

**REQUEST FOR COMMENTS**  
**Adams Elementary School Rebuild and Height Variance**  
**FILE NO. Z23-543VAR**

**Date:** December 14, 2023

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

**From:** Ali Brast, Associate Planner  
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Spokane, WA 99201 or call (509) 625-6638  
abrast@spokanecity.org

**Subject:** Adams Elementary School Rebuild and Height Variance

**Applicant:** Spokane Public Schools  
c/o John Elder  
2815 E Garland Ave  
Spokane, WA 99207

**File Number:** Z23-543VAR

**Location Description:** The proposed project is located at **2909 E 36<sup>th</sup> Ave**, 3008 E 36<sup>th</sup>, and 3104 E 36<sup>th</sup>  
(parcel #'s. 35342.0001, 35342.2901, 35342.3002)

**Description of Proposal:** The applicant is proposing to rebuild Adams Elementary School as a 60,000sqft, three-story structure at the corner of 37<sup>th</sup> Ave and Regal St. The property is zoned Residential Single Family; in the RSF zone, new school buildings require a Conditional Use Permit. The proposed structure is identified as 47ft tall to the top of the third floor. The current height limit in the RSF zone is 35ft; beginning on January 1, 2024, the height limit in this zone will be 40ft. Due to the proposed height being over the allowable limit in the zone, the applicant is also requesting a variance. A Variance is processed as a Type III Application, for which the Hearing Examiner is the decision maker. 17C.110.110.G states that while a school in the RSF zone is typically a Type II Land Use Application (with the Planning Director as the decision maker), the Planning Director reserves the right to require the Type II application be processed as a Type III application. The Planning Director has done this for this application, as the height request is inherent to the proposed rebuild. Therefore, the entire application will go before the Hearing Examiner.

The applicant has expressed the intent to request to vacate Fiske Street between 36<sup>th</sup> and 37<sup>th</sup>; that application has not yet been submitted to the City. The applicant will be required to aggregate all contiguous parcels as a part of the building permit application.

**Legal Description:** Please reach out to the Development Services Center for a full legal description of the property.

**SEPA:** The applicant has Lead Agency status and processed their own SEPA Checklist. The DNS is included with the application materials.

**Current Zoning:** Residential Single Family (RSF)

**REPORT NEEDED BY: 5 P.M. January 2, 2024.** 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 in order to comment on this proposal, notice of such must be provided to the applicant;
- 2) Provides notice of application;
- 3) Concurrency Testing:
  - a) (X ) This application is subject to a concurrency test. Failure by a notified facility and service provider to respond to this request for comments will be construed as a finding that concurrency is met for this proposal; 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 in order 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: General Application, CUP Application, Variance Application, Site Plans and Building Elevations**



**DISTRIBUTION LIST FOR COMMENTS**  
**FILE No.: Z23-543VAR**

**E-mail Copies**

**City Departments**

- Asset Management, Attn: Dave Steele
- Building Department, Attn: Dermott Murphy
- City Attorney, Attn: James Richman
- City Treasurer & City Taxes & Licenses
- Code Enforcement, Attn: Luis Garcia
- Construction Management, Attn: Joel Graff\* \*\*
- Engineering Services, Attn: Dan Buller\* \*\*
- Fire Dept., Attn: Dave Kokot \*
- GIS, Attn: Steven Allenton
- Historic Preservation, Attn: Megan Duvall
- Integrated Capital Management, Attn: Marcia Davis\* \*\*
- Integrated Capital Management, Attn: Kevin Picanco \* \*\*
- Library Services, Attn: Dana Dalrymple\*
- Neighborhood Services, Attn: ONS Team
- Parks Dept., Attn: Garrett Jones\*
- PIES, Attn: Betsy Wilkerson & Johnathan Bingle
- Planning & Development, Attn: Tami Palmquist
- Planning & Development, Attn: Eldon Brown\*\*
- Planning & Development, Attn: Patty Kells\*
- Planning & Development, Attn: Spencer Gardner
- Planning & Development, Attn: Dean Gundersen
- Planning & Development, Attn: Mike Nilsson\*\*
- Planning & Development, Attn: Planning Review
- Planning & Development, Attn: Erik Johnson
- Planning & Development, Attn: Joelle Eliason
- Police Department, Attn: Sgt Chuck Reisenauer\*
- Public Works, Attn: Marlene Feist
- Solid Waste, Attn: Scott Windsor
- Solid Waste, Attn: Rick Hughes\*
- Street Operations, Attn: Inga Note\*\*
- Wastewater Management, Attn: Mike Morris\*\*
- Wastewater Management, Attn: Duane Studer
- Wastewater AWWTP, Attn: Mike Costner\*\*
- Water Department, Attn: Dan Kegley\*\*
- Water Department, Attn: Jim Sakamoto\*\*

**County Departments**

- Spokane County Public Works, Attn: Scott Engelhard
- Spokane County Planning Department, Attn: Scott Chesney
- Spokane County Engineering Dept., Attn: Gary Nyberg
- Spokane Regional Health District, Attn: Jon Sherve
- 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: Ben Serr
- Department of Archaeology & Historic Preservation, Attn: Gretchen Kaehler
- Department of Ecology, Attn: Environmental Review Section
- Department of Ecology, Attn: Hallie Ladd
- Department of Ecology, Eastern Region, Attn: David Moore, Wetlands/Shoreline
- Department of Transportation, Attn: Char Kay
- Department of Transportation, Attn: Greg Figg
- Department of Fish & Wildlife, Attn: Habitat Program

**Other Agencies**

- American Medical Response, Attn: Lori Koch
- U.S. Army corps of Engineers, Attn: Jess Jordan
- Avista Utilities, Attn: Larissa Pruitt
- Avista Utilities, Attn: Denise Marsh
- Avista Utilities, Attn: Christina Janssen
- Avista Utilities, Sherri Mattocks
- City of Spokane Valley Planning, Attn: Lori Barlow
- City of Spokane Valley Planning, Attn: Mike Basinger
- District 81 Capital Projects, Attn: Candy Johnson
- Mead School District Facilities & Planning, Attn: Ned Wendle
- Spokane Aquifer Joint Board, Attn: Erin Casci
- Spokane Aquifer Joint Board, Attn: Tonilee Hanson
- Spokane Transit Authority, Attn: Gordon Howell
- Spokane Transit Authority, Attn: Mike Hynes
- Spokane Tribe of Indians, Attn: Jacki Corley
- Spokane Regional Transportation Council, Attn: Kevin Wallace
- Williams Northwest Pipeline, Attn: Michael Moore

**Additional Electronic/Email Copies**

**Other Agencies**

- U.S. Postal Service, Attn: Postmaster
- Spokane Tribe of Indians, Attn: Randy Abrahamson (34-25-43)