

DRAFT Exhibits for Findings for March 12, 2014 Plan Commission Workshop

EXHIBIT A

City, State, and Federal Regulations that address protection and mitigation for elements of the environment listed in WAC 197-11-444

SEPA CHECKLIST CATEGORY	CITY OF SPOKANE REGULATION (SMC)	STATE/FEDERAL REGULATION
Earth	Title 17E Environmental Standards; Chapter 17D.090 Erosion and Sediment Control	
Air		Permitting and registration programs; Spokane County Regional Clean Air Agency
Water	Title 17E Environmental Standards; 17E.060 Shoreline Regulations; 17E.010 Critical Aquifer Recharge Areas-Aquifer Protection; Chapter 17E.020 Fish and Wildlife Conservation Areas; Chapter 17E.030 Floodplain Management; Chapter 17E.070 Wetlands Protection; Chapter 17D.060 Stormwater Facilities	Hydraulic Project Approval (HPA), WDFW; 401 Water Quality Certification, DOE; Section 404 Permit, Corps; Section 10 Permit, Corps; National Pollution Discharge Elimination System Permit, DOE
Plants	Title 17E Environmental Standards; 17E.060 Shoreline Regulations; Chapter 17C.200 Landscaping and Screening	Forest Practices Permit, DNR
Animals	Chapter 17E.020 Fish and Wildlife Conservation Areas	Endangered Species Act Sections 4, 7, & 10 Regulations, WDFW

SEPA CHECKLIST CATEGORY	CITY OF SPOKANE REGULATION (SMC)	STATE/FEDERAL REGULATION
Energy and Natural Resources	Title 17F Construction Standards;	
Environmental Health	Chapter 10.08D Noise Control; Title 17E Environmental Standards; 17E.060 Shoreline Regulations; 17E.010 Critical Aquifer Recharge Areas-Aquifer Protection	Model Toxics Control Act, DOE; Underground Storage Tank Permit, DOE
Land and Shoreline Use	Title 17C Land Use Standards; Title 17D City-wide Standards; Chapter 17E.060 Shoreline Regulations; Title 17E Environmental Standards	Shoreline Management Act, DOE
Housing	Chapter 17C.110 Residential Zones	
Aesthetics	Section 17C.110.510 Design Standards Implementation (residential); Section 17C.120.500 Design Standards Implementation (commercial); Section 17C.122.060 Initial Design Standards and Guidelines for Centers and Corridors; Section 17C.124.500 Design Standards Implementation (downtown); Section 17C.130.500 Design Standards Implementation (industrial); Chapter 17G.040 Design Review Board Administration and Procedures	
Light and Glare	Section 17C.220.080 Glare	
Recreation	Chapter 17G.080 Subdivisions; Chapter 17D.080 Voluntary Impact	

SEPA CHECKLIST CATEGORY	CITY OF SPOKANE REGULATION (SMC)	STATE/FEDERAL REGULATION
	Fees	
Historic and Cultural Preservation	Chapter 17D.040 Landmarks Commission; Chapter 17C.335 Historic Structures – Change of Use	Section 106 Review, Dept. of Archaeology and Historic Preservation
Transportation	Chapter 17H.010 Street Development Standards; Chapter 17H.020 Complete Streets Program; Chapter 17D.080 Voluntary Impact Fees; Chapter 17D.030 Interim Voluntary Transportation Impact Fees; Chapter 17D.010 Concurrency Certification	
Public Services	Chapter 17D.080 Voluntary Impact Fees; Chapter 17D.030 Interim Voluntary Transportation Impact Fees; Chapter 17D.010 Concurrency Certification	
Utilities	Chapter 17D.010 Concurrency Certification	

EXHIBIT B

City of Spokane Project Level Public Comment Opportunities*

Permit Process Type	Examples of typical land use project "permits"	Decision Maker	Notice of Community Meeting	Notice of Application	Notice of Open Record Public Hearing	Notice of Decision	Appeal Process
Type I	Building Permit, Demolition Permit, Fence Permit, Grading Permit, Remodel Permit, Sign Permit	Building Official or Planning Director	Not required	Posted on City of Spokane Building & Development webpage	Not required	Permit serves as Notice (applicant, anyone requesting a copy and the County Assessor receive)	Appealable to Hearing Examiner or Building Construction Review Board (for building code matters) or Fire Code Advisory Board (for fire code matters). See 17G.020.210

Permit Process Type	Examples of typical land use project "permits"	Decision Maker	Notice of Community Meeting	Notice of Application	Notice of Open Record Public Hearing	Notice of Decision	Appeal Process
Type II (Admin.)	Short plat, Conditional Use Permit, Shoreline Substantial Development Permit, Binding Site Plan	Planning Director	Conditional Use Permits required under SMC 17C.110.110, Limited Use Standards for Religious Institutions and Schools, will complete posted/individual notification requirements for a Community Meeting.	15 days prior to decision Mailed to property owners within 400 feet of site Posted notice on site (sign) Posted notice at City Hall and library	Administrative Approval; Hearing not required for this permit process type	Mailed to all parties of record	Parties of record can appeal decision
Type III (Quasi-Judicial)	Preliminary plat, variance, Hearing Examiner Conditional Use Permit, Shoreline Conditional Use Permit	Hearing Examiner (or in case of shoreline conditional use permits WA Department of Ecology)	Required For Type III applications Notice given in same manner as notice of application	15 day public comment period – may be combined with the notice of public hearing Mailed to property owners within 400 feet of site Posted notice on site (sign) Posted notice at City Hall and library	15 days prior to hearing mailed to Property owners within 400 feet of site Posted notice on site (sign) Posted notice at City Hall and library	Mailed to all parties of record	Parties of record can ask for reconsideration and can also appeal decision

Permit Process Type	Examples of typical land use project "permits"	Decision Maker	Notice of Community Meeting	Notice of Application	Notice of Open Record Public Hearing	Notice of Decision	Appeal Process
*This is a generalized summary of notification requirements. Please see SMC 17G.060 for detailed notification requirements.							