



Planning and Development  
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## Pre-Development Conference Notes

Project Name: Liberty Food Mart

To: Daniel Ghebreab  
Ghedlesons, LLC  
5125 S Julia St  
Spokane, WA 99223  
ghedlesons@yahoo.com

Phone: 206-375-7213

*Legal Disc.: Lidgerwood P/L L24, B135*

From: Mike Nilsson, Facilitator

Phone: 509-625-6323

Project Name: Liberty Food Mart  
Permit No.: B19M0110PDEV  
Site Address: 3205 N Lidgerwood St  
Parcel No.: 35053.3022  
Meeting Date: Thursday, October 24, 2019

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PLANNING & DEVELOPMENT

Thank you for attending a Pre-Development meeting with the City of Spokane. Below are notes summarizing the information that was presented to you at your meeting on Thursday, October 24, 2019. These notes are broken down into three sections:

- Section 1: This section describes those proposed items specific to the building improvements with directives for code compliance addressed by the Building and Fire Departments as well as Spokane Regional Health District when warranted.
- Section 2: This section describes all issues outside of the building within the property boundaries including landscaping, parking requirements and accessibility, utilities, traffic, and refuse addressed by Planning, Engineering, Traffic, and Solid Waste Departments.
- Section 3: This section contains information for permit submittal, our intake process, and general information.

Please be advised that these notes are non-binding and do not constitute permit review or approval. The comments were generated based on current development standards and information provided by the applicant; therefore, they are subject to change. Comments on critical items will be highlighted in **bold** text.

### Project Information:

- A. Project Description: Commerical retail (upholstery) to convenience store.
- A. Scope and Size: The scope of work is a change of use of an existing building. The previous occupancy was upholstery work and the proposed occupancy is a grocery store with one floor and a basement. The total area of the project is approximately 6,760 square feet. The occupancy is M. The construction type was not noted, and is assumed to be Type VB.
- B. Special Considerations: Possible CUP permit.

- C. Estimated Schedule: November 2019  
D. Estimated Construction Cost: TBD

## Section 1 – Comments Specific to the Building

### Dermott Murphy - Deputy Building Official (509-625-6142):

1. The Plan Review will reflect the extent and completeness of the submitted documents. **Attached** is a listing (by discipline) of the plans, specifications, and engineering details which should be submitted.

### Tami Palmquist – Associate Planner (509-625-6157):

1. Design Standards: Per *SMC 17C.110.500*  
This project must address Institutional Design Standards. Please refer to *17C.120.500* for institutional design standards, which address:
  1. Transition between Institutional and Residential Development
  2. Buildings along the Street
  3. Lighting
  4. Treatment of Blank Walls
  5. Prominent Entrances
  6. Massing
  7. Roof Form
  8. Historic Context Considerations
  9. Screening

### Dave Kokot – Fire Prevention Engineer (509-625-7056):

1. Construction and demolition shall be conducted in accordance with IFC Chapter 33 and NFPA 241.
2. The main floor of the building is not required to have fire sprinklers.
3. Basements that exceed 1,500 square feet are required to be provided with fire sprinklers. Basements shall be allowed to be separated with fire barriers so that the usable space is less than 1,500 square feet, separated by one hour walls, and fire sprinklers would not be required. (17F.080.450). Maintenance access to the unoccupied space would be permitted with 30 inch by 30 inch rated access panels. The existing basement is 3,000 square feet and does not have any exits directly to the exterior.
4. The building is not required to have a fire alarm system.
5. A central monitoring system for the fire sprinkler system is required for this building if fire sprinklers are installed.
6. The Fire Department requires annual operating permits for specific operations for buildings and sites in accordance with Section 105 of the Fire Code.
7. Carbon dioxide systems are required to be reviewed and permitted with the Fire Department if the system has more than 100 pounds of CO<sub>2</sub>.
8. Fire extinguishers are required for A, B, E, F, H, I, M, R-1, R-2, R-3 and S occupancies in accordance with IFC 906 – Table 906.3(1).
9. Address numbers or other approved signs are required to be provided on the building in a visible location (IFC 505).

10. If the building is equipped with a fire protection system, a Fire Department key box will be required (IFC 506).
11. A Fire Department key box is suggested for this building to facilitate easy access for emergency personnel. It is not required, but recommended.

**Eric Meyer – Spokane Regional Health District (509-324-1582):**

See attached letter.

**Section 2 – Comments Specific to the Site**

**Tami Palmquist – Associate Planner (509-625-6157):**

1. **A Type III Conditional Use Permit will be required to be approved prior to any building permit submittal or construction.** An upholstery shop is a repair oriented retail use where a convenience store is a sales oriented retail use. Per SMC 17C.210.060.B. *In the residential, O, OR, NR, and NMU zones, a nonconforming use may, by conditional use permit from the hearing examiner, be changed to an equal or more compatible use so long as no new building, enlargement or extensive alteration is involved.*
  - a. Our records indicate the following uses have been at this location:
    - i. 1923 Rosenbaum Grocery
    - ii. Hanson Bros. Meat Market
    - iii. 1942 Store converted to temporary apartments for war workers
    - iv. 1951 Liberty Food Shop
    - v. 1974 Corner Curl Beauty Shop
    - vi. 1974 A&E Upholstery Shop (operating until 3-4 months ago)
2. Parking: *SMC 17C.230.*
  - a. 17C.370.030.F.5 states that the parking requirements shall follow the standards in 17C.230.130. B, which states that in the Neighborhood Retail zone, any existing building...has a floor area of five thousand square feet or less, the parking requirement will be determined after deducting the three thousand square foot exemption from the building's floor area. Therefore, one parking stall is required for this use in this location with the approval of the Conditional Use Permit.
3. Landscaping & Sidewalks: Per *SMC.17C.200.040*
  - a. Street trees are required to be planted in the existing planting strips on Lidgerwood.
4. Refuse: Per *SMC 17C.200.070*
  - a. All exterior refuse (including: garbage, recycling, and yard debris) receptacles and refuse collection areas must be screened from the street and any adjacent properties, by using one of the following methods:
    - i. An L1 visual screen.
    - ii. A six-foot high solid masonry wall or sight-obscuring fence five feet inside the property line with an L2 see-through buffer between the fence and the property line.
    - iii. A five-foot tall earth berm planted with L3 open area landscaping.
    - iv. Storage areas are not allowed within fifteen feet of a street lot line; and
    - v. Screening shall comply with the clear view triangle requirements

5. Sign Allowances, per Table 17C.240-2:  
*A separate permit is required for any signage. 17C.370.030.F.11 states the signage standards for CC4 zones apply.*
- a. Allowed Types: fascia, awning, marquee, pitched roof, painted wall, or projecting (but only if a freestanding sign is not also on the same street frontage).
    - i. Allowed Size: 15 square feet
    - ii. Maximum Area: 15 square feet
  - b. Freestanding Sign Allowances:
    - i. 1 monument sign per building, but only if there is not already a wall or projecting sign
    - ii. Allowed size: 15 square feet
    - iii. Maximum size: 15 square feet
    - iv. Maximum size: 15 square feet
    - v. Maximum height: 5 feet

**Patty Kells – Traffic Engineering Assistant (509-625-6447):**

1. All parking and maneuvering areas must be hard surfaced with this proposal. All required parking, landscaping and onsite stormwater designs must be within the property lines and not in the public right-of-way.
2. Please dimension the parking stalls, accessible stalls and access aisles, travel lanes and driveway approaches on the site plan. Add directional arrows and signage for one way travel lanes within the parking lot.
3. The parking stalls must be striped to current standards and for accessible barrier free parking spaces and aisles, must be shown and comply with the City of Spokane Standard Plan G-54 & B-80A. An accessible route of travel connecting to the nearest accessible building entrance is required with a marked accessible route of travel. All barrier free spaces and aisles need to be designed, drawn, referenced, **and must be added as details on the plans** per these standards. Note on the site plan the van accessible stalls and the sign locations. The access aisle for van accessibility must be eight feet wide.
4. Maintain clear view at all intersections, pedestrian ways, and driveways.
5. Adequate access and maneuvering for refuse/emergency vehicles is required per the City Standards and must be maintained during construction.
6. Any new or modified driveway access locations must be reviewed and approved by Traffic Engineering prior to permit issuance. All unused driveways must be removed and replaced with City standard curb and sidewalk.
7. Confine illumination lighting to the site.
8. *"The City shall collect impact fees, based on the schedules in SMC 17D.075.180, or an independent fee calculation provided for in SMC17D.075.050, from any applicant seeking development approval from the City."* A transportation impact fee will be assessed for this change of use from a 3405sf upholstery store (specialty retail \$2.33/sf) to a small grocery store (\$.61/sf) in the Northeast Service Area. The estimated fee is calculated at \$7,218.26 - \$2,077.05 = \$5,141.21 + \$154.24 admin fee = \$5,295.45. Credit will be given for the previous use with the difference in uses to be paid. This fee must be paid with the other permit fees prior to issuance of the building permit.

**Mike Nilsson – Engineer (509-625-6323):**

1. Our records indicate the building is served by a side sewer placed in 1929. The material and the diameter of the pipe were not listed on the sewer permit, but it is most likely a four-inch pipe based on a note of a "4 X 4 "Y" for cleanout" on the card. We recommend the condition of the side sewer connection be verified as part of your project.
2. If a new commercial side sewer is needed, it shall be a minimum of six inches in diameter, have a minimum slope of two percent and 3.5 feet of cover where vehicular traffic passes over, two feet minimum in other areas. Sewer and Water separation requirements are 18 inches minimum vertical, five feet minimum horizontal. Sewer cleanouts shall be installed at every 100 feet and every angle 45 degrees or greater. See City of Spokane Design Standards Section 4 for additional information on Sewers.
3. The site is located within a special **Wellhead Capture Zone**, which is to be treated as a high susceptibility rating in the aquifer recharge area.
4. No onsite food preparation, kitchen or sidewalk café proposed.
5. The proposed project is within the General Facility Charge (GFC) Waiver Zone, so GFCs will not be assessed for this project for new sewer/water service connections.
6. All storm water and surface drainage generated on-site must be disposed of on-site in accordance with *SMC 17D.060.140* "Storm water Facilities". Stormwater requirements can be found in the Spokane Regional Stormwater Manual (SRSM) and City of Spokane Design Standards Section 6. In general, any new impervious surface will require a geotechnical site characterization (report) and drainage report/plan. Please include a detailed Site Plan or Civil Plans, which show and clearly delineate existing and proposed sewer, water, drainage structures, dry well types, swale bottom dimensions and areas, and property lines. Show proposed and existing pavement. Geotechnical reports, drainage reports, and civil plans must be stamped and signed by an engineer licensed in the State of Washington. **If a design variance is desired, it will need to be completed prior to intake.**
7. Combining landscape and stormwater treatment areas per Washington State Department of Ecology (DOE) low impact development (LID) guidelines is allowed. The link to DOE LID resources can be found at:  
<http://www.ecy.wa.gov/programs/wq/stormwater/municipal/LID/Resources.html>
8. Any drywells and subsurface drainage galleries (existing and proposed) for the site must be shown on the plans and registered with the Washington State Department of Ecology (DOE). Please send a copy of the completed registration form to the City of Spokane Development Services Center. See the following link at the Department of Ecology (DOE) website for information about the Underground Injection Control (UIC): <https://ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Underground-injection-control-program>  
**Note all new projects must submit a UIC registration to Ecology at least 60 days prior to commencing UIC well construction. Ecology's approval of the registration is required prior to construction of a new UIC well.**
9. All cracked or broken curb and sidewalk will be repaired or replaced whether caused by construction or not and the following words must appear on the plan, "ALL BROKEN HEAVED OR SUNKEN SIDEWALK AND CURBS ADJACENT TO THE PROJECT WILL BE REPLACED OR REPAIRED" (*SMC 12.01.010*).

**Dave Kokot – Fire Prevention Engineer (509-625-7056):**

1. An approximate site fire flow (obtained from IFC Table B105.1 and Table C105.1) is 2,250 GPM without automatic sprinklers throughout and requires two fire hydrants. Site fire flow is 1,500 GPM with automatic sprinklers throughout and requires one fire hydrant.
2. There are three existing fire hydrants in the area that meet the code requirements for this project.
3. Site fire flow will be required to be maintained or provided during construction.
4. Fire hydrant spacing shall not be more than 500 feet (along an acceptable path of travel), within 500 feet of the property line for non-sprinklered buildings and 750 feet of the property line for fire sprinklered buildings (SMC 17F.080.030).
5. For commercial buildings, fire hydrants are required to be along an acceptable path of travel within 400 feet to all points around the building without fire sprinklers (IFC 507.5.1), and 600 feet for commercial buildings with fire sprinklers (IFC 507.5.1, exception 2).
6. Fire Department Connections for new fire sprinkler system installations shall be located no more than 500 feet from a fire hydrant along an accessible path of travel unless where approved by the fire official.
7. Fire Department Connections for new standpipes shall be located no more than 100 feet from a fire hydrant along an accessible path of travel unless where approved by the Fire Code Official.
8. The proposal appears to meet the requirements of the Fire Code for fire access.
9. Fire Department approved all-weather access must be provided to within 150 feet of any point around the outside of a building (IFC 503.1.1). For fully sprinklered buildings, this is extended to 165 feet (IFC 503.1.1, exception 1). Dead-end roads longer than 150 feet need approved fire apparatus turn-arounds (IFC 503.2.5). Fire apparatus turning radius is 50 feet external, 28 feet internal (SMC 17F.080.030.D.3). Minimum height clearance is 13 feet-6 inches (IFC 503.2.1). Fire lanes will have a maximum slope of 10 percent (based on IFC 503.2.7).
10. Minimum width for fire access is 20 feet, unobstructed (IFC 503.2.1). Buildings exceeding 30 feet in height will be required to have a Fire Aerial Access lane of 26 feet wide along at least one side of each building (IFC D105.2). The fire aerial lane is required to be a minimum of 15' and a maximum of 30' from the building along the full length of the side of the building.
11. Fire access will be maintained during construction. The fire lanes will be maintained with an all-weather surface (IFC 3310.1).
12. The installation of security gates or barriers on fire access roads shall be approved by the Fire Department (IFC 503.6). If access to the site is required to comply with the distances around the building, at least one access gate will be setback a minimum of 48' from the edge of pavement. Gate openings will be a minimum of 14' wide, and open gates will not obstruct access to structures.

**Mathias Bauman – Water Department (509-625-7953):**

1. Our records show an existing ¾-inch copper domestic water service running to this parcel. ~~Your engineer may determine that the existing services may need to be replaced or upsized to meet the needs of the project.~~ If any existing services are not utilized, they must be disconnected at the main.
2. If additional water is needed, there is a six inch cast iron water distribution main in Liberty Ave available for the project.
3. The City of Spokane Water Department Cross Connection Control and Backflow program rules and regulations shall be followed in accordance with Washington Administrative Code (WAC 246-290-490) and the City of Spokane Municipal Code 13.04.0814.

4. Calculated static water pressure is approximately 80 psi at the surrounding hydrants. Pressures exceeding 80 psi require a pressure reducing valve to be installed.
5. A utility site plan illustrating new water lines and/or services to be installed shall detail the location of new tap(s) and meter(s) prepared by a Professional Engineer licensed in the State of Washington. Water Department plan reviewers and inspectors will ensure that any new water line(s) and Service line(s) needing backflow assemblies are installed in accordance with applicable rules and regulations. Water Department Water Service Inspectors, (north side) Harry Ward (509) 625-7845, (south side) Ryan Penaluna (509) 625-7844 will review submitted plans and inspect on-site construction. Water Department Cross Connection Control Specialists, Donovan Aurand (509) 625-7968 and Lance Hudkins (509) 625-7967, will review any backflow assemblies where required.
6. Taps and meters can be purchased at Developer Services Center, located on third floor of City Hall -Spokane. Size of service(s) shall comply with International Plumbing Code. Tap, meter, and connection fees will comply with section 13.04 of SMC. Tapping of the water main and installation of new meters shall be done by City forces. All excavation and restoration is the owner's responsibility. All trenches and/or excavations must comply with current W.A.C. #296-155 part N. No City of Spokane employee will be permitted into any trench and/or excavation without proper shoring or sloping, no exceptions. Please see Water Department Rules and Regulations for information about tap and meter sizes and sewer/water separation requirements.

**Rick Hughes – Solid Waste (509-625-7871):**

The commercial dumpster will most likely need to be stored on the northern side of the building and then rolled out to the street for collection. The Solid Waste driver will determine the direction the container will face and at what angle.

**Becky Phillips – Urban Forestry (509-363-5495):**

Please see attached document.

**Section 3 – General Information and Submittal Requirements**

1. Site plan requirements are as shown on the attached "Commercial Building Permit Plan Checklist". For the permit intake submittal, please provide three (3) **Full Building Plan Sets** and an electronic copy of the **Site Sets**. **Full Building Plan Sets** shall include all plans created for this project: cover sheet, architectural, structural, plumbing, mechanical, electrical, civil engineered plans, landscaping and irrigation drawings. **Site Sets** shall include: cover sheet, overall site plan (either architectural or civil engineered), all civil engineering plans, landscaping and irrigation plans, and building elevations. Plans are required to be stamped and sealed by an architect, landscape architect, or engineer licensed to do business within the State of Washington. All reports and supporting documentation noted in departmental comments will also be required for the permit intake submittal (i.e. NREC, drainage report, geotechnical site characterization, etc.)
2. Please provide an electronic copy of site plans showing dimensions, **property lines, and City Limits**, relative topography, all on-street signs and street markings, any new and existing frontage improvements, all structures, on-street storm drainage facilities, sidewalks, curbs, parking calculations and dimensions, dimension existing roadway, new and existing driveways and their locations, and other relative information. Show all existing topography

in the public right-of-way such as street signs, water valves, hydrants, etc. All required landscaping must be within the property lines and not in the public right-of-way.

3. An Intake Meeting handout was provided to you in your packet at the Pre-Development meeting. Please call (509) 625-6300 to schedule an Intake Meeting to submit plans for a new commercial/industrial building, an addition to an existing building, a change-of-use, or a parking lot. Appointments must be made at least 24 hours in advance and can be scheduled for Monday through Thursday.
4. Please provide a complete set of plans to Spokane Regional Health District if food and/or beverage handling business is planned.
5. If you would like a full Certificate of Occupancy on any portion of the permit prior to completion of the other phases, it is required to file separate permits for each phase. An additional \$250 fee will be assessed for a Temporary Certificate of Occupancy and/or a Temporary Certificate of Occupancy extension per SMC 8.02.031M.
6. For additional forms and information, see [my.spokanecity.org](http://my.spokanecity.org).



# City of Spokane Receipt

Receipt Number: 990756



Development Services Center  
808 W Spokane Falls Blvd  
Spokane, WA 99201  
Phone: (509) 625-6300  
Fax: (509) 625-6013  
my.spokanecity.org

<b>Site Information:</b>	Date Issued:	12/18/2019
Parcel #: 35053.3022	Permit Type:	Notification Map
Address: 3201 N LIDGERWOOD ST, SPOKANE, WA	Parent Permit :	
Permit #: Z19-539NMAP	Processed By:	NANDERSON

**Applicant:**

Ghedlesons LLC  
3201 N. Lidgerwood  
SPOKANE, WA 99207

**Description of Work:** Lidgerwood Mini-mart

Fee Item	Quantity	Units	Amount
Notification District Map	1		\$150.00
		<b>Total Fees:</b>	\$150.00

Payments:	Payment Comment:	Date Paid:	Cashier:	Ref #:	Amount:
Visa/MC		12/16/2019	NANDERSON	0010	\$150.00

Payor: Daniel Ghedleson

**Estimated Balance Due: \$0.00**

# This Is Not A Permit