

REQUEST FOR COMMENTS
"Turner Mansion" Conditional Use Permit
FILE NO. Z1400038CCUP3



PLANNING & DEVELOPMENT
808 W. SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3343
509.625.6300
FAX 509.625.6822
spokaneplanning.org

Date: August 28, 2014

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

From: Dave Compton, Assistant Planner
808 West Spokane Falls Boulevard
Spokane, WA 99201 or call (509) 625-6089
dcompton@spokanecity.org

Subject: Type III Conditional Use Permit – Historic Change of Use

Owner: J. Thomas Sawyer
13212 N. Howard Lane
Spokane WA, 99208
(509) 999-2473

File Number: Z1400038CUP3

Location Description: The subject property to be used in this proposal is located at 1521 E. Illinois Avenue., Spokane, WA.

Description of Proposal: The applicant is requesting a Conditional Use Permit for use of a single-family house in an RSF zone for a private office. The house has been renovated and is on the Spokane Register of Historic Places. Renovation included interior, exterior, landscaping, ADA ramps, and parking. The project includes 10-15 office spaces ranging in size from 150 square feet to 750 square.

Legal Description: A full legal description of the subject property is available in Planning and Development, located on the 3rd Floor of City Hall, 808 West Spokane Falls Blvd., Spokane, WA 99201-3329.

SEPA: This proposal will be reviewed under the State Environmental Policy Act (SEPA).

Current Zoning: RSF (Residential Single-Family)

REPORT NEEDED BY: 5 P.M. (September 12, 2014). 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 – September 19, 2014

Additional Documents Provided: None

* - 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
PROJECT NAME: "Turner Mansion" Conditional Use Permit
FILE No.: Z1400038CUP3

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**
- Police Department, Attn: Sgt John Gately*
- 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 9, Township 25N, Range 43E)

REQUEST FOR COMMENTS
FILE No.: Z140038CUP3

COMMENTS: (Use additional sheets if necessary)

Authorized Signature

Department or Agency

Date

Concurrency Passed/Failed