Comments from Agency Review Z1500078COMP
Avista

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<td>Letter received 02.03.2016</td>
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<td>City of Spokane Fire Department</td>
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Memo

Planner: Kevin Freibott, Assistant Planner
From: Scott Engelhard, Spokane County Engineering
File #: Z1500078COMP, Avista Corporation
Date: February 1, 2016
RE: Proposed amendment of Land Use Plan Map from “R 15-30” (Residential, 15-30 units per acre) to “LI” (Light Industrial); if approved, with concurrent change to zoning map from RM (Residential Multi-Family) to LI (Light Industrial).

It is noted in the application and SEPA checklist that this proposed comprehensive plan and zone change is not being requested for a specific development proposal or site plan at this time.

At such time a site plan and additional SEPA information is submitted for review, we are requesting that Spokane County Engineering be included in the review process, to determine what traffic impacts, if any, that the development would have on surrounding infrastructure. The applicant is advised that mitigation maybe required for off-site improvements.

end
The Fire Department has the following comments on this proposal:

1. Site access needs to be maintained with fire access lanes meeting the Fire Code.
2. Site fire flow needs to be maintained in accordance with the Fire Code.
MEMORANDUM

DATE: February 08, 2016

TO: Tirrell Black, Assistant Planner

FROM: Eldon Brown, P.E., Principal Engineer – Planning & Development

File No: Z1500078COMP

SUBJECT: Comprehensive Plan Amendment – Request a change in the land designation from Residential 15-30 to Light Industrial as well as a Zone Change from RMF to Light Industrial

APPLICANT: Robin Bekkedahl, Avisa Corporation

Comp Plan Amendment Comments

1. Currently, no conflicts with city utilities (sewer and water) are foreseen by a land use zoning change as per this proposal. Sewer and Water is available in the area. Future development will require a review of existing public water and sewer before concurrency for the development is reached.

cc: Developer Services File
Kris Becker, P.E., Manager, Planning & Development
John Saywers, P.E., Senior Engineer, Planning & Development
Mike Nilsson, P.E., Associate Engineer, Planning & Development
Patty Kells, Traffic Engineering Assistant, Planning & Development

Phone (509) 625-6300