REQUEST FOR COMMENTS
Costco Complex Preliminary Binding Site Plan
FILE NO. Z18-819PBSP

Date: October 3, 2018
To: Interested Parties, City Departments and Agencies with Jurisdiction. (Distribution list on reverse side)

From: Donna deBit, Assistant Planner II
808 West Spokane Falls Boulevard
Spokane, WA 99201 or call (509) 625-6637
ddebit@spokanecity.org

Subject: Costco Complex Preliminary Binding Site Plan – Request for Comments

Applicant: Rich Development Enterprises, LLC
500 S. Sepulveda Blvd., Suite 304
Manhattan Beach, CA 90266

Owner: Costco Wholesale Corp.
999 Lake Dr.
Issaquah, WA 98027

Agent: TD&H Engineering
303 E. 2nd Ave.
1004 N. Atlantic St.
Spokane, WA 99202

File Number: Z18-819PBSP

Location Description: The proposal consists of two parcels 36301.9063 & 36306.9064 addressed as 7619 N. Division St. (Section 30– Township 26N – Range 43E.W.M.)

Description of Proposal: The applicant is proposing to subdivide 15.02 acres into 5 parcels for commercial use. The existing site contains a 133,958 square foot vacant building (the old Costco building) and adjacent parking and landscaping. The site also contains existing utilities that serve the vacant building. The applicant is proposing the Binding Site Plan in order to create two building pads along Division St., and to split the existing warehouse into two multi-use suites.

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

SEPA: This proposal is exempt from SEPA

Current Zoning: General Commercial (GC – 70)

REPORT NEEDED BY: 5 P.M. October 18th, 2018. 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.
E-mail Copies

City Departments

- Asset Management, Attn: Dave Steele
- Building Department, Attn: Dermott Murphy
- City Attorney, Attn: James Richman
- City Treasurer: Renee Robertson
- Code Enforcement, Attn: Luis Garcia
- Construction Management, Attn: Joel Graff**
- Engineering Services, Attn: Dan Buller**
- Fire Dept., Attn: Dave Kokot*
- GIS, Attn: Steven Allenton
- Historic Preservation, Attn: Megan Duvall
- Integrated Capital Management, Attn: Marcia Davis**
- Integrated Capital Management, Attn: Katherine Miller**
- Library Services, Attn: Dana Dalrymple*
- Neighborhood Services, Attn: Dawn Kinder & ONS Team
- Parks Dept., Attn: Garrett Jones*
- PCED, Attn: Theresa Sanders
- Planning & Development, Attn: Kris Becker
- Planning & Development, Attn: Eldon Brown**
- Planning & Development, Attn: Patty Kells*
- Planning & Development, Attn: Heather Trautman
- Planning & Development, Attn: Dean Gundersen
- Planning & Development, Attn: Mike Nilsson**
- Planning & Development, Attn: Tami Palmquist
- Planning & Development, Attn: Erik Johnson
- Planning & Development, Attn: Joelie Eliason
- Police Department, Attn: Sgt Chuck Reisenauer*
- Public Works, Attn: Scott Simmons
- Solid Waste, Attn: Scott Windsors
- 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: 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 Anderson
- 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
- 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
- Williams Northwest Pipeline, Attn: Michael Moore

County Departments

- Spokane County Public Works, Attn: Scott Engelhard
- Spokane County Planning Department, Attn: John Pederson
- 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

Hard Copies

Other Agencies

- U.S. Postal Service, Attn: Postmaster
- Spokane Tribe of Indians, Attn: Randy Abrahamson (Section 30, Township 26N, Range 43 E.W.M.)
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File No.: Z18-819PSP

COMMENTS: (Use additional sheets if necessary)