



PLANNING & DEVELOPMENT
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**Comments from Agency Review Z1500085COMP
QueenB/South Regal**

AGENCY	DATE	COMMENTER
County of Spokane, Public Works	Letter received 02.03.2016	Scott Engelhard
City of Spokane Fire Department	Email received 02.05.2016	Dave Kokot, P.E.
City of Spokane, Planning & Development	Email received 02.08.2016	Eldon Brown, P.E.
Spokane Transit Authority	Email received 02.08.2016	Karl Otterstrom, AICP



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: Kevin Freibott, Assistant Planner
From: Scott Engelhard, Spokane County Engineering
File #: Z1500085COMP
Date: February 1, 2016
RE: Proposed Amendment of Land Use Plan Map from Open Space to Centers and Corridors Core; Queen B

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

It is noted that the applicant does not intend to submit any additional traffic information at this time and further suggests that traffic mitigation in the future will be based on project review at the time of application for a building permit and SEPA review.

This proposed zone change is not being requested for a specific development proposal or site plan at this time. At such time a site plan is submitted for review, the applicant shall submit detailed traffic information for review by the County Engineer to determine what traffic impacts, if any, that the development would have on surrounding infrastructure. The applicant is advised that mitigation maybe required for off-site improvements.

end

RECEIVED

FEB 03 2016

PLANNING & DEVELOPMENT

Freibott, Kevin

From: Kokot, Dave
Sent: Friday, February 05, 2016 2:00 PM
To: Freibott, Kevin
Subject: RE: City of Spokane Z1500085COMP #3 of 4 Comprehensive Plan Amendment

Categories: QueenB/SouthRegal

The Fire Department has the following concerns about this proposal:

1. Access to the sports fields needs to be taken into account should a medical incident occur.
2. Traffic considerations need to be taken into account for response times and the ability to respond.



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: Freibott, Kevin; tteske@comcast.net; teresa@kafentzis.com; shellourourke@comcast.net; 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
Subject: RE: City of Spokane Z1500085COMP #3 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 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

MEMORANDUM



DATE: February 08, 2016

TO: Tirrell Black, Assistant Planner

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

File No: Z1500085COMP

SUBJECT: Comprehensive Plan Amendment – Request a change in the land designation from Open Space to Centers and Corridors with associated zone change from RSF to CC2-DC.

APPLICANT: QueenB Radio, Inc.

Comp Plan Amendment Comments

1. Currently, no conflicts with city utilities (sewer and water) are foreseen by a land use zoning change as per this proposal. Sewer and Water are available in Regal. Future development will require a review of existing public water and sewer before concurrency for the development is reached.

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

February 8, 2016

Kevin Freibott
Assistant Planner
City of Spokane
808 W Spokane Falls Boulevard
Spokane WA, 99201

RE: REQUEST FOR COMMENTS FILE NO. Z1500085COMP, QueenB/South Regal

Dear Mr. Freibott,

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

The subject site is currently served by a southbound bus stop on the frontage of the adjacent property under the ownership of the applicant to the south and a northbound stop across Regal Street at Palouse Highway and Regal.

Should this proposed land use plan designation change be adopted, STA requests that the 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 business and residential entrances and the closest bus stop be required.
2. Provide a safe, marked pedestrian crossing of Regal Street approximately mid-way between the intersections of Regal and Palouse and Regal and 53rd Avenue.
3. The City and applicant shall coordinate with STA on landscaping and frontage design to ensure that the existing stop on the frontage of the adjacent property to the south is made ADA compliant with the installation of an all-weather landing pad at the stop extending a minimum of 5' along the length of the curb and 8' deep from the face of the curb.

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,



Karl Otterstrom, AICP
Planning Director