

REQUEST FOR COMMENTS

3rd REVIEW – Updated Site Plan Only

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

Date: August 5, 2019

To: Interested Parties, City Departments
and Agencies with Jurisdiction.

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 – *3rd Review – Updated Site Plan only***

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

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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. August 14, 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.

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COMMENTS: (Use additional sheets if necessary)

Authorized Signature

Department or Agency

Date

Concurrency
Passed/Failed