REQUEST FOR COMMENTS
Marshall Creek Preliminary Long Plat
FILE NO. Z20-192PPLT

Date: December 4, 2020

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

From: Tami Palmquist, Principal Planner
       808 West Spokane Falls Boulevard
       Spokane, WA 99201 or call (509) 625-6157
       tpalmquist@spokanecity.org

Subject: Marshall Creek Preliminary Long Plat – Request for Comments

Applicant: Whipple Consulting Engineers Inc.
           21 S Pine Rd
           Spokane Valley, WA 99206

Owner: Marshall Creek, LLC
       19425 E Broadway Ave
       Spokane Valley, WA 99016

File Number: Z20-192PPLT

Location Description: Parcel # 24015.0041 and a portion of 24015.0040, located at 6321 S. Cheney Spokane Road, Spokane, WA 99224. Section 1 – Township 24N – Range 42.

Description of Proposal: The applicant is proposing a preliminary plat to develop 120.14 acres into a 425-lot single family subdivision.

Legal Description: The entire legal description can be obtained with the Planning and Development Department.

SEPA: This proposal will be reviewed under the State Environmental Policy Act (SEPA). The Environmental Checklist is attached.

Current Zoning: Residential Single Family (RSF)

REPORT NEEDED BY: 5 P.M. December 21, 2020. 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.060, 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 currency; OR
   b) ( ) This application is exempt from concurrency testing, but will use capacity of existing facilities.

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.

* - 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 Patty Kells, 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: Marshall Creek Preliminary Long Plat
FILE No.: Z20-192PPLT

E-mail Copies

City Departments
- Asset Management, Attn: Dave Steele
- City Attorney, Attn: James Richman
- City Treasurer: Renee Robertson
- Code Enforcement, Attn: Kris Becker
- Construction Management, Attn: Joel Graff*
- Engineering Services, Attn: Dan Buller*
- Fire Dept., Attn: Dave Kokot *
- Historic Preservation, Attn: Megan Duvall
- Integrated Capital Management, Attn: Marcia Davis**
- Integrated Capital Management, Attn: Katherine Miller **
- Integrated Capital Management: Scotty Allenton **
- Library Services, Attn: DT Circulation*
- Neighborhood & Business Services
- Neighborhood Services, Attn: ONS Team
- Parks Dept., Attn: Garrett Jones*
- PCED,
- Planning & Development, Attn: Dean Gunderson
- Planning & Development, Attn: Kris Becker
- Planning & Development, Attn: Eldon Brown**
- Planning & Development, Attn: Joelle Eliason
- Planning & Development, Attn: Erik Jorgensen
- Planning & Development, Attn: Patty Kells*
- Planning & Development, Attn: Dermott Murphy
- Planning & Development, Attn: Mike Nilsson**
- Planning & Development, Attn: Tami Palmquist
- Planning Services, Attn: Heather Trautman
- Police Department, Attn: Sgt Chuck Reisenauer*
- Public Works, Attn: Scott Simmons
- Solid Waste, Attn: Scott Windsor
- Solid Waste, Attn: Rick Hughes*
- Street Operations, Attn: Inga Note**
- Street Operations, Attn: Bob Turner**
- Street Operations, Attn: Clint Harris**
- Street Operations, Attn: Greg Martin**
- Wastewater Management, Attn: Mike Morris**
- Wastewater Management, Attn: William Peacock**
- Wastewater AWWTP, Attn: Mike Coster**
- Water Department, Attn: Dan Kegley**
- Water Department, Attn: Jim Sakamoto**

Washington State Agencies
- Department of Natural Resources, Attn: Dave Harsh
- Department of Natural Resources Aquatics
- Department of Natural Resources, Attn: SEPA Center
- Department of Commerce, Attn: Dave Andersen
- Department of Archaeology & Historic Preservation, Attn: Gretchen Kaehler
- Department of Ecology, Attn: Environmental Review Section
- Department of Ecology, Attn: Jacob McCann
- Department of Ecology, Eastern Region, Attn: Jeremy Sikes, Shoreline Permit Reviewer
- Department of Ecology, Eastern Region, Attn: David Moore, Wetlands/Shoreline
- Department of Transportation, Attn: Char Kay
- Department of Transportation, Attn: Greg Figg
- Department of Fish & Wildlife, Attn: Leslie King - Habitat Program

Other Agencies
- U.S. Army corps of Engineers, Attn: Jess Jordan
- Avista Utilities, Attn: Lu Ann Weingart
- Avista Utilities, Attn: Dave Byus
- Avista Utilities, Attn: Randy Myhre
- Avista Utilities, Attn: Larissa Pruitt
- Cheney School District Operations, Attn: Jeff McClure
- City of Spokane Valley Planning, Attn: SEPA Review
- District 81 Capital Projects, Attn: Candy Johnson
- Spokane Aquifer Joint Board, Attn: Tonilee Hanson
- Spokane School District, Attn: Phil Wright
- Spokane Transit Authority, Attn: Gordon Howell
- Spokane Transit Authority, Attn: Mike Hynes
- Spokane Transit Authority, Attn: Mike Tresidder
- Spokane Transit Authority, Attn: Kathleen Weinand
- Spokane Regional Transportation Council, Attn: Ryan Stewart
- Williams Northwest Pipeline, Attn: Michael Moore

County Departments
- Spokane County Public Works, Attn: Barry Greene
- Spokane County Public Works, Attn: Lindsey Forward
- Spokane County Planning Department, Attn: John Pederson
- Spokane County Engineering Dept., Attn: Gary Nyberg
- Spokane Regional Health District, Attn: Jon Sherve
- Spokane Regional Health District, Attn: Paul Savage
- Spokane Regional Health District, Attn: Eric Meyer

Hard Copies

Other Agencies
- U.S. Postal Service, Attn: Postmaster
- Spokane Tribe of Indians, Attn: Randy Abrahamson (Section 6, Township 24N, Range 43 E.W.M.)
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COMMENTS: (Use additional sheets if necessary)