



Memo

## **Additional Comments Received: Comp Plan Amendments**

Department of Planning Services

**Date:** November 8, 2021

**From:** Kevin Freibott, Assistant Planner II

**To:** Spokane City Council

Since the publication of the Staff Reports for the various proposed Comprehensive Plan Amendments, the City has received numerous additional written comments. These are not included in the Staff Reports and, thus, I have included them here for your review and consideration. The attached comments concern application **File Z20-207COMP**, Montgomery Avenue.

## Freibott, Kevin

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**From:** E.J. Iannelli <ej.iannelli@gmail.com>  
**Sent:** Friday, October 8, 2021 10:16 AM  
**To:** Freibott, Kevin  
**Subject:** NPAC / Z20-207COMP

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Kevin,

Just left you a voicemail but wanted to follow up via e-mail as well. There were two queries:

One is the NPAC. I'm supposed to be applying to succeed Megan Kennedy on that, but I haven't been alerted to any application process. We'd corresponded via Karen Stratton on this back in late April, and I just want to make sure I haven't missed any important deadlines.

The second issue—of equal importance—concerns Z20-207COMP. This is Mark Agee's business Ten Talents LLC applying for a rezone. On paper this looks fairly straightforward, but the situation on the ground has become considerably more fraught. Ten Talents also owns and operates The Lloyd, which has become a major trouble spot in the neighborhood, and some candid conversations with housing leaders have suggested that mismanagement is a root cause.

The small group of neighbors who are aware of the links between the drug/theft/vandalism/violence problems, The Lloyd and the planning request are starting to grow very, very concerned that the rezone is the first step in having not one but two under-supervised, under-equipped, under-maintained transitional housing facilities concentrated on a single block. The litany of problems we're already facing is immense, and approval of what seems to be a benign zone change will almost certainly send this area into an unrecoverable downward spiral.

What I'd like to know is, what steps can one take to table approval of the rezone request until the problems at The Lloyd have been permanently addressed?

Looking forward to hearing from you. If it's more convenient to call, I'm on (509) 720-7350.

Best,

— E.J.

## Freibott, Kevin

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**From:** Freibott, Kevin  
**Sent:** Wednesday, October 13, 2021 9:49 AM  
**To:** ej.iannelli@gmail.com  
**Cc:** Stratton, Karen; Kinnear, Lori; Meuler, Louis; Richman, James; Black, Tirrell  
**Subject:** Re: The Lloyd/Z20-207COMP

Good morning, EJ. I just wanted to expand a bit on our conversation on the phone after you submitted your comments and follow up on your concerns with safety/operations at the Lloyd apartments and the site of file Z20-207COMP (1015 W Montgomery Ave). As I mentioned on the phone earlier this week, the only application we have from Ten Talents at this point is for the Comprehensive Plan Amendment and the rezone. No development has been proposed or applied for on the properties north of the Lloyd. If the applicant is successful with their comprehensive plan amendment request, they would still have to apply for a demo permit and building permit before any physical changes would occur to the site.

I thought you might like to review the Staff Report for the Comp Plan Amendment/Rezone on Montgomery. You can find the [Staff Report via this link](#). In the staff report you'll find our analysis of the various criteria against which any such amendment is considered, found in the Municipal Code in [SMC 17G.020.030](#). These are the guidelines the City uses when considering Comp Plan Amendments for adoption.

As I mentioned before, I'll make sure to forward your original email to me to the Plan Commission and City Council prior to their hearings on the proposal as part of the public record for this application. In the meantime, if you have any additional questions please don't hesitate to contact me. Thanks and have a good day!

Kevin



**Kevin Freibott** | Planner II | City of Spokane - Planning and Development Services  
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**From:** [Mark Agee](#)  
**To:** [Freibott, Kevin](#); [Dwight Hume](#)  
**Subject:** DeLorzier Letter  
**Date:** Friday, October 15, 2021 4:23:25 PM

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**[CAUTION - EXTERNAL EMAIL - Verify Sender]**

Kevin,

I totally understand the neighborhood concerns and share them myself. The issue is not that I don't care and haven't started dealing with the problems or poor tenants, drugs, and other illegal acts in the building and area,, but rather the problems have had no good solutions due to changes in our STATE LAWS. Not only have my hands and Volunteers of America ( our majority tenant) been tied, but as I'm sure you are aware, the police can no longer act on many of these issues. We have evicted problematic folks as fast as legally possible and have increased our security in the building and properties to try to keep the problem folks out.

Our desire is to clean up our part of the block and bring it back to the family neighborhood it once was, and could again be.

We have NO PLANS to move ahead on a new project until the current building is made whole, safe and family friendly. Any new project would target working families in need of affordable housing, which is where the LLOYD is heading.

Thank you for your time and consideration.

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Mark L Agee

509-951-1033

**From:** [Dwight Hume](#)  
**To:** [Freibott, Kevin](#)  
**Cc:** [Mark Agee](#)  
**Subject:** Z20-207COMP Lloyd Apt Concerns  
**Date:** Monday, October 18, 2021 2:30:14 PM

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Kevin: I would remind the Planning Commission that this unfortunate social concern is not relevant to land use planning and this request does two things; 1) it enables reuse of the subject site on Montgomery with new compliant construction and 2) it provides for the integration of the parcel into the currently vacant parcel at Montgomery and Monroe for more efficient site planning.

Respectfully Submitted

*Dwight J Hume*

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