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)

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

[Signature]

Ben Goodmansen, E.I.T.

Encl: General Application
      Notification Map
      Short Plat Copies
      Fee