

**REQUEST FOR COMMENTS  
FILE NO. Z18-423REZN**

**Date:** May 1, 2018

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

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

**Subject:** Rezone Application (Type III)  
Redding Rezone – O-35 to OR

**Applicant:** Land Use Solutions and Entitlement  
c/o Dwight Hume  
9101 N. Mt. View Lane  
Spokane, Wa 99218

**Owner:** Gary Redding – PO Box 9815 – Spokane, WA 99209

**File Number:** Z18-423REZN

**Location Description:** (Site A) 6221 and 6215 N Maple St., 6222 and 6214 N Ash St. (Site B) 6221 and 6227 N Walnut St., 6222 and 6228 N Maple St. (Parcel numbers Site A 26361.0302, .0303, .0314, .0315. Site B 26361.0201, .0202, .0221, .0222.)

**Description of Proposal:** The applicant is proposing a Rezone to change the existing zoning to the parcels listed above. The current zoning for all parcels is Office (O-35) and is proposed to be changed to Office Retail (OR).

**Legal Description:** S36-T26-R42 (The full legal description is available by request from the planning department)

**SEPA:** This proposal will be reviewed under the State Environmental Policy Act (SEPA). Checklist attached. The lead agency is likely to issue a Determination of Non-Significance for this project. Please note that this may be the only opportunity to comment on the environmental impacts of the project. The lead agency is using the optional DNS process for this project as outlined in WAC 197-11-355

**Current Zoning:** Office–35 (O-35)

**REPORT NEEDED BY: 5 P.M. (May 15, 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.

**Additional Documents Provided: Site Plan, Applications SEPA Checklist**

\* - 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: Redding Rezone**

**FILE No.: Z18-423REZN**

### **E-mail Copies**

#### **City Departments**

- Asset Management, Attn: Dave Steele
- Building Department, Attn: John Halsey
- 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: Daniel Pringle\*
- 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: Omar Akkari
- Planning & Development, Attn: Mike Nilsson\*\*
- Planning & Development, Attn: Tami Palmquist
- Planning & Development, Attn: Andy Schenk
- Police Department, Attn: Sgt Chuck Reisenauer\*
- Public Works, Attn: Scott Simmons
- Solid Waste, Attn: Scott Wudsor
- 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\*\*

#### **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

#### **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: 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: Habitat Program

#### **Other Agencies**

- American Medical Response, Attn: Lori Koch
- U.S. Army corps of Engineers, Attn: Jess Jordan
- 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
- Mead School District Facilities & Planning, Attn: Ned Wendle
- 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 Regional Transportation Council, Attn: Amanda Mansfield
- Williams Northwest Pipeline, Attn: Michael Moore

#### **Hard Copies**

#### **Other Agencies**

- U.S. Postal Service, Attn: Postmaster
- Spokane Tribe of Indians, Attn: Randy Abrahamson (36-26-42)

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(Use this sheet for additional comments if necessary)

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Authorized Signature

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Department or Agency

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Date

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Concurrency  
Passed/Failed