



Whipple Consulting Engineers, Inc.

WCE No. 22-3287

March 5, 2026

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

Attn: Ali Brast, Principal Planner

Re: **Volkman Preliminary PUD – a residential development
Development narrative**

Dear Ms. Brast:

Whipple Consulting Engineers, on behalf of Big Horn Development, LLC, respectfully submits for your review a preliminary long plat and preliminary Planned Unit Development (PUD) application related to the proposed Volkman Subdivision as outlined in SMC Section 17G.080.050 (subdivisions) and SMC Section 17G.080.070 (PUDs). The attached project proposes a subdivision of parcel numbers 26164.0046, 26164.0018, 26163.0017, 26164.0031, 26211.0201, 26211.0211, 26211.0101, 26211.0054, 26211.0057, 26214.0051, 26214.0058, 26214.0053, approximately 125.91 ac into 792 units in the R1 zone. This project is located at 9802 N. Nine Mile Road, in the southeast ¼ of Section 16 and the east ½ of Section 21, Township 26 N., Range 42 E., W.M. The property contains two single-family residences but is otherwise vacant land with trees, shrubs and grasses. Please note that multifamily is proposed with this application. The PUD plans contain 54 lots in Phase 1b which are proposed to be aggregated into approximately four lots for the construction of 324 apartment units. Density will be transferred from the steep slope tracts to allow the proposed apartment buildings. Please see SMC 17G.070.030(B)(4) for more information.

Traffic

The site accesses Nine Mile Road. Additional accesses south of the development include Lowell Avenue and Barnes Road; however, due to the extensive powerline easements on the site, there are no proposed connections to the southern end of the site. This project will be subject to traffic impact fees to be assigned at time of certificate of occupancy.

Connectivity

The project proposes connections to Nine Mile Road. The internal streets will access Nine Mile Road from approximately four locations.

Consistency with Policies, Regulations, and Criteria

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

Predevelopment Meeting – A Pre-Development meeting was held on September 7, 2023.

Community Meeting and Public Notice – A community meeting was held on November 19, 2025 and noticed in accordance with chapter 17G.061 SMC.

Preliminary Plat Application and Map Requirements – The preliminary plat and PUD application 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.080.040(B)(2), a written narrative and a notification map application. Application fees will be paid when requested.

Review of Preliminary Plat – The preliminary plat will be subject to review as a Type III application.

Public Notice – The project intends to give appropriate notice as requested by the City of Spokane.

Preliminary Plat Approval Criteria – The project intends to comply with all Land Use Application Procedures as listed in 17G.061.

Phasing – The project may be phased. A master phasing plan will be included with the preliminary subdivision and may be modified prior to final plat.

Final Plat Review Procedure – After construction of required roadways, connection to sewer and water services, and other constructions as required in the decision, a final plat application containing a final plat, title report, associated applications and appropriate fees will be submitted.

Final Plat Requirements – The final plat map will contain all elements contained within SMC 17G.080.040 (G).

Filing – WCE will file the final plat with the county auditor within ten days of final approval of the plat.

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, reading "Austin J. Fuller". The signature is fluid and cursive, with the first name "Austin" and last name "Fuller" clearly distinguishable.

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

TRW/ajf

Enclosures: as noted

Cc: File, Owner