



BRICKLIN & NEWMAN LLP
lawyers working for the environment

July 9, 2019

John Pederson
Planning Director
Spokane County Building and Planning
1026 W. Broadway Avenue
Spokane, WA 99260



RE: Request for Administrative Interpretation

Dear Mr. Pederson:

On behalf of the Glenrose Association, I am requesting an Administrative Interpretation pursuant to Chapter 14.504 of the Spokane County Zoning Code (“SCC”). Specifically, the Glenrose Association seeks an interpretation of the zoning text pursuant to SCC 14.504.200 regarding the meaning, intent and impact of certain definitions in the zoning code (SCC 14.300.100) as they relate to Spokane Youth Sports Association’s (“SYSA”) proposed sports field complex in the Glenrose neighborhood.

The required fee of \$1,152.00 is submitted with this request.

SYSA proposes construction of a sports field complex comprised of multiple baseball and soccer fields, along with buildings to support these uses, such as restrooms and concession stands. SYSA describes the proposed sports field complex as:

4 youth baseball fields, 2 multi-sports fields, with lights, basketball court, storage facilities, restrooms and ADA walking path. ...SYSA has decided to implement Phase One of the complex with one multi-purpose sports field, parking lot, storage and restrooms. ... The Zakheim Youth Sports Complex turfed multi-use field would be used year-round and the only synthetic turf field on the south hill. During spring, fall, and winter months the field would be used 46.5 hours per week for 39 weeks, 1,813.5 hours. In the summer the field will be used 84 hours per week for 13 weeks, 1,092 hours for a total of 2,905.5 hours of playing time.

See Attachment A. SYSA clearly states, “Service area is about an 8 mile radius which includes Freeman, the South Hill, Hangman Valley, Eagle Ridge, and South Spokane County approximately 50 Square miles or 25 minutes driving time in all directions which is what a typical family would make.” *Id.* SYSA also states, “We expect that many teams from the entire Spokane community will travel as far as 20 miles from outlining areas including the Northside, Mead, Deer Park, Spokane Valley and Airway Heights to utilize the fields for tournament play, as well as

turfed playing time during the winter months.” *See* Attachment B. SYSA indicates that the estimated “population of the Zakheim Youth Sports Complex service area is a minimum of 60,000.” *Id.*

SYSA has indicated that the sports field complex will draw users from across the region, including:

- Washington East Soccer Club;
- Spokane Shadow Soccer Club;
- Washington Surf Soccer Club;
- Inland Empire Youth Soccer Association;
- Adult Soccer;
- Spokane Youth Lacrosse;
- Pop Warner Football;
- Adult flag Football;
- Rugby;
- Little league. Spring, summer and fall leagues;
- Spokane Indians Youth baseball. Spring, summer and fall leagues; and
- Legion Baseball summer league.

See Attachment B.

According to SYSA, the sports field complex will draw at least two large tournaments necessitating at least 350 hotel rooms. *See* Attachment A. Through conversations between Association board members and SYSA representatives, it is our understanding that SYSA intends to conduct night games at the sports complex and will require extensive stadium lighting.

The Building and Planning Department has previously stated that the SYSA’s sports field complex is classified as a “community recreation facility” and, therefore, an allowed use in the Urban Reserve zone. *See* Attachment C.

Given the scope and scale of this proposal, the Glenrose Association believes that the “community recreation facility” is clearly the wrong classification under the Spokane County Code. The “participant sports and recreation (outdoor only)” use more accurately describes the intended “sports complex” use proposed for the Glenrose area.

The Glenrose Association seeks an administrative interpretation of the meaning, intent and impact of the “community recreation facility” and the “participant sports and recreation” classifications as they relate to this proposal.

The Spokane County Code includes definitions of both classifications:

Community Recreational Facility: Any public or private building, structure, or area which provides amusement, relaxation, or

diversion from normal activities for persons within the area in which it is located and which is not operated for profit.”

Participant sports and recreation (outdoor only): Participant sports and recreation use in which the sport or recreation is conducted outside of an enclosed structure. Examples include tennis courts, water slides, and driving ranges.”

SCC 14.300.100.

There are at least two critical terms in these definitions which make clear that the SYSA sports field complex is more appropriately classified as an outdoor participant sports and recreation use. One relates to the nature of the activities and the other relates to the area served by the facility.

First, regarding the nature of the activities, the two terms differ in their reference to “sport” activities. The term “sport” appears only in the definition of “Participant sports and recreation (outdoor only).” Indeed, the word “sport” is part of the term being defined. In contrast, the term “sport” does not appear in the definition of “community recreational facility” (nor is it part of the term being defined).

SYSA is proposing to allow “sport[s] . . . conducted outside of an enclosed structure.” That clearly fits within the term and definition of the term “participant sports and recreation.” Activities characterized as “sports” are not included in the activities covered by the “community recreational facility” definition. Therefore, we request that you issue an interpretation that determines that sport facilities such as the one proposed by SYSA falls within the “participant sports and recreation (outdoor only)” definition, not “community recreational facility.”

SYSA may contend that the proposed use also will be used to provide “amusement, relaxation, or diversion from normal activities” (part of the definition of “community recreational facility”). But that is far less specific than the proposed use’s “sport” connection to the “participant sports and recreation” definition. Where two terms arguably apply, the more specific should be used. *Cingular Wireless, LLC v. Thurston County*, 131 Wn. App. 756, 774 (2006). Here, given that the proposed use is described as “sports” and that word is used both in the definition and title of the term “participant sports and recreation,” that term clearly is the better fit for the proposed use.

The second distinguishing part of the definitions is the geographic scope of the service area. Consistent with the use of the word “community” in the term “**community** recreational facility” term, the code defines that term as a use which provides “amusement, relaxation, or diversion from normal activities **for persons within the area in which it is located . . .**” Likewise, the County Parks Department understands the term “community” to refer to a relatively small service area. In the County’s Parks, Recreation, and Open Space Plan (2014), “community parks” are described as having a service area of one to three miles. *Id.* at 18. While the County Code does not specifically define “community,” it does define “neighborhood,” which would encompass the same or larger area as a “community.” SCC 14.300.100 states, “A neighborhood generally ranges in size from 1/2 to 1 square mile, with populations ranging from approximately 3,500 to 8,000 people.”

In contrast with the relatively small service area associated with a “community recreational facility,” no similar service area limitation is included in the definition of “Participant sports and recreation (outdoor only).” Examples of such use in the code include “driving ranges” and “water slides,” neither of which are likely to be used only by nearby residents.

SYSA intends for its sports field to be a regional sports hub that draws people from well beyond the Glenrose neighborhood. It is not intended to benefit only or primarily “persons within the area in which it is located.” The sports fields complex will be used by athletic league teams from throughout the area. SYSA plans multi-day tournaments drawing teams from areas far beyond the immediate community, and far beyond a one to three-mile service area. Clearly, the intended service area for the SYSA facility fits within the “participant sports and recreation” definition and not the “**community** recreational facility” definition.

Further support for this conclusion is provided by the County’s application of these definitions in the past. As you know, we have made public records requests to determine the County’s past use of these terms. The County’s records reveal that other projects classified as a “community recreation facility” have never included any sports field complexes or similar facilities. To the contrary, the term has been applied to facilities serving a small service area, typically an individual development. For example, the “community recreation facility” use was applied to a building at the Stone House Bluff PUD, a private development, approved by the County on September 1, 2015. The broad service area intended for SYSA’s facility precludes classifying its proposal as a “community recreational facility,” and leaves “participant sports and recreation” as the only viable option.

In sum, the SYSA sports field should be classified as “participant sports and recreation (outdoor only).” The County should provide an administrative interpretation to that effect.

Please advise if there is any additional information you would like before rendering the requested interpretation.

Very truly yours,

BRICKLIN & NEWMAN, LLP



Rick Eichstaedt
Attorney for Glenrose Association

cc: Client

ATTACHMENT A

Project #18-1451, Zakheim Youth Sports Complex

Current Status: Application Submitted

Project Details

Primary Sponsor: Spokane Youth Sports Association

Primary Contact: Jan Ager Karel
(509) 990-1645
jankarel1@yahoo.com

Funding Program: YAF - Large
Project Type: Development

Project Description

Spokane Youth Sports Association (SYSA) is a 501 (c) (3) non-profit organization that provides sports activities for youth ages 4-18. SYSA has served over 312,000 kids with over 31,000 volunteers since 1966 and is the largest youth sports services organization in Spokane. 19.4 acres of farmland was gifted to SYSA to develop a desperately-needed Sports Complex in the south region of Spokane County. The parcel is located on the South hill of Spokane at 37th and Glenrose. Design includes 4 youth baseball fields, 2 multi-sports fields, with lights, basketball court, storage facilities, restrooms and ADA walking path. Due to strong demand for field space, SYSA has decided to implement Phase One of the complex with one multi-purpose sports field, parking lot, storage and restrooms. We anticipate a public-private partnership that will ensure a successful youth sports outcome and conserve land in a beautiful, rural park like setting. The Zakheim Youth Sports Complex turfed multi-use field would be used year-round and the only synthetic turf field on the south hill. During spring, fall, and winter months the field would be used 46.5 hours per week for 39 weeks, 1,813.5 hours. In the summer the field will be used 84 hours per week for 13 weeks, 1,092 hours for a total of 2,905.5 hours of playing time. The field will be managed and maintained by SYSA which includes a network of experienced recreation professionals. We will have a dedicated sports coordinator to manage all scheduling.

Project Overall Metrics (Outcomes, Benefits)

Category / Work Type / Metric	Application Answer
Program Outcomes	
Youth Served	0
Youth Served by the development or renovation project	23520
Sites Improved	
Project acres renovated	4.97
Completion Date	
Projected date of completion	09/30/2019

Project Funding

Funding Request		Funding %	Min Match Required	Sponsor Match Source	
YAF - Large (FY2020)	\$350,000	15.98 %		Cash Donations	\$1,825,000
Sponsor Match	\$1,840,000	84.02 %	50%	Donated Labor	\$15,000
Total Project Funding	\$2,190,000	100.00 %			
Project Cost Summary		Project %	Admin/A&E %	Maximum for Selected Program	
DEVELOPMENT COSTS				\$350,000	
Development	\$2,030,000				
A&E	\$160,000		7.88 %	\$406,000 (20%)	
Subtotal	\$2,190,000	100.00 %			
Total Cost Estimate	\$2,190,000	100.00 %			

Worksites and Properties

County: Spokane

Legislative Districts 2012: 06

Congressional Districts 2012: 05

YAF Regions: Eastern Washington North

Coordinates: 47.62010402
-117.33007530

Worksite #1: Zakheim Youth Sports Complex

Coordinates from Mapped Point: Latitude: 47.62010402 Longitude: -117.33007530
Coordinates from Worksite: Latitude: Longitude:
Directions:

neighborhood. Extending hours of use and allowing youth athletic opportunities.

Site Access Directions: From I 90 Take exit 283B toward Thor St/Freya St Merge onto E 3rd Ave Continue straight to stay on E 3rd Ave Continue onto E 4th Ave Slight right to stay on E 4th Ave Turn right onto S Carnahan Rd Turn left onto S Glenrose Rd Slight right to stay on S Glenrose Rd 5814 E 37th Ave Spokane, WA 99223

Worksite Address:

5814 E 37th Ave
Spokane, WA 99223

Development Metrics (Outcomes, Benefits)

Category / Work Type / Metric	Application Answer	Work Type Cost
Athletic Fields		
Installation of athletic field amenities		
Total cost for Installation of athletic field amenities		\$25,000.00
Number of athletic field amenities	Bleachers, Portable fencing, Scoreboards, Spectator seating	
Multi-purpose field development		
Total cost for Multi-purpose field development		\$1,000,000.00
Number of multi-purpose fields	1 new, 0 renovated	
Number of multi-purpose fields with lighting	1 new, 0 renovated	
Number of multi-purpose fields by surface type - Synthetic	1	
Primary users of multipurpose fields	Youth	
Select the recreational uses of multi-purpose fields	Football, Lacrosse, Rugby, Soccer	
Select the multi-purpose field renovation elements	Add/replace fencing, Add/replace irrigation/drainage, Add/replace lighting, Add/replace turf, Add/upgrade field amenities	
Buildings and Structures		
Construct / install restroom		
Total cost for Construct / install restroom		\$15,000.00
Number of restrooms	12 new, 0 renovated	
Select the restroom type	Pads for sani-cans, Restroom	
Provide the square feet of each restroom	16 linear feet	
Construct storage facility		
Total cost for Construct storage facility		\$75,000.00
Number of storage buildings	1 new, 0 renovated	
Number of square feet of the storage building	750	
General Site Improvements		
Develop circulation paths or access routes		
Total cost for development of circulation paths or access routes		\$50,000.00
Enter length of circulation paths and routes by surface type - Concrete	1190	
Minimum width of the circulation paths or access routes	6	
Lighting provided (yes/no)	Yes	
Install fencing/barriers		
Total cost for Install fencing/barriers		\$45,000.00
Select the fencing types	Chain link fencing	
Linear feet of fencing/barriers installed	1900	
Number in feet of fence height	6	
Select the barrier types	No barriers	
Install lighting (general security)		
Total cost for Install lighting (general security)		\$45,000.00
Number of general security lights installed	10	
Install signs/kiosk		
Total cost for Install signs/kiosk		\$15,000.00
Number of kiosks	0 new, 0 renovated	
Number of interpretive signs/displays	2 new, 0 renovated	
Number of permanent entrance signs	1 new, 0 renovated	
Number of electronic signs	0 new, 0 renovated	
Project involves installation of informational signs (yes/no)	Yes	
Install site furnishings		
Total cost for Install site furnishings		\$70,000.00
Select the site furniture / amenities	Benches, Bike racks, Recycling/Trash receptacles	
Landscaping improvements		
Total cost for Landscaping improvements		\$75,000.00
Acres of landscaped area	1.00	
Select the landscape features	Boulders, Drainage, Grass/turf, Groundcover, Irrigation, Planters, Trees/shrubs	
Parking and Roads		
Parking development		
Total cost for Parking development		\$250,000.00
Number of vehicle parking stalls	166 new, 0 renovated	

Number of accessible parking stalls - Vehicle	10	
Select the parking surfaces	Asphalt	
Select the parking enhancements	Curbs, Entry gate, Rock barriers, Security lighting, Striping	
Utilities		
Install communication utilities		
Total cost for Install communication utilities		\$20,000.0
Select the communication utilities	Cable, Phone	
Install fire suppression system		
Total cost for Install fire suppression system		\$115,000.0
Number of fire suppression systems	0 new, 0 renovated	
Number of fire hydrants	8 new, 0 renovated	
Install power utilities		
Total cost for Install power utilities		\$45,000.0
Select the power utilities	General service connection	
Install sewage system		
Total cost for Install sewage system		\$15,000.0
Select the sewer utilities	Drain field	
Install stormwater system		
Total cost for Install stormwater system		\$45,000.0
Select the stormwater utilities	Bio filtration swale	
Install water system		
Total cost for Install water system		\$40,000.0
Select the water utilities	Water treatment system	
Permits		
Obtain permits		
Total cost to Obtain permits		\$85,000.0
Architectural & Engineering		
Architectural & Engineering (A&E)		
Total cost for Architectural & Engineering (A&E)		\$160,000.0

Development Questions

- 1 of 6 Identify the source of funds (i.e. federal grant, Conservation Futures, local appropriations, private land donation, etc.) that was originally used to acquire the property.
\$500,000 ~ Irv Zakheim, Donated land to Spokane Youth Sports Association
- 2 of 6 Cultural Resources: Has the worksite been investigated for historical, archeological, or cultural resources? If yes, when did this occur and what agencies and tribes were consulted? Attach related documents (letters, surveys, agreements, etc.) to your project in PRISM.
No
- 3 of 6 Describe existing worksite site conditions. The answer to this question will be used in cultural resource consultation so please provide detailed information.
Existing worksite conditions are agricultural use/farm ground.
- 4 of 6 Cultural Resources: Describe any proposed ground disturbing activities that will take place as part of your project. This includes work conducted by hand or mechanized tools. Provide specific information including length, width, and depth of the ground disturbance. Ground disturbing work includes all restoration activities, geotech, fencing, demolition, etc. Avoid subjective phrases such as "ground disturbing activities will be minor".
General earthwork: clear & grub, rough grade, finish grade, lawn irrigation/landscaping.
- 5 of 6 Give street address for this worksite if available.
5814 E 37th Ave
- 6 of 6 Cultural Resources: Are there any structures existing on the property (including tidegates, dikes, residential structures, bridges, rail grades, etc.)? If so, please list all existing structures. Indicate if any of these structures will be altered or demolished as a result of the project, and provide the following for each structure that could be altered or demolished: identifying name, year constructed, year(s) remodeled/renovated. Attach at least one photo of each altered structure.
No. None Significant

Property for Zakheim Youth Sports Complex Worksite #1: 5814 E 37th Ave Spokane, WA 99223

Activity: Development

Landowner
Spokane Youth Sports Association
1221 N Howard St
Spokane, WA 99220-3740

Landowner Type: Private

Control and Tenure
Instrument Type: Sponsor owned property (deed)
Purchase Type:
Term Length: Perpetuity
Expiration Date:
Note:

Conservation Plan, legal settlement, etc. If yes, explain:

No

- 2 of 14 **Is your organization registered as a non-profit with the Washington Secretary of State? If so, what is your Unified Business Identifier (UBI) number?**
Yes. SYSA is a 501(c)3 UBI number is 91-6067453
- 3 of 14 **Describe any ground disturbing work that will be necessary as part of the design process, such as geotech work. Include anticipated number of test sites, depth of disturbance, location, etc.**
Geotech scope of work is underdetermined at this time.
- 4 of 14 **Describe any required mitigation as a result of the action in this proposal. Will mitigation occur on this site or another location?**
Wetland assessment. Mitigation underdetermined at this time.
- 5 of 14 **Are overhead utility lines present at the site, and if so explain how they will be relocated or buried.**
Yes. Existing overhead utility lines will be relocated if required by local permitting agency. Voluntary relocation of utility lines may occur at the intersection of 37th and Glenrose at owner/applicant's discretion
- 6 of 14 **Will this proposal renovate or expand an existing public park/recreation area? If yes, what is the name of the existing area?**
No
- 7 of 14 **Describe the nature of any existing rights-of-way, easements, reversionary interests, etc. to the project area.**
Braking/turn lanes and associated street modification are likely. Formal civil design is pending award of Grant and additional funding.
- 8 of 14 **Does your project address or accommodate the anticipated effects of climate change? If yes or maybe, please describe how.**
No
- 9 of 14 **When this project is completed, what are the projected economic benefits to the community or region? Consider factors such as employment, tourism, environmental improvements, property values, tax revenues, and benefits to human health and wellness. The economic benefits may be realized by government, private businesses, or the general public. Reference existing studies or data. (750 characters max)**
This project will increase economic benefit to the community. SYSA experience with 3 annual baseball tournaments currently brings in 656 hotel nights. Projecting this out for 2 more tournaments could bring an increase 350 hotel nights more. Property values have definitely increased and will continue to rise. More than 5,000 SYSA low income families have received over \$350,000 in fee discounts by donations. With the new complex schools will have better access for after school sports. Aspen Institute and the US Department of Education has shown extensive research that student athletes have up to 40% higher test scores and are 50% less absent than non-athletes. They also have 11% higher graduation rates from high school and are 4 times as likely as non-athletes to go on to college.
- 10 of 14 **Who will be responsible for administration, design, and/or implementation of this project (i.e. in-house staff, paid consultants, contractors, volunteers, other agency staff, etc.)? Explain.**
Civil Design by Storhaug Engineering. Building Design & Construction Management by Garco Construction.
- 11 of 14 **Does this application contain state, federal or other grants as part of the "sponsor match"? If "yes," name the grant(s) and date grant will be available.**
No
- 12 of 14 **Is this project a subsequent phase to a previously funded RCFB project? If yes, please identify the grant project number(s) if known.**
No
- 13 of 14 **How long has your organization been involved in the activity for which you are applying?**
52 years
- 14 of 14 **What date was your organization created?**
July 1966

Project Permits

Permit Type	Applied Date	Received Date	Expiration Date	Permit Number
Clear & Grade Permit	05/18/2009	02/25/2010		08002934

Permit Questions

- 1 of 1 **Will this project require a federal permit? If this project requires a federal permit, will the scope of that permit cover ALL proposed ground disturbing activities included in this project? You may need to request a pre-application meeting with the permitting agency to answer this question.**
Unknown. NA

Project Attachments

Attachment Type	Title	Attach Date
Application Document	RCO Applicant.Resolution 04.2018.pdf.pdf	07/09/2018
Application Document	Articles of Incorporation 1966.pdf.pdf	05/01/2018

Application Review Report	Application Review Report, 18-1451D(rtnd 06/25/18 10:44:33).pdf	06/25/2018
Control & Tenure Documentation	County Planning Guidelines Glenrose.pdf.pdf	04/30/2018
Control & Tenure Documentation	Preliminary Title Report Glenrose.pdf.pdf	04/30/2018
Control & Tenure Documentation	Assignment and Assumption agreement.pdf.pdf	04/27/2018
Deed	Deed of Trust - RECORDED 10.25.16 (1).pdf.pdf	04/25/2018
Evaluation: Written criteria responses	RCO Evaluation Criteria.SYSA 07.16 2018.docx.docx	07/16/2018
Legal Document	SYSA Legal Opion.RCO Grant Application 04.2018.pdf.pdf	07/10/2018
Map: Athletic Facility	A1-Schematic Site-B.pdf.pdf	04/27/2018
Map: Athletic Facility	Picture1.jpg.jpg	04/26/2018
Map: Boundary map – Draft	MAPS 14-199.pdf.pdf	04/27/2018
Permit	Permit 2010.pdf.pdf	05/01/2018
Permit	PERMIT for gradeSKM_224e18042514000.pdf.pdf	05/01/2018
Permit	County Pre Mtg:App and Planning Dept.pdf.pdf	04/30/2018
Photo	DJI_0098.jpg.jpg	04/26/2018
Photo	CAM12866.jpg.jpg	04/26/2018
Photo	CAM12830.jpg.jpg	04/26/2018
Photo	DJI_0070.jpg.jpg	04/26/2018
Photo	DJI_0093.jpg.jpg	04/26/2018
Project Support / Concern Documents	Letters of Support Zakheim Youth Sports Complex.pdf.pdf	07/10/2018
Site Plan: Development site plan	A1-Schematic Site-B-Phased Options.pdf.pdf	04/27/2018
Visuals	Annual report 2017 SYSA final.pdf.pdf	04/29/2018

Application Status

Application Due Date: 05/01/2018

Status	Status Date	Name	Notes
Application Submitted	07/16/2018	Scott Chapman	
Preapplication	03/13/2018		

I certify that to the best of my knowledge, the information in this application is true and correct. Further, all application requirements due on the application due date have been fully completed to the best of my ability. I understand that if this application is found to be incomplete, it will be rejected by RCO. I understand that I may be required to submit additional documents before evaluation or approval of this project and I agree to provide them. (Scott Chapman, 07/16/2018)

ATTACHMENT B

1. **Need and Need Satisfaction.** What is the community's need for the proposed youth athletic facility and to what extent will the project satisfy the service area?

In November of 2016 an extensive feasibility study was conducted by Spokane County Park and Recreation which concluded that there is a critical shortage of youth sports fields in the region. Spokane and the County needs to accommodate an ever growing population of youth sports organizations and 501(c) (3) SYSA is poised to accommodate for that growth with additional fields.

Irv Zakheim purchased 19.4 acres of land and donated as a gift to SYSA to build the Zakheim Youth Sports Complex which consists of 2 Multi Sports Fields, 4 Youth Baseball / Softball Fields, a Hoopfest basketball court and ADA walking path for those accessing it. Because of the current field shortage, SYSA (while fundraising) believes it is critical to move forward with Phase One of the project and build a multi-use sports field, parking, storage, restrooms and infrastructure at the site of 37th and Glenrose.

Service area is about an 8 mile radius which includes Freeman, the South Hill, Hangman Valley, Eagle Ridge, and South Spokane County approximately 50 Square miles or 25 minutes driving time in all directions which is what a typical family would make.

Service area population of Spokane County is just over 500,000 (Estimation population of the Zakheim Youth Sports Complex service area is a minimum of 60,000). We expect that many teams from the entire Spokane community will travel as far as 20 miles from outlying areas including the Northside, Mead, Deer Park, Spokane Valley and Airway Heights to utilize the fields for tournament play, as well as turf playing time during the winter months. Currently, there are only 5 turf fields in the Spokane region, SYSA would be the 6th. The Southeast Sports Complex is the only similar facility in South Spokane which only has four grass soccer fields which is well over capacity to accommodate current demand. Per the quarterly meeting held by Spokane City Parks, we were informed there is no field space at the complex to accommodate Flag Football, Lacrosse, Rugby and other sports.

SYSA leagues, teams and players in the service area of the Zakheim Youth Sports Complex who would be utilizing the new field would include the following soccer players and teams as well as additional Flag Football, Lacrosse and Rugby players and teams:

SYSA Soccer fall and spring leagues and teams, 1292 players

- HS Coed League, 8 teams, 120 players
- U14 boys, 5 teams, 75 players
- U14 girls, 2 teams, 30 players
- U12 boys 6 teams, 93 players
- U12 girls, 4 teams, 60 players
- U11 boys, 4 teams, 50 players
- U11 girls, 3 teams, 45 players
- U10 boys, 6 teams, 86 players
- U10 girls, 5 teams, 79 players

High Schools and Middle Schools in the Spokane region alone. Civil design is by Storhaug Engineering.

Estimated cost for Phase One of the facility is \$2,190,000 for one multi-use sports field, parking, storage, restrooms and infrastructure.

Aesthetics: With barrier-free access the complex will be configured with fencing on the perimeter, and ADA walking path framed in a park like setting surrounding the complex.

Maintenance/Materials: Project design for low maintenance and sustainable materials will be used in all planning and construction. Synthetic turf fields will greatly reduce the expensive cost of irrigation, mowing, fertilizing and overall maintenance.

Recreation experience: The synthetic turf field with lights greatly extends playing time, dramatically reduces rainouts and cancellations all while keeping the safety of kids in the forefront. The synthetic turf field leverages the acres being improved by providing multi-sport opportunities including Soccer, Football, Lacrosse and Rugby when compared to single-sport game fields.

Site Suitability: Preliminary designs and studies submitted by Storhaug Engineering show the relatively flat site, agrarian soils and setting are nearly ideal for the proposed use.

Value: In a light of expanding housing development in the area; the value of synthetic turf playing fields, framed by lawn and landscaped elements, will ensure that Green Space and a place for athletics is set aside for many generations to enjoy. Additional revenue generated by tournaments and community use will help to ensure proper maintenance and operations for years to come.

3. **Sustainability and Environmental Stewardship.** Will the project result in a quality, sustainable, recreational opportunity while protecting the integrity of the environment?

In 2001 SYSA developed Andrew Rypien Field (13 acres) which was previously a brown field and is now a valued green space allowing kids and families the opportunity to participate in sports activities. SYSA is responsible for all ongoing maintenance, operations and scheduling.

The play surface of synthetic turf fields will meet or exceed the requirements of Spokane County and the State of Washington.

4. **Facility Management:** Does the applicant have the ability to operate and maintain the facility?

SYSA was established in 1966 and has served over 312,000 kids with 31,000 volunteer coaches and managers. SYSA brings 52 years of organizational and maintenance

experience for managing youth sports activities. SYSA's Executive director has 30 years of operations and maintenance management. The first phase will jump start the rest of the project with completion of an additional multi sports field and 4 baseball / softball fields in the year 2020.

In 2001, SYSA along with private donors raised \$1.5 ml to build Andrew Rypien Fields a 13 acre complex. This heavily used facility continues to this day to host soccer, rugby, lacrosse, flag football as well as baseball and softball.

SYSA has the history, staff, and resources to properly maintain the Zakheim Youth Sports Complex.

5. **Availability.** When the project is complete, how often will it be available for competitive youth sports in a calendar year?

The synthetic turf multi-use field will be used year round. Heaviest use of hours would be Monday-Friday 3:00 PM to 9:00 PM and on weekends from 8:00 AM to 9:00 PM.

- 1813.5 usage hours for spring, fall and winter (46.5 hours/week x 39 weeks)
- 1092.0 usage hours for summer (84 hours/week x 13 weeks)

Total availability of 2905.5 hours in a given calendar year for one multi use field.

Anytime the field does not have a time slotted for play the facility is open to the public. Any user group of the facility can schedule with SYSA.

6. **Readiness to Proceed.** What is the timeline for completing the project?

Permits and approval have already been finalized by Spokane County Building and Planning Department. The Design is complete. Donations of \$1,109,000 have been pledged by the SYSA Board of Directors, individual donors and corporate donors. Verbal commitments of more than \$250,000.00 are pending as well as In-kind donations from various vendors with completion of phase one by fall 2019. SYSA is ready to move forward with development of the multi-use Sports Field.

7. **Project Support and Partnerships.** To what extent do users and the public support the project?

Letters of Support : Spokane Mayor David Condon, Senator Michael Baumgartner, Jeff Holy 6th Legislative District, Leroy Eadie Spokane Parks and Recreation Director, Avista Foundation, The Inland Northwest Community Foundation, Spokane Indians Baseball and Spokane Shadow Soccer Club.

Partnerships include Washington Youth Soccer, Spokane Indians Baseball, Spokane Shadow Soccer Club, NFL Flag Football, Spokane Hoopfest, Kalispel Tribe, Spokane Public Schools, Mead School District, Cheney School District, Deer Park School District, Parochial Schools as well as surrounding private schools.

ATTACHMENT C


SPOKANE COUNTY
BUILDING AND PLANNING DEPARTMENT
1026 W. BROADWAY AVENUE
SPOKANE WA, 99260

PRE-APPLICATION MEETING

September 19, 2017

Garco Construction
4114 E Broadway Ave
Spokane, WA 99202

**RE: Multi-Use Fields
PREAP1700063**

Project information:

Owner: Spokane Youth Sports Association
Location: 5814 E 37th
Contact:
Occupancy: A-5, M, S-1
Construction Type: VB
Floor Area: Unknown
Fire District: 8
Fire Flow: 1,500 GPM
Fire Flow Duration: 2 Hrs.

A preliminary review of your proposed plans revealed the following questions and/or concerns. These comments are based on the project as proposed and are preliminary. The following comments reflect requirements in place at this time, there may be additional requirements at the time of formal permit application submittal if there have been changes to the proposal or if there have been revisions to the regulations since the pre-application meeting.

Please revise/prepare your final comprehensive site plans, construction drawings and structural calculations including design specifications; mechanical and plumbing plans will also be required for review. The front cover page of the construction drawings must include the professional stamp with an original signature, and list or index of all pages being submitted under the signature. This information is provided to you for the purpose of expediting your permit process and if used is a valuable resource and may eliminate delays caused by lack of information provided to this department. (See attached BP-33)

Please verify and submit revised plans for the above listed items. Should you have any questions, please feel free to contact me between the hours of 7:30 a.m. - 4:00 p.m., Monday through Thursday and 7:30 a.m. – 12:00 pm on Friday.

Respectfully,

Misty Moore

Plans Examiner II

Spokane County Building and Planning

1026 W Broadway Avenue

Spokane, WA 99260-0050

509.477.7148 Phone

509.477.7198 Fax

MMoore@spokanecounty.org

Spokane County Building and Planning Department
Plan Review Comments
September 21, 2017

Reference No: PREAP-1700063
Applicant: GARCO Construction
Proposal: Sports Field Complex
Parcel No.: 35354.9042, .9043 & .9044
Address: 5814 E. 37th Avenue
Zoning: Urban Reserve (UR)

The Spokane County Building and Planning Department has completed review of the above referenced project. The following information must be submitted for this office to proceed with our review to determine compliance with all applicable ordinances, regulations and conditions. Please submit all revised information to the **Project Coordinator (Dawn Dompier)** for circulation of the information to all implementing departments.

Community Recreation Facility: Any public or private building, structure, or area which provides amusement, relaxation, or diversion from normal activities for persons within the area in which it is located and which is not operated for profit.

A. A Certificate of Exemption pursuant to the Spokane County Subdivision Ordinance shall be obtained for this parcel(s) prior to issuance of a building permit. Regulations, which govern the County Assessor, allow land to be segregated (divided) for the purpose of receiving separate tax statements. These laws, however, do not allow the segregated property to be sold, leased or transferred to another person. Transfers of ownership are governed by different regulations, which include the Spokane County Subdivision Ordinance. Certain divisions of land are exempt from these regulations and a Certificate of Exemption verifies that a parcel was created consistent with the exemptions identified in the Subdivision Ordinance. A Certificate of Exemption shall be obtained from the Spokane County Building and Planning Department for those exemptions in Section 12.100.110 of the Spokane County Subdivision Ordinance. Any person considering themselves to be exempt shall apply for a Certificate of Exemption, which includes a minimum review for conformance to adopted county regulations and ordinances.

B. A DNR-rated Type 2 (Fish Habitat) stream exists in the southwestern portion of the site. A one hundred (100)-foot riparian buffer area is required on both sides of the stream. Provide location and detail illustrating the buffer area on the face of the site plan.

C. The applicant shall comply with Section 11.20.075 of the Spokane County Critical Areas Ordinance with regards to Wastewater Disposal Standards.

a. Nonresidential uses and activities that produce more than 90 gallons of

wastewater per acre, per day, and any Critical Material Use Activity that produces sanitary wastewater discharge, shall have a disposal system that protects the aquifer equal to or greater than one of the following:

- i. treatment utilizing sealed lagoons;
 - ii. treatment utilizing holding tanks with transport and disposal at a site licensed for disposal of the particular effluent;
 - iii. treatment in compliance with a valid surface water discharge permit obtained from the Washington State Department of Ecology; or
 - iv. connection to an existing public or private collection/treatment facility when allowed pursuant to the concurrency requirements established in the Spokane County Comprehensive Plan and the Spokane County Code.
- b. Nonresidential uses and activities not involving Critical Use Activities and which produce less than 90 gallons of wastewater per acre, per day may utilize on-site disposal subject to approval by the Spokane Regional Health District.

D. The required number of parking stalls for the proposal has not been determined. The Building and Planning Department will evaluate the project to determine the number of parking spaces that will be required for this proposal.

Off-street parking requirements will be based on the following ratios:

- a. **Sports Field (soccer, baseball, etc.):** Twenty (20) spaces per acre of site.
- b. All other uses depend upon specific uses within the building(s).

___ 1. Please submit the uses and square footage of each use for the proposal so that the exact number of required parking spaces can be calculated.

___ 2. Note the paving of all parking areas and traveled areas as required by the Zoning Code.

___ 3. Dimension a typical off-street parking stall and all travel aisles as per the Zoning Code Standards.

___ 4. Locate and describe all traffic control devices (painted parking stalls on asphalt, directional arrows at points of ingress/egress, wheel stops, curbing, etc.)

___ 5. Pedestrian walkways shall be installed and/or marked according to Section 14.802.120.

- a. Parking lot circulation shall be designed to minimize conflicts between vehicles and pedestrians around and within parking lots and at vehicle ingress/egress points. Internal pedestrian walkways shall be installed through

- any parking lot of 50 or more spaces and shall be located and constructed as an integrated part of existing sidewalks and/or pedestrian trails.
- b. Walkways shall be accessible and a minimum of 6 feet wide. Internal walkways shall be separated from traffic lanes and vehicle overhangs and shall be located as follows:
 - i. Walkways running parallel to the parking rows shall be provided for every 4 rows. A row is considered either a single or double line of parking stalls which are separated from other rows by internal driveways.
 - ii. Walkways running perpendicular to the parking rows shall be not further than 20 parking spaces apart.
 - iii. Walkways that cross vehicle lanes shall be marked with striping or constructed with a contrasting paving material to indicate a pedestrian crossing area.

___ 6. Bicycle racks shall be provided when 25 or more parking spaces are required, at a ratio of 1 rack for every 25 parking spaces. Illustrate location and detail for the required number of bike racks.

___ 7. Internal property lines: When a parking area abuts residentially-zoned property along any interior property line, a minimum 6-foot-high, fully sight-obscuring fence is required or a minimum 5-foot wide planting area with Type I landscaping shall be installed along the perimeter property line.

E. A detailed landscape plan shall be submitted indicating the following:

___ 1. A five (5)-foot-wide strip of Type III landscaping is required along 37th Avenue and Glenrose Road.

Note the location, size and type of species at the time of installation so that the definition of a Type III landscape strip is met.

Definition of a Type III landscape strip is subject to the following standards.

- a. Type III landscaping shall include evergreen and/or deciduous trees or a mix of the two tree types. Staking of trees is required.
- b. Deciduous trees shall have a minimum trunk diameter of 1¾ inches at the time of planting (trunk diameter shall be measured at 42 inches above grade).
- c. Evergreen trees shall be a minimum of 5 feet in height at the time of installation.
- d. Trees shall be planted at intervals no greater than 35 feet on center.
- e. Type III landscaping shall include evergreen and deciduous shrubs; lawn and other approved landscaping materials. The planting of shrubs shall comply with the following standards.
 - i. The required number of shrubs shall be equal to 2 shrubs per 100 square feet, calculated for the entire required landscape area. For

example, if the required Type III landscape area were 10 feet by 40 feet (400 sq. ft.), then the total number of shrubs would equal 8.

- ii. Shrubs shall have a minimum container size of 2 gallons at the time of installation.
- f. Plantings of shrubs and groundcovers shall be chosen and spaced to result in a total covering of the landscape strip. The landscape area may include grass or other approved groundcovers, provided the required number of shrubs are installed.

___ 2. A ten (10)-foot-wide strip of Type I landscaping is required along the south and east property lines.

Type I: Visual Screen. Type I landscaping is intended to provide a very dense, year-round, fully sight-obscuring barrier to significantly separate incompatible land uses and zoning designations. Type I landscaping is subject to the following specifications:

- a. Type I landscaping shall include a mix of evergreen and deciduous trees, with a maximum of 50% of the trees being deciduous. Staking of trees is required.
- b. Deciduous trees shall have a minimum trunk diameter of 1 ¾ inches at the time of planting (trunk diameter shall be measured at 42 inches above grade).
- c. Evergreen trees shall be a minimum of 5 feet in height at the time of installation.
- d. Evergreen and deciduous trees shall be planted at intervals no greater than 35 feet on center.
- e. Type I landscaping shall include evergreen and deciduous shrubs, lawn and other approved landscaping materials. The planting of shrubs shall comply with all of the following standards.
 - i. Evergreen shrubs shall comprise at least 75% of the plantings.
 - ii. The required number of shrubs shall be equal to 4 shrubs per 100 square feet, calculated for the entire required landscape area. For example, if the required Type I landscape area were 10 feet by 40 feet (400 sq. ft.), then the total number of shrubs would equal 16.
 - iii. Shrubs shall have a minimum container size of 2 gallons at the time of installation.
 - iv. Plantings of shrubs and groundcovers shall be chosen and spaced to result in a total covering of the landscape strip. The landscape area may include grass or other approved groundcovers, provided the required number of shrubs are installed.
- f. The entire planting strip shall be landscaped; however those plantings used to achieve the sight-obscuring screen shall be located within a 5-foot strip within the buffer area.
- g. **The sight-obscuring screen shall consist of plantings that are layered and/or combined to obtain an immediate dense sight-obscuring barrier of 2-3 feet in height, selected to reach 6 feet in height at maturity. They should be spread no greater than 6 feet on center.**

- h. A **fully sight-obscuring fence shall be installed** consistent with the requirements for a clear view triangle. The fence shall be at least 6 feet high and 100% sight-obscuring. Fences may be made of wood, metal, bricks, masonry, or other permanent materials. For required frontage landscaping, the fence shall be located at the rear of the landscape strip, farthest away from the road. **Chain-link with slats shall not be considered a fully sight-obscuring fence.**

Landscaping Plan Requirements: The landscaping plan shall include all of the following information.

- a. Proposed landscaping including location, common, and botanical name of each species and size at time of installation.
 - b. Location, common name and size of existing vegetation that is being retained.
 - c. Location of all buildings and accessory structures.
 - d. Location and height of any existing and proposed berms, walls, fences, retaining walls and similar architectural barriers.
 - e. Location of critical areas and their buffers.
 - f. Location of existing and proposed hardscape such as trellises, decks, patios, signs and similar landscape features.
 - g. The location of clear view triangles as per chapter 14.812.
 - h. Location of all exterior project lighting, including streetlights.
 - i. Location of proposed and existing water features.
 - j. Location of existing and proposed stormwater drainage features, including but not limited to biofiltration swales, detention ponds, drainage ways, ditches, drainage easements and drainage facility access easements.
 - k. Cost estimate including the name and cost of each species to be planted.
 - l. **Location of all existing and proposed overhead and underground utilities, including electric and gas lines.**
 - m. North arrow, title block, name and phone number of contact person.
 - n. Location of all street and alleys.
- ___ 3. At least ten percent (10%) of the parking area shall be devoted to landscaping provided that required buffer and frontage landscaping shall not be included in this calculation.
- a. No landscaping shall be less than 100 square feet in area;
 - b. No parking stall shall be located more than sixty (60) feet from a landscaped area when installed.
 - c. All landscaping must be located between parking stall, at the end of parking columns, or between the stall and the property line. No landscaping which occurs between the parking lot and a building or recreation area shall be considered as satisfaction of these requirements;
 - d. All required landscaping shall meet the "clear view triangle" requirements pursuant to Section 14.810.010 (2).
 - e. Commercial loading and truck maneuvering areas may be excluded from calculations.

Materials used:

- a. Planting areas shall include liberal landscaping used combinations of such materials as trees, ornamental shrubs, gravel, river rock, driftwood, rockeries, benches or lawn.
- b. **Each landscape area shall contain evergreen or deciduous trees with a minimum trunk diameter of 1 3/4 inches at the time of planting. Staking is required.**
- c. Evergreen and deciduous trees shall be planted at intervals no greater than 35 feet on center.

___ 4. Illustrate and call out the 6-inch-high protective curbing around all landscaped areas adjacent to parking lots and travel surfaces.

___ 5. Note an approved automatic irrigation system will be installed to maintain the plantings.

___ 6. A **nursery estimate** shall be submitted for review which itemizes the cost of all landscape materials, labor and the automatic irrigation system as illustrated on the approved landscape plan.

F. Although the submitted site plan is generally acceptable, the Division of Building and Planning is requesting a revised site plan with additional information to confirm compliance of the proposal with all applicable zoning code standards. This information includes:

1. The property size (include **all parcel boundaries** and the **legal description** on the site plan).
2. Note building(s) size in square feet.
3. Note building(s) height in feet. Provide a copy of building elevations.
4. Provide calculations verifying no more than twenty percent (20%) of the site is covered by building footprint.
5. **Clearly illustrate, label and dimension all property lines.**
6. **Clearly illustrate and dimension building setbacks to all property lines.**
Front/flanking street yard setback – 25 feet from property line
Side/rear yard setback – 5 feet plus 1 additional foot for each additional foot of structure height over 25 feet

G. Illustrate fencing (existing and proposed). Note the height and type of fencing. Fences over six (6) feet in height require a building permit and/or zoning variance.

H. Parking lots shall have lighting capable of providing illumination for security and safety. All light sources shall be constructed, **down shielded and used as not to illuminate directly or create glare visible from adjacent properties of public rights of way.** Lighting resembling or conflicting with traffic signals, emergency vehicles or otherwise creating safety hazards for pedestrian/vehicular traffic is prohibited.

I. All storage on the premises shall be maintained within a completely enclosed building or shall be screened from view from surrounding properties, and shall be accessory to the permitted use on the site. Storage shall not be located within any required front or flanking street yard.

J. All outdoor trash, garbage and refuse storage areas shall be screened on all sides from public view and at a minimum be enclosed on three sides with a 5-1/2-foot-high concrete block, masonry wall or sight-obscuring fence with a sight-obscuring gate for access.

 1. If outdoor trash, garbage or refuse storage areas are being proposed, please indicate these areas on the revised site plan. Note the height and type of screening.

When all the information and requirements listed above have been supplied and completed and the necessary review has been accomplished your building permit will be released.

K. The proposal lies in the Felts Field Airport Conical Area.

1. No use shall be made of any land in the conical area that would cause any one of the following circumstances.

- a. The use creates or causes interference with the operations of radio or electronic facilities at the airport or with radio or electronic communications between airport and aircraft.
- b. The use makes it difficult for pilots to distinguish between airport lights and other lights.
- c. The use results in glare in the eyes of pilots using the airports.
- d. The use impairs visibility in the vicinity of the airport.
- e. The use endangers the landing, taking off, or maneuvering of aircraft.
- f. The use creates a bird attractant that, in the opinion of the airport, could interfere with aircraft operations.

 2. Prior to issuance of a building permit, the applicant shall provide a copy of a **recorded Avigation Easement** awarded to **Felts Field Airport** by the property owner(s). Building height is limited to **35 feet** within 3,500 feet of a runway.

The above listed requirements are to provide the applicant with primary agency comments to assist the applicant and aid in the process of receiving building permit approval. The above listed information provides a review of the proposal as shown on the submitted site plan. Alterations to that site plan may affect Building and Planning Department requirements.

If you have any questions or concerns, please feel free to contact this office at (509) 477-7155.

Jim Millgard
Planner
Spokane County Department of Building and Planning