

Fact Sheet

Item for Consideration, 2018/2019

City Comprehensive Plan Amendment Work Program

This item is still under initial review and not yet placed on the City of Spokane Comprehensive Plan Annual Amendment Work Program.

No staff analysis or environmental review (including traffic analysis) has been conducted at this time. That will occur only if an item is added to the Work Program by City Council.

File Number	Z18-881COMP
General Location	6204 N Nevada Street and 1015 E. Decatur Ave., generally south, of the SE corner of Nevada & Francis
Current Land Use Plan Map Designation & Proposed Land Use Plan Map Designation	"Residential 4-10" to "General Commercial"
Current Zoning & Requested Zoning Change	"RSF" to "CB-55"
Existing Zoning Overlay(s)	None (but in General Facilities Connection Waiver Area)
Adjacent street designations	N Nevada Street (Principal Arterial to west) E Decatur Ave (local access to south) E Decatur-Francis Alley (alley to north) Not contiguous to the intersection; located approximately 170 feet south of E Francis Ave intersection with Nevada (Francis is Principal Arterial)
Parcel Number(s)	36321.0209 and 36321.0210
Parcel size(s)	0.5 acre total area
Property Owner	Francis Nevada Partnership
Agent	Dwight Hume
Date Submitted to City	October 29, 2018
Neighborhood Council	Nevada Heights Neighborhood Council Within 600 feet of Shiloh Hills (which begins north of Francis Ave)
Comments	

Link to City of Spokane webpage, listing maps and additional information:

<https://my.spokanecity.org/projects/2018-2019-proposed-comprehensive-plan-amendments/>

For more information, please contact Tirrell Black, Planning, tblack@spokanecity.org or 509-625-6185



PLANNING SERVICES
808 W. SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3329
509.625.6300
FAX 509.625.6013
My.SpokaneCity.org

December 3, 2018

Dwight Hume
Land Use Solutions & Entitlement
9101 N. Mt. View Lane
Spokane, WA 99218

RE: Francis Nevada Partnership Request to rezone property at Nevada & Decatur, File Z18-881COMP

Mr. Hume,

Thank you for submitting the above-referenced threshold review application to amend the Land Use Map of the City of Spokane Comprehensive Plan. Pursuant to SMC 17G.020.060(A)(4), we are writing to notify you that the application is counter complete.

Staff is working to schedule a meeting with the Ad Hoc Committee. That Committee will schedule a public meeting at which it will vote on a recommendation to the City Council, using the criteria set forth in SMC 17G.020.026, as to whether the proposal should be included in the Annual Comprehensive Plan Amendment Work Program. We will notify you of the date for that meeting once it is scheduled.

If you have any questions or concerns, please feel free to contact me any time.

Sincerely,

Tirrell Black
Associate Planner

Land Use Solutions & Entitlement

Land Use Planning Services

9101 N. MT. VIEW LANE Spokane, WA 99218
509-435-3108 (V)

10-28-18

Tirrell Black, AICP
City of Spokane Planning Services
W 801 Spokane Falls Blvd, 3rd Floor
Spokane WA 99201

Ref: Francis Nevada Partnership Annual Map Amendment

Tirrell:

On behalf of Francis Nevada Partnership, please find its application for a Comprehensive Plan Amendment and rezone from R 4-10 to GC and RSF to CB-55. Specifically, enclosed are:

- 1) General Application
- 2) Early Threshold Review Supplement
- 3) Comprehensive Plan Annual Amendment Pre-App
- 4) SEPA Checklist
- 5) Project Narrative
- 6) Site Plan
- 7) Summary of Neighborhood Council Outreach, and
- 8) \$500.00 application fee.

Respectfully Submitted



Dwight J Hume, agent
Land Use Solutions and Entitlement

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DESCRIPTION OF PROPOSAL:

Map Amendment from R 4-10 to GC and zone change from RSF to CB-55

ADDRESS OF SITE OF PROPOSAL: (if not assigned yet, obtain address from Public Works before submitting application)

6204 N Nevada and 1015 E Decatur

APPLICANT:

Name: Francis Nevada Partnership % Sue Millersmith
Address: 7624 N. Panorama Dr. Spokane WA 99208-8436
Phone (home): 509-467-0671 **Phone (work):** N/A
Email address: hairetc@comcast.net

PROPERTY OWNER: (Same as above)

Name:
Address:
Phone (home): **Phone (work):**
Email address:



AGENT:

Name: Dwight Hume dba Land Use Solutions and Entitlement
Address: 9101 N Mt. View Lane
Phone (home): **Phone (work):** 435-3108
Email address:

ASSESSOR'S PARCEL NUMBERS:

36321.0209 and 36321.0210

LEGAL DESCRIPTION OF SITE:

All of Lot 13, W. 33' of Lot 14, Block 1 Lancaster's 2nd Addition and the E 7' of Lot 14 and all of Lot 15, Block 1 of said Lancaster's 2nd Addition.

SIZE OF PROPERTY:

.50 acres (.19 ac and .31 ac)

LIST SPECIFIC PERMITS REQUESTED IN THIS APPLICATION:

Land Use Map Amendment with implementing zone change.

SUBMITTED BY:

Applicant Property Owner Property Purchaser Agent

In the case of discretionary permits (administrative, hearing examiner, landmarks commission or plan commission), if the applicant is not the property owner, the owner must provide the following acknowledgement:

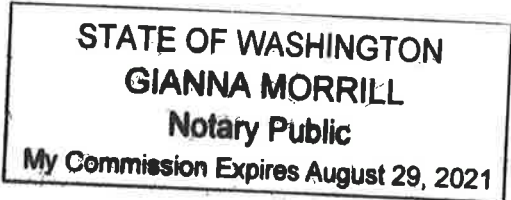
I, James Miller, managing partner of Francis Nevada Partnership of the above-described property do hereby authorize Dwight Hume to represent us and our interests in all matters regarding this application.

ACKNOWLEDGMENT:

STATE OF WASHINGTON)
) ss.
COUNTY OF SPOKANE)

On this 11th day of Oct, 2018, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared James Miller, to me known to be the individual that executed the foregoing instrument and acknowledged the said instrument to be free and his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year first above written.



Gianna Morrill
Notary Public in and for the State of Washington,
residing at Spokane, WA

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Early Threshold Review

Francis Nevada Partnership Map Amendment

Description of Proposed Amendment: Land Use Map change from R 4 -10 to General Commercial and a corresponding zone change from RSF to CB-55 on .50 acres to be included in the common ownership of the adjacent northerly 14213 sf (.33 acres) of CB-55. The subject site is located at. 6204 N Nevada and 1015 E Decatur Ave. (The NEC of Nevada and Decatur).

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SMC 17G.025.010

1. **Describe how the proposed amendment is appropriately addressed as a Unified Development Code Amendment.**

The UDC allows for private sector request on individual ownerships, in-lieu-of a city-wide update to the comprehensive plan or a sub-area plan. Neither of these options are available, leaving the private sector request as the only reasonable option.

2. **The proposed amendment does not raise policy or land use issues that are more appropriately addressed by an ongoing work program approved by the City council or by a neighborhood or subarea planning process.**

As stated above, neither a Citywide update nor a sub-area plan are available to this area and request.

3. **The proposed amendment can be reasonably reviewed within the resources and time frame of the Annual Comprehensive Plan Amendment Work Program.**

The request is for .50 acre to be added to the applicant's current GC ownership. No significant workload is created by this request.

4. **Describe how the proposed amendment is consistent with current general policies in the comprehensive plan for site-specific amendment proposals. The proposed amendment must be consistent with policy implementation in the Countywide Planning policies, the GMA, or other state or federal law, and the WAC.**

The annual process for amending the Comprehensive Plan is to keep the

Comprehensive Plan alive and responsive to the community. The subject property is part of a common ownership split between the CB-55 and RSF zones. The common ownership of which this is to become a part, is located at the SEC of Francis and Nevada, the signalized intersection of two principal arterials and fronts along a parallel street to Francis, (Decatur), thus allowing the extension of the GC designation pursuant to LU 1.8. The requested amendment is therefore, consistent with the adjacent land use classification and zones and will implement many applicable Comprehensive Plan policies. The site has a full range of public services available and can accommodate any potential commercial use of the common site.

The request is consistent with the CWPP. The CWPP encourages growth in urban areas where services and utilities already exist. When the site is further developed, the applicant or developer will be required to demonstrate that levels of service are maintained, as required by the CWPP. The CWPP also encourages the use of public transit and development where public transit is available. It is important to note that the city has adopted development regulations and policies to implement the CWPP at the City level. Thus, consistency with the CWPP is achieved.

The application is consistent with the goals and policies of the Growth Management Act. The GMA encourages densification, in-fill and urban development and redevelopment in areas designated for urban growth and within existing city limits. The property is within the UGA and the city limits of Spokane

The proposed change is consistent with the following goals of the Comprehensive Plan:

Land Use 1.8

As stated above, if a commercial designation exists at the intersection of two principal arterials, a zone change to allow the commercial use to be extended to the next parallel street to the principal arterial may be allowed. Decatur is the next parallel street to Francis and fronts the subject amendment. Thus, the request is consistent with LU 1.8.

Land Use 1.12

The proposed map change is consistent with LU 1.12. Existing public facilities and services are adequately available to the subject property.

Land Use 3.1

The proposed map change is consistent with LU 3.1, which encourages the efficient use of land. Under Policy LU 3.1 future growth should be directed to locations where adequate services and facilities are available.

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Land Use 5.3

The Off -Site impacts are mitigated by the development standards of the city and a common site plan of the entire Francis Nevada Partnership bounded by Francis, Nevada and Decatur can be adequately contained on site with parking, delivery and customer services. Accordingly, the proposed addition better ensures compliance with LU 5.3.

Transportation 3.1

Transportation and development patterns are important to support desired land uses and development patterns. This is an area that is underdeveloped in terms of existing zoning patterns. Expansion of the retail services will encourage in-fill of this under developed area, thus implementing the intentions of this policy.

Economic Development Goal 3

The proposed map change is consistent with this goal because it allows a reasonably sized GC site for retail services, thus fostering a range of business and employment opportunities.

Economic Development Goal 6

The proposed map change is consistent with Goal ED 6, which recommends that development be located where infrastructure capacity already exist before extending infrastructure into new areas. In this case, all services are readily available.

5. **The proposed amendment is not the same as or substantially similar to a proposal that was considered in the previous year's threshold review process but was not included in the Annual Comprehensive Plan Amendment Work Program, unless additional supporting information has been generated. N/A, the proposal has not been submitted in the past.**
6. **If this change is directed by state law or a decision of a court or administrative agency, please describe. N/A**

End of Form





Comprehensive Plan or Land Use Code Amendment

Pre-Application

Rev.20180102

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DESCRIPTION OF THE PROPOSED AMENDMENT:

(Please check the appropriate box(es) **(Francis Nevada Partnership)**)

- Comprehensive Plan Text Change
- Regulatory Code Text Change
- Land Use Designation Change
- Area-Wide Rezone

Please respond to these questions on a separate piece of paper. Incomplete answers may jeopardize your application's chances of being reviewed during this amendment cycle.

1. General Questions *(for all proposals):*

- a. Summarize the general nature of the proposed amendment.
A map amendment from R-4-10 to GC and a corresponding zone change from RSF to CB-55 on .5 acre located at Nevada and Decatur.
- b. Why do you feel this change is needed?
The applicant owns the adjacent CB-55 property located across the unimproved alley along Francis Avenue at Nevada. This will enable a larger retail and parking use than what is there now (Hair Etc.)
- c. In what way(s) is your proposal similar to or different from the fundamental concepts contained in the comprehensive plan?
It is consistent with LU 1'8 which allows expansion of a commercial designation down to a street that parallels a principal arterial.
- d. For text amendments: What goals, policies, regulations or other documents might be changed by your proposal? *N/A*
- e. For map amendments:
 - 1. What is the current Land Use designation and zoning for each affected parcel? *R-4-10 and RSF*
 - 2. What is the requested Land Use designation and zoning for each affected parcel? *GC and CB-55*
 - 3. Describe the land uses surrounding the proposed amendment site(s); e.g. land use type, vacant/occupied, etc. *North: Retail; South S/F residential; West S/F residential, East: Vacant and S/F residential; Site: Two S/F Residential uses.*
- f. Do you know of any existing studies, plans or other documents that specifically relate to or support your proposal? *Adopted Comprehensive Plan City of Spokane*
- g. Why did you decide to pursue a comprehensive plan amendment rather than address your concern through some other aspect of the Development Services department's work program (e.g. neighborhood planning, public input on new regulations, etc.)? *There are no other immediate options. The City does not have the budget, manpower or time to do a sub area study in this area.*
- h. Has there been a previous attempt to address this concern through a comprehensive plan amendment?
 - Yes
 - No

- i. If yes, please answer the following questions:
1. When was the amendment proposal submitted?
 2. Was it submitted as a consistent amendment or an inconsistent amendment?
 3. What were the Plan Commission recommendation and City Council decision at that time?
 4. Describe any ways that this amendment proposal varies from the previously considered version.

Development Services Center 808 West Spokane Falls Boulevard, Spokane, WA 99201-3336
my.spokanecity.org | Phone: 509.625.6300 | Fax: 509.625.6822



Environmental Checklist

File No. _____

Purpose of Checklist:

The State Environmental Policy Act (SEPA) chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An Environmental Impact Statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "*does not apply*."

IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (Part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

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A. BACKGROUND

1. Name of proposed project, if applicable: N/A
2. Name of applicant: Francis Nevada Partnership
3. Address and phone number of applicant or contact person: Dwight Hume
9101 N Mt. View Lane, Spokane WA 99218 509-435-3108
4. Date checklist prepared: October 2018
5. Agency requesting checklist: Planning Services
6. Proposed timing or schedule (including phasing, if applicable): N/A
7. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. N/A non-project action, to be determined at time of building permits.
7. b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain. Yes, the applicant owns the adjoining GC designated property along Francis Avenue commonly known as Hair Etc.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to his proposal. None
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. No
10. List any government approvals or permits that will be needed for your proposal, if known. Map change, zone change, building permits and site plan approvals by the city of Spokane

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- 11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. **N/A non-project action, to be determined at time of building permits.** _____

- 12. Location of the proposal. Give sufficient information to a person to understand the precise location of your proposed project, including a street address, if any, and section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit application related to this checklist. **The NEC of Nevada and Decatur consisting of two separate houses located at 6204 N Nevada and 1015 E Decatur and comprising .50 acres (.19 and .31 acre respectively.** _____

- 13. Does the proposed action lie within the **Aquifer Sensitive Area (ASA)? The General Sewer Service Area? The Priority Sewer Service Area? The City of Spokane?** (See: Spokane County's ASA Overlay Zone Atlas for boundaries.) _____

- 14. The following questions supplement Part A.

- a. Critical Aquifer Recharge Area (CARA) / Aquifer Sensitive Area (ASA)

- (1) Describe any systems, other than those designed for the disposal of sanitary waste, installed for the purpose of discharging fluids below the ground surface (includes systems such as those for the disposal of stormwater or drainage from floor drains). Describe the type of system, the amount of material to be disposed of through the system and the types of material likely to be disposed of (including materials which may enter the system inadvertently through spills or as a result of firefighting activities). **N/A non-project action, to be determined at time of building permits.** _____

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(2) Will any chemicals (especially organic solvents or petroleum fuels) be stored in aboveground or underground storage tanks? If so, what types and quantities of material will be stored?

N/A non-project action, to be determined at time of building permits. _____

(3) What protective measures will be taken to insure that leaks or spills of any chemicals stored or used on site will not be allowed to percolate to groundwater. This includes measures to keep chemicals out of disposal systems.

N/A non-project action, to be determined at time of building permits. _____

(4) Will any chemicals be stored, handled or used on the site in a location where a spill or leak will drain to surface or groundwater or to a stormwater disposal system discharging to surface or groundwater?

N/A non-project action, to be determined at time of building permits. _____

b. Stormwater

(1) What are the depths on the site to groundwater and to bedrock (if known)?

N/A non-project action, to be determined at time of building permits. _____

(2) Will stormwater be discharged into the ground? If so, describe any potential impacts?

N/A non-project action, to be determined at time of building permits. _____

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TO BE COMPLETED BY APPLICANT

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): **flat**, rolling, hilly, steep slopes, mountains, other. _____

b. What is the steepest slope on the site (approximate percent slope)? N/A

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland. N/A non-project action, to be determined at time of building permits.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. N/A non-project action, to be determined at time of building permits.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill: N/A non-project action, to be determined at time of building permits.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. N/A non-project action, to be determined at time of building permits.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? N/A non-project action, to be determined at time of building permits

h. Proposed measures to reduce or control erosion or other impacts to the earth, if any: N/A non-project action, to be determined at time of building permits

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2. Air

a. What type of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial, wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known. _____

N/A non-project action, to be determined at time of building permits _____

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. _____

Adjacent arterial traffic _____

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

N/A non-project action, to be determined at time of building permits _____

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3. Water

a. SURFACE:

(1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

N/A _____

(2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. _____

N/A _____

(3) Estimate the amount of fill and dredge material that would be placed in or removed from the surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

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N/A

- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

N/A

- (5) Does the proposal lie within a 100-year floodplain? ____ If so, note location on the site plan.

N/A

- (6) Does the proposal involve any discharge of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

N/A

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b. GROUND:

- (1) Will groundwater be withdrawn, or will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

N/A non-project action, to be determined at time of building permits

- (2) Describe waste material that will be discharged into the ground from septic tanks or other sanitary waste treatment facility. Describe the general size of the system, the number of houses to be served (if applicable) or the number of persons the system(s) are expected to serve.

N/A non-project action, to be determined at time of building permits

c. WATER RUNOFF (INCLUDING STORMWATER):

- (1) Describe the source of runoff (including stormwater) and method of collection and disposal if any (include quantities, if

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known). Where will this water flow? Will this water flow into other waters? If so, describe.

N/A non-project action, to be determined at time of building permits _____

(2) Could waste materials enter ground or surface waters? If so, generally describe.

N/A non-project action, to be determined at time of building permits _____

d. PROPOSED MEASURES to reduce or control surface, ground, and runoff water impacts, if any.

N/A non-project action, to be determined at time of building permits _____

4. Plants

a. Check or circle type of vegetation found on the site:

_____ Deciduous tree: *alder, maple, aspen, other.*

_____ Evergreen tree: *fir, cedar, pine, other.*

_____ **Shrubs**

_____ **Grass**

_____ Pasture

_____ Crop or grain

_____ Wet soil plants, *cattail, buttercup, bullrush, skunk cabbage,*

other.

_____ Water plants: *water lilly, eelgrass, milfoil, other.*

_____ Other types of vegetation.

b. What kind and amount of vegetation will be removed or altered? **N/A non-project action, to be determined at time of building permits** _____

c. List threatened or endangered species known to be on or near the site. **None** _____

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- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: **N/A non-project action, to be determined at time of building permits** _____

5. Animals

- a. Circle any birds and animals which have been observed on or near the site are known to be on or near the site:
 birds: *hawk, heron, eagle, **songbirds**, other.* _____
 mammals: *deer, bear, elk, beaver, other.* _____
 fish: *bass, salmon, trout, herring, shellfish, other.* _____
 other: _____

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- b. List any threatened or endangered species known to be on or near the site.
N/A _____

- c. Is the site part of a migration route? If so, explain. _____
No _____

- d. Proposed measures to preserve or enhance wildlife, if any:
None _____

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. **N/A non-project action, to be determined at time of building permits** _____

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. **No** _____

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- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

N/A non-project action, to be determined at time of building permits _____

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe. **N/A non-project action, to be determined at time of building permits** _____

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- (1) Describe special emergency services that might be required. **N/A non-project action, to be determined at time of building permits** _____

- (2) Proposed measures to reduce or control environmental health hazards, if any: **N/A non-project action, to be determined at time of building permits** _____

b. NOISE:

- (1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? **Traffic along Nevada may affect subject site.** _____

- (2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

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Short term: Construction; Long Term: Customer and delivery ingress and egress, _____

(3) Proposed measure to reduce or control noise impacts, if any: **N/A non-project action, to be determined at time of building permits** _____

8. Land and shoreline use

a. What is the current use of the site and adjacent properties? **Subject: Residential single family; North: Retail; South: Residential S/F; East: Vacant and S/F; West: Retail and S/F.** _____

b. Has the site been used for agriculture? If so, describe. **No** _____

c. Describe any structures on the site. **S/F residences** _____

d. Will any structures be demolished? If so, which? **Yes, both including any accessory structures.** _____

e. What is the current zoning classification of the site? **RSF** _____

f. What is the current comprehensive plan designation of the site? **R 4-10** _____

g. If applicable, what is the current shoreline master program designation of the site? **N/A** _____

h. Has any part of the site been classified as a critical area? If so, specify. **Unknown** _____

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- i. Approximately how many people would reside or work in the completed project?

N/A non-project action, to be determined at time of building permits _____

- j. Approximately how many people would the completed project displace? **Up to 6-8 renters** _____

- k. Proposed measures to avoid or reduce displacement impacts, if any: **None** _____

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: _____

Compliance with all applicable development standards and orientation of retail use toward Francis with limited or no access onto Decatur. _____

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9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing. **N/A** _____

- b. Approximately how many units, if any, would be eliminated? Indicate whether high-, middle- or low-income housing. **2 middle income** _____

- c. Proposed measures to reduce or control housing impacts, if any: **None** _____

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10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? **N/A non-project action, to be determined at time of building permits. Maximum allowed is 55 feet.** _____

- b. What views in the immediate vicinity would be altered or obstructed? **N/A non-project action, to be determined at time of building permits** _____

- c. Proposed measures to reduce or control aesthetic impacts, if any: **N/A non-project action, to be determined at time of building permits** _____

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? **Outdoor lighting would be seen from dusk to dawn** _____

- b. Could light or glare from the finished project be a safety hazard or interfere with views? **Not likely** _____

- c. What existing off-site sources of light or glare may affect your proposal? **None would affect the site.** _____

- d. Proposed measures to reduce or control light and glare impacts, if any: **Indirect and down casting of light.** _____

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12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? N/A _____

- b. Would the proposed project displace any existing recreational uses? If so, describe. N/A _____

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: N/A _____

13. Historic and cultural preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe. No _____

- b. Generally describe any landmarks or evidence of historic archaeological, scientific or cultural importance known to be on or next to the site.
None _____

- c. Proposed measures to reduce or control impacts, if any: _____
None _____

14. Transportation

- a. Identify public streets and highways serving the site and describe proposed access to the existing street system. Show on site plans, if any. Nevada to Decatur. Access will be from Nevada and/or Francis with limited access to Decatur if any. _____

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b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? Yes _____

c. How many parking spaces would the completed project have? How many would the project eliminate? N/A non-project action, to be determined at time of building permits _____

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets not including driveways? If so, generally describe (indicate whether public or private). No improvements other than driveway aprons and a partial alley paving through the site where adjacent to common ownership. _____

e. Will the project use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe. No _____

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak would occur. N/A non-project action, to be determined at time of building permits _____

(Note: to assist in review and if known indicate vehicle trips during PM peak, AM Peak and Weekday (24 hours).)

g. Proposed measures to reduce or control transportation impacts, if any: N/A non-project action, to be determined at time of building permits _____

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15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe. _____

N/A non-project action, to be determined at time of building permits _____

- b. Proposed measures to reduce or control direct impacts on public services, if any: _____

N/A non-project action, to be determined at time of building permits _____

16. Utilities


- a. Circle utilities currently available at the site: **electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.** _____

- b. Describe the utilities that are proposed for the project, the utility providing the service and the general construction activities on the site or in the immediate vicinity which might be needed. **N/A non-project action, to be determined at time of building permits** _____

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C. SIGNATURE

I, the undersigned, swear under penalty of perjury that the above responses are made truthfully and to the best of my knowledge. I also understand that, should there be any willful misrepresentation or willful lack of full disclosure on my part, the agency must withdraw any determination of Nonsignificance that it might issue in reliance upon this checklist.

Date: 10/29/18 Signature: 

Please Print or Type:

Proponent: Dwight Hume Address: 9101 N Mt. View Lane

Phone: 509-435-3108 Spokane WA 99218

Person completing form (if different from proponent): _____ Address: _____

Phone: _____

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Staff member(s) reviewing checklist: _____

Based on this staff review of the environmental checklist and other pertinent information, the staff concludes that:

- A. there are no probable significant adverse impacts and recommends a Determination of Nonsignificance.
- B. probable significant adverse environmental impacts do exist for the current proposal and recommends a Mitigated Determination of Nonsignificance with conditions.
- C. there are probable significant adverse environmental impacts and recommends a Determination of Significance.

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D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS
(Do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage or release of toxic or hazardous substances; or production of noise?

The typical retail site will have storm collection and discharge and will also have the noise of ingress and egress from traffic of customers and delivery. A drive thru system would also contribute to noise if applicable. _____

Proposed measures to avoid or reduce such increases are:

Storm drainage improvements would be approved by City of Spokane to ensure effective treatment. Drive-thru facilities would be located away from adjacent residential lots. _____

2. How would the proposal be likely to affect plants, animals, fish or marine life?

No impacts, because landscaping is required to replace existing and buffer the land use. _____

Proposed measures to protect or conserve plants, animals, fish or marine life are:

None _____

3. How would the proposal be likely to deplete energy or natural resources?

N/A non-project action, to be determined at time of building permits _____

Proposed measures to protect or conserve energy and natural resources are:

N/A non-project action, to be determined at time of building permits _____

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4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, flood plains or prime farmlands?

Unlikely _____

Proposed measures to protect such resources or to avoid or reduce impacts are:

None _____

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

To be determined at time of building permit review. _____

Proposed measures to avoid or reduce shoreline and land use impacts are:

The development code ensures land use compatibility. Limiting points of access to and from arterials is also an effective mitigation. _____

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Unlikely to impact existing services. _____

Proposed measures to reduce or respond to such demand(s) are:

None _____

7. Identify, if possible, whether the proposal may conflict with local, state or federal laws or requirements for the protection of the environment.

N/A _____

C. SIGNATURE

I, the undersigned, swear under penalty of perjury that the above responses are made truthfully and to the best of my knowledge. I also understand that, should there be any willful misrepresentation or willful lack of full disclosure on my part, the agency may

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withdraw any Determination of Nonsignificance that it might issue in reliance upon this checklist.

Date: 10/29/18 Signature: D. Hume

Please Print or Type:

Proponent: Dwight Hume Address: 9101 N Mt. View Lane

Phone: 509-435-3108 Spokane WA 99218

Person completing form (if different from proponent): _____

Address: _____

Phone: _____

FOR STAFF USE ONLY

Staff member(s) reviewing checklist: _____

Based on this staff review of the environmental checklist and other pertinent information, the staff concludes that:

- A. there are no probable significant adverse impacts and recommends a Determination of Nonsignificance.
- B. probable significant adverse impacts do exist for the current proposal and recommends a Mitigated Determination of Nonsignificance with conditions.
- C. there are probable significant adverse environmental impacts and recommends a Determination of Significance.

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Project Narrative Summary

Francis and Nevada Partnership Map Amendment

This request would expand the GC designation from its current mid-block location and extend it southerly to Decatur, which parallels Francis Avenue. It would change two rental houses from the current R 4-10 designation to GC and change the zoning from RSF to CB-55. The subject houses are addressed as 6204 N Nevada and 1015 E Decatur and are .50 acres combined.

If approved, the applicant would remove the two rental houses and incorporate the subject land into a common commercial improvement. Currently the retail use is Hair Etc. It is unknown at this time what the future retail use would be, but the inclusion of retail on the subject property would be oriented to Francis and presumably have no new access points to Decatur.

There is an unimproved alleyway within this block and it would remain since there are overhead power and buried gas lines within this alley. The site plan would improve that portion of the alley as an aisleway of the parking lot. Access to and from Nevada would be at this alleyway location.



From: dhume@spokane-landuse.com
Sent: Monday, October 29, 2018 10:38 AM
To: 'nevadaheightsnc@gmail.com'
Subject: Proposed Annual Amendments attached
Attachments: Francis Nevada Partnership General Application.doc; Jim Tombari General Application 15 E Walton.doc

Mindy Muglia, Chair: I am sending you this email to advise you of two proposed map amendments being filed with the City of Spokane. I represent two separate clients located within your neighborhood boundaries, one located at the NE corner of Walton and Division across from Clarke Park and the other located at the NE corner of Decatur and Nevada. I have attached the General Application for further information. The City requires that we meet to discuss the details of the proposals and I would be available for your December 12th meeting. Unfortunately I have a conflict for the November 14 meeting. Please advise if the December date is available, or if we in fact have to schedule it for your January meeting due to the holiday schedules.

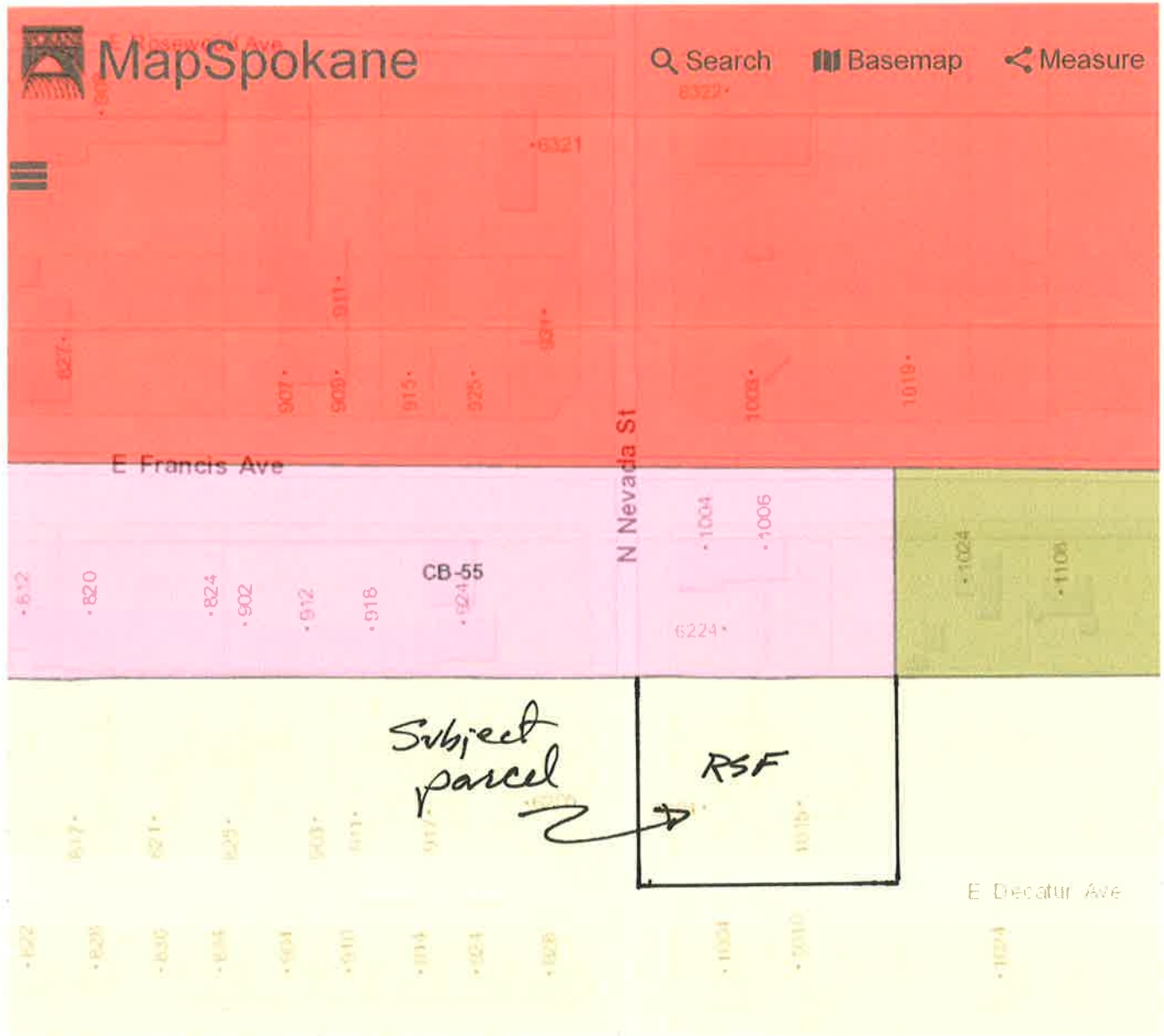
I am available by phone or email.

Regards

Dwight J Hume

Land Use Solutions and Entitlement
9101 N Mt. View Lane
Spokane WA 99218
509-435-3108

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EXISTING ZONE

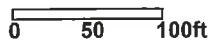
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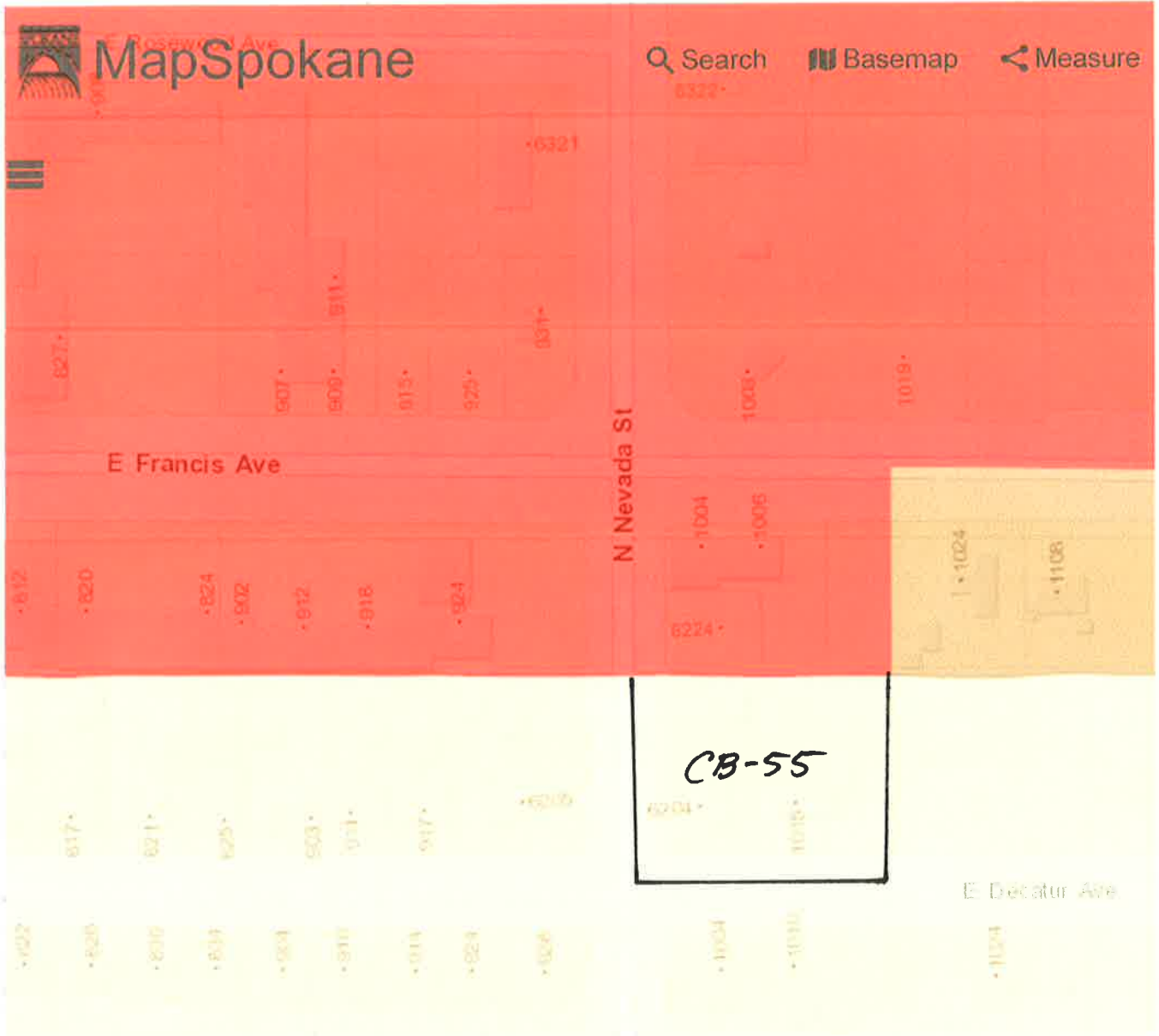
OCT 29 2018

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[Map Use Disclaimer](#)



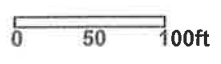


PROPOSED ZONE

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Comprehensive Plan Amendment



**Planning Services
Department**
808 W Spokane Falls Blvd
Spokane, WA 99201
Phone: (509) 625-6060
www.spokaneplanning.org

Record/Permit Number: Z18-881COMP

Job Title: Francis Nevada Partnership

Expires:

Site Information:

Address: 6204 N NEVADA ST

Permit Status: Pending
Status Date: 10/29/2018
Parent Permit:

Parcel #: 36321.0209

Applicant

Owner

**FRANCIS NEVADA PARTNERSHIP - Dwight Hume
410 W ST THOMAS MORE WAY
SPOKANE WA 99208-**

**FRANCIS NEVADA PARTNERSHIP
410 W ST THOMAS MORE WAY
SPOKANE WA 99208-**

Description of Work: Requesting amending comprehensive plan land use map from R4-10 to GC and RSF to CB-55

Contractor(s)

Fees:	Qty:	Amount:	Payments:	Ref#	Amount:
Pre-application Fee	1	\$500.00	10/29/2018 Check	1681	\$500.00
		<u>\$500.00</u>			<u>\$500.00</u>
			Estimated Balance Due :		Amount: \$0.00

CONDITIONS OF APPROVAL

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Comprehensive Plan or Development Standard Amendment Threshold Review - Counter Complete Checklist

This checklist includes all of the required information for submitting a **Early Threshold Review Application** for an item that has been docketed for full review as a COMPREHENSIVE PLAN OR DEVELOPMENT STANDARD AMENDMENT. It includes required information of the State Environmental Policy Act. Applications will not be processed until all of the following information is submitted and determined "Counter Complete."

- Predevelopment meeting summary (if applicable)
- Pre-application meeting or correspondence with neighborhood council (for map amendments)
- General Application, completed and signed
- Threshold Review Application for Comprehensive Plan Amendments
- Environmental checklist, if required under SMC Chapter 17E.050.
- Additional materials such as photographs illustrating the site or visioning documents appropriate to a non-project action may be included.
- For a map amendment, (2) paper copies and one PDF (formatted for posting and emailing) of the site plan, drawn to a minimum scale of 1"=100', on a sheet no larger than 24"x36", which will include all of the following:

10/29/2018 THB
Francis Nevada

- Applicant's name, mailing address and phone number
- Section, township and range
- North arrow and scale
- Legal description
- Dimensions of property and property lines
- City limits and section lines
- Existing utilities in adjoining right-of-way
- Existing streets, alleys, major easements or public areas
- Location of existing buildings
- Unstable slopes (if applicable)
- Wetlands (if applicable)
- Water courses such as streams, rivers, etc. (if applicable)
- Flood plains, flood fringe or flood way (if applicable)
- Significant habitat or vegetation (if applicable)



- N/A* For a text amendment, instead of the site plan, please include the proposed amendment with the text to be added underlined and the text to be deleted with ~~strikeouts~~.
- Additional application information may be requested later if item is put on the Annual Comprehensive Plan Amendment Work Program and may include, but is not limited to, the following: critical area studies, noise studies, air quality studies, visual analysis, transportation impact studies, geotechnical and wetland studies
- Planning & Development Department filing fees, as required under SMC Chapter 8.02