

**REQUEST FOR COMMENTS  
FILE NO. Z16-653CUP3**

**Date:** July 29, 2016

**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:** Type III Conditional Use Permit – Trinity School & St. Anthony’s Parish Master Campus Plan

**Applicant:** Matt Hoffman  
Garco Construction  
4114 E Broadway  
Spokane, WA 99202

**Property Owner:** St. Anthony’s Catholic Parish – Spokane  
2320 N Cedar  
Spokane, WA 99205

**File Number:** Z16-653CUP3

**Location Description:** The main subject property is located at **2315 N Cedar** and involves the following parcels: **25121.6003, 25121.6002, 25121.6001, 35073.3501, and 35073.3401**

**Description of Proposal:** St. Anthony’s Catholic Parish is applying for a Master Campus Plan for the construction of a new school and childcare facility to be located across parcels 25121.6003, 25121.6002, and 25121.6001. Once this new school/daycare is constructed, the church proposes demolishing the existing school located on parcel 35073.3501. Once the existing school is demolished, the applicant is proposing to construct a surface parking lot to provide parking for the new school/daycare and the parish’s church on the same parcel as the existing school.

In the Pre-Development meeting, the applicant presented a site plan that indicated a drop off lane along the western side of the new school and through the existing alley behind the lots on Cedar and Carlisle. After holding the Community Meeting, the applicant has removed the proposed drop off lane entirely from the plans and intends to hold drop off in front of the church across Cedar. They would like to paint crosswalks across Cedar at Carlisle for safe crossing.

The Parish intends to use these two sites as one campus, even though the properties are legally separated by right-of-way. To be able to share building coverage allowance, floor area ratio, and parking the applicant is applying for a Master Campus Plan, which is process as a type III conditional use permit. The Hearing Examiner is the decision maker.

**Legal Description:** The entire legal description can be obtained through Planning and Development.

**SEPA:** This proposal is being reviewed under SEPA. The checklist is attached.

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

**REPORT NEEDED BY: 5 P.M. August 12th, 2015.** 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.

**Pre-Development Conference – None**

**Additional Documents Provided: CUP Application**

\* - 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, Developer Services at least 2 working days before the "Report needed by" date shown on the front page.

**DISTRIBUTION LIST FOR COMMENTS**  
**FILE No.: Z16-653CUP3**

**E-mail Copies**

**City Departments**

- Asset Management, Attn: Dave Steele
- Building Department, Attn: John Halsey
- City Attorney, Attn: James Richman
- City Treasurer: Megan Qureshi
- Code Enforcement, Attn: Heather Trautman
- Construction Management, Attn: Ken Brown\* \*\*
- 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: 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: Patty Kells\*
- Planning & Development, Attn: Lisa Key
- Planning & Development, Attn: Julie Neff
- Planning & Development, Attn: Mike Nilsson\*\*
- Planning & Development, Attn: Tami Palmquist
- Police Department, Attn: Sgt Chuck Reisenauer\*
- Public Works, Attn: Katherine Miller
- Solid Waste, Attn: Scott Windsor
- 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: Ray Byrne
- Spokane Regional Health District, Attn: Eric Meyer
- SRCAA, Attn: April Westby

**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: 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: Karin Divens - 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
- 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: Anna Ragaza-Bourassa
- Williams Northwest Pipeline, Attn: Michael Moore

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**Other Agencies**

- U.S. Postal Service, Attn: Postmaster
- Spokane Tribe of Indians, Attn: Randy Abrahamson (Section 12, Township 25, Range 42 and Section 07, Township 25, Range 43)