

REQUEST FOR COMMENTS
"Wilson Avenue" Variance
FILE NO. Z1500062VAR

Date: August 10, 2015

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 – Variance

Applicant: Cooke Development L.L.C.
Property Owner/Agent: c/o Bob Cooke
503 E. 2nd Avenue
Spokane, WA 99202
(509) 327-2282

File Number: Z1500062VAR

Location Description: The subject parcels to be used in this proposal are addressed as 1623 & 1629 W. Wilson Avenue, Spokane, WA. (Parcel #'s 25134.4715 & 25134.4722).

Description of Proposal: The applicant is requesting the front yard setback for 4 underlying lots (currently 2 parcels) be reduced from 20 feet to 7.5 feet to prevent further cutting into the adjacent hillside. A similar variance request by the same property owner was approved for 3 adjacent parcels to the east of this proposal in 2005.

SEPA: Categorically Exempt

Current Zoning: RHD-35 (Residential High Density – 35 foot height limit)

REPORT NEEDED BY: 5 P.M. (August 24, 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: Draft Geotechnical Report

* - 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: Wilson Avenue – Variance
FILE No.: Z1500062VAR

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: Jeremy Sikes, 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: Ed Lukas
- Building Department, Attn: John Halsey
- Capital Programs, Attn: Mike Taylor* **
- Capital Programs, Attn: Steven Allenton* **
- City Attorney, Attn: James Richman
- City Treasurer, Attn: Megan Dyson
- Code Enforcement, Attn: Heather Trautman
- Construction Management, Attn: Ken Brown* **
- Engineering Services, Attn: Dan Buller* **
- Fire Dept., Attn: Dave Kokot.*
- Historic Preservation, Attn: Megan Duvall
- 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 24, Township 25N, Range 42E)

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COMMENTS: (Use additional sheets if necessary)

Authorized Signature

Department or Agency

Date

Concurrency Passed/Failed