



**PLANNING SERVICES**  
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SPOKANE, WASHINGTON 99201-3329  
(509) 625-6060  
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www.spokaneplanning.org

**REQUEST FOR COMMENTS**  
**FILE NO. Z2010-006-PSP**

**DATE:** February 15, 2010

**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](mailto:dcompton@spokanecity.org)

**SUBJECT:** Pittsburg Project Short Plat

**APPLICANT/  
AGENT:** Patricia Breithaupt  
2002 S. High Drive  
Spokane, WA 99203  
(509) 217-3237

**PROPERTY  
OWNER:** Pittsburg Project L.L.C.  
1601 E. 1st  
Spokane, WA  
(509) 217-3237

**Location Description:** The subject property is located at the S.E. corner of Helena Street and 1<sup>st</sup> Avenue. One lot is addressed as 1606 E. 1<sup>st</sup> Avenue. The other has no address assigned yet on the county's website, however the applicant states it is 1604 E. 1<sup>st</sup>.

**Legal Description:** Parcel #'s 25212.1234 and 1233. See file for complete legal description.

**Description of Proposal:** The applicant is proposing to legally short plat a parcel into two (2) that received a second parcel number from the Spokane County tax assessor without processing any subdivision application. Currently a stop work order is placed on a home that was brought to the location and is still on a mobile carrier. The zoning is RMF (Residential Multi-Family) and permitted to have the existing home and the one just moved to the location, however the applicant seeks segregate of the parcel into two (2) as one was sold to a separate party after receiving the separate parcel number. The application is available for review by the public in the Planning Services Department – Zoning Section, 3<sup>rd</sup> Floor, City Hall, 808 West Spokane Falls Boulevard, Spokane, WA 99201, between 8:00 a.m. and 5:00 p.m., Monday through Friday.

**REPORT NEEDED BY: 5 P.M. (3-1-10).** 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 Anne Wright, Acting Planning Director is the responsible official. The Zoning and Subdivision Administrator will review this proposal for compliance with SEPA Regulations.

**ADDITIONAL STUDIES:** None

**PRE-DEVELOPMENT CONFERENCE:** None

**DISTRIBUTION LIST FOR COMMENTS**  
**FILE NO. Z2010-006-PSP**

**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: Sandy Decker  
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

**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  
Dept. of Ecology, East. Region, Attn: Shoreline Permit Reviewer, Attn: Michael Mahar  
Department of Fish & Wildlife, Attn: Karin Divens, Habitat Program  
Department of Natural Resources, Attn: David Harsh  
Department of Commerce, Dee Caputo

**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 – 21-25-43E)  
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**