



**PLANNING & DEVELOPMENT**  
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**Comments from Agency Review Z1500078COMP**  
**Avista**


AGENCY	DATE	COMMENTER
County of Spokane, Public Works	Letter received 02.03.2016	Scott Engelhard
City of Spokane Fire Department	Email received 02.05.2016	Dave Kokot, P.E.
City of Spokane, Planning & Development	Email received 02.08.2016	Eldon Brown, P.E.



**SPOKANE COUNTY**  
PUBLIC WORKS DEPARTMENT  
Division of Engineering and Roads  
Transportation Engineering  
1026 West Broadway Avenue  
Spokane, WA 99260-0170

(509) 477-3600 Fax (509)477-7655  
[sengelhard@spokanecounty.org](mailto:sengelhard@spokanecounty.org)  
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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).

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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

RECEIVED

FEB 03 2016

PLANNING & DEVELOPMENT

## Freibott, Kevin

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**From:** Kokot, Dave  
**Sent:** Friday, February 05, 2016 1:55 PM  
**To:** Freibott, Kevin  
**Subject:** RE: City of Spokane Z1500078COMP #1 of 4 Comprehensive Plan Amendment

**Categories:** Avista COMP

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.



*Spokane*  
**FIRE DEPARTMENT**

David F. Kokot, P.E. | City of Spokane | Fire Protection Engineer  
509.625-7056 | fax 509.625.7006 | [dkokot@spokanefire.org](mailto:dkokot@spokanefire.org) | [spokanefire.org](http://spokanefire.org)

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**From:** Freibott, Kevin  
**Sent:** Monday, January 25, 2016 2:01 PM  
**To:** Freibott, Kevin; nvelis@gmail.com; hazelimm@yahoo.com; bemissneighborhood@gmail.com; donnaf34@gmail.com; chiefgarryparknc@gmail.com; gunder@webband.com; Allenton, Steven; Arnold, Dale; Basinger, Mike; Becker, Kris; Brown, Eldon; Brown, Ken; Buller, Dan; Byrne, Ray; Caputo, Dee; Casci, Erin; Corley, Jacki; Coster, Michael; Dalrymple, Dana; Divens, Karin; Duvall, Megan; Engelhard, Scott; Environmental Review; Erkel, Tim; Figg, Greg; Gately, John; Halsey, John; Hanson, Tonilee; Howell, Gordon; Hughes, Rick; Hynes, Mike; Johnson, Candy; Kaehler, Gretchen; Kay, Char; Kegley, Daniel; Kells, Patty; Koch, Lori; Kokot, Dave; Madunich, Tony; Mallahan, Jonathan; McCann, Jacob; McClure, Jeff; Meyer, Eric; Miller, Katherine E; Moore, David; Moore, Michael; Morris, Mike; Neff, Julie; Neighborhood Services; Nilsson, Mike; Note, Inga; Nyberg, Gary; Palmquist, Tami; Peacock, William; Pederson, John; Qureshi, Megan; Ragaza-Bourassa, Anna; Richman, James; Sakamoto, James; Sanders, Theresa; SEPA Center; Sikes, Jeremy; Steele, David; Trautman, Heather; Wallace, Kevin; Weinand, Kathleen; Weingart, LuAnn; Wendle, Ned; Westby, April; Windsor, Scott  
**Cc:** Black, Tirrell  
**Subject:** RE: City of Spokane Z1500078COMP #1 of 4 Comprehensive Plan Amendment

Good afternoon. As you may remember from our emails in December, this year's round of proposed Comprehensive Plan Amendments are subject to a 60-day agency comment period. We felt this longer Agency Comment period would be useful given the complexity of some aspects of the proposals. As this has been an extra long Agency comment period, we wanted to remind all of you that the time to submit comments will end at **5:00 PM on February 8<sup>th</sup>**. If you plan to submit comments but have not yet done so, please submit your comments before that time to either Tirrell or me.

This will be one of four emails you will be receiving, one for each of the four proposals. As always, if you have any questions please feel free to contact Tirrell or me. Thank you and have a good day.

Kevin Freibott

# MEMORANDUM



**DATE:** February 08, 2016

**TO:** Tirrell Black, Assistant Planner

**FROM:** *Ewb*  
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, Avisia 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