1. List the provisions of the land use code that allows the proposal. Please see attached narrative.

2. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property. Please see attached narrative.

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

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. Please see attached narrative.

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. Please see attached narrative.

6. Demonstrate how the proposed subdivision makes appropriate (in terms of capacity and concurrence) provisions for:
   a. public health, safety and welfare
   b. open spaces
   c. drainage ways
   d. streets, roads, alleys and other public ways
   e. transit stops
   f. potable water supplies
   g. sanitary wastes
   h. parks, recreation and playgrounds
   i. schools and school grounds
   j. sidewalks, pathways and other features that assure safe walking conditions
   Please see attached narrative.
WCE No. 20-2799
March 29, 2021

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

Re: Type II Application Short plat
Attached supplemental information and development narrative.

To Whom it May Concern:

This letter is intended to provide a development narrative and provide supplemental information that is requested in the applications.

The project proposes to develop approximately 1.86 ac +/- of a 70.93 ac +/- into 6 single family residential lots and 1 tract. The project site is located north of N. Wieber Dr. on Parcel # 26155.0002. The subject property is located between Woodridge View 2nd and Woodridge View 3rd Additions. While the whole parcel is called out, only a small portion is to be a part of this short plat. The property is currently undeveloped land with a temporary cul-de-sac, trees, and field grass.

**Legal Description** (Spokane County SCOUT)

26155.0002 15-26-42 NE 1/4; TOG W NE 1/4 OF SE 1/4 LYG NELY OF LN DRN FROM SE COR TO NW COR; EXC PLATTED PTNS; AND EXC RDS

For legal description of the subject property, please see the preliminary short plat.

Preliminary Short Plat Application

1. The City of Spokane land use code section 17G.080.040 allows for the creation of Short Subdivisions

2. The project proposes to follow the City of Spokane Comprehensive plan designation (residential 4-10) by developing the property into 6 lots and increasing the density from 0.27 units per acre to 4.27 units per acre.

3. For Concurrency Certification,
   a. 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 Fee.
b. Public Water, the six additional water services will be reviewed by hydro services and extends the existing public water system.

c. Fire Protection: there is an existing fire hydrant on Wieber Drive to the south of the project. The project will not add any additional densities not considered in the comprehensive plan.

d. Police Protection: the project will not add any additional densities not considered in the comprehensive plan.

e. Parks and Recreation: the project will not add any additional densities not considered in the comprehensive plan.

f. Library: the project will not add any additional densities not considered in the comprehensive plan.

g. Solid Waste disposal and recycling: the project will not add any additional densities not considered in the comprehensive plan.

h. Schools: the project will not add any additional densities not considered in the comprehensive plan.

i. Public wastewater (sewer and stormwater): the project will not add any additional densities not considered in the comprehensive plan.

4. The project site is generally hilly and in an irregular shape as shown on the preliminary short plat. The property generally slopes to the northwest and includes soil types 2045–Marble-Speigle complex, mass wasted, 8 to 30 percent slopes and 3122–Marble loamy sand, 15 to 30 percent slopes. There are areas with slopes greater than 30%, please see the preliminary short plat. There is no surface water present on the property.

5. There are no significant adverse impacts on the environment or on the surrounding properties anticipated as a result of this proposal as the design utilizes existing facilities or facilities that will be available as the adjacent development is constructed this year.

6. The project provisions for the following are:

   a. Public Health, safety, and welfare
      No anticipated impact

   b. Open Spaces
      No anticipated impact, increase or decrease

   c. Drainage way
      No anticipated impact

   d. Streets, roads, alleys, and other public ways
      No anticipated impact

   e. Transit stops
      No anticipated impact

   f. Potable water supplies
No anticipated impact

g. Sanitary wastes
No anticipated impact

h. Parks, recreation and playgrounds
No anticipated impact

i. Schools and school grounds
No anticipated impact

j. Sidewalks, pathways and other features that assure safe walking conditions.
A detached sidewalk on the west side of Wieber Drive would be continued through the project to ensure safe walking conditions for pedestrians.

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

Thank you

Ben Goodmansen, E.I.T.

Encl: General Application
     Notification Map
     Short Plat Copies
     Fee