

**CITY OF SPOKANE HEARING EXAMINER**

**Re:** Conditional Use Permit Application by ) FINDINGS, CONCLUSIONS,  
Liquidation Holdings Company, LLC to ) AND DECISION  
change the nonconforming use of a )  
building from an industrial service use to ) FILE NO. Z19-083CUP3  
another use in the industrial category, on )  
property in the OR-150 zone )

**SUMMARY OF PROPOSAL AND DECISION**

**Proposal:** Liquidation Holdings Company, LLC, has applied for a Conditional Use Permit (CUP) to change the use of a building under Spokane Municipal Code (SMC) 17C.210.060. The building was historically used in conjunction with the City of Spokane’s fleet services operations. The city’s use of the building was classified as an Industrial Service use and constituted a nonconforming use in the OR-150 zone. The applicant is proposing to change the use of the building to Manufacturing and Production, another industrial use. The proposed use is also a nonconforming use in the OR-150 zone.

**Decision:** Approved, with conditions.

**FINDINGS OF FACT**  
**BACKGROUND INFORMATION**

**Applicant:** Liquidation Holdings Company, LLC  
505 W. Riverside, Ste 103  
Spokane WA 99201

**Owner:** City of Spokane  
808 W. Spokane Falls Boulevard  
Spokane WA 99201

**Agent:** Taudd Hume  
Parsons | Burnett | Bjordahl | Hume, LLP  
159 S. Lincoln, Ste 225  
Spokane WA 99201

**Property Location:** The site is located at 127 W. Mission (the building is addressed as 1410 N. Normandie), and is designated as Tax Parcel No. 35181.0201.

**Zoning:** The property is zoned OR-150 (Office Retail, height limit 150 feet).

**Comprehensive Plan Map Designation:** The property is designated as Office in the City of Spokane Comprehensive Plan (“CP”).

**Site Description:** The building, which is the subject of the application, is located in a complex of buildings located at 127 W. Mission Avenue. This complex of buildings occupies an entire city block. Historically, the property was developed for warehouse and light industrial uses. The

property was most recently used by the City of Spokane in conjunction with its Fleet Services operations. As a result of this history, the property contains many old warehouses, repair shops, garages, and sheds. However, the property is currently vacant. The building, which is the subject of the application, is situated in the southeast corner of the block, at the corner of Atlantic Street and Sinto Avenue. The building's address is 1410 N. Normandie Street, although Normandie Street, which formerly cut through the site, has been vacated.

**Surrounding Conditions and Uses:** The properties to the north, east, west, and southwest of the site are zoned OR-150, like the project site. These properties are primarily developed with office uses. There is a multifamily building to the immediate east of the site, at the corner of Atlantic Street and Mission Avenue. The properties to the immediate south of the eastern half of the site are zoned Community Business, with a 150-foot height limitation. This property is the location of a retail business, the North Bowl Bowling Alley. To the southeast and slightly farther east of the site, the property is zoned General Commercial. Those properties are being use for various commercial purposes.

**Project Description:** The applicant is proposing to the change the nonconforming use of a building from one type of industrial use to another. The building was most recently used by the City of Spokane in conjunction with its Fleet Services Operations. This use by the city is considered an Industrial Service Use and constitutes a nonconforming use in the OR zone. SMC 17C.210.060 allows for the conversion of nonconforming uses in the OR zone to an equal or more compatible use so long as no new building, enlargement, or extensive alteration is involved. The request is to change the use of the building to a Brewery/Distillery (Manufacturing and Production), which is also in the Industrial Use category. The proposal also includes striping 29 parking stalls to meet the minimum parking requirements.

### **PROCEDURAL INFORMATION**

**Authorizing Ordinances:** SMC 17C.210.060 Nonconforming Uses – Conversion and SMC 17G.060.170 Decision Criteria.

**Notice of Community Meeting:** Mailed: December 20, 2018  
Posted: December 20, 2018

**Notice of Application/Public Hearing:** Mailed: April 23, 2019  
Posted: April 23, 2019

**Community Meeting:** January 8, 2019

**Public Hearing Date:** May 23, 2019

**Site Visit:** May 22, 2019

**State Environmental Policy Act (SEPA):** A SEPA Determination of Nonsignificance (DNS) was issued using the Optional DNS process per 197-11-355 Washington Administrative Code (WAC) on April 23, 2019, which began the 14-day appeal period. No appeals were filed.