



PLANNING & DEVELOPMENT
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**REQUEST FOR COMMENTS
FILE NO. Z1400033PBSP**

DATE: July 21, 2014

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

FROM: Tami Palmquist, AICP, Associate Planner
808 West Spokane Falls Boulevard
Spokane, WA 99201 or call (509) 625-6157
tpalmquist@spokanecity.org

SUBJECT: Sportsman Warehouse Preliminary Binding Site Plan (segregation of one lot into two)

**APPLICANT/
OWNER:** Douglass Properties
815 Rosewood Ave.
Spokane, WA 99208
Phone: (509) 458-4260 AND Email: skrum@spokane-rentals.com

AGENT: JR Bonnett Engineering
803 E. 3rd Ave.
Spokane, WA 99202
Phone: (509) 534-3929 AND Email: mhawkins@jrbonnett.com

LOCATION: 201 E. Lyons Ave. on parcel # 36293.0068 The project sits between Lyons Avenue and Wedgewood Avenue, just east of Division Street. SW ¼ of SEC 29, T26N, R43EWM

REPORT NEEDED BY: 5 P.M. (August 4, 2014). If additional information is required in order for your department or agency to comment on this proposal, please notify the Planning Services Department 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.

The lack of comment including concurrency by any referral agency will be considered acceptance of this application as technically complete and meeting concurrency requirements.

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.

DESCRIPTION OF PROPOSAL: The application is for a Binding Site Plan to create 2 lots. The north lot is for the Sportsman Warehouse, currently under construction, and the south lot is for future commercial uses. The main point of access is proposed via Division Street, additional access is shown onto Wedgewood and Lyons as well.

ENVIRONMENTAL REVIEW: SEPA was completed on this site in 1997. The City issued an MDNS on January 14, 2000. See attached SEPA Checklist and MDNS.

ADDITIONAL STUDIES: Expanded Trip Generation & Distribution Letter, dated June 26, 2014, Application Narrative.

PRE-DEVELOPMENT CONFERENCE: January 30, 2014

**DISTRIBUTION LIST FOR COMMENTS
FILE No.: Z1400033PBSP**

E-mail Copies

Washington State Agencies

- Department of Natural Resources, Attn: Jacob McCann
- Department of Natural Resources, Attn: SEPA Center
- Department of Commerce, Attn: Dee Caputo
- Department of Archaeology & Historic Preservation, Attn: Gretchen Kaehler
- Department of Ecology, Attn: Environmental Review Section
- Department of Ecology, Eastern Region, Attn: Teri Costello
- Department of Ecology, Eastern Region, Attn: Michael Maher, Shoreline Permit Reviewer
- Department of Ecology, Easter Region, Attn: David Moore, Wetlands/Shoreline
- Department of Transportation, Attn: Char Kay
- Department of Transportation, Attn: Greg Figg
- Department of Fish & Wildlife, Attn: Karin Divens - Habitat Program

City Departments

- Asset Management, Attn: Dave Steele
- Building Department, Attn: John Halsey
- Capital Programs, Attn: Mike Taylor
- Capital Programs, Attn: Steven Allenton
- City Attorney, Attn: James Richman
- Code Enforcement, Attn: Heather Trautman
- Construction Management, Attn: Ken Brown
- Engineering Services, Attn: Dan Buller
- Fire Dept., Attn: Dave Kokot.
- Historic Preservation, Attn: Jennifer Haegele
- Library Services, Attn: Dana Dalrymple
- Neighborhood Services, Attn: Jonathan Mallahan & ONS Team
- Parks Dept., Attn: Tony Madunich
- PCED, Attn: Theresa Sanders
- Planning & Development, Attn: Kris Becker
- Planning & Development, Attn: Eldon Brown
- Planning & Development, Attn: Tami Palmquist
- Planning & Development, Attn: Julie Neff
- Planning & Development, Attn: Patty Kells
- Planning & Development, Attn: Mike Nilsson
- Solid Waste, Attn: Scott Windsor
- Solid Waste, Attn: Rick Hughes
- Street Operations, Attn: Inga Note

- Wastewater Management, Attn: William Peacock
- Wastewater Management, Attn: Mike Morris
- Wastewater AWWTP, Attn: Dale Arnold
- 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: Steve Holderby
- Spokane Regional Health District, Attn: Eric Meyer
- SRCAA, Attn: April Westby

Other Agencies

- American Medical Response, Attn: Lori Koch
- U.S. Army corps of Engineers, Attn: Tim Erkel
- Avista Utilities, Attn: Lu Ann Weingart
- Cheney School District Operations, Attn: Jeff McClure
- 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 Tribe of Indians, Attn: Jacki Corley
- Spokane Regional Transportation Council, Attn: Kevin Wallace
- Spokane Regional Transportation Council, Attn: Anna Ragaza-Bourassa
- Williams Northwest Pipeline, Attn: Michael Moore

Hard Copies

Other Agencies

- U.S. Postal Service, Attn: Postmaster
- Spokane Tribe of Indians, Attn: Randy Abrahamson (Section, Township, Range)

* - The lack of comment including concurrency by any referral agency will be considered acceptance of this application as technically complete and meeting concurrency requirements.

** - Forward your comments to Patty Kells, Planning & Development, at least 2 working days before the "Report needed by" date shown on the front page.

COMMENTS: (Use additional sheets if necessary)

Authorized Signature

Department or Agency

Date

Concurrency Passed/Failed