REQUEST FOR COMMENTS

*2nd REVIEW*

Bush Car Wash Preliminary Binding Site Plan
FILE NO. Z19-151PBSP

Date: July 5, 2019

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

From: Melissa Owen, Assistant Planner II
808 West Spokane Falls Boulevard
Spokane, WA 99201 or call (509) 625-6063
mowen@spokanecity.org

Subject: Bush Car Wash Preliminary Binding Site Plan – Request for Comments – *2nd Review*

Applicant: Bush Living Trust – Tim Bush
520 W Columbia Dr.
Kennewick, WA 99336

Owner: Bush Living Trust
520 W Columbia Dr.
Kennewick, WA 99336

Agent: Knutzen Engineering – Nathan Machiela
5401 Ridgeline Dr.
Kennewick, WA 99338

File Number: Z19-151PBSP

Location Description: The proposal is consists of one parcel 25292.9066 addressed as 9014 W Hilton Avenue (N/W ¼ Section 29 – Township 25N – Range 42 E.W.M.)

Description of Proposal: The applicant is proposing a Binding Site Plan in order to subdivide 4.54 acres of vacant land into 7 parcels for commercial use including the development of a Bush Car Wash, Roasters Coffee, and 5 additional commercial development sites/lots. Development will include the installation of utilities to serve future development. This project is located in the Spokane International Airport and Fairchild Overlay Zones.

Legal Description: The entire legal description can be obtained with the Planning and Development Department.

SEPA: This proposal will be reviewed under the State Environmental Policy Act (SEPA). Checklist attached. The lead agency is likely to issue a Determination of Non-Significance for this project. Please note that this may be the only opportunity to comment on the environmental impacts of the project. The lead agency is using the optional DNS process for this project as outlined in WAC 197-11-355

Current Zoning: Light Industrial (LI).

REPORT NEEDED BY: 5 P.M. July 18th, 2019. 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 to comment on this proposal, notice of such must be provided to the applicant;

2) Provides notice of application;

3) Concurrency Testing, please note one of the following:

   a) ( ) This application is subject to concurrency and agency is required to notify this department that applicant meets/fails currency; 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 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.
* - The lack of comment including concurrency by any referral agency will be considered acceptance of this application as technically complete and meeting concurrency requirements.

** - Please forward your comments to Patty Kells, Planning and Development at least 2 working days before the “Report needed by” date shown on the front page.
# DISTRIBUTION LIST FOR COMMENTS

**PROJECT NAME: BUSH CAR WASH**

**FILE No.: Z19-151PBSP**

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### City Departments
- Asset Management, Attn: Dave Steele
- City Attorney, Attn: James Richman
- City Treasurer: Renee Robertson
- Code Enforcement, Attn: Kris Becker
- Construction Management, Attn: Joel Graff
- Engineering Services, Attn: Dan Buller
- Fire Dept., Attn: Dave Koko
- Historic Preservation, Attn: Megan Duval
- Integrated Capital Management, Attn: Marcia Davis
- Integrated Capital Management, Attn: Katherine Miller
- Integrated Capital Management: Scotty Allenton
- Library Services, Attn: DT Circulation
- Neighborhood & Business Services, Attn: Dawn Kinder
- Neighborhood Services, Attn: ONS Team
- Parks Dept., Attn: Garrett Jones
- PCED, Attn: Theresa Sanders
- Planning & Development, Attn: Dean Gunderson
- Planning & Development, Attn: Kris Becker
- Planning & Development, Attn: Eldon Brown
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- Planning & Development, Attn: Dermott Murphy
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- Planning & Development, Attn: Andy Schenk
- Planning & Development, Attn: Heather Trautman
- Police Department, Attn: Sgt Chuck Reisena
- Public Works, Attn: Scott Simmons
- Solid Waste, Attn: Scott Windsor
- Solid Waste, Attn: Rick Hughes
- Street Operations, Attn: Inga Note
- Street Operations, Attn: Bob Turner
- Street Operations, Attn: Gary Kaesemeyer
- Street Operations, Attn: Greg Martin
- Wastewater Management, Attn: Mike Morris
- Wastewater Management, Attn: William Peacock
- Wastewater AWWTP, Attn: Mike Coster
- Water Department, Attn: Dan Kegley
- Water Department, Attn: Jim Sakamoto

### 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: Dave Andersen
- Department of Archaeology & Historic Preservation, Attn: Gretchen Kaehler
- Department of Ecology, Attn: Environmental Review Section
- Department of Ecology, Attn: Jacob McCann
- Department of Ecology, Eastern Region, Attn: Jeremy Sikes, Shoreline Permit Reviewer
- 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: Leslie King - Habitat Program

### Other Agencies
- U.S. Army corps of Engineers, Attn: Jess Jordan
- Avista Utilities, Attn: Lu Ann Weingart
- Avista Utilities, Attn: Dave Byus
- Avista Utilities, Attn: Randy Myhre
- Avista Utilities, Attn: Larissa Pruitt
- Cheney School District Operations, Attn: Jeff McClure
- City of Spokane Valley Planning, Attn: Lori Barlow
- City of Spokane Valley Planning, Attn: Mike Basinger
- District 81 Capital Projects, Attn: Candy Johnson
- Spokane Aquifer Joint Board, Attn: Tonilee Hanson
- Spokane School District, Attn: Carol Hanson
- Spokane Transit Authority, Attn: Gordon Howell
- Spokane Transit Authority, Attn: Mike Hynes
- Spokane Transit Authority, Attn: Mike Tresidder
- Spokane Transit Authority, Attn: Kathleen Weinand
- Spokane Regional Transportation Council, Attn: Ryan Stewart
- Williams Northwest Pipeline, Attn: Michael Moore
- Spokane International Airport, Attn: Matt Breen
- Fairchild Air Force Base, Attn: Matt McCain

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### Other Agencies
- U.S. Postal Service, Attn: Postmaster
- Spokane Tribe of Indians, Attn: Randy Abrahamson (NW ¼ Section 29, Township 25, Range 42)