



DEVELOPMENT SERVICES CENTER  
808 W. SPOKANE FALLS BLVD.  
SPOKANE, WASHINGTON 99201-3329  
509.625.6300  
FAX 509.625.6822  
My.SpokaneCity.org

July 26, 2019

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

RE: Review of File # Z19-151PBSP

Dear Mr. Bush:

This letter is to inform you that the application materials for the above mentioned Preliminary Binding Site Plan were found to be technically incomplete, based on a review required under Spokane Municipal Code (SMC) 17G.060.090, Determination of a Complete Application. The following comments were received from various departments and agencies that require addressing before this application can be considered technically complete and proceed to Notice of Application and Public Hearing.

**Washington State Department of Transportation:**

The following comments must be addressed prior to moving forward in the Preliminary Binding Site Plan Process:

1. The proposed fire access would not be permissible as the frontage of this property is within our limited access area. The limited access area which is denoted by the hatch lines on our right of way plans (see attached) would prohibit additional points to US 2. Access would need to be via the existing locations.

**Planning:**

Planning will provide additional comments upon receipt of a revised site plan. The following comments were included in the April 29<sup>th</sup> request for additional information. Comments are general in nature and are provided for reference during the preliminary and final plat processes:

1. Revised binding site plan map and general requirements will be reviewed may be corrected as part of a binding site plan approval process.
2. Further comments regarding landscaping, screenings, parking calculations, etc., will be addressed outside of this Preliminary Binding Site Plan.

**Engineering:**

Engineering will provide additional comments upon receipt of a revised site plan utilizing existing access from US 2 as per WSDOT comment above. The following comments were included in the April 29<sup>th</sup> request for additional information. Comments are general in nature and are provided for reference during the preliminary and final plat processes:

1. A preliminary paving plan was submitted with the Preliminary BSP application. Paving and access plans will be reviewed at the time of building permit application.

2. A conceptual overall water plan has been submitted for this development. Final plans will need to be submitted to Developer Services for review and acceptance prior to construction.
3. The water facilities behind the master water meter are to be privately maintained & operated. Maintenance of the private water facilities is the responsibility of the Business Association created for this BSP and the CC&R's must reflect this.
4. A conceptual overall sewer plan has been submitted for this development. Final plans will need to be submitted to Developer Services for review and acceptance prior to construction.
5. The private sewer facilities are to be privately maintained & operated. Maintenance of the private sewer facilities is the responsibility of the Business Association created for this BSP and the CC&R's must reflect this.
6. Compliance to SMC 17D.060 "Storm-water Facilities" for storm water is required and will be reviewed during the Construction Permit process. An approved Drainage Report with supporting geotechnical information will be required for the development of this property.
7. CC&R's for the binding site plan must be reviewed and approved by Developer Services prior to the City Engineer signing the final binding site plan.
  - i. The CC&Rs shall address operation, maintenance, repair, and replacement of the private sewer, water, and stormwater facilities. Sinking fund calculations shall be included for the operation, maintenance, and replacement of these facilities.
8. A Stormwater Operation and Maintenance Manual to perpetuate the drainage systems in this Binding Site Plan must be prepared and referenced in the dedication and CC&R's. A copy of the O&M Manual must be reviewed and approved by Developer Services prior to the City Engineer signing the final binding site plan.
9. Addresses should be assigned for each lot in the Final BSP. Addresses can be obtained by contacting the City of Spokane Permit Helpline at (509) 625-6999.
10. Further comments regarding the design of the access, sewer, water, stormwater, sidewalk, curb/gutter, etc., will be addressed outside of this Preliminary Binding Site Plan.

Statements to be included in the Dedicatory Language on the face of the final plat:

1. All stormwater and surface drainage generated on-site must be disposed on-site in accordance with chapter 17D.060 SMC, Stormwater Facilities, and City Design Standards, and as per the Project Engineer's recommendations, based on the drainage plan accepted for the final binding site plan.
2. Reciprocal access is required for all lots within this BSP.
3. Properties which contain portions of shared stormwater ponds, swales, or other facilities, agree to provide reciprocal rights of use, maintain design flowpaths and share responsibilities for operation and maintenance of these facilities.
4. The City of Spokane does not accept the responsibility to inspect or maintain drainage facilities located outside of public right-of-way, neither does the City of Spokane accept any liability for any failure by the property owners to properly maintain such areas.
5. Private ingress, egress, and utility easements, are granted as platted and shown hereon for the reciprocal access and non-exclusive utility service needs of the affected lot.

**Avista:**

**Statements to be included in the Dedicatory Language on the face of the final plat:**

1. Easements for "Dry" utilities (electric, gas, phone, fiber, cable TV) as shown on the herein described plat are hereby dedicated for use of serving utility companies for the construction, reconstruction, maintenance, protection, inspection and operation of their respective facilities, together with the right to prohibit changes in grade over installed underground facilities and the right to prohibit, trim or remove trees, bushes, landscaping, without compensation and to prohibit brick, rock or masonry structures that may interfere with the construction, reconstruction, reliability, maintenance and safe operation of same.
2. Storm drain dry wells and water meter boxes shall not be placed within "Dry" easements; however, lateral crossings by storm drain, water and sewer lines are permitted. Serving utility companies are also granted the right to install utilities across future acquisition areas or border easements.

**Additional comments received to be conditions:**

**Water:**

1. The site shall be served by a water master meter at the right of way line on East Hilton Avenue and will be a private system beyond that meter meeting City of Spokane standards.
2. The on-site private water system shall not extend beyond the project boundary.
3. The existing water services in East Hilton Avenue shall be terminated at the water main in the street at the owner's expense.
4. All water services shall meet current backflow standards per WAC 246-290-490 and follow City of Spokane Water Department Rules and Regulations for Water Service Installations.

**Fire Department:**

Fire will provide additional comments upon receipt of a revised site plan.

**Fairchild Air Force Base:**

1. The Fairchild AFB Joint Land Use Study (JLUS) standards as codified in Spokane Municipal Code require lighting that does not adversely affect flight safety. Specifically *Section 17C.182.240 General Use Restrictions – MIA 3/4*.
  - a. No use shall be constructed or installed in the Military Influence Area 3/4 designation that would cause any one of the following circumstances:
    - i. The use makes it difficult for pilots to distinguish between airport lights and other lights.
    - ii. The use results in glare which impairs pilot vision.
    - iii. The use impairs pilot visibility in the vicinity of Fairchild AFB.
    - iv. The use endangers the landing, taking off, or maneuvering of aircraft.
2. Spokane Municipal Code requires an Avigation Easement be filed with the Spokane County Auditor. The Avigation Easement addresses exterior lighting as well. See *Section 17C.182.700 Avigation Easement Required in MIA 2 and 3/4*.

### Spokane International Airport:

1. Project is in ACZ-3 and MIA 2, 4 and Noise Impact Area.
  - a. MIA-2 requires review of project proposal by FAFB and FAA.
  - b. MIA 2 requires "coordination and collaboration" with FAFB.
2. Avigation Easement is required.
3. Please refer to email from Ryan Sheehan, Director of Operations and Maintenance Spokane Airports, on Monday, July 22. In that email Mr. Sheehan identified the following:
  - a. Use of the WSDOT Aviation Stormwater Guidance Manual to aid in the reducing wildlife attractants. This Stormwater guide is found at:  
<https://www.wsdot.wa.gov/aviation/AirportStormwaterGuidanceManual.htm>.
  - b. Based on information provided a Form 7460-1 will only need to be provided for improvements over 88.6'. This would include any site lighting and signage that is proposed for the site.

### Spokane Tribe of Indians:

1. Please refer to the comment letter from the Spokane Tribe of Indians Tribal Historic Preservation Officer dated July 17, 2019 (attached). The Historic Preservation Officer, Randy Abramson, is requesting the following:
  - a. Cultural Survey (please submit survey report upon completion for further review by the Spokane Tribe of Indians)
  - b. Inadvertent Discovery Plan
2. **If any artifacts or human remains are found during construction, Spokane Tribe of Indians Tribal Historic Preservation Office should be notified and the work in the immediate area cease.**
3. Should additional information become available our assessment may be revised.

### Department of Ecology:

1. Please see enclosed letter from Department of Ecology dated July 17, 2019 (attached). Please also see ecology letter dated April 18, 2019.

Considering the need for additional information, the timeline for this application is on hold until the additional information is provided. In accordance with SMC 17G.060.090, the required information must be provided within sixty days from the notification by the department. The applicant may submit a written request for additional time to the director, any time extensions shall be in writing. If the information is not received within 60 days the application and a portion of the fees shall be returned to the applicant.

If you have any questions regarding these requirements, feel free to contact me by email or phone. Please make an appointment with me to submit the revised and additional materials.

Sincerely,



Melissa Owen  
Assistant Planner  
Development Services Center

T.25N. R.42E. W.M.

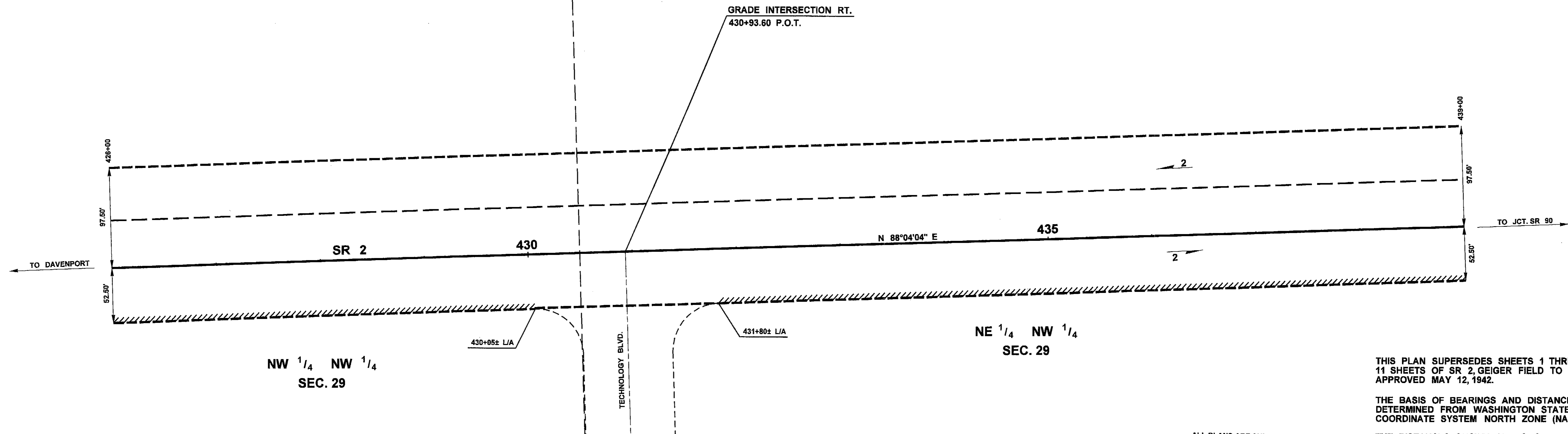


SW 1/4 SW 1/4  
SEC. 20

SE 1/4 SW 1/4  
SEC. 20

NW 1/4 NW 1/4  
SEC. 29

NE 1/4 NW 1/4  
SEC. 29



THIS PLAN SUPERSEDES SHEETS 1 THRU 10 OF 11 SHEETS OF SR 2, GEIGER FIELD TO GALENA, APPROVED MAY 12, 1942.

THE BASIS OF BEARINGS AND DISTANCES ARE DETERMINED FROM WASHINGTON STATE PLANE COORDINATE SYSTEM NORTH ZONE (NAD 83/91).

THE DISTANCES SHOWN ARE GROUND DISTANCES.

FOR SURVEY INFORMATION SEE MONUMENTATION MAP, SR 2, GRAHAM ROAD TO RUSSELL ROAD VICINITY, FILED WITH SPOKANE COUNTY ENGINEER AUGUST 30, 2007.

ALL PLANS ARE SUBJECT TO CHANGE. PARTIES SEEKING PRECISE, CURRENT INFORMATION SHOULD CONSULT THE OFFICIAL PLAN ON FILE IN THE DEPT. OF TRANSPORTATION IN OLYMPIA.

**SR 2  
CRAIG ROAD TO  
RUSSELL ROAD VICINITY  
SPOKANE COUNTY**

RIGHT OF WAY AND LIMITED ACCESS PLAN  
PARTIAL CONTROL  
MP 280.39 TO MP 280.64  
STATION 426+00 TO STATION 439+00

WASHINGTON STATE DEPARTMENT OF TRANSPORTATION  
OLYMPIA, WASHINGTON



APPROVED AND ADOPTED OCTOBER 11, 2007

*Spl*  
PROJECT ENGINEER  
RIGHT OF WAY PLANS MANAGER

SHEET 15 OF 19 SHEETS

**LEGEND**

ACCESS TO BE PROHIBITED SHOWN THUS

PROPERTY OWNERSHIP NUMBERS

PROPERTY LINES

SCALE IN FEET


PARCEL NO.	NAME	TOTAL AREA	R/W	LT. REMAINDER RT.	EASMT
<b>OWNERSHIPS</b>					
TOTAL AREA IS FROM ASSESSOR'S RECORDS UNLESS OTHERWISE NOTED.					
ALL AREAS ARE SHOWN IN SQUARE FEET UNLESS OTHERWISE NOTED.					

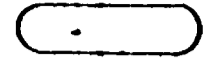
Reference	Approval	Revision	Description	By


CURVE DATA				
P.I. STATION	DELTA	RADIUS	TANGENT	LENGTH
420+45.01	1°33'06" RT	5730.00'	77.59'	155.18'

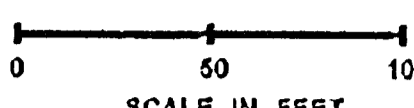
# T.25N. R.42E. W.M.

**LEGEND**

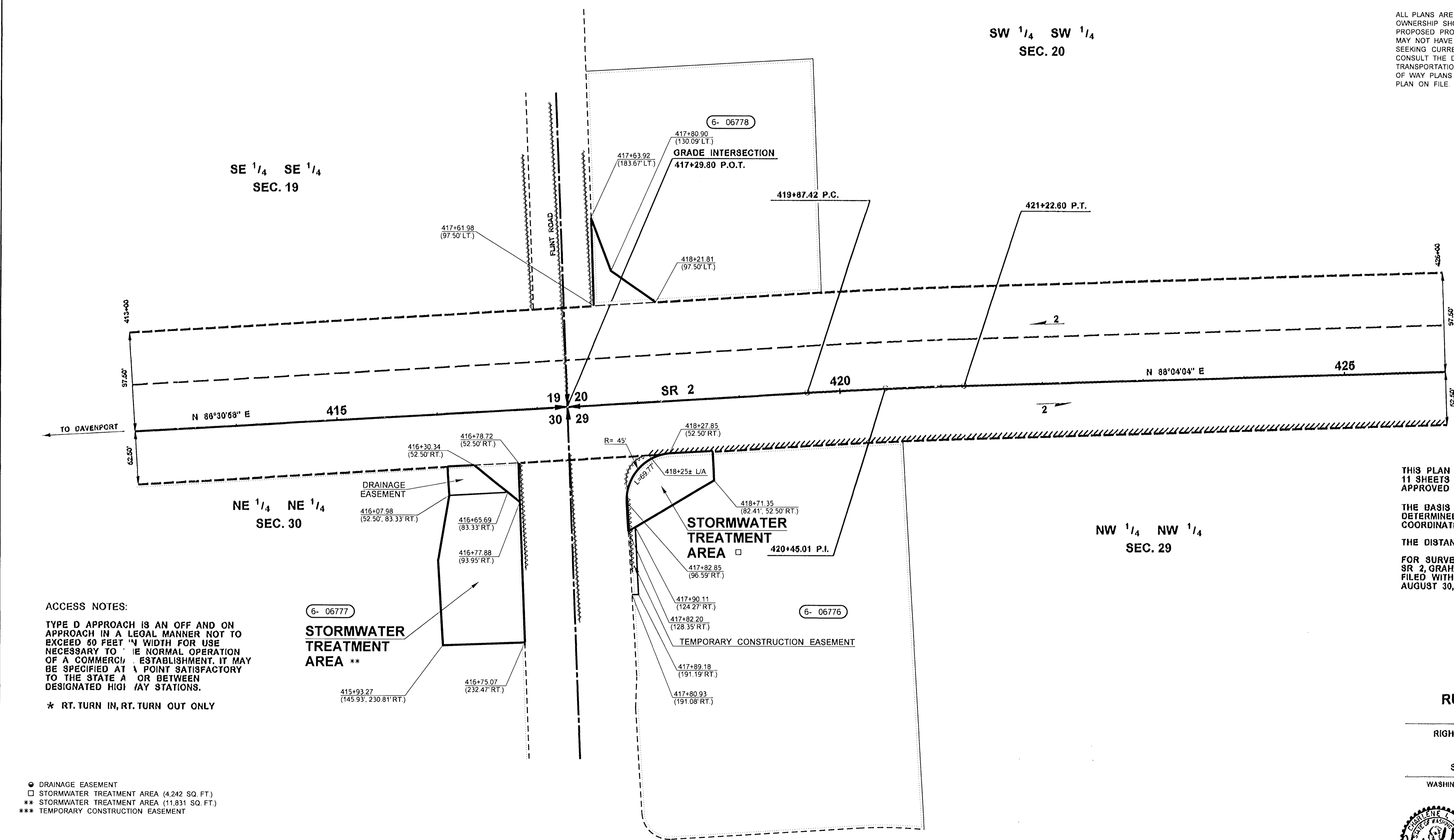
ACCESS TO BE PROHIBITED SHOWN THUS 

PROPERTY OWNERSHIP NUMBERS 

PROPERTY LINES 

SCALE IN FEET 

ALL PLANS ARE SUBJECT TO CHANGE. OWNERSHIP SHOULD BE VERIFIED. PROPOSED PROPERTY RIGHTS SHOWN MAY NOT HAVE BEEN ACQUIRED. PARTIES SEEKING CURRENT INFORMATION SHOULD CONSULT THE DEPARTMENT OF TRANSPORTATION HEADQUARTERS RIGHT OF WAY PLANS OFFICE FOR THE OFFICIAL PLAN ON FILE.



**ACCESS NOTES:**

TYPE D APPROACH IS AN OFF AND ON APPROACH IN A LEGAL MANNER NOT TO EXCEED 50 FEET IN WIDTH FOR USE NECESSARY TO THE NORMAL OPERATION OF A COMMERCIAL ESTABLISHMENT. IT MAY BE SPECIFIED AT A POINT SATISFACTORY TO THE STATE A OR BETWEEN DESIGNATED HIGHWAY STATIONS.

\* RT. TURN IN, RT. TURN OUT ONLY

THIS PLAN SUPERSEDES SHEETS 1 THRU 10 OF 11 SHEETS OF SR 2, GEIGER FIELD TO GALENA, APPROVED MAY 12, 1942.

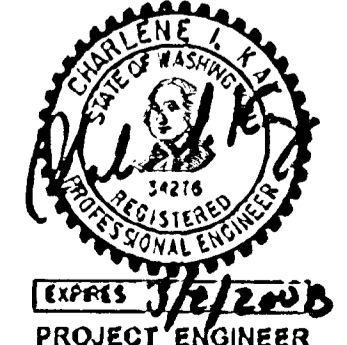
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THE DISTANCES SHOWN ARE GROUND DISTANCES.

FOR SURVEY INFORMATION SEE MONUMENTAL MAP, SR 2, GRAHAM ROAD TO RUSSELL ROAD VICINITY, FILED WITH SPOKANE COUNTY ENGINEER AUGUST 30, 2007.

**SR 2  
CRAIG ROAD TO  
RUSSELL ROAD VICINITY  
SPOKANE COUNTY**

RIGHT OF WAY AND LIMITED ACCESS PLAN  
PARTIAL CONTROL  
MP 280.15 TO MP 280.39  
STATION 413+00 TO STATION 426+00  
WASHINGTON STATE DEPARTMENT OF TRANSPORTATION  
OLYMPIA, WASHINGTON



APPROVED AND ADOPTED OCTOBER 11, 2007

*[Signature]*  
RIGHT OF WAY PLANS MANAGER

PARCEL NO.	NAME	TOTAL AREA	RAW	LT. REMAINDER RT.	EASMT	CENTERLINE OF APPROACH STATION	TYPE
6-06778	FLINTROCK LLC	52,707	1,759	50,948			
6-06777	TRIUMPH COMPOSITE LLC	2,188,019	**12,834		● 1,234		
6-06776	PACO INDUSTRIES, LLC	104,980	□ 4,242	100,738	*** 522		
	OWNER					425+00 RT.	D - *

Reference	Approval	Revision Description	By
Letter 3-14-13	4-4-13	Revised R/W on Lt. Sta 417+63.92 to 418+21.81 and on Rt. Sta. 417+82.85 to 418+27.85; Added Drainage Easement on Rt. Sta. 416+07.98 to 416+77.88; Added S.T.A. on Rt. Sta. 416+07.98 to 416+75.07 and on Rt. Sta. 417+82.20 to 417+71.35; Added Parcel's 6-06776 to 6-06778; Added T.C.E. on Rt. Sta. 417+82.20 to 417+89.18; Added Ownership Verification Note	STW



**Spokane Tribe of Indians**  
**Tribal Historic Preservation Officer**  
P O Box 100 Wellpinit WA 99040

July 17, 2019

**To:** Melissa Owen Assistant Planner

**RE: Bush Car Wash preliminary site plan**

Ms. Owen:

Thank you for contacting our Spokane Tribal Historic Preservation Office is much appreciated.

We concur with your recommendations of cultural survey to avoid all impacts to the project mention above; we believe it is important to assure that the prior work efforts incorporated into the final survey report to provide a definitive understanding of the site with definable boundaries, and inadvertent discovery implemented into the scope of work, once the survey has been completed we will do more mitigation to discuss the plan of action if archaeological sites are identified during the cultural survey.

Please send survey report when completed.

However, if any artifacts or human remains are found upon inadvertent discovery, this office should be notified immediately and the work in the area cease.

Should additional information become available our assessment may be revised.

And consider this a positive action that will assist us in protecting our shared heritage.

Sincerely,

Randy Abrahamson  
Tribal Historic Preservation Officer.  
509 258-4222



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

4601 N Monroe Street • Spokane, Washington 99205-1295 • (509)329-3400

July 17, 2019

Melissa Owen  
Assistant Planner  
City of Spokane Planning Services Department  
808 West Spokane Falls Boulevard  
Spokane, WA 99201

Re: Bush Car Wash Preliminary Binding Site Plan, File #: Z19-151PBSP

Dear Melissa Owen:

Thank you for the opportunity to comment on the Notice of Application and anticipated Determination of Nonsignificance regarding the proposal to subdivide 4.54-acres into 7 parcels for commercial use. The project includes development of Bush Car Wash, Roasters Coffee, and 5 additional commercial sites with associated landscaping and installation of utilities (Proponent: Tim Bush). The Department of Ecology (Ecology) has reviewed the documents and submits the following comments:

**Water Quality Program-Shannon Adams (509) 329-3610**

Ecology acknowledges that the applicant will obtain a Construction Stormwater General Permit.

If questions please contact Shannon Adams at (509) 329-3610 or via email at [Shannon.Adams@ecy.wa.gov](mailto:Shannon.Adams@ecy.wa.gov).

**State Environmental Policy Act (SEPA)**

Ecology bases comments upon information submitted for review. As such, comments made do not constitute an exhaustive list of the various authorizations you may need to obtain, nor legal requirements you may need to fulfill in order to carry out the proposed action. Applicants should remain in touch with their Local Responsible Officials or Planners for additional guidance.

To receive more guidance on or to respond to the comments made by Ecology, please contact the appropriate staff listed above at the phone number or email provided.

Please contact the appropriate staff listed above if you have any questions or would like to respond to these comments.

Department of Ecology  
Eastern Regional Office  
(Ecology File #: 201903842)

cc: Nathan Machiela, PE, Knutzen Engineering (for Tim Bush)