

November 8, 2004

Mark Romanik  
General Manager  
Blue Rhino NW  
20935 Old Highway 99  
Centralia, WA 98531

**RE: Request for Administrative Classification**

Dear Mr. Romanik:

I received your recent letter in which you request administrative classification of a specific land use per Section 14.604.300 of the Spokane County Zoning Code. More specifically, you ask if storage and transfer of propane products in 5 gallon-20lb cylinders could be permitted in the Light Industrial (LI) zone. Full propane cylinders would be shipped to the specific site on pallets containing 36 cylinders approximately 6'6" tall and be stored at the subject facility for subsequent transfer and distribution to local outlets. No transfer of propane product would occur at the subject site and the total number of cylinders stored would not exceed 11,520 for a maximum total of 195,840 pounds of LPG.

In response to your request, please be advised that the subject site identified as N. 7610 Freya (Parcel #36271.0308) is currently zoned Light Industrial (LI) per the Spokane County Zoning Code effective June 1, 2004. In interpretation and implementation of the Zoning Code it is recognized that all possible uses and variations of uses that might arise cannot be reasonable be listed or categorized and Section 14.604.300 (2) provides for administrative classification of uses by comparison with other uses identified in the matrices. If the proposed use resembles identified uses in terms of intensity and character, and is consistent with the purpose of this code and the individual zones reclassification it shall be considered as a permitted/nonpermitted use within a general zone classification, matrix or zone, subject to the development standards for the use it most nearly resembles.

In this instance, the propose use is not specifically listed or identified in the Industrial Zones Matrix (Table 614-1). Similar uses include Flammable liquid/gas storage, which is prohibited in the Light Industrial (LI) zone and Warehousing and freight movement, which is a permitted use in the Light Industrial (LI) zone. In comparing the above listed uses it is important to note that neither use is specifically defined under Section 14.300 (Definitions) of the Spokane County Zoning Code and clear that the intent of prohibiting Flammable liquid/gas storage in the Light Industrial (LI) zone was to preclude bulk or large scale tank storage, processing, refinement, and reduction of these products whereas the intent of Warehousing and freight movement is to allow shipment, transfer, and storage of a variety of products in the Light Industrial (LI) zone provided there is no processing of these products.

Given the above and the site operations described in your letter, the Department of Building and Planning finds that storage and distribution of propane products is consistent with the range of land uses allowed in the Light Industrial (LI) zone and therefore is permitted as classified under Section 14.604.300 (Administrative Classification) of the Spokane County Zoning Code.

Please be advised that use of the subject property for propane storage and distribution is subject to compliance with all applicable development standards of the Spokane County Zoning Code and the specific operations and maximum storage capacity described in your letter and attached site plan (see attached).

In closing, this Administrative Classification is not subject to Section 14.502 (Administrative Procedures) of the Spokane County Zoning Code and is not subject to the appeal procedures under Section 14.502.060.

If you have any questions or need additional assistance or information, please contact me at your convenience.

Sincerely,

John Pederson  
Assistant Planning Director

C: James Manson, Department of Building and Planning Director  
Martin Rollins, Deputy Prosecuting Attorney