

**REQUEST FOR COMMENTS
Riverview Retirement Shoreline Conditional Use Permit
FILE NO. Z25-475SCUP3**



DEVELOPMENT SERVICES CENTER
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Date: August 27, 2025

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

From: Tavis Schmidt, Planner II
808 West Spokane Falls Boulevard
Spokane, WA 99201 or call (509) 625-6646
tschmidt@spokanecity.org

Subject: **Shoreline Conditional Use Permit – Riverview Retirement** – Request for Comments

Applicant: Wattenbarger Architects
Attn: James Brown
40 Lake Bellevue Drive, Suite #350
Bellevue, WA 98005

Owner: Riverview Lutheran Retirement Community
1801 E. Upriver Drive
Spokane, WA 99207

File Number: Z25-475SCUP3

Location Description: The proposal is located at **1841 E. Upriver Drive; 1777 E. Upriver Drive, Parcels 35093.1002; 35093.1316,** SW 1/4, SEC. 09, T. 25 N., R. 43 E., W.M.

Description of Proposal: The applicant is proposing to demolish one existing building and rebuild a new 82 unit, 4-story residential building. On an adjacent site, build a new 31 unit 3-story residential building to the west on the same campus, land which is currently vacant. Site improvements and parking are included in the plans. There will be development and site improvements on the adjacent parcels. Some of the Riverview Retirement Campus and this project is located within the Shoreline Jurisdiction and the 200 ft OHWM buffer, thereby requiring a Shoreline Conditional Use Permit (SCUP) This is a Type III application and will be reviewed administratively, then a public hearing will be held in front of the Hearing Examiner who will issue a decision.

Legal Description: RIBLET & STRACKS SUB OF BLK 10 OF ROSS PARK ADD (Contact Planning Dept. for full legal description)

SEPA: Review required with decision pending. SEPA included in this routing for review.

Current Zoning: Residential Multi Family (RMF) and Light Industrial (LI)

REPORT NEEDED BY: 5 P.M. September 11th, 2025. 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.061, 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.061, 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: General Application, Conditional Use Permit Application, Shoreline Permit Application, Site/Floor Plans, Elevations, and Project Narrative, SEPA

* - 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 Adam Hayden, 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: "Riverview Retirement Shoreline Conditional Use Permit"
FILE No.: Z25-475SCUP3

E-mail Copies

City Departments

- Asset Management, Attn: Dave Steele
- Building Department, Attn: Dermott Murphy
- City Attorney, Attn: Timothy Fischer
- City Treasurer & City Taxes & Licenses
- Code Enforcement, Attn: Luis Garcia
- Construction Management, Attn: Mark Allen* **
- Engineering Services, Attn: Kelly Heitstuman * **
- Fire Dept., Attn: Justin Cravalho *
- Fire Dept., Attn: Lance Dahl *
- GIS, Attn: Steven Allenton
- Historic Preservation, Attn: Megan Duvall
- Integrated Capital Management, Attn: Marcia Davis* **
- Integrated Capital Management, Attn: Kevin Picanco * **
- Library Services, Attn: Dana Dalrymple*
- Neighborhood Services, Attn: ONS Team
- Parks Dept., Attn: Garrett Jones*
- PIES, Attn: Betsy Wilkerson & Johnathan Bingle
- Planning & Development, Attn: Tami Palmquist
- Planning & Development, Attn: Eldon Brown**
- Planning & Development, Attn: Adam Hayden*
- Planning & Development, Attn: Spencer Gardner
- Planning & Development, Attn: Dalton Kuhn**
- Planning & Development, Attn: Mike Nilsson**
- Planning & Development, Attn: Planning Review
- Planning & Development, Attn: Erik Johnson
- Planning & Development, Attn: Joellie Eliason
- Police Department, Attn: Ofc. Erin Raleigh *
- Public Works, Attn: Marlene Feist
- Solid Waste, Attn: Kerry Deatrich
- Solid Waste, Attn: Rick Hughes*
- Street Operations, Attn: Inga Note**
- Wastewater Management, Attn: Raylene Gennett **
- Wastewater Management, Attn: Duane Studer**
- Wastewater AWWTP, Attn: John Saywers**
- Water Department, Attn: Jim Sakamoto**

County Departments

- Spokane County Public Works, Attn: Steven Forster
- Spokane County Public Works, Attn: Brenna Carveth
- Spokane County Planning Department, Attn: Scott Chesney
- Spokane County Engineering Dept., Attn: Gary Nyberg
- Spokane Regional Health District, Attn: Kasey Wilberding
- Spokane Regional Health District, Attn: Eric Meyer
- SRCAA, Attn: April Westby

Washington State Agencies

- Department of Natural Resources
- Department of Natural Resources Aquatics
- Department of Natural Resources, Attn: SEPA Center
- Department of Commerce, Attn: Ben Serr
- Department of Archaeology & Historic Preservation, Attn: James McNaughton
- Department of Ecology, Attn: Environmental Review Section
- Department of Ecology, Attn: Megan Hayes, Wetlands/Shoreline
- Department of Ecology, Eastern Region, Attn: Melanie Kincheloe, 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, Real Estate Review
- Bonneville Power Administration, Attn: Amanda Raymond
- 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
- Fairchild AFB, Attn: Jeffrey Johnson
- 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 Regional Transportation Council, Attn: Kevin Wallace
- Williams Northwest Pipeline, Attn: Michael Moore

Additional Electronic/Email Copies

Other Agencies

- U.S. Postal Service, Attn: Postmaster
- Spokane Tribe of Indians, Attn: Randy Abrahamson (SW 1/4, SEC. 09, T. 25 N., R. 43 E., W.M.)