

**REQUEST FOR COMMENTS
Volkman Preliminary Long Plat/PUD
FILE NO. Z26-150PPUD**



DEVELOPMENT SERVICES CENTER
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Date: September 2, 2026

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

From: Ali Brast, Principal Planner
808 West Spokane Falls Boulevard
Spokane, WA 99201 or call (509) 625-6638
abrast@spokanecity.org

Subject: **Volkman Preliminary Long Plat/PUD – Request for Comments**

Applicant: Whipple Consulting Engineers
21 S Pines Rd
Spokane Valley, WA 99206

Owner: Big Horn Development, LLC
PO Box 935
Otis Orchards, WA 99207

File Number: Z26-150PPUD

Location Description: Proposal is located at **9802 N Nine Mile Rd** (26163.00496) and several other parcels, including: 26163.0017, 26164.0018, 26211.0054, 26211.0101, 26211.0201, 26211.0211, 26211.0057, 26214.0051, 26214.0058

Description of Proposal: Whipple Consulting Engineers, on behalf of Big Horn Development, LLC is proposing to subdivide approximately 136.52 acres into 349 lots for up to 737 units for a mix of middle housing types including detached single-family homes, duplexes, townhomes, cottages, auto-court lots and multi-unit residential buildings. The development will be a Planned Unit Development and will utilize the provision in 17G.070.030.A.1.b to provide limited commercial uses on an approximately 1.91 acre lot at the entry to the proposed subdivision on Nine Mile Road. The site currently contains two existing single-family homes; the home at 9702 N Nine Mile will remain and be provided with a lot number within the plat, while the home at 9802 N Nine Mile will be removed as a part of this subdivision.

The applicant has completed a Cultural Resource Survey and provided it to the Department of Archeology and Historic Preservation, as well as the Spokane Tribe. The applicant has also completed a Stream Type Modification for two streams within the boundary of the plat, which have been concurred by Department of Natural Resources and removed from the mapping systems.

Per the application materials, the proposed lots within the plat will be accessed by both public and private streets, as well as alleys, and served by public water and sewer. At this time, the application identifies that the proposal will be accomplished over at least six phases.

Legal Description: Contact Planning Dept. for full legal description

SEPA: with this review

Current Zoning: R1 (Residential 1)

REPORT NEEDED BY: 5 P.M. September 17, 2026. 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 concurrency; 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.

Additional Documents Provided: SEPA Checklist, Long Plat Application, PUD Application, Project Narrative, Critical Areas Checklist

* - 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: "Volkman Preliminary Long Plat/PUD"
FILE No.: Z26-150PPUD

E-mail Copies

City Departments

- Asset Management, Attn: Dave Steele
- Building Department, Attn: Dermott Murphy
- City Attorney, Attn: Megan Kapaun
- City Treasurer & City Taxes & Licenses
- Code Enforcement, Attn: Luis Garcia
- Construction Management, Attn: Mark Allen* **
- Engineering Services, Attn: Dan Buller* **
- Fire Dept., Attn: Justin Cravalho *
- GIS, Attn: Steven Allenton
- Historic Preservation, Attn: Megan Duvall
- Integrated Capital Management, Attn: Inga Note* **
- Integrated Capital Management, Attn: Kevin Picanco * **
- Library Services, Attn: Dana Dalrymple*
- Neighborhood Services, Attn: ONS Team
- Parks Dept., Attn: Garrett Jones*
- PIES, Attn: Lori Kinnear & Johnathan Bingle
- 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: Joelie Eliason
- Police Department, Attn: Ofc. Erin Raleigh
- Public Works, Attn: Marlene Feist
- Solid Waste, Attn: Kerry Deatrich
- Solid Waste, Attn: Rick Hughes*
- Street Operations, Attn: Harley Dobson**
- Wastewater Management, Attn: Raylene Gennett**
- Wastewater Management, Attn: Duane Studer**
- Wastewater AWWTP, Attn: Mike Cannon**
- Water Department, Attn: Jim Sakamoto**

County Departments

- Spokane County Public Works, Attn: Steven Forster
- Spokane County Public Works, Attn: Brenna Carveth
- Spokane County Planning Department, Attn: Scott Chesney
- Spokane County Engineering Dept., Attn: Gary Nyberg
- Spokane Regional Health District, Attn: Kasey Wilberding
- 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, Attn: James McNaughton
- Department of Ecology, Attn: Environmental Review Section
- Department of Ecology, Eastern Region 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, Real Estate Review
- Bonneville Power Administration, Attn: Amanda Raymond

- City of Spokane Valley Planning, Attn: Lori Barlow
- City of Spokane Valley Planning, Attn: Mike Basinger
- Cheney School District, Attn: Jamie Reed
- District 81 Capital Projects, Attn: Candy Johnson
- Fairchild AFB, Attn: Jeffrey Johnson
- Mead School District Facilities & Planning, Attn: Ned Wendle
- Inland Power, Attn: Connie Nelson
- Spokane Airports, Attn: Lisa Corcoran
- 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 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 (16-26-42 / 21-26-42)