REQUEST FOR COMMENTS
FILE NO. Z20-201CUP3

Date: November 11, 2020

To: Interested Parties, City Departments and Agencies with Jurisdiction.
(Distribution list on reverse side)

From: Melissa Owen, Assistant Planner
808 West Spokane Falls Boulevard
Spokane, WA 99201 or call (509) 625-6063
mowen@spokanecity.org

Subject: Conditional Use Permit (Type III)
Delivery Station and Warehouse (former Lowe’s)

Applicant: Andrea Urbas, MG2
3333 Michelson Dr. Ste. 100
Irvine, CA 92612

Agent: Christopher D. Bell, Black Commercial, Inc.
801 W Riverside Ave.
Spokane, WA 99201

Property Owner: Harlan D. Douglass
815 E Rosewood Ave.
Spokane, WA 99208

File Number: Z20-201CUP3

Location Description: 6902 N. Divisions Street and a portion of 6720 N. Division Street (parcels 36293.0062; 0068)

Description of Proposal: The applicant is proposing a Tenant Improvement to an existing concrete tilt-up single-story building (former Lowe’s #206) and Change of Use from commercial use to warehouse/freight movement and associated uses. The proposed project includes building and site alterations including the demolition of a secondary building as well as development of offsite fleet van parking lot. Individual Warehouse and Freight Movement uses in the GC zone that exceed fifty thousand square feet of floor area per site exclusive of parking area are a Type III Conditional Use and there will be a Public Hearing in front of the City Hearing Examiner.

Legal Description: 29-26-43, PTN SW 1/4 DAF (The full legal description is available by request from the planning department)

SEPA: This proposal will be reviewed under the State Environmental Policy Act (SEPA). Checklist attached. The lead agency is likely to issue a Determination of Non-Significance for this project. Please note that this may be the only opportunity to comment on the environmental impacts of the project. The lead agency is using the optional DNS process for this project as outlined in WAC 197-11-355.

Current Zoning: General Commercial (GC-70)

REPORT NEEDED BY: 5 P.M. November 25, 2020. If additional information is required in order for your department or agency to comment on this proposal, please notify Planning and Development 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 the following:

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.

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.

Additional Documents Provided: Site Plan, Applications, SEPA Checklist

* - The lack of comment including concurrency by any referral agency will be considered acceptance of this application as technically complete and meeting concurrency requirements.
** - Please forward your comments to Patty Kells, Planning and Development at least 2 working days before the “Report needed by” date shown on the front page
DISTRIBUTION LIST FOR COMMENTS

PROJECT NAME: Delivery Station and Warehouse (Former Lowe’s) Type III CUP
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E-mail Copies

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- Asset Management, Attn: Dave Steele
- City Attorney, Attn: James Richman
- City Treasurer: Renee Robertson
- Code Enforcement, Attn: Kris Becker
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- Engineering Services, Attn: Dan Buller*
- Fire Dept., Attn: Dave Kokot*
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- Integrated Capital Management, Attn: Inga Note**
- Integrated Capital Management, Attn: Marcia Davis**
- Integrated Capital Management, Attn: Katherine Miller**
- Integrated Capital Management; Scotty Allenton**
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- Solid Waste, Attn: Rick Hughes*
- Street Operations, Attn: Clint Harris**
- Street Operations, Attn: Greg Martin**
- Wastewater Management, Attn: Mike Morris**
- Wastewater Management, Attn: William Peacock**
- Wastewater AWWTP, Attn: Mike Coster**
- Water Department, Attn: Jim Sakamoto**

County Departments
- Spokane County Public Works, Attn: Barry Greene
- Spokane County Public Works, Attn: Lindsey Forward
- Spokane County Planning Department, Attn: John Pederson
- Spokane County Engineering Dept., Attn: Gary Nyberg
- Spokane Regional Health District, Attn: Jon Sherve
- Spokane Regional Health District, Attn: Paul Savage
- Spokane Regional Health District, Attn: Eric Meyer
- SRCAA, Attn: April Westby

Washington State Agencies
- Department of Natural Resources, Attn: Dave Harsh
- Department of Natural Resources Aquatics
- Department of Natural Resources, Attn: SEPA Center
- Department of Commerce, Attn: Dave Andersen
- Department of Archaeology & Historic Preservation, Attn: Gretchen Kaehler
- Department of Ecology, Attn: Environmental Review Section
- Department of Ecology, Attn: Jacob McCann
- Department of Ecology, Eastern Region, Attn: Jeremy Sikes, Shoreline Permit Reviewer
- Department of Ecology, Eastern Region, Attn: David Moore, Wetlands/Shoreline
- Department of Transportation, Attn: Char Kay
- Department of Transportation, Attn: Greg Fig
- Department of Fish & Wildlife, Attn: Leslie King - Habitat Program

Other Agencies
- U.S. Army Corps of Engineers, Attn: Jess Jordan
- Avista Utilities, Attn: Lu Ann Weingart
- Avista Utilities, Attn: Dave Byus
- Avista Utilities, Attn: Randy Myhre
- Avista Utilities, Attn: Larissa Pruiett
- Cheney School District Operations, Attn: Jeff McClure
- City of Airway Heights, Attn: Heather Trautman
- City of Spokane Valley Planning, Attn: SEPA Review
- District 81 Capital Projects, Attn: Candy Johnson
- Spokane Aquifer Joint Board, Attn: Tonilee Hanson
- Spokane School District, Attn: Phil Wright
- Spokane Transit Authority, Attn: Gordon Howell
- Spokane Transit Authority, Attn: Mike Hynes
- Spokane Transit Authority, Attn: Mike Tresidder
- Spokane Transit Authority, Attn: Kathleen Weinand
- Spokane Regional Transportation Council, Attn: Ryan Stewart
- Williams Northwest Pipeline, Attn: Michael Moore

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Other Agencies
- U.S. Postal Service, Attn: Postmaster
- Spokane Tribe of Indians, Attn: Randy Abrahamson
(29-26-43, PTN SW 1/4 DAF)
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COMMENTS: (Use additional sheets if necessary)