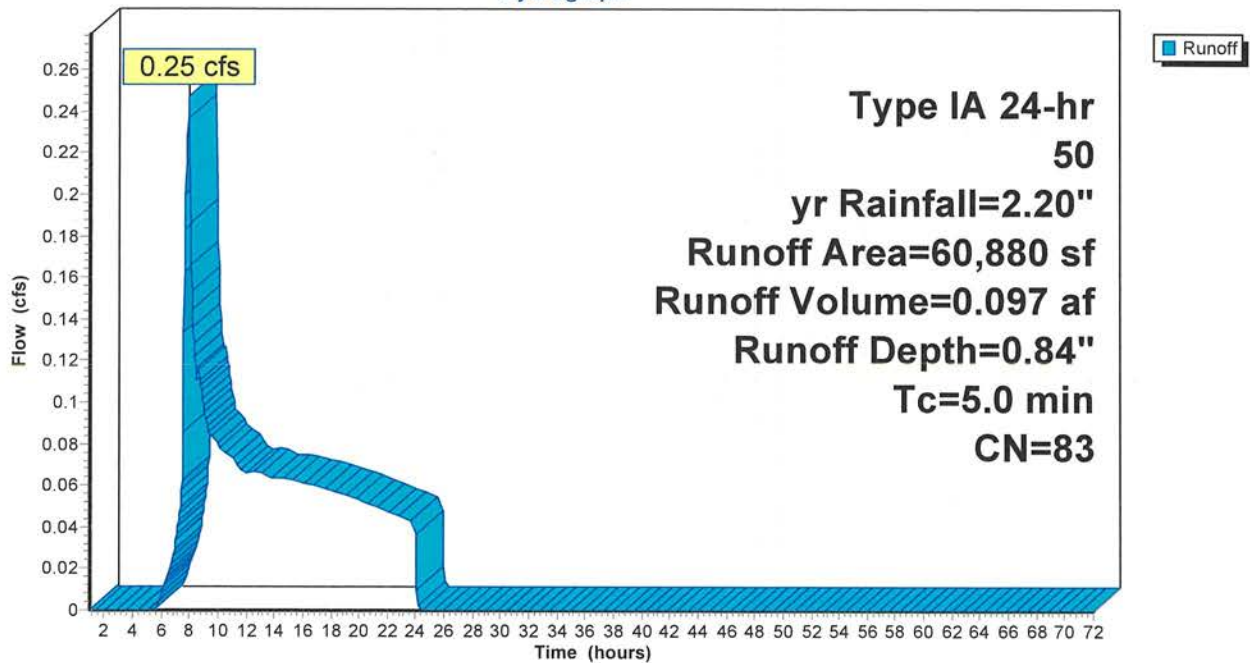
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-72.00 hrs, $dt=0.05$ hrs
Type IA 24-hr 50 yr Rainfall=2.20"

Area (sf)	CN	Description
60,880	83	1/4 acre lots, 38% imp, HSG C
37,746		62.00% Pervious Area
23,134		38.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct Entry 5 min

Subcatchment 2S: Post A

Hydrograph



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Type IA 24-hr 50 yr Rainfall=2.20"

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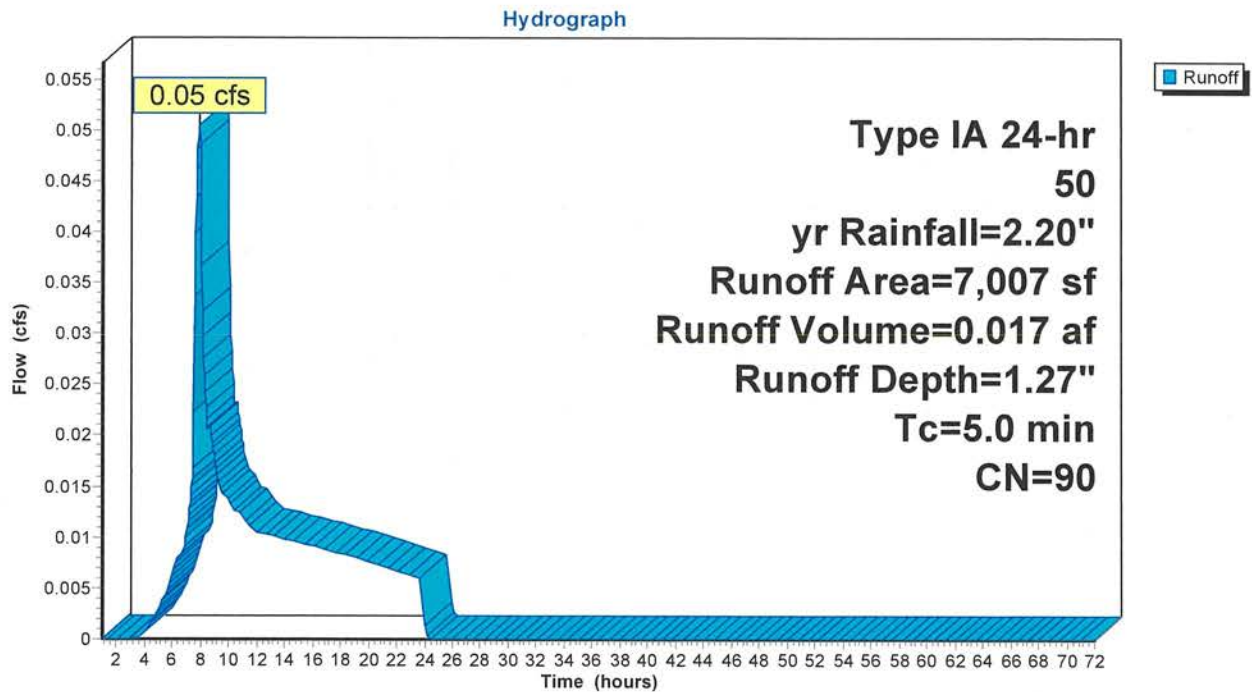
Summary for Subcatchment 4S: Post B[49] Hint: $T_c < 2dt$ may require smaller dt

Runoff = 0.05 cfs @ 7.94 hrs, Volume= 0.017 af, Depth= 1.27"
Routed to Pond 5P : SWALE B

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-72.00 hrs, $dt=0.05$ hrs
Type IA 24-hr 50 yr Rainfall=2.20"

Area (sf)	CN	Description
2,457	74	>75% Grass cover, Good, HSG C
4,550	98	Paved roads w/curbs & sewers, HSG C
7,007	90	Weighted Average
2,457		35.06% Pervious Area
4,550		64.94% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct Entry

Subcatchment 4S: Post B

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Type IA 24-hr 50 yr Rainfall=2.20"

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Summary for Pond 4P: COMBINED POND A

[92] Warning: Device #2 is above defined storage

Inflow Area = 1.398 ac, 38.00% Impervious, Inflow Depth = 0.84" for 50 yr event
 Inflow = 0.25 cfs @ 7.98 hrs, Volume= 0.097 af
 Outflow = 0.02 cfs @ 24.09 hrs, Volume= 0.071 af, Atten= 93%, Lag= 966.5 min
 Primary = 0.02 cfs @ 24.09 hrs, Volume= 0.071 af
 Secondary = 0.00 cfs @ 1.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 1.00-72.00 hrs, dt= 0.05 hrs
 Peak Elev= 100.36' @ 24.09 hrs Surf.Area= 2,359 sf Storage= 3,453 cf

Plug-Flow detention time= 1,623.8 min calculated for 0.071 af (73% of inflow)
 Center-of-Mass det. time= 1,475.3 min (2,316.1 - 840.8)

Volume	Invert	Avail.Storage	Storage Description
#1	98.50'	3,795 cf	37.42'W x 37.42'L x 2.00'H Prismaoid Z=3.0

Device	Routing	Invert	Outlet Devices
#1	Primary	98.50'	0.280 in/hr Exfiltration over Surface area Conductivity to Groundwater Elevation = 80.00' Phase-in= 1.00'
#2	Secondary	100.50'	3.0' long + 3.0 ' SideZ x 1.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. (English) 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32

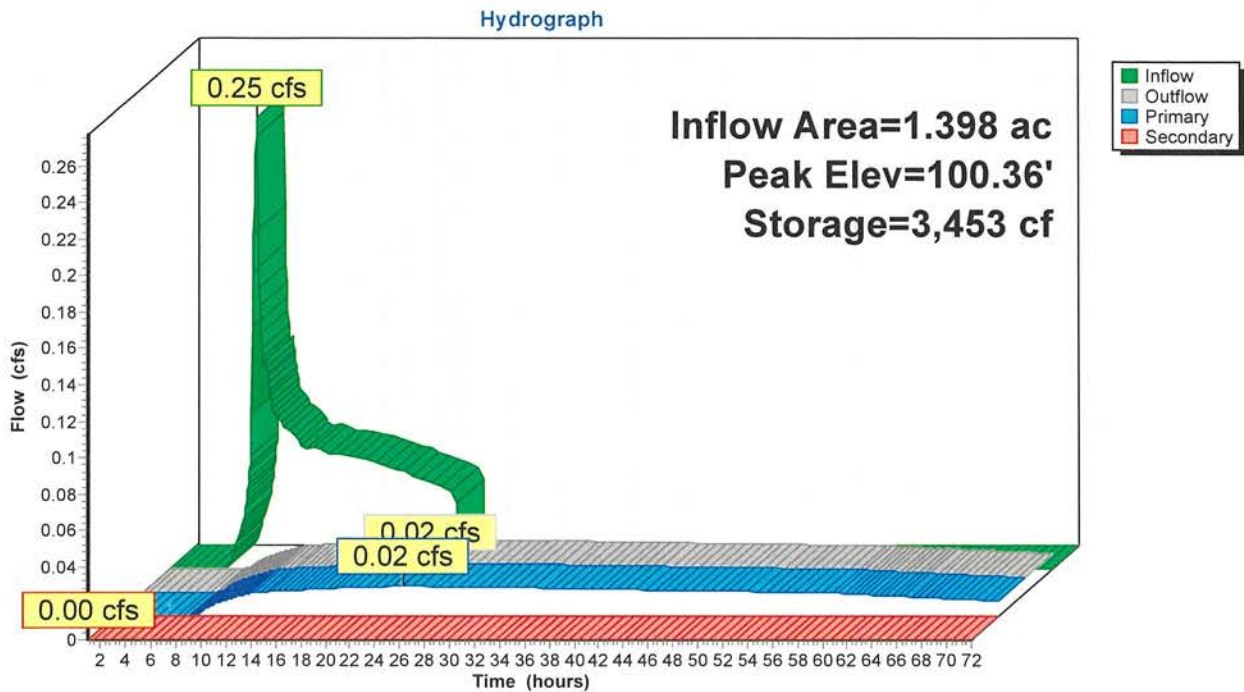
Primary OutFlow Max=0.02 cfs @ 24.09 hrs HW=100.36' (Free Discharge)

↑1=Exfiltration (Controls 0.02 cfs)

Secondary OutFlow Max=0.00 cfs @ 1.00 hrs HW=98.50' (Free Discharge)

↑2=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Pond 4P: COMBINED POND A



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Type IA 24-hr 50 yr Rainfall=2.20"

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Summary for Pond 5P: SWALE B

Inflow Area = 0.161 ac, 64.94% Impervious, Inflow Depth = 1.27" for 50 yr event
 Inflow = 0.05 cfs @ 7.94 hrs, Volume= 0.017 af
 Outflow = 0.01 cfs @ 14.61 hrs, Volume= 0.014 af, Atten= 81%, Lag= 400.0 min
 Primary = 0.00 cfs @ 14.61 hrs, Volume= 0.009 af
 Secondary = 0.01 cfs @ 14.61 hrs, Volume= 0.005 af

Routing by Stor-Ind method, Time Span= 1.00-72.00 hrs, dt= 0.05 hrs
 Peak Elev= 100.51' @ 14.61 hrs Surf.Area= 843 sf Storage= 399 cf

Plug-Flow detention time= 1,059.2 min calculated for 0.014 af (82% of inflow)
 Center-of-Mass det. time= 952.2 min (1,728.9 - 776.8)

Volume	Invert	Avail.Storage	Storage Description
#1	100.00'	655 cf	27.00'W x 27.00'L x 0.80'H Prismatic Z=2.0

Device	Routing	Invert	Outlet Devices
#1	Primary	100.00'	0.260 in/hr Exfiltration over Surface area Conductivity to Groundwater Elevation = 80.00' Phase-In= 1.00'
#2	Secondary	100.50'	3.0' long + 3.0 'l' SideZ x 1.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. (English) 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32

Primary OutFlow Max=0.00 cfs @ 14.61 hrs HW=100.51' (Free Discharge)
 ↳1=Exfiltration (Controls 0.00 cfs)

Secondary OutFlow Max=0.01 cfs @ 14.61 hrs HW=100.51' (Free Discharge)
 ↳2=Broad-Crested Rectangular Weir (Weir Controls 0.01 cfs @ 0.25 fps)

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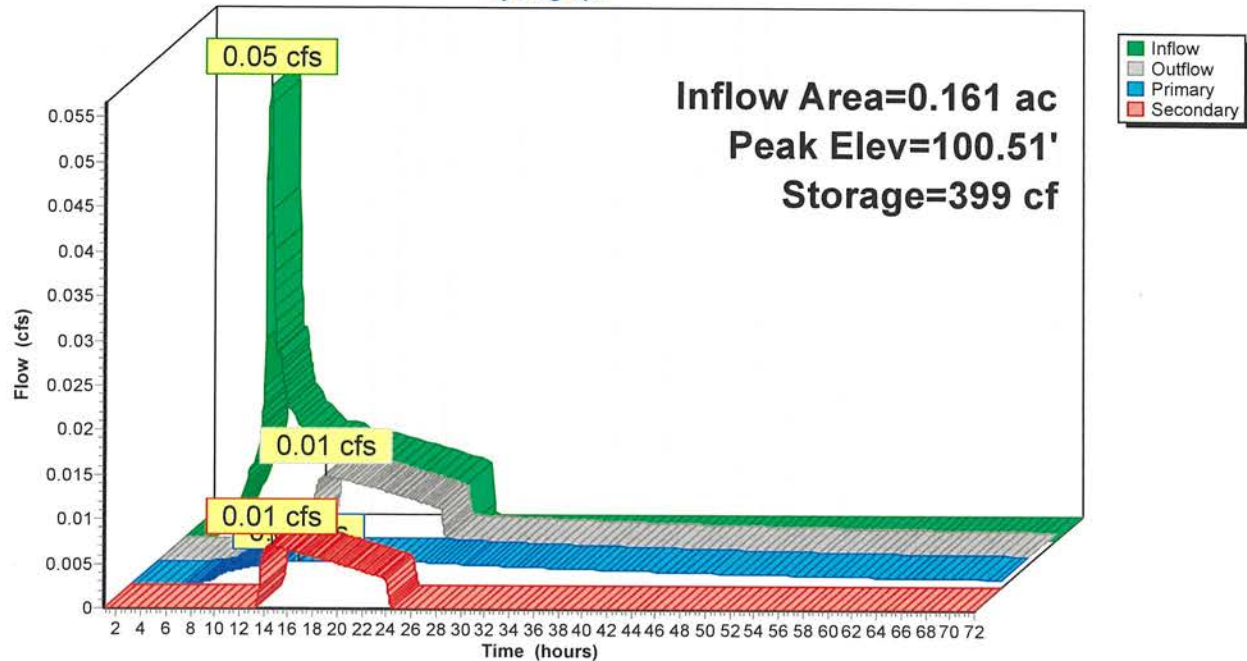
Type IA 24-hr 50 yr Rainfall=2.20"

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Pond 5P: SWALE B

Hydrograph



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Type IA 24-hr 100 yr Rainfall=2.40"

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Time span=1.00-72.00 hrs, dt=0.05 hrs, 1421 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: Pre Runoff Area=67,753 sf 12.00% Impervious Runoff Depth=0.68"
Flow Length=550' Slope=0.0200 '/' Tc=23.9 min CN=77 Runoff=0.15 cfs 0.088 af

Subcatchment2S: Post A Runoff Area=60,880 sf 38.00% Impervious Runoff Depth=0.98"
Tc=5.0 min CN=83 Runoff=0.30 cfs 0.114 af

Subcatchment4S: Post B Runoff Area=7,007 sf 64.94% Impervious Runoff Depth=1.44"
Tc=5.0 min CN=90 Runoff=0.06 cfs 0.019 af

Pond 4P: COMBINED POND A Peak Elev=100.53' Storage=3,795 cf Inflow=0.30 cfs 0.114 af
Primary=0.02 cfs 0.076 af Secondary=0.05 cfs 0.007 af Outflow=0.07 cfs 0.084 af

Pond 5P: SWALE B Peak Elev=100.51' Storage=401 cf Inflow=0.06 cfs 0.019 af
Primary=0.00 cfs 0.009 af Secondary=0.01 cfs 0.007 af Outflow=0.01 cfs 0.016 af

Total Runoff Area = 3.114 ac Runoff Volume = 0.222 af Average Runoff Depth = 0.85"
73.60% Pervious = 2.292 ac 26.40% Impervious = 0.822 ac

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Type IA 24-hr 100 yr Rainfall=2.40"

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Summary for Subcatchment 1S: Pre

Runoff = 0.15 cfs @ 8.23 hrs, Volume= 0.088 af, Depth= 0.68"

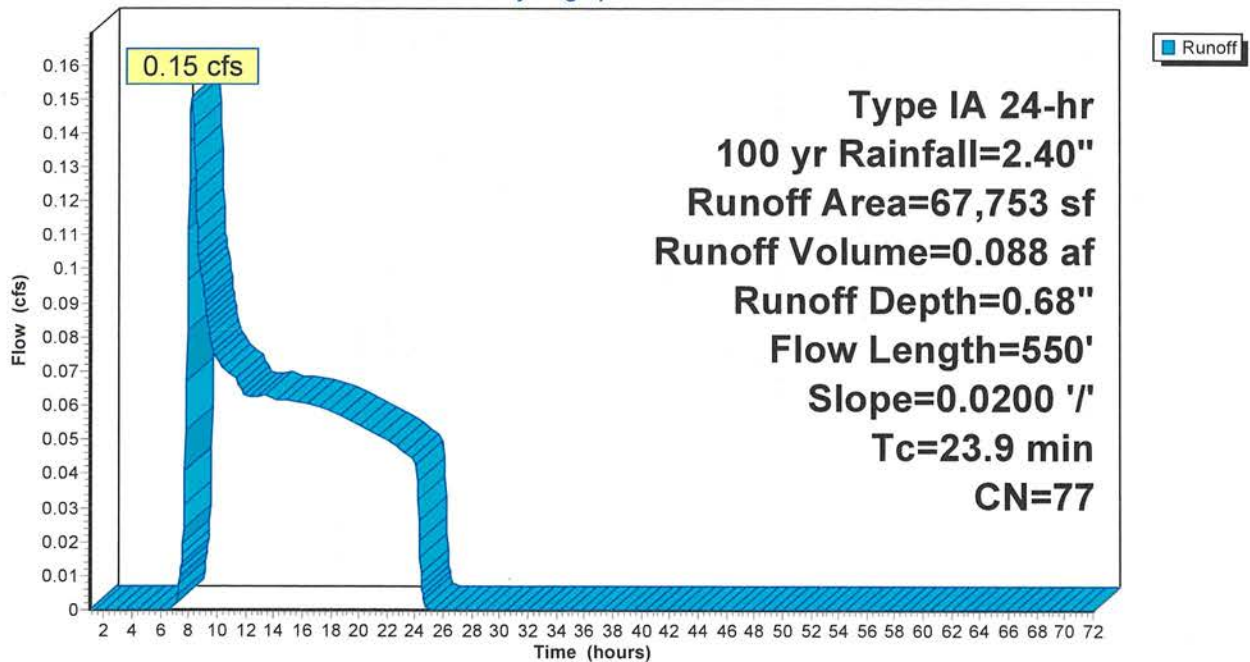
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-72.00 hrs, dt= 0.05 hrs
Type IA 24-hr 100 yr Rainfall=2.40"

Area (sf)	CN	Description
67,753	77	2 acre lots, 12% imp, HSG C
59,623		88.00% Pervious Area
8,130		12.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.3	100	0.0200	0.10		Sheet Flow, Sheet Flow
					Fallow n= 0.050 P2= 0.20"
7.6	450	0.0200	0.99		Shallow Concentrated Flow, Shallow Concentraed Flow
					Short Grass Pasture Kv= 7.0 fps
23.9	550	Total			

Subcatchment 1S: Pre

Hydrograph



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Type IA 24-hr 100 yr Rainfall=2.40"

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Summary for Subcatchment 2S: Post A

[49] Hint: $T_c < 2dt$ may require smaller dt

Runoff = 0.30 cfs @ 7.98 hrs, Volume= 0.114 af, Depth= 0.98"
Routed to Pond 4P : COMBINED POND A

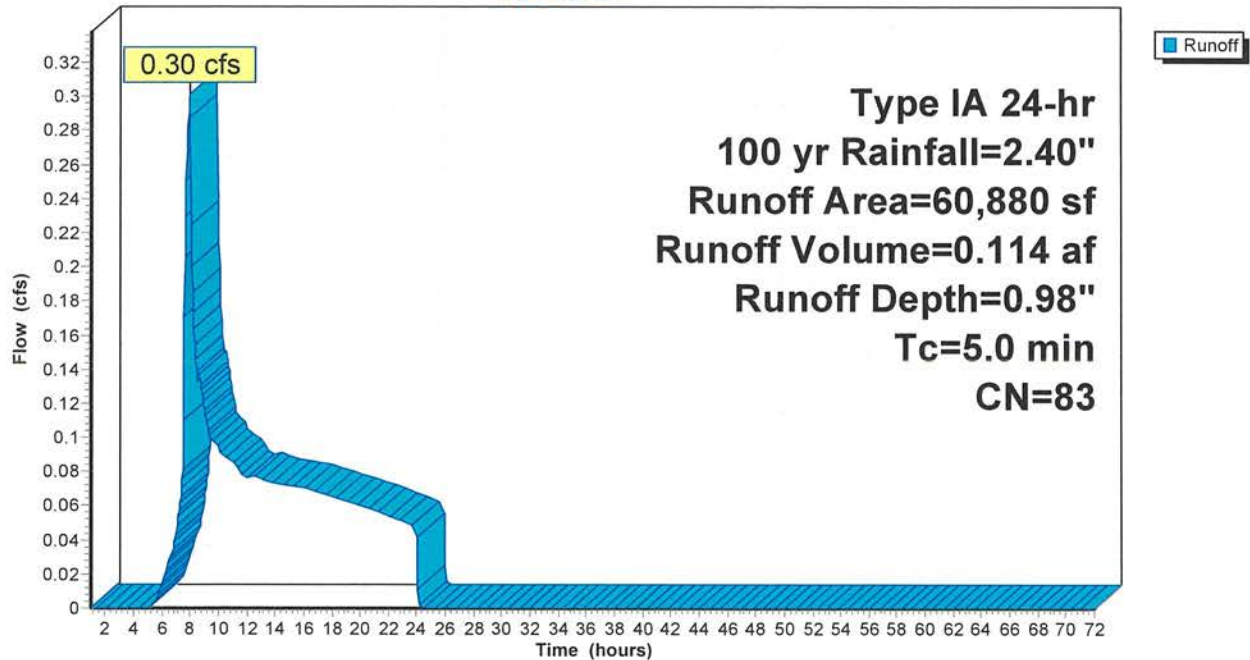
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-72.00 hrs, $dt=0.05$ hrs
Type IA 24-hr 100 yr Rainfall=2.40"

Area (sf)	CN	Description
60,880	83	1/4 acre lots, 38% imp, HSG C
37,746		62.00% Pervious Area
23,134		38.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct Entry 5 min

Subcatchment 2S: Post A

Hydrograph



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Type IA 24-hr 100 yr Rainfall=2.40"

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Summary for Subcatchment 4S: Post B[49] Hint: $T_c < 2dt$ may require smaller dt

Runoff = 0.06 cfs @ 7.93 hrs, Volume= 0.019 af, Depth= 1.44"
Routed to Pond 5P : SWALE B

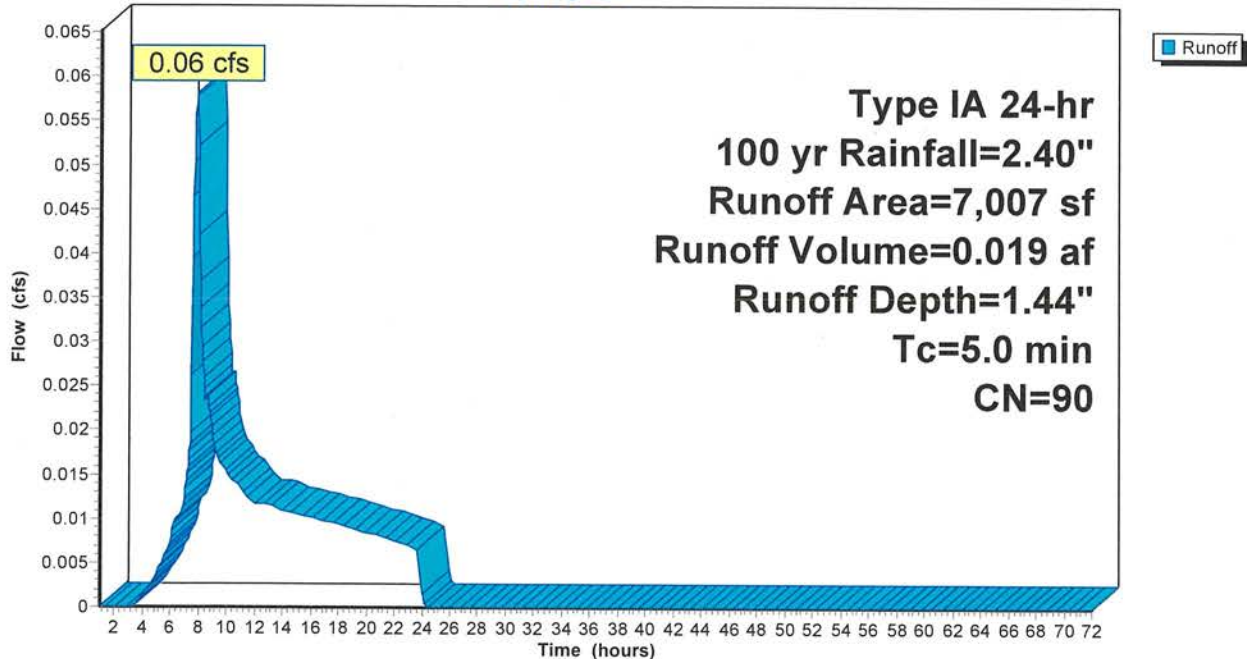
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-72.00 hrs, $dt=0.05$ hrs
Type IA 24-hr 100 yr Rainfall=2.40"

Area (sf)	CN	Description
2,457	74	>75% Grass cover, Good, HSG C
4,550	98	Paved roads w/curbs & sewers, HSG C
7,007	90	Weighted Average
2,457		35.06% Pervious Area
4,550		64.94% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct Entry

Subcatchment 4S: Post B

Hydrograph



4026 Strong Road Concept

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Type IA 24-hr 100 yr Rainfall=2.40"

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Summary for Pond 4P: COMBINED POND A

[92] Warning: Device #2 is above defined storage

[93] Warning: Storage range exceeded by 0.03'

[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=18)

Inflow Area = 1.398 ac, 38.00% Impervious, Inflow Depth = 0.98" for 100 yr event
 Inflow = 0.30 cfs @ 7.98 hrs, Volume= 0.114 af
 Outflow = 0.07 cfs @ 21.50 hrs, Volume= 0.084 af, Atten= 78%, Lag= 811.3 min
 Primary = 0.02 cfs @ 21.50 hrs, Volume= 0.076 af
 Secondary = 0.05 cfs @ 21.50 hrs, Volume= 0.007 af

Routing by Stor-Ind method, Time Span= 1.00-72.00 hrs, dt= 0.05 hrs

Peak Elev= 100.53' @ 21.50 hrs Surf.Area= 2,442 sf Storage= 3,795 cf

Plug-Flow detention time= 1,557.8 min calculated for 0.084 af (73% of inflow)

Center-of-Mass det. time= 1,410.0 min (2,240.2 - 830.3)

Volume	Invert	Avail.Storage	Storage Description
#1	98.50'	3,795 cf	37.42'W x 37.42'L x 2.00'H Prismatic Z=3.0

Device	Routing	Invert	Outlet Devices
#1	Primary	98.50'	0.280 in/hr Exfiltration over Surface area Conductivity to Groundwater Elevation = 80.00' Phase-In= 1.00'
#2	Secondary	100.50'	3.0' long + 3.0' SideZ x 1.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. (English) 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32

Primary OutFlow Max=0.02 cfs @ 21.50 hrs HW=100.53' (Free Discharge)

↑1=Exfiltration (Controls 0.02 cfs)

Secondary OutFlow Max=0.05 cfs @ 21.50 hrs HW=100.53' (Free Discharge)

↑2=Broad-Crested Rectangular Weir (Weir Controls 0.05 cfs @ 0.48 fps)

4026 Strong Road Concept

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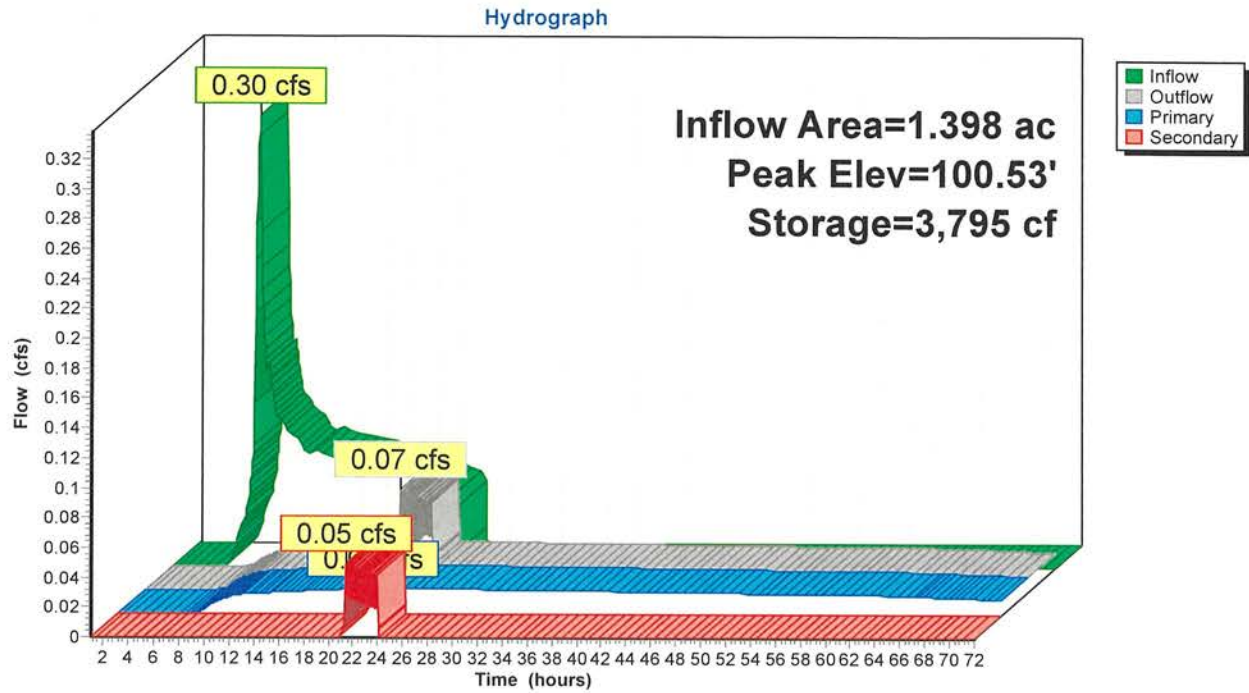
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Type IA 24-hr 100 yr Rainfall=2.40"

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Pond 4P: COMBINED POND A



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Type IA 24-hr 100 yr Rainfall=2.40"

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Summary for Pond 5P: SWALE B

Inflow Area = 0.161 ac, 64.94% Impervious, Inflow Depth = 1.44" for 100 yr event
 Inflow = 0.06 cfs @ 7.93 hrs, Volume= 0.019 af
 Outflow = 0.01 cfs @ 12.59 hrs, Volume= 0.016 af, Atten= 80%, Lag= 279.4 min
 Primary = 0.00 cfs @ 12.59 hrs, Volume= 0.009 af
 Secondary = 0.01 cfs @ 12.59 hrs, Volume= 0.007 af

Routing by Stor-Ind method, Time Span= 1.00-72.00 hrs, dt= 0.05 hrs
 Peak Elev= 100.51' @ 12.59 hrs Surf.Area= 843 sf Storage= 401 cf

Plug-Flow detention time= 933.6 min calculated for 0.016 af (84% of inflow)
 Center-of-Mass det. time= 836.6 min (1,605.8 - 769.2)

Volume	Invert	Avail.Storage	Storage Description
#1	100.00'	655 cf	27.00'W x 27.00'L x 0.80'H Prismatic Z=2.0

Device	Routing	Invert	Outlet Devices
#1	Primary	100.00'	0.260 in/hr Exfiltration over Surface area Conductivity to Groundwater Elevation = 80.00' Phase-In= 1.00' #2 Secondary 100.50' 3.0' long + 3.0' SideZ x 1.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. (English) 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32

Primary OutFlow Max=0.00 cfs @ 12.59 hrs HW=100.51' (Free Discharge)

↑1=Exfiltration (Controls 0.00 cfs)

Secondary OutFlow Max=0.01 cfs @ 12.59 hrs HW=100.51' (Free Discharge)

↑2=Broad-Crested Rectangular Weir (Weir Controls 0.01 cfs @ 0.28 fps)

4026 Strong Road Concept

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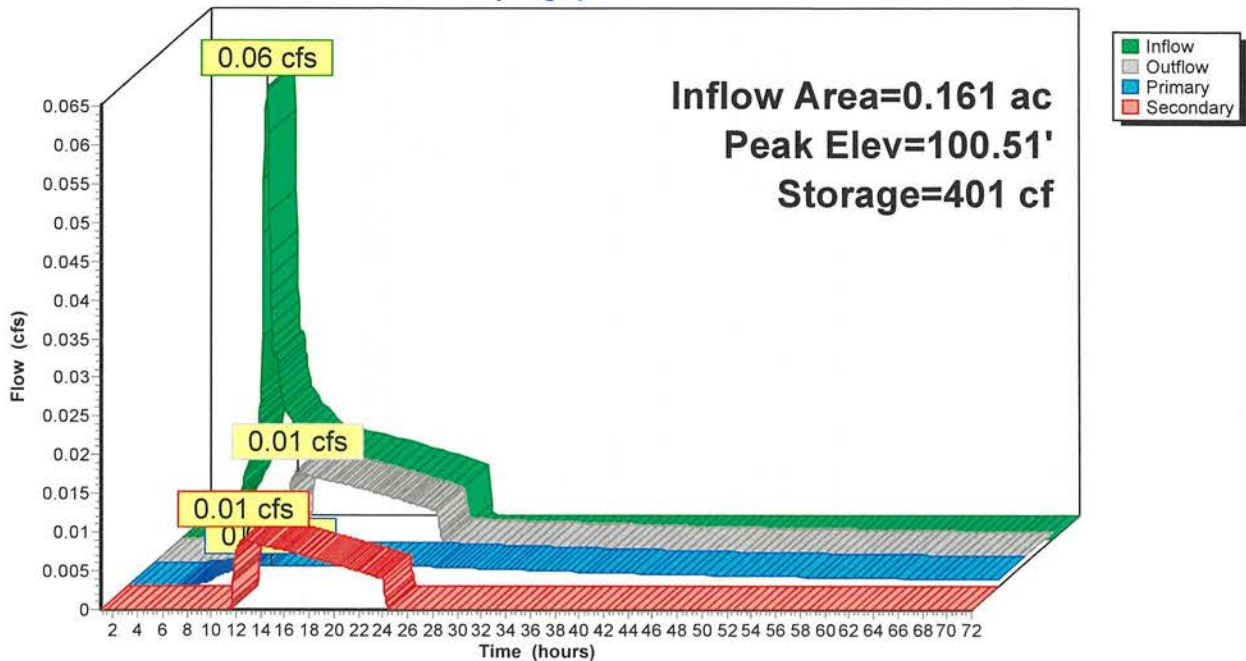
Type IA 24-hr 100 yr Rainfall=2.40"

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Pond 5P: SWALE B

Hydrograph





United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Spokane County, Washington**



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

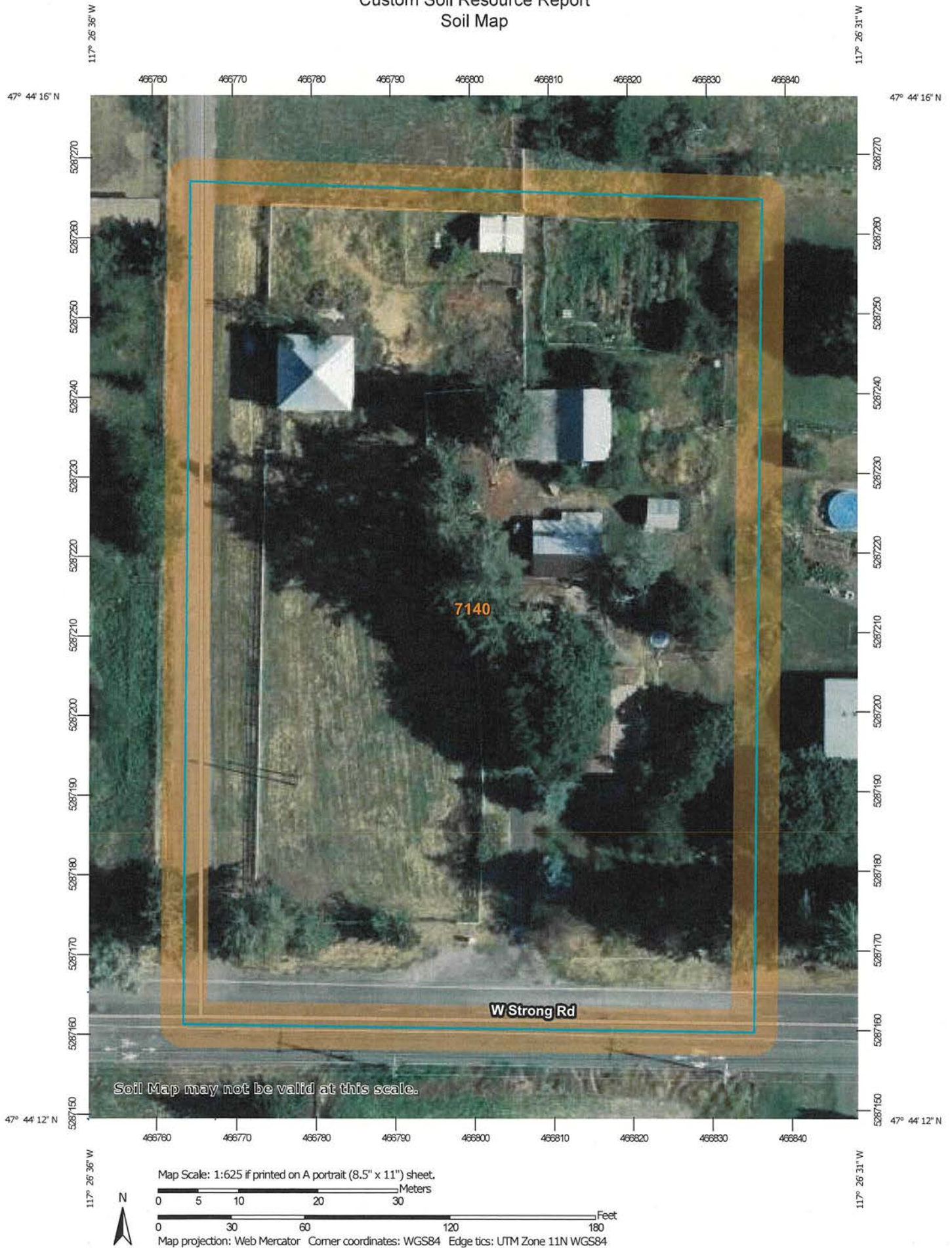
Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Map Unit Polygons

Soil Map Unit Lines

Soil Map Unit Points

Special Point Features

Blowout

Borrow Pit

Clay Spot

Closed Depression

Gravel Pit

Gravelly Spot

Landfill

Lava Flow

Marsh or swamp

Mine or Quarry

Miscellaneous Water

Perennial Water

Rock Outcrop

Saline Spot

Sandy Spot

Severely Eroded Spot

Sinkhole

Slide or Slip

Sodic Spot

Spoil Area

Stony Spot

Very Stony Spot

Wet Spot

Other

Special Line Features

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Spokane County, Washington
Survey Area Data: Version 16, Aug 26, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 9, 2022—Aug 15, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
7140	Urban land-Uhlig, disturbed complex, 0 to 8 percent slopes	1.9	100.0%
Totals for Area of Interest		1.9	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Spokane County, Washington

7140—Urban land-Uhlig, disturbed complex, 0 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2mfrn
Elevation: 2,350 to 2,400 feet
Mean annual precipitation: 18 to 20 inches
Mean annual air temperature: 46 to 52 degrees F
Frost-free period: 100 to 140 days
Farmland classification: Not prime farmland

Map Unit Composition

Urban land: 70 percent
Uhlig, disturbed, and similar soils: 20 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Urban Land

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8
Hydric soil rating: No

Description of Uhlig, Disturbed

Setting

Landform: Outwash terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Loess mixed with minor amounts of volcanic ash over glaciofluvial deposits

Typical profile

Ap1 - 0 to 4 inches: ashy silt loam
Ap2 - 4 to 10 inches: ashy silt loam
A - 10 to 18 inches: ashy loam
Bt1 - 18 to 32 inches: loam
Bt2 - 32 to 42 inches: loam
C - 42 to 60 inches: very fine sandy loam

Properties and qualities

Slope: 0 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: High (about 10.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Custom Soil Resource Report

Land capability classification (nonirrigated): 2e

Hydrologic Soil Group: C

Ecological site: F009XY002WA - Mesic Xeric Loamy Hills Ponderosa Pine Warm Dry Grass

Other vegetative classification: ponderosa pine/bluebunch wheatgrass (CN130)

Hydric soil rating: No

Minor Components

Seaboldt, warm, disturbed

Percent of map unit: 5 percent

Landform: Outwash plains on plateaus

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Other vegetative classification: ponderosa pine/Idaho fescue (CN140)

Hydric soil rating: No

Brincken, moist, disturbed

Percent of map unit: 3 percent

Landform: Outwash terraces on loess hills

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Other vegetative classification: ponderosa pine/Idaho fescue (CN140)

Hydric soil rating: No

Nez perce, disturbed

Percent of map unit: 2 percent

Landform: Plateaus

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Interfluve

Down-slope shape: Linear

Across-slope shape: Convex

Other vegetative classification: ponderosa pine/bluebunch wheatgrass (CN130)

Hydric soil rating: No

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Exhibit 6.e - Concept 25-Yr Design Storm Evaluation

SRSM RATIONAL METHOD

PROJECT: **25-4026**

25-Year Design Storm

Nolting - Strong Road

PROJECT INFORMATION

BASIN: **SITE**

Tot. Area **61,420** SF 1.41 Acres
 Imp. Area **34,764** SF C= **0.9**
 Perv. Area **26,656** SF C= **0.15**
 Wt. C = 0.57 PGIS Area = **19,764**

WCE Applicable Travel Time Ground Cover Coefficients			
Per Table 5-6 SRSM			
Type of Cover		K (ft/min)	
Short Pasture		420	
Nearly Bare Ground		600	
Small Roadside Ditch/ Grass		900	
Paved Area (use for parking lots)		1200	
Gutter - 4 inches deep		1500	
Gutter - 6 inches deep		2400	
Pipe - 12-inch PVC/DI		3000	
Pipe - 15/18-inch PVC/DI		3900	
Pipe - 24-inch PVC/DI		4700	
Reaches			
Reach 1	Offsite	also applicable for Pre-Developed Tc	
Length	50.00		
K	420.00		
Slope (ft/ft)	0.0200	be sure this is decimal equivalent slope 0.0000	
Travel Time	0.84	Minutes	
Reach 2	Finished Lot	from House to Street	
Length	65.00		
K	420.00		
Slope (ft/ft)	0.0200	be sure this is decimal equivalent slope 0.0000	
Travel Time	1.09	Minutes	
Reach 3	Gutter Flow to Inlet/Catch Basin		
Length	100.00		
K	2400.00		
Slope (ft/ft)	0.0200	be sure this is decimal equivalent slope 0.0000	
Travel Time	0.29	Minutes	
Reach 4	Pipe Flow 1	Pipe Reach One (only need one if no Diam change)	
Length	0.00		
K	3000.00	12-inch Pipe minimum	
Slope (ft/ft)	0.0050	Average Slope for total pipe run	
Travel Time	0.00	Minutes	
Reach 5	Pipe Flow 2	Add additional pipe reaches for other Diam	
Length	0.00		
K	3900.00	15/18-inch Pipe	
Slope (ft/ft)	0.0050	Average Slope for total pipe run	
Travel Time	0.00	Minutes	
Sum of Tc	2.23	Minutes	
Tc for Analysis	5.00	Minutes	

BOWSTRING METHOD

PROJECT: 25-4026

BASIN: **SITE**

DESIGNER **trw**

DATE: 21-Jul-25

Time Increment (min) 5
 Time of Conc. (min) 5.00
 Outflow (cfs) **0.6**
 Design Year Flow 25
 Area (acres) 1.41
 Impervious Area (sq ft) 34764
 'C' Factor 0.57
 Area * C 0.810
 PGIS Area **19,764**

Rainfall Intensity Coefficients for **Spokane**
 taken from Table 5-7 SRSM
 M25 = 9.09
 N25 = 0.626

Flow (weighted C)
 Qwc= 2.69 cfs
 Flow (time of Concentration)
 Qtc= 2.69 cfs

Time (min)	Time Inc. (sec)	Intens. (in/hr)	Q Devel (cfs)	Vol.In (cu ft)	Vol.Out (cu ft)	Storage (cu ft)	
5.00	300	3.32	2.69	1081	180	901	<==
5	300	3.32	2.69	1081	180	901	<==
10	600	2.15	1.74	1223	360	863	
15	900	1.67	1.35	1354	540	814	
20	1200	1.39	1.13	1470	720	750	
25	1500	1.21	0.98	1573	900	673	
30	1800	1.08	0.88	1666	1080	586	
35	2100	0.98	0.80	1751	1260	491	
40	2400	0.90	0.73	1830	1440	390	
45	2700	0.84	0.68	1904	1620	284	
50	3000	0.79	0.64	1973	1800	173	
55	3300	0.74	0.60	2039	1980	59	
60	3600	0.70	0.57	2101	2160	-59	
65	3900	0.67	0.54	2160	2340	-180	
70	4200	0.64	0.52	2217	2520	-303	
75	4500	0.61	0.49	2271	2700	-429	
80	4800	0.59	0.47	2323	2880	-557	
85	5100	0.56	0.46	2374	3060	-686	
90	5400	0.54	0.44	2422	3240	-818	
95	5700	0.53	0.43	2469	3420	-951	
100	6000	0.51	0.41	2515	3600	-1085	

"1815A" TREATMENT REQUIREMENTS

Minimum "1815A" Volume Required 824 cu ft
 Provided Treatment Volume - Min. **1,028** cu ft

DRYWELL REQUIREMENTS - 25 YEAR DESIGN STORM

Maximum Storage Required by Bowstring 901 cu ft
 Provided Pond Storage Volume to Inlet - Min. **1,337** cu ft
 Provided Drywell/Gallery Storage Volume 0 cu ft

Total Provided Volume 1,337 cu ft

Number and Type of Drywells Required
 1 Single
 0 Double

Exhibit 7 - Request for Agency Comment

2nd RFC

- a. Applicant's Response to RFC (initial review)
- b. Request for Comments – 2nd Request (planning engineering only)
- c. Technically Complete Letter.

RFC - Initial Review

- d. Request for Comments – Initial Review
- e. Request for additional information letter (initial review)



WCE No. 25-4026
September 30, 2025

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

Attn: Melissa Owen, Planner II

Re: **Strong Road Subdivision – a residential development**
Response to Comments dated August 14, 2025

Dear Ms. Owen:

WCE is in receipt of the comments for the Strong Road Preliminary Long Plat, Z25-456.PPLT dated August 14, 2025. As part of those comments, we have made several changes and corrections. Please see our comments below:

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.

WCE Response: This comment has been noted. WCE has reviewed the turnaround requirements and it is our understanding that we meet the dimensional requirements for a fire access road as well as the hammerhead turnaround.

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.

WCE Response: This comment will be addressed at time of construction.

City Treasurer

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

WCE Response: This comment has been noted.

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.

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~~.

WCE Response: The narrative has been revised to replace private streets with private access/access.

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.

WCE Response: References to phasing have been removed.

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.

WCE Response: Question 1 Answer D has been clarified to address use of the unit lot subdivision code regarding allowed deviations from frontage, setbacks, building coverage and density for child lots.

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.

WCE Response: Question 1 Answer F has been updated to reference Chapter 17C.111. Originally, 2xx was specified because the 200 series sections (more specifically 200-235) discuss land use standards, and the remaining sections generally discuss design and building standards, which are not directly applicable to a platting action.

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).

WCE Response: All references to private streets in the narrative and preliminary plat application have been removed and replaced with private access.

14. Question 5 – since this project is SEPA exempt and therefore the SEPA checklist was not distributed, please remove reference to the SEPA checklist.

WCE Response: All references to a SEPA Checklist for this project have been removed.

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.

WCE Response: All references to private streets in the narrative and preliminary plat application have been removed and replaced with private access.

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).

WCE Response: All references to private streets in the narrative and preliminary plat application have been removed and replaced with private access.

Preliminary Plat Map.

17. Add “Unit Lot Subdivision” to the title block.

WCE Response: Unit Lot Subdivision has been added 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.

WCE Response: The phone number of the owner has been added to the preliminary plat.

19. Please update required minimum density to 6.

WCE Response: The required minimum density has been updated to 6.

20. Please add proposed density to the map site data table. Calculating density is described in Section 17C.111.210 Density.

WCE Response: The proposed density has been updated to 9.

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.

WCE Response: The number of housing units and number of units on each lot has been updated on the preliminary plat to 12 units on 12 lots.

22. Add condition of adjacent properties (platted/plat name or unplatted).

WCE Response: The platted/unplatted condition of adjacent properties has been added to the preliminary plat.

23. *Show setbacks from existing retained home to proposed new lot lines.*

WCE Response: Setbacks have been shown from the 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'

WCE Response: Parent site setbacks are identified on the preliminary plat in text format.

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.

WCE Response: The private access has been updated to state "Private Access/Utility Tract "A"".

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 access/~~driveway~~, 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.

WCE Response: WCE has reviewed the above final plat comments and would accept the above conditions of approval.

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 _____.”

WCE Response: WCE has reviewed the above dedication signatures and will accept a condition that the required signatures be on the final plat.

*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.

WCE Response: The legal description has been corrected 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.

WCE Response: Quarter Section Lines are shown on the face of the plat.

28. Show the existing topography at two-foot maximum interval (SMC 17G.080.040(2)(o)).

WCE Response: The existing topography has been shown at a 1-foot interval.

29. Is the 26-foot-wide easement intended to include utilities, pedestrian and vehicle access? Please clarify.

WCE Response: The 26-foot-wide easement is intended to include vehicle access and wet utilities. There will be a 10-foot utility and pedestrian access easement on the west side of the private access, as well as on the east side of the access south of the hammerhead turnaround, and on the north side of the east-west portion of the hammerhead turnaround.

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.

WCE Response: A conceptual stormwater drainage plan is included with this updated application packet.

31. Easement 8602100237 appears to be missing from the face of the preliminary plat. Please show the easement.

WCE Response: Easement 8602100237 has been added to the preliminary plat.

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.

WCE Response: Easement 8211220211 has been identified as 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.

WCE Response: A 7.5-foot right-of-way dedication has been added to the north side of Strong Road.

34. Please show the location of any existing onsite septic systems, including cesspools and/or drain fields, on the face of the preliminary plat.

WCE Response: Approximate onsite septic systems have been added to the preliminary plat to be closed and/or removed.

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).

WCE Response: A 10-foot utility easement has been identified along 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”.

WCE Response: The application was updated to identify 12 connections to public sewer. Additionally, all references to private alley have been replaced with 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.

WCE Response: The trip generation letter has been updated to correctly identify the proposed accesses to the public street network via the new private access.

38. There are some unlabeled lines shown on the face of the plat. See snip below. Please clarify.

WCE Response: The unlabeled lines have been removed from the preliminary plat.

General Comments and Conditions:

WCE Response: WCE has no concern with the majority of the comments identified in this section, with the exception of those below:

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.

WCE Response: Sidewalk is required along Strong Road; however, per code, sidewalk is not required on the interior of the unit-lot subdivision. A paved pedestrian pathway will be provided for internal connectivity and for connectivity to the public sidewalk system.

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).

WCE Response: Sidewalk is required along Strong Road; however, per code, sidewalk is not required on the interior of the unit-lot subdivision. A paved pedestrian pathway will be provided for internal connectivity and for connectivity to the public sidewalk system.

*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.

WCE Response: Per the comment letter from the Spokane Tribe of Indians, the area has been extensively developed in surrounding areas and the Tribe is not requesting a CRS at this time. We would ask that the DAHP condition be modified to match the requirement for an Inadvertent Discovery Plan.

If you have any questions or comments regarding this letter, please feel free to contact us at (509) 893-2617

Thank you,

A handwritten signature in dark ink, appearing to read "Austin J. Fuller", with a long horizontal flourish extending to the right.

Austin J. Fuller, ACP
Whipple Consulting Engineers, Inc.

TRW/ajf

Enclosures: as noted

Cc: File, Owner

Exhibit 7.b. - Request for Comments – 2nd Request (planning engineering only)

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.

REQUEST FOR COMMENTS ***2nd RFC***
FILE No.: Z25-456PPLT

COMMENTS: (Use additional sheets if necessary)

Authorized Signature	Department or Agency	Date	Concurrency Passed/Failed

Exhibit 7.c. - Technically Complete Letter

November 11, 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

Dear Mr. Fuller and Mr. Whipple:

After review of the above-described application, it has been determined to be technically complete according to Spokane Municipal Code (SMC) 17G.061.120, Determination of a Complete Application.

The below detail is a compilation of applicable conditions and general comments received during the agency review process. Please also note that any modified conditions and/or dedications requested have been highlighted in **yellow**, so they stand out.

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

- A. 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.
- B. 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.
- C. 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 private access, be installed to connect lots 4-5 and lots 6-12 to the public right of way at Strong Rd.
- D. To accommodate parking in front of garages accessed from the proposed private access, planning recommends as a condition of approval that garage setbacks are met from the private access fact line.
- E. 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.
- F. 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):
- the plat is made with the free consent and in accordance with the desires of the owners of the land;
 - 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;
 - the owners adopt the plan of lots, blocks and streets shown;
 - 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.

General Comments and Conditions:

- A detailed drainage report, including a geotechnical site characterization will be required with the engineering submittal for the plat.
- The City Engineer is authorizing twelve living units to be served by private access from Strong Road.
- 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.
- 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.
- 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.
 - These improvements must be completed and accepted, or bonded for, prior to this plat being finalized.

- F. Strong Road, located adjacent to but outside the proposed plat boundary, is under a pavement cut moratorium until September 14, 2026.
- G. 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.
- H. 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).~~
- I. 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.
- J. 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.

- K. 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.
- L. All water and sewer service connections must front the lot they are to serve. Offset connections will not be allowed.
- M. 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.
- N. 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.

- O. 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.
- P. 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.
- Q. 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).
- R. 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.
- S. 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:

- I. 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.
- II. 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.
- III. 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.
- IV. 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.
- V. 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.

- VI. 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.
- VII. 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.
- VIII. 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.
- IX. 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.
- X. 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.
- XI. 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.
- XII. 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.
- XIII. All street identification and traffic control signs required by this project will be the responsibility of the developer.
- XIV. 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.
- XV. 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.

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.

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.

- T. 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 follow-up email from James MacNaughton, Local Government Archaeologist, dated October 14, 2025, the following modified conditions of approval apply:

- U. ~~A Cultural Resources Survey prior to ground disturbing activity.~~ Incorporation of a robust IDP for the project, so long as it stays with the project leads at all times, all crew are briefed on what to do and who to call in the event of a discovery, and what archaeology might look like in the ground.

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,



Melissa Owen
Assistant Planner

Development Services Center

Attachments:

City of Spokane Dept. Review.

Planning Comments incorporated into this memo

Engineering Memo – Revised Engineering Memo received 10/16/25; and,
follow-up email from Mike Nilsson 11/10/25

WA Dept. of Archeology and Historic Preservation, follow-up email 10/14/25, 2025

All other original communications included in request for additional information letter.

From: [Eliason, Joelle](#)
To: [Owen, Melissa](#)
Subject: RE: Z25-456PPLT Strong Road Residential Development
Date: Wednesday, October 15, 2025 4:24:12 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[Z25-456PPLT Strong Rd Res Dev Review02.docx](#)

Melissa,

My first comment has been revised also as:

1. This plat is located within a special drainage district and an area of drainage concern. Please provide a conceptual stormwater drainage report, as per SRSM section 3.3, and a conceptual drainage plan showing proposed handling of stormwater. The “preliminary long plat storm eval” provided does not provide enough information.

The first deletion is correct as I believe it will allow for a more flexible design (e.g. concrete instead of asphalt).

The 2nd deletion appears to be a mistake. I’ve added it back in & attached the revised comments.

Thanks for checking!



Joelle Eliason | City of Spokane | Engineering Technician IV Development Services Center

509.625-6385 | 808 W Spokane Falls Blvd, Spokane, WA 99201 | jeliason@spokanecity.org | my.spokanecity.org



DSC is open Mon-Tues & Thur-Fri 8 am–5 pm & Wed 11 am-5 pm in person, [online](#) or over the phone at 509.625.6300!

Notice: Staff availability will be limited October 20th–24th while we complete new permit system training. Thank you for your patience as we prepare to serve you better!

From: Owen, Melissa <mowen@spokanecity.org>
Sent: Wednesday, October 15, 2025 3:28 PM
To: Eliason, Joelle <jeliason@spokanecity.org>
Subject: RE: Z25-456PPLT Strong Road Residential Development

Joelle,

I typically like to point out changes to the applicant from the prior letter. This is what I’ve marked as the changes after reviewing the original memo and this new memo. Does the below look right?

New comment

- A. The City Engineer is authorizing twelve living units to be served by private access from Strong Road.

Revised Comment

- A. 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).~~
- B. 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.

Thanks.

⚠️ October 20th–24th: Staff availability will be limited due to new permit system training. Please expect longer response times. We appreciate your understanding and thank you for your patience.

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: Eliason, Joelle <jeliason@spokanecity.org>
Sent: Wednesday, October 15, 2025 9:56 AM
To: Owen, Melissa <mowen@spokanecity.org>
Cc: Brown, Eldon <ebrown@spokanecity.org>; Palmquist, Tami <tpalmquist@spokanecity.org>; Nilsson, Mike <mnilsson@spokanecity.org>; Hayden, Adam <ahayden@spokanecity.org>; Kuhn, Dalton <dkuhn@spokanecity.org>; Johnson, Erik D. <edjohnson@spokanecity.org>; Taylor, Joel <jtaylor@spokanecity.org>
Subject: Z25-456PPLT Strong Road Residential Development

Melissa,

Please see the attached comments for the 2nd review of Z25-456PPLT. Let me know if you have any questions.

Thank you,



Joelle Eliason | City of Spokane | Engineering Technician IV Development Services Center
509.625-6385 | 808 W Spokane Falls Blvd, Spokane, WA 99201 | jeliason@spokanecity.org | my.spokanecity.org



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MEMORANDUM



Development Services Center

DATE: October 15, 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 – 2nd Review

PLAT COMMENTS

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

- ~~1. This plat is located within a special drainage district and an area of drainage concern. Please provide a conceptual stormwater drainage report, as per SRS section 3.3, and a conceptual drainage plan showing proposed handling of stormwater. The “preliminary long plat storm eval” provided does not provide enough information.~~

See revised
comment/condition
in email from Mike
Nilsson
11/10/25

General Comments:

1. The City Engineer is authorizing twelve living units to be served by private access from Strong Road.
2. 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.
3. 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.
4. 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: October 15, 2025

Comments: Strong Road Residential Development

(Continuation)

- a. These improvements must be completed and accepted, or bonded for, prior to this plat being finalized.
5. Strong Road, located adjacent to but outside the proposed plat boundary, is under a pavement cut moratorium until September 14, 2026.
6. 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.
7. 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](#).
8. 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 to be installed at developer expense.
9. 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.

Date: October 15, 2025

Comments: Strong Road Residential Development

(Continuation)

- 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.
10. 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.
11. All water service and sewer service connections must front the lot they are to serve. Offset connections will not be allowed.
12. 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 and a drainage report 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.
13. 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, or an equivalent pedestrian path, 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.

Date: October 15, 2025

Comments: Strong Road Residential Development

(Continuation)

- 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 of street improvements 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.
14. 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.
15. 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.
16. 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.
17. 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.
18. 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.
- 2. A ten-foot easement for utilities, including cable television, is hereby granted along all 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.

Date: October 15, 2025

Comments: Strong Road Residential Development

(Continuation)

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.
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.

Date: October 15, 2025

Comments: Strong Road Residential Development

(Continuation)

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

From: [Nilsson, Mike](#)
To: [Owen, Melissa](#)
Subject: RE: Strong Rd Plat Z25-456PPLT - stormwater drainage report review
Date: Monday, November 10, 2025 3:30:07 PM
Attachments: [image001.jpg](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

The concept drainage plan is adequate to address the comment below. A detailed drainage report, including a geotechnical site characterization will be required with the engineering submittal for the plat.

From: Owen, Melissa <mowen@spokanecity.org>
Sent: Monday, November 10, 2025 2:08 PM
To: Nilsson, Mike <mnilsson@spokanecity.org>
Subject: Strong Rd Plat Z25-456PPLT - stormwater drainage report review

Mike,

I've been waiting for an evaluation of a stormwater drainage report for Z25-456PPLT – Strong Road Preliminary Long Plat. This is the Unit lot Subdivision plat up at 2120 W Strong Rd. It's been a few weeks since this came in and Joeline has not yet had a chance to review. It the last item on the list before we can deem this technically complete and move this onto notice of application and hearing.

Here is the comment that is intended to be addressed

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

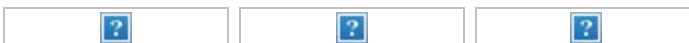
1. This plat is located within a special drainage district and an area of drainage concern. Please provide a conceptual stormwater drainage report, as per SRSB section 3.3, and a conceptual drainage plan showing proposed handling of stormwater. The “preliminary long plat storm eval” provided does not provide enough information.

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: [MacNaughton, James \(DAHP\)](#)
To: [Owen, Melissa](#)
Subject: RE: 2nd Request for Comments - Z25-456PPLT - Strong Road Res. Development Preliminary Long Plat (Unit Lot Subdivision) - Comments due October 15
Date: Monday, October 6, 2025 12:54:44 PM
Attachments: [image006.png](#)
[image007.png](#)
[image008.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Good Afternoon Melissa

I had to really dig to find the email in question. Since the window of comment had passed, I didn't update the project with an official request for survey, and I didn't hear back from you, so I figured it was academic.

But, to address the applicant's point that the land has been heavily disturbed and developed "for many years," RCW 27.53 makes it very clear that it does not matter if an artifact, feature or site has lies under a development built in the 1940s, those artifacts, features, and sites are protected by state law. And further, knowingly damaging, moving, or otherwise affecting a site is in violation of the law, and judges have recently been willing to affirm "willful and knowing" damage to sites, deciding against developers.

My decision was based on information provided to DAHP at the time of application, professional knowledge, and consultation with DAHP's risk assessment model. Our role at DAHP is as an advisory agency intended to keep projects moving forward, working with our agency and Tribal partners, while protecting archaeology for all Washingtonians.

Since the Affected Tribes have no specific concerns with the project, DAHP concurs with their decision to allow the project to move forward following an IDP.


Please note that the WA Dept of Ecology has recently updated their SEPA policies and procedures, giving greater authority to archaeological and historical consideration during the SEPA process. That document can be found here:
<https://apps.ecology.wa.gov/publications/SummaryPages/2506009.html>

Please also note that DAHP is developing a much more robust IDP that we will be rolling out soon that we hope will be clearer and easier to follow, while ensuring closer adherence to Washington State Law.

If you have any questions about this decision, please feel free to reach out to me.

All Best

James

	James MacNaughton, MSc, RPA (<u>He/Him</u>) 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
---	--

From:
Owen,
Melissa

<mowen@spokanecity.org>

Sent: Wednesday, October 1, 2025 10:43 AM

To: Eliason, Joelle <jeliason@spokanecity.org>; MacNaughton, James (DAHP)

<james.macnaughton@dahp.wa.gov>; DAHP SEPA <sepa@dahp.wa.gov>

Cc: Nilsson, Mike <mnilsson@spokanecity.org>

Subject: 2nd Request for Comments - Z25-456PPLT - Strong Road Res. Development Preliminary Long Plat (Unit Lot Subdivision) - Comments due October 15

External Email

Good morning,

We are in receipt of revised materials (applicant response to initial review, and updated application materials including application, narrative, preliminary plat map, trip generation letter) for the following project:

Project Name : Strong Road Residential Development Preliminary Long Plat (Unit Lot Subdivision)

File Number : Z25-456PPLT

Site Address: 2120 W STRONG RD (parcel 26245.0054). 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.

James/DAHP – the applicant has requested that DAHP reconsider their request for a cultural resource survey as the Spokane Tribe only requested an IDP be implemented into the scope of work

given the surrounding development. Please let me know if you would like to change your comment or would like to retain it and/or if I should request that the applicant contact you directly to discuss. I would be happy to send you the Spokane Tribe response should this be helpful to you.

Here are the attachments as links for your review:

[01. Response to Comments.pdf](#)

[02. Updated Plat Application.pdf](#)

[03. Updated Narrative.PDF](#)

[03. Updated Preliminary Plat.pdf](#)

[05. Updated Trip Generation Letter.pdf](#)

Additional supplemental material can be found at the project website. The above linked documents will also be available on the project website shortly.

Project Webpage - <https://my.spokanecity.org/projects/strong-road-residential-development-preliminary-long-plat/>

Please direct any questions, comments, or requests for more time to Melissa Owen, Planner II at mowen@spokanecity.org by **Wednesday, October 15, 2025, at 5:00PM.**

-

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: [MacNaughton, James \(DAHP\)](#)
To: [Owen, Melissa](#)
Subject: RE: 2nd Request for Comments - Z25-456PPLT - Strong Road Res. Development Preliminary Long Plat (Unit Lot Subdivision) - Comments due October 15
Date: Tuesday, October 14, 2025 1:06:36 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 again about this project, I appreciate the opportunity to comment. It does say in the documentation that the project is exempt from SEPA? That and the placement of the project we are willing to accept a robust IDP for the project, so long as it stays with the project leads at all times, all crew are briefed on what to do and who to call in the event of a discovery, and what archaeology might look like in the ground.

All Best

Jaems

	<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>
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From:
Owen,
Melissa

<mowen@spokanecity.org>

Sent: Wednesday, October 1, 2025 10:43 AM

To: Eliason, Joelle <jeliason@spokanecity.org>; MacNaughton, James (DAHP)

<james.macnaughton@dahp.wa.gov>; DAHP SEPA <sepa@dahp.wa.gov>

Cc: Nilsson, Mike <mnilsson@spokanecity.org>

Subject: 2nd Request for Comments - Z25-456PPLT - Strong Road Res. Development Preliminary Long Plat (Unit Lot Subdivision) - Comments due October 15



External Email

Good morning,

We are in receipt of revised materials (applicant response to initial review, and updated application materials including application, narrative, preliminary plat map, trip generation letter) for the following project:

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File Number : Z25-456PPLT

Site Address: 2120 W STRONG RD (parcel 26245.0054). 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.

James/DAHP – the applicant has requested that DAHP reconsider their request for a cultural resource survey as the Spokane Tribe only requested an IDP be implemented into the scope of work given the surrounding development. Please let me know if you would like to change your comment or would like to retain it and/or if I should request that the applicant contact you directly to discuss. I would be happy to send you the Spokane Tribe response should this be helpful to you.

Here are the attachments as links for your review:

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Additional supplemental material can be found at the project website. The above linked documents will also be available on the project website shortly.

Project Webpage - <https://my.spokanecity.org/projects/strong-road-residential-development-preliminary-long-plat/>

Please direct any questions, comments, or requests for more time to Melissa Owen, Planner II at mowen@spokanecity.org by **Wednesday, October 15, 2025, at 5:00PM.**

-

Thank you.

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



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REQUEST FOR COMMENTS

Strong Road Residential Development Preliminary Long Plat (Unit Lot Subdivision)

FILE NO. Z25-456PPLT

Date: July 24, 2025

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

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. August 7, 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.

DISTRIBUTION LIST FOR COMMENTS

PROJECT NAME: Strong Road Residential Development Prelim. Long Plat (Unit Lot Subdivision)

FILE No.: Z25-456PPLT

E-mail Copies

City Departments

- Asset Management, Attn: Dave Steele
- Building Department, Attn: Dermott Murphy
- City Attorney, Attn: Timothy Fischer
- City Treasurer & City Taxes & Licenses
- Code Enforcement, Attn: Luis Garcia
- Construction Management, Attn: Joel Graff* **
- Engineering Services, Attn: Dan Buller* **
- Fire Dept., Attn: Dave Kokot *
- 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*
- Planning & Development, Attn: Tami Palmquist
- Planning & Development, Attn: Eldon Brown**
- Planning & Development, Attn: Adam Hayden*
- Planning & Development, Attn: Spencer Gardner
- Planning & Development, Attn: Mike Nilsson**
- Planning & Development, Attn: Planning Review
- Planning & Development, Attn: Erik Johnson
- Planning & Development, Attn: Joelle Eliason
- Planning & Development, Attn: Dalton Kuhn
- Police Department, Attn: OFC Caitlyn Anderson*
- Public Works, Attn: Marlene Feist
- Solid Waste, Attn: Kerry Deatrich
- Solid Waste, Attn: Rick Hughes*
- Street Operations, Attn: Inga Note**
- Wastewater Management
- Water Department, Attn: John Saywers**
- 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: Eric Meyer
- SRCAA, Attn: April Westby

Washington State Agencies

- Department of Natural Resources
- Department of Natural Resources Aquatics
- Department of Natural Resources, Attn: SEPA Center
- Department of Commerce, Attn: Ben Serr
- Department of Archaeology & Historic Preservation
- Department of Ecology, Attn: Environmental Review Section
- Department of Ecology, Attn: Jeremy Sikes
- Department of Ecology, Eastern Region, Attn: Mini Sheer, 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, Attn: Larissa Pruitt
- Avista Utilities, Attn: Denise Marsh
- Avista Utilities, Attn: Christina Janssen
- Avista Utilities, Sherri Mattocks
- City of Spokane Valley Planning, Attn: Lori Barlow
- 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 (SW ¼ of the NE ¼ and SE ¼ of the NW ¼, S24, T26, R 42 E.W.M.)

REQUEST FOR COMMENTS

FILE No.: Z25-456PPLT

COMMENTS: (Use additional sheets if necessary)

Authorized Signature

Department or Agency

Date

Concurrency
Passed/Failed

Exhibit 7.e. - Request for additional information letter (initial review)

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 access driveway, 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 _____.”

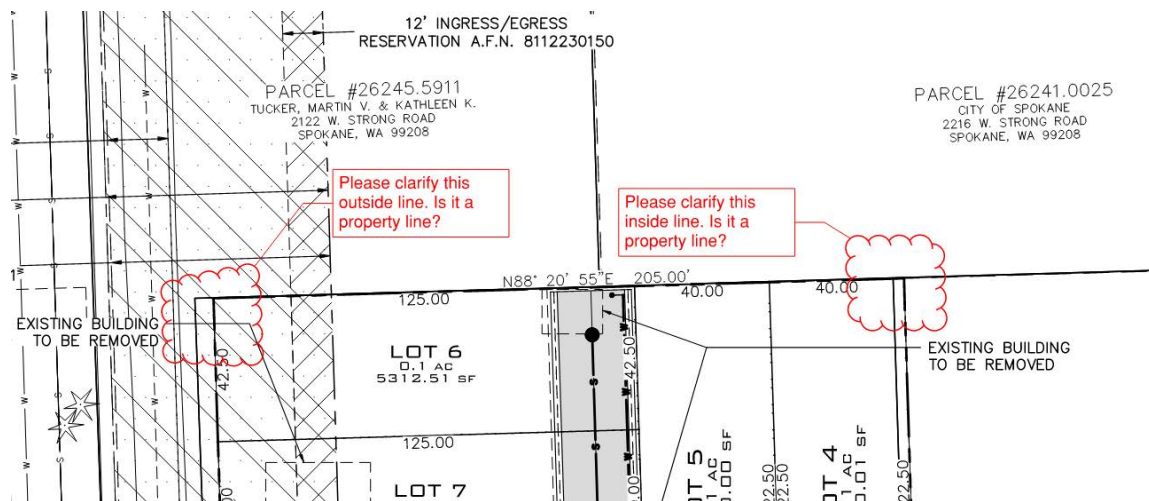
Engineering Dept.

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.

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.

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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 <eradscebpe@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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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:

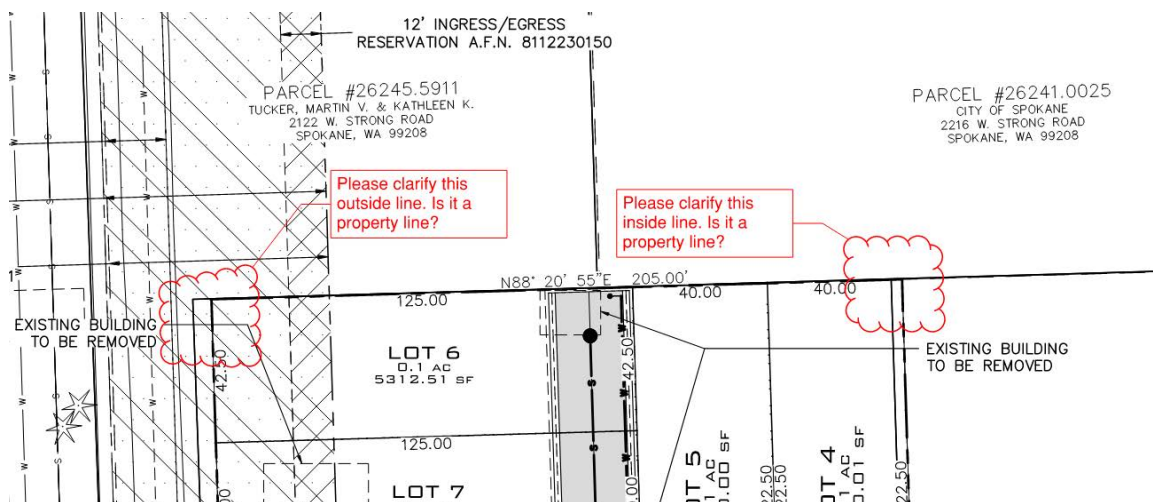
1. Please correct the legal description on the face of the plat.
2. Quarter Section Lines should be included on the face of the plat as one crosses the plat area and one is within Strong Road.
3. Show the existing topography at two-foot maximum interval (SMC 17G.080.040(2)(o))
4. Is the 26-foot-wide 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 provided a cultural resource for this 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 cultural survey at this time.

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

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

However, if any artifacts or human remains are found during excavation, the Tribal Historic Preservation Office (THPO) should be immediately notified and all work in the immediate area cease.

Should additional information become available, or the scope of work change, an assessment be revised. Again, thank you for this project commitment and consider this a positive action that will assist in protecting our shared heritage, if questions arise, please contact me at (509) 838-4222.

Regards,

Randy Bahmsen
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 (He/Him) 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>
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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

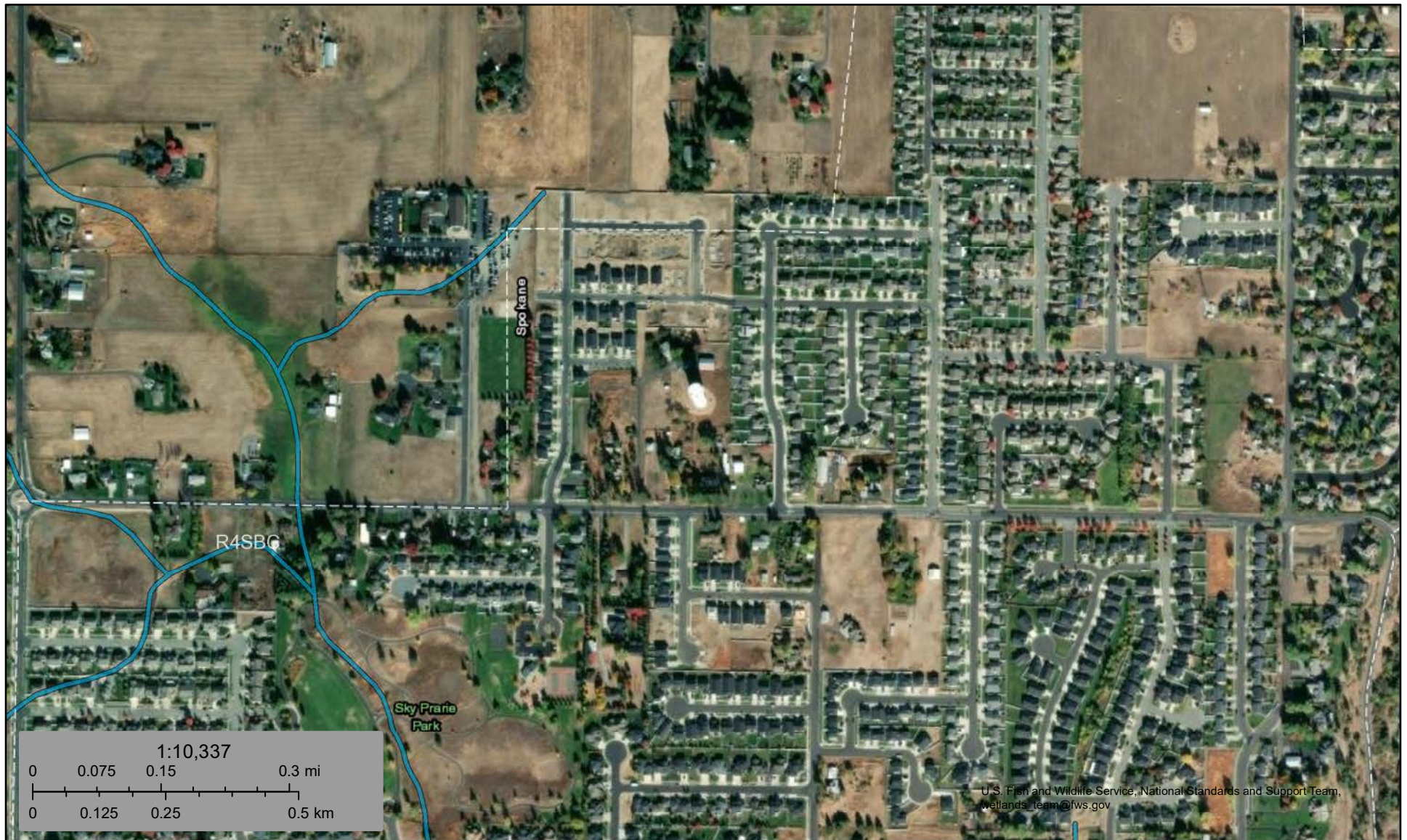




U.S. Fish and Wildlife Service

National Wetlands Inventory

Strong Rd Plat - national wetland map



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

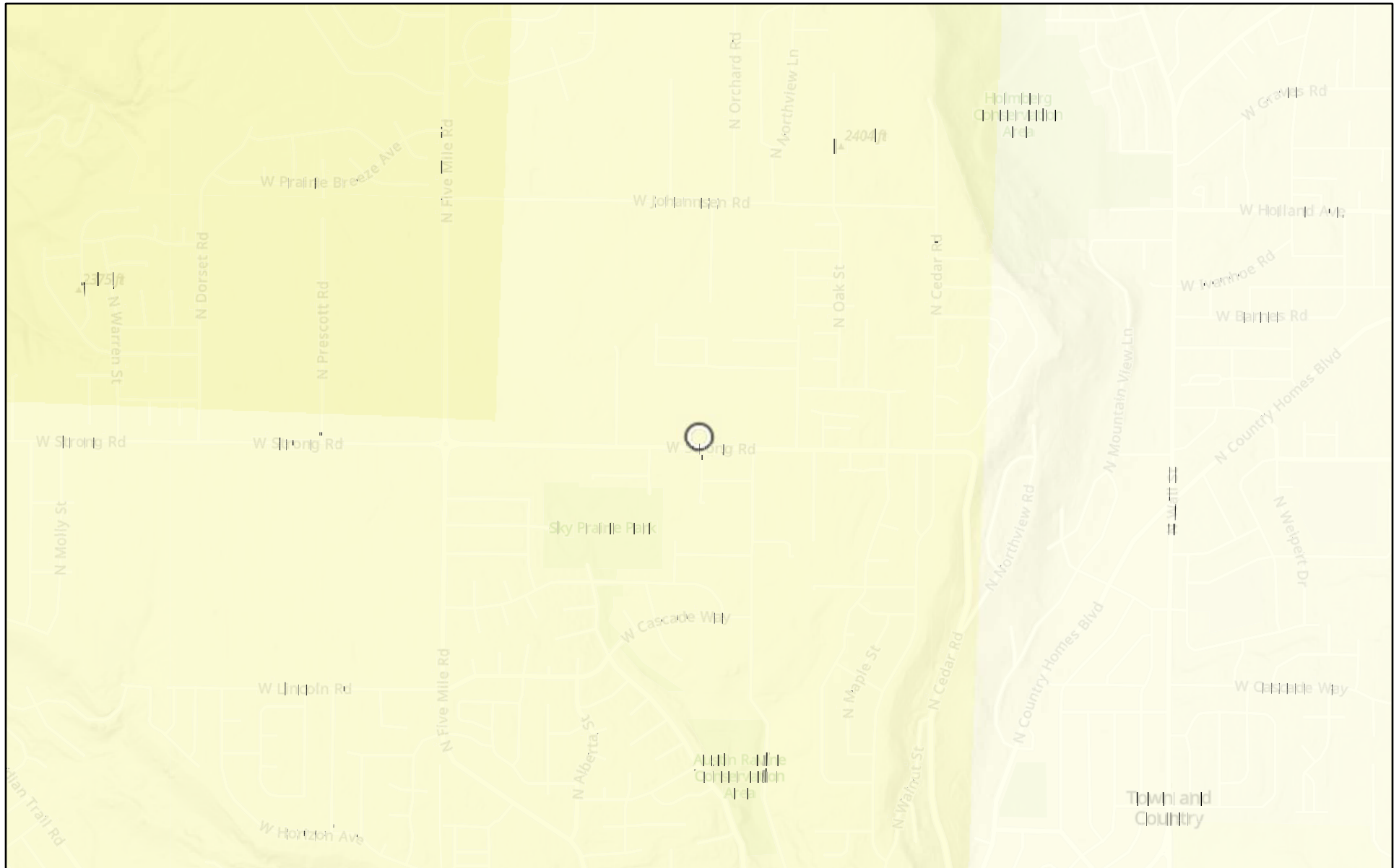
August 13, 2025

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

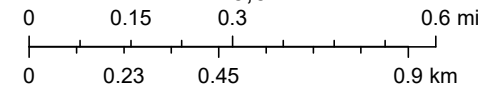
0 - 1

1 - 2

2 - 3.5

World_Hillshade

1:26,644



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.

Exhibit 8 - Combine Notice of Application and Hearing

a. Notice Documents

- i. Public Notice/Sign/Posting/Mailing Instructions
- ii. Public Notice Letter with Map
- iii. Newspaper Notice Content
- iv. Notification District Parcel List

b. Affidavits

- i. Affidavit for Sign, Public Posting, Individual notice
- ii. Email Notice to Neighborhood Councils
- iii. Melissa Owen affidavit for City Hall Postings
- iv. Newspaper Affidavits and Copies of Notices



November 14, 2025

Whipple Consulting Engineers, Inc.
C/O Austin Fuller and Todd Whipple
21 S. Pines Road
Spokane Valley, WA 99206

Subject: Combine Notice of Application and Public Hearing Instructions – File Z25-456PPLT

Mr. Fuller and Mr. Whipple,

After a review of the above-described application, it has been determined to be technically complete according to the Spokane Municipal Code Section 17G.061.120. As the applicant, you are required to complete the following methods of public notice for the Notice of Application and Public Hearing. This notice will initiate a 15-day public comment period on the application and public hearing before the Hearing Examiner. The dates below are filled out with the assumption that you will be posting and mailing no later than **December 1, 2025**. Please provide posted and mailed notice in the following forms:

1. Post the property with a minimum of **one (X1) 4 x 4-foot sign (min size sign) on the property facing W. Strong Rd.** or another appropriate and visible area as outlined in the Spokane Municipal Code Section 17G.061.210 on or before **December 1, 2025**. The posted sign should read:

**NOTICE OF APPLICATION AND PUBLIC HEARING
PROPOSED STRONG ROAD RESIDENTIAL DEVP PRELIMINARY LONG PLAT
File #: Z25-456PPLT**

PUBLIC COMMENT DUE: December 16, 2025

**PUBLIC HEARING: Jan. 7, 2026, at 9:00AM
LOCATION: Council Briefing Center, City Hall Lower Level,
808 W. Spokane Falls Blvd., Spokane, WA**

**PROPOSED USE: 12 Single-family Lots on 1.41 Acres
APPLICANT: Whipple Consulting Engineers, Inc (509.893.2617)**

SEPA: Exempt.

**City Contact: 509-625-6063
<https://my.spokanecity.org/projects/>**

Please note that all text must be in **red**. The first line of text on the sign "NOTICE OF APPLICATION, AND PUBLIC HEARING" must be in four-inch letters. All subsequent line(s) of text may be in three-inch letters.

2. Post the **Notice of Application and Public Hearing with notification map**, in public posting locations on or before **December 1, 2025**, including:

- a. City Hall
 - b. Downtown Public Library
 - c. The closest City Library to the project location or other public facility in proximity to the project location (The Indian Trail Library appears to be the closest library located at 4909 W Barnes Rd, Spokane, WA, 99208).
3. Mail the **Notice of Application and Public Hearing with notification map** to all property owners and taxpayers (shown by the most recent Spokane County Assessor's record) as well as residents/occupants within 400 feet of the subject property, including any property that is contiguous and under the same or common ownership and control, on or before **December 1, 2025**.

Please note that the taxpayer notice is required when the taxpayer address is different than the owner. Occupant notice is required when neither the owner nor taxpayer address is the parcel site address.

4. The applicant is responsible for notifying the Neighborhood Council as part of the notification procedures. Please send a copy of the **Notice of Application and Public Hearing with notification map** to the Five Mile Prairie Neighborhood Council representatives listed below on or before **December 1, 2025**:

Five Mile Prairie Representatives

Chair: Aaron Reese, reesereese33@gmail.com

Vice Chair: none

5. The **Notice of Application and Public Hearing** must be published in a legal newspaper of general circulation on the same day for two consecutive weeks, the first no later than the number of days specific for the particular application type as per 17G.061.210. **This action must be affirmed by the filing of an affidavit evidencing compliance.** The first newspaper notice will need to be published on or before **December 1, 2025**.

In addition, you must submit an affidavit of posting/mailing at the conclusion the public comment period and sign removal after the conclusion/closure of the public hearing. **Please leave the notice sign(s) up on the property until after the closure of the public hearing.** If you have any questions, please feel free to call me at 625-6063 or email mowen@spokanecity.org

Sincerely,



Melissa Owen
Senior Planner
City of Spokane Planning & Development Services

Attached:

Notification Letters with Notification Map

Newspaper Notice

Notification Parcel List

Affidavit of Individual Notice, Public Posting, and Sign Removal

NOTICE OF APPLICATION AND PUBLIC HEARING
“Strong Road Residential Development Preliminary Long Plat”
FILE # Z25-456PPLT

Notice is hereby given that Whipple Consulting Engineers, Inc., representing UNI STRONG, LLC., applied for a Preliminary Long Plat on July 23, 2025. This application was determined to be technically complete on November 11, 2025. The City of Spokane is hereby holding a public hearing before the Hearing Examiner on **Wednesday, January 7, 2026, at 9:00 am**. The hearing will be held in person at the designated time in the Council Briefing Center, Lower Level of City Hall, 808 W. Spokane Falls Boulevard, Spokane, WA. Any person may submit written comments on the proposal and/or appear at the public hearing.

For additional information contact City of Spokane Planning and Development at:

*Melissa Owen, Senior Planner
Development Services Center,
808 West Spokane Falls Boulevard
Spokane, WA 99201-3329*

Phone: (509) 625-6063

Email: mowen@spokanecity.org

Web:

<https://my.spokanecity.org/projects/strong-road-residential-development-preliminary-long-plat/>

APPLICATION INFORMATION

Owner: UNI STRONG, LLC.
4821 S Long Ln
Greenacres, WA, 99016

Applicant's Agent: Whipple Consulting Engineers, Inc. (Austin Fuller or Todd Whipple)
21 S. Pines Road
Spokane Valley, WA 99206
509.893.2617 or permits@whipplece.com

File Number: Z25-456PPLT

Public Comment Period: Comments received by **December 16, 2025**, at 5 PM will be included in the project staff report. Written comments received by January 6, 2026, by 5 PM will be forwarded to the hearing examiner for inclusion in the project public record.

SEPA: This proposal is Exempt from SEPA review.

Description of Proposal: The applicant is proposing to subdivide a 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 an existing single-family home on its own lot and created eleven vacant lots for future single-family development. The proposal includes use of a private access to all units.

Location Description: The proposal is located at 2120 W Strong Rd (parcel 26245.0054); A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 24, TOWNSHIP 26 NORTH, RANGE 42 EAST, W.M.

Legal Description: The entire legal description can be obtained with the Planning and Development Department.

Current Zoning: Residential 1 (R1)

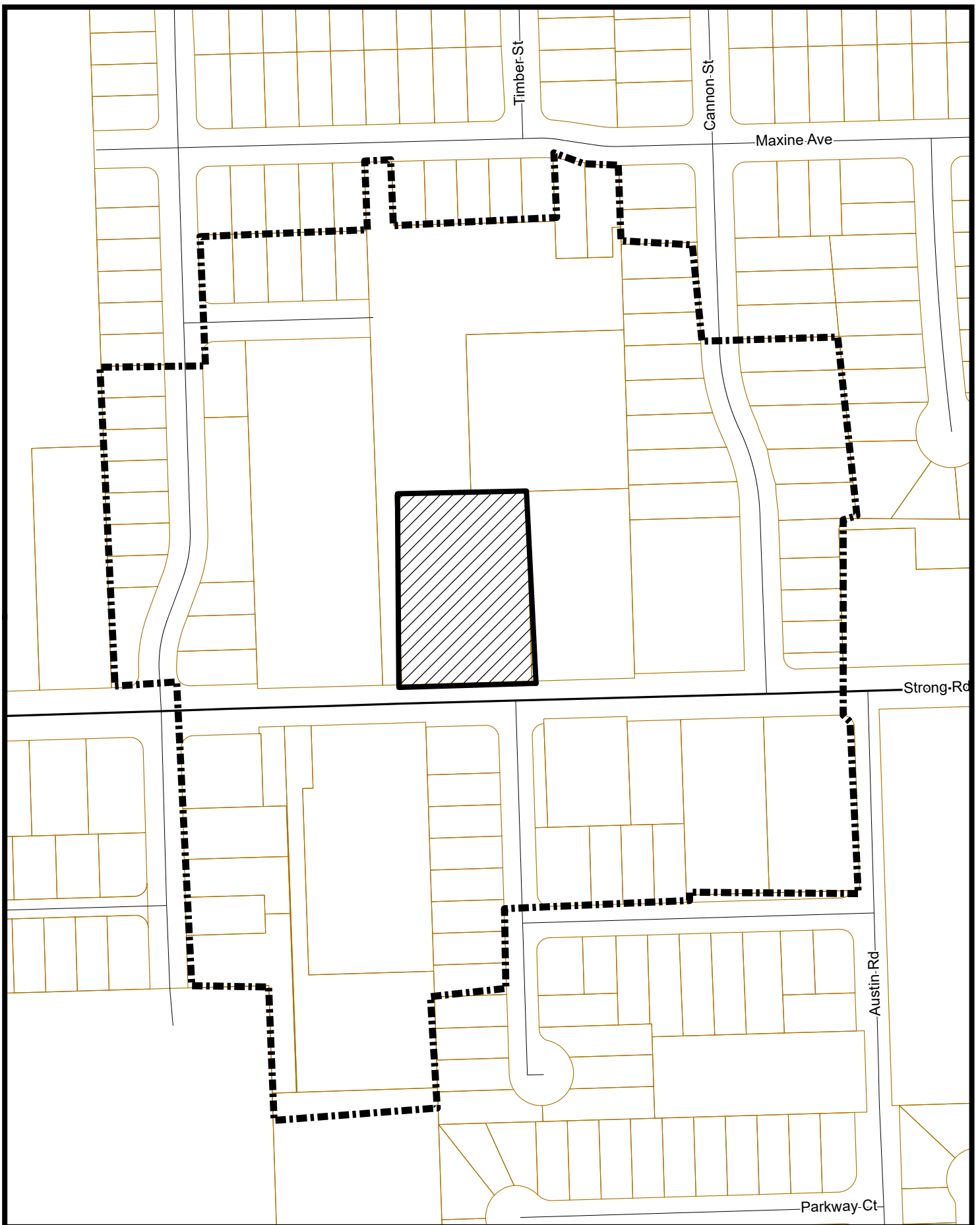
Community Meeting: A community meeting was held on May 13, 2025, at 5:30 p.m. at 8441 N Indian Trail Road, Spokane, WA 99208.

Public Hearing Process Once a Community Meeting has been completed, the applicant is authorized to make application to the City of Spokane for the review of the Preliminary Long Plat application. A combined Notice of Application and Public Hearing will be posted on the property and mailed to all **property owners** and **taxpayers** of record, as shown by the most recent Spokane County Assessor's record, and **occupants** of addresses of property located within a four hundred foot (400') radius of any portion of the boundary of the subject property, including any property that is contiguous and under the same or common ownership and control. This combined Notice of Application and Public Hearing will initiate a 15-day public comment period in which interested person may submit written comments to the address of the City Staff. This notice will contain the date, time, and location of the public hearing. Once the public comment period has ended, staff will issue a Staff Report to the Hearing Examiner. Finally, a Public Hearing will be held in front of the City of Spokane Hearing Examiner. Written comments and oral testimony at the public hearing for this proposed action will be made part of the public record. **Only the applicant, persons submitting written comments, and persons testifying at a hearing may appeal the decision of the Hearing Examiner.**

Written comments should be mailed, delivered, or emailed to the city staff identified above.

To view more information, including site plans for this project, please go to:
<https://my.spokanecity.org/projects/strong-road-residential-development-preliminary-long-plat/>

AMERICANS WITH DISABILITIES ACT (ADA) INFORMATION: The City of Spokane is committed to providing equal access to its facilities, programs and services for persons with disabilities. The Council Briefing Center in the lower level of Spokane City Hall, 808 W. Spokane Falls Blvd., is wheelchair accessible and also is equipped with an infrared assistive listening system for persons with hearing loss. Headsets may be checked out (upon presentation of picture I.D.) through the meeting organizer. Individuals requesting reasonable accommodations or further information may call, write, or email Human Resources at 509.625.6373, 808 W. Spokane Falls Blvd., Spokane, WA, 99201; or ddecorde@spokanecity.org. Persons who are deaf or hard of hearing may contact Human Resources through the Washington Relay Service at 7-1-1. Please contact us forty-eight (48) hours before the meeting date.



- Legend**
-  Parcels
 -  Notification district
 -  Project Site



APPLICANT: Whipple Consulting Engineers
PROPOSAL: 11-Lot Preliminary Plat

24-26-42

Prepared by: DKd
 Date prepared: 4/7/25

**NOTICE OF APPLICATION AND HEARING
Preliminary “Strong Road Residential Development” Long Plat
File No. Z25-456PPLT**

Whipple Consulting Engineers, Inc., representing UNI Strong, LLC., applied for a Preliminary Long Plat on July 23, 2025. This application was determined to be technically complete on November 11, 2025. **There will be a public hearing on this proposal** before the City of Spokane Hearing Examiner on **Wednesday, January 7, 2026, at 9:00 am.** The hearing will be held in the Council Briefing Center, Lower Level of City Hall, 808 W. Spokane Falls Boulevard, Spokane, WA.

Any person may submit written comments on the proposal and/or appear at the public hearing.

Written Comment Deadline: Comments received by Dec. 16, 2025, at 5 PM will be included in the project staff report. Written comments received by Jan. 6, 2026, by 5 PM will be forwarded to the hearing examiner for inclusion in the project public record.

The public is encouraged to submit written comments prior to the hearing via mail or email to: City of Spokane Development Services Center (3rd Floor) C/O Melissa Owen, 808 W Spokane Falls Blvd, Spokane, WA 99201 or via email to mowen@spokanecity.org (phone 509-625-6063).

Only the applicant, persons submitting written comments, and persons testifying at a hearing may appeal the decision of the Hearing Examiner.

Description of Proposal: The applicant is proposing to subdivide a 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 an existing single-family home on its own lot and created eleven vacant lots for future single-family development. The proposal includes use of a private access to all units.

Applicant: Whipple Consulting Engineers, Inc.
21 S. Pines Road, Spokane Valley, WA 99206
509.893.2617 or permits@whipplece.com

SEPA: This proposal is Exempt from SEPA review.

To view more information including Site Plan, Technical Documents, etc., visit:

<https://my.spokanecity.org/projects/strong-road-residential-development-preliminary-long-plat/>

AMERICANS WITH DISABILITIES ACT (ADA) INFORMATION: The City of Spokane is committed to providing equal access to its facilities, programs and services for persons with disabilities. The Council Briefing Center in the lower level of Spokane City Hall, 808 W. Spokane Falls Blvd., is wheelchair accessible and also is equipped with an infrared assistive listening system for persons with hearing loss. Headsets may be checked out (upon presentation of picture I.D.) through the meeting organizer. Individuals requesting reasonable accommodations or further information may call, write, or email Human Resources at 509.625.6373, 808 W. Spokane Falls Blvd., Spokane, WA, 99201; or ddecorde@spokanecity.org. Persons who are deaf or hard of hearing may contact Human Resources through the Washington Relay Service at 7-1-1. Please contact us forty-eight (48) hours before the meeting date.

Exhibit 8.a.iv. - Notification District Parcel List

Parcel No.	Owner Name	Owner Address	Owner City	Owner State	Owner Zip	Taxpayer Name	Taxpayer Address	Taxpayer City	Taxpayer State	Taxpayer Zip	Site Address	Site City	Site State	Site Zip
26241.0025	SPOKANE, CITY OF	808 W SPOKANE F	SPOKANE	WA	99201-3333	CITY OF SPOKANE	808 W SPOKANE F	SPOKANE	WA	99256-0001	2216 W STRONG RI	SPOKANE	WA	
26241.0026	WARNKE, BRYAN L	2016 W STRONG RI	SPOKANE	WA	99208-0000	WARNKE, BRYAN L	2016 W STRONG RI	SPOKANE	WA	99208	2016 W STRONG RI	SPOKANE	WA	
26241.0092	KRUGER, TERESA F	2108 W STRONG RI	SPOKANE	WA	99208-8478	KRUGER, TERESA F	2108 W STRONG RI	SPOKANE	WA	99208-8478	2108 W STRONG RI	SPOKANE	WA	
26241.5301	SANCHEZ, CARLOS	8719 N CANNON S	SPOKANE	WA	99208	SANCHEZ, CARLOS	8719 N CANNON S	SPOKANE	WA	99208	8719 N CANNON S	SPOKANE	WA	
26241.5302	ROSS, STEPHEN C	88723 N CANNON S	SPOKANE	WA	99208	ROSS, STEPHEN C	88723 N CANNON S	SPOKANE	WA	99208	8723 N CANNON S	SPOKANE	WA	
26241.5303	TANNER, SIENNA L	8803 N CANNON S	SPOKANE	WA	99208	TANNER, SIENNA L	8803 N CANNON S	SPOKANE	WA	99208	8803 N CANNON S	SPOKANE	WA	
26241.5304	TORRISI, DARLA	8807 N CANNON S	SPOKANE	WA	99208	TORRISI, DARLA	8807 N CANNON S	SPOKANE	WA	99208	8807 N CANNON S	SPOKANE	WA	
26241.5305	COOK, TRENA	12812 N ADDISON	SPOKANE	WA	99218	COOK, TRENA	12812 N ADDISON	SPOKANE	WA	99218	8811 N CANNON S	SPOKANE	WA	
26241.5306	LUCIANI, STEPHANI	8814 N CANNON S	SPOKANE	WA	99208	LUCIANI, STEPHANI	8815 N CANNON S	SPOKANE	WA	99208	8815 N CANNON S	SPOKANE	WA	
26241.5307	COZZA, JUSTYN R	8819 N CANNON S	SPOKANE	WA	99208	COZZA, JUSTYN R	8819 N CANNON S	SPOKANE	WA	99208	8819 N CANNON S	SPOKANE	WA	
26241.5308	DEHAAN REAL EST	8116 N MOLLY ST	SPOKANE	WA	99208	DEHAAN REAL EST	8116 N MOLLY ST	SPOKANE	WA	99208	8901 N CANNON S	SPOKANE	WA	
26241.5401	FERGUSON, SCOTT	8702 N CANNON S	SPOKANE	WA	99208	FERGUSON, SCOTT	8702 N CANNON S	SPOKANE	WA	99208	8702 N CANNON S	SPOKANE	WA	
26241.5402	LANGEVIN, NICOLE	8706 N CANNON S	SPOKANE	WA	99208	LANGEVIN, NICOLE	8706 N CANNON S	SPOKANE	WA	99208	8706 N CANNON S	SPOKANE	WA	
26241.5403	LOCEY, CHARLOTTE	8710 N CANNON S	SPOKANE	WA	99208	LOCEY, CHARLOTTE	8710 N CANNON S	SPOKANE	WA	99208	8710 N CANNON S	SPOKANE	WA	
26241.5404	DAVIS, COLE THOM	8714 N CANNON	SPOKANE	WA	99208	DAVIS, COLE THOM	8714 N CANNON	SPOKANE	WA	99208	8714 N CANNON S	SPOKANE	WA	
26241.5405	CRAIN, PATRICK T	8718 N CANNON S	SPOKANE	WA	99208	CRAIN, P T & M L/C	8718 N CANNON S	SPOKANE	WA	99208	8718 N CANNON S	SPOKANE	WA	
26241.5406	BAHRAMUDDIN, R	8722 N CANNON S	SPOKANE	WA	99208	BAHRAMUDDIN, R	8722 N CANNON S	SPOKANE	WA	99208	8722 N CANNON S	SPOKANE	WA	
26241.5407	TOWN, BRENT & S	8802 N CANNON S	SPOKANE	WA	99208	TOWN, BRENT & S	8802 N CANNON S	SPOKANE	WA	99208	8802 N CANNON S	SPOKANE	WA	
26241.5408	TOOR, AMARJIT S	813524 N MAYFAIR I	SPOKANE	WA	99208	TOOR, AMARJIT S	813524 N MAYFAIR I	SPOKANE	WA	99208	8806 N CANNON S	SPOKANE	WA	
26241.5409	MITTAL, AMIT K	8810 N CANNON S	SPOKANE	WA	99208	MITTAL, AMIT K	8810 N CANNON S	SPOKANE	WA	99208	8810 N CANNON S	SPOKANE	WA	
26241.5501	CHELTENHAM HOM	PO BOX 21469	SPOKANE	WA	99201	CHELTENHAM HOM	PO BOX 21469	SPOKANE	WA	99201	0 ADDRESS UNKNO	SPOKANE	WA	
26241.5917	SCOTT, JACOB D &	2189 W MAXINE A	SPOKANE	WA	99208	SCOTT, JACOB D &	2189 W MAXINE A	SPOKANE	WA	99208	2189 W MAXINE A	SPOKANE	WA	99208
26241.5918	HAYDEN HOMES LL	2464 SW GLACIER F	REDMOND	OR	97756	HAYDEN HOMES LL	2464 SW GLACIER F	REDMOND	OR	97756	2183 W MAXINE A	SPOKANE	WA	99208
26242.0066	HAYDEN HOMES, LI	2464 SW GLACIER F	REDMOND	OR	97756	HAYDEN HOMES LL	2464 SW GLACIER F	REDMOND	OR	97756	2218 W STRONG RI	SPOKANE	WA	99208
26242.5701	VANDERHULST, DI	F 8715 N HAZELNUT	SPOKANE	WA	99208	VANDERHULST, DI	F 8715 N HAZELNUT	SPOKANE	WA	99208	8715 N HAZELNUT	SPOKANE	WA	99208
26242.5702	JABLONSKI, ANDRE	8719 N HAZELNUT	SPOKANE	WA	99208	JABLONSKI, ANDRE	8719 N HAZELNUT	SPOKANE	WA	99208	8719 N HAZELNUT	SPOKANE	WA	99208
26242.5703	PATTERSON, GILBE	8723 N HAZELNUT	SPOKANE	WA	99208	PATTERSON, G & A	8723 N HAZELNUT	SPOKANE	WA	99208	8723 N HAZELNUT	SPOKANE	WA	99208
26242.5704	MICHAELIS, AMBE	F 8446 N OAK ST	SPOKANE	WA	99208	MICHAELIS, AMBE	F 8446 N OAK ST	SPOKANE	WA	99208	8727 N HAZELNUT	SPOKANE	WA	99208
26242.5705	FRY, JADIN L/GROS	8801 N HAZELNUT	SPOKANE	WA	99208	FRY, JADIN L/GROS	8801 N HAZELNUT	SPOKANE	WA	99208	8801 N HAZELNUT	SPOKANE	WA	99208
26242.5706	TAPIA, CYNTHIA	8805 N HAZELNUT	SPOKANE	WA	99208	TAPIA, CYNTHIA	8805 N HAZELNUT	SPOKANE	WA	99208	8805 N HAZELNUT	SPOKANE	WA	99208
26242.5707	BLANCHARD, DERR	8809 N HAZELNUT	SPOKANE	WA	99208	BLANCHARD, DERR	8809 N HAZELNUT	SPOKANE	WA	99208	8809 N HAZELNUT	SPOKANE	WA	99208
26242.5901	PAGNIANO, SCOTT	2244 W TIETON PL	SPOKANE	WA	99208	PAGNIANO, SCOTT	2244 W TIETON PL	SPOKANE	WA	99208	2244 W TIETON PL	SPOKANE	WA	99208
26242.5902	NGUYEN, CURT	2250 W TIETON PL	SPOKANE	WA	99208	NGUYEN, CURT	2250 W TIETON PL	SPOKANE	WA	99208	2250 W TIETON PL		WA	99208
26242.5903	AMIRKHAS, JONAH	2256 W TIETON PL	SPOKANE	WA	99208	AMIRKHAS, JONAH	2256 W TIETON PL	SPOKANE	WA	99208	2256 W TIETON PL	SPOKANE	WA	99208
26242.5904	GREGORY, LAURLY	I 2262 W TIETON PL	SPOKANE	WA	99208	GREGORY, LAURLY	I 2262 W TIETON PL	SPOKANE	WA	99208	2262 W TIETON PL	SPOKANE	WA	99208
26242.5905	MUDRENCO, VITAL	2268 W TIETON PL	SPOKANE	WA	99208	MUDRENCO, VITAL	2268 W TIETON PL	SPOKANE	WA	99208	2268 W TIETON PL	SPOKANE	WA	99208
26242.6001	BALLARD, BRITTON	2265 W TIETON PL	SPOKANE	WA	99208	BALLARD, BRITTON	2265 W TIETON PL	SPOKANE	WA	99208	2265 W TIETON PL	SPOKANE	WA	99208
26242.6002	AKTER, MAIMUNA	8710 N HAZELNUT	SPOKANE	WA	99208	AKTER, MAIMUNA	8710 N HAZELNUT	SPOKANE	WA	99208	8710 N HAZELNUT	SPOKANE	WA	99208
26242.6003	HAYDEN HOMES LL	2464 SW GLACIER F	REDMOND	OR	97756	HAYDEN HOMES LL	2464 SW GLACIER F	REDMOND	OR	97756	8706 N HAZELNUT	SPOKANE	WA	99208
26242.6004	HAYDEN INCOME P	963 SW SIMPSON A	BEND	OR	97702-3487	HAYDEN INCOME P	963 SW SIMPSON A	BEND	OR	97702	8702 N HAZELNUT	SPOKANE	WA	99208
26242.6101	SPOKANE COUNTY	1116 W BROADWA	SPOKANE	WA	99260	SPOKANE COUNTY	1116 W BROADWA	SPOKANE	WA	99206	Unassigned Addres	Spokane	WA	99208
26242.6102	SPOKANE COUNTY	1116 W BROADWA	SPOKANE	WA	99260	SPOKANE COUNTY	1116 W BROADWA	SPOKANE	WA	99206	Unassigned Addres	Spokane	WA	99208
26243.0037	KINNEY, B MICHELL	2227 W STRONG RI	SPOKANE	WA	99208	KINNEY, B MICHELL	2227 W STRONG RI	SPOKANE	WA	99208	2227 W STRONG RI	SPOKANE	WA	
26243.0076	LUISI, THOMAS & B	2203 W STRONG RI	SPOKANE	WA	99208	LUISI, THOMAS & B	2203 W STRONG RI	SPOKANE	WA	99208-8479	2203 W STRONG RI	SPOKANE	WA	99208
26243.2003	WAGEMAN, FREDE	PO BOX 18338	SPOKANE	WA	99228-0338	WAGEMAN, FREDE	PO BOX 18338	SPOKANE	WA	99228-0338	8608 N NETTLETON	SPOKANE	WA	99208
26243.2005	MOORE, IRA SCOTT	8616 N NETTLETON	SPOKANE	WA	99208	MOORE, IRA SCOTT	8616 N NETTLETON	SPOKANE	WA	99208	8616 N NETTLETON	SPOKANE	WA	99208
26243.2006	BARBER, MICHAEL	8612 N NETTLETON	SPOKANE	WA	99208	BARBER, MICHAEL	8612 N NETTLETON	SPOKANE	WA	99208	8612 N NETTLETON	SPOKANE	WA	99208
26243.2007	SENESCALL, STEVE	8604 N NETTLETON	SPOKANE	WA	99208	SENESCALL, STEVE	8604 N NETTLETON	SPOKANE	WA	99208	8604 N NETTLETON	SPOKANE	WA	99208
26243.5101	FONG REVOCABLE	2207 W STRONG RI	SPOKANE	WA	99208	FONG REVOCABLE	2207 W STRONG RI	SPOKANE	WA	99208	2207 W STRONG RI	SPOKANE	WA	99208
26243.5103	JULIUS, ADAM F &	2211 W STRONG RI	SPOKANE	WA	99208	JULIUS, ADAM F &	2211 W STRONG RI	SPOKANE	WA	99208	2211 W STRONG RI	SPOKANE	WA	
26244.0061	SIMUNDSON, JEFF	F 2021 W STRONG RI	SPOKANE	WA	99208	SIMUNDSON, JEFF	F 2021 W STRONG RI	SPOKANE	WA	99208-8477	2021 W STRONG RI	SPOKANE	WA	

26244.0062	FAIRFAX, ROBERT A 2015 W STRONG R	SPOKANE	WA	99208-8477	FAIRFAX, ROBERT A 2015 W STRONG R	SPOKANE	WA	99208-8477	2015 W STRONG R	SPOKANE	WA	
26244.0086	FARMER, GLEN S & 5507 N VINCENT R	NEWMAN LAKE	WA	99026	FARMER, GLEN S & 5507 N VINCENT R	NEWMAN LAKE	WA	99025-9641	2107 W STRONG R	SPOKANE	WA	
26244.4419	RASPBERRY ACRES 18114 N AUSTIN R	SPOKANE	WA	99208	RASPBERRY ACRES 18114 N AUSTIN R	SPOKANE	WA	99208	8569 N ORCHARD C	SPOKANE	WA	
26244.4420	GIVENS, RAYMOND 8581 N ORCHARD C	SPOKANE	WA	99224	GIVENS, RAYMOND 8581 N ORCHARD C	SPOKANE	WA	99224	8581 N ORCHARD C	SPOKANE	WA	
26244.4421	WILSON, ANDREW 8603 N ORCHARD S	SPOKANE	WA	99208	WILSON, ANDREW 8603 N ORCHARD S	SPOKANE	WA	99208	8603 N ORCHARD C	SPOKANE	WA	
26244.4422	HARPER, ANTHONY 8617 N ORCHARD C	SPOKANE	WA	99208	HARPER, ANTHONY 8617 N ORCHARD C	SPOKANE	WA	99208	8617 N ORCHARD C	SPOKANE	WA	
26244.4423	KNOLL, NAOMI 8625 N ORCHARD C	SPOKANE	WA	99208	KNOLL, NAOMI 8625 N ORCHARD C	SPOKANE	WA	99208	8625 N ORCHARD C	SPOKANE	WA	
26244.4424	BOCHE, ROBERT W 8631 N ORCHARD C	SPOKANE	WA	99208	BOCHE, ROBERT W 8631 N ORCHARD C	SPOKANE	WA	99208	8631 N ORCHARD C	SPOKANE	WA	
26244.4425	SAUER LIVING TRU 8645 N ORCHARD C	SPOKANE	WA	99208	SAUER LIVING TRU 8645 N ORCHARD C	SPOKANE	WA	99208	8645 N ORCHARD C	SPOKANE	WA	
26244.4426	KREJCI FAMILY TRU 8667 N ORCHARD C	SPOKANE	WA	99208	KREJCI FAMILY TRU 8667 N ORCHARD C	SPOKANE	WA	99208	8667 N ORCHARD C	SPOKANE	WA	
26244.4501	RASPBERRY ACRES 18114 N AUSTIN R	SPOKANE	WA	99208	RASPBERRY ACRES 18114 N AUSTIN R	SPOKANE	WA	99208	2057 W STRONG R	SPOKANE	WA	
26244.4502	CHAO, PAUL Y 2058 W WALKER D	SPOKANE	WA	99208	CHAO, PAUL Y 2058 W WALKER D	SPOKANE	WA	99208	2058 W WALKER A'	SPOKANE	WA	99208
26244.4503	ERICKSON, PAUL G 2070 W WALKER A'	SPOKANE	WA	99208	ERICKSON, PAUL G 2070 W WALKER A'	SPOKANE	WA	99208	2070 W WALKER A'	SPOKANE	WA	99208
26244.4504	HAN, BO/ZHANG, Y 2086 W WALKER D	SPOKANE	WA	99208	HAN, BO/ZHANG, Y 2086 W WALKER D	SPOKANE	WA	99208	2086 W WALKER A'	SPOKANE	WA	99208
26244.4505	ADABASHI, GABI E 2098 W WALKER A'	SPOKANE	WA	99208	ADABASHI, GABI E 2098 W WALKER A'	SPOKANE	WA	99208	2098 W WALKER A'	SPOKANE	WA	99208
26244.4601	RASPBERRY ACRES 18114 N AUSTIN R	SPOKANE	WA	99208	RASPBERRY ACRES 18114 N AUSTIN R	SPOKANE	WA	99208	UNASSIGNED ADD	F SPOKANE	WA	
26245.0054	NOLTINGRE, LLC 4821 S LONG LN	GREENACRES	WA	99016	NOLTINGRE LLC 4821 S LONG LN	GREENACRES	WA	99016	2120 W STRONG R	SPOKANE	WA	
26245.5911	TUCKER, MARTIN V 2122 W STRONG R	SPOKANE	WA	99208	TUCKER, MARTIN V 2122 W STRONG R	SPOKANE	WA	99208	2122 W STRONG R	SPOKANE	WA	99208

40260



Individual Notice Affidavit

Rev.20240816

State of Washington

County of Spokane

Robin Parks

, being first duly sworn, deposes and says:

At all times mentioned herein, I was and now am, a citizen of the United States of America over the age of eighteen years.

On the 26th day of Nov., 2025, I [CIRCLE ONE] hand delivered or deposited in the United States mail, with sufficient postage prepaid, a true and correct copy of the individual public notice of [CIRCLE ALL THAT APPLY] community meeting, traffic study meeting, application, or public hearing to the recorded real property owners, taxpayers and occupants, as shown on the Spokane County Assessor's records as of the 17th day of November, 2025, who have been found to own property within four hundred feet, not counting the width of right of ways, of the property that is the subject of the application and any property that is contiguous and under the same or common ownership as the subject property. The notices were addressed and sent or delivered to those addresses. Sufficient means were used to obtain valid addresses for all properties within the notification boundary. A copy of the individual notice is attached and incorporated by reference.

Robin Parks

Signature of Applicant or Agent

12/16/25

Date

Signed and sworn to before me this 16th day of December, 2025.

[Signature]
Notary Public in and for the State of Washington



10/12/2028

Appointment expiration date



4026

Public Notice

Affidavit

State of Washington
County of Spokane

Alyson Andrade

, being first duly sworn, deposes and says:

At all times mentioned herein, I was and now am, a citizen of the United States of America over the age of eighteen years.

On the 1st day of December, 2025, I personally posted a sign(s) as required in the City of Spokane Municipal Code at the following locations:

I also posted notice, identical in form and content to the individual written notice at the required official public notice posting locations, including:

- ☐ Main City public library
- ☒ Branch library, closest to subject property, which is located at: 4909 W Barnes rd
- ☐ City Hall space officially designated for posting notices
- ☐ Any other public building or space which the City Council formally designates as an official public notice posting location, including electronic locations.

[Signature]

Signature of Applicant or Agent

12/16/2025

Date

Signed and sworn to before me this 16th day of December, 2025.



Hayden Bash

Notary Public in and for the State of Washington

August 08, 2027
Appointment expiration date



402p

Public Notice

Affidavit

State of Washington
County of Spokane

Michael Remer, being first duly sworn, deposes and says:

At all times mentioned herein, I was and now am, a citizen of the United States of America over the age of eighteen years.

On the 26th day of November, 2025, I personally posted a sign(s) as required in the City of Spokane Municipal Code at the following locations:

1 Sign on Strong Rd. project frontage

I also posted notice, identical in form and content to the individual written notice at the required official public notice posting locations, including:

- ☐ Main City public library
- ☐ Branch library, closest to subject property, which is located at: _____
- ☐ City Hall space officially designated for posting notices
- ☐ Any other public building or space which the City Council formally designates as an official public notice posting location, including electronic locations.

Michael Remer
Signature of Applicant or Agent
12/16/2025
Date

Signed and sworn to before me this 16th day of December, 2025.



Allyson Marie Andrade
Notary Public in and for the State of Washington
10/12/2028
Appointment expiration date

Exhibit 8.b.ii. - Email Notice to Neighborhood Councils

From: [Allyson Andrade](#)
To: reesereese33@gmail.com
Cc: [Austin Fuller](#); [Owen, Melissa](#)
Subject: Five Mile Prairie Neighborhood Council
Date: Tuesday, November 25, 2025 8:27:16 AM
Attachments: [image004.png](#)
[Notice of Application Letter.pdf](#)

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Please see the attached notice meant for the Five Mile Prairie Neighborhood Council.

Thanks,

Allyson Andrade

Marketing Communications Coordinator

[Whipple Consulting Engineers, Inc.](#)

Phone: 509.893.2617 | Fax: 509.926.0227



I am currently in the office on Tuesdays, Wednesdays and Thursdays. If you need immediate assistance please call WCE at (509)893-2617.

NOTICE OF APPLICATION AND PUBLIC HEARING
“Strong Road Residential Development Preliminary Long Plat”
FILE # Z25-456PPLT

Notice is hereby given that Whipple Consulting Engineers, Inc., representing UNI STRONG, LLC., applied for a Preliminary Long Plat on July 23, 2025. This application was determined to be technically complete on November 11, 2025. The City of Spokane is hereby holding a public hearing before the Hearing Examiner on **Wednesday, January 7, 2026, at 9:00 am**. The hearing will be held in person at the designated time in the Council Briefing Center, Lower Level of City Hall, 808 W. Spokane Falls Boulevard, Spokane, WA. Any person may submit written comments on the proposal and/or appear at the public hearing.

For additional information contact City of Spokane Planning and Development at:

*Melissa Owen, Senior Planner
Development Services Center,
808 West Spokane Falls Boulevard
Spokane, WA 99201-3329*

Phone: (509) 625-6063

Email: mowen@spokanecity.org

Web:

<https://my.spokanecity.org/projects/strong-road-residential-development-preliminary-long-plat/>

APPLICATION INFORMATION

Owner: UNI STRONG, LLC.
4821 S Long Ln
Greenacres, WA, 99016

Applicant's Agent: Whipple Consulting Engineers, Inc. (Austin Fuller or Todd Whipple)
21 S. Pines Road
Spokane Valley, WA 99206
509.893.2617 or permits@whipplece.com

File Number: Z25-456PPLT

Public Comment Period: Comments received by **December 16, 2025**, at 5 PM will be included in the project staff report. Written comments received by January 6, 2026, by 5 PM will be forwarded to the hearing examiner for inclusion in the project public record.

SEPA: This proposal is Exempt from SEPA review.

Description of Proposal: The applicant is proposing to subdivide a 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 an existing single-family home on its own lot and created eleven vacant lots for future single-family development. The proposal includes use of a private access to all units.

Location Description: The proposal is located at 2120 W Strong Rd (parcel 26245.0054); A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 24, TOWNSHIP 26 NORTH, RANGE 42 EAST, W.M.

Legal Description: The entire legal description can be obtained with the Planning and Development Department.

Current Zoning: Residential 1 (R1)

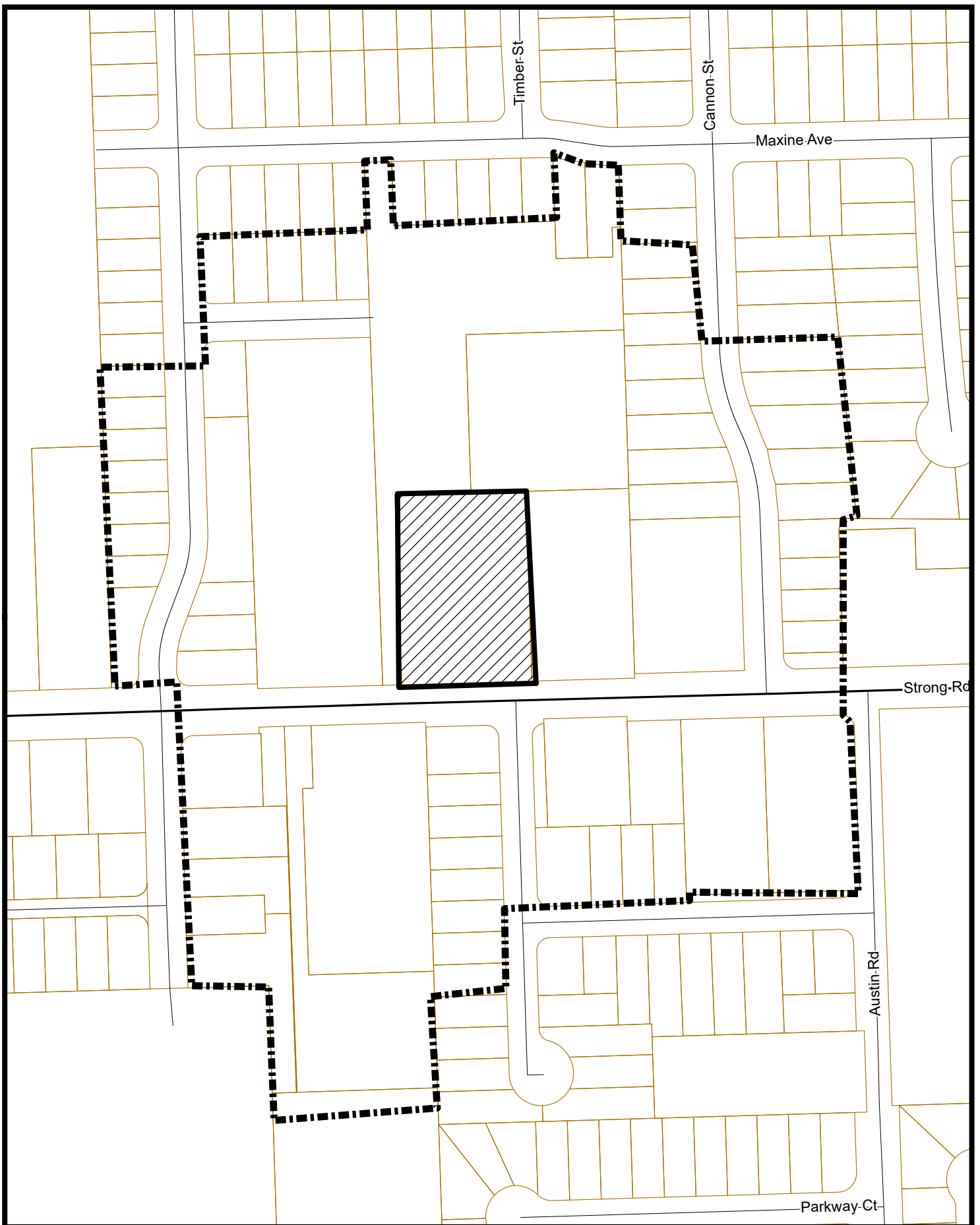
Community Meeting: A community meeting was held on May 13, 2025, at 5:30 p.m. at 8441 N Indian Trail Road, Spokane, WA 99208.

Public Hearing Process Once a Community Meeting has been completed, the applicant is authorized to make application to the City of Spokane for the review of the Preliminary Long Plat application. A combined Notice of Application and Public Hearing will be posted on the property and mailed to all **property owners** and **taxpayers** of record, as shown by the most recent Spokane County Assessor's record, and **occupants** of addresses of property located within a four hundred foot (400') radius of any portion of the boundary of the subject property, including any property that is contiguous and under the same or common ownership and control. This combined Notice of Application and Public Hearing will initiate a 15-day public comment period in which interested person may submit written comments to the address of the City Staff. This notice will contain the date, time, and location of the public hearing. Once the public comment period has ended, staff will issue a Staff Report to the Hearing Examiner. Finally, a Public Hearing will be held in front of the City of Spokane Hearing Examiner. Written comments and oral testimony at the public hearing for this proposed action will be made part of the public record. **Only the applicant, persons submitting written comments, and persons testifying at a hearing may appeal the decision of the Hearing Examiner.**

Written comments should be mailed, delivered, or emailed to the city staff identified above.

To view more information, including site plans for this project, please go to:
<https://my.spokanecity.org/projects/strong-road-residential-development-preliminary-long-plat/>

AMERICANS WITH DISABILITIES ACT (ADA) INFORMATION: The City of Spokane is committed to providing equal access to its facilities, programs and services for persons with disabilities. The Council Briefing Center in the lower level of Spokane City Hall, 808 W. Spokane Falls Blvd., is wheelchair accessible and also is equipped with an infrared assistive listening system for persons with hearing loss. Headsets may be checked out (upon presentation of picture I.D.) through the meeting organizer. Individuals requesting reasonable accommodations or further information may call, write, or email Human Resources at 509.625.6373, 808 W. Spokane Falls Blvd., Spokane, WA, 99201; or ddecorde@spokanecity.org. Persons who are deaf or hard of hearing may contact Human Resources through the Washington Relay Service at 7-1-1. Please contact us forty-eight (48) hours before the meeting date.



- Legend**
-  Parcels
 -  Notification district
 -  Project Site



APPLICANT: Whipple Consulting Engineers
PROPOSAL: 11-Lot Preliminary Plat

24-26-42

Prepared by: DKd
 Date prepared: 4/7/25

Exhibit 8.b.iii. - Melissa Owen affidavit for City Hall Postings

From: [Owen, Melissa](#)
To: [Allyson Andrade](#)
Cc: [Austin Fuller](#)
Subject: RE: Five Mile Prairie Neighborhood Council
Date: Tuesday, November 25, 2025 1:26:00 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image008.png](#)

Allyson,

I have also provided the downtown library with the Strong Rd combine notice and hearing document.

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
Sent: Tuesday, November 25, 2025 10:48 AM
To: Allyson Andrade <aandrade@whipplece.com>
Cc: Austin Fuller <afuller@whipplece.com>
Subject: RE: Five Mile Prairie Neighborhood Council

Allyson,

Sounds good. I already posted to City Hall and will follow up with a separate email when I have dropped the notice at the downtown library as well.

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: Allyson Andrade <aandrade@whipplece.com>
Sent: Tuesday, November 25, 2025 9:31 AM
To: Owen, Melissa <mowen@spokanecity.org>
Cc: Austin Fuller <afuller@whipplece.com>
Subject: RE: Five Mile Prairie Neighborhood Council

[CAUTION - EXTERNAL EMAIL - Verify Sender]

That would be great, thank you!

Allyson Andrade
Marketing Communications Coordinator
Whipple Consulting Engineers, Inc.
Phone: 509.893.2617 | Fax: 509.926.0227



I am currently in the office on Tuesdays, Wednesdays and Thursdays. If you need immediate assistance please call WCE at (509)893-2617.

From: Owen, Melissa <mowen@spokanecity.org>
Sent: Tuesday, November 25, 2025 8:31 AM
To: Allyson Andrade <aandrade@whipplece.com>; reesereese33@gmail.com
Cc: Austin Fuller <afuller@whipplece.com>
Subject: RE: Five Mile Prairie Neighborhood Council

NOTE: This Message is from outside our organization,
Use caution before clicking on links or opening attachments !

All – if you have not yet posted at City Hall or the downtown library location, I can take care of both of those for you and send over the affidavit for the postings I completed.

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: Allyson Andrade <aandrade@whipplece.com>
Sent: Tuesday, November 25, 2025 8:27 AM
To: reesereese33@gmail.com
Cc: Austin Fuller <afuller@whipplece.com>; Owen, Melissa <mowen@spokanecity.org>
Subject: Five Mile Prairie Neighborhood Council

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Please see the attached notice meant for the Five Mile Prairie Neighborhood Council.

Thanks,

Allyson Andrade
Marketing Communications Coordinator
Whipple Consulting Engineers, Inc.
Phone: 509.893.2617 | Fax: 509.926.0227



I am currently in the office on Tuesdays, Wednesdays and Thursdays. If you need immediate assistance please call WCE at (509)893-2617.



Public Notice

Affidavit

State of Washington
County of Spokane

Melissa Owen, being first duly sworn, deposes and says:

At all times mentioned herein, I was and now am, a citizen of the United States of America over the age of eighteen years.

On the 25th day of November, 2025 I personally posted a sign(s) as required in the City of Spokane Municipal Code at the following locations:

I also posted notice, identical in form and content to the individual written notice at the required official public notice posting locations, including:

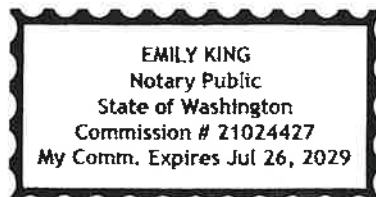
- ☒ Main City public library
- ☐ Branch library, closest to subject property, which is located at: _____
- ☒ City Hall space officially designated for posting notices lower level & 3rd floor
- ☐ Any other public building or space which the City Council formally designates as an official public notice posting location, including electronic locations.

Signature of Applicant or Agent

12/29/25

Date

Signed and sworn to before me this 29th day of December, 2025.



Notary Public in and for the State of Washington

7/26/2029

Appointment expiration date

THE SPOKESMAN-REVIEW

999 W Riverside Ave, Spokane, WA 99201

PUBLISHER'S AFFIDAVIT

STATE OF NEW YORK }
COUNTY OF ERIE } ss

Name: WHIPPLE CONSULTING ENGINEERS **Client ID:** 103202
PO No: _____ **No. Lines:** 108
Total Cost: \$1,008.56 **Campaign:** 235465

I, Kristi Palmiero do solemnly swear that I am a Authorized Representative of The Spokesman-Review, a newspaper established and regularly published, once each day in the English language, in and of general circulation in the City of Spokane, Spokane County, Washington; and in the City of Coeur d'Alene, Kootenai County, Idaho; that said newspaper has been so established and regularly published and has had said general circulation continuously for more than six (6) months prior to the 23rd day of July, 1941; that said newspaper is printed in an office maintained at its place of publication in the City of Spokane, Washington; that said newspaper was approved and designated as a legal newspaper by order of the Superior Court of the State of Washington for Spokane County on the 23rd day of July, 1941, and that said order has not been revoked and is in full force and effect; that the notice attached hereto and which is a part of the proof of publication, was published in said newspaper 2 time(s), the publication having been made once each time on the following dates:

November 26, 2025 and December 3, 2025.

That said notice was published in the regular and entire issue of every number of the paper during the period of time of publication, and that the notice was published in the newspaper proper and not in a supplement.

Subscribed and sworn to before me this 09 day of

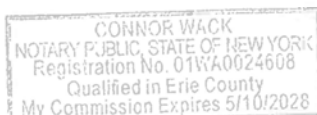
December, 2025



(Advertising Agent)



(Notary)



999 W Riverside Ave, Spokane, WA 99201

PUBLISHER'S AFFIDAVIT

Campaign: 235465

NOTICE OF APPLICATION AND HEARING	
<p>Preliminary "Strong Road Residential Development" Long Plat</p> <p>File No. C25-456PPLT</p>	
<p>Rhypple Consulting Engineers Inc., representing URM Strong LLC, applied to a Preliminary Long Plat on July 23, 2025. This application was determined to be technically complete on November 11, 2025. There will be a public hearing on this proposal before the City of Spokane Hearing Examiner on Thursday, January 2, 2026 at 5:00 PM. The hearing will be held in the Council Meeting Center, Lower Level of City Hall, 800 W. Spokane Falls Boulevard, Spokane, WA.</p>	
<p>Any person may submit written comments on the proposal and/or appear at the public hearing.</p>	
<p>Written Comments Deadline:</p> <p>Comments received by Dec. 16, 2025, at 5 PM will be included in the project staff report. Written comments received by Jan. 5, 2026, at 5 PM will be forwarded to the hearing examiner for inclusion in the project public record.</p>	
<p>The public is encouraged to submit written comments prior to the hearing via mail or email to the City of Spokane Development Services Center, 1111 North 2nd Street, Suite 100, Spokane, WA 99206. Email: development@spokane.gov, Phone: 509-325-2500.</p>	
<p>Only the applicant, persons submitting written comments, and persons testifying at a hearing may appeal the decision of the Hearing Examiner.</p>	
<p>Description of Proposal: The applicant is proposing to subdivide a 1.41-acre site (Parcel 00245.0004) addressed as 1170 N Strong Rd) into 12 lots under the Unit Lot Subdivision Code (Spokane Municipal Code 11C.080.065) for the purpose of retaining an existing single-family home on its own lot and created eleven vacant lots for future single-family development. The proposal includes use of a private access to all units.</p>	
<p>Location:</p> <p>Rhypple Consulting Engineers Inc. 21 S. Pines Road, Spokane Valley, WA 99206 509.819.2617 or comments@rhyspokane.com</p>	
<p>SFP: This proposal is exempt from SFP review.</p>	
<p>To view more information including Site Plan, Technical Documents, etc., visit: http://www.spokane.gov/cityclerk City Clerk's website: http://www.spokane.gov/cityclerk</p>	
<p>AMERICANS WITH DISABILITIES ACT: Certain businesses, the City of Spokane is committed to providing equal access to its facilities, programs and services for persons with disabilities. The Council Meeting Center in the lower level of Spokane City Hall, 800 W. Spokane Falls Blvd., is wheelchair accessible and also equipped with an installed assistive listening system for persons with hearing loss. Members may be checked out upon presentation of picture ID through the meeting organizer. Individuals requesting reasonable accommodations or further information may call once, or email Human Resources at 509.825.6373, 800 W. Spokane Falls Blvd., Spokane, WA, 99201 or hr@spokane.gov.</p>	
<p>Persons who are deaf or hard of hearing may contact Human Resources through the President Refus Service at 7-1-1. Please contact us forty-eight (48) hours before the meeting date.</p>	

LEGAL NOTICES

SECTION 00 1113
ADVERTISEMENT FOR BIDS

Sealed bids will be received for the following project at the time and location listed below:

PROJECT:
WYSD JR HS Domestic Water

BID DEADLINE:
December 19th, 2025, 2:00pm

BID LOCATION:
West Valley District Office
8502 Zier Road
Yakima, WA 9890

Bids will be received, opened, and read at 2:00 p.m. Bids and bid supplements received after the above stated times will not be opened or considered.

Prospective General Contractor bidders and subcontractors may electronically access the Bid Documents starting Tuesday, November 18, 2025. Printed documents will not be provided, any printing required will be at the prospective bidders' expense. Bid Documents can be accessed at the following location:

Abadan Plan Center:
<https://hostedonlineplanservice.com/Project/271>

A current Plan Holders list will be maintained on this site. Please contact Abadan to be added. Notice of any addenda and updated information will only be conveyed to those on the Plan Holders list and will be included on planroom site.

A Pre-Bid Conference will be conducted **December 10th 4:00 PM** at WV Junior High School: 7505 Zier Rd, Yakima, WA 98908. This conference is not mandatory, but encouraged, for prospective General Contractors.

Contact Robert Gross at the office of the Construction Manager at (509)-496-1712 or email at robert.gross@conserius.com with questions.

In accordance with state law, bidders are required to have a current Washington State contractor's license at the time of submitting bids. Each bid must be accompanied by a certified check, cashier's check, or bid bond with a State Licensed Surety, in an amount not less than five (5%) percent of the total bid. This surety shall be forfeited in event of failure by the successful bidder to sign a contract or to furnish the necessary one hundred percent (100%) Performance Bond.

West Valley School District reserves the right to reject any and/or all proposals, and to waive bidding informalities.

SR235308

LEGAL
ADVERTISING
DEADLINES:

Noon the day before publication.
(Some exceptions do apply)

10:00am Friday for Sunday or Monday publication.

Phone:
(509) 459-5125
E-mail:
legals@spokesman.com

24-HOUR
FAX LINE
(509) 622-1189



LEGAL NOTICES

NOTICE OF APPLICATION AND HEARING
Preliminary "Strong Road Residential Development" Long Plat
File No. Z25-456PPLT

Whipple Consulting Engineers, Inc., representing UNI Strong, LLC, applied for a Preliminary Long Plat on July 23, 2025. This application was determined to be technically complete on November 11, 2025. There will be a public hearing on this proposal before the City of Spokane Hearing Examiner on **Wednesday, January 7, 2026, at 9:00 a.m.** The hearing will be held in the Council Briefing Center, Lower Level of City Hall, 808 W. Spokane Falls Boulevard, Spokane, WA.

Any person may submit written comments on the proposal and/or appear at the public hearing.

Written Comment Deadline:
Comments received by Dec. 16, 2025, at 5 PM will be included in the project staff report. Written comments received by Jan. 6, 2026, by 5 PM will be forwarded to the hearing examiner for inclusion in the project public record.

The public is encouraged to submit written comments prior to the hearing via mail or email to: City of Spokane Development Services Center (3rd Floor) C/O Melissa Owen, 808 W Spokane Falls Blvd, Spokane, WA 99201 or via email to mowen@spokanecity.org (phone 509-625-6063).

Only the applicant, persons submitting written comments, and persons testifying at a hearing may appeal the decision of the Hearing Examiner.

Description of Proposal: The applicant is proposing to subdivide a 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 an existing single-family home on its own lot and created eleven vacant lots for future single-family development. The proposal includes use of a private access to all units.

Applicant:
Whipple Consulting Engineers, Inc.,
21 S. Pines Road,
Spokane Valley, WA 99206
509.893.2617 or
germuts@whipplece.com

SEPA: This proposal is Exempt from SEPA review.

To view more information including Site Plan, Technical Documents, etc., visit:

<https://mvs.spokanecity.org/projects/strong-road-residential-development-preliminary-long-plat>

AMERICANS WITH DISABILITIES ACT (ADA) INFORMATION: The City of Spokane is committed to providing equal access to its facilities, programs and services for persons with disabilities. The Council Briefing Center in the lower level of Spokane City Hall, 808 W. Spokane Falls Blvd., is wheelchair accessible and also is equipped with an infrared assistive listening system for persons with hearing loss. Headsets may be checked out (upon presentation of picture I.D.) through the meeting organizer. Individuals requesting reasonable accommodations or further information may call, write, or email Human Resources at 509.625.6373, 808 W. Spokane Falls Blvd., Spokane, WA 99201, or ddesorde@spokanecity.org. Persons who are deaf or hard of hearing may contact Human Resources through the Washington Relay Service at 7-1-1. Please contact us forty-eight (48) hours before the meeting date.

SR235465

LEGAL NOTICES

PUBLIC HEARING

The Deer Park City Council will hold a public hearing on Wednesday, December 3, 2025 at 7:00 p.m. The purpose of the hearing is to receive public and Council testimony concerning the 2026 Year Final Budget.

Americans with Disabilities Act (ADA) accommodations provided upon request.

By: Deby Cragun,
City Clerk/Treasurer

SR235400

SPOKANE COUNTY

ENVIRONMENTAL SERVICES

Pretreatment Program

Public Notice of Draft Wastewater Discharge Permit:

Spokane County Public Works proposes to reissue a Wastewater Discharge Permit to Lloyd Industries Inc. located at 3808 N. Sullivan Rd., Bldg. 251, Spokane Valley, WA 99216. This is in compliance with the Spokane County Pretreatment Program.

The Monthly Average Flow Limit is regulated not to exceed 14,525 gallons per production day. The Daily Maximum Flow shall not exceed 29,050 gallons per day. Regulated flows are discharged via the North Valley Interceptor to Spokane County Regional Water Reclamation Facility and, at times, to City of Spokane Riverside Park Water Reclamation Facility.

Spokane County proposes to renew the permit to the above listed applicant allowing wastewater discharge subject to limitations. These limitations may require the installation of treatment facilities, schedules of compliance, and other conditions necessary to carry out the provisions of municipal, state, and federal law. The proposed limitations, schedules, and conditions are tentative.

Public notice of Draft will be published on November 19th and November 26th in *The Spokesman Review* to inform the public that a draft permit and fact sheet are available for review. Interested persons are invited to submit written comments regarding the proposed permit. The proposed permit, fact sheet and related documents are available for inspection and copying between the hours of 8:30 a.m. and 5:00 p.m. weekdays at the office listed below.

Written comments should be mailed to:
Spokane County Public Works
Attn: Joshua Villa, Pretreatment Coordinator
1004 N. Freya St.
Spokane, WA 99202

Any interested party may comment on the draft permit within the thirty (30) day comment period to the address above. The Director may hold a hearing if it determines there is significant public interest in the draft permit (WAC 173-216-100). Public notice regarding any hearing will be circulated at least thirty (30) days in advance of the hearing.

The Director will consider all comments received within thirty (30) days from the date of public notice of draft indicated above, in formulating a final determination to issue, revise, or deny the permit. The Director's response to all significant comments is available upon request and will be mailed directly to people expressing an interest in this permit.

Further information may be obtained from the County by telephone, (509) 477-7177, or by writing to the address listed above.

SR235214

LEGAL NOTICES

LEGAL NOTICES

LEGAL NOTICES

REQUEST FOR BID
NO: MP26-002

SPOKANE INDIAN
HOUSING AUTHORITY
6403 Sherwood Addition, P.O. Box 195
Wellpinit, WA 99040
(509) 818-1463 Fax: (509) 258-7188

FOR: Manufactured Home Placement and Set-up
"Sealed" Bid

Date Issued: November 25, 2025
Issued by: Craig Dougall

Date Bid Closes: December 19, 2025
Time of Bid Closing: 2:00 PM PST

RETURN BIDS TO:

US MAIL
Spokane Indian Housing Authority
Attn: Craig Dougall
PO Box 195
Wellpinit WA 99040

COURIER
Spokane Indian Housing Authority
Attn: Craig Dougall
6403 Sherwood Addition Rd
Wellpinit WA 99040

The Spokane Indian Housing Authority (SIHA) is requesting "SEALED" Bids for the construction of site-work, foundations, set-up, skirting and finish (interior and exterior) of manufactured homes on the Spokane Indian Reservation.

Sealed bids will be publicly opened December 19, 2025, 2:30 P M at the Spokane Indian Housing Authority Conference Room .

SIHA is seeking firm-fixed, indicative prices, for the sitework and set up of a standard double-wide (48x26). Foundation plans are available for this indicative model (although prices will be negotiated on each project, due to changing conditions in sites, and models).

For complete Bid Packages, or inquiries please contract Craig Dougall via email : craig@spokaneiha.com

REQUEST FOR BID
NO: MP26-001

SPOKANE INDIAN
HOUSING AUTHORITY
6403 Sherwood Addition, P.O. Box 195
Wellpinit, WA 99040
(509) 818-1463 Fax: (509) 258-7188

FOR: Spokane Indian Housing Authority One
3-Bedroom Unit
"Sealed" Bid

Date Issued: November 24, 2025
Issued by: Craig Dougall

Date Bid Closes: December 19, 2025
Time of Bid Closing: 2:00 PM PST

RETURN BIDS TO:

US MAIL
Spokane Indian Housing
Authority
Attn: Craig Dougall
PO Box 195
Wellpinit WA 99040

COURIER
Spokane Indian Housing
Authority
Attn: Craig Dougall
6403 Sherwood Addition Rd
Wellpinit WA 99040

TELEPHONE: 1-253-205-0468
(toll-free) Meeting ID: 824 5450
8367 Passcode: 314335

SPOKANE COUNTY PLANNING
COMMISSION

Thursday, December 11, 2025, at
09:00 AM Pacific Time (US and Canada)

WORKSHOP – Parks and the
Growth Management ActWORKSHOP – Growth Alternatives
and Impacts on the Urban Growth
Area

Public comments are welcome. Comments may be limited to three (3) minutes per speaker. The Planning Commission reserves the right to adjust the time frame allotted to speakers. Chat functions are not recognized for commenting.

For additional assistance, contact us at:
<https://www.spokanecounty.gov/3175/Planning-Commission-News>,
by calling 509-477-1500, or by email: planningcommission@spokanecounty.gov

All public meetings are held in the Commissioners' Hearing Room, located in the Public Works Building at 1026 W. Broadway, Spokane, Washington.

Facilities are physically accessible for individuals with disabilities. Questions or special needs may be directed to Rona Smith at RMSmith@spokanecounty.gov or by calling 509-477-7139.

DATE NOVEMBER 26, 2025
SPOKANE COUNTY PLANNING
DEPARTMENT

SR235469

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OFFICE SPACE FOR RENT
201 W. Francis Ave. Suite G.
824 sq ft \$1,200/mo.
Ple. Please, 509-217-7889.
VLE REALTY, LLC 489-2323

Rentals

ROOMS FOR RENT

AVAILABLE NOW! Everyone welcome! 1 bed unit \$50 a day/\$310 wk/\$1,210 mo. Furnished, all utilities pd. Pet friendly, small \$100 dep. Downtown 165 S Washington, Spk., 509-838-4111

MOVE IN TODAY! ONLY \$75 DEP. \$290/week or \$1,210/mo and up. All util. incl. cable & TV + pet friendly, across from Walmart. Maple Tree Motel, Spokane Valley, WA, 509-535-5810

MOVE IN TODAY! ONLY \$75 DEP. \$290/week or \$1,210/mo and up. All util. incl. cable & TV + pet friendly, across from Walmart. Maple Tree Motel, Spokane Valley, WA, 509-535-5810

Employment

PROFESSIONAL

Spokane Airports Property Management & Contracts Specialist

Spokane Airports seeks a full-time Property Management & Contracts Specialist to join our team. This position provides specialized work in support of the development and administration of the Spokane Airports' property management, leases and contracts, along with coordinating services with tenants and other departments. Minimum requirements include a bachelor's degree and two years of related experience. A combination of education and experience may be considered in meeting the requirements of this position. Current wage is \$34.82 - \$45.97/hour, depending on qualifications. Current benefits include medical, dental, life and disability insurance, retirement as well as an employee assistance program and employee wellness program. Holiday and accrued sick and vacation time is provided. For the position description, detailed benefits information, and to apply, visit our web site at www.spokaneairports.net. Position open until filled. EOE, including disability/veterans.

APARTMENT FOR RENT



Cedar Property Management
Apartments for Rent in Spokane WA and surrounding areas

CEDAR MEADOWS
8909 N. Colton - 467-4495

CEDAR CREEK VILLAGE I
8424 N. Nevada - 468-2076

CEDAR CREEK VILLAGE II
8424 N. Nevada - 468-2230

CEDAR SPRINGS ESTATES
1015 E. Cozza Dr. - 467-0835

CEDAR SPRINGS ESTATES II
1110 E. Cozza Drive - 466-0307

CEDAR SPRINGS ESTATES III
1011 E. Sharpburg - 465-2219

CEDAR SPRINGS ESTATES IV
7808 N. Morton - 464-4333

• Unique designer apto. • A/C, Washers, Dryers • 1 & 2 Bds, 1 & 2 Bk • Vaulted Ceilings, Skylights
• Carpets/Garage • Pools/BBQs • Starting at \$3,000, No Pets.
Apts include accessibility features required by ADA.
Clubhouse includes: • Recumbent Cts • Weight Rm • Beauty Salon • Gift Store

MODELS OPEN DAILY

One Bedroom Move In Special!

ONE MONTH FREE!

Visit our web site at www.cedarpropertymgmt.com

PROFESSIONAL

Kettle Falls Police Officer Lateral Entry

City of Kettle Falls, minimum of two years' experience and have completed at least two years of regular, uninterrupted, full-time commissioned law enforcement employment. Salary: \$79,055-\$85,149 plus vacation, sick, retirement, medical and dental. Civil Service is establishing a hiring list. Find applications at cityofkettlefalls.org. Applications must be submitted on or before December 19, 2025 before 4:30 p.m. Email: rhallam@kettlefalls.com

Call one of the specialists in this directory to help you solve your service problems.

LET A PROFESSIONAL DO IT

CARPETING-FLOORING

Love those ugly carpet wrinkles before someone takes a tumble? We can STRETCH your carpet and make it look new again, saving you \$'s. Bonded & licensed. 509-993-8814, free est.

We install & repair ALL types of flooring! Also, remove/replace toilets & install grab bars. Free est. 509-867-4279

HEALTH SERVICES



COMPASSIONATE SENIOR CARE IN A FAMILY SETTING Welcome to Spokane Living Water Adult Family Home. At our Adult Family Home, your loved one isn't just a resident — they're part of our family. Owned and operated by a Registered Nurse with over 12 years of experience, we provide personalized, high-quality care in a warm, safe, and modern home. ✓ 24/7 Registered Nurse on call ✓ In-home visiting doctor ✓ Bright, spacious rooms ✓ Delicious, homemade meals daily ✓ Family-style living and compassionate care ✓ Only 3.5 miles from the nearest hospital ✓ Accepting Medicaid Give your loved one the comfort, dignity, and attention they deserve — in a place that truly feels like home. Accepting new residents. Call Dmitry at (509) 979-1041. Spokane Living Water Adult Family Home Where Compassion Meets Comfort

HOUSE CLEANING

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Automotive

AUTOS FOR SALE

CADILLAC

ESTATE SALE! ONLY 26,300 ACTUAL MILES! 1998 CADILLAC SEDAN DEVILLE 4-DOOR. Bought new at Barton Cadillac for \$45,000. Always garaged & pampered throughout history of car. All plush leather, cabriolet roof, moon roof, V8 power, AT, AC, PS, PB, power windows, seats, locks, mirrors, trunk & antenna. Cruise, tilt, AM/FM stereo, heated seats, security system, keyless entry, lighted vanity mirrors, illuminated entry, Cadillac real wheels, steering wheel controls, auto-rearview mirror, and Front Wheel Drive. Great mileage, great in the snow. **EXCEPTIONAL condition throughout.** All factory manuals included. **Asking \$12,500/reasonable offers to buy this one-of-a-kind treasure.** 509-995-0082

LEGAL NOTICES

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR THE COUNTY OF SPOKANE Case No. 25-2-04523-32 SUMMONS BY PUBLICATION

SUNFLOWER BANK, N.A., Plaintiff,

vs. FELICIA BOYLE, SECRETARY OF HOUSING AND URBAN DEVELOPMENT, OCCUPANTS OF THE PROPERTY, Defendants.

To: FELICIA BOYLE, OCCUPANTS OF THE PROPERTY, THE STATE OF WASHINGTON TO THE SAID DEFENDANTS:

You are hereby summoned to appear within sixty days after the date of the first publication of this summons, to wit, within sixty days after the 5th day of November, 2025, and defend the above entitled action in the above entitled court, and answer the complaint of the Plaintiff, SUNFLOWER BANK, N.A., and serve a copy of your answer upon the undersigned attorneys for Plaintiff, McCarthy & Holthus, LLP at the office below stated, and in case of your failure so to do, judgment will be rendered against you according to the demand of the complaint, which has been filed with the clerk of said court. The basis for the complaint is a foreclosure of the property commonly known as 11221 E 24TH AVE, SPOKANE VALLEY, WA 99206-2318, Spokane County, Washington as a result of a default under the terms of the note and deed of trust.

DATED: October 31, 2025
McCarthy & Holthus, LLP
Grace Chu WBSA No. 51256
David Swartley WBSA No. 51732
108 1st Avenue South, Ste. 400
Seattle, WA 98104
Attorneys for Plaintiff
SR234975

APARTMENT FOR RENT

LEGAL NOTICES

NOTICE OF APPLICATION AND HEARING

Preliminary "Strong Road Residential Development" Long Plat
File No. Z25-456PLT

Whipple Consulting Engineers, Inc., representing UMI Strong, LLC, applied for a Preliminary Long Plat on July 23, 2025. This application was determined to be technically complete on November 11, 2025. There will be a public hearing on this proposal before the City of Spokane Hearing Examiner on **Wednesday, January 7, 2026, at 9:00 a.m.** The hearing will be held in the Council Briefing Center, Lower Level of City Hall, 808 W. Spokane Falls Boulevard, Spokane, WA.

Any person may submit written comments on the proposal and/or appear at the public hearing.

Written Comment Deadline

Comments received by Dec. 16, 2025, at 5 PM will be included in the project staff report. Written comments received by Jan. 6, 2026, by 5 PM will be forwarded to the hearing examiner for inclusion in the project public record.

The public is encouraged to submit written comments prior to the hearing via mail or email to: City of Spokane Development Services Center (3rd Floor) C/O Melissa Owen, 808 W. Spokane Falls Blvd., Spokane, WA 99201 or via email to mowen@spokanecity.org (phone 509-625-6063).

Only the applicant, persons submitting written comments, and persons testifying at a hearing may appeal the decision of the Hearing Examiner.

Description of Proposal: The applicant is proposing to subdivide a 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 an existing single-family home on its own lot and created eleven vacant lots for future single-family development. The proposal includes use of a private access to all units.

Applicant:

Whipple Consulting Engineers, Inc.
21 S. Pines Road,
Spokane Valley, WA 99206
509.893.2617 or
grmitch@whipplece.com

SEPA: This proposal is Exempt from SEPA review.

To view more information including Site Plan, Technical Documents, etc., visit:

<https://www.spokanecity.org/projects/strong-road-residential-development-preliminary-long-plat>

AMERICANS WITH DISABILITIES ACT (ADA) INFORMATION:

The City of Spokane is committed to providing equal access to its facilities, programs and services for persons with disabilities. The Council Briefing Center in the lower level of Spokane City Hall, 808 W. Spokane Falls Blvd., is wheelchair accessible and also is equipped with an infrared assistive listening system for persons with hearing loss. Headsets may be checked out (upon presentation of picture I.D.) through the meeting organizer. Individuals requesting reasonable accommodations or further information may call, write, or email Human Resources at 509.625.6373, 808 W. Spokane Falls Blvd., Spokane, WA 99201, or disabilities@spokanecity.org. Persons who are deaf or hard of hearing may contact Human Resources through the Washington Relay Service at 7-1-1. Please contact us forty-eight (48) hours before the meeting date.

SR235465

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LEGAL NOTICES

APN-45083.0247 T.S. No. LO-53683-WA U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT NOTICE OF DEFAULT AND FORECLOSURE SALE.

Recorded in accordance with 12 USC 3764 (c) WHEREAS, on 8/30/2006, a certain Deed of Trust was executed by Clayton P. Kjos and Irene I. Kjos, Husband and Wife as trustor in favor of Financial Freedom Senior Funding Corporation, A subsidiary of Indymac Bank, F.S.B. as beneficiary, and Alliance Title Company as trustee, and was recorded on 9/5/2006, as Instrument No. 5430684, in Book XX, Page XX, in the Office of the County Recorder of Spokane County, Washington, and WHEREAS, the Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and WHEREAS, the beneficial interest in the Deed of Trust is now owned by the Secretary, pursuant to an Assignment of Deed of Trust dated 5/4/2015, recorded on 5/21/2015, as instrument number 6400471, book XX, page XX, in the Office of the County Recorder, Spokane County, Washington; and WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that the payment due on 10/2/2025, was not made due to a borrower dies and the property is not the principal residence of at least one surviving borrower and remains wholly unpaid as of the date of this notice, and no payment has been made sufficient to restore the loan to currency; and WHEREAS, the entire amount delinquent as of 10/2/25 is \$286,518.00; and WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Deed of Trust to be immediately due and payable; NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of Law Offices of Jason C. Tatman as Foreclosure Commissioner, recorded on 11/30/2017 as instrument number 6663402, book XX, page XX notice is hereby given that on 12/2/2025 at 10:00 AM local time, all real and personal property at or used in connection with the following described property will be sold at public auction to the highest bidder. Legal Description: THE NORTH ONE HUNDRED AND THIRTY-TWO (132) FEET OF THE SOUTH TWO HUNDRED AND THIRTYONE (231) FEET OF TRACT THREE HUNDRED AND FIFTY-NINE (359) OF OPPORTUNITY PLAT TWO, AS PER PLAT THEREOF RECORDED IN VOLUME "Q" OF PLATS, PAGE 41B, IN THE CITY OF SPOKANE VALLEY, SPOKANE COUNTY, WASHINGTON.

EXCEPT THE WEST 350 FEET. Commonly known as: 2019 N Locust Road, Spokane Valley, WA 99206 The sale will be held at the South entrance Spokane County Courthouse, 1116 W Broadway, Spokane, WA. The Secretary of Housing and Urban Development will bid an estimate of \$295,494.96. For sales information www.uscourtsforeclosure.com or 855-986-9342 There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his pro rata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale. When making their bids, all bidders except the Secretary must submit a deposit totaling \$29,549.50 (10% of the Secretary's bid) in the form of a certified check or cashier's check made out to the Secretary of HUD. Each oral bid need not be accompanied by a deposit. If the successful bid is oral, a deposit of \$29,549.50 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the high bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them. The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due. If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD Field Office representative, will be liable to HUD for any costs incurred as a result of such failure. The commissioner may, at the direction of the HUD field office Representative, offer the Property to the second highest bidder for an amount equal to the highest price offered by that bidder. There is no right of redemption, or right of possession based upon a right of redemption, in the mortgage or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant. The amount that must be paid if the Mortgage is to be reinstated prior to the scheduled sale is \$295,494.96, as of 1/1/2026, plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement. Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below. Date: 11/14/2025 By: Rhonda Rorie, AVP rr@tatanlegal.com Law Offices of Jason C. Tatman, APC U.S. Dept. of HUD Foreclosure Commissioner 9665 Chesapeake Dr., Ste. 365, San Diego, CA 92123 (844) 252-6972 Fax (858) 348-4976 (TS# LO-53683-WA SD-35720)

SR235297

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Exhibit 9 - Community Meeting Documents:

- a. Notification Map Application
- b. Public notice sign/posting/mailing instructions (including map, parcel list, notice letter and affidavits)
- c. Applicant Community Meeting Package including:
 - i. Affidavits – individual,(including mailing list), public, sign (including sign image)
 - ii. Public Notice Letter
 - iii. Meeting Sign in sheet
 - iv. Community Meeting Summary



Exhibit 9.a. – Notification Map Application

Notification Map Application

Rev.20180102

DESCRIPTION OF PROPOSAL:

11-lot long plat

ADDRESS SITE OF PROPOSAL: (if not assigned yet, obtain address from Public Works before submitting application)

2120 W Strong

APPLICANT

Name: Whipple Consulting Engineers

Address: 21 S. Pines Rd Spokane Valley, WA 99206

Email Address: info@whipplece.com Phone: 509-893-2617

PROPERTY OWNER

Name: Noltingre, LLC

Address: 4821 S Long Ln. Greenacres, WA 99016

Email Address: _____ Phone: _____

AGENT

Name: _____

Address: _____

Email Address: _____ Phone: _____

ASSESSOR'S PARCEL NUMBERS: 26245.0054

LEGAL DESCRIPTION OF SITE: 24-26-42 S 330FT OF W 170FT OF SW1/4 OF NE1/4;
EXC STRONG RD; TOG W E 35FT OF S 330FT OF NE1/4
OF NW1/4; EXC RD

SIZE OF PROPERTY: 1.42 acres +/-

LIST SPECIFIC PERMITS REQUESTED IN THIS APPLICATION:

Community Meeting Packet

DOES OWNER/APPLICANT OWN PROPERTY ADJACENT TO SUBJECT PROPERTY? If yes, provide all parcel numbers.

No

I acknowledge, as a part of this application, that I am responsible for all notification requirements as described in SMC 17G.060. for public hearing and community meeting. Copies of these instructions are available from the Development Services Department or on www.spokaneplanning.org.

SUBMITTED BY: *Allyson Andrade*

☒ Applicant ☐ Property Owner ☐ Property Purchaser ☐ Agent

Exhibit 9.b. - Public notice sign/posting/mailing instructions

April 09, 2024

Alyson Andrade
Whipple Consulting Engineers
21 S. Pines Rd.
Spokane Valley, WA 99206



Subject: Community Meeting Instructions

Dear Ms. Andrade,

Please use the "Notification District Map" and tax parcel list with property, owner's, and taxpayer's addresses provided to you for the public notification process. In addition, there is a letter of notification entitled "Notice of Community Meeting" that is required to be mailed with the map. This notice must be provided 15 days prior to the date of the community meeting. As the applicant you are required to complete the following methods of public notice for this meeting prior to application.

1. Post the property with a minimum of **one 4' X 4' sign facing W Strong Rd.** or another appropriate and visible area as outlined in the Spokane Municipal Code Section 17G.061.210 on or before **April 21, 2025 (or 15 days before the community meeting date if different than May 6, 2025).** *Please fill out the date, time and place of this meeting.* The posted sign should read:

NOTICE OF COMMUNITY MEETING
PROPOSED LONG PLAT
MEETING DATE: May 6, 2025 – 6:00PM
LOCATION:
Proposal: 11-Lot Preliminary "Unit Lot" Subdivision (Long Plat)
Applicant: Whipple Consulting Engineers
Phone: 509-893-2617
Email: info@whipplece.com
SEPA: TBD
FOR INFORMATION CALL PLANNING AT 625-6063
or email mowen@spokanecity.org

Please note that all text must be in red. The first line of text on the sign "NOTICE OF APPLICATION AND PUBLIC HEARING" must be in four-inch letters. All subsequent line(s) of text may be in three-inch letters.

2. Post the enclosed "Notice of Community Meeting" and the "Notification Map" in public posting locations including City Hall, Downtown Public Library, and local libraries or before **April 21, 2025 (or 15 days before the community meeting date if different than May 6, 2025).**

3. On or before **April 21, 2025 (or 15 days before the community meeting date if different than May 6, 2025)**, send the “**Notice of Community Meeting**” Information and the “**Notification Map**” to **property owners, taxpayers and occupants** within a four-hundred-foot radius of any portion of the boundary of the subject property, including any property that is contiguous and under the same or common ownership and control as identified in the SMC Section 17G.061.210.

Please note that taxpayer notice is required when the taxpayer address is different than the owner. Occupant notice is required when neither owner nor taxpayer address is the parcel site address.

4. The applicant is responsible for notifying the Neighborhood Council as part of the notification procedures. Please send a copy of the Notice of Community Meeting to the Five Mile Prairie neighborhood on or before **April 21, 2025 (or 15 days before the community meeting date if different than May 6, 2025)** at:

Chair: Aaron Reese, reesereese33@gmail.com

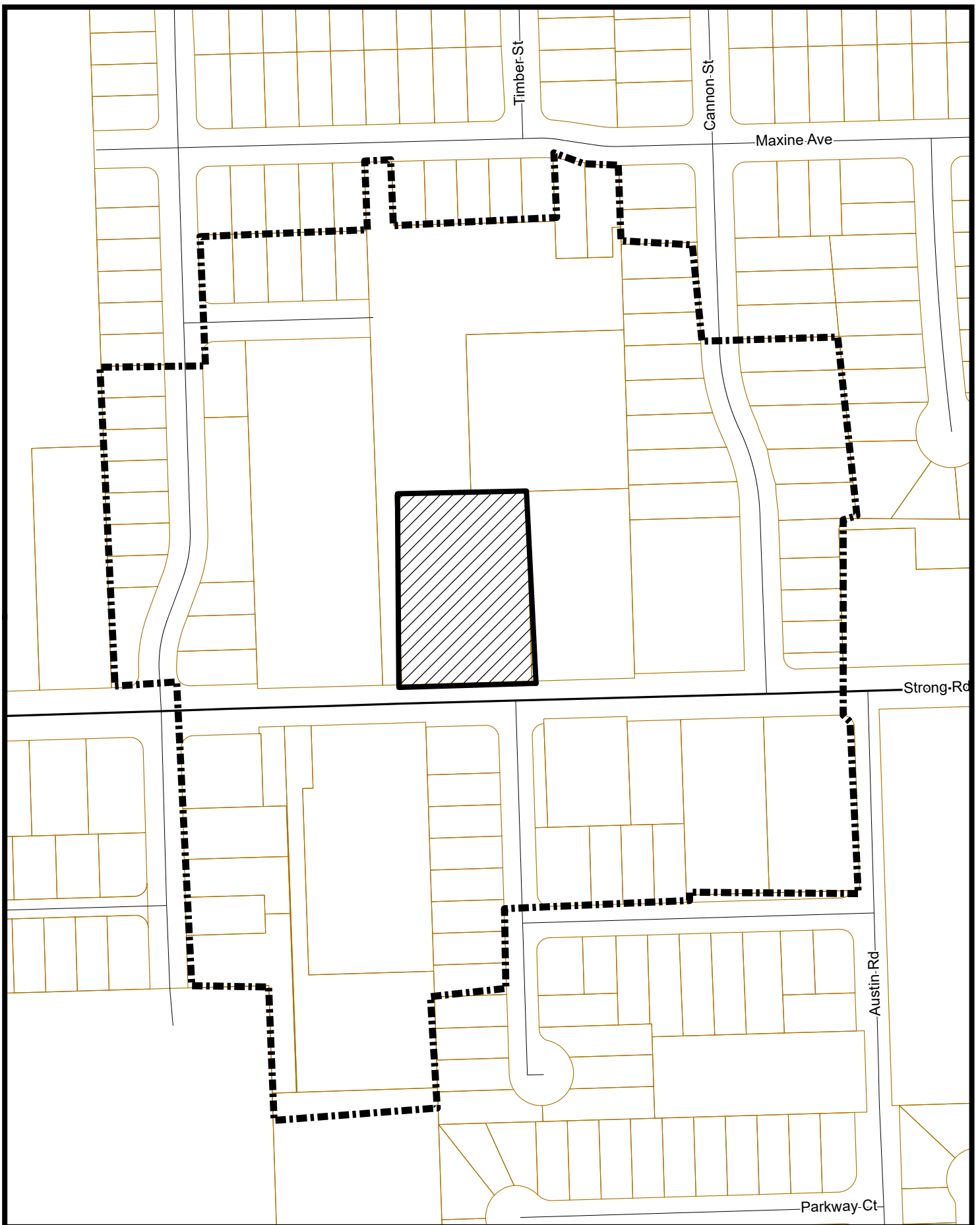
As a reminder, you must submit an affidavit of posting/mailing and sign removal with your land use application. Affidavits have been included as enclosures.

If you have any questions, please contact me at 625-6063 or mowen@spokanecity.org.

Sincerely,
Melissa Owen
City of Spokane
Planning and Development

Attachments:

- District Notification Map
- Parcel List
- Notice of Community Meeting Letter
- Public Notice Affidavit
- Individual Notice Affidavit
- Removal of Sign Affidavit



- Legend**
-  Parcels
 -  Notification district
 -  Project Site



APPLICANT: Whipple Consulting Engineers
PROPOSAL: 11-Lot Preliminary Plat

24-26-42

Prepared by: DKd
 Date prepared: 4/7/25

Parcel No.	Owner Name	Owner Address	Owner City	Owner State	Owner Zip	Taxpayer Name	Taxpayer Address	Taxpayer City	Taxpayer State	Taxpayer Zip	Site Address	Site City	Site State	Site Zip
26241.0025	SPOKANE, CITY OF	808 W SPOKANE F	SPOKANE	WA	99201-3333	CITY OF SPOKANE	808 W SPOKANE F	SPOKANE	WA	99256-0001	2216 W STRONG RI	SPOKANE	WA	
26241.0026	WARNKE, BRYAN L	2016 W STRONG RI	SPOKANE	WA	99208-0000	WARNKE, BRYAN L	2016 W STRONG RI	SPOKANE	WA	99208	2016 W STRONG RI	SPOKANE	WA	
26241.0092	KRUGER, TERESA F	2108 W STRONG RI	SPOKANE	WA	99208-8478	KRUGER, TERESA F	2108 W STRONG RI	SPOKANE	WA	99208-8478	2108 W STRONG RI	SPOKANE	WA	
26241.5301	SANCHEZ, CARLOS	8719 N CANNON S	SPOKANE	WA	99208	SANCHEZ, CARLOS	8719 N CANNON S	SPOKANE	WA	99208	8719 N CANNON S	SPOKANE	WA	
26241.5302	ROSS, STEPHEN C	88723 N CANNON S	SPOKANE	WA	99208	ROSS, STEPHEN C	88723 N CANNON S	SPOKANE	WA	99208	8723 N CANNON S	SPOKANE	WA	
26241.5303	TANNER, SIENNA L	8803 N CANNON S	SPOKANE	WA	99208	TANNER, SIENNA L	8803 N CANNON S	SPOKANE	WA	99208	8803 N CANNON S	SPOKANE	WA	
26241.5304	TORRISI, DARLA	8807 N CANNON S	SPOKANE	WA	99208	TORRISI, DARLA	8807 N CANNON S	SPOKANE	WA	99208	8807 N CANNON S	SPOKANE	WA	
26241.5305	COOK, TRENA	12812 N ADDISON	SPOKANE	WA	99218	COOK, TRENA	12812 N ADDISON	SPOKANE	WA	99218	8811 N CANNON S	SPOKANE	WA	
26241.5306	LUCIANI, STEPHANI	8814 N CANNON S	SPOKANE	WA	99208	LUCIANI, STEPHANI	8815 N CANNON S	SPOKANE	WA	99208	8815 N CANNON S	SPOKANE	WA	
26241.5307	COZZA, JUSTYN R	8819 N CANNON S	SPOKANE	WA	99208	COZZA, JUSTYN R	8819 N CANNON S	SPOKANE	WA	99208	8819 N CANNON S	SPOKANE	WA	
26241.5308	DEHAAN REAL EST	8116 N MOLLY ST	SPOKANE	WA	99208	DEHAAN REAL EST	8116 N MOLLY ST	SPOKANE	WA	99208	8901 N CANNON S	SPOKANE	WA	
26241.5401	FERGUSON, SCOTT	8702 N CANNON S	SPOKANE	WA	99208	FERGUSON, SCOTT	8702 N CANNON S	SPOKANE	WA	99208	8702 N CANNON S	SPOKANE	WA	
26241.5402	LANGEVIN, NICOLE	8706 N CANNON S	SPOKANE	WA	99208	LANGEVIN, NICOLE	8706 N CANNON S	SPOKANE	WA	99208	8706 N CANNON S	SPOKANE	WA	
26241.5403	LOCEY, CHARLOTTE	8710 N CANNON S	SPOKANE	WA	99208	LOCEY, CHARLOTTE	8710 N CANNON S	SPOKANE	WA	99208	8710 N CANNON S	SPOKANE	WA	
26241.5404	DAVIS, COLE THOM	8714 N CANNON	SPOKANE	WA	99208	DAVIS, COLE THOM	8714 N CANNON	SPOKANE	WA	99208	8714 N CANNON S	SPOKANE	WA	
26241.5405	CRAIN, PATRICK T	8718 N CANNON S	SPOKANE	WA	99208	CRAIN, P T & M L/C	8718 N CANNON S	SPOKANE	WA	99208	8718 N CANNON S	SPOKANE	WA	
26241.5406	BAHRAMUDDIN, R	8722 N CANNON S	SPOKANE	WA	99208	BAHRAMUDDIN, R	8722 N CANNON S	SPOKANE	WA	99208	8722 N CANNON S	SPOKANE	WA	
26241.5407	TOWN, BRENT & S	8802 N CANNON S	SPOKANE	WA	99208	TOWN, BRENT & S	8802 N CANNON S	SPOKANE	WA	99208	8802 N CANNON S	SPOKANE	WA	
26241.5408	TOOR, AMARJIT S	813524 N MAYFAIR	SPOKANE	WA	99208	TOOR, AMARJIT S	813524 N MAYFAIR	SPOKANE	WA	99208	8806 N CANNON S	SPOKANE	WA	
26241.5409	MITTAL, AMIT K	8810 N CANNON S	SPOKANE	WA	99208	MITTAL, AMIT K	8810 N CANNON S	SPOKANE	WA	99208	8810 N CANNON S	SPOKANE	WA	
26241.5501	CHELTENHAM HOM	PO BOX 21469	SPOKANE	WA	99201	CHELTENHAM HOM	PO BOX 21469	SPOKANE	WA	99201	0 ADDRESS UNKNO	SPOKANE	WA	
26241.5917	SCOTT, JACOB D &	2189 W MAXINE A	SPOKANE	WA	99208	SCOTT, JACOB D &	2189 W MAXINE A	SPOKANE	WA	99208	2189 W MAXINE A	SPOKANE	WA	99208
26241.5918	HAYDEN HOMES LL	2464 SW GLACIER F	REDMOND	OR	97756	HAYDEN HOMES LL	2464 SW GLACIER F	REDMOND	OR	97756	2183 W MAXINE A	SPOKANE	WA	99208
26242.0066	HAYDEN HOMES, LI	2464 SW GLACIER F	REDMOND	OR	97756	HAYDEN HOMES LL	2464 SW GLACIER F	REDMOND	OR	97756	2218 W STRONG RI	SPOKANE	WA	99208
26242.5701	VANDERHULST, DI	8715 N HAZELNUT	SPOKANE	WA	99208	VANDERHULST, DI	8715 N HAZELNUT	SPOKANE	WA	99208	8715 N HAZELNUT	SPOKANE	WA	99208
26242.5702	JABLONSKI, ANDRE	8719 N HAZELNUT	SPOKANE	WA	99208	JABLONSKI, ANDRE	8719 N HAZELNUT	SPOKANE	WA	99208	8719 N HAZELNUT	SPOKANE	WA	99208
26242.5703	PATTERSON, GILBE	8723 N HAZELNUT	SPOKANE	WA	99208	PATTERSON, G & A	8723 N HAZELNUT	SPOKANE	WA	99208	8723 N HAZELNUT	SPOKANE	WA	99208
26242.5704	MICHAELIS, AMBE	8446 N OAK ST	SPOKANE	WA	99208	MICHAELIS, AMBE	8446 N OAK ST	SPOKANE	WA	99208	8727 N HAZELNUT	SPOKANE	WA	99208
26242.5705	FRY, JADIN L/GROS	8801 N HAZELNUT	SPOKANE	WA	99208	FRY, JADIN L/GROS	8801 N HAZELNUT	SPOKANE	WA	99208	8801 N HAZELNUT	SPOKANE	WA	99208
26242.5706	TAPIA, CYNTHIA	8805 N HAZELNUT	SPOKANE	WA	99208	TAPIA, CYNTHIA	8805 N HAZELNUT	SPOKANE	WA	99208	8805 N HAZELNUT	SPOKANE	WA	99208
26242.5707	BLANCHARD, DERR	8809 N HAZELNUT	SPOKANE	WA	99208	BLANCHARD, DERR	8809 N HAZELNUT	SPOKANE	WA	99208	8809 N HAZELNUT	SPOKANE	WA	99208
26242.5901	PAGNIANO, SCOTT	2244 W TIETON PL	SPOKANE	WA	99208	PAGNIANO, SCOTT	2244 W TIETON PL	SPOKANE	WA	99208	2244 W TIETON PL	SPOKANE	WA	99208
26242.5902	NGUYEN, CURT	2250 W TIETON PL	SPOKANE	WA	99208	NGUYEN, CURT	2250 W TIETON PL	SPOKANE	WA	99208	2250 W TIETON PL		WA	99208
26242.5903	AMIRKHAS, JONAH	2256 W TIETON PL	SPOKANE	WA	99208	AMIRKHAS, JONAH	2256 W TIETON PL	SPOKANE	WA	99208	2256 W TIETON PL	SPOKANE	WA	99208
26242.5904	GREGORY, LAURLY	2262 W TIETON PL	SPOKANE	WA	99208	GREGORY, LAURLY	2262 W TIETON PL	SPOKANE	WA	99208	2262 W TIETON PL	SPOKANE	WA	99208
26242.5905	MUDRENCO, VITAL	2268 W TIETON PL	SPOKANE	WA	99208	MUDRENCO, VITAL	2268 W TIETON PL	SPOKANE	WA	99208	2268 W TIETON PL	SPOKANE	WA	99208
26242.6001	BALLARD, BRITTON	2265 W TIETON PL	SPOKANE	WA	99208	BALLARD, BRITTON	2265 W TIETON PL	SPOKANE	WA	99208	2265 W TIETON PL	SPOKANE	WA	99208
26242.6002	AKTER, MAIMUNA	8710 N HAZELNUT	SPOKANE	WA	99208	AKTER, MAIMUNA	8710 N HAZELNUT	SPOKANE	WA	99208	8710 N HAZELNUT	SPOKANE	WA	99208
26242.6003	HAYDEN HOMES LL	2464 SW GLACIER F	REDMOND	OR	97756	HAYDEN HOMES LL	2464 SW GLACIER F	REDMOND	OR	97756	8706 N HAZELNUT	SPOKANE	WA	99208
26242.6004	HAYDEN INCOME P	963 SW SIMPSON	A BEND	OR	97702-3487	HAYDEN INCOME P	963 SW SIMPSON	A BEND	OR	97702	8702 N HAZELNUT	SPOKANE	WA	99208
26242.6101	SPOKANE COUNTY	1116 W BROADWA	SPOKANE	WA	99260	SPOKANE COUNTY	1116 W BROADWA	SPOKANE	WA	99206	Unassigned Addres	Spokane	WA	99208
26242.6102	SPOKANE COUNTY	1116 W BROADWA	SPOKANE	WA	99260	SPOKANE COUNTY	1116 W BROADWA	SPOKANE	WA	99206	Unassigned Addres	Spokane	WA	99208
26243.0037	KINNEY, B MICHELL	2227 W STRONG RI	SPOKANE	WA	99208	KINNEY, B MICHELL	2227 W STRONG RI	SPOKANE	WA	99208	2227 W STRONG RI	SPOKANE	WA	
26243.0076	LUISI, THOMAS & B	2203 W STRONG RI	SPOKANE	WA	99208	LUISI, THOMAS & B	2203 W STRONG RI	SPOKANE	WA	99208-8479	2203 W STRONG RI	SPOKANE	WA	99208
26243.2003	WAGEMAN, FREDE	PO BOX 18338	SPOKANE	WA	99228-0338	WAGEMAN, FREDE	PO BOX 18338	SPOKANE	WA	99228-0338	8608 N NETTLETON	SPOKANE	WA	99208
26243.2005	MOORE, IRA SCOTT	8616 N NETTLETON	SPOKANE	WA	99208	MOORE, IRA SCOTT	8616 N NETTLETON	SPOKANE	WA	99208	8616 N NETTLETON	SPOKANE	WA	99208
26243.2006	BARBER, MICHAEL	8612 N NETTLETON	SPOKANE	WA	99208	BARBER, MICHAEL	8612 N NETTLETON	SPOKANE	WA	99208	8612 N NETTLETON	SPOKANE	WA	99208
26243.2007	SENESCALL, STEVE	8604 N NETTLETON	SPOKANE	WA	99208	SENESCALL, STEVE	8604 N NETTLETON	SPOKANE	WA	99208	8604 N NETTLETON	SPOKANE	WA	99208
26243.5101	FONG REVOCABLE	2207 W STRONG RI	SPOKANE	WA	99208	FONG REVOCABLE	2207 W STRONG RI	SPOKANE	WA	99208	2207 W STRONG RI	SPOKANE	WA	99208
26243.5103	JULIUS, ADAM F &	2211 W STRONG RI	SPOKANE	WA	99208	JULIUS, ADAM F &	2211 W STRONG RI	SPOKANE	WA	99208	2211 W STRONG RI	SPOKANE	WA	
26244.0061	SIMUNDSON, JEFF	2021 W STRONG RI	SPOKANE	WA	99208	SIMUNDSON, JEFF	2021 W STRONG RI	SPOKANE	WA	99208-8477	2021 W STRONG RI	SPOKANE	WA	

26244.0062	FAIRFAX, ROBERT A 2015 W STRONG R	SPOKANE	WA	99208-8477	FAIRFAX, ROBERT A 2015 W STRONG R	SPOKANE	WA	99208-8477	2015 W STRONG R	SPOKANE	WA	
26244.0086	FARMER, GLEN S & 5507 N VINCENT R	NEWMAN LAKE	WA	99026	FARMER, GLEN S & 5507 N VINCENT R	NEWMAN LAKE	WA	99025-9641	2107 W STRONG R	SPOKANE	WA	
26244.4419	RASPBERRY ACRES 18114 N AUSTIN R	SPOKANE	WA	99208	RASPBERRY ACRES 18114 N AUSTIN R	SPOKANE	WA	99208	8569 N ORCHARD C	SPOKANE	WA	
26244.4420	GIVENS, RAYMOND 8581 N ORCHARD C	SPOKANE	WA	99224	GIVENS, RAYMOND 8581 N ORCHARD C	SPOKANE	WA	99224	8581 N ORCHARD C	SPOKANE	WA	
26244.4421	WILSON, ANDREW 8603 N ORCHARD S	SPOKANE	WA	99208	WILSON, ANDREW 8603 N ORCHARD S	SPOKANE	WA	99208	8603 N ORCHARD C	SPOKANE	WA	
26244.4422	HARPER, ANTHONY 8617 N ORCHARD C	SPOKANE	WA	99208	HARPER, ANTHONY 8617 N ORCHARD C	SPOKANE	WA	99208	8617 N ORCHARD C	SPOKANE	WA	
26244.4423	KNOLL, NAOMI 8625 N ORCHARD C	SPOKANE	WA	99208	KNOLL, NAOMI 8625 N ORCHARD C	SPOKANE	WA	99208	8625 N ORCHARD C	SPOKANE	WA	
26244.4424	BOCHE, ROBERT W 8631 N ORCHARD C	SPOKANE	WA	99208	BOCHE, ROBERT W 8631 N ORCHARD C	SPOKANE	WA	99208	8631 N ORCHARD C	SPOKANE	WA	
26244.4425	SAUER LIVING TRU 8645 N ORCHARD C	SPOKANE	WA	99208	SAUER LIVING TRU 8645 N ORCHARD C	SPOKANE	WA	99208	8645 N ORCHARD C	SPOKANE	WA	
26244.4426	KREJCI FAMILY TRU 8667 N ORCHARD C	SPOKANE	WA	99208	KREJCI FAMILY TRU 8667 N ORCHARD C	SPOKANE	WA	99208	8667 N ORCHARD C	SPOKANE	WA	
26244.4501	RASPBERRY ACRES 18114 N AUSTIN R	SPOKANE	WA	99208	RASPBERRY ACRES 18114 N AUSTIN R	SPOKANE	WA	99208	2057 W STRONG R	SPOKANE	WA	
26244.4502	CHAO, PAUL Y 2058 W WALKER D	SPOKANE	WA	99208	CHAO, PAUL Y 2058 W WALKER D	SPOKANE	WA	99208	2058 W WALKER A'	SPOKANE	WA	99208
26244.4503	ERICKSON, PAUL G 2070 W WALKER A'	SPOKANE	WA	99208	ERICKSON, PAUL G 2070 W WALKER A'	SPOKANE	WA	99208	2070 W WALKER A'	SPOKANE	WA	99208
26244.4504	HAN, BO/ZHANG, Y 2086 W WALKER D	SPOKANE	WA	99208	HAN, BO/ZHANG, Y 2086 W WALKER D	SPOKANE	WA	99208	2086 W WALKER A'	SPOKANE	WA	99208
26244.4505	ADABASHI, GABI E 2098 W WALKER A'	SPOKANE	WA	99208	ADABASHI, GABI E 2098 W WALKER A'	SPOKANE	WA	99208	2098 W WALKER A'	SPOKANE	WA	99208
26244.4601	RASPBERRY ACRES 18114 N AUSTIN R	SPOKANE	WA	99208	RASPBERRY ACRES 18114 N AUSTIN R	SPOKANE	WA	99208	UNASSIGNED ADD	F SPOKANE	WA	
26245.0054	NOLTINGRE, LLC 4821 S LONG LN	GREENACRES	WA	99016	NOLTINGRE LLC 4821 S LONG LN	GREENACRES	WA	99016	2120 W STRONG R	SPOKANE	WA	
26245.5911	TUCKER, MARTIN V 2122 W STRONG R	SPOKANE	WA	99208	TUCKER, MARTIN V 2122 W STRONG R	SPOKANE	WA	99208	2122 W STRONG R	SPOKANE	WA	99208

NOTICE OF COMMUNITY MEETING

Proposed Long Plat – 2120 W Strong Road Preliminary “Unit Lot Subdivision”

Notice is hereby given that Whipple Consulting Engineers, on behalf of Noltingre LLC, will conduct a community meeting to discuss the proposal for a 11-Lot Preliminary “Unit Lot Subdivision” (Long Plat) for future residential development. This preliminary long plat application will be processed as a Type III application and will require a public hearing before the City Hearing Examiner.

COMMUNITY MEETING INFORMATION: A Community Meeting will be held on **May ____**, **2025** at _____ PM at the _____, Spokane.

The applicant and/or their agent will make a presentation of the proposal. Any person may submit questions and comments at this meeting. For additional information, please contact the applicant at:

Applicant/Agent: Whipple Consulting Engineers
21 S. Pines Rd.
Spokane Valley, WA 99206
509-893-2617 or info@whipplece.com

Property Owner: Noltingre, LLC
4821 S Long Ln
Greenacres, WA, 99016

File Number: None Assigned Yet

Location Description: 2120 W. Strong Rd. – Parcel No. 26245.0054

Description of Proposal: The applicant is proposing to subdivide the above project parcel (approximately 1.6 acres) into 11 lots for the development of single-family residential homes under the City’s Unit Lot Subdivision Code (see 17G.080.065). Vehicular access to proposed lots will be provided via a private driveway. This is a Type III application and there will be a Public Hearing in front of the City Hearing Examiner.

SEPA: TBD

Current Zoning: Residential 1 (R1)

Community Meeting: A Community Meeting is an informal public meeting, in which the applicant and/or their agents present the proposed project to the public. The purpose of the meeting is to give an opportunity for the public to learn about the proposal, ask questions, and to exchange ideas about the proposal with the developer. A Community Meeting is the first step in the application process; it takes place before the applicant submits his/her application to the City of Spokane. City Planning staff does not attend these meetings, except in the case of a combined Traffic Scoping and Community Meeting. In such cases, a member of the City Traffic Section will attend the meeting to take comments on possible transportation related issues. Such combined meetings will be noted on the header of this notice.

The Community Meeting is not a hearing, and no testimony is taken. The meeting is informational, though the meeting is recorded pursuant to requirements of the Spokane Municipal Code. Written comments are not required, and if any are submitted to the Planning and Development Department, the letters will be forwarded to the Hearing Examiner when the application is forwarded for public hearing. However, such letters, if received before an application is submitted (i.e., Community Meeting), would need to be resubmitted prior to the closing of the public record (usually the date of the Public Hearing), in order to vest a person as a party of record.

Public Hearing Process: Once a Community Meeting has been completed, the applicant is authorized to make application to the City of Spokane for the review of the application and public hearing. A Notice of Application will be posted on the property and mailed to property owners, taxpayers and occupants within four hundred feet of the subject property. This Notice of Application will initiate a 15-day public comment period, in which interested persons may submit written comments to the address of the City Staff, which appears at the beginning of this document. At the time of public comment, the applicant will also provide Notice of Public Hearing. This combined notice of application and public hearing will contain the date, time and location of the public hearing. Written comments and oral testimony at the subsequent public hearing for this proposed action will be made part of the public record. Comments will be considered on this application and any environmental issues including SEPA or documents related to it. A public hearing will be held, and the Hearing Examiner will make their decision in writing within 10 days after the hearing.

Staff Contact:

Planning and Development Services
Attn: Melissa Owen, Planner II
808 West Spokane Falls Boulevard
Spokane, WA 99201-3329
Phone: (509) 625-6063
Email: mowen@spokanecity.org



Individual Notice Affidavit

Rev. 20240816

State of Washington

County of Spokane

Robin Parks, being first duly sworn, deposes and says:

At all times mentioned herein, I was and now am, a citizen of the United States of America over the age of eighteen years.

On the 22nd day of April, 2025, I [CIRCLE ONE] hand delivered or deposited in the United States mail, with sufficient postage prepaid, a true and correct copy of the individual public notice of [CIRCLE ALL THAT APPLY] community meeting, traffic study meeting, application, or public hearing to the recorded real property owners, taxpayers and occupants, as shown on the Spokane County Assessor's records as of the 9th day of April, 2025, who have been found to own property within four hundred feet, not counting the width of right of ways, of the property that is the subject of the application and any property that is contiguous and under the same or common ownership as the subject property. The notices were addressed and sent or delivered to those addresses. Sufficient means were used to obtain valid addresses for all properties within the notification boundary. A copy of the individual notice is attached and incorporated by reference.

Robin Parks
Signature of Applicant or Agent

April 23, 2025
Date

Signed and sworn to before me this 23rd day of April, 2025.

[Signature]
Notary Public in and for the State of Washington

10/12/2028
Appointment expiration date



Ower mailing list

26241.0025 SPOKANE, CITY OF 808 W SPOKANE FALLS BLVD SPOKANE, WA 99201-3333	26241.0026 WARNKE, BRYAN L/MASS, HEIDI J 2016 W STRONG RD SPOKANE, WA 99208-0000	26241.0092 KRUGER, TERESA F & FREEMAN, LORRAINE M 2108 W STRONG RD SPOKANE, WA 99208-8478
26241.5301 SANCHEZ, CARLOS & SIMONS, TARA 8719 N CANNON ST SPOKANE, WA 99208	26241.5302 ROSS, STEPHEN C & JASMYNE M 8723 N CANNON ST SPOKANE, WA 99208	26241.5303 TANNER, SIENNA L 8803 N CANNON ST SPOKANE, WA 99208
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26241.5917 SCOTT, JACOB D & HANNA B 2189 W MAXINE AVE SPOKANE, WA 99208	26241.5918 HAYDEN HOMES LLC 2464 SW GLACIER PL STE 110 REDMOND, OR 97756	26242.0066 HAYDEN HOMES, LLC 2464 SW GLACIER PL STE 110 REDMOND, OR 97756
26242.5701 VANDERHULST, DIRK & NATALIE 8715 N HAZELNUT ST SPOKANE, WA 99208	26242.5702 JABLONSKI, ANDREW 8719 N HAZELNUT ST SPOKANE, WA 99208	26242.5703 PATTERSON, GILBERT & ALICIA/PATTERSON, ISAIAH 8723 N HAZELNUT ST SPOKANE, WA 99208
26242.5704 MICHAELIS, AMBER 8446 N OAK ST SPOKANE, WA 99208	26242.5705 FRY, JADIN L/GROSSHUESCH, BRANDON M 8801 N HAZELNUT ST SPOKANE, WA 99208	26242.5706 TAPIA, CYNTHIA 8805 N HAZELNUT ST SPOKANE, WA 99208

26242.5707
BLANCHARD, DERRICK J & PAIGE
8809 N HAZELNUT ST
SPOKANE, WA 99208

26242.5901
PAGNIANO, SCOTT & SHANNA
2244 W TIETON PL
SPOKANE, WA 99208

26242.5902
NGUYEN, CURT
2250 W TIETON PL
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26242.5903
AMIRKHAS, JONAH
2256 W TIETON PL
SPOKANE, WA 99208

26242.5904
GREGORY, LAURLYN S
2262 W TIETON PL
SPOKANE, WA 99208

26242.5905
MUDRENCO, VITALIE/POPOVA,
MARYANA
2268 W TIETON PL
SPOKANE, WA 99208

26242.6001
BALLARD, BRITTON & ANDREA
2265 W TIETON PL
SPOKANE, WA 99208

26242.6002
AKTER, MAIMUNA & SIDDIQI,
KHAIRUL
8710 N HAZELNUT ST
SPOKANE, WA 99208

26242.6003
HAYDEN HOMES LLC
2464 SW GLACIER PL STE 110
REDMOND, OR 97756

26242.6004
HAYDEN INCOME PROPERTY, LLC
963 SW SIMPSON AVE STE 110
BEND, OR 97702-3487

26242.6101
SPOKANE COUNTY / FOREST GROVE
HOME OWNERS ASSOCIATION
1116 W BROADWAY AVE
SPOKANE, WA 99260

26242.6102
SPOKANE COUNTY / FOREST GROVE
HOME OWNERS ASSOCIATION
1116 W BROADWAY AVE
SPOKANE, WA 99260

26243.0037
KINNEY, B MICHELLE
2227 W STRONG RD
SPOKANE, WA 99208

26243.0076
LUISI, THOMAS & BARBARA A
2203 W STRONG RD
SPOKANE, WA 99208

26243.2003
WAGEMAN, FREDERIC T
PO BOX 18338
SPOKANE, WA 99228-0338

26243.2005
MOORE, IRA SCOTT & KRISTY L
8616 N NETTLETON CT
SPOKANE, WA 99208

26243.2006
BARBER, MICHAEL J & MICHELLE
8612 N NETTLETON CT
SPOKANE, WA 99208

26243.2007
SENESCALL, STEVE & SUE
8604 N NETTLETON CT
SPOKANE, WA 99208

26243.5101
FONG REVOCABLE TRUST
2207 W STRONG RD
SPOKANE, WA 99208

26243.5103
JULIUS, ADAM F & MEGAN L
2211 W STRONG RD
SPOKANE, WA 99208

26244.0061
SIMUNDSON, JEFFREY D & BRANDI
M
2021 W STRONG RD
SPOKANE, WA 99208

26244.0062
FAIRFAX, ROBERT A & BETH A
2015 W STRONG RD
SPOKANE, WA 99208-8477

26244.0086
FARMER, GLEN S & PAULA G
5507 N VINCENT RD
NEWMAN LAKE, WA 99026

26244.4419
RASPBERRY ACRES LLC
18114 N AUSTIN RD
SPOKANE, WA 99208

26244.4420
GIVENS, RAYMOND C & JEANNE
8581 N ORCHARD CT
SPOKANE, WA 99224

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WILSON, ANDREW S/PRIMM, SIGNE
M
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26244.4501
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26244.4502
CHAO, PAUL Y
2058 W WALKER DR
SPOKANE, WA 99208

26244.4503
ERICKSON, PAUL G & BRANDON D
2070 W WALKER AVE
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26244.4504
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26245.0054
NOLTINGRE, LLC
4821 S LONG LN
GREENACRES, WA 99016

26245.5911
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Taxpayer mailing list

26241.0025 CITY OF SPOKANE 808 W SPOKANE FALLS BLVD SPOKANE, WA 99256-0001	26241.0026 WARNKE, BRYAN L & HEIDI J 2016 W STRONG RD SPOKANE, WA 99208	26241.0092 KRUGER, TERESA F & FREEMAN, LORRAINE M 2108 W STRONG RD SPOKANE, WA 99208-8478
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ADABASHI, GABI E & ERICKA
2098 W WALKER AVE
SPOKANE, WA 99208

26244.4601
RASPBERRY ACRES HOA
18114 N AUSTIN RD
SPOKANE, WA 99208

26245.0054
NOLTINGRE LLC
4821 S LONG LN
GREENACRES, WA 99016

26245.5911
TUCKER, MARTIN V & KATHLEEN K
2122 W STRONG RD
SPOKANE, WA 99208

Resident mailing list

26241.0025
CURRENT RESIDENT
2216 W STRONG RD
SPOKANE, WA 99208

26241.0026
CURRENT RESIDENT
2016 W STRONG RD
SPOKANE, WA 99208

26241.0092
CURRENT RESIDENT
2108 W STRONG RD
SPOKANE, WA 99208

26241.5301
CURRENT RESIDENT
8719 N CANNON ST
SPOKANE, WA 99208

26241.5302
CURRENT RESIDENT
8723 N CANNON ST
SPOKANE, WA 99208

26241.5303
CURRENT RESIDENT
8803 N CANNON ST
SPOKANE, WA 99208

26241.5304
CURRENT RESIDENT
8807 N CANNON ST
SPOKANE, WA 99208

26241.5305
CURRENT RESIDENT
8811 N CANNON ST
SPOKANE, WA 99208

26241.5306
CURRENT RESIDENT
8815 N CANNON ST
SPOKANE, WA 99208

26241.5307
CURRENT RESIDENT
8819 N CANNON ST
SPOKANE, WA 99208

26241.5308
CURRENT RESIDENT
8901 N CANNON ST
SPOKANE, WA 99208

26241.5401
CURRENT RESIDENT
8702 N CANNON ST
SPOKANE, WA 99208

26241.5402
CURRENT RESIDENT
8706 N CANNON ST
SPOKANE, WA 99208

26241.5403
CURRENT RESIDENT
8710 N CANNON ST
SPOKANE, WA 99208

26241.5404
CURRENT RESIDENT
8714 N CANNON ST
SPOKANE, WA 99208

26241.5405
CURRENT RESIDENT
8718 N CANNON ST
SPOKANE, WA 99208

26241.5406
CURRENT RESIDENT
8722 N CANNON ST
SPOKANE, WA 99208

26241.5407
CURRENT RESIDENT
8802 N CANNON ST
SPOKANE, WA 99208

26241.5408
CURRENT RESIDENT
8806 N CANNON ST
SPOKANE, WA 99208

26241.5409
CURRENT RESIDENT
8810 N CANNON ST
SPOKANE, WA 99208

26241.5501
CURRENT RESIDENT
0 ADDRESS UNKNOWN
SPOKANE, WA 99208

26241.5917
CURRENT RESIDENT
2189 W MAXINE AVE
SPOKANE, WA 99208

26241.5918
CURRENT RESIDENT
2183 W MAXINE AVE
SPOKANE, WA 99208

26242.0066
CURRENT RESIDENT
2218 W STRONG RD
SPOKANE, WA 99208

26242.5701
CURRENT RESIDENT
8715 N HAZELNUT ST
SPOKANE, WA 99208

26242.5702
CURRENT RESIDENT
8719 N HAZELNUT ST
SPOKANE, WA 99208

26242.5703
CURRENT RESIDENT
8723 N HAZELNUT ST
SPOKANE, WA 99208

26242.5704
CURRENT RESIDENT
8727 N HAZELNUT ST
SPOKANE, WA 99208

26242.5705
CURRENT RESIDENT
8801 N HAZELNUT ST
SPOKANE, WA 99208

26242.5706
CURRENT RESIDENT
8805 N HAZELNUT ST
SPOKANE, WA 99208

26242.5707
CURRENT RESIDENT
8809 N HAZELNUT ST
SPOKANE, WA 99208

26242.5901
CURRENT RESIDENT
2244 W TIETON PL
SPOKANE, WA 99208

26242.5902
CURRENT RESIDENT
2250 W TIETON PL
SPOKANE, WA 99208

26242.5903
CURRENT RESIDENT
2256 W TIETON PL
SPOKANE, WA 99208

26242.5904
CURRENT RESIDENT
2262 W TIETON PL
SPOKANE, WA 99208

26242.5905
CURRENT RESIDENT
2268 W TIETON PL
SPOKANE, WA 99208

26242.6001
CURRENT RESIDENT
2265 W TIETON PL
SPOKANE, WA 99208

26242.6002
CURRENT RESIDENT
8710 N HAZELNUT ST
SPOKANE, WA 99208

26242.6003
CURRENT RESIDENT
8706 N HAZELNUT ST
SPOKANE, WA 99208

26242.6004
CURRENT RESIDENT
8702 N HAZELNUT ST
SPOKANE, WA 99208

26242.6101
CURRENT RESIDENT
Unassigned Address
Spokane, WA 99208

26242.6102
CURRENT RESIDENT
Unassigned Address
Spokane, WA 99208

26243.0037
CURRENT RESIDENT
2227 W STRONG RD
SPOKANE, WA 99208

26243.0076
CURRENT RESIDENT
2203 W STRONG RD
SPOKANE, WA 99208

26243.2003
CURRENT RESIDENT
8608 N NETTLETON CT
SPOKANE, WA 99208

26243.2005
CURRENT RESIDENT
8616 N NETTLETON CT
SPOKANE, WA 99208

26243.2006
CURRENT RESIDENT
8612 N NETTLETON CT
SPOKANE, WA 99208

26243.2007
CURRENT RESIDENT
8604 N NETTLETON CT
SPOKANE, WA 99208

26243.5101
CURRENT RESIDENT
2207 W STRONG RD
SPOKANE, WA 99208

26243.5103
CURRENT RESIDENT
2211 W STRONG RD
SPOKANE, WA 99208

26244.0061
CURRENT RESIDENT
2021 W STRONG RD
SPOKANE, WA 99208

26244.0062
CURRENT RESIDENT
2015 W STRONG RD
SPOKANE, WA 99208

26244.0086
CURRENT RESIDENT
2107 W STRONG RD
SPOKANE, WA 99208

26244.4419
CURRENT RESIDENT
8569 N ORCHARD CT
SPOKANE, WA 99208

26244.4420
CURRENT RESIDENT
8581 N ORCHARD CT
SPOKANE, WA 99208

26244.4421
CURRENT RESIDENT
8603 N ORCHARD CT
SPOKANE, WA 99208

26244.4422
CURRENT RESIDENT
8617 N ORCHARD CT
SPOKANE, WA 99208

26244.4423
CURRENT RESIDENT
8625 N ORCHARD CT
SPOKANE, WA 99208

26244.4424
CURRENT RESIDENT
8631 N ORCHARD CT
SPOKANE, WA 99208

26244.4425
CURRENT RESIDENT
8645 N ORCHARD CT
SPOKANE, WA 99208

26244.4426
CURRENT RESIDENT
8667 N ORCHARD CT
SPOKANE, WA 99208

26244.4501
CURRENT RESIDENT
2057 W STRONG RD
SPOKANE, WA 99208

26244.4502
CURRENT RESIDENT
2058 W WALKER AVE
SPOKANE, WA 99208

26244.4503
CURRENT RESIDENT
2070 W WALKER AVE
SPOKANE, WA 99208

26244.4504
CURRENT RESIDENT
2086 W WALKER AVE
SPOKANE, WA 99208

26244.4505
CURRENT RESIDENT
2098 W WALKER AVE
SPOKANE, WA 99208

26244.4601
CURRENT RESIDENT
UNASSIGNED ADDRESS
SPOKANE, WA 99208

26245.0054
CURRENT RESIDENT
2120 W STRONG RD
SPOKANE, WA 99208

26245.5911
CURRENT RESIDENT
2122 W STRONG RD
SPOKANE, WA 99208



40240

Public Notice

Affidavit

State of Washington
County of Spokane

Michael Remer

, being first duly sworn, deposes and says:

At all times mentioned herein, I was and now am, a citizen of the United States of America over the age of eighteen years.

On the 25th day of April, 2025, I personally posted a sign(s) as required in the City of Spokane Municipal Code at the following locations:

1 Sign on Strong Rd. project frontage

I also posted notice, identical in form and content to the individual written notice at the required official public notice posting locations, including:

- ☐ Main City public library
- ☐ Branch library, closest to subject property, which is located at: _____
- ☐ City Hall space officially designated for posting notices
- ☒ Any other public building or space which the City Council formally designates as an official public notice posting location, including electronic locations.

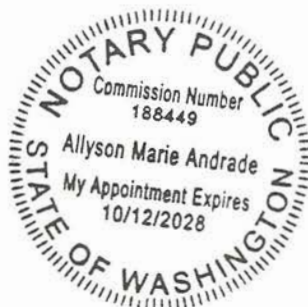
Michael Remer

Signature of Applicant or Agent

4-29-2025

Date

Signed and sworn to before me this 29th day of April, 2025.



Allyson Marie Andrade
Notary Public in and for the State of Washington

10/12/2028
Appointment expiration date

Updated: September 2020

City of Spokane | Development Services Center | 808 W. Spokane Falls Blvd. | Spokane, WA 99201

Website: www.my.spokanecity.org | Phone: (509) 625-6300

NOTICE OF COMMUNITY MEETING PROPOSED LONG PLAT

MEETING DATE: MAY 13, 2025 AT 5:30 PM

**LOCATION: PRINCE OF PEACE LUTHERAN CHURCH,
8441 N INDIAN TRAIL RD**

**PROPOSAL: 11-LOT PRELIMINARY "UNIT LOT"
SUBDIVISION (LONG PLAT)**

APPLICANT: WHIPPLE CONSULTING ENGINEERS

PHONE: 509-893-2617

EMAIL: INFO@WHIPPLECE.COM

SEPA: TBD

**FOR INFORMATION CALL PLANNING AT 625-6063 OR
EMAIL MOWEN@SPOKANECITY.ORG**



4026

Public Notice

Affidavit

State of Washington
County of Spokane

Allison Andrade

, being first duly sworn, deposes and says:

At all times mentioned herein, I was and now am, a citizen of the United States of America over the age of eighteen years.

On the 28th day of April, 2025, I personally posted a sign(s) as required in the City of Spokane Municipal Code at the following locations:

I also posted notice, identical in form and content to the individual written notice at the required official public notice posting locations, including:

- ☒ Main City public library
- ☒ Branch library, closest to subject property, which is located at: 4909 W. Barnes
- ☒ City Hall space officially designated for posting notices
- ☐ Any other public building or space which the City Council formally designates as an official public notice posting location, including electronic locations.

[Signature]
Signature of Applicant or Agent
4/29/25
Date

Signed and sworn to before me this 29 day of April, 2025.



Austin J. Fuller
Notary Public in and for the State of Washington
2-23-26
Appointment expiration date

NOTICE OF COMMUNITY MEETING

Proposed Long Plat – 2120 W Strong Road Preliminary “Unit Lot Subdivision”

Notice is hereby given that Whipple Consulting Engineers, on behalf of Noltingre LLC, will conduct a community meeting to discuss the proposal for a 11-Lot Preliminary “Unit Lot Subdivision” (Long Plat) for future residential development. This preliminary long plat application will be processed as a Type III application and will require a public hearing before the City Hearing Examiner.

COMMUNITY MEETING INFORMATION: A Community Meeting will be held on **May 13th, 2025** at 5:30 PM at the Prince of Peace Lutheran Church- 8441 N Indian Trail Road, Spokane.

The applicant and/or their agent will make a presentation of the proposal. Any person may submit questions and comments at this meeting. For additional information, please contact the applicant at:

Applicant/Agent: Whipple Consulting Engineers
21 S. Pines Rd.
Spokane Valley, WA 99206
509-893-2617 or info@whipplece.com

Property Owner: Noltingre, LLC
4821 S Long Ln
Greenacres, WA, 99016

File Number: None Assigned Yet

Location Description: 2120 W. Strong Rd. – Parcel No. 26245.0054

Description of Proposal: The applicant is proposing to subdivide the above project parcel (approximately 1.6 acres) into 11 lots for the development of single-family residential homes under the City’s Unit Lot Subdivision Code (see 17G.080.065). Vehicular access to proposed lots will be provided via a private driveway. This is a Type III application and there will be a Public Hearing in front of the City Hearing Examiner.

SEPA: TBD

Current Zoning: Residential 1 (R1)

Community Meeting: A Community Meeting is an informal public meeting, in which the applicant and/or their agents present the proposed project to the public. The purpose of the meeting is to give an opportunity for the public to learn about the proposal, ask questions, and to exchange ideas about the proposal with the developer. A Community Meeting is the first step in the application process; it takes place before the applicant submits his/her application to the City of Spokane. City Planning staff does not attend these meetings, except in the case of a combined Traffic Scoping and Community Meeting. In such cases, a member of the City Traffic Section will attend the meeting to take comments on possible transportation related issues. Such combined meetings will be noted on the header of this notice.

The Community Meeting is not a hearing, and no testimony is taken. The meeting is informational, though the meeting is recorded pursuant to requirements of the Spokane Municipal Code. Written comments are not required, and if any are submitted to the Planning and Development Department, the letters will be forwarded to the Hearing Examiner when the application is forwarded for public hearing. However, such letters, if received before an application is submitted (i.e., Community Meeting), would need to be resubmitted prior to the closing of the public record (usually the date of the Public Hearing), in order to vest a person as a party of record.


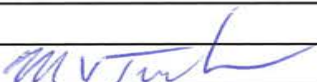
Public Hearing Process: Once a Community Meeting has been completed, the applicant is authorized to make application to the City of Spokane for the review of the application and public hearing. A Notice of Application will be posted on the property and mailed to property owners, taxpayers and occupants within four hundred feet of the subject property. This Notice of Application will initiate a 15-day public comment period, in which interested persons may submit written comments to the address of the City Staff, which appears at the beginning of this document. At the time of public comment, the applicant will also provide Notice of Public Hearing. This combined notice of application and public hearing will contain the date, time and location of the public hearing. Written comments and oral testimony at the subsequent public hearing for this proposed action will be made part of the public record. Comments will be considered on this application and any environmental issues including SEPA or documents related to it. A public hearing will be held, and the Hearing Examiner will make their decision in writing within 10 days after the hearing.

Staff Contact:

Planning and Development Services
Attn: Melissa Owen, Planner II
808 West Spokane Falls Boulevard
Spokane, WA 99201-3329
Phone: (509) 625-6063
Email: mowen@spokanecity.org

Exhibit 9.c.iii - Meeting Sign in sheet

Parcel No.	Owner Name	Site Address	
26244.4505	ADABASHI, GABI E & ERICKA	2098 W WALKER AVE	
26242.6002	AKTER, MAIMUNA & SIDDIQI, KHAIRUL	8710 N HAZELNUT ST	
26242.5903	AMIRKHAS, JONAH	2256 W TIETON PL	
26241.5406	BAHRAMUDDIN, REDI / SARWAR, MINA G	8722 N CANNON ST	
26242.6001	BALLARD, BRITTON & ANDREA	2265 W TIETON PL	
26243.2006	BARBER, MICHAEL J & MICHELLE	8612 N NETTLETON CT	
26242.5707	BLANCHARD, DERRICK J & PAIGE	8809 N HAZELNUT ST	
26244.4424	BOCHE, ROBERT W & LEAH N	8631 N ORCHARD CT	
26244.4502	CHAO, PAUL Y	2058 W WALKER AVE	
26241.5501	CHELTENHAM HOMEOWNER'S ASSOCIATION	0 ADDRESS UNKNOWN	
26241.5305	COOK, TRENA	8811 N CANNON ST	
26241.5307	COZZA, JUSTYN R & TORIAYN M	8819 N CANNON ST	
26241.5405	CRAIN, PATRICK T & MEGAN L/CRAIN, THOMAS V/DAMIANO, JILL KAY	8718 N CANNON ST	
26241.5404	DAVIS, COLE THOMAS & DANIELLE TEAL MARIE	8714 N CANNON ST	
26241.5308	DEHAAN REAL ESTATE, LLC	8901 N CANNON ST	
26244.4503	ERICKSON, PAUL G & BRANDON D	2070 W WALKER AVE	
26244.0062	FAIRFAX, ROBERT A & BETH A	2015 W STRONG RD	
26244.0086	FARMER, GLEN S & PAULA G	2107 W STRONG RD	Doris Farmer mother
26241.5401	FERGUSON, SCOTT D & KELISHA	8702 N CANNON ST	
26243.5101	FONG REVOCABLE TRUST	2207 W STRONG RD	
26242.5705	FRY, JADIN L/GROSSHUESCH, BRANDON M	8801 N HAZELNUT ST	
26244.4420	GIVENS, RAYMOND C & JEANNE	8581 N ORCHARD CT	
26242.5904	GREGORY, LAURLYN S	2262 W TIETON PL	L. Anne Gregory
26244.4504	HAN, BO/ZHANG, YUKE	2086 W WALKER AVE	
26244.4422	HARPER, ANTHONY & OLIVIA	8617 N ORCHARD CT	
26241.5918	HAYDEN HOMES LLC	2183 W MAXINE AVE	
26242.6003	HAYDEN HOMES LLC	8706 N HAZELNUT ST	
26242.0066	HAYDEN HOMES, LLC	2218 W STRONG RD	
26242.6004	HAYDEN INCOME PROPERTY, LLC	8702 N HAZELNUT ST	
26242.5702	JABLONSKI, ANDREW	8719 N HAZELNUT ST	
26243.5103	JULIUS, ADAM F & MEGAN L	2211 W STRONG RD	
26243.0037	KINNEY, B MICHELLE	2227 W STRONG RD	

26244.4423	KNOLL, NAOMI	8625 N ORCHARD CT	
26244.4426	KREJCI FAMILY TRUST	8667 N ORCHARD CT	
26241.0092	KRUGER, TERESA F & FREEMAN, LORRAINE M	2108 W STRONG RD	
26241.5402	LANGEVIN, NICOLE/RICH, NIKOLAS	8706 N CANNON ST	
26241.5403	LOCEY, CHARLOTTE K	8710 N CANNON ST	
26241.5306	LUCIANI, STEPHANIE M/LUCIANI, THOMAS R	8815 N CANNON ST	
26243.0076	LUISI, THOMAS & BARBARA A	2203 W STRONG RD	
26242.5704	MICHAELIS, AMBER	8727 N HAZELNUT ST	
26241.5409	MITTAL, AMIT K	8810 N CANNON ST	
26243.2005	MOORE, IRA SCOTT & KRISTY L	8616 N NETTLETON CT	
26242.5905	MUDRENCO, VITALIE/POPOVA, MARYANA	2268 W TIETON PL	
26242.5902	NGUYEN, CURT	2250 W TIETON PL	
26245.0054	NOLTINGRE, LLC	2120 W STRONG RD	
26242.5901	PAGNIANO, SCOTT & SHANNA	2244 W TIETON PL	
26242.5703	PATTERSON, GILBERT & ALICIA/PATTERSON, ISAIAH	8723 N HAZELNUT ST	
26244.4601	RASPBERRY ACRES HOA	UNASSIGNED ADDRESS	
26244.4419	RASPBERRY ACRES LLC	8569 N ORCHARD CT	
26244.4501	RASPBERRY ACRES LLC	2057 W STRONG RD	
26241.5302	ROSS, STEPHEN C & JASMYNE M	8723 N CANNON ST	
26241.5301	SANCHEZ, CARLOS & SIMONS, TARA	8719 N CANNON ST	
26244.4425	SAUER LIVING TRUST	8645 N ORCHARD CT	
26241.5917	SCOTT, JACOB D & HANNA B	2189 W MAXINE AVE	
26243.2007	SENECALL, STEVE & SUE	8604 N NETTLETON CT	
26244.0061	SIMUNDSON, JEFFREY D & BRANDI M	2021 W STRONG RD	
26242.6101	SPOKANE COUNTY / FOREST GROVE HOME OWNERS ASSOCIATION	Unassigned Address	
26242.6102	SPOKANE COUNTY / FOREST GROVE HOME OWNERS ASSOCIATION	Unassigned Address	
26241.0025	SPOKANE, CITY OF	2216 W STRONG RD	
26241.5303	TANNER, SIENNA L	8803 N CANNON ST	
26242.5706	TAPIA, CYNTHIA	8805 N HAZELNUT ST	
26241.5408	TOOR, AMARJIT S & KIRANJYOT K	8806 N CANNON ST	
26241.5304	TORRISI, DARLA	8807 N CANNON ST	
26241.5407	TOWN, BRENT & STACEY MARIE	8802 N CANNON ST	
26245.5911	TUCKER, MARTIN V & KATHLEEN K	2122 W STRONG RD	

[illegible]

WCE

Whipple Consulting Engineers, Inc.

21 S. Pines Rd.
Spokane Valley, WA 99206
Ph 509-893-2617 Fax 509-926-0227

MEMORANDUM

TO:	Melissa Owen		
FROM:	Allyson Andrade, Austin Fuller		
DATE:	May 14, 2025		
PROJECT NO:	2024-4026	NAME:	2120 W Strong Rd
REGARDING:	Community Meeting 5/13/2025		

Community Meeting

Allyson Andrade opens the meeting at 5:30 PM and introduces Austin Fuller. Mr. Fuller briefly describes the proposed project and asks the public if they have any questions, comments or concerns. Ms. Andrade then opens the floor to the public for questions and concerns. The meeting ends at 6:10 PM. The following is a summary of questions and comments received from the public and WCE's answers to those questions.

Citizen question: Where will the site be accessed?

Mr. Fuller shows where the proposed private road is located on the site plan.

Citizen question: Is the developer of this site Hayden Homes?

Mr. Fuller: No, the owner of this site is a separate developer.

Citizen question: Can the developer leave some mature trees? I think it would show their willingness to work with the neighbors and respect the history of the site if they made an effort to keep some of the existing trees.

Ms. Andrade: We can ask the developer to leave as many trees as possible, but typically they are removed for practical reasons and it is often not an option to leave trees during development.

Citizen question: What will be the height of these homes? I am concerned about privacy and that they will be looking directly down into my property.

Ms. Andrade: Height restrictions in this zone are 35'. (Later discovered new code states 40')

Citizen question: When will construction begin on this project?

Ms. Andrade: Likely this fall.

Citizen question: Will there be sidewalks?

Mr. Fuller: There will most likely be sidewalks/frontage improvements.

Citizen question: Will the existing home on site remain rented throughout the construction process?

Ms. Andrade: I am not sure, but the existing home is proposed to remain so there is no reason it couldn't remain occupied.

Citizen question: Can we ask the developer to only build one story houses here?

Ms. Andrade: You can ask, but that is not something that is likely to happen.

Citizen concern: With more development in this area we have seen more trash and less respect in the area. I have people dumping on my property and letting pit bulls roam.

Ms. Andrade: Is your property fenced? If not, asking the developer to fence the property line between your property (directly to the east) and the project site is a common and reasonable ask, although not something they are required to provide.

Citizen question: When will we know more about landscaping and sidewalks?

Mr. Fuller explains the development process and encourages the meeting attendees to look out for mailers regarding Notice of Application and the Public Hearing.

Citizen concern: 11 lots seems like too many.

Citizen question: Has the developer considered purchasing the remaining two hold-out parcels? I might consider selling. (Property directly to the east).

Citizen concern: Traffic has been heavier lately, it is sometimes difficult to pull out onto Strong Road.

Citizen question: Could this site still develop into apartments?

Ms. Andrade: Yes, this project as proposed could change up until final platting.



Planning and Development
www.spokanecity.org

Pre-Development Conference Notes

Project Name: 2120 W Strong Rd Plat

To: Aaron Nolting
UNI Developments
4821 S Long Ln
Greenacres, WA 99016
aaronnolting@dextmtb.com

Phone: 509-822-8934

From: Ryan Benzie

Phone: 509-625-6863

Project Name: 2120 W Strong Rd Plat
Permit No.: B25M0009PDEV
Site Address: 2120 W Strong Rd
Parcel No.: 26245.0054
Meeting Date: Thursday, February 13, 2025

Thank you for attending a Pre-Development meeting with the City of Spokane. Below are notes summarizing the information that was presented to you at your meeting on Thursday, February 13, 2025. These notes are broken down into three sections:

- Section 1: This section describes those proposed items specific to the building improvements with directives for code compliance addressed by the Building and Fire Departments as well as Spokane Regional Health District when warranted.
- Section 2: This section describes all issues outside of the building within the property boundaries including landscaping, parking requirements and accessibility, utilities, traffic, and refuse addressed by Planning, Engineering, Traffic, and Solid Waste Departments.
- Section 3: This section contains information for permit submittal, our intake process, and general information.

Please be advised that these notes are non-binding and do not constitute permit review or approval. The comments were generated based on current development standards and information provided by the applicant; therefore, they are subject to change. Comments on critical items will be highlighted in **bold** text.

Project Information:

- A. Scope and Size: 11 lot long plat/unit lot subdivision
- B. Special Considerations: Long Plat, MFTE
- C. Estimated Schedule: ASAP
- D. Estimated Construction Cost: TBD

Staff Comments:

Russ Zhuk - Certified Plans Examiner (509-625-6832):

1. A demolition permit will be required for any existing buildings being removed. This can be obtained through our Permit Team at permitteam@spokanecity.org.
2. Mechanical, electrical, and plumbing plans are required and need to be designed by a licensed professional.
3. A geotechnical report may be required.
4. Third party Special Inspections may be required for portions of your project in accordance with Chapter 17 of the IBC.
5. Compliance with the Washington State Energy Code is required. Energy worksheets will be required at the time of building permit applications.
6. A dimensioned site plan with the distances between the building and adjacent property lines will be required.
7. Walls that are five feet or greater from a fire separation line/property line do not need any fire resistance rating. (Table R302.1(1)).
 - a. See Table 302.1(1) for fire rating requirements. Eaves/overhangs less than five feet to a property line are required to be fire rated. See table footnotes.
 - b. See figure R302.2.3(2) for fire protection of building overhangs.
8. Provide a typical radon mitigation plan for the building.
9. Whole house ventilation system is required in each dwelling unit per M1505.
10. Beam calculations & truss specs including the layout will be required at the time of building permit.

Melissa Owen - Assistant Planner (509-625-6063):

Section 1 – Comments Specific Building:

1. Building and Siting Standards (17C.11.205)
 - a. Maximum total building coverage 65% (see table 17C.111.205-1)
 - b. This site is in a special drainage district. Please see notes from engineering regarding requirements for stormwater treatment associated with development of this site.
 - c. Maximum Building Footprint: 2,450 SF for lots 7,000 SF or less; 35% for lots of greater than 7,000SF (see table 17C.111.205-2)
 - d. Maximum Lot Coverage for Accessory Structures: 15% for lots larger than 5,500SF; 20% for lots 5,500 SF or less (see table 17C.111.205-2)
 - e. Height:
 - i. Max Height for Primary Building: 40ft (There is no separate wall height limitation)
 - ii. Starting at a height of 25ft, the setback plane increases along a slope away from the interior side setback, up to the maximum building height of 40ft. **For this site, in order to achieve a full 40ft height, a minimum of a 12.5ft setback from the side lot line is required for lots that are greater than 40' wide and 10.5ft for lots 40' or less.**
 - iii. Maximum Height for Accessory Buildings: 20ft (There is no separate wall height limitation)
 - a. Maximum FAR (living space): none
 - b. Minimum open space (see table 17C.111.205-2):
 - i. 250 SF/unit of private open space; or,
 - ii. Common open space at 200 SF/per unit for the first 6 units and 150SF/Unit for all units after the first six unit.
 - iii. For more information on private versus common open space see SMC 17C.111.310.

2. Parking 17C.230.130 (Table 17C.230.130-1):
 - a. The City of Spokane has no minimum or maximum parking requirements for residential uses.; however, **any parking that is provided is required to meet all applicable parking standards.**
 - b. To accommodate parking in front of garages accessed from a private driveway, planning would require as a condition of approval for a plat that at least 20' is provided between the private driveway or pedestrian connections (as applicable) and any garage doors. This is consistent with parking standards found in 17C.230.145 and 17C.111.335.
3. Design Standards (17C.111.300-.340) for Single-unit and Middle Housing Design Standards will apply to any units on lot(s) directly adjacent to the Strong Rd (public street frontage). Units on lots behind the two lots directly adjoining Strong Rd. are not subject to design standards except that a minimum open space requirements identified in table 17C.111.205-2 still apply.

Please be advised that Spokane City Council approved changes to design standards that will be effective at the end of February/beginning of March. These changes will only impact the new home on proposed lot 1 and any street facing additions/modifications to the existing home on proposed lot 11.

Note that the unit on proposed lot one will have its public street frontage and design standards applied to Strong Rd.

Section 17C.111.300 Single-Unit Residential and Middle Housing Design Standards
Section 17C.111.305 Landscaping
Section 17C.111.310 Outdoor Areas
Section 17C.111.315 Entrances
Section 17C.111.320 Windows
Section 17C.111.325 Building Articulation
Section 17C.111.330 Screening
Section 17C.111.335 Parking Facilities
Section 17C.111.340 Pedestrian Connectivity

Plat Detail

Below you will find detail about both short and long plat subdivisions. Please note that any reference to paper copies of submittal material is out of date. All submittals are completed electronically in PDF format until such time as a final plat is authorized to be printed and signed at the end of the final plat process.

All materials can be emailed to planningreview@spokanecity.org. Questions can also be directed to this email address or to 509-625-6188.

Type II Short Plat

Because the type II short plat process requires public notice, an informational handout and checklist have been linked below.

[short plat public information sheet](#) provides the general short plat process.

[Preliminary short plat – counter complete checklist](#) (please note that the environmental checklist, will not be required for a development of 11 units – project is SEPA exempt).

[General application](#)

[Preliminary short plat application](#)

[Notification Map](#) Application.

Here are the fees structure for a standard type II short plat.

preliminary short plat:

Notification map fee \$207

Type II application fee \$4,325, plus \$60 per additional acre after 1 acre.

New Address fees \$15/new address

2.5% processing fee

\$65 Processing Fee

Additional fees not charged by the City would include the cost for survey work, physical mailings for notification of platting action, required signs, subdivision guarantee with title company, etc.

final short plat:

\$2271 plus \$30 per lot

2.5% processing fee

\$65 Processing Fee

You will submit a new general application, [Final Plat](#) application, subdivision guarantee, and final plat map as part of the final plat process. Again, this is all in PDF format.

Additional fees during the final plat process would again include any work done by the surveyor, recording fees with the county and updated subdivision guarantee from the title company, etc.

The timeframe is typically 4-6 months to get through the entire process; however, this timeframe is typically longer when extensions of utilities or other infrastructure is required to be designed and constructed between preliminary and final plat.

Type III Long Plat

Because the type III long plat process requires a community meeting prior to formal application and public notice, informational handouts and a checklist have been linked below.

[Prelim Long Plat](#) informational sheet provides the general short plat process.

[Community Meeting](#) handout

[Prelim Long Plat](#) – counter complete checklist (please note that the environmental checklist, will not be required for a development of 11 units – project is SEPA exempt).

[General application](#)

[Preliminary Long Plat](#)

[Notification Map](#) Application.

Here are the fees structure for a standard type III long plat.

preliminary long plat:

Notification map fee \$207

Type III application fee \$4,590, plus \$215 per additional acre after 1 acre.

New Address fees \$15/new address

2.5% processing fee

\$65 Processing Fee

Additional fees not charged by the City would include the cost for survey work, community meeting costs, physical mailings for notification of platting action, required signs, subdivision guarantee with title company, etc.

final long plat:

\$3305 plus \$30 per lot

2.5% processing fee

\$65 Processing Fee

You will submit a new general application, [Final Plat](#) application, subdivision guarantee, and final plat map as part of the final plat process. Again, this is all in PDF format.

Additional fees during the final plat process would again include any work done by the surveyor, recording fees with the county and updated subdivision guarantee from the title company, etc.

The timeframe is similar to a short plat, but you also need to take into consideration the time for the community meeting requirements prior to formal application and for scheduling associated with the public hearing before the hearing examiner. Here too the timelines are extended when extensions of utilities or other infrastructure is required to be designed and constructed between preliminary and final plat.

Section 2 – Comments Specific to the Site:

4. Zoning: Residential 1 (R1)
5. Unit Lot Subdivision Section 17G.080.065. The unit lot subdivision code will need to be utilized for this proposed plat since all lots do not have the required frontage on a public street.
 - a. This code allows up to 9 Units to be served from a private driveway unless engineering is willing to allow more units to be served from the private driveway. Other departments such as fire will also review for access and compliance with fire codes.
 - b. Separate tracts will be required for shared stormwater facilities. It is also recommended that the private driveway be located in a tract; however, engineering may permit the driveway in an easement.
 - c. If you plan to develop more than one unit per lot or wish to take advantage of upcoming state allowances for 4-6 units per lot, then use of a private driveway would not be acceptable. Changes to the density to accommodate more than one unit per lot could result

- in the need for a new application and construction of public or private streets (PUD required) and changes to utilities to accommodate more than one unit per lot.
- d. An HOA or similar organization will be required and will be responsible for maintenance of any shared facilities including but not limited to ingress/egress, stormwater, etc. The HOA or similar organization will need to be established prior to approval of a preliminary plat.
 - e. A plat using the unit lot subdivision code will include several notes on the recorded plat identifying the use of Unit lot Subdivision and other limitations/restrictions associated with this land development tool. See 17G.080.065(E).
6. Short Plat versus Long Plat:
- a. A short plat can be pursued for creation of up to 9 total lots. A short plat is a type II Application. See 17G.080.040.
 - i. Approval criteria for short plats are found in 17G.061.310 and the unit lot subdivision code.
 - b. The creation of 10 or more lots is a long plat. A long plat is a type III Application. See 17G.080.050.
 - i. What is currently proposed would require a long plat application process.
 - ii. Approval criteria for long plat/subdivisions are found in SMC 17G.061.310, 17G.080.025 and the unit lot subdivision code.
 - c. Planning has provided you type II and type III application process detail, required application materials, and a cost breakdown for short and long plats below.
7. Frontage – Sidewalks and Street Trees:
- a. Separated sidewalks are required with a minimum of a 5ft wide sidewalk and a 5ft wide planting strip along Strong Rd across the entire street frontage associated with this plat. Street trees are required in the planting strip.
8. Internal Driveway Access and Pedestrian Connections.
- a. Engineering, fire, and refuse will comment on the minimum driveway width and other driveway parameters should a private driveway be pursued. This detail should also include the weight that the private driveway will need to support for use by fire trucks, aerial access for fire for buildings over 30' tall, and any no parking/fire lane signage that may be required, etc.
 - b. To address concurrency related to sidewalks, pathways, and other features that assure safe walking conditions, planning will recommend as a condition of approval that distinct walking path separate from the driveway be installed to serve lots.
 - i. Recommended width – 5'
 - ii. Distinctive material (concrete versus driveway asphalt surface for example) to distinguish the driveway from the pedestrian access in front of lots 1-4 and lots 5-9.
9. Setbacks are based on the parent site, setbacks to internal lot lines are based on building code compliance.
- Primary Structures setbacks (from existing parent parcel lot lines).
- c. Front: 10ft
 - d. Side: 5ft
 - e. Rear: 15ft for living space.
- Setbacks for Accessory Structures (from existing parent parcel lot lines).
- a. Accessory Structures are not permitted in the front yard setback.
 - b. Accessory structures attached to the primary residence (garages, covered patios, etc.) are permitted to be in the rear 15ft with a 5ft setback required.
 - c. Detached Accessory structures can be located less than 5' from a side or rear lot line with appropriate fire rating and a signed yard waiver by the adjacent property owner giving permission for structure to be closer than 5ft.

10. This project may qualify for our **Multifamily Tax Exemption Incentive (MFTE)**. An application must be submitted prior to submitting a building permit, to qualify for MFTE. Please contact our incentives team at incentives@spokanecity.org.
 - a. Please be advised that MFTE in this area includes affordability and project design requirements to qualify for this benefit.

Justin Cravalho – Fire Prevention Engineer (509-625-7057):

1. The buildings will not be required to have fire sprinklers if compliant site access and fire flow are provided.
2. The buildings will not be required to be provided with a fire alarm system.
3. An approximate site fire flow (obtained from IFC Table B105.1 and Table C105.1 using the total fire area and construction type) is assumed to be 1,000 GPM with or without automatic sprinklers throughout and requires one fire hydrant.
4. There are two existing fire hydrants in the area that meet some or all of the code requirements for this project.
5. At least one additional fire hydrant will be required depending upon the final arrangement for Fire Department access or the availability of existing fire hydrants.
6. **The proposal does not appear to meet the requirements for fire access as required in the Fire Code as the proposed access easement is not compliant with approved fire apparatus turnrounds (IFC Appendix D103.1). Additional fire hydrants will likely be necessary.**
7. **This project is located in a Wildland-Urban Interface area and is required to comply with the Wildland-Urban Interface (WUI) Code.**
8. Townhouses with five or more dwelling units are required to be provided with residential fire sprinklers (NFPA 13D).
9. When required, NFPA 13D sprinklers are to be installed for single-family, duplexes, and townhouses.
10. When required, NFPA 13R sprinklers are to be installed for residential buildings up to and including four floors. Residential buildings exceeding four floors are required to be protected with NFPA 13 fire sprinklers.
11. When required, NFPA 13 sprinklers are to be installed for commercial buildings.
12. Where the highest occupied floor level is more than 30 feet above the lowest level of Fire Department access, Class I standpipes are required in each stairwell (IFC 905 amended by [SMC 17F.080.030.B.11](#)). Multiple standpipes in a building shall be connected to a common Fire Department connection ([IFC 905](#) amended by [SMC 17F.080.030.B.11](#)) and no more than 150 feet from a fire hydrant along an acceptable path of travel ([SMC 17F.080.310](#)). A minimum of one outlet is required on the roof ([IFC 905.4](#)).
13. The standpipe outlet pressure at the roof manifold shall be at least 100 PSI provided by a building fire pump for buildings exceeding 55 feet in height above the lowest level of Fire Department access ([IFC 905.2](#) amended with [SMC 17F.080.480](#)). The maximum capacity for fire supply is 100 PSI to a floor 55 feet above the lowest level of access, so an alternative power source would be required.
14. Buildings under construction that are required to have standpipes shall provide no less than one standpipe when the construction exceeds 40 feet. For buildings over 55 feet to occupied floors, standpipes are required to have the fire pump approved and operational prior to the construction of the floor that exceeds the 55 feet. Temporary pumps can be allowed with the approval of the Fire Code Official.
15. Fire sprinklers are required in all basements exceeding a gross area of one thousand five hundred square feet. Basements with a gross floor area of one thousand five hundred square feet or more and are provided with exits directly to the exterior at floor grade that are within travel distance of 75 feet of all points in the basement are not required to be provided

with fire sprinklers. Basements can be separated with one hour fire rated construction so that the maximum combined total usable space is less than 1,500 square feet ([17F.080.455](#)). Maintenance access to the unoccupied space(s) is allowed by a 30-inch by 30-inch rated access panel. No storage is allowed in the unoccupied areas. Basements in buildings required to be provided with sprinklers will need to be sprinklered regardless of the size.

16. If a fire alarm system is required or provided, smoke detectors are required above the panel, power supplies, annunciator, and other panels associated with the fire alarm system.
17. If a fire sprinkler system is required or provided, central monitoring for the fire sprinkler system is required ([IFC 903.4](#)). At a minimum, there shall be a smoke detector, a manual pull station, and a notification device provided with the central monitoring fire alarm system ([17F.080.110](#)).
18. If the building exceeds 55 feet to the highest floor level from the lowest level of fire apparatus access, the building will need to meet the requirements of [IFC Section 913](#).
19. If the building exceeds 75 feet to the highest floor level from the lowest level of fire apparatus access, the building will need to meet the requirements of [IBC Section 403](#) and [IFC Section 903](#).
20. For commercial residential buildings, smoke and carbon monoxide detection is required in sleeping areas. Note that low frequency alarm devices are required in all sleeping areas (including living rooms) as of March 15, 2024. Visual devices will need to be provided in all ADA A units and prewired for ADA B units.
21. For residential buildings, smoke and carbon monoxide alarms are required in sleeping areas.
22. Duct smoke detectors (if required) shall be wired to a supervisory zone only, not an alarm-initiating zone, as per Spokane Fire Department policy and as provided in the International Mechanical Code. The code requires duct detection only on return air.
23. The Fire Department requires annual operating permits for specific operations for buildings and sites in accordance with [Section 105](#) of the Fire Code.
24. Where a commercial kitchen is provided with equipment that will produce grease vapors, a Class I kitchen hood is required and will be protected with a wet-chemical suppression system ([IFC 606.2](#)). In addition, a Class K fire extinguisher will be located no more than 30 feet from the area of grease cooking ([IFC 906.1](#)). The type of equipment that is considered to generate grease vapors is established by the International Mechanical Code.
25. Cannabis extraction will need to be reviewed and approved by the Fire Department when the medium of extraction used is flammable, combustible, or hazardous (CO2, butane, propane, for example).
26. Carbon dioxide systems are required to be reviewed and permitted with the Fire Department if the system has more than 100 pounds of CO2. A detection and alarm system may be required.
27. Fire extinguishers are required for A, B, E, F, H, I, M, R-1, R-2, R-3, and S occupancies in accordance with IFC 906 – [Table 906.3\(1\)](#).
28. Construction and demolition of the building shall be conducted in accordance with IFC Chapter 33 and NFPA 241. If phasing of the work is proposed, floor plans showing each phase, construction access points and paths. Plans showed the separation between the construction building occupant areas will be provided (if the building is occupied during construction). This requires an approved separation of one hour if one or both sides of the separate are not protected with fire sprinklers, and solid separation when both sides are protected with fire sprinklers. Plans will clearly show full-height physical separation and separate pathways for occupant ingress and egress without going through construction areas.
29. Address numbers or other approved signs are required to be provided on the building in a visible location ([IFC 505](#)).

30. If the building is equipped with a fire protection system, a Fire Department key box will be required ([IFC 506](#)).
31. If the building is not equipped with a fire protection system, a Fire Department key box is suggested for this building to facilitate easy access for emergency personnel. It is not required, but it is recommended.
32. Key boxes or key switches approved by the Fire Department are required for gates or similar barriers ([IFC 506.1.1](#)).
33. Critical materials are products that can contaminate the ground water of the aquifer. Critical materials can be hazardous or non-hazardous. An inventory of all critical materials is required to be submitted to the Building Department as part of the Building Permit Application ([SMC 17G.010.150](#)). A permit from the Fire Department may be required.
34. Secondary containment for critical materials may be required (depending upon the use/activity of the building) and could be as extensive as containment of the largest single storage container of critical materials and 20 minutes of fire sprinkler water ([SMC 17E.010.095](#)).
35. Where critical material containers have an individual capacity of more than 60 gallons, it is considered to be a tank ([SMC 17E.010.210](#) and [SMC 17E.010.420](#)). A permit from the Fire Department is required.
36. Aboveground and underground fuel tanks are regulated and reviewed by the Spokane Fire Department. A separate permit application is required with the Fire Department for the tanks, piping, and dispensers. The installation will be in compliance with [Spokane Municipal Code Section 17E.010](#) and the Fire Code and include appurtenances such as (but not limited to) spill containment, overfill protection, leak detection, and venting.
37. Where additional fire hydrants are required, they will need to be provided within 250 feet of all properties. This distance can be increased by 25% when the buildings are provided with NFPA 13R or NFPA 13R sprinklers. The distance can be increased by 50% when the buildings are provided with NFPA 13 sprinklers.
- 38. Site fire flow (fire hydrants) is required to be maintained or installed and approved prior to delivery of building construction materials to the site ([IFC 3312.1](#)).**
39. Fire hydrant spacing for both residential and commercial buildings shall be no more than 500 feet apart (along an acceptable path of travel). Fire hydrants shall be within 500 feet of the property line for non-sprinklered buildings and 750 feet of the property line for fire sprinklered buildings ([SMC 17F.080.030](#)) along an acceptable path of travel from acceptable fire apparatus setup locations. Fire hydrants can be 1,000 feet apart in areas that are not developed, but additional fire hydrants will need to be provided when the site is developed.
40. For commercial buildings, fire hydrants are required to be along an acceptable path of travel within 400 feet from acceptable fire apparatus setup locations to all points around the building along an acceptable path of travel without fire sprinklers ([IFC 507.5.1](#)), and 600 feet for buildings fully protected with fire sprinklers ([IFC 507.5.1](#), exception 2).
41. For International Residential Code buildings, fire hydrants are required within 600 feet of all points around the building from an acceptable fire apparatus setup location along an acceptable path of travel ([IFC 507.5.1](#), exception 1).
42. Fire Department Connections for new fire sprinkler system installations shall be located no more than five hundred feet from a fire hydrant along an accessible path of travel unless approved by the Fire Code Official.
43. Fire Department Connections for new standpipes shall be located no more than one hundred feet from a fire hydrant along an accessible path of travel unless approved by the Fire Code Official.
44. Fire Department Connections will need to face or be visible from the street or from the main access road to the site.

45. Fire Department approved all-weather access must be provided to within 200 feet of any point around the outside of a building ([IFC 503.1.1](#)) along an acceptable path of travel from an approved fire apparatus setup location. For fully sprinklered buildings, this is extended to 240 feet ([IFC 503.1.1](#), exception 1). Dead-end roads longer than 150 feet need approved fire apparatus turn-arounds ([IFC 503.2.5](#)). Fire apparatus turning radius is 50 feet external and 28 feet internal ([SMC 17F.080.030.D.3](#)). Minimum height clearance is 13 feet-6 inches ([IFC 503.2.1](#)). Fire lanes will have a maximum slope of 10% (based on [IFC 503.2.7](#)). Minimum width for fire access is 20 feet, unobstructed ([IFC 503.2.1](#)). All weather surface roads are asphalt or concrete.
46. Fire aerial access lanes are limited to a maximum slope of 5%. Aerial access locations will be required to be shown on the plans.
47. Streets with a minimum clear width less than 26 feet are required to be provided with "No Parking" signs on both sides of the street. Streets with a width more than 26 feet to less than 32 feet shall be provided with "No Parking" signs on one side of the street. Spacing shall be in accordance with City Engineering standards.
48. Buildings exceeding 30 feet in height from grade plane to the eave of a pitched roof, intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater, will be required to have a fire aerial access lane of 26 feet wide along at least one full side of each building (IFC D105.2). The fire aerial lane is required to be a minimum of 15 feet and a maximum of 30 feet from the building along the full length of the side of the building. Where one full side cannot be met, a minimum of two aerial access points at least 50 feet apart can be considered.
49. Fire access for responders to the building and to all points around the building shall be a minimum of five feet clear width (four feet if the building has fire sprinklers). Where slopes require it, stairways will be required.
50. Single family and duplex residential developments that exceed 30 dwelling units on any single access road are required to have a second fire access road (IFC D107.1). Where all dwelling units are provided with fire sprinklers, the number of dwelling units on a single access road can exceed 30.
51. Multi-family developments with more than 200 dwelling units in which all structures are provided with automatic fire sprinklers are required to have a minimum of two fire access roads (IFC D106.1, exception). If all of the buildings in a multi-family development are not provided with fire sprinklers, the maximum number of dwelling units on a single fire access road is reduced to 100 (IFC D106.1).
52. Where more than one fire access road is required, the road access points will be separated by not less than one-half of the longest diagonal dimension of the site. Access roads from the site will need to have a compliant fire lane surface and width to accommodate fire apparatus to roads that meet the requirements for a fire access lane. Where allowed, the second access road can be obstructed by a gate that is automatically operable to vehicles exiting the site with a Fire Department keybox to allow entry into the site.
53. Driveways used as fire lanes for single family and two-family dwellings that do not meet the required Fire Code distances to all points around the buildings can be reduced to an unobstructed width of 12 feet wide as long as there is a code compliant 50 feet radius turn-around cul-de-sac or approved hammerhead provided and maintained at all times.
54. **Fire lanes (not including parking areas unless parking aisle is used for fire access) will be constructed and approved with an all-weather surface ([IFC 3311.1](#)) and provided prior to the delivery of building construction materials to the site. The Fire Department defines all-weather surface as asphalt or concrete. If the project sitework is proposed to be phased, a plan will be required to be provided for each phase. Phasing plans will need to be provided showing the access roads and fire hydrant locations for each phase.**

55. The installation of security gates or barriers on fire access roads shall be approved by the Fire Department ([IFC 503.6](#)). If access to the site is required to comply with the distances around the building, at least one access gate will be setback a minimum of 48 feet from the edge of pavement/curb line. Gate openings will be a minimum of 14 feet wide, and open gates will not obstruct access to structures.
56. Fire pits will be required to comply with IFC Section [308.1.10](#) (State amendment) to protect occupants from exposure to flames. The protective devices are required to be reviewed and approved by the Fire Department prior to use.

Kasey Wilberding - Spokane Regional Health District (509-324-1653):

Not comments were made at this time. Should public sewer/water connection not be available, Spokane Regional Health District will have comments and can provide a letter to the applicant.

Adam Hayden - Associate Traffic Engineer (509-625-6089):

1. Frontage improvements required for W Strong Rd.
 - a. Dedication of 7.5 feet of right-of-way will be required along Strong Rd. to match nearby ROW widths for future improvement of Strong Rd.
 - b. City standard curb, separated sidewalk, concrete driveway approach, and planting strip with street trees and landscaping as required by Planning and Urban Forestry.
 - c. All right-of-way improvements must be designed by a professional engineer licensed in the State of WA per City Design Standards and Standard Plans.
2. Private streets shall be constructed to public street standards. See <https://my.spokanecity.org/smc/?Chapter=17H.010> and <https://my.spokanecity.org/smc/?Section=17H.010.090> for more detailed information and options. Including minimum widths and other requirements.
 - a. Engineering has indicated that an Engineering Design Variance Request for a "driveway" serving more than nine lots may be considered.
3. The single shared access point to Strong Rd. shall not be placed in the intersection of Strong Rd. and Orchard St. It should also be as far east as possible to provide as much space as possible between adjacent access points.
 - a. To avoid conflict with Orchards Street, the curb drop should be at least five feet west of the projection of the intersecting right-of-way line.
 - b. The vehicular access should be on a tract under ownership of the HOA. As presented, as HOA will be required for the master water meter and private sewer.
4. Strong Rd. along this parcel is currently under a pavement cut moratorium until September 13, 2026.
5. A mutual use agreement is required for all shared uses such as access, parking, landscaping, stormwater designs, etc. to include operation and maintenance that must be recorded on all parcels sharing the uses. HOA?
6. *"The City shall collect impact fees, based on the 2025 schedules in [SMC 17D.075.180](#), or an independent fee calculation provided for in [SMC17D.075.050](#), from any applicant seeking development approval from the City."* A transportation impact fee will be assessed for any residential buildings based on applicable rates (Single Family Detached = \$878.26 per dwelling) plus 3% admin fee (\$50 minimum) located in the Northwest Service Area. This fee must be paid with the other permit fees prior to issuance of the building permit.
 - a. *Impact Fee = (\$878.26/dwelling x 1 dwelling) = **\$878.26***
 - b. *Admin Fee = \$50.00 minimum = **\$50.00***
 - c. *Total due before permit issuance = **\$928.26 per SFR***
 - d. *See schedule for rates of other residential configurations.*

7. All provided on-site parking, landscaping, and on-site stormwater designs must be within the property lines and not in the public right-of-way.
8. Any work being performed in the right of way as part of a construction project will require a separate right-of-way obstruction permit.
9. Please provide a **dimensioned** site plan to include property lines, buildings and setbacks, utilities, and all site improvements including any adjacent right-of-way. Please dimension the parking stalls, accessible stalls and access aisles, travel lanes, and driveway approaches on the site plan.
10. Any new or modified driveway access locations must be reviewed and approved by City of Spokane. All unused driveway approaches must be removed and replaced with City Standard curb and sidewalks. [SMC 17H.010.220](#)
11. Adequate access and maneuvering for refuse/emergency vehicles is required per City Standards and must be maintained during construction.
12. Inland Northwest Regional Pavement Cut Policy will be applicable for any cuts needed in the public right-of-way. The current version of the policy is located here - <https://my.spokanecity.org/business/bid-and-design/pavement-cut-policy/>. A 'Pavement Age' layer is available on our public GIS map available here - <http://maps.spokanecity.org/> to determine roadway tier.
13. Any on-site lighting must be confined to the site and must not spill into the public right-of-way.

Joelie Eliason - Engineering Tech IV (509-625-6385):

1. There are two eight-inch sanitary mains near the site which may be capable of serving the development. See attached drawings for additional information.
 - a. There is a proposed plat to the west (parcel 26242.0066) which proposes to extend a sanitary main east to Strong and Hemlock St. This sewer can be extended further east to serve the 2120 Strong Road development.
 - b. There is an existing manhole east of the development at the intersection of Strong and Cannon.
 - c. The parent parcel must have a minimum of ten feet of public sewer main frontage to connect.
2. Based on the preliminary layout, it appears private sewer and water mains may be required on property to serve individual lots. The parcel (26245.5911) adjacent to and west of the proposed development is privately owned and cannot be crossed with water to serve the proposed development.
3. Based on the preliminary layout, water can serve the development by either of the following:
 - a. A master meter, placed at the property line of Strong Road, to serve the entire development.
 - b. Several individual meters, placed at the property line of Strong Road in a manifold style, to serve individual lots.
4. Please submit concept utility plan for review with the preliminary plat application.
5. Stormwater for the site can be managed by individual lots or for the whole development. Please note that management for the overall development will require the creation of an HOA or similar entity for ongoing operation and maintenance.
6. The site is located within the Five-Mile Prairie Special Drainage District. Please submit drainage plans and a drainage report with the preliminary plat application which detail how stormwater will be managed.
7. Addresses will need to be applied for prior to applying for water and/or sewer permits.
8. Addressing for the project shall conform to [SMC 17D.050A](#) and be shown on the plans.
 - a. Addressing of the building(s) shall reflect the most prominent entrance of the building.
 - b. Addresses shall be displayed on all new and existing buildings as per [SMC 17D.050A.140](#)
 - Display of Address

- c. If applicable, unit addresses need to be included on the plan and shall conform to [SMC 17D.050A.120](#) – Multiple Units.
 - d. If assistance for addressing is needed, please contact the Addressing Team at addressing@spokanecity.org. Please include a site and floor plans, if applicable, to facilitate a quality response.
9. Side sewer stubs shall be a minimum of four-inch diameter for single family residences and duplexes and six-inch diameter for all other uses including multi-family housing, have a minimum slope of 2%, 3.5 feet of cover where vehicular traffic passes over, and a minimum of two feet of cover in other areas. Sewer and Water service separation requirements are 18 inches minimum vertical, five (5) feet minimum horizontal. Sewer cleanouts shall be installed at every 100 feet and every angle 45 degrees or greater. See [City of Spokane Design Standards](#) Section 4 and the [Side Sewer Installation Handbook](#) for additional information on Sewers.
10. A water and sewer study that shows average and peaking daily demands and required fire flow for the project may be required. Specify where the sewer and water connections to the existing system are expected. This information is required to maximize development approval while tracking total existing system demands and future development planned system demands. Requirements can be found in the [City of Spokane Design Standards](#). - Possible solutions to reduce water demands include adding fire sprinklers to all proposed buildings and reducing outdoor irrigation needs by using xeriscaping or “Spokanescape” type landscapes. This provides a reduction in water use and the additional benefit of lower maintenance saving both time and money.
11. If new services or upgrades are required for the water service line, a wastewater General Facility Charge (GFC) may be assessed as provided based on the schedules on the [General Facilities Charges website](#). The charge will be based on the water meter size that would otherwise be required for the facility without fire flow and/or irrigation flow.
12. All stormwater and surface drainage generated on-site must be disposed of on-site in accordance with [SMC 17D.060.140](#) “Stormwater Facilities” as per the Project Engineer’s recommendations. Locate stormwater requirements in the [Spokane Regional Stormwater Manual \(SRSM\)](#) and [City of Spokane Design Standards](#) Section 6. Generally, new developments, additions, plats and binding site plans, or replacement of any impervious surface, manufactured or mobile home parks, will require a geotechnical site characterization (report) and stormwater drainage report/plan. When required, please include a detailed Civil Plans which show and clearly delineate existing and proposed sewer, water, drainage structures, dry well types, swale bottom areas, and property lines. Show proposed and existing pavement. The geotechnical report, drainage report, and civil plan must be stamped and signed by an engineer licensed in the State of Washington.
- a. A stormwater drainage report plan and report meeting the requirements of the SRSM is required for projects proposing infiltration.
 - b. **The project is located within the Five Mile Prairie 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. The project site is located within a Critical Aquifer Recharge Area and is considered to have susceptibility for groundwater contamination.
 - d. Combining landscape and stormwater treatment areas per Eastern Washington Low Impact Development (LID) Guidance Manual is allowed. The link to DOE LID resources can be found at: <https://ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Stormwater-permittee-guidance-resources/Low-Impact-Development-guidance>
 - e. Any drywells and subsurface drainage galleries (existing and proposed) for the site must be shown on the plans and registered with the Washington State Department of Ecology

(DOE). Please send a copy of the completed registration form to the City of Spokane Development Services Center. See the following link at the Department of Ecology (DOE) website for information about the Underground Injection Control (UIC): <https://ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Underground-injection-control-program>, Note all new projects must submit a UIC registration to Ecology at least 60 days prior to commencing UIC well construction. Ecology's approval of the registration is required prior to construction of a new UIC well.

13. Most land-disturbing activities require an Erosion and Sediment Control (ESC) plan. Land-disturbing activities are activities that result in a change in existing soil cover (vegetative or non-vegetative) or site topography. Land-disturbing activities include, but are not limited to, demolition, construction, clearing and grubbing, grading, and logging. An ESC plan detailing how erosion and other adverse stormwater impacts from construction activities will be handled must be submitted to the Development Services Center for review and acceptance prior to construction of said phase. See Section 9 of the SRSM for ESC requirements and applicability. The following link provides information on ESC training and certification programs: <https://ecology.wa.gov/Regulations-Permits/Permits-certifications/Certified-erosion-sediment-control>.
14. A construction stormwater general permit may need to be obtained from Ecology. See [State Construction Stormwater General Permit - City of Spokane handout](#) for additional information.
15. Include a note stating the contractor is responsible for designating a location where concrete trucks and equipment can be washed out. This area shall not be located near or draining into a storm drainage area, treatment area, or facility.
16. All sidewalks, curbs, and driveway approaches adjacent to the property will be reviewed at the end of the project when a Certificate of Occupancy is requested. If any are found to be broken, heaved, sunken, or missing, they must be repaired/replaced whether the damage was existing or caused by construction. If you would like a sidewalk inspection prior to requesting occupancy, please contact the City of Spokane (509) 625-6300 to arrange a site visit.
17. Additional resources:
 - a. <https://maps.spokanecity.org>
 - b. <https://sewerfinder.spokanecity.org>
 - c. [Side Sewer Installation Handbook - Updated December 2021](#)

Mathias Bauman – Water Department (509-625-7953):

1. Our records show an existing 1-inch domestic water service running to the existing home.
2. Meter sizing for all dwelling units shall be based on fixture unit counts, as addressed in the latest addition of the Uniform Plumbing Code, and/or through a hydraulic analysis submitted by the applicant's engineer for review and concurrence by City staff.
3. Each building served must have a separate connection and separate meter unless otherwise specifically authorized by the director.
4. An 18-inch ductile iron water transmission main in Strong Rd. is available for the project.
5. A hydraulic model may be required to prove that the design meets minimum standards and to show how this project affects our water system.
6. The City of Spokane Water Dept. does not allow water services to cross over property lines; therefore, a master meter at the property line, followed by sub-meters is recommended.
7. The City of Spokane Water Department Cross Connection Control and Backflow program rules and regulations shall be followed in accordance with Washington Administrative Code (WAC 246-290-490) and the City of Spokane Municipal Code 13.04.0814.
8. General Facilities Charges will apply if new domestic or irrigation water taps are made. See Section 13.04.2042 in the Spokane Municipal Code.
9. Calculated static water pressure is approximately 59-63 psi at the surrounding hydrants.

10. A utility site plan illustrating new water lines and/or services to be installed shall detail the location of new tap(s) and meter(s) prepared by a Professional Engineer licensed in the State of Washington. Water Department plan reviewers and inspectors will ensure that any new water line(s) and Service line(s) needing backflow assemblies are installed in accordance with applicable rules and regulations. Water Department Water Service Inspectors, North side (509) 625-7845, South side (625-7844) will review submitted plans and inspect on-site construction. Water Department Cross Connection Control Specialists at (509) 625-7969, will review any backflow assemblies where required.
11. Taps and meters can be purchased at Developer Services Center, located on third floor of City Hall -Spokane. Size of service(s) shall comply with International Plumbing Code. Tap, meter, and connection fees will comply with section 13.04 of SMC. Tapping of the water main and installation of new meters shall be done by City forces. All excavation and restoration are the owner's responsibility. All trenches and/or excavations must comply with current W.A.C. #296-155-part N. No City of Spokane employee will be permitted into any trench and/or excavation without proper shoring or sloping, no exceptions. Please see Water Department Rules and Regulations for information about tap and meter sizes and sewer/water separation requirements.

Kerry Deatrich – Solid Waste (509-625-7871):

Residential cart service.

1. Carts must be ready for collection no later than 6:00am on collection day.
2. Carts must be removed from the collection area no later than 9:00pm on collection day.
3. Carts must be stored away from the collection area and screened from view.
4. A minimum of one-30-gallon refuse cart is required per unit.

General notes:

1. During construction/demolition a City of Spokane refuse container must be used for any putrescible waste generated.
2. Hauling for hire inside the City of Spokane is not allowed unless:
 - a. The equipment being used to haul is owned and operated by the building/demolition permit holder and the employees of same company are doing the work. Material must be disposed of in a Spokane County approved disposal site.
 - b. All of the material is being recycled at a recovery facility. No refuse is allowed in the container and must be separated at the source (job site).

Refer to Spokane Municipal Code <https://my.spokanecity.org/smc/?Section=13.02.0204>

Becky Phillips – Urban Forestry (509-363-5495):

Please see attached letter.

Spokane Regional Clean Air Agency (509-477-4727):

Please see the attached letter.

Logan Camporeale – Historic Preservation (509-625-6634):

1. [SMC 15.06 – Preservation of Salvageable Materials](#): At least one outbuilding on this property (the northwest-most barn) is likely to be determined eligible for listing on the Spokane Register of Historic Places and therefore deconstruction is likely to be required before demolition can proceed. Historic Preservation staff must conduct a site visit or review photographs to determine if other outbuildings are potentially eligible for listing on the Spokane Register of Historic Places and should be included in the scope of deconstruction. The house is determined not eligible due to changes to character defining features.

- a. At the time of demolition application or before, a Pre-Deconstruction site visit shall be conducted with the Historic Preservation Office to identify and confirm potentially salvageable materials. A salvage inventory shall be created by staff.
- b. A Pre-Deconstruction Form shall be collaboratively completed between staff and the applicant. The plan should detail the methods and strategies the applicant will use to deconstruct and salvage the items identified in the salvage inventory.
- c. Once the Pre-Deconstruction Form is approved by staff, the applicant may commence work on deconstruction. In coordination with the applicant, staff may conduct site visits during the deconstruction period.
- d. Items on the salvage inventory that could not be salvaged without destroying or severely damaging should be documented with photographs. The unsuccessful method or strategy for salvaging the items should be noted.
- e. Within 10 days of completion of the deconstruction work, a Post-Deconstruction Form must be submitted to the Historic Preservation Office. It must include itemized receipts of materials and quantities donated to nonprofits, sold to salvagers, reused or recycled, and taken to the landfill.
- f. The Historic Preservation Office will review and approve the Post-Deconstruction Form, and any additional materials provided to determine compliance with this chapter before the issuance of additional permits.
- g. Any deconstruction work required pursuant to SMC 15.06 shall not be completed if it would violate other local, state, and federal laws including but not limited to clean air and solid waste disposal regulations.
- h. **Fees:** A demolition review fee between \$150-\$1000 based on square footage shall be paid before the pre-deconstruction site visit is conducted. If staff determines that deconstruction is required, the demolition and deconstruction fee shall be \$1500 regardless of the total square footage of the structures to be deconstructed. All demolition review and deconstructions fees must be paid prior to demolition permit issuance.

Section 3 – General Information and Submittal Requirements

1. Plan requirements are as shown on the attached “Commercial Application Submittal Requirements”. For the permit intake submittal, please provide an electronic copy of the **All plan sets along with reports and supporting documents**. Plan sets shall include all plans created for this project: cover sheet, architectural, structural, plumbing, mechanical, electrical, civil engineered plans, landscaping, and irrigation drawings. Plans are required to be stamped and sealed by an architect, landscape architect, or engineer licensed to do business within the State of Washington. All reports and supporting documentation noted in departmental comments will also be required for the permit intake submittal (i.e. NREC, drainage report, geotechnical site characterization, critical materials list, etc.). Please note that plans may be provided in multiple logically separated files to help manage files sizes as excessively large (i.e. separated by discipline, by building vs site, etc.).
2. Please provide an electronic copy of site plans showing dimensions, **property lines, and City Limits**, relative topography, all on-street signs and street markings, any new and existing frontage improvements, all structures, on-street storm drainage facilities, sidewalks, curbs, parking calculations and dimensions, dimension existing roadway, new and existing driveways and their locations, and other relative information. Show all existing topography in the public right-of-way such as street signs, water valves, hydrants, etc. All required landscaping must be within the property lines and not in the public right-of-way.
3. An Intake Meeting handout was provided to you in your packet at the Pre-Development meeting. Please call (509) 625-6300 to schedule an Intake Meeting to submit plans for a new commercial/industrial building, an addition to an existing building, a change-of-use, or a parking lot. Appointments must be made at least 24 hours in advance and can be

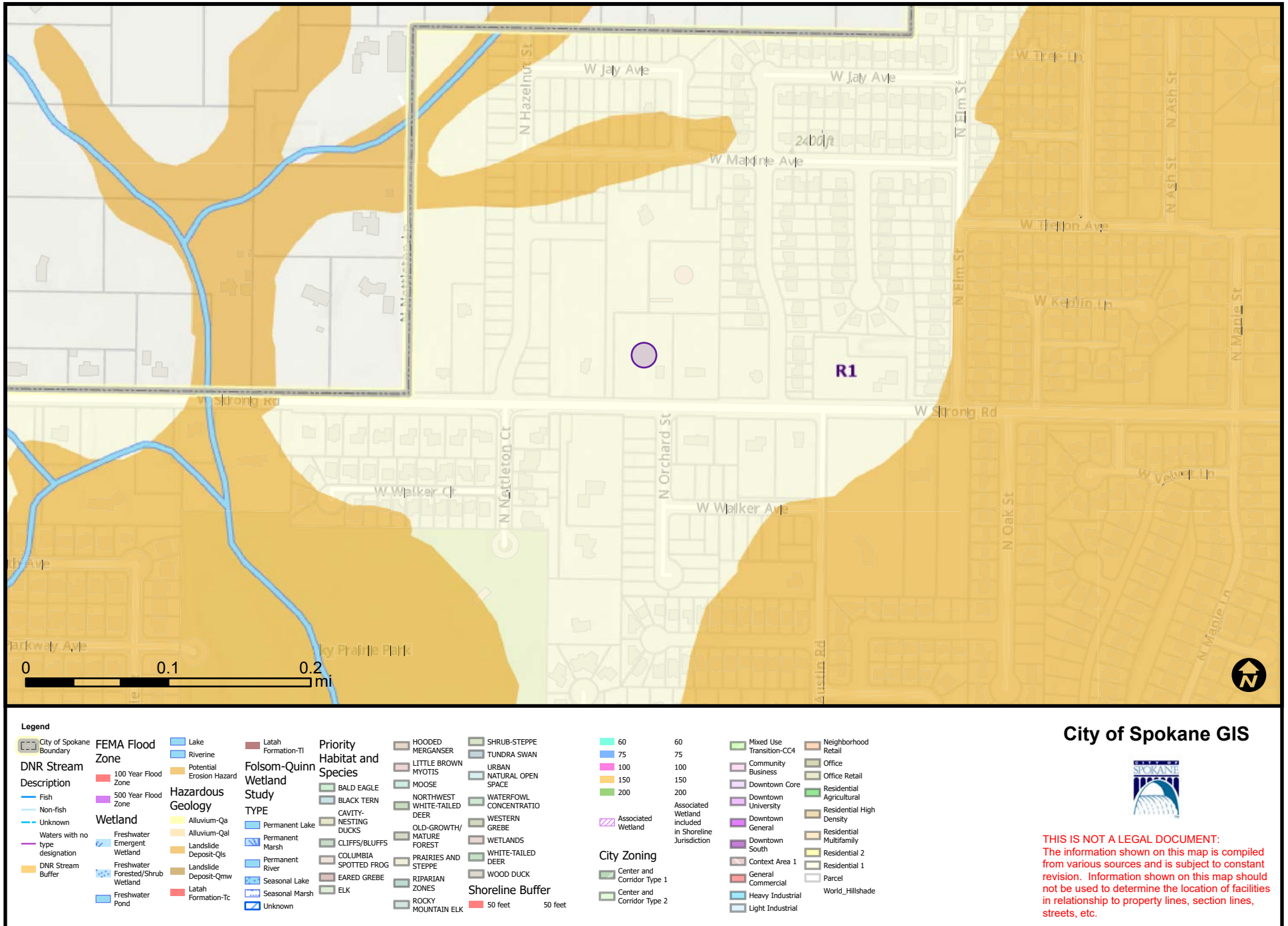
scheduled for Monday through Thursday.

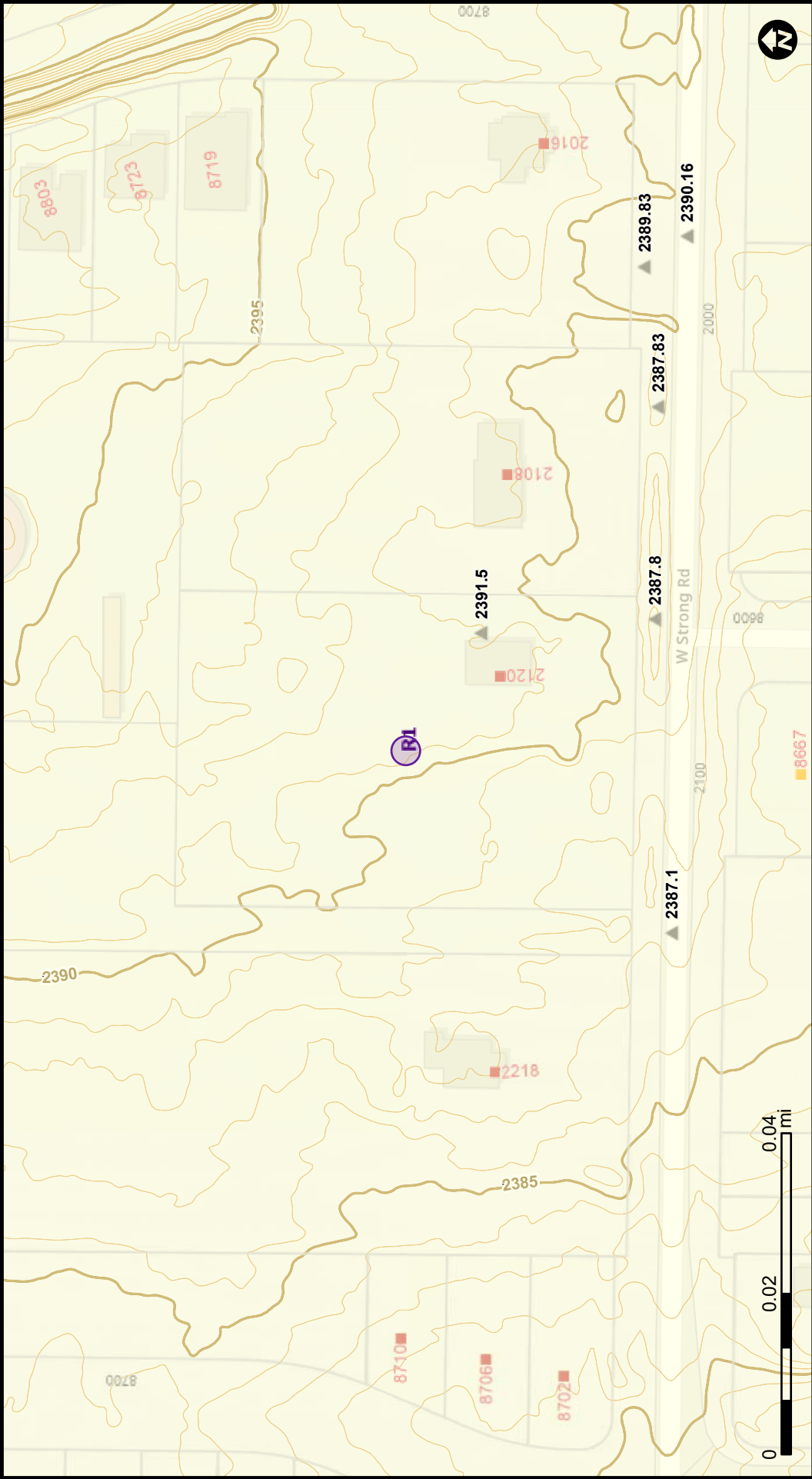
4. Please provide a complete set of plans to Spokane Regional Health District if food and/or beverage handling business is planned.
5. If you would like a full Certificate of Occupancy on any portion of the permit prior to completion of the other phases, it is required to file separate permits for each phase. An additional \$250 fee will be assessed for a Temporary Certificate of Occupancy and/or a Temporary Certificate of Occupancy extension per SMC 8.02.031M.
6. For additional forms and information, see my.spokanecity.org.

Exhibit 11 - Environmental Maps

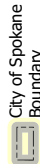
- a. City of Spokane GIS environmental layers
- b. City of Spokane GIS elevation details
- c. National Wetland Inventory Map
- d. DFW Habitat Connectivity Map and PHS Report

Exhibit 11.a. - GIS environmental layers iGIS Map Export





Legend



City of Spokane Boundary

DNR Stream

Description

Fish

Non-fish

Unknown

Waters with no designation

DNR Stream

Buffer

Wetland

Freshwater

Emergent Wetland

Freshwater Forested/Shrub Wetland

Freshwater Pond

Lake

Riverine

City Zoning

Center and Corridor Type 1

Center and Corridor Type 2

Mixed Use Transition-CC4

Community Business

Downtown Core

Downtown University

Downtown General

Downtown South

Context Area 1

General Commercial

Heavy Industrial

Light Industrial

Neighborhood Retail

Office

Office Retail

Residential Agricultural

Residential High Density

Residential Multifamily

Residential 2

Residential 1

Primary

Secondary

Address Point

County Address Point

Hundred Block

Parcel Dimension

Parcel

Spot Elevation

World_Hillshade



City of Spokane GIS

THIS IS NOT A LEGAL DOCUMENT:
The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities, streets, etc.



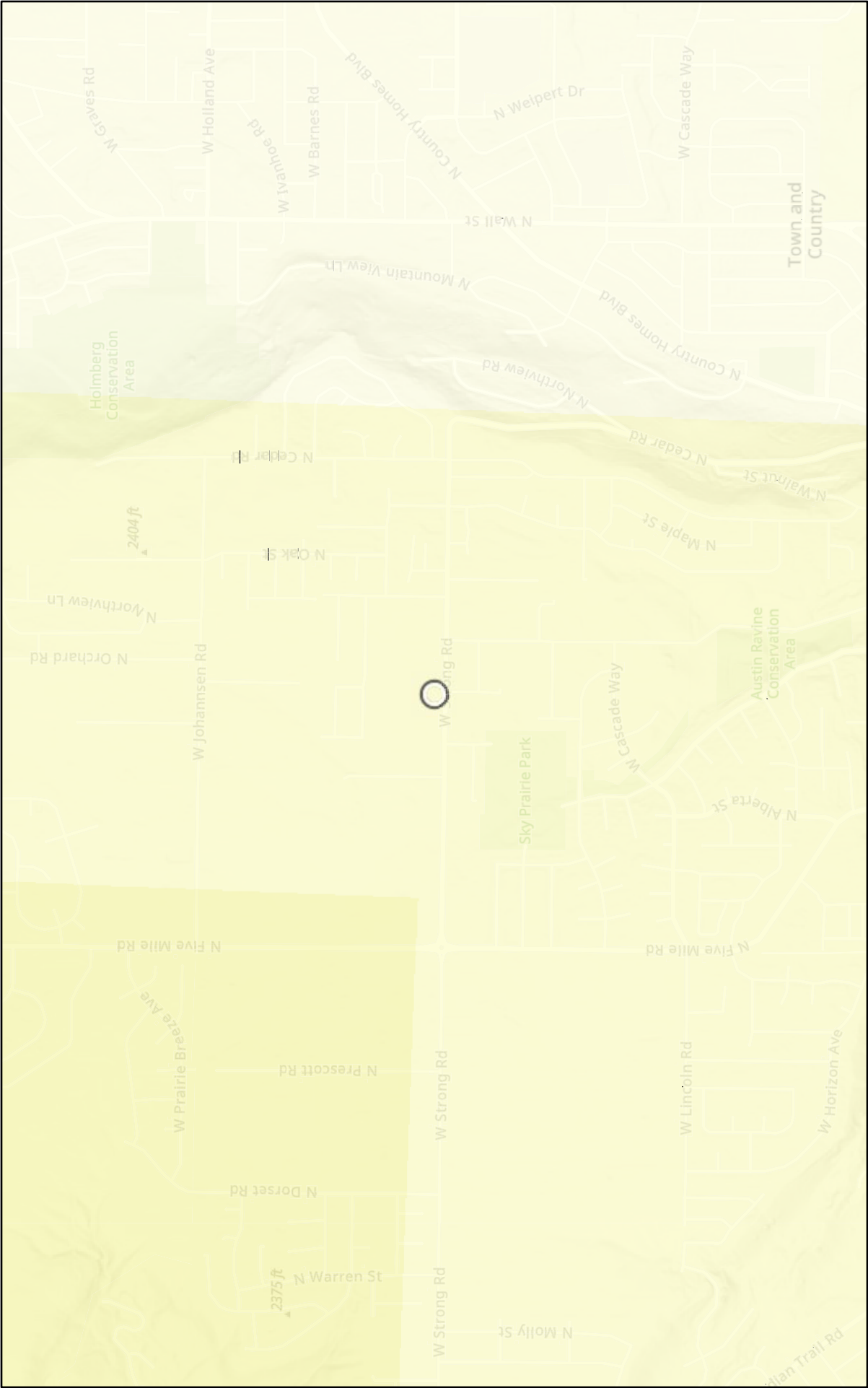
December 26, 2025

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.

Exhibit 11.d. - Washington Habitat Connectivity Action Plan Spatial Data



8/12/2025

Landscape Connectivity Value



World_Hillshade

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

Exhibit 11.e. -

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.