REQUEST FOR COMMENTS
Cedar Storage Preliminary Binding Site Plan
FILE NO. Z22-250PBSP

Date:    July 11, 2022

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

From:    Ali Brast, Assistant Planner
          808 West Spokane Falls Boulevard
          Spokane, WA 99201 or call (509) 625-6638
          abrast@spokanecity.org

Subject:    Cedar Storage Preliminary Binding Site Plan – Request for Comments

Owner:    Cedar Storage
          Scott Naccarato
          907 E Rosewood Ave
          Spokane, WA 99208-5509

Applicant:    Simpson Engineers, Inc
              Nick McGill
              909 N Argonne Rd
              Spokane Valley, WA 99212
              nmcgill@simpsonengineers.com

File Number:    Z22-250PBSP

Location Description:    The proposal is located at 3830 E Olympic Ave; Parcel: 36344.1604, Section 34 – Township 26N – Range 43.

Description of Proposal:    The applicant is proposing to subdivide one large parcel into four commercial lots. Four building permits have been approved for four new warehouse buildings – B2122181-184. Each building will be on its own new parcel. Building footprints and other site improvements are shown on the BSP map. Each building was approved with its own water connection. A private sewer service was approved as a part of the building permit scope.

Legal Description:    Endion Addition L2-4, B5

SEPA:    This proposal is exempt from SEPA. A SEPA checklist was completed for the buildings themselves; the MDNS was satisfied by the Inadvertent Discovery Plan that was completed for the site.

Current Zoning:    Light Industrial (LI)

REPORT NEEDED BY: 5 P.M. July 26, 2022. 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 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: “Garabedian Pocket Residential Preliminary Short Plat”
FILE No.: Z22-007PSP

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City Departments

- Asset Management, Attn: Dave Steele
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- City Treasurer: Renee Robertson
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- Construction Management, Attn: Joel Graff* **
- Engineering Services, Attn: Dan Buller* **
- Fire Dept., Attn: Dave Kokot *
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- Historic Preservation, Attn: Megan Duvall
- Integrated Capital Management, Attn: Marcia Davis* **
- Integrated Capital Management, Attn: Katherine Miller * **
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- Planning & Development, Attn: Kris Becker
- Planning & Development, Attn: Eldon Brown**
- Planning & Development, Attn: Patty Kells*
- Planning & Development, Attn: Louis Meuller
- Planning & Development, Attn: Mike Nilsso**
- Planning & Development, Attn: Tami Palmquist
- Planning & Development, Attn: Erik Johnson
- Planning & Development, Attn: Joelie Eliason
- Police Department, Attn: Sgt Chuck Reisenauer*
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- Solid Waste, Attn: Rick Hughes*
- Street Operations, Attn: Inga Note**
- Wastewater Management, Attn: Mike Morris**
- Wastewater Management, Attn: William Peacock**
- Wastewater AWWTP, Attn: Mike Costner**
- Water Department, Attn: Jim Sakamoto**

County Departments

- Spokane County Public Works, Attn: Scott Engelhard
- Spokane County Planning Department, Attn: Scott Chesney
- Spokane County Engineering Dept., Attn: Gary Nyberg
- Spokane Regional Health District, Attn: Jon Sherve
- Spokane Regional Health District, Attn: Eric Meyer
- SRCAA, Attn: April Westby

Washington State Agencies

- 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: David Moore, Wetlands/Shoreline
- Department of Transportation, Attn: Char Kay
- Department of Transportation, Attn: Greg Figg
- Department of Fish & Wildlife, Attn: Habitat Program

Other Agencies

- American Medical Response, Attn: Lori Koch
- U.S. Army corps of Engineers, Attn: Jess Jordan
- Avista Utilities, Attn: Dave Chambers
- Avista Utilities, Attn: Lu Ann Weingart
- Avista Utilities, Attn: Eric Grainger
- Avista Utilities, Randy Myhre
- 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: Erin Casci
- Spokane Aquifer Joint Board, Attn: Tonilee Hanson
- Spokane Transit Authority, Attn: Gordon Howell
- Spokane Transit Authority, Attn: Mike Hynes
- Spokane Transit Authority, Attn: Kathleen Weinand
- Spokane Tribe of Indians, Attn: Jacki Corley
- Spokane Regional Transportation Council, Attn: Kevin Wallace
- Spokane Tribe of Indians, Attn: Randy Abrahamson (Section 22, Township 25N, Range 43 E.W.M.)

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Other Agencies

- U.S. Postal Service, Attn: Postmaster
- Spokane Tribe of Indians, Attn: Randy Abrahamson
<table>
<thead>
<tr>
<th>Authorized Signature</th>
<th>Department or Agency</th>
<th>Date</th>
<th>Concurrency Passed/Failed</th>
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**File No.: Z22-007PSP**

**COMMENTS:** (Use additional sheets if necessary)