REQUEST FOR COMMENTS
FILE NO. Z18-598PPUD

Date: July 16, 2018

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

From: Tami Palmquist, Associate Planner
808 West Spokane Falls Boulevard
Spokane, WA 99201 or call (509) 625-6157
tpalmquist@spokanecity.org

Subject: Preliminary Plat and Planned Unit Development (PUD) – Garden District

Applicant: Greenstone
1421 N Meadowwood Lane Suite 200
Liberty Lake, WA 99219

Property Owner: Sonneland Commercial Properties, LLC & Sonneland Residential Properties, LLC
PO Box 562
Colbert, WA 99005

File Number: Z18-598PPUD


Description of Proposal: The applicant is proposing a preliminary plat and a planned unit development on approximately 24.59 acres of land in the Lincoln Heights neighborhood on Spokane’s South Hill. The overall development plan is for 236 residential units and about 70,000 square feet of office, retail and commercial uses as a mixed-use walkable urban neighborhood. This application will require a public hearing with the Hearing Examiner.

Legal Description: The entire legal description can be obtained through Planning and Development.

SEPA: This proposal will be reviewed under SEPA.

Current Zoning: RSF (Residential Single-Family) & CC1-DC (Center and Corridor 1 – District Center)

REPORT NEEDED BY: 5 P.M. July 31, 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 acceptance of this application as Technically Complete.

Pre-Development Conference – None

Additional Documents Provided: SEPA, PUD, Preliminary Short Plat

* - The lack of comment including concurrency by any referral agency will be considered acceptance of this application as technically complete and meeting concurrency requirements.

** - Forward your comments to Patty Kells, Developer Services 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
- 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 Kokot
- Historic Preservation, Attn: Megan Duvall
- Integrated Capital Management, Attn: Marcia Davis
- Integrated Capital Management, Attn: Katherine Miller
- Integrated Capital Management: Scotty Allenton
- Library Services, Attn: Daniel Pringle
- Neighborhood & Business Services, Attn: Dawn Kinder
- Neighborhood Services, Attn: ONS Team
- Parks Dept., Attn: Garrett Jones
- PCED, Attn: Theresa Sanders
- Planning & Development, Attn: Omar Akkari
- Planning & Development, Attn: Kris Becker
- Planning & Development, Attn: Eldon Brown
- Planning & Development, Attn: Joelle Eliason
- Planning & Development, Attn: Erik Johnson
- Planning & Development, Attn: Patty Kells
- Planning & Development, Attn: Dermott Murphy
- Planning & Development, Attn: Mike Nilsson
- Planning & Development, Attn: Tami Palmquist
- Planning & Development, Attn: Andy Schenk
- Planning & Development, Attn: Heather Trautman
- Police Department, Attn: Sgt Chuck Reisenauer
- Public Works, Attn: Scott Simmons
- Solid Waste, Attn: Matt Lowmaster
- 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 AWWT, Attn: Mike Coster
- Water Department, Attn: Dan Kegley
- Water Department, Attn: Jim Sakamoto

County Departments
- Spokane County Public Works, Attn: Scott Engelhard
- Spokane County Planning Department, Attn: John Pederson
- Spokane County Engineering Dept., Attn: Gay Nyberg
- Spokane Regional Health District, Attn: Jon Sherve
- Spokane Regional Health District, Attn: Paul Savage
- Spokane Regional Health District, Attn: Eric Meyer
- SRCAA, Attn: April Westby

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: Jeff Lawler - 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 Myhr
- 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: Phil Wright
- Spokane Transit Authority, Attn: Gordon Howell
- Spokane Transit Authority, Attn: Mike Hynes
- Spokane Transit Authority, Attn: Mike Tresidder
- Spokane Transit Authority, Attn: Kathleen Weinard
- Spokane Regional Transportation Council, Attn: Ryan Stewart
- Williams Northwest Pipeline, Attn: Michael Moore

Hard Copies

Other Agencies
- U.S. Postal Service, Attn: Postmaster
- Spokane Tribe of Indians, Attn: Randy Abrahamson (Section, Township, Range)
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COMMENTS: (Use additional sheets if necessary)

Authorized Signature          Department or Agency          Date          Concurrency
                                                                 Passed/Failed