



Whipple Consulting Engineers, Inc.

WCE No. 20-2560

March 20, 2020

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 0.97 ac +/- of land into 5 single family residential lots. The project is located at 4606 S Freya Street on Parcel # 34032.9177. The property currently includes a house, a shop, and small out buildings. The shop and some outbuildings are proposed to be removed with the project.

Legal Description (Spokane County Assessor)

03-24-43: E254.25FT OF THE FOLLOWING DESC PARCEL OF LAND: THE N1/2 OF THE S330FT OF THE N660FT OF THE E1/2 OF GOVT L6 OF SEC3, T24N, R43E; EXC PTN LYG WITHIN FREYA ST (FORMALLY FIELDS RD); SUBJ TO EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD, IF ANY

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 4 lots and increasing the density from 0.27 units per acre to 5.49 units per acre.
3. For Concurrency Certification,
 - a. Transportation, the project has included a trip generation and distribution letter with reference to The City of Spokane impact Fee.
 - b. Public Water, the four additional water services will be reviewed by hydro services.

- c. Fire Protection, there is an existing fire hydrant on Freya Street to the southeast 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. The three sewer services will be reviewed by
4. The project site is generally flat and in a rectangular shape as shown on the preliminary short plat. The property generally slopes to the northwest and includes soil type 7150 Urban land Seabolt, disturbed complex, 0 to 3 percent slopes. 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.

Providing additional sidewalk as a part of Freya Street frontage improvement.

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 black ink, appearing to read "Ben Goodmansen", with a long horizontal flourish extending to the right.

Ben Goodmansen, E.I.T.

Encl: General Application
Notification Map
Short Plat Copies
Fee