



PLANNING SERVICES
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**REQUEST FOR COMMENTS
FILE NO. Z2006-38-PP/PUD**

DATE: October 19, 2009

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

FROM: Dave Compton, City Planner
808 W. Spokane Falls Blvd.
Spokane, WA 99201 or call 625-6089
dcompton@spokanecity.org

SUBJECT: Barnes Road Preliminary Long Plat & PUD (**2nd Review**)

**APPLICANT/
PROPERTY
OWNER:** Barnes Road L.L.C. (c/o Lowell McKee)
608 E. Holland Ave.
Spokane, WA 99218
(509) 467-6654

AGENT: DCI Engineers, Inc. (c/o Wade Gelhausen)
601 W. Riverside Ave., Suite 600
Spokane, WA 99201
(509) 455-4448

Location Description: The subject property is located to the north and east of the intersection of Barnes Road and Strong Road in the City of Spokane, WA. Please reference the attached vicinity map for further detail.

Legal Description: Parcel #'s 25232.0062 & 26211.0242. See file for complete legal description.

Description of Proposal: The applicant is proposing to create a preliminary long plat and planned unit development on approximately 13.56 acres for 19 building lots for single-family homes, 2 lots for duplexes, and 2 lots for 58 multi-family apartments for a total of approximately 81 units. **Note:** This is a change from what was requested on the 1st routing sent on 6-06-06. This request is slightly different from that originally proposed due mainly due to roadway realignment. The Multi-family units will be located on Lot #1 of both Block 3 & 4 and the Duplex units on Lots 2 & 3, Block 3. This represents approximately 14 less total units. The application is available for review by the public in the Planning Services Department – Zoning Section, 3rd Floor, City Hall, 808 West Falls Boulevard, Spokane, WA 99201, between 8:00 a.m. and 5:00 p.m., Monday through Friday.

REPORT NEEDED BY: 5 P.M. (11-1-09). If additional information is required in order for your department or agency to comment on this proposal, please notify the Planning Department 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.060, this referral to affected departments and agencies is for:

- 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

* - The lack of comment including concurrency by any referral agency will be considered acceptance of this application as technically complete and meeting concurrency requirements.

Under the revised procedures of SMC 17G.060, 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.

ENVIRONMENTAL REVIEW: The City of Spokane is the Lead Agency for this proposal; Jo Ann Wright, Acting Planning Director is the responsible official. The Zoning and Subdivision Administrator will review this proposal for compliance with SEPA Regulations.

ADDITIONAL STUDIES: Geologic Hazards Evaluation – 1-18-05

PRE-DEVELOPMENT CONFERENCE: 1-26-06

DISTRIBUTION LIST FOR COMMENTS

FILE No.: Z2006-38-PP/PUD

City Departments

Engineering Services, Attn: Sandy Decker*
Developer Services Permits, Attn: Dan Eaton
Traffic Design, Attn: Mike Britton*
Fire Dept., Attn: Dave Kokot, P.E.*
Solid Waste, Attn: Scott Windsor*
Building Department, Attn: Joe Wizner
Park Dept, Attn: Taylor Bressler*
City Attorney, Attn: James Richman
Real Estate (Public Works), Attn: Kay Bachman
Police Department, Attn: Lt. Rex Olson*
Library Services, Attn: Pat Partovi*
Neighborhood Services, Attn: Jonathan Mallahan
Urban Design, Attn: Julie Neff
Historic Preservation, Attn: Kristen Griffin
Business & Development Services, Attn: Melissa Wittstruck

County Departments

SRCAA, Attn: Chuck Studer
Spokane Regional Health District, Attn: Eric Meyer
Spokane County Public Works, Attn: Scott Engelhard
Spokane County Planning Department, Attn: John Pederson

Washington State Agencies

Dept of Transportation, Attn: Mark Rohwer
Department of Ecology, Attn: Environmental Review Section
Department of Ecology, Eastern Region, Attn: Terri Costello
Department of Ecology, Wetlands/Shoreline
Dept. of Ecology, East. Region, Attn: Shoreline Permit Reviewer
Department of Fish & Wildlife, Attn: Karin Divens, Habitat Program
Department of Natural Resources, Attn: David Harsh
Department of Commerce, Leonard Bauer

Other Agencies

U.S. Army Corps of Engineers, Attn: Tim Erkel
Spokane Transit Authority, Attn: Gordon Howell
Spokane Transit Authority, Attn: Mike Hynes
Spokane Regional Transportation Council, Attn: Glenn Miles*
Spokane Regional Transportation Council, Anna Ragaza-Bourassa
U.S. Postal Service, Attn: Address Management
Avista Utilities, Attn: Sherry Miller
District 81, Attn: Facilities Planning*
Spokane Tribe of Indians, Attn: Randy Abrahamson (Section/Township/Range -22-26-42 & 23-26-43)
Williams Northwest Pipeline, Attn: Michael Moore

* - The lack of comment including concurrency by any referral agency will be considered acceptance of this application as technically complete and meeting concurrency requirements.

COMMENTS: (Use additional sheets if necessary)

Authorized Signature

Department or Agency

Date

Concurrency **Passed / Failed**