

**REQUEST FOR COMMENTS  
Riverday School  
Conditional Use Permit  
FILE NO. Z21-170CUP2**



**DEVELOPMENT SERVICES CENTER**  
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SPOKANE, WASHINGTON 99201-3329  
509.625.6300  
MY.SPOKANECITY.ORG

**Date:** August 27, 2021

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

**From:** Ali Brast, Assistant Planner  
808 West Spokane Falls Boulevard  
Spokane, WA 99201 or call (509) 625-6638  
abrast@spokanecity.org

**Subject:** **Riverday School CUP** – Request for Comments

**Applicant:** Riverday School  
Dan Trend-Schons  
1627 E Trent Ave  
Spokane, WA 99202  
[dan@rentalconnect.com](mailto:dan@rentalconnect.com) 208-691-3692

**Owner:** Steven and Donna Kirschke  
PO Box 30892  
Spokane, WA 99223

**File Number:** Z21-170CUP2

**Location Description:** The proposal is located at **4249 E Pratt Ave, parcel 35224.2610** Section 22 – Township 25N – Range 43

**Description of Proposal:** The applicant is proposing to convert the existing church building into a small private school to serve no more than 25 students with associated teachers and support staff. The property received a special permit in the late 50's to build a church, so the structure and site have been operating as an institutional use for a number of years. The property is zoned Residential Single Family; school uses are allowed through a Type II conditional use permit, of which the Planning Director is the decision maker.

The applicant is not proposing any additions to the building nor any significant site work other than restriping the parking lot into a more useable configuration. In a Pre-Development Meeting held 7/29/21, the applicant was informed that abandonment of the existing septic system is highly encouraged and may be mandatory in the future. The applicant proposes to have all pick-up and drop-off of students take place on site, so no staging of vehicles is proposed on Pratt Ave.

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

**SEPA:** Exempt

**Current Zoning:** Residential Single Family (RSF)

**REPORT NEEDED BY: 5 P.M. September 10, 2021.** 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.

**DISTRIBUTION LIST FOR COMMENTS**  
**PROJECT NAME: "Riverday School" Conditional Use Permit**  
**FILE No.: Z21-170CUP2**

**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: Inga Note\*\*
- Integrated Capital Management, Attn: Marcia Davis\* \*\*
- Integrated Capital Management, Attn: Katherine Miller \* \*\*
- Integrated Capital Management: Scotty Allenton\* \*\*
- Library Services, Attn: DT Circulation\*
- Neighborhood & Business Services, Attn:
- Neighborhood Services, Attn: ONS Team
- Parks Dept., Attn: Garrett Jones\*
- PCED, Attn: Johnnie Perkins
- Planning & Development, Attn: Dean Gunderson
- Planning & Development, Attn: Kris Becker
- Planning & Development, Attn: Eldon Brown\*\*
- Planning & Development, Attn: Joeline 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 Services, Attn: Louis Meuler
- Police Department, Attn: Sgt Chuck Reisenauer\*
- Public Works, Attn: Marlene Feist
- Solid Waste, Attn: Scott Windsor
- Solid Waste, Attn: Rick Hughes\*
- Street Operations, Attn: Clint Harris\*\*
- Street Operations, Attn: Greg Martin\*\*
- Wastewater Management, Attn: Mike Morris\*\*
- Wastewater Management, Attn: William Peacock\*\*
- Wastewater AWWTP, Attn: Mike Coster\*\*
- Water Department, Attn: Jim Sakamoto\*\*

**County Departments**

- Spokane County Public Works, Attn: Barry Greene
- Spokane County Public Works, Attn: Lindsey Forward
- 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: 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: Leslie King - 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 Myhre
- Avista Utilities, Attn: Larissa Pruitt
- Cheney School District Operations, Attn: Jeff McClure
- City of Airway Heights, Attn: Heather Trautman
- City of Spokane Valley Planning, Attn: SEPA Review
- District 81 Capital Projects, Attn: Candy Johnson
- Mead School District Facilities & Planning, Attn: Ned Wendle
- 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 Weinand
- Spokane Regional Transportation Council, Attn: Ryan Stewart
- Williams Northwest Pipeline, Attn: Michael Moore

**Other Agencies**

- U.S. Postal Service, Attn: Postmaster
- Spokane Tribe of Indians, Attn: Randy Abrahamson (22-25-43)

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**File No.: Z21-170CUP2**

**COMMENTS:** (Use additional sheets if necessary)

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Department or Agency

\_\_\_\_\_  
Date

\_\_\_\_\_  
Concurrency Passed/Failed