



PLANNING & DEVELOPMENT
808 W. SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3329
509.625.6300
FAX 509.625.6013
my.spokanecity.org

February 16, 2016

Jay Bonnett
J.R. Bonnett Engineering
803 E 3rd Avenue
Spokane, WA 99202

RE: Z1500084 Morningside Investment
Request to amend the Comprehensive Plan Land Use Plan Map

Dear Mr. Bonnett,

Agency comments received by Planning & Development as of February 10, 2016 are enclosed as **Attachment A** for your review. As you know, the City of Spokane's Streets Department has requested additional information in the form of a traffic impact study. It is our understanding that you are currently working on the scope of this study with your consultant, who you have indicated is Bill White of Morrison Maierle. In consultation with you and Mr. White, we have agreed upon March 15, 2016, as a target date for delivery of a draft of the traffic impact study. When a draft traffic impact study is forwarded to the city, the City's Streets Department will review it for completeness. Please remember that, per SMC 17G.020.060(E), "If required studies are not completed sufficiently in advance....to allow adequate staff and public review, consideration of those applications will be postponed until the next applicable amendment cycle."

Regarding the traffic impact study, the applicant was notified on December 11, 2015, via email that the City of Spokane Streets Department requests a traffic impact study. Additional preliminary information was emailed to you on December 23, 2015, from Inga Note, Senior Traffic Planning Engineer, which gave a preliminary indication of what the city anticipated the traffic impact study should contain, with the caveat that additional scoping information would be gathered from neighborhood comment and agency review. An additional agency request (email dated January 22, 2016) received from WSDOT has increased the scope to include selected intersections along Francis Avenue (aka SR 291). The City's Planning Department has been researching pipeline projects in the North Indian Trail area to identify the vehicle trips associated with those projects. A copy of the preliminary research is included in **Attachment B** with this letter.

In addition to agency comments, the City Planning & Development Department has received extensive public comment regarding traffic and other issues surrounding your proposal as well as Application Z1500087COMP, which also seeks to amend the land use plan map within the boundaries of the North Indian Trail neighborhood. We have provided you with copies of these emails and letters as they have been input into our log via email.

As we have discussed with you, the Growth Management Act (RCW 36.70A) and Chapter 17G.020 of the Spokane Municipal Code require the City to consider comprehensive plan amendments concurrently in order to evaluate their cumulative effect on the City's capital facilities program, neighborhood planning documents, adopted environmental policies, and other relevant implementation measures. Along those lines, Application Z1500087COMP also seeks to amend the land use plan map within the same North Indian Trail Neighborhood Council boundaries, and with reference to SMC 17G.020.030(G), both applications must be reviewed concurrently in order to evaluate their cumulative effects.

Comments from agencies and the public have highlighted the existing transportation infrastructure in this area. As we have discussed with you, the process of amending the City's comprehensive plan is legislative, and SMC 17G.020.030 establishes a list of review criteria/considerations that "shall be used, as appropriate, by the applicant in developing an amendment proposal, by planning staff in analyzing a proposal, and by the plan commission and city council in determining whether a criterion for approval has been met."

In preliminary review of your application materials, questions remain as to how your application will meet the decision criteria in SMC 17G.020.030, particularly, in relation to the issues of:

- **Internal Consistency** (SMC 17G.020.030(E)), which states: "The requirement for internal consistency pertains to the comprehensive plan as it relates to all of its supporting documents, such as development regulations, capital facilities program...and any neighborhood planning documents adopted after 2001";
- **Cumulative Effect** (SMC 17G.020.030(G)), which states: "All amendments must be considered concurrently in order to evaluate their cumulative effect on the comprehensive plan text and map, development regulations, capital facilities program, neighborhood planning documents, adopted environmental policies and other relevant implementation measures";
- **Adequate Public Facilities** (SMC 17G.020.030(I)), which states: "The amendment must not adversely affect the ability to provide the full range of urban public facilities and services (as described in CFU 2.1 and CFU 2.2) citywide at the planned level of service, or consume public resources otherwise needed to support comprehensive plan implementation strategies"; and,
- **Financing** (SMC 17G.020.030(C)), which states: "Infrastructure implications of approved comprehensive plan amendments must be reflected in relevant six-year capital improvement plan(s) approved in the same budget cycle".

Please be aware that these are essential questions that will need to be addressed as part of your traffic impact analyses and supplemental application materials. Failure to adequately or completely address these essential questions has the potential to lead to a determination of significance (DS) under SEPA. Please also be aware that a DS would result in the deferral of your application until the next applicable review cycle to allow adequate time for generating and processing the required environmental impact statement (EIS), as provided for in SMC 17G.020.030(H)(1).

It may be beneficial for you to schedule a meeting with City staff to further discuss the above questions, the implications to process and timeline, and the potential options moving forward. If you are interested in doing so, please contact Tirrell Black at (509) 625-6185, and she will coordinate a meeting with me and involved City staff.

Sincerely,



Lisa D. Key
Planning Director

Cc: Morningside Investments, LLC
Tirrell Black, Planning
Inga Note, Streets
James Richman, Legal
File

Attachments: Attachment A
Attachment B



PLANNING & DEVELOPMENT
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Attachment A

Comments from Agency Review Z1500084COMP (as of Feb 10 2016)

AGENCY	DATE	COMMENTER
City of Spokane, Engineering Services	Email received on 1.22.16	Inga Note
City of Spokane, Integrated Capital Programs	Email received on 2.8.16	Katherine Miller
City of Spokane, Fire Dept.	Email received on 2.5.16	Dave Kokot
City of Spokane, Business & Development Services, Current Planning	Email received on 2.5.16	Tami Palmquist
City of Spokane, Business & Development Services, Engineering	Email received on 2.8.16	Eldon Brown
Spokane County Public Works	Letter received on 2.1.16	Scott Engelhard
Washington State Department of Transportation	Email received on 1.22.16	Greg Figg
Spokane School District 81	Email received on 1.27.16	Gregory Forsyth
Spokane Transit Authority	Email received in 2.8.16	Karl Otterstrom
Spokane Regional Transportation Council	Email received on 2.9.16	Kevin Wallace

Black, Tirrell

From: Amanda Mansfield <amansfield@srtc.org>
Sent: Tuesday, February 09, 2016 11:55 AM
To: Black, Tirrell
Subject: City of Spokane 2015 Comprehensive Plan Amendments - SRTC Review Letters
Attachments: SRTC - City of Spokane 2015 Amendment Letter_ Z1500084.pdf; SRTC - City of Spokane 2015 Amendment Letter_ Z1500087.pdf; SRTC - City of Spokane 2015 Amendment Letter_ Z1500078 & Z1500085.pdf

Hello Tirrell,

See SRTC's review letters attached for the following amendments:

- Z1500078COMP
- Z1500084COMP
- Z1500085COMP
- Z1500087COMP

Please feel free to contact me with questions or comments.

Amanda Mansfield
Associate Transportation Planner
Spokane Regional Transportation Council (SRTC)
221 W. First Ave., Suite 310
Spokane, WA 99201
509-343-6384
amansfield@srtc.org

February 8, 2016

Tirrell Black, Assistant Planner
City of Spokane Planning and Development Services
808 W. Spokane Falls Blvd.
Spokane, WA 99201-3329

RE: City of Spokane 2015 Proposed Comprehensive Plan Amendment - Z1500084COMP

Dear Ms. Black:

Thank you for the opportunity to comment on this application for the City of Spokane's 2015 comprehensive plan amendment. SRTC serves as the Regional Transportation Planning Organization (RTPO) for Spokane County. As an RTPO, SRTC is mandated by the Revised Code of Washington (RCW)ⁱ, including the Growth Management Act (GMA)ⁱⁱ to certify that the transportation elements of local comprehensive plans are consistent with SRTC's Regional Transportation Plan (RTP): Horizon 2040ⁱⁱⁱ. SRTC staff has reviewed the application materials you provided for the following amendment:

1. Morningside Investments; Application/Permit Number: Z1500084COMP

Based on the information you provided for the location and scale of the proposed comprehensive plan changes, SRTC has determined that the proposed amendment is generally consistent with the relevant Guiding Principles and Policies of Horizon 2040 as well as with the relevant transportation planning requirements of the Revised Code of Washington (RCW), including the Growth Management Act (GMA).

Because of the scale of this proposal, SRTC finds that the City's requirement for the applicant to conduct a traffic study to determine the cumulative traffic impacts of this proposal is consistent with the 2008 Countywide Planning Policies (CWPP) for Spokane County.

The CWPP states the following: "The Growth Management Act (GMA) establishes a goal of encouraging development in urban areas where adequate public facilities and services exist or can efficiently be provided. Growth planning must ensure that needed facilities and services are adequate to serve new development without decreasing current service levels below locally established minimum standards."

SRTC recommends consideration of the following Policies from Guiding Principle 5: Safety and Security and Guiding Principle 6: Choice and Mobility from SRTC's Horizon 2040 as the proposed project moves forward:

City of Airway Heights • City of Cheney • City of Deer Park • Town of Fairfield • Town of Latah • City of Liberty Lake
City of Medical Lake • City of Millwood • Town of Rockford • Town of Spangle • Spokane County • City of Spokane
City of Spokane Valley • Town of Waverly • Spokane Airport Board • Spokane Transit Authority
Washington State Department of Transportation • Washington State Transportation Commission

Guiding Principle 5: Safety and Security

- Support transportation infrastructure and operational strategies for emergency response.

Guiding Principle 6: Choice and Mobility

- 6a. Strengthen connections by filling gaps within and between modes.
- 6b. Improve access to transit for all persons.
- 6c. Promote high performance transit service where regional activity centers with transit supportive development exist.
- 6d. Expand the pedestrian and bicycle networks while focusing on moving people between centers and linking with transit.
- 6f. Support transportation demand management strategies.

SRTC's level of service (LOS) analysis did not show a forecasted LOS failure for the regional mobility corridors.

For more information on SRTC's required comprehensive plan amendment review and certification process, please see: http://www.srtc.org/other_documents.html.

Please contact me if you need additional information about our review of this amendment proposal.

Sincerely,



Kevin Wallace
Executive Director

ⁱ <http://apps.leg.wa.gov/rcw/default.aspx?cite=47.80.026>

ⁱⁱ <http://apps.leg.wa.gov/rcw/default.aspx?cite=36.70a.070>

ⁱⁱⁱ http://www.srtc.org/mtp_2040.html

Black, Tirrell

From: Johnson, Erik D.
Sent: Monday, February 08, 2016 4:18 PM
To: Black, Tirrell
Cc: Becker, Kris; Brown, Eldon; Saywers, John; Nilsson, Mike; Kells, Patty
Subject: Z1500084COMP Comments
Attachments: Z1500084COMP.pdf; Z1500084COMP.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Tirrell,

Attached you will find comments for Comp Plan Amendment Z1500084COMP

Thanks,



Erik Johnson | City of Spokane | Engineering Technician III | Planning & Development
509.625.6445 | fax 509.625.6124 | edjohnson@spokanecity.org | spokanecity.org

MEMORANDUM



DATE: February 08, 2016

TO: Tirrell Black, Assistant Planner
EWB

FROM: Eldon Brown, P.E., Principal Engineer – Planning & Development

File No: Z1500084COMP

SUBJECT: Comprehensive Plan Amendment – Request a change in the land designation from R4-10 to partially R15-30 and R10-20 as well as changing the current RSF to RMP and RTF for 260 single family parcels.

APPLICANT: Morningside Investments, LLC

Comp Plan Amendment Comments

1. The majority of these parcels have previously been connected individually to a private sewer system. This private system appears to have capacity to serve additional units however the individual lot connections have been sized to serve single family homes. These service connections will need to be further evaluated for capacity at the time of future development applications. It is likely that these service connections will need to be upsized to handle additional units.

This private sewer system eventually ties into the City of Spokane's public sewer system in Barnes Road and Concord Lane. The City's public sewer system appears to have adequate capacity to serve this increased density but may also need to be evaluated with future development applications.

2. The majority of these parcels have previously been connected individually to a private water system. This private water system appears to have capacity to serve additional units however the individual lot connections are likely undersized to serve anything larger than single family homes. Water sizing requirements will be evaluated with future development applications and any unused individual lot connections will need to be abandoned and capped at the private main.

The public water system that serves this area appears to have adequate capacity to serve this upsize in density but may also need to be evaluated with future development applications.

Date: February 08 , 2016

Comments: Z1500084COMP

(Continuation)

3. Compliance to SMC 17.060D Stormwater Facilities is required and will be reviewed at the time of development application(s).
4. After an evaluation of the existing streets it appears that on-street parking may be prohibited. (Maintain a 20-foot unobstructed traveled way for emergency access). Therefore an increase in density may require on-site parking.

cc: Developer Services File

Kris Becker, P.E., Manager, Planning & Development

John Saywers, P.E., Senior Engineer, Planning & Development

Mike Nilsson, P.E., Associate Engineer, Planning & Development

Patty Kells, Traffic Engineering Assistant, Planning & Development

Black, Tirrell

From: Weinand, Kathleen <KWeinand@spokanetransit.com>
Sent: Monday, February 08, 2016 3:59 PM
To: Freibott, Kevin; Black, Tirrell
Subject: RE: City of Spokane Z1500084COMP #2 of 4 Comprehensive Plan Amendment
Attachments: STAComments_COS_Z1500084CompMornignside.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Please find the attached comments.

From: Freibott, Kevin [mailto:kfreibott@spokanecity.org]
Sent: Monday, January 25, 2016 2:01 PM
To: Black, Tirrell <tblack@spokanecity.org>; kmkearney@q.com; jatrent1@gmail.com; Allenton, Steven <sallenton@spokanecity.org>; Arnold, Dale <XXXdarnold@spokanecity.org>; Basinger, Mike <mbasinger@spokanevalley.org>; Becker, Kris <kbecker@spokanecity.org>; Brown, Eldon <ebrown@spokanecity.org>; Brown, Ken <kbrown@spokanecity.org>; Buller, Dan <dbuller@spokanecity.org>; Byrne, Ray <rbyrne@srhd.org>; Caputo, Dee <dee.caputo@commerce.wa.gov>; Casci, Erin <erincasci@hotmail.com>; Corley, Jacki <jacqueline.corley@spokanetribe.com>; Coster, Michael <mcoster@spokanecity.org>; Dalrymple, Dana <ddalrymple@spokanecity.org>; Divens, Karin <Karin.divens@dfw.wa.gov>; Duvall, Megan <mduvall@spokanecity.org>; Engelhard, Scott <SEngelhard@spokanecounty.org>; Environmental Review <SEPAUNIT@ECY.WA.GOV>; Erkel, Tim <tim.r.erkel@usace.army.mil>; Figg, Greg <FiggG@wsdot.wa.gov>; Gately, John <jgately@spokanepolice.org>; Halsey, John <jhalsey@spokanecity.org>; Hanson, Tonilee <sajbinfo@gmail.com>; Howell, Gordon <GHowell@spokanetransit.com>; Hughes, Rick <rhughes@spokanecity.org>; Hynes, Mike <MHynes@spokanetransit.com>; Johnson, Candy <CandyJ@spokaneschools.org>; Kaehler, Gretchen <gretchen.kaehler@DAHP.wa.gov>; Kay, Char <kayc@wsdot.wa.gov>; Kegley, Daniel <dkegley@spokanecity.org>; Kells, Patty <pkells@spokanecity.org>; Koch, Lori <lori.koch@amr.net>; Kokot, Dave <dkokot@spokanecity.org>; Madunich, Tony <tmadunich@spokanecity.org>; Mallahan, Jonathan <jmallahan@spokanecity.org>; McCann, Jacob <Jacob.mccann@dnr.wa.gov>; McClure, Jeff <Jmccclure@cheney.sd.org>; Meyer, Eric <EMeyer@srhd.org>; Miller, Katherine E <kemiller@spokanecity.org>; Moore, David <david.moore@ecy.wa.gov>; Moore, Michael <michael.s.moore@williams.com>; Morris, Mike <mmorris@spokanecity.org>; Neff, Julie <jneff@spokanecity.org>; Neighborhood Services <Neigh.Svcs@SpokaneCity.org>; Nilsson, Mike <mnilsson@spokanecity.org>; Note, Inga <inote@spokanecity.org>; Nyberg, Gary <GNYBERG@spokanecounty.org>; Palmquist, Tami <tpalmquist@spokanecity.org>; Peacock, William <wpeacock@spokanecity.org>; Pederson, John <JPederson@spokanecounty.org>; Qureshi, Megan <mqureshi@spokanecity.org>; Ragaza-Bourassa, Anna <annarb@src.org>; Richman, James <jrichman@spokanecity.org>; Sakamoto, James <jsakamoto@spokanecity.org>; Sanders, Theresa <tsanders@spokanecity.org>; SEPA Center <sepacenter@dnr.wa.gov>; Sikes, Jeremy <jsik461@ecy.wa.gov>; Steele, David <dsteeler@spokanecity.org>; Trautman, Heather <htrautman@spokanecity.org>; Wallace, Kevin <kwallace@src.org>; Weinand, Kathleen <KWeinand@spokanetransit.com>; Weingart, LuAnn <luann.weingart@avistacorp.com>; Wendle, Ned <ned.wendle@mead354.org>; Westby, April <awestby@spokanecleanair.org>; Windsor, Scott <swindsor@spokanecity.org>
Subject: RE: City of Spokane Z1500084COMP #2 of 4 Comprehensive Plan Amendment

Good afternoon. As you may remember from our emails in December, this year's round of proposed Comprehensive Plan Amendments are subject to a 60-day agency comment period. We felt this longer Agency Comment period would be useful given the complexity of some aspects of the proposals. As this has been an extra long Agency comment period, we wanted to remind all of you that the time to submit comments will end at **5:00 PM on February 8th**. If you



February 8, 2016

Tirrell Black
Assistant Planner
City of Spokane
808 W Spokane Falls Boulevard
Spokane WA, 99201

RE: REQUEST FOR COMMENTS FILE NO. Z1500084COMP, Morningside Investments LLC

Dear Ms. Black,

Thank you for the notice of the above referenced request for comment.

The proposed amendment of the land use plan map designation for the subject site from "R 4-10" to "R 10-20" and "R 15-30" will likely result in an increased demand for transit at this location. The closest stops to the subject site are located at Indian Trail Road and Shawnee Avenue and Indian Trail Road and Barnes Road. These stops are served with 30 minute service during the weekday but are not currently served on evenings and weekends. Residents that live in higher density development patterns that the proposed designation would allow are more likely to use transit and as such are more impacted than residents in single-family detached housing by the absence of fixed-route service during evening and weekends.

The STA Board of Directors has adopted the *STA Moving Forward Plan*, which proposes to provide service on nights and weekends at this location however the necessary funding has not been secured to implement the plan. An April 2015 ballot measure to fund the plan, including extending service hours in the Indian Trail area, was not approved by voters. The STA Board of Directors is currently in discussion regarding proposing another ballot measure to voters to fund the *STA Moving Forward Plan*. Some funding packages the Board is discussing would not include the addition of night and weekend service for the Indian Trail area.

The quantity of transit service that will be provided to the Indian Trail community within the horizon of the City's Comprehensive Plan will be dependent on demand and available resources. However, because of this area's location at the edge of the City and the topographic barriers that isolate the area it should be noted that areas more connected by a grid street network and more central in the City are easier and more affordable to serve with transit and as result will likely be better served by transit in the future.

Should this proposed land use plan designation change be adopted, STA requests that following mitigations be enforced at the time of building permit for subsequent development:

1. ADA compliant pedestrian connections for the most direct route possible between residential units and the closet bus stop be required.

2. The bus stops at Indian Trail and Shawnee Avenue and Indian Trail and Barnes Road be upgraded with ADA accessible "shelter-ready" concrete pads. This will allow STA to install a bus shelter as demand from new residential areas warrants.

Please let me know if you have any questions about these comments or requests. It is important to STA to continue to coordinate on changes to our respective plans. We value your efforts to include us in this process.

Sincerely,

A handwritten signature in black ink, appearing to read 'Karl Otterstrom', written over a horizontal line.

Karl Otterstrom, AICP
Planning Director

Black, Tirrell

From: Miller, Katherine E
Sent: Monday, February 08, 2016 6:45 PM
To: Black, Tirrell
Subject: RE: City of Spokane Z1500084COMP #2 of 4 Comprehensive Plan Amendment

Tirrell,

Regarding this land use change to increase density. There is currently nothing in the 6-yr Program to alleviate the increase in traffic that this proposed change would result in. Due to the topography in the area, solutions to traffic congestion are limited. Typically challenging topography results in higher costs to address both transportation and utility issues. These costs should be clearly understood before approvals to increase density are moved forward to allow City Council to understand the financial impacts and any resulting impacts to currently planned transportation and utility projects.

Thank you,
Katherine



Katherine Miller, P.E. | City of Spokane | Director- Integrated Capital Management
509.625-6338 | fax 509.625.6822 | kemiller@spokanecity.org | spokanecity.org

From: Black, Tirrell
Sent: Monday, February 08, 2016 12:04 PM
To: Miller, Katherine E
Subject: FW: City of Spokane Z1500084COMP #2 of 4 Comprehensive Plan Amendment

Tirrell Black
Planning & Development Services
509-625-6185

From: Freibott, Kevin
Sent: Monday, January 25, 2016 2:01 PM
To: Black, Tirrell <tblack@spokanecity.org>; kmkearney@q.com; jatrent1@gmail.com; Allenton, Steven <sallenton@spokanecity.org>; Arnold, Dale <XXXdarnold@spokanecity.org>; Basinger, Mike <mbasinger@spokanevalley.org>; Becker, Kris <kbecker@spokanecity.org>; Brown, Eldon <ebrown@spokanecity.org>; Brown, Ken <kbrown@spokanecity.org>; Buller, Dan <dbuller@spokanecity.org>; Byrne, Ray <rbyrne@srhd.org>; Caputo, Dee <dee.caputo@commerce.wa.gov>; Casci, Erin <erincasci@hotmail.com>; Corley, Jacki <jacqueline.corley@spokanetribe.com>; Coster, Michael <mcoster@spokanecity.org>; Dalrymple, Dana <ddalrymple@spokanelibrary.org>; Divens, Karin <Karin.divens@dfw.wa.gov>; Duvall, Megan <mduvall@spokanecity.org>; Engelhard, Scott <SEngelhard@spokanecounty.org>; Environmental Review <SEPAUNIT@ECY.WA.GOV>; Erkel, Tim <tim.r.erkel@usace.army.mil>; Figg, Greg <FiggG@wsdot.wa.gov>; Gately, John <jgately@spokanepolice.org>; Halsey, John <jhalsey@spokanecity.org>; Hanson, Tonilee <sajbinfo@gmail.com>; Howell, Gordon <ghowell@spokanetransit.com>; Hughes, Rick <rhughes@spokanecity.org>; Hynes, Mike

RECEIVED

FEB 03 2016

PLANNING & DEVELOPMENT




SPOKANE COUNTY

PUBLIC WORKS DEPARTMENT
Division of Engineering and Roads
Transportation Engineering
1026 West Broadway Avenue
Spokane, WA 99260-0170

(509) 477-3600 Fax (509) 477-7655
sengelhard@spokanecounty.org
gbaldwin@spokanecounty.org

Memo

Planner: Tirrell Black, Assistant Planner

From: Scott Engelhard, Spokane County Engineering 

File #: Z1500084COMP, Morningside Investments LLC

Date: February 1, 2016

RE: Proposed amendment of Land Use Plan Map from "R 4-10" (Residential 4 to 10 units per acre) to a portion to "R 10-20" and a portion to "R 15-30"; If approved with concurrent change to zoning map from RSF (Residential Single Family) zoning to RTF (Residential Two Family) and RMF (Residential Multi Family).

Please include these comments from Spokane County Engineering in the file for the above referenced application.

It is noted that in Section 14 of the SEPA Checklist submitted with this application that a Trip Distribution Letter will be prepared for a development proposal. Spokane County Engineering is requesting to be included in any additional traffic information that is submitted for agency review to determine if any County facilities will be affected.

end

Black, Tirrell

From: Palmquist, Tami
Sent: Friday, February 05, 2016 3:35 PM
To: Black, Tirrell
Subject: Comments for Morningside Comp Plan

Tirrell,

It is my opinion that the proposal that is included in the application for Morningside Comp Plan change would not meet the development standards outlined in 17C. 110 Residential Zones, specifically lot coverage and front yards. Also, per Section 17C.230.145 Development Standards for Residential Uses, in the RTF, RMF, RHD, FBC CA4 zones, no more than twenty percent of the land area between the front lot line and the front building line may be paved or used for vehicle areas. As shown the proposal would require a substantial modification from the original PUD which would be reviewed by the Hearing Examiner.



Tami Palmquist, AICP, CFM | Associate Planner | City of Spokane
509.625.6157 | fax 509.625.6013 | tpalmquist@spokanecity.org | spokanecity.org



Black, Tirrell

From: Freibott, Kevin
Sent: Friday, February 05, 2016 2:00 PM
To: Black, Tirrell
Subject: FW: City of Spokane Z1500084COMP #2 of 4 Comprehensive Plan Amendment

Please see below for fire comments on Morningside.

Kevin



Kevin Freibott | Assistant Planner | City of Spokane - Planning and Development Services
509.625-6184 | <mailto:kfreibott@spokanecity.org> | spokanecity.org | spokaneplanning.org



From: Kokot, Dave
Sent: Friday, February 05, 2016 1:59 PM
To: Freibott, Kevin <kfreibott@spokanecity.org>
Subject: RE: City of Spokane Z1500084COMP #2 of 4 Comprehensive Plan Amendment

The Fire Department has the following concerns about this proposal:

1. There are three access points into this development, so it appears that access would be compliant.
2. Traffic considerations need to be taken into account for response times and the ability to respond.
3. With the increased number of dwelling units, there needs to be consideration for providing that fire access can be met. This may involve "No Parking" signs or some other method to confirm that the minimum requirements for fire lanes are met.



Spokane
FIRE DEPARTMENT

David F. Kokot, P.E. | City of Spokane | Fire Protection Engineer
509.625-7056 | fax 509.625.7006 | dkokot@spokanefire.org | spokanefire.org

From: Freibott, Kevin
Sent: Monday, January 25, 2016 2:01 PM
To: Black, Tirrell; kmkearney@q.com; jatrent1@gmail.com; Allenton, Steven; Arnold, Dale; Basinger, Mike; Becker, Kris; Brown, Eldon; Brown, Ken; Buller, Dan; Byrne, Ray; Caputo, Dee; Casci, Erin; Corley, Jacki; Coster, Michael; Dalrymple, Dana; Divens, Karin; Duvall, Megan; Engelhard, Scott; Environmental Review; Erkel, Tim; Figg, Greg; Gately, John; Halsey, John; Hanson, Tonilee; Howell, Gordon; Hughes, Rick; Hynes, Mike; Johnson, Candy; Kaehler, Gretchen; Kay, Char; Kegley, Daniel; Kells, Patty; Koch, Lori; Kokot, Dave; Madunich, Tony; Mallahan, Jonathan; McCann, Jacob; McClure, Jeff; Meyer, Eric; Miller, Katherine E; Moore, David; Moore, Michael; Morris, Mike; Neff, Julie; Neighborhood Services; Nilsson, Mike; Note, Inga; Nyberg, Gary; Palmquist, Tami; Peacock, William; Pederson, John; Qureshi, Megan; Ragaza-Bourassa, Anna; Richman, James; Sakamoto, James; Sanders, Theresa; SEPA Center; Sikes, Jeremy; Steele, David; Trautman, Heather; Wallace, Kevin; Weinand, Kathleen; Weingart, LuAnn; Wendle, Ned; Westby, April; Windsor,

Black, Tirrell

From: Gregory Forsyth <GregoryF@SpokaneSchools.org>
Sent: Wednesday, January 27, 2016 10:35 AM
To: Black, Tirrell
Subject: RE: FW: City of Spokane Z1500084COMP #2 of 4 Comprehensive Plan Amendment
Attachments: Northwest Capacity Elementary Information.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Hello -

Here are some rough numbers around the capacity of our Northwest elementary school sites, Woodridge, Indian Trail, and Balboa. It is difficult to predict the capacity of schools as programs change along with state guidelines. If you have any further questions please feel free to contact me. -greg-

Gregory J. Forsyth
Spokane Public Schools
Director, Capital Projects
509-354-5771 office
509-370-1665 cell
gregoryf@spokaneschools.org

>>> "Black, Tirrell" <tblack@spokanecity.org> 1/22/2016 1:52 PM >>>

Tirrell Black
Planning & Development Services
509-625-6185

-----Original Message-----

From: Gregory Forsyth [mailto:GregoryF@SpokaneSchools.org]
Sent: Wednesday, January 20, 2016 3:14 PM
To: Black, Tirrell <tblack@spokanecity.org>
Subject: Re: FW: City of Spokane Z1500084COMP #2 of 4 Comprehensive Plan Amendment

Hello -

I will work on getting those facts back to you by the end of the week. Will that work for you? -greg-

>>> "Black, Tirrell" <tblack@spokanecity.org> 1/20/2016 11:36 AM >>>

Mr. Forsyth,

We spoke on the phone (last month?) about the large North Indian Trail Comprehensive Plan Land Use Amendments that we are processing and the potential impacts to the elementary school in the N. Indian Trail neighborhood. We have two requests for amendments to the land use plan map within N. Indian Trail.

The documents that you received in December are attached again for your convenience and the webpage link: <https://my.spokanecity.org/projects/comprehensive-plan-amendment-cycle-2015-2016/>

Due to the complexity of these applications, we provided a lengthy agency comment period. The agency comment period runs to February 8, 2016.

In our phone conversation last month, you indicated that you were unlikely to submit comments. Since then, we have received a substantial number of public comments - even though we are not yet to the public comment phase. Much of the comment has indicated that Woodridge Elementary school is over capacity but after our phone conversation, it was my impression that this is not the case.

Factual information about the number of students in the area, and what the school district's growth projections are for the school would be very useful to have into the record at this point. Whatever adopted plan excerpt that you have would be great.

If you'd like more information, please feel free to contact me. If the public comment to date would be useful, please let me know and I can provide that as well.

Sincerely,

[cid:image002.jpg@01D0A82A.5C931420]

Tirrell Black, AICP

City of Spokane | Assistant Planner

509.625.6185 | fax 509.625.6013 | tblack@spokanecity.org<mailto:tblack@spokanecity.org> |
spokanecity.org<http://www.spokanecity.org/>
[cid:image002.png@01CE560D.102DE590]<http://www.spokanecity.org/>
[cid:image003.png@01CE560D.102DE590] <http://facebook.com/cityspokane>
[cid:image004.png@01CE560D.102DE590] <http://twitter.com/spokanecity>

From: Bishop, Stephanie

Sent: Wednesday, December 09, 2015 5:00 PM

To: tldeno@peoplepc.com; jandmhernandez@comcast.net; melody.d.huston@gmail.com

Cc: Black, Tirrell <tblack@spokanecity.org>

Subject: City of Spokane Z1500084COMP #2 of 4 Comprehensive Plan Amendment

Dear Agency or Interested City Department Reviewer,

This is the second of four emails with "Request for Comment" and SEPA consultation on four Proposed Annual Amendment's to the City's Comprehensive Plan Land Use Plan Map.

For each, you will receive a copy of the Request for Comments and SEPA checklist attached. For more information including maps and application documents go to:

<https://my.spokanecity.org/projects/comprehensive-plan-amendment-cycle-2015-2016/>

Please feel free to contact me if you have any questions, Sincerely,

[cid:image002.jpg@01D0A82A.5C931420]

Tirrell Black

City of Spokane | Assistant Planner

509.625.6185 | fax 509.625.6013 | tblack@spokanecity.org<mailto:tblack@spokanecity.org> |
spokanecity.org<http://www.spokanecity.org/>

Northwest Capacity Elementary Information

1-27-16

Woodridge Elementary School

- Current enrollment as of Nov 2015: 461
- Capacity of building as designed: 575 - 625
- Potential student growth: 114
- Demographers 2014 study projections for 2024: 429

Indian Trail Elementary School

- Current enrollment as of Nov 2015: 332
- Capacity of building as designed: 415 - 465
- Potential student growth: 83
- Demographers 2014 study projections for 2024: 299

Balboa Elementary School

- Current enrollment as of Nov 2015: 348
- Capacity of building as designed: 525 - 575
- Potential student growth: 177
- Demographers 2014 study projections for 2024: 347

Black, Tirrell

From: Figg, Greg <FiggG@wsdot.wa.gov>
Sent: Friday, January 22, 2016 1:03 PM
To: Note, Inga
Cc: Kay, Charlene; Black, Tirrell; Bjordahl, Mike
Subject: Indian Trail Traffic Study Scope

Follow Up Flag: Follow up
Flag Status: Flagged

Inga,

Thank you for the opportunity to comment on the scope of the traffic studies for the McCarroll East and Windhaven comprehensive plan amendments. Due to the sizable nature of these two projects and the anticipated trip distribution, SR-291 (Francis Ave) will bear a significant impact from much of this traffic. Consequently, WSDOT requests that the following intersections along SR 291 be added to the scope of this study:

- Francis and Indian Trails Road
- Francis and Alberta
- Francis and Ash
- Francis and Maple

Additionally, due to the queue lengths that many of these intersections experience in the peak hours the traffic counts performed need to track the arrivals in the queue rather than the discharge from these signalized intersections.

Please let me know if you should have any questions.

Best Regards,

Greg Figg
WSDOT Eastern Region
Development Services Manager
figgg@wsdot.wa.gov
Phone (509) 324-6199

Black, Tirrell

From: Note, Inga
Sent: Wednesday, December 23, 2015 1:55 PM
To: 'Jay Bonnett'
Cc: Black, Tirrell; Kells, Patty
Subject: Morningside - Indian Trail traffic study scope
Attachments: 1117_001.pdf; Indian Trail Development Summary for Comp PPlan TIAs.xlsx

Jay,

This should get you going on the traffic impact study for the comprehensive plan amendment. We will want a public traffic meeting once the results are completed to have the engineer present the results to the neighborhood. Sometimes we do a traffic scoping meeting at the beginning, but I'm going to skip that because I want to allow your traffic engineer to get moving on the analysis. Instead I'm going to send a copy of this scope to the neighborhood council for distribution. If there are additional items they want to have studied, they can send me the request via email and I'll see if we should include it. So when you are discussing price, just be aware that there's the possibility of adding a little more to the scope.

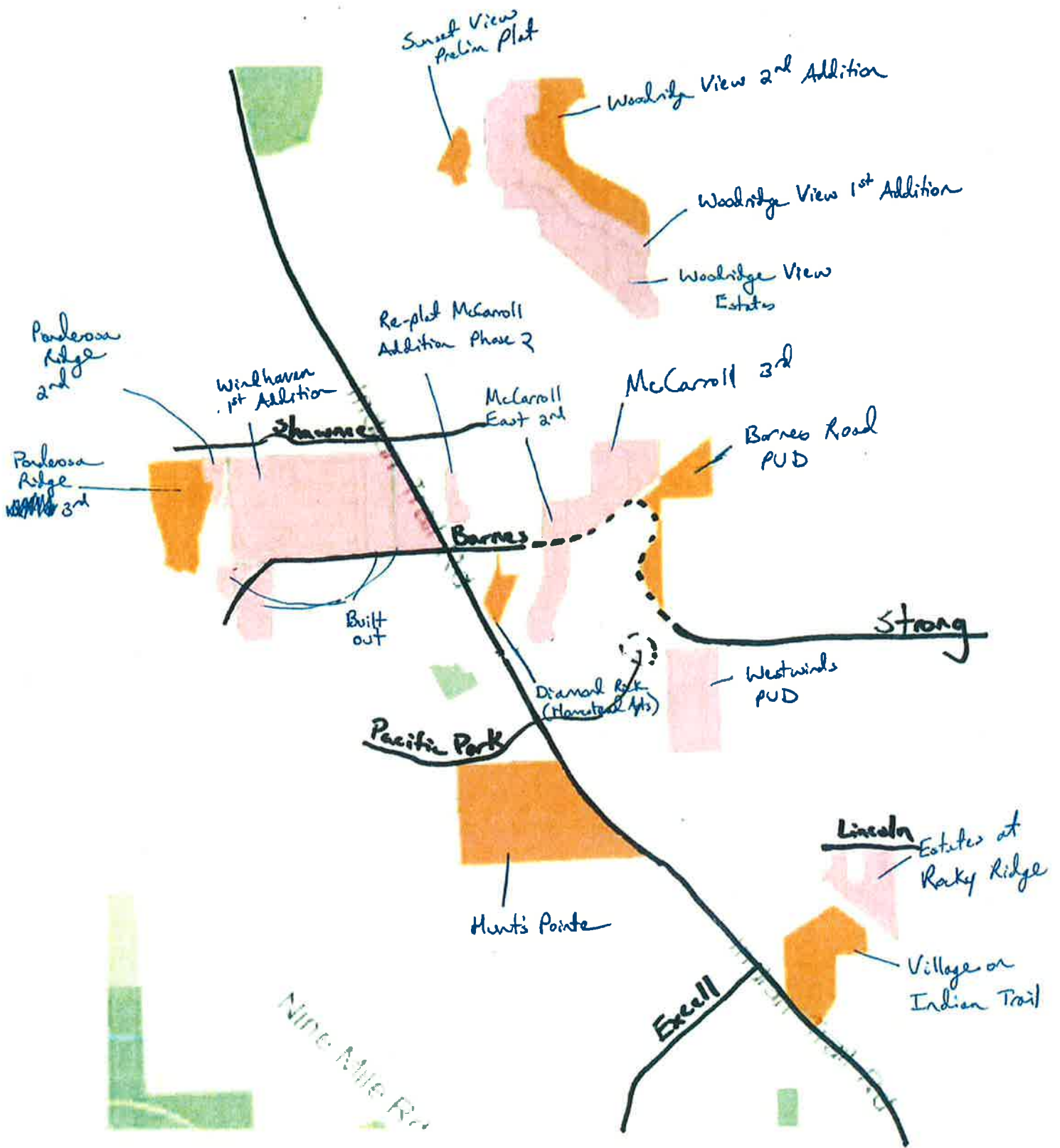
- See the attached excel file and PDF for information on background projects. You'll notice that the Morningside single family plat is included since it's already approved. The analysis should only look at the difference between the current and proposed zoning.
- The Barnes Road extension should be built by 2017. So transfer all traffic counted on Strong Road over to Barnes and assume Strong becomes a cul-de-sac at the water tower. Barnes will likely see an increase in traffic as well due to the improved conditions. Apply a 3% per year growth factor to the new Barnes Road connection to Five-Mile. No other background growth rate is needed.
- Intersections to analyze. I don't have any recent turning counts for these. But I did include some historic tube counts in the attached excel file.
 - o Indian Trail / Barnes (AM and PM) – the phasing may have changed recently to protective-permissive lefts
 - o Indian Trail / Strong-Pacific Park Drive (AM and PM)
 - o Indian Trail / Francis (AM and PM)
- Scenarios
 - o Existing
 - o Future No-Build (built-out background projects)
 - o Future Build with Morningside rezone traffic
 - o Future Build + Morningside + Crapo/McCarroll rezone traffic
 - o Assume 6 years out for the build out year?
- Indian Trail Road needs to be analyzed with a recommendation for when the first phase of widening from Kathleen to Pacific Park should occur. We probably need an estimate of the number of new trips that can be added to the area before the widening is needed.

Let me know if you have any questions. I will be out of the office Dec 24th through Jan 3rd.



Inga Note, P.E. PTOE | City of Spokane | Senior Traffic Planning Engineer
509.232.8813 | *fax* 509.232.8831 | inote@spokanecity.org | spokanecity.org





Developable Land in Indian Trail Neighborhood

Project Name	Parcel #	Owner/Developer	Plat Status	Build Out Status (per 2014 photo)	Size (acre)	Zoning	# Lots	# Apts
Village on Indian Trail		Excelsior Youth Center	Prelim Plat	Not started	22	R4-10	81	
Hunt's Point	multiple	Douglass	Prelim Plat	Not started		R4-10, R10-20	214	
Windhaven First Addition	multiple	Morningside Investment	Final Plat	Not started		R4-10	288	
Diamond Rock (Homestead) Apartments	26221.0902	Indian Trail LLC	BSP approved	Under construction	4.5	O-35		96
Barnes Road PUD	multiple	Barnes Road, LLC	Prelim Plat	Not started	14	R4-10	25	
Sunset View Prelim Short Plat	26151.0712	Dimov	Prelim Plat	Not started	4.2	R4-10	8	
Woodridge View 2nd Addition	26155.001	MSK, LLC	Prelim Plat	Not started	88	R4-10	21	
Estates at Rocky Ridge - off Lincoln Rd	26262.3301	D&J Rocky Ridge LLC	Final	Not built out		RSF	44	
Westwinds PUD - off Strong Rd - to Lowell	26262.3028	R&C Brown	Final	Not built out		RSF	37	
McCarroll's East 2nd Addition			Final	Almost built out		RSF	37	
Replat: McCarroll's Addition Phase 2			Final	Not started	2.69	RSF	18	
McCarroll's East 3rd Add			Final	Not built out		RSF	48	
Ponderosa Ridge 2nd & 3rd Add			Prelim Plat	Not built out		RSF	155	

Black, Tirrell

From: Note, Inga
Sent: Monday, December 14, 2015 9:31 AM
To: 'Jay Bonnett'
Cc: Black, Tirrell
Subject: RE: Z1500084COMP Morningside Investment Comprehensive Plan Amendment

Jay,
We do not give credits for the cost of preparing the TIA.
Thanks,
Inga

From: Black, Tirrell
Sent: Monday, December 14, 2015 9:21 AM
To: Note, Inga
Subject: FW: Z1500084COMP Morningside Investment Comprehensive Plan Amendment

Tirrell Black
Planning & Development Services
509-625-6185

From: Jay Bonnett [<mailto:jbonnett@jrbonnett.com>]
Sent: Monday, December 14, 2015 9:20 AM
To: Black, Tirrell <tblack@spokanecity.org>
Cc: Meuler, Louis <lmeuler@spokanecity.org>; Richman, James <jrichman@spokanecity.org>
Subject: RE: Z1500084COMP Morningside Investment Comprehensive Plan Amendment

Thanks Tirrell,

Can you confirm that the costs associated with preparing the TIA will be credited back to the owner when the traffic impact fees are assessed?

Thanks.

Jay Bonnett, P.E., Principal
J.R. Bonnett Engineering, PLLC
803 E. 3rd Avenue
Spokane, WA 99202
509-534-3929

From: Black, Tirrell [<mailto:tblack@spokanecity.org>]
Sent: Friday, December 11, 2015 12:20 PM
To: Jay Bonnett <jbonnett@jrbonnett.com>
Cc: Meuler, Louis <lmeuler@spokanecity.org>; Richman, James <jrichman@spokanecity.org>
Subject: FW: Z1500084COMP Morningside Investment Comprehensive Plan Amendment

Mr. Bonnett,

This request was received by Planning Department yesterday regarding the Morningside Comprehensive Plan Amendment. Additional agency comments are anticipated, but you will be forwarded agency comments as they are received.

Please include me (by cc) when you discuss the Traffic Impact Analysis with Inga Note.
Sincerely,

Tirrell Black

Planning & Development Services
509-625-6185

From: Note, Inga

Sent: Thursday, December 10, 2015 11:32 AM

To: Black, Tirrell <tblack@spokanecity.org>

Subject: RE: City of Spokane Z1500084COMP #2 of 4 Comprehensive Plan Amendment

Tirrell,

The Streets Department requests a traffic impact analysis of the proposed zoning change. It should include a public meeting with the neighborhood. The applicant should work with the Streets Department to determine the scope of the analysis.

Thanks,



Inga Note, P.E. PTOE | City of Spokane | Senior Traffic Planning Engineer
509.232.8813 | fax 509.232.8831 | inote@spokanecity.org | spokanecity.org



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From: Bishop, Stephanie

Sent: Wednesday, December 09, 2015 4:50 PM

To: kmkearney@q.com; jatrent1@gmail.com; Allenton, Steven; Arnold, Dale; Basinger, Mike; Becker, Kris; Brown, Eldon; Brown, Ken; Buller, Dan; Byrne, Ray; Caputo, Dee; Casci, Erin; Corley, Jacki; Coster, Michael; Dalrymple, Dana; Divens, Karin; Duvall, Megan; Engelhard, Scott; Environmental Review; Erkel, Tim; Figg, Greg; Gately, John; Halsey, John; Hanson, Tonilee; Howell, Gordon; Hughes, Rick; Hynes, Mike; Johnson, Candy; Kaehler, Gretchen; Kay, Char; Kegley, Daniel; Kells, Patty; Koch, Lori; Kokot, Dave; Madunich, Tony; Mallahan, Jonathan; McCann, Jacob; McClure, Jeff; Meyer, Eric; Miller, Katherine E; Moore, David; Moore, Michael; Morris, Mike; Neff, Julie; Neighborhood Services; Nilsson, Mike; Note, Inga; Nyberg, Gary; Palmquist, Tami; Peacock, William; Pederson, John; Qureshi, Megan; Ragaza-Bourassa, Anna; Richman, James; Sakamoto, James; Sanders, Theresa; SEPA Center; Sikes, Jeremy; Steele, David; Trautman, Heather; Wallace, Kevin; Weinand, Kathleen; Weingart, LuAnn; Wendle, Ned; Westby, April; Windsor, Scott

Cc: Black, Tirrell; Freibott, Kevin

Subject: City of Spokane Z1500084COMP #2 of 4 Comprehensive Plan Amendment

Dear Agency or Interested City Department Reviewer,

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For each, you will receive a copy of the Request for Comments and SEPA checklist attached. For more information including maps and application documents go to:

<https://my.spokanecity.org/projects/comprehensive-plan-amendment-cycle-2015-2016/>

Please feel free to contact me if you have any questions,
Sincerely,



Tirrell Black

City of Spokane | Assistant Planner

509.625.6185 | *fax* 509.625.6013 | tblack@spokanecity.org | spokanecity.org

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Black, Tirrell

From: Bishop, Stephanie
Sent: Wednesday, December 09, 2015 5:00 PM
To: tldeno@peoplepc.com; jandmhernandez@comcast.net; melody.d.huston@gmail.com
Cc: Black, Tirrell
Subject: City of Spokane Z1500084COMP #2 of 4 Comprehensive Plan Amendment
Attachments: City_Spokane_Z1500084COMP_Morningside_Investments_Request_Agency_Comments(2).pdf; Z1500084COMP_SEPA_Checklist_Morningside_Invest.pdf

Dear Agency or Interested City Department Reviewer,

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<https://my.spokanecity.org/projects/comprehensive-plan-amendment-cycle-2015-2016/>

Please feel free to contact me if you have any questions,
Sincerely,



Tirrell Black

City of Spokane | Assistant Planner

509.625.6185 | fax 509.625.6013 | tblack@spokanecity.org | spokanecity.org



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PLANNING & DEVELOPMENT
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SPOKANE, WASHINGTON 99201-3329
509.625.6300
FAX 509.625.6013
WWW.SPOKANEPLANNING.ORG
WWW.BUILDINGSPOKANE.ORG

REQUEST FOR COMMENTS
Agency and Interested City Department Review
FILE NO. Z1500084COMP, Morningside Investments LLC
Comprehensive Plan Land Use Map Amendment Proposal

DATE: December 9, 2015

TO: Interested Parties, City Departments
And Agencies with Jurisdiction.
(Distribution list on last page)

FROM: Tirrell Black, Assistant Planner
808 West Spokane Falls Boulevard
Spokane, WA 99201 or call (509) 625-6300 or 625-6815; email: tblack@spokanecity.org

SUBJECT: Proposed amendment of Land Use Plan Map from "R 4-10" (Residential 4 to 10 units per acre) to a portion to "R 10-20" and a portion to "R 15-30"; If approved with concurrent change to zoning map from RSF (Residential Single Family) zoning to RTF (Residential Two Family) and RMF (Residential Multi Family).

**APPLICANT/
OWNER:** Morningside Investments LLC

AGENT: Mr. Jay Bonnett
J.R. Bonnett Engineering
803 E. 3rd Avenue, Spokane WA 99202
509-534-3929; jbonnett1@jrbonnett.com

LOCATION: This proposal is located north of W. Barnes Road and is generally bounded by W. Youngstown Lane, N. Concord Lane, W Jamestown Lane, and N Camden Lane.

The location may also be described as: All parcels and tracts within the Windhaven First Addition PUD, except lots 1-8 Block 4, lots 1-13 Block 5, lots 1-5 Block 6. The area is comprised of 260 platted lots on approximately 45.5 acres. Map is attached.

Located within SW ¼ 15-26-42; SE ¼ 16-26-42; NE ¼ 21-26-42; NW ¼ 22-26-42

REPORT NEEDED BY: 5 P.M. February 8, 2016. If additional information is required in order for your department or agency to comment on this proposal, please notify the Planning Services Department 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) (X) This application is exempt from concurrency testing, but will use capacity of existing facilities.

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

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**

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

DISTRIBUTION LIST FOR COMMENTS

FILE No.: Z1500084COMP (Comprehensive Plan Land Use Amendment Proposal)

Hard Copies

City Departments

- Engineering Services, Attn: Gary Nelson* **
- Engineering Services, Attn: Patty Kells *
- Construction Management, Attn: Ken Brown* **
- Capital Programs, Attn: Mike Taylor* **
- Solid Waste, Attn: Scott Windsor*
- Building Department, Attn: John Halsey

County Departments

- SRCAA, Attn: Chuck Studer
- Spokane Regional Health District, Attn: Eric Meyer

Washington State Agencies

- Department of Fish & Wildlife, Attn: Karin Divens - Habitat Program

Other Agencies

- U.S. Postal Service, Attn: Postmaster
 - Avista Utilities, Attn: Lu Ann Weingart
 - District 81, Attn: Facilities Planning*
 - Spokane Tribe of Indians, Attn: Randy Abrahamson
- (SW ¼ 15-26-42; SE ¼ 16-26-42; NE ¼ 21-26-42;
NW ¼ 22-26-42, see map follows)

E-mail Copies

City Departments

- Fire Dept., Attn: Dave Kokot, P.E.*
- Park Dept, Attn: Tony Madunich*
- City Attorney, Attn: James Richman
- Asset Management, Attn: Dave Steele
- Police Department, Attn: Lt. Rex Olson*
- Library Services, Attn: Dana Dalrympie*
- Neighborhood Services, Attn: Jonathan Mallahan & ONS Team
- Capital Programs, Attn: Steven Allenton
- Planning & Development Services, Attn: Julie Neff
- Historic Preservation, Attn: Jennifer Haegle

County Departments

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

Washington State Agencies

- Department of Natural Resources, Attn: Jacob McCann
- Department of Commerce, Attn: Dee Caputo
- Department of Archaeology & Historic Preservation, Attn: Gretchen Kaehler
- Department of Ecology, Attn: Environmental Review Section
- Department of Ecology, Eastern Region, Terri Costello
- Department of Ecology, Eastern Region, Attn: Michael Maher, Shoreline Permit Reviewer

Black, Tirrell

From: Freibott, Kevin
Sent: Monday, January 25, 2016 2:01 PM
To: Black, Tirrell; kmkearney@q.com; jatrent1@gmail.com; Allenton, Steven; Arnold, Dale; Basinger, Mike; Becker, Kris; Brown, Eldon; Brown, Ken; Buller, Dan; Byrne, Ray; Caputo, Dee; Casci, Erin; Corley, Jacki; Coster, Michael; Dalrymple, Dana; Divens, Karin; Duvall, Megan; Engelhard, Scott; Environmental Review; Erkel, Tim; Figg, Greg; Gately, John; Halsey, John; Hanson, Tonilee; Howell, Gordon; Hughes, Rick; Hynes, Mike; Johnson, Candy; Kaehler, Gretchen; Kay, Char; Kegley, Daniel; Kells, Patty; Koch, Lori; Kokot, Dave; Madunich, Tony; Mallahan, Jonathan; McCann, Jacob; McClure, Jeff; Meyer, Eric; Miller, Katherine E; Moore, David; Moore, Michael; Morris, Mike; Neff, Julie; Neighborhood Services; Nilsson, Mike; Note, Inga; Nyberg, Gary; Palmquist, Tami; Peacock, William; Pederson, John; Qureshi, Megan; Ragaza-Bourassa, Anna; Richman, James; Sakamoto, James; Sanders, Theresa; SEPA Center; Sikes, Jeremy; Steele, David; Trautman, Heather; Wallace, Kevin; Weinand, Kathleen; Weingart, LuAnn; Wendle, Ned; Westby, April; Windsor, Scott
Subject: RE: City of Spokane Z1500084COMP #2 of 4 Comprehensive Plan Amendment
Attachments: City_Spokane_Z1500084COMP_Morningside_Investments_Request_Agency_Comment....pdf; Z1500084COMP_SEPA_Checklist_Morningside_Invest.pdf

Good afternoon. As you may remember from our emails in December, this year's round of proposed Comprehensive Plan Amendments are subject to a 60-day agency comment period. We felt this longer Agency Comment period would be useful given the complexity of some aspects of the proposals. As this has been an extra long Agency comment period, we wanted to remind all of you that the time to submit comments will end at **5:00 PM on February 8th**. If you plan to submit comments but have not yet done so, please submit your comments before that time to either Tirrell or me.

This will be one of four emails you will be receiving, one for each of the four proposals. As always, if you have any questions please feel free to contact Tirrell or me. Thank you and have a good day.

Kevin Freibott



Kevin Freibott | Assistant Planner | City of Spokane - Planning and Development Services
509.625-6184 | <mailto:kfreibott@spokanecity.org> | spokanecity.org | spokaneplanning.org



From: Bishop, Stephanie
Sent: Wednesday, December 09, 2015 4:50 PM
To: kmkearney@q.com; jatrent1@gmail.com; Allenton, Steven <sallenton@spokanecity.org>; Arnold, Dale <darnold@spokanecity.org>; Basinger, Mike <mbasinger@spokanevalley.org>; Becker, Kris <kbecker@spokanecity.org>; Brown, Eldon <ebrown@spokanecity.org>; Brown, Ken <kbrown@spokanecity.org>; Buller, Dan <dbuller@spokanecity.org>; Byrne, Ray <rbyrne@srhd.org>; Caputo, Dee <dee.caputo@commerce.wa.gov>; Casci, Erin <erincasci@hotmail.com>; Corley, Jacki <jacqueline.corley@spokanetribe.com>; Coster, Michael <mcoster@spokanecity.org>; Dalrymple, Dana <ddalrymple@spokanelibrary.org>; Divens, Karin

<Karin.divens@dfw.wa.gov>; Duvall, Megan <mduvall@spokanecity.org>; Engelhard, Scott <SEngelhard@spokanecounty.org>; Environmental Review <SEPAUNIT@ECY.WA.GOV>; Erkel, Tim <tim.r.erkel@usace.army.mil>; Figg, Greg <FiggG@wsdot.wa.gov>; Gately, John <jgately@spokanepolice.org>; Halsey, John <jhalsey@spokanecity.org>; Hanson, Tonilee <sajbinfo@gmail.com>; Howell, Gordon <ghowell@spokanetransit.com>; Hughes, Rick <rhughes@spokanecity.org>; Hynes, Mike <mhynes@spokanetransit.com>; Johnson, Candy <CandyJ@spokaneschools.org>; Kaehler, Gretchen <gretchen.kaehler@DAHP.wa.gov>; Kay, Char <kayc@wsdot.wa.gov>; Kegley, Daniel <dkegley@spokanecity.org>; Kells, Patty <pkells@spokanecity.org>; Koch, Lori <lori.koch@amr.net>; Kokot, Dave <dkokot@spokanecity.org>; Madunich, Tony <tmadunich@spokanecity.org>; Mallahan, Jonathan <jmallahan@spokanecity.org>; McCann, Jacob <Jacob.mccann@dnr.wa.gov>; McClure, Jeff <Jmccclure@cheneysd.org>; Meyer, Eric <EMeyer@srhd.org>; Miller, Katherine E <kemiller@spokanecity.org>; Moore, David <david.moore@ecy.wa.gov>; Moore, Michael <michael.s.moore@williams.com>; Morris, Mike <mmorris@spokanecity.org>; Neff, Julie <jneff@spokanecity.org>; Neighborhood Services <Neigh.Svcs@SpokaneCity.org>; Nilsson, Mike <mnilsson@spokanecity.org>; Note, Inga <inote@spokanecity.org>; Nyberg, Gary <GNYBERG@spokanecounty.org>; Palmquist, Tami <tpalmquist@spokanecity.org>; Peacock, William <wpeacock@spokanecity.org>; Pederson, John <JPederson@spokanecounty.org>; Qureshi, Megan <mqureshi@spokanecity.org>; Ragaza-Bourassa, Anna <annarb@src.org>; Richman, James <jrichman@spokanecity.org>; Sakamoto, James <jsakamoto@spokanecity.org>; Sanders, Theresa <tsanders@spokanecity.org>; SEPA Center <sepacenter@dnr.wa.gov>; Sikes, Jeremy <jsik461@ecy.wa.gov>; Steele, David <dsteeler@spokanecity.org>; Trautman, Heather <htrautman@spokanecity.org>; Wallace, Kevin <kwallace@src.org>; Weinand, Kathleen <kweinand@spokanetransit.com>; Weingart, LuAnn <luann.weingart@avistacorp.com>; Wendle, Ned <ned.wendle@mead354.org>; Westby, April <awestby@spokanecleanair.org>; Windsor, Scott <swindsor@spokanecity.org>
Cc: Black, Tirrell <tblack@spokanecity.org>; Freibott, Kevin <kfreibott@spokanecity.org>
Subject: City of Spokane Z1500084COMP #2 of 4 Comprehensive Plan Amendment

Dear Agency or Interested City Department Reviewer,

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Please feel free to contact me if you have any questions,

Sincerely,



Tirrell Black

City of Spokane | Assistant Planner

509.625.6185 | fax 509.625.6013 | tblack@spokanecity.org | spokanecity.org





ATTACHMENT B - Preliminary and Final Plats - Indian Trail Vicinity

DATE: 2/15/2016

Prepared for the North Indian Trail 2015/2016 Comp Plan Amendment Applications - Includes development that would be expected to contribute to traffic and transportation capacity on Indian Trail and Francis.

Please note that this table represents a summary of available information and is neither exhaustive nor representative of all approvals, applications, or requirements concerning the listed projects. Refer to project documentation for more information.

FINAL PLAT?	Project Name	Plat Status	Prelim Plat	Prelim Plat Date	Final Plat	Final Plat Date	Buildout Status	Size (GIS)	Zoning	Single-Family		Two-Family ¹		Multi-Family	
										SF Units In Plat	SF Units Unbuilt	TF Units in Plat	TF Units Unbuilt	MF Units in Plat	MF Units Unbuilt
N	Hunt's Pointe	Prelim Plat	Z0800063-PP	10/14/2009	n/a	-	No Final Plat	52.56	RSF, RTF	183	183	48	48		
Y	Windhaven First Addition	Final Plat	Z9700051-PP/PUD	12/8/2003	Z0500112-FP/PUD	9/27/2006	Not started	49.48	RSF, RTF	286	286				
Y	Diamond Rock (Homestead) Apartments (AKA Indian Trail BSP)	BSP approved	Z0800004-BSP (Binding Site Plan, Not Plat)	4/23/2009	Building Permits: B1501541 B1501543 B1501544	-	Under Construction (No Further Permits)	4.32	O-35	0	0			96	96
Y	Estates at Rocky Ridge - off Lincoln Rd	Final Plat	Z0500089-PP/PUD	5/2/2006	Z0700037-FP/PUD	12/3/2007	Under Construction	13.17	RSF	42	15				
Y	Westwinds PUD - off Strong Rd - to Lowell	Final Plat	Z0500010-PP/PUD	6/8/2005	Z0600046-FP/PUD	2/22/2008	Under construction	19.96	RSF	36	19				
Y	Replat McCarroll's Addition Phase 2	Final Plat	Z1300061-PPLT	1/21/2014	Z1500038-FPLT	7/15/2015	Not Started	2.69	RSF	13	13				
Y	McCarroll's East 3rd Add	Final Plat	Z9400073-PP/ZC	11/19/1994	Z0500081-FP	8/24/2006	Under Construction	19.18	RSF	44	10				
Y	McCarroll's East 4th Add	Final Plat (Proposed)	Z9400073-PP/ZC	11/19/1994	Z1500028-FPLT	In Process	FPLT Application in Process	8.58	RSF	15	15				
N	McCarroll East ³	Prelim Plat	Z9400073-PP/ZC	11/19/1994	Various (See Items Above)	-	Various Final Plats Listed Separately	118.2	RSF, RTF	133	7	28	28		
Y	Ponderosa Ridge 3rd Addition	Final Plat	Z0000045-PP/PUD Z1000065-PPLT	7/20/2000 4/20/2011	Z1200004-FPLT	7/11/2012	Under Construction	9.94	RSF	43	12				
Y	Ponderosa Ridge 4th Addition	Final Plat (Proposed)	Z0000045-PP/PUD Z1000065-PPLT	7/20/2000 4/20/2011	Z1600082-FPLT	In Process	FPLT Application in Process	18.95	RSF	25	25				
Y	Woodridge View 1st Addition	Long Plat	Z0100033-PP	7/20/2001	Z0600060-FP	11/16/2006	Under Construction	24.72	RSF	40	7				

Notes:

¹ For every two-family lot approved there are assumed to be two units; each duplex = two dwelling units.

² A Binding Site Plan was approved for this parcel. However, the BSP expired and the current project under construction is not being constructed as part of the BSP, rather as a new project outside the BSP. As no change in use or division of land was necessary, only building permits were required prior to construction.

³ The original McCarroll East preliminary plat approval included 257 single-family lots, 30 duplex lots, and 11 larger undivided parcels. Only those lots allowed prior to additional traffic analysis, AKA "Phase I" (per HE decision Z9400073PP/ZC/R) are listed herein. The "Unbuilt" category in this row only includes lots that were not already included in final plats in other rows on this table.

Total Units in Final Plats
Total Units in Preliminary Plats, Not Yet Finalized

Total Units in Final Plats not including the current applications for Comprehensive Plan Amendments
Total Units in Preliminary Plats not including the current applications for Comprehensive Plan Amendments

Single-Family		Two-Family		Multi-Family	
SF Units In Plat	SF Units Unbuilt	TF Units in Plat	TF Units Unbuilt	MF Units in Plat	MF Units Unbuilt
544	402	0	0	96	96
316	190	76	76	0	0
258	116	0	0	96	96
183	183	48	48	0	0