



CODE ENFORCEMENT COMPLAINT FORM

SPOKANE COUNTY
BUILDING & PLANNING
1026 WEST BROADWAY AVENUE
SPOKANE, WA 99260-0050
(509) 477-3675
FAX: (509) 477-4703

RECEIVED
APR 03 2013
PLANNING & DEVELOPMENT SERVICES

What is Code Enforcement?

Rules governing the use of **private** property are intended to protect the public health, safety, and welfare of all citizens. Building and Planning is responsible for enforcing the provisions of RCW's, County Codes and other Ordinances related to building codes, zoning, subdivisions, shorelines, and critical areas. Each ordinance also contains penalties that may be imposed when a property owner refuses to correct a cited violation.

Who may file a complaint and when may it be filed?

Any citizen may file a complaint whenever they observe conditions, uses of a property, or structures that they suspect are improper. Knowledge of County Ordinances is not required, since the enforcement staff makes this evaluation. Misdirected complaints will be forwarded to a more appropriate department or agency (i.e., Sheriff Department, Air Pollution, Animal Control, Regional Health District, etc.).

How is a complaint filed?

Except where an immediate hazard exists, compliance actions begin with either a signed complaint or e-mail from a citizen or another public agency. The appropriate form for filing a complaint can be acquired by calling 477-3675 or by visiting the Building and Planning Permit Center at 1026 W. Broadway Ave.

What happens once I've submitted my written complaint?

Except for issues where an immediate threat to health and safety exist, initial action on your complaint will normally begin within 2 or 3 days of receipt and an inspection of the site will normally occur within 5 working days. Resolutions, however, can take weeks, months and sometimes longer depending on the complexity and legal ramifications involved.

THIS SECTION MUST BE COMPLETE FOR US TO ACT ON THE MATTER

YOUR NAME: N. Nettleton Lane Residents

YOUR ADDRESS: 8811 - 8709 - 8715 Linder - Dunivant - Workman

YOUR PARCEL ID NUMBER: #26242.9141

YOUR PHONE NUMBER: DAYTIME 509-467-7714 EVENING _____

IF NECESSARY, MAY WE HAVE PERMISSION TO ENTER YOUR PROPERTY TO VIEW THE SUBJECT VIOLATION? ☒ YES ☐ NO

Confidentiality Preference: If you believe that disclosure of your identity would endanger your life, physical safety, or property, you may request that your identity not be disclosed under Chapter 42.17.310 RCW. Disclosure of information revealing your identity will depend on application of this Chapter (the Public Disclosure Law), other applicable laws and whether the complaint is criminally prosecuted. With those understandings, if you prefer that your identity NOT be disclosed, simply write your initials here. _____

SIGNATURE: Ronald J. Linder DATE: Aug 12, 2010

Wm B. Linder
Tom Dunivant

THIS SECTION IS ABOUT THE COMPLAINT - BE CONCISE AND COMPLETE

ADDRESS OF THE VIOLATION: 8819 N. Nettleton Lane 99208

IF NO ADDRESS IS AVAILABLE, PROVIDE A DETAILED DESCRIPTION: _____

PROPERTY OWNER (IF KNOWN:) SLAVIC BAPTIST CHURCH

OCCUPANTS OF PROPERTY (IF KNOWN): _____

NATURE OF COMPLAINT: The church has added a High School and as far as we know there is no Conditional use permit. Since School is to begin in Sept. and they have a sign up indicating enrollment's are being accepted we ask that you place this on "urgent request. They have a website which you can check. Please see attached letter.

THIS SECTION IS FOR DEPARTMENT USE ONLY

PARCEL NUMBER: _____ ZONING: _____ INSPECTOR: _____

PROJECT NUMBER: _____ INSPECTION DATE: _____ INSPECTOR'S INITIALS: _____

ASSUMED VIOLATION: _____ VERIFIED: ____ YES ____ NO

- ☐ 2 or more Residences on 1 lot
- ☐ Commercial Use in _____ Zone
- ☐ Erosion Sediment Control
- ☐ Fire Code Violation
- ☐ Livestock in a Residential Zone
- ☐ Occupancy without an approved final
- ☐ Setbacks
- ☐ Storage Violations
- ☐ Unsafe Conditions

- ☐ Approved Plan/Code Violation
- ☐ Conditions of Approval for Land-Use Actions
- ☐ FAARS Violation
- ☐ Illegal Signs
- ☐ No Permit
- ☐ Occupied - No Final
- ☐ Stop Work Order
- ☐ Timber Harvest
- ☐ Violation of Building Permit Conditions

INSPECTOR'S OBSERVATION/ACTION: _____

N Nettleton Lane Residents
Dunivant - Linder - Workman
Spokane, WA 99208
(509) 467-7714

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PLANNING & DEVELOPMENT SERVICES

August 9, 2010

To: Spokane County Planning Department
RE: Slavic Christian Academy
8819 N. Nettleton Lane
Spokane, WA 99208
<http://slavicchristianacademy.com/location-spokane>

RE: Slavic Baptist Church

The Slavic Christian Academy has expanded and now includes a high school which will be located at the above listed address. According to both the City and County's zoning laws, the Slavic Baptist Church is required to apply and receive a conditional use permit in order to have a high school on site. It is our understanding that no conditional use permits have been issued by either the City or the County of Spokane. In fact, the County Planning Department could not find any evidence of a permit even having been applied for by the Slavic Baptist Church for the addition of a high school. In the web site listed above, the Academy advertises enrollment for students in grades K-12 and a sign posted on their property confirms that they are offering classes for K-12 for the upcoming 2010-2011 school year.

Conditional use permits are designed to assess the impact on the surrounding neighborhood. In this case, the addition of a high school with teenagers of driving age substantially increases the traffic in and out of the school on a daily weekday basis. As we own Nettleton Lane that attaches to our section of property as do our neighbors that attach to their property line and are required to maintain it, AND it is the only ingress and egress available to the Slavic Baptist Church and the Slavic Christian Academy, we are naturally concerned about the increase traffic and the impact this will have on our road and on our lifestyle. The traffic has substantially increased during recent years as the church has expanded and grown. The number of cars here every weekday and Sundays can make it very difficult for us to exit our property with the grid lock after church services. Out of curiosity I counted cars in for Sunday Services August 8, 2010 and the number I counted was 323 although I could have missed a few. Taking into consideration this is summer where the church is not at its capacity due to vacationers that number is probably higher. Reason we know that is at times the parking spills outside of the church area onto two areas of our property where the emergency vehicle turn around is by our shop and also the rock landscaping in our fire lane across the street next to the soccer field.

The K-8 school and church activities on an almost regular basis and evening have substantially changed our rural lifestyle. It is naturally easy to imagine the situation worsening with the addition of a high school on the property and the exit onto Strong Rd.

In addition, the Slavic Baptist Church is currently proposing a major expansion on the city side of their property. Large trucks have been moving dirt for several weeks and a huge mound has accumulated on the property. It is our understanding that the city has not approved a grading permit for the site much less allowed any building to occur and we are concerned that the church will begin this process without city approval and oversight. According to County records, the line adjustment at the Spokane Slavic Baptist Church located at 8819 N. Nettleton Lane now includes the lot which is located in the City of Spokane. The proposal for this city lot is for another church or school which would include the high school. The line adjustment agreement requires that BOTH the City and County of Spokane approve any activity on this property. Attached is a copy of the line adjustment as well as a pre-development plan for the site from the Slavic Baptist Church, the Slavic Christian Academy and the City of Spokane.

Although we have tried to be accommodating neighbors, the steady increase in traffic has become a major concern for us and our neighborhood. The impact to our private road with the traffic, the risk of speeding teenagers and the sheer volume of cars has placed our children and animals at constant risk. The road, which was clearly not designed for this type of usage, has begun to erode and sink in various sections and the drainage and parking issues have clearly not been address. We would greatly appreciate the County's help in investigating and resolving these problems on our behalf and for the benefit of our neighborhood. As the school year is starting in a few weeks, it is our hope that the County will expedite our request and halt the acceptance of high school students until a conditional use permit has been requested and issued. In addition, we respectfully request that all activity on the city site located next to the church be halted until a permit has been approved by both the City and County of Spokane.



Please feel free to contact us at the above address and phone number. As time is critical at this juncture, we would appreciate a response as soon as possible. Thank you for your time.

Sincerely,

Ron and Nani Linder
8811 N Nettleton Lane




Tim and Jill Dunivant
8709 N Nettleton Lane

William Workman
8715 N Nettleton Lane



Attachments enclosed

Code Enforcement Complaint Form
Line Adjustment Agreement
Pre-Development Planning Meeting

CC: Kathy Cummings Planning Dept.
CC: Tami Palmquist City Planner
CC; Commissioner Todd Mielke
CC: Commissioner Bonnie Mager

Addendum: We respectfully request that you keep us informed about new permits and or actions taken pertinent to us as tax paying property owners.















