



Spokane County
Building and Planning Department
Preliminary Subdivision Application

37121.9002

Parcel No. 37121.9001, 37121.9005, 37124.9043,
37124.9013, 37124.9019, 37124.9015,
37124.9062

PART I

A. GENERAL INFORMATION:

APPLICANT: Frank Ide, Parametrix
MAILING ADDRESS: 835 N Post St Ste 201
CITY: Spokane STATE: WA ZIP: 99201
PHONE(1): 509-381-6167 PHONE(2): (fax)
EMAIL ADDRESS: fide@parametrix.com

IF APPLICANT IS NOT THE OWNER, INCLUDE WRITTEN OWNER AUTHORIZATION FROM THE BELOW LEGAL OWNER.

LEGAL OWNER: William Bates, Lone Wolf, LLC
MAILING ADDRESS: 7102 E Big Meadows Rd
CITY: Chattaroy STATE: WA ZIP: 99201
PHONE(1): PHONE(2): (fax)

PROJECT/PROPOSAL SITE AREA (acres or sq. ft) 279.50 Acres, per Assessor's records

ADJACENT AREA OWNED OR CONTROLLED (acres or sq. ft.)

PARCEL #'S OF ADJACENT AREA OWNED OR CONTROLLED: 0

STREET ADDRESS OF SITE 7102 E Big Meadows Rd

EXISTING ZONE CLASSIFICATION(S) (DATE ESTABLISHED) RT & RCV

EXISTING USE OF PROPERTY Residentail, Agricultural

COMPREHENSIVE PLAN CATEGORY Rural Traditional, Rural Conservation

SCHOOL DISTRICT Mead

FIRE DISTRICT Fire Dist 4 WATER PURVEYOR Whitworth Water Dist. 2

NEIGHBORHOOD ASSOCIATION None

PROPOSED USE OF PROPERTY:

Single family dwellings Duplexes Multifamily dwellings
Manufactured homes Business Industrial Mixed Use
Other - Describe: Agricultural

LIST PREVIOUS PLANNING ACTIONS INVOLVING THIS PROPERTY: None Known

PN-2083-19



B. LEGAL INFORMATION:

LOCATION OF PROPOSAL: APPROX. 2 MILES E. OF HWY. 2, BETWEEN BIG MEADOWS AND WOOLARD RD.

SECTION 12 TOWNSHIP 27 RANGE 43

NAME OF PUBLIC ROAD(S) PROVIDING ACCESS: BIG MEADOWS RD., WOOLARD RD.

WIDTH OF PROPERTY FRONTING ON PUBLIC ROAD: APPROX. 3,330 L.F. TOTAL

DOES THE PROPOSAL HAVE ACCESS TO AN ARTERIAL OR PLANNED ARTERIAL YES NO

NAME(S) OF ARTERIAL ROADS: BIG MEADOWS RD.

LEGAL DESCRIPTION OF PROPERTY (Attach legal description with source of legal clearly indicated.)
INCLUDE LEGAL DESCRIPTION FOR ENTIRE AREA TO BE SUBDIVIDED ON PRELIMINARY
SUBDIVISION MAP:

SEE ATTACHED

IF YOU DO NOT HOLD TITLE TO PROPERTY, WHAT IS YOUR INTEREST IN IT? _____

Owner

WHAT ARE THE CHANGED CONDITIONS OF THE AREA WHICH YOU FEEL MAKE THIS
PROPOSAL WARRANTED? PUBLIC WATER LINE, HOUSING DEMAND, ZONING CODE THAT PERMITS RURAL

CLUSTER DEVELOPMENTS WITHIN THE EXISTING ZONING.

WHAT IMPACT WILL THE PROPOSED SUBDIVISION HAVE ON THE ADJACENT PROPERTIES?

MINIMAL. MOST PROPOSED HOMES WILL NOT BE VISIBLE TO NEIGHBORS. PROPOSED NORTH 3 LOTS

WILL BE LARGER, OPPOSITE THREE EXISTING HOMES. PROPOSED DENSITY IS SIMILAR TO EXISTING.

WHAT FACTORS SUPPORT THE SUBDIVISION? PUBLIC WATER LINE ALREADY SERVES AREA.

RURAL CLUSTER STANDARDS PROVIDE FOR COMPATIBILITY, DENSITY IS SIMILAR TO ADJACENT.

WHAT MEASURES DO YOU PROPOSE TO MITIGATE YOUR PROPOSAL'S IMPACT ON
SURROUNDING LAND USE? ACCESS AND HOMES WILL BE SEPARATED FROM NEIGHBORS.

C. PRELIMINARY SUBDIVISION GENERAL INFORMATION:

NUMBER OF LOTS: 28

GROSS AREA: 279.50 AC. (282.39 TO C.L.)

TYPICAL LOT SIZE: 1-3 AC., EXCL. REMAINDER

PROPOSED NET DENSITY: 1 LOT/10.08 AC.)

SMALLEST LOT SIZE: 1 Acre

MINIMUM FRONTAGE: 125' AT SETBACK

PROPOSED SOURCE OF WATER:

Individual wells Public system

Private Community System

Other - Describe: _____

PROPOSED MEANS OF SEWAGE DISPOSAL:

Public sewer () Community system () Septic tank and drainfield (✓)
Double Plumbing () Dry Sewer () Other ()
Describe: _____

UTILITY COMPANIES AND/OR DISTRICTS TO PROVIDE SERVICE TO THIS PROPOSAL:

Electricity: AVISTA Sewer: N/A
Gas: AVISTA Water: WHITWORTH WATER DIST. Phone: CENTURY LINK

DO YOU, OR THE OWNER IN THE EVENT YOU DO NOT OWN THIS PROPERTY, HAVE ANY PLANS FOR FUTURE ADDITIONS, EXPANSIONS OR FURTHER ACTIVITY RELATED TO THIS PROPOSAL?
Yes () No (✓) IF YES, EXPLAIN:

D. PRELIMINARY SUBDIVISION IMPROVEMENT INFORMATION:

LEVEL OF STREET IMPROVEMENTS PROPOSED: Private roads (✓)
Public roads () Arterial roads () Tract X roads ()

DESCRIBE ANY COMBINATION OF ABOVE: _____

ESTIMATED TIME PERIOD EXPECTED FOR COMPLETE DEVELOPMENT OF THE SUBDIVISION:

Final design is expected to begin Fall 2019, with construction to commence in Spring 2020.

CONSTRUCTION TO BEGIN SPRING 2020. THE PROJECT MAY BE PHASED, DEPENDING ON THE MARKET.

IS PHASING OF THE FINALIZATION OF THE SUBDIVISION PROPOSED? Yes (✓) No

IF YES, SHOW PHASING ON THE PRELIMINARY SUBDIVISION MAP OR PROVIDE SEPARATE PHASING PLAN.

IS DEDICATION OF LAND FOR PUBLIC USE CONTEMPLATED (Parks, schools, etc.)? Yes No (✓)

IF YES, DESCRIBE: _____

E. CONCURRENCY REVIEW REQUIRED: yes no

Sewer: yes no ✓
Water: yes ✓ no
Transportation: yes ✓ no

**If yes, please complete the attached concurrency certification.
If no, please proceed with agency signatures.**

PART II

FIRE MARSHALL / FIRE DISTRICT

RCW 36.70 B requires early coordination and information

- A. THIS PROPOSAL IS WITHIN FIRE PROTECTION DISTRICT NO. Fire District 4
- B. WHAT IMPROVEMENTS NEED TO BE MADE TO MEET THE DISTRICT'S FIRE PROTECTION REQUIREMENTS? _____
- C. () SEE ATTACHED LETTER DATED: _____
- D. REQUIRED FIRE FLOW (gallons per minute): _____

I have reviewed the proposal and have advised the applicant of the Fire District requirements.

 SIGNATURE TITLE DATE

WATER PURVEYOR

RCW 36.70 B requires early coordination and information

- A. THIS PROPOSAL IS WITHIN WATER DISTRICT: Whitworth Water District
- B. SATISFACTORY ARRANGEMENTS FOR DOMESTIC WATER AND FIRE FLOW HAVE BEEN MADE AS FOLLOWS:
 A WATER SYSTEM PLAN MUST BE PREPARED: YES () NO ()
 REQUIREMENTS: WATER MAIN EXTENSION FOR CLUSTER
- C. () SEE ATTACHED LETTER DATED: _____

I have reviewed the proposal and have advised the applicant of the District requirements.

Matt J... SUPERINTENDENT 7/15/2019
 SIGNATURE TITLE DATE

SPOKANE REGIONAL HEALTH DISTRICT

RCW 36.70 B requires early coordination and information

- A. PRELIMINARY DISCUSSION HAS TAKEN PLACE, A COMPLETE APPLICATION MUST INCLUDE: _____
- B. () SEE ATTACHED LETTER DATED: _____

After a preliminary review of the proposal, I have advised the applicant of some of the Spokane Regional Health requirements. A complete and detailed review will be provided after the application is submitted, which will result in a complete list of requirements and conditions regarding Health provisions for the proposal.

 SIGNATURE TITLE DATE

PART II

FIRE MARSHALL / FIRE DISTRICT

RCW 36.70 B requires early coordination and information

- A. THIS PROPOSAL IS WITHIN FIRE PROTECTION DISTRICT NO. Fire District 4
- B. WHAT IMPROVEMENTS NEED TO BE MADE TO MEET THE DISTRICT'S FIRE PROTECTION REQUIREMENTS? _____
- C. (✓) SEE ATTACHED LETTER DATED: July 10, 2019
- D. REQUIRED FIRE FLOW (gallons per minute): _____

I have reviewed the proposal and have advised the applicant of the Fire District requirements.

L. S. Bend Division Chief 7/10/2019
 SIGNATURE TITLE DATE

WATER PURVEYOR

RCW 36.70 B requires early coordination and information

- A. THIS PROPOSAL IS WITHIN WATER DISTRICT: Whitworth Water District 2
- B. SATISFACTORY ARRANGEMENTS FOR DOMESTIC WATER AND FIRE FLOW HAVE BEEN MADE AS FOLLOWS:
 A WATER SYSTEM PLAN MUST BE PREPARED: YES () NO ()
 REQUIREMENTS: _____

- C. () SEE ATTACHED LETTER DATED: _____

I have reviewed the proposal and have advised the applicant of the District requirements.

 SIGNATURE TITLE DATE

SPOKANE REGIONAL HEALTH DISTRICT

RCW 36.70 B requires early coordination and information

- A. PRELIMINARY DISCUSSION HAS TAKEN PLACE, A COMPLETE APPLICATION MUST INCLUDE: Onsite sewage / public water

- B. () SEE ATTACHED LETTER DATED: _____

After a preliminary review of the proposal, I have advised the applicant of some of the Spokane Regional Health requirements. A complete and detailed review will be provided after the application is submitted, which will result in a complete list of requirements and conditions regarding Health provisions for the proposal.

[Signature] EHS II 8-28-19
 SIGNATURE TITLE DATE

SEWER PURVEYOR
(other than Spokane County)
RCW 36.70 B requires early coordination and information

A PRELIMINARY DISCUSSION HAS TAKEN PLACE, A COMPLETE APPLICATION MUST INCLUDE: _____

B. () SEE ATTACHED LETTER DATED: _____

After a preliminary review of the proposal, I have advised the applicant of some of the Sewer requirements. A complete and detailed review will be provided after the application is submitted, which will result in a complete list of requirements and conditions regarding Sewer provisions for the proposal.

SIGNATURE TITLE DATE

SURVEYOR VERIFICATION

I, THE UNDERSIGNED, A LICENSED LAND SURVEYOR, HAVE COMPLETED THE INFORMATION REQUESTED. THE PRELIMINARY PLAT HAS BEEN PREPARED BY ME OR UNDER MY SUPERVISION IN ACCORDANCE WITH THE REQUIREMENTS OF THE SPOKANE COUNTY ZONING/SUBDIVISION REGULATIONS AND THE LAWS OF THE STATE OF WASHINGTON.

SIGNED: [Signature] DATE: 08-29-19
 ADDRESS: 835 N First St. PHONE: 509 828 3371
Spokane WA ZIP: 99201

PART III

(SIGNATURE OF PROPERTY OWNERS OR LETTER OF AUTHORIZATION)

I, THE UNDERSIGNED, SWEAR OR AFFIRM UNDER PENALTY OF PERJURY THAT THE ABOVE RESPONSES ARE MADE TRUTHFULLY AND TO THE BEST OF MY KNOWLEDGE.

I FURTHER SWEAR OR AFFIRM THAT I AM THE OWNER OF RECORD OF THE AREA PROPOSED FOR THE PREVIOUSLY IDENTIFIED LAND USE ACTION, OR, IF NOT THE OWNER, ATTACHED HERewith IS WRITTEN PERMISSION FROM THE OWNER AUTHORIZING MY ACTIONS ON HIS/HER BEHALF.

SIGNED: William M. Bates DATE: 8/26/19
 ADDRESS: 7102 E. Big Meadows Ln. PHONE: _____
Chattaroy, WA 99003 ZIP: _____
William M. Bates _____
 SIGNATURE OF APPLICANT OR REPRESENTATIVE DATE

