

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	Z18-890COMP
General Location	8109-8201 N. Indian Trail Road (located north of the Northside Landfill) – site aka Hunt’s Point
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 GC
Existing Zoning Overlay(s)	None
Adjacent street designations	N. Indian Trail Rd. is a Principal Arterial
Parcel Number(s)	Portions of 26224.0101 & 26224.0103
Parcel size(s)	Approximately 25 acres
Property Owner	Harlan D. Douglass
Agent	Jay Bonnett Engineering
Date Submitted to City	October 31, 2018
Neighborhood Council	N. Indian Trail (Balboa/S. Indian Trail within 600 feet, adjacent to south)
Comments	

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

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



PLANNING SERVICES
808 W. SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3329
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my.spokanecity.org

December 3, 2018

Jay Bonnett, P.E., Principal
J.R. Bonnett Engineering
803 E. 3rd Avenue
Spokane, WA 99202

RE: N. Indian Trail Rd, File Z18-890COMP

Mr. Bonnett,

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



J.R. BONNETT ENGINEERING

CIVIL & STRUCTURAL ENGINEERING/CONSULTING
803 E. 3RD AVENUE
SPOKANE, WA. 99202
(509) 534-3929

Tirrell Black
City of Spokane
808 W. Spokane Falls Blvd.
Spokane WA 99201

Re: Indian Trail Comprehensive Plan Amendment
8109 – 8201 N. Indian Trail Road
Spokane, WA
Parcel #26224.0101 & #26224.0103

Dear Ms. Black,

Please find enclosed the application package and payment check for the comprehensive plan amendment and rezone for the property above.

The following are documents included in the submitted package:

- General Application
- Power of Attorney
- Comprehensive Plan Amendment Application
- Threshold Review Criteria
- SEPA checklist
- E-mail correspondence with Neighborhood Councils
- Land Use Map

Please contact me if you have any questions or need additional information.

Sincerely,

Jay Bonnett, P.E., Principal

J.R. Bonnett Engineering

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**DESCRIPTION OF PROPOSAL:**

This proposal requests changes to the land use designation of the Comprehensive Plan from R4-10 designation to General Commercial designation, and change the current RSF zone classification to GC classification.

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

The proposal affects parcels #26224.0101 & #26224.0103 at 8109 - 8201 N. Indian Trail Road in NW Spokane.

APPLICANT:

Name: Harlan D. Douglass

Address 815 E. Rosewood Avenue, Spokane, WA 99208

Phone (home): N/A

Phone (work): (509) 489-4260

Email address: N/A

PROPERTY OWNER:

Name: Harlan D. Douglass

Address: 815 E. Rosewood Avenue, Spokane WA 99208

Phone (home): N/A

Phone (work): (509) 489-4260

Email address: N/A

AGENT: J.R. Bonnett Engineering

Name: Jay Bonnett

Address: 803 E. 3rd Avenue, Spokane WA 99202

Phone (home): NA

Phone (work): (509) 534-3929

Email address: jbonnett@jrbonnett.com

ASSESSOR'S PARCEL NUMBERS:

Parcel #26224.0101 & #26224.0103

LEGAL DESCRIPTION OF SITE:

Lots 1 through 46, Prosperity Acres

SIZE OF PROPERTY:

25 acres.

LIST SPECIFIC PERMITS REQUESTED IN THIS APPLICATION:

Comprehensive Plan/Land Use Amendment: Change the existing R4-10 designation to become General Commercial designations. Rezone: Change the existing RSF zone to GC zone.

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Comprehensive Plan or Land Use Code Amendment

Pre-Application

Rev. 20180102

DESCRIPTION OF THE PROPOSED AMENDMENT:

(Please check the appropriate box(es))

- ☐ 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.

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

- Summarize the general nature of the proposed amendment.
- Why do you feel this change is needed?
- In what way(s) is your proposal similar to or different from the fundamental concepts contained in the comprehensive plan?
- For text amendments: What goals, policies, regulations or other documents might be changed by your proposal?
- For map amendments:
 - What is the current Land Use designation and zoning for each affected parcel?
 - What is the requested Land Use designation and zoning for each affected parcel?
 - Describe the land uses surrounding the proposed amendment site(s); e.g. land use type, vacant/occupied, etc.
- Do you know of any existing studies, plans or other documents that specifically relate to or support your proposal?
- 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.)?
- Has there been a previous attempt to address this concern through a comprehensive plan amendment?
☐ Yes ☐ No
- If yes, please answer the following questions:
 - When was the amendment proposal submitted?
 - Was it submitted as a consistent amendment or an inconsistent amendment?
 - What were the Plan Commission recommendation and City Council decision at that time?
 - Describe any ways that this amendment proposal varies from the previously considered version.



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DESCRIPTION OF THE PROPOSED AMENDMENT Please check the appropriate box(es):

- ☐ Comprehensive Plan Text Change ☒ Land Use Designation Change
☐ Regulatory Code Text 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. Summarize the general nature of the proposed amendment.

This amendment proposes to change a portion of the subject property's Land Use designation from a R4-10 designation to the General Commercial designation, and change the current RSF zone classification to the GC zone classification. The existing RTF zoning and R10-20 land use designation along the east side of the property is not included within this application. The subject property is currently undeveloped.

2. Why do you feel this change is needed?

The subject property is located along Indian Trail Road which is a principal arterial. The area has seen significant residential development in recent years. The proposed future development would include 25 acres of land and consist of mini storage facilities that are currently not allowed within the RSF zone. The owner believes that the property is better suited for mini storage development, which is allowed in the GC zone, rather than the uses allowed within the RSF zone.

The property is currently undeveloped.

Given the problematic traffic issues in the area, mini storage facilities will likely have a lesser impact on the existing roadway system compared to residential uses.

3. In what way(s) is your proposal similar to or different from the fundamental concepts contained in the comprehensive plan?

The subject property implements the concepts and goals of the comprehensive plan by providing a higher and better use of property within the urban growth boundary.

4. For text amendments: What goals, policies, regulations or other documents might be changed by your proposal?

Not Applicable.

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5. For map amendments:

a. What is the current Land Use designation and zoning for each affected parcel?

The current Land Use designation for the affected parcel is Mini Center.

b. What is the requested Land Use designation and zoning for each affected parcel?

The requested Land Use designation is General Commercial.

c. Describe the land uses surrounding the proposed amendment site(s); e.g., land use type, vacant/ occupied, etc.

The property surrounding the site is generally zoned single-family and multi-family residential. The properties to the west and north are developed with single family homes. The properties to the east, across Indian Trail Road is zoned multifamily and is undeveloped. The property to the south is the shuttered landfill.

6. Do you know of any existing studies, plans or other documents that specifically relate to or support your proposal?

No.

7. Why did you decide to pursue a comprehensive plan amendment rather than address your concern through some other aspect of the Planning Services department's work program (e.g., neighborhood planning, public input on new regulations, etc.)?

Development of mini storage facilities is not an allowed use within the current zone classification. A zone change effort without support of the comprehensive plan would likely be unsuccessful. The comprehensive plan amendment action, changing the land use designation to General Commercial, would be consistent with the proposed zone change.

8. Has there been a previous attempt to address this concern through a comprehensive plan amendment?

☐ Yes ☒ No

If yes, please answer the following questions:

a. When was the amendment proposal submitted?

b. Was it submitted as a consistent amendment or an inconsistent amendment?

c. What were the Plan Commission recommendation and City Council decision at that time?

d. Describe any ways that this amendment proposal varies from the previously considered version.

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COMPREHENSIVE PLAN AMENDMENTS – Threshold Review Criteria

Amendment Description

This amendment proposes to change the subject property's Land Use designation from a Mini Center designation to a General Commercial designation, and change the current NR-35 zone classification to a GC zone classification. The subject property is currently undeveloped. The proposed future development would consist of mini storage facilities that are currently not allowed within the NR-35 zone.

The owner believes that the property is better suited for mini storage development, which is allowed in the GC zone, rather than the uses allowed within the NR-35 zone. The permitted uses on this property are not suitable for viable business opportunities in this area. The property is undeveloped and will likely stay undeveloped due to the geographic location if the zoning remains the same. The proposed GC zoning would be a higher and better use of the property.

1. Describe how the proposed amendment is appropriately addressed as a Comprehensive Plan Amendment.

The property must be properly zoned to permit mini-storage construction. A zone change effort without support of the comprehensive plan would likely be unsuccessful. The comprehensive plan amendment, changing the land use designation to General Commercial, would be consistent with the proposed zone change.

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

To our knowledge, no City-approved work program relating to this proposal is currently in progress.

Land use changes are typically not determined through the neighborhood or subarea planning process. These efforts generally relate to planning within existing land uses and zoning classifications.

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

It is not anticipated that this application would require additional city resources, or time, to process beyond the standard Work Program framework.



4. In the case of a private application for a land use map change, nearby properties may also seem to be candidates for amendment. At the time of docketing or during plan commission review, expansion of the geographic scope of an amendment proposal may be considered, shared characteristics with nearby, similarly situated property may be identified and the expansion is the minimum necessary to include properties with those shared characteristics. Has the applicant had any outreach to surrounding property owners whose property may be so situated?

The property east of the subject property shares the same land use designation and zone classification. Currently, a convenience store with fuel pumps occupies the property as a viable business. We will attempt to reach out to the owner to possibly include that property in the land use designation and zone classification change.

5. 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 subject site is currently zoned NR-35, which is a commercial designation with multiple permitted commercial uses. The permitted uses on this property are not suitable for viable business opportunities in this area. While the site is served by public water and sewer utilities, the demands from a self-serve mini-storage facility will be much less than other allowed commercial uses in the NR-35 zone classification. Furthermore, concurrency policies ensure public services will have adequate capacity to serve the site.

LU1.8 encourages General Commercial uses to be located within the boundaries of existing business designations such as this. General Commercial designations are generally located along principal arterials, such as SR-291, or within Commercial Centers. In many areas within the city, General Commercial designations are located in strips adjacent to residential zones. As such, the development code has implemented specific policies to address conflicts with mini-storage facilities to minimize impacts on the residential areas.

6. The proposed amendment is not the same as, or substantially similar to, a proposal that was considered 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.

No comprehensive plan amendment applications associated with this property were submitted to the City in the previous year's Annual Comprehensive Plan Amendment Work Program.

There was no indication from City Staff at the pre-application meeting that any similar applications associated with other properties in the area were submitted in the previous year's threshold review process and not included in the Annual Comprehensive Plan Amendment Work Program.



7. If this change is directed by state law or a decision of a court or administrative agency, please describe.

NA

8. Please provide a copy of agenda or other documentation of outreach to neighborhood council made prior to application.

See attached e-mail correspondence.

WAC 197-11-960: Environmental checklist.

**SEPA
ENVIRONMENTAL CHECKLIST**

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 help 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.

A. BACKGROUND

1. Name of proposed project, if applicable: **Indian Trail Comprehensive Plan Amendment**
2. Name of applicant: **Harlan D. Douglass – J.R. Bonnett Engineering, PLLC (agent)**
3. Address and phone number of applicant and contact person:
815 E. Rosewood Avenue
Spokane, WA 99208
(509) 489-4260
Contact: Jay Bonnett
(509) 534-3929
4. Date checklist prepared: **October 26, 2018.**
5. Agency requesting checklist: **City of Spokane**

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6. Proposed timing or schedule (including phasing, if applicable):

To be determined

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No planning or construction documents have been prepared relating to this proposal as of this date. The property will likely be developed into a mini-storage facility upon securing all applicable permits.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

None known.

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.

We anticipate submitting applications to the City of Spokane for the purpose of acquiring development permits. We are not aware of any applications that are or may be pending government approvals for this property.

10. List any government approvals or permits that will be needed for your proposal, if known.

This proposal requests approval of changing the land use designation in the City's Comprehensive Plan from R4-10 to General Commercial. It also requests approval of changing the City's zone classification from RSF to GC. Standard development and construction permits will be secured for building mini-storage buildings.

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. (Lead agencies may modify this form to include additional specific information on project description.)

This project is intended to place multiple mini-storage buildings and supporting office on approximately 25 acres of land. The mini-storage facility will be self-serve type with a secured perimeter and coded access gate.

12. Location of the proposal. Give sufficient information for 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 applications related to this checklist.

The subject property is located at 8109 – 8201 N. Indian Trail Road, approximately .45 miles south of the Indian Trail Neighborhood Center within the city limits of Spokane, WA.

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?

Yes

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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).

Development of this property related to this proposal would consist of self-serve mini-storage buildings with an attached office. The office and conditioned storage buildings will be served by public water and sewer. No fluids are anticipated to be discharged below the ground surface.

(2) Will any chemicals (especially organic solvents or petroleum fuels) be stored in aboveground or underground storage tanks?

No.

(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.

It is not expected that significant quantities of chemicals will be stored on the site. Household detergents, cleaning solutions, soaps, etc. consistent with normal residential products are anticipated. No leaks or spills of any chemicals are anticipated.

(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?

Chemicals beyond those contained in normal household products purchased by the occupants will not be stored, handled or used on the site.

b. Stormwater

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

Unknown.



TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE ONLY



B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (circle one): **Gently Sloped, Relatively Flat**, ~~rolling, hilly, steep slopes,~~
~~mountainous,~~
other

- b. What is the steepest slope on the site (approximate percent slope)?

The site generally slopes uniformly down from the east end to the west end. The maximum grade across the site is less than 10%.

- 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.

According to the USDA Web Soil Survey the site soils consist of Marble Loamy Sand and Springdale Complex. No farmland exists on this site.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

We did not encounter any surface conditions or history of unstable soils in the immediate vicinity.

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Minimal filling and grading is anticipated. Minor excavation work is anticipated for placement of new building foundations. Minor grading is anticipated at the new driveways and approaches to the buildings from the street. Approximate quantities of soil for filling and grading will be determined during the site design phase. The site excavations will likely be balanced, so no import or export of soil is anticipated.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Erosion could possibly occur as a result of construction activity or use. Temporary erosion and sediment control best management practices will be used to mitigate potential erosion impacts to the offsite areas. Permanent landscaping that includes ground covering vegetation will be placed at the completion of the project and therefore no erosion is anticipated upon project completion.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

We estimate that approximately 75% of the site will be covered with impervious surfaces upon project completion.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Since the site is relatively flat, it is unlikely that erosion will occur as a result of any clearing. Mass excavation activities are not anticipated. Temporary erosion and sediment control best management practices during construction will be

used to mitigate potential erosion impacts to the offsite areas. Permanent landscaping that includes ground covering vegetation will be placed at the completion of the project and therefore no erosion is anticipated upon project completion.

2. Air

- a. What types 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.

Emissions generated on-site would occur during the following: Short term dust and emissions from construction equipment; automobile emissions and dust (on and off site). Upon project completion, dust from construction activities will not exist and automobile emissions will likely return to expected levels contributory to a mini-storage facility.

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

No.

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

Methods to reduce or control dust and vehicle emissions include the following: Keep construction access routes adequately moistened with water. Cover loads; etc.

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.

No

- 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.

The project will not require any work over, in, or adjacent to such waters.

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

None

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

The proposal does not require surface water withdrawals or diversions.

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

The proposal does not lie within a 100-year floodplain.

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

No, the proposal does not involve any discharge of waste materials to surface waters.

b. Ground:

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

No ground water will be withdrawn. Stormwater runoff will be contained and disposed of on site utilizing underground injection wells (drywells). The system will be designed and constructed in accordance with the Spokane Regional Stormwater Manual and Washington State Department of Ecology regulations.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals . . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No waste material will be discharged into the ground from septic tanks or other sources.

The subject property is located in the City of Spokane, which provides solid waste disposal service.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Runoff (including stormwater) from roofs and asphalt-paved areas will be conveyed to adequately designed biofiltration swales for treatment and disposed of through infiltration facilities such as drywells or underground gravel galleries.

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

No waste materials are anticipated on this site. Contaminants from vehicles will be conveyed to biofiltration swales for treatment prior to disposal through the infiltration facilities.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

As noted previously, runoff (including stormwater) from concrete or asphalt-paved areas will be conveyed to adequately designed biofiltration swales for treatment and disposed of through infiltration facilities such as drywells or underground gravel galleries.

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4. Plants

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

X deciduous tree: alder, maple, aspen, other
X evergreen tree: fir, cedar, pine, other
shrubs
X grass

_____ pasture
_____ crop or grain
_____ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
_____ water plants: water lily, eelgrass, milfoil, other
_____ other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?

The vegetation that exists on the site consists of natural dryland sparse pine, young pine trees, grass, weeds, etc., will likely be removed from all areas.

- c. List threatened or endangered species known to be on or near the site.

We have reviewed the Threatened and Endangered Species list as determined by the Washington Department of Fish and Wildlife. None of the species have been observed within the area proposed for development.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Proposed landscaping will be consistent with urban-type landscaping and plantings in accordance with City of Spokane regulations.

5. Animals

- a. Circle any birds and animals which have been observed on or near the site or 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:

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

Based on our review of the Department of Fish & Wildlife's determination, we were not able to identify any threatened or endangered species within this area.

- c. Is the site part of a migration route? If so, explain.

The subject site is surrounded by developed land. No evidence of migration routes have been detected.

- d. Proposed measures to preserve or enhance wildlife, if any:

Not Applicable

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6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electricity and natural gas will likely be used for energy needs of the facility.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

Unknown

- 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:

None at this time. All construction and development will be in accordance with local, state and federal regulations, including energy codes.

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.

We do not expect to encounter any environmental health hazards.

- 1) Describe special emergency services that might be required.

None

- 2) Proposed measures to reduce or control environmental health hazards, if any:

No environmental health hazards are anticipated.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Existing traffic noise will continue from area residents, commuters, travelers, and those visiting the storage facility. Temporary construction-related noise will occur during working hours.

- 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.

Noise will be created by operation of construction equipment, etc. during normal working hours and on a short-term basis through project completion. No significant noise impact is anticipated in the long-term.



- 3) Proposed measures to reduce or control noise impacts, if any:

Construction-related noise impacts will generally occur during normal working hours, which will minimize impacts to the surrounding neighborhoods.

8. Land and shoreline use

- a) What is the current use of the site and adjacent properties?

The site is currently vacant - no structures exist. The adjacent properties to the west and north have been developed into single family residential dwellings. The adjacent property to south is vacant and is the site of a shuttered municipal land-fill. The property to the east (across Indian Trail Road) is undeveloped.

- b. Has the site been used for agriculture? If so, describe.

Unknown

- c. Describe any structures on the site.

No structures exist on the site.

- d. Will any structures be demolished? If so, what?

No.

- e. What is the current zoning classification of the site?

RSF

- f. What is the current comprehensive plan designation of the site?

R4-10

- g. If applicable, what is the current shoreline master program designation of the site?

Not applicable.

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

Unknown

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

One or two employees would occupy the property on a daily basis.

- j. Approximately how many people would the completed project displace?

None.

- k. Proposed measures to avoid or reduce displacement impacts, if any:

No displacement impacts are expected.

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

The property is adjacent to a shuttered landfill that likely will not be developed in the foreseeable future. The property is in close proximity to a Neighborhood Center with a variety of existing commercial uses. No mini-storage facilities exist in this area and a need exists. From an infrastructure standpoint, the mini-storage facility will have a minimal impact on public utilities and roadways.

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9. Housing

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

None

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

No housing units will be eliminated.

- c. Proposed measures to reduce or control housing impacts, if any:

None

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?

To be determined. Building heights will be limited to applicable building and development codes. One and/or two-story buildings are anticipated with max heights less than 35 feet.

- b. What views in the immediate vicinity would be altered or obstructed?

Unknown

- c. Proposed measures to reduce or control aesthetic impacts, if any:

None

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Lighting will be used to provide indoor and outdoor lighting needs, which will include parking and loading areas. Minimal glare could occur during evening hours, when people are entering or leaving the site. Mini-storage buildings will be placed along the property lines around the entire perimeter that will face inward to the property. Glare from vehicles and site lighting will be blocked from neighboring properties by the buildings.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

Light and glare will be minimal and should not be a safety hazard or significantly interfere with views.

- c. What existing off-site sources of light or glare may affect your proposal?

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Existing off-site sources of light and glare generally will continue to occur in the surrounding areas. Most of the off-site sources are generated by the surrounding houses, street lights, and vehicle lights. These sources should not adversely affect this proposal.

- d. Proposed measures to reduce or control light and glare impacts, if any:

Mini-storage buildings will be placed along the property lines around the entire perimeter that will face inward to the property. Also, site obscuring fences will be placed along the property lines where buildings are not placed. Glare from vehicles and site lighting will be blocked from neighboring properties by the buildings and fences.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Not Applicable.

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

The proposed project will not displace any existing recreational uses.

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

Not Applicable

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.

We are not aware of any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site.

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

We are not aware of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

- c. Proposed measures to reduce or control impacts, if any:

Not applicable

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.

The existing main entrance to the site would eventually access Indian Trail Road at the existing entrances.



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

Not Applicable.

c. How many parking spaces would the completed project have? How many would the project eliminate?

The number of completed parking spaces will be determined during the design phase of the development. It is estimated that up to 150 parking spaces may be required based on the City's minimum parking standards. Most parking spaces will be located within the fenced development boundary. There will likely be up to 12 parking spaces provided outside the fenced area for the office-related activities.

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).

There may be new roads constructed from the entrance of the mini-storage facility to access Indian Trail Road.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No, the project will not use water, rail, or air transportation.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

The number of vehicular average daily trips is estimated to be 150 trips per day. The PM peak hour trips is estimated to be 80-100 trips per hour.

g. Proposed measures to reduce or control transportation impacts, if any:

The City of Spokane collects traffic impact fees based on vehicular trips to mitigate impacts. The mini-storage development itself will mitigate transportation impacts. If the land is developed with single family homes with the minimum density of 4 units per acre, the vehicular average daily trips would be 1,000 trips per day. Far more than a mini-storage development.

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.

It is difficult to determine how the project may, or may not, result in an increased need for public services. The completed project would increase the need for some services compared to an undeveloped site. However comparing a single family residential development to a mini-storage development, demand for public services would be far greater for the single family residential development.

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

Impact fees and GFC's will be assessed to the developer of this project to pay proportionate impacts to public services.

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16. Utilities

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, cable, 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.

Utilities proposed for the development would consist of standard commercial-type utilities described below.

Electricity: Avista

Natural Gas: Avista

Refuse Service: City of Spokane

Water: City of Spokane

Telephone: Centurylink

Sanitary Sewer: City of Spokane

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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: 10/26/18

Print Name: Jay Bonnett

Signature:



Proponent Name: Harlan D. Douglass (Jay Bonnett – Agent)

Address: 815 E. Rosewood Ave., Spokane, WA

Phone Number(s): Home: 534-3929 Mobile: _____

Email Address: jbonnett@jrbonnett.com

Name of person completing form: Jay Bonnett

Address of person completing form: 803 E. 3rd Avenue, Spokane, WA 99202

Phone number(s) of person completing form: 509-534-3929

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. Probably significant adverse environmental impacts do exist for the current proposal and recommends a Mitigated Determination of Nonsignificance with conditions.
- ☐ C. There are probably 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 the 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 intention of this proposal is to provide the means for developing a self-serve mini-storage facility on the property by changing the land use designation and subsequently, the zoning. If approved, there would be increased air emissions from vehicles upon the completed development compared to the emissions coming from vacant land, but likely much less emissions would be generated from a mini-storage facility than from other permitted residential uses. There will be no production, storage, or release of toxic or hazardous substances, nor will there be any production of noise after construction activities have stopped other than normal commercial-type noises.

Proposed measures to avoid or reduce such increases are:

Best management practices relating to erosion and sediment control, dust abatement, etc. will be exercised during construction activities. Construction activity will be limited to normal working hours. All driving surfaces will be paved and undeveloped areas surrounding the buildings and paved areas will be landscaped in a manner to reduce dust.

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

Not Applicable. The site does not contain any endangered plants, animals, fish or marine life.

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

Not Applicable.

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

No energy or natural resources will be depleted by development of this property.

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

All buildings will be constructed in accordance with all local, state and federal regulations including energy codes.

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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, floodplains, or prime farmlands?

No adverse effects to environmentally sensitive areas or areas designated for governmental protection is anticipated.

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

No environmentally sensitive areas exist on or around the site. Therefore, no protection measures are warranted.

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?

The subject property is not within or near a shoreline area and therefore not subject to shoreline regulations.

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

No shoreline areas exist on or around the site. Therefore, no protection measures are warranted.

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

While there may be increased demands resulting from the proposed mini-storage development, the demands would have less impact than other permitted uses.

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.

No conflicts with local, state or federal laws or requirements for the protection of the environment are known to exist.

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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: 10/26/18

Print Name: Jay Bonnett

Signature:



Proponent Name: Harlan D. Douglass (Jay Bonnett – Agent)

Address: 815 E. Rosewood Ave., Spokane, WA

Phone Number(s): Home: 534-3929 Mobile: _____

Email Address: jbonnett@jrbonnett.com

Name of person completing form: Jay Bonnett

Address of person completing form: 803 E. 3rd Avenue, Spokane, WA 99202

Phone number(s) of person completing form: 509-534-3929

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. Probably significant adverse environmental impacts do exist for the current proposal and recommends a Mitigated Determination of Nonsignificance with conditions.
- ☐ C. There are probably significant adverse environmental impacts and recommends a Determination of Significance.

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Planning Services**

Jay Bonnett

From: Jay Bonnett
Sent: Tuesday, October 30, 2018 11:22 AM
To: tldeno@peoplepc.com; 'mkneil@comcast.net'
Cc: 'Del Stratton' (del@harleycdouglass.com); Jay Bonnett; 'Black, Tirrell'
Subject: Indian Trail Road - Comprehensive Plan Amendment Application
Attachments: 2018 land use map-02.pdf; 2018 proposed zoning map-02.pdf

Dear Mr. Terry Deno & Mr. Mel Neil

Our client is seeking a Comprehensive Plan land use designation change and zone reclassification on an approximate 25-acre parcel of land that he owns in the City of Spokane.

The site address is 8109 N. Indian Trail Road, which is adjacent to the old landfill. Parcel numbers 26224.0101 and a portion of 26224.0103.

The current land use designation of the property is R4-10. The proposed land use designation is General Commercial.

The current zone classification is RSF. The proposed zone classification is GC.

Please see the attached Land Use and Zoning Map exhibit for additional information.

The owner's intent is to construct a mini-storage facility on the property.

As the Chair and Co-Chair of the North Indian Trail Neighborhood Council, we are reaching out to you to inform you that we will be making application for the comprehensive plan map change and zone change on behalf of the owner. We also request the opportunity to meet with you at one of your upcoming neighborhood council meetings to discuss the owner's intentions for this property.

Please do not hesitate to contact me if you have any questions relating to this issue.

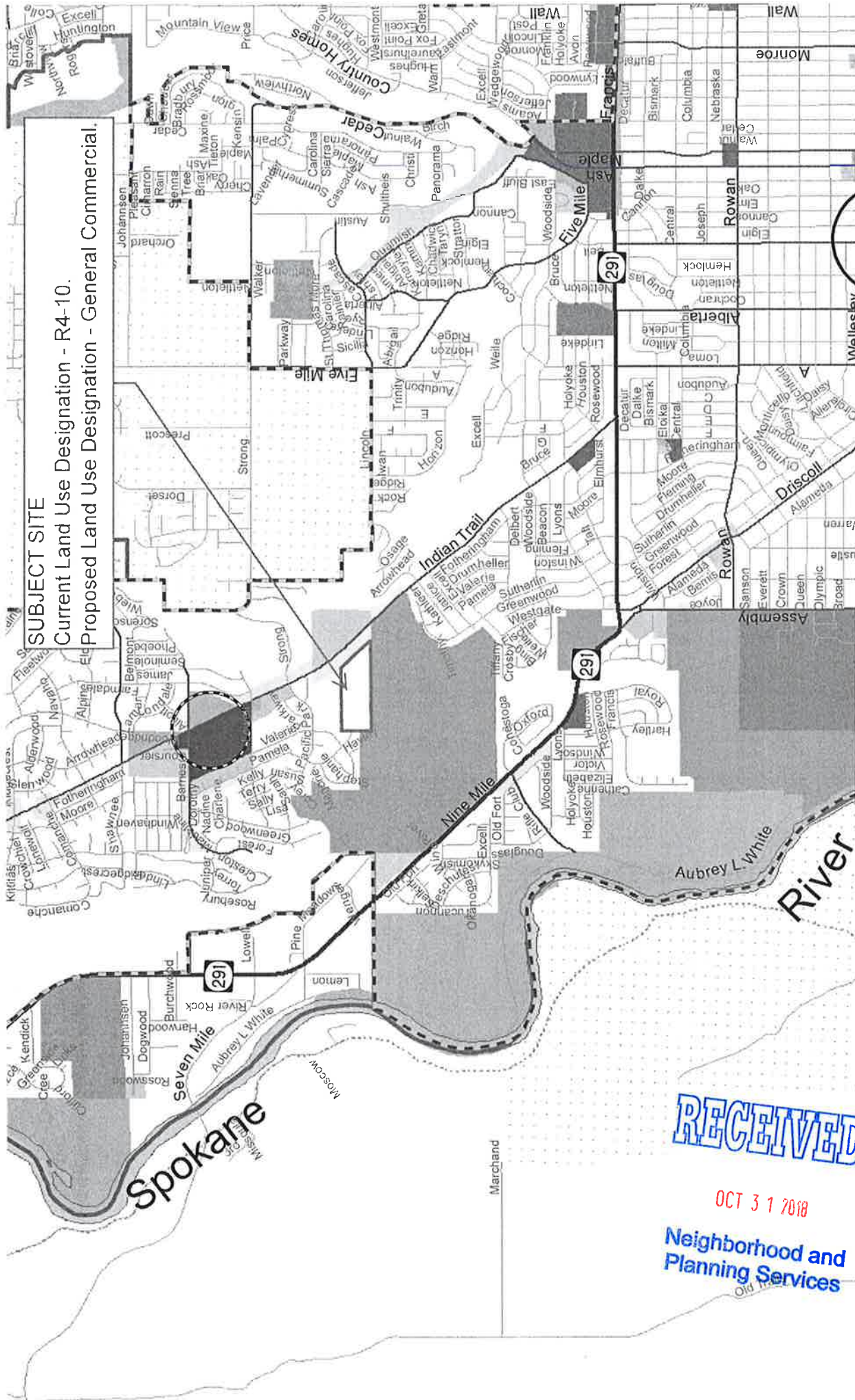
Respectfully,

Jay Bonnett, P.E., Principal
J.R. Bonnett Engineering, PLLC
803 E. 3rd Avenue
Spokane, WA 99202
509-534-3929

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SUBJECT SITE

Current Land Use Designation - R4-10.

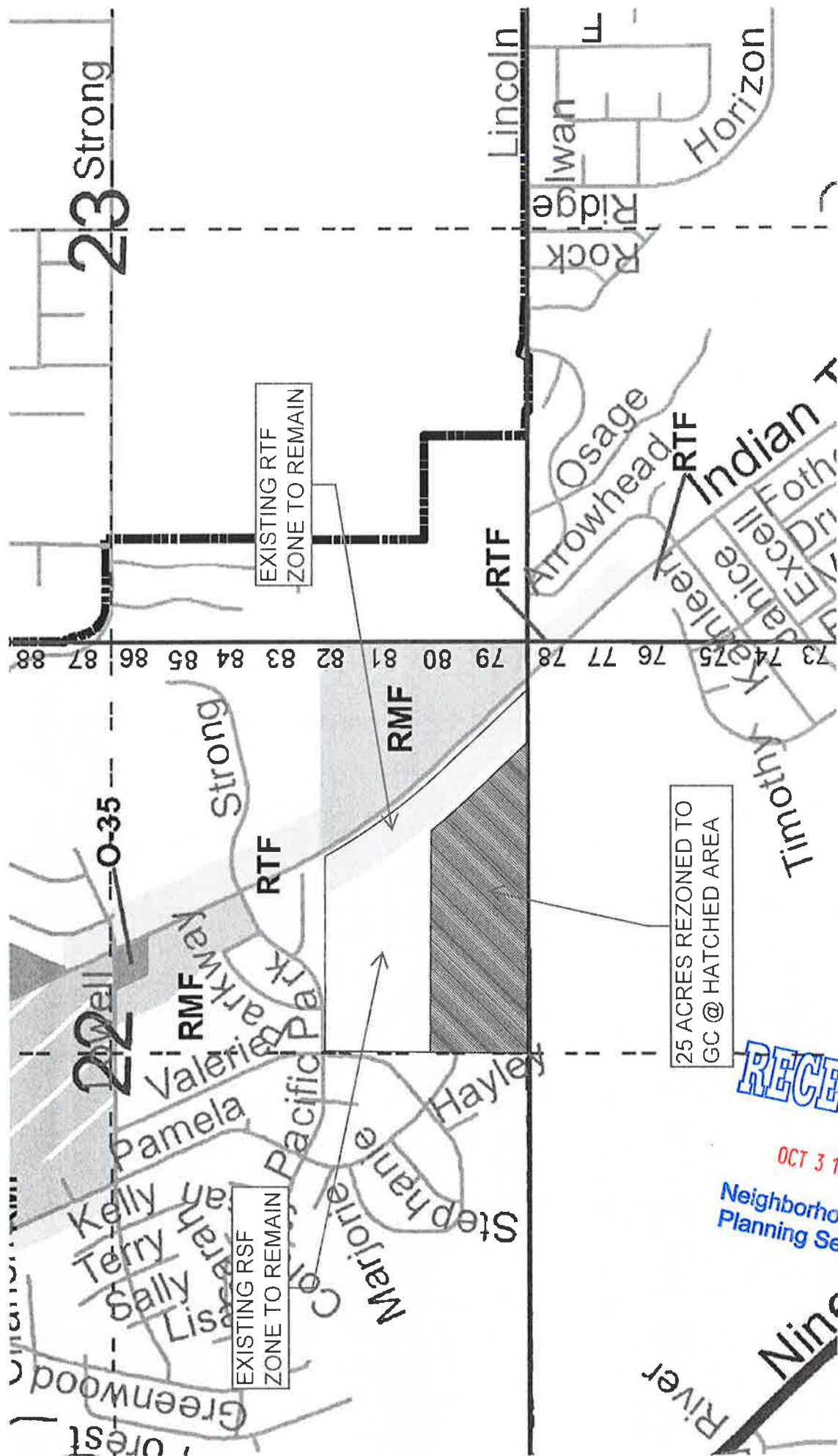
Proposed Land Use Designation - General Commercial.

LAND USE MAP

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PROPOSED ZONING
(NOT TO SCALE)

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River
Nin

Jay Bonnett

From: Jay Bonnett
Sent: Tuesday, October 30, 2018 11:15 AM
To: 'kmkearney@q.com'; 'jatrent1@gmail.com'
Cc: 'Del Stratton' (del@harleycdouglass.com); Jay Bonnett; 'Black, Tirrell'
Subject: North Nine Mile Road & Indian Trail - Comprehensive Plan Amendment Application
Attachments: 2018 land use map-01.pdf; 2018 land use map-02.pdf; 2018 proposed zoning map-02.pdf

Dear Ms. Karen Kearney & Mr. John Trent,

Our client is seeking a Comprehensive Plan land use designation change and zone reclassification on two parcels of land that he owns in the City of Spokane.

The first is a 4.3-acre parcel at 5025 W. Nine Mile Road. Parcel number 26274.2020.

The current land use designation of the property is Mini Center. The proposed land use designation is General Commercial.

The current zone classification is NR-35. The proposed zone classification is GC.

The second is an approximate 25-acre parcel at 8109 N. Indian Trail Road, which is adjacent to the old landfill. Parcel numbers 26224.0101 and a portion of 26224.0103.

The current land use designation of the property is R4-10. The proposed land use designation is General Commercial.

The current zone classification is RSF. The proposed zone classification is GC.

Please see the attached Land Use and Zoning Map exhibits for additional information.

The owner's intent is to construct a mini-storage facility on each of the properties.

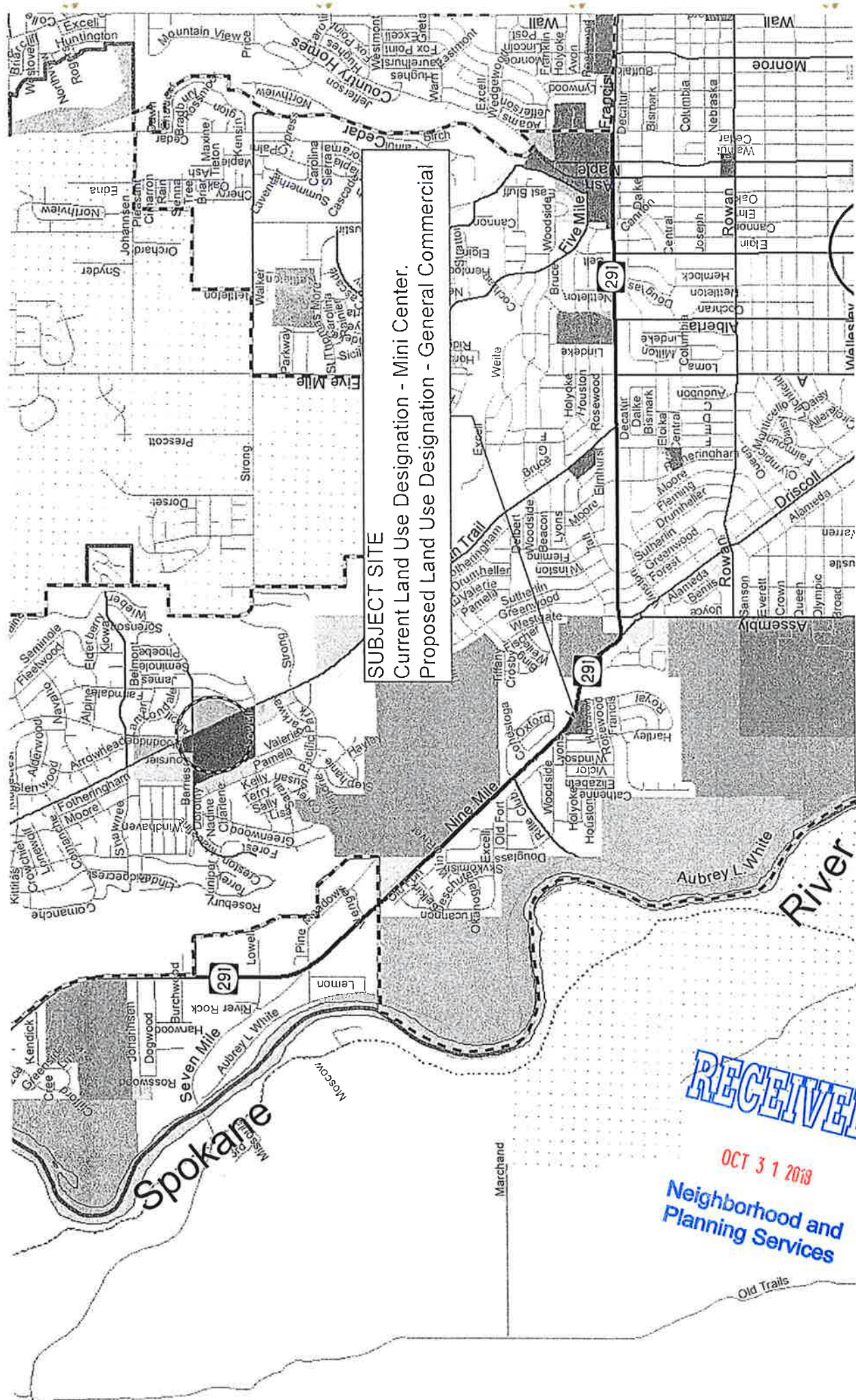
As the Chair and Co-Chair of the Balboa/South Indian Trail Neighborhood Council, we are reaching out to you to inform you that we will be making application for the comprehensive plan map changes and zone changes on behalf of the owner. We also request the opportunity to meet with you at one of your upcoming neighborhood council meetings to discuss the owner's intentions for this property.

Please do not hesitate to contact me if you have any questions relating to this issue.

Respectfully,

Jay Bonnett, P.E., Principal
J.R. Bonnett Engineering, PLLC
803 E. 3rd Avenue
Spokane, WA 99202
509-534-3929

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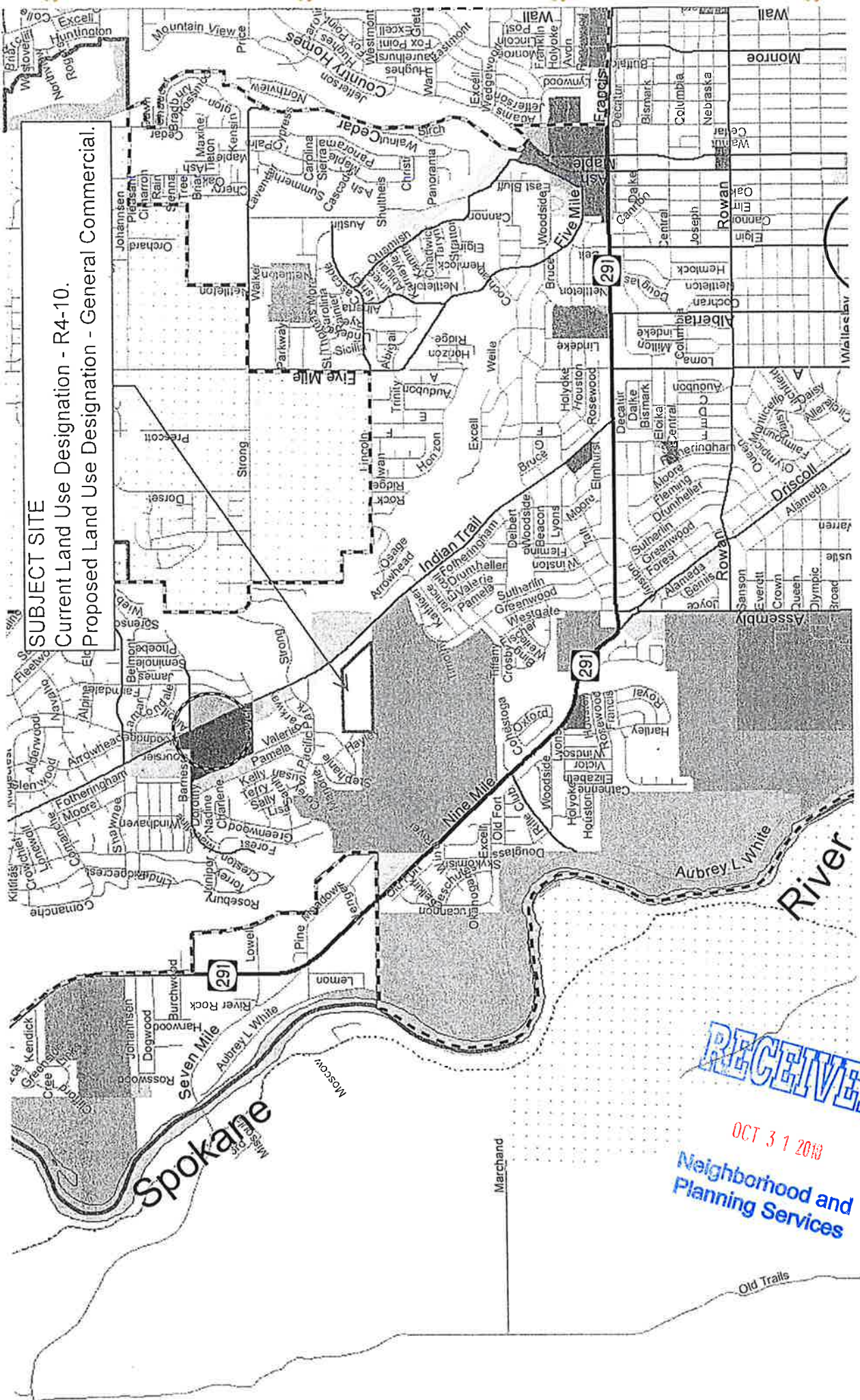
LAND USE MAP

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SUBJECT SITE
Current Land Use Designation - R4-10.
Proposed Land Use Designation - General Commercial.

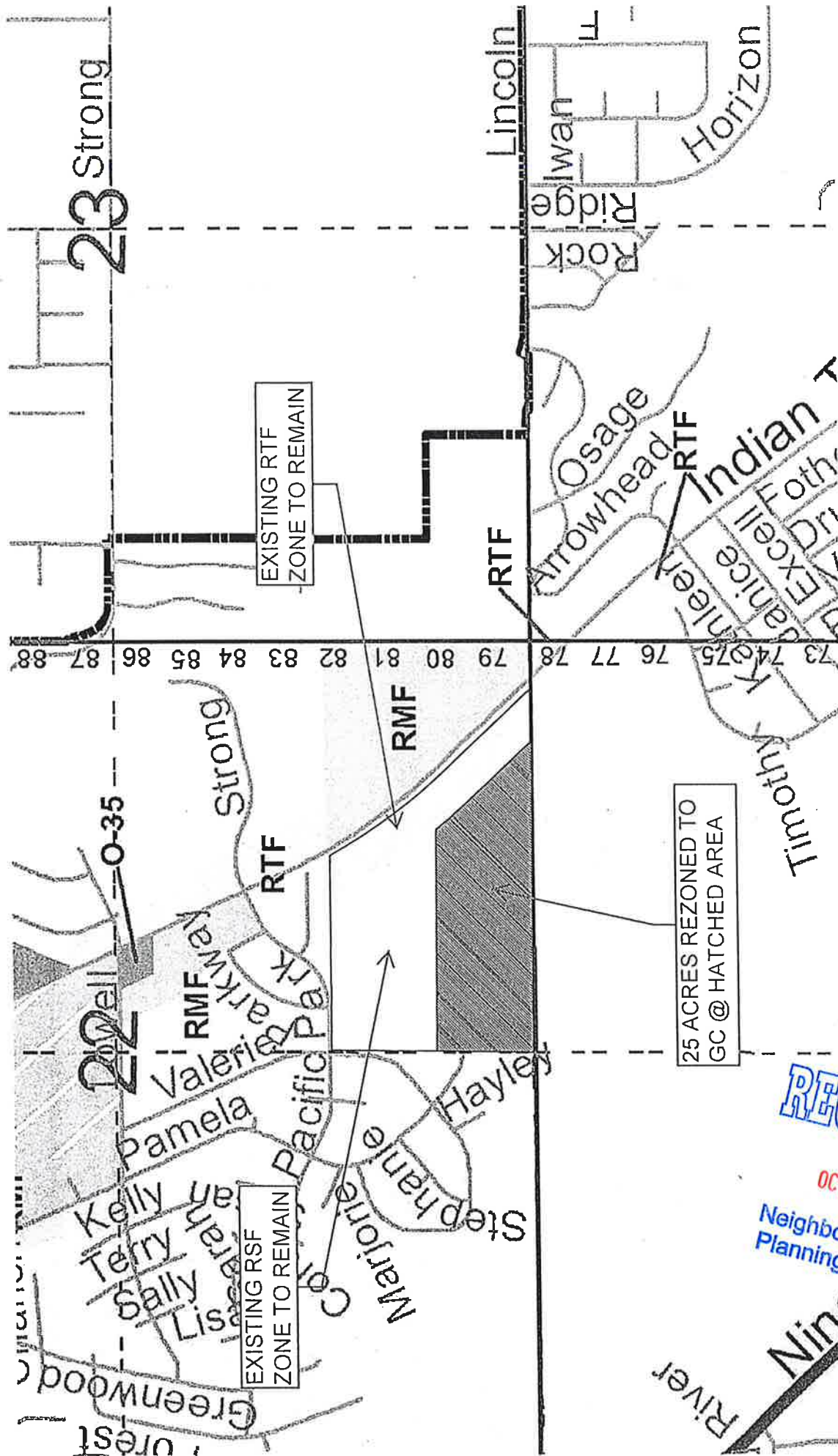


LAND USE MAP

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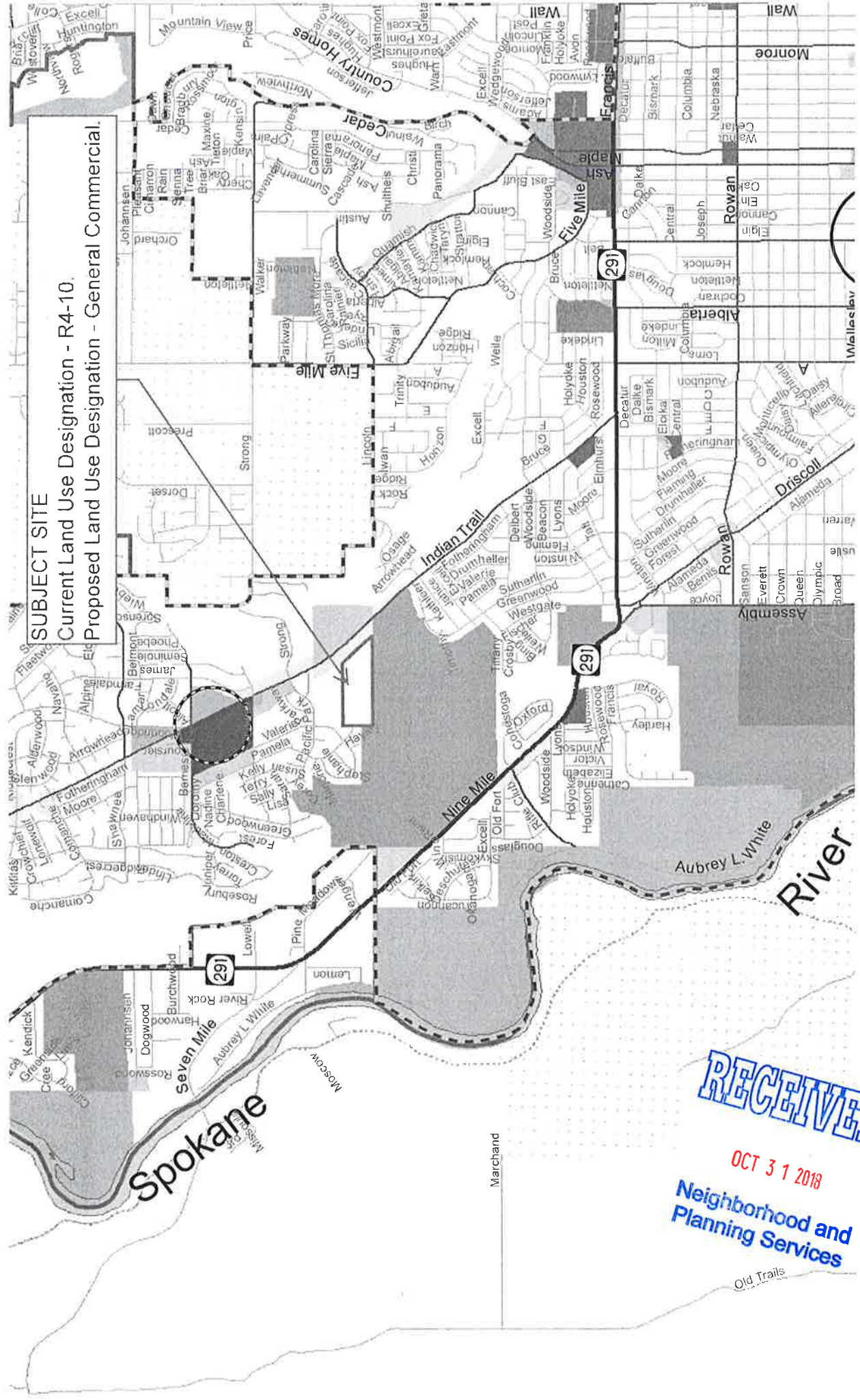
PROPOSED ZONING
(NOT TO SCALE)

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River
Nine



SUBJECT SITE
Current Land Use Designation - R4-10.
Proposed Land Use Designation - General Commercial.

LAND USE MAP

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Old Trails

Marchand



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 *applicant will reverse.*
- ☒ 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:

10/31/2018
Indian Trail
Comp Plan
Intake - THB

- ☐ 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)

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- ☐ 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

Planning Services

3rd Floor, City Hall
808 W. Spokane Falls Blvd
Spokane, Washington 99201
509.625.6300 (rev. 201709)

Comprehensive Plan Amendment

Record/Permit Number: Z18-890COMP



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

Job Title: Indian Trail Comprehensive Plan

Expires:

Site Information:

Address: 8109 N INDIAN TRAIL RD

Parcel #: 26224.0101

Applicant

**DOUGLASS, HARLAN D INC
815 E ROSEWOOD AVE
SPOKANE WA 99208-5507**

Permit Status: Application Accepted
Status Date: 10/31/2018
Parent Permit:

Owner

**DOUGLASS, HARLAN D INC
815 E ROSEWOOD AVE
SPOKANE WA 99208-5507**

Description of Work: Requested amendment to comprehensive plan land use plan map from residential 4-10 to general commercial and a corresponding zone change from RSF to GC

Contractor(s)

Fees:	Qty:	Amount:	Payments:	Ref#	Amount:
Pre-application Fee	1	\$500.00	10/31/2018 Check	4319	\$500.00
		<u>\$500.00</u>			<u>\$500.00</u>
Estimated Balance Due :					Amount: \$0.00

CONDITIONS OF APPROVAL

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