



Whipple Consulting Engineers, Inc.

WCE No. 20-2738
November 4, 2020

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

Re: **McCarroll's East 5th 1st Addition – Short Plat
Supplemental Application for Preliminary Short Plat
Supplemental Information and Development Narrative.**

To Whom it May Concern:

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

The project proposes to develop approximately 11,316 square feet of land into two duplex lots. The project is located at 8359 N. Farmdale Court on Parcel # 26224.0908. The property currently includes a duplex and a section of undeveloped land with existing services and a driveway cut. For this project, the undeveloped land is proposed to be used to build a new duplex as allowed by code.

Legal Description (Spokane County Assessor)
Lot 8 Block 3 of Final Plat McCarroll East 5th 1st Addition

Traffic Concurrency

For the creation of this new lot, the project is willing to accept the City of Spokane Traffic Impact Fee at the time of building permit.

Preliminary Short Plat Application

1. List the provisions of the land use code that allows the proposal:
The City of Spokane land use code section 17G.080.040 allows for the creation of Short Subdivisions.
2. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property:
The project proposes to follow the City of Spokane Comprehensive plan designation (residential 10-20) by developing the property into 2 lots and increasing the density from 7.70 units per acre to 15.40 units per acre.

3. Please explain how the proposal meets the concurrency requirements of SMC Chapter 17D0.10:

For Concurrency Certification per SMC Chapter 17D0.10:

- A. Transportation;

The subject property was included within the McCarroll's East TIA dated February 7th, 2017, with reference to the City of Spokane traffic impact fee.

- B. Public Water;

Public Water is available within N. Farmdale Court.

- C. Fire Protection;

There is an existing fire hydrant on N. Farmdale Court across the street from 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. 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:

The project site is generally hilly area and in a general rectangular shape with a cul-de-sac. There is a steep slope on the west side of the property with a retaining wall. The soil types present in this property are 2045 Marble-Speigle complex, mass wasted, 8-30% slopes and 3121 Marble loamy sand, 8-15% slopes. There is no surface water present on the property.

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:

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.

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

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

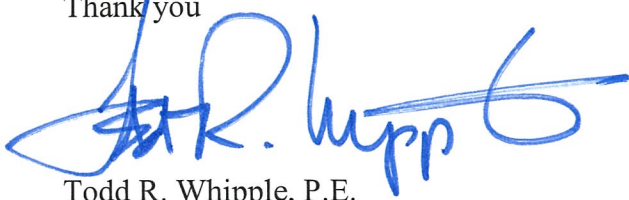
J. Sidewalks, pathways and other features that assure safe walking conditions.

There is an existing sidewalk provided along Farmdale Court. The frontage is with the cul-de-sac and would not typically include a sidewalk.

City of Spokane
Type 2 App Short Plat – Supplemental information & Narrative
Page 4 of 4
November 4, 2020

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

Thank you

A handwritten signature in blue ink, appearing to read "T.R. Whipple". The signature is stylized with a large, sweeping initial "T" and a long horizontal stroke at the end.

Todd R. Whipple, P.E.
President, Whipple Consulting Engineers

Encl: General Application
Notification Map
Short Plat Copies
Fee