

Land Use Solutions & Entitlement

Land Use Planning Services

9101 N. MT. VIEW LANE Spokane, WA 99218

509-435-3108 (V)

(Sent via email this date)

3-12-19

Nathan Gwinn
Planning Services
808 W Spokane Falls Blvd
Spokane WA 99201-3329

Red: Z17-622COMP Ventura Land Holdings

Dear Nathan:

This is to inform you that the above amendment request is once again unable to meet its obligations in a timely manner. This is due to an unforeseen interruption in its status of ownership and apparent internal issues amongst the Board in control of this property.

Despite numerous attempts to reach representatives of Ventura Land Holdings, I have yet to receive any reply. Accordingly, I am left to conclude the application will not be able to be processed during this calendar year. Thank you for your patience in working with us on this matter.

Respectfully Submitted

Dwight J Hume

Dwight J Hume

CC: via email
George Nosseck
Karen Carlberg, Chair West Hills NC



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: Ventura Land Holdings Request to Amend Land Use Plan Map, File Z17-622COMP

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.

It is my understanding from conversation with you that Sunset Motel LLC, the property owner listed in the county records, is becoming Ventura Land Holding. The city will require additional written verification that Ventura Land Holdings is the owner and/or authorized representative of Sunset Motel LLC for this item to move forward past the Initial Review.

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

Comprehensive Plan Amendment

Record/Permit Number: Z18-933COMP



Planning Services Department

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

Job Title: Amend Land Use Plan Map from R 4-10 to R 15-30

Expires:

Site Information:

Address: 3004 W 8TH AVE

Parcel #: 25234.0902

Applicant

Ventura Land Holdings LLC - George Nossek
811 W 2nd Ave, Suite 301
Spokane WA 99201

Permit Status: Pending
Status Date: 12/10/2018
Parent Permit: Z17-622COMP

Owner

SUNSET MOTEL LLC
3773 W 5TH AVE STE 301
POST FALLS ID 83854-6728

Description of Work: Amend Land Use Plan Map from R 4-10 to R 15-30

Contractor(s)

Fees:	Qty:	Amount:	Payments:	Ref#	Amount:
Pre-application Fee	1	\$500.00			
		<u>\$500.00</u>			
			Estimated Balance Due :		Amount:
					\$500.00

CONDITIONS OF APPROVAL

**City of
Spokane**
Planning Services
Department



General Application

DESCRIPTION OF PROPOSAL:

Amend Land Use Plan Map from R 6-10 to R 15-30

ADDRESS OF SITE OF PROPOSAL: (if not assigned yet, obtain address from Public Works before submitting application)
3004 W 8th Avenue

APPLICANT:

Name: Ventura Land Holdings LLC c/o George Nossek
Address: 811 W 2nd Ave. Suite 301 Spokane WA 99201-4402
Phone (home): **Phone (work):** 509-217-1920
Email address: georgenossek@comcast.net

PROPERTY OWNER:

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

AGENT:

Name: Land Use Solutions & Entitlement C/O Dwight Hume
Address: 9101 N Mt. View Lane, Spokane WA 99218
Phone (home): **Phone (work):** 509-435-3108
Email address: dhume@spokane-landuse.com

ASSESSOR'S PARCEL NUMBERS:

25234.6501 25234.0902

LEGAL DESCRIPTION OF SITE:

Lots 1-12, Block 13, Terrace Park Lewis and Shaws and the E 1/2 of vacated "C" street.

SIZE OF PROPERTY:

2.20 acres

LIST SPECIFIC PERMITS REQUESTED IN THIS APPLICATION:

Land Use Map Amendment and Zone Change from R 10-20 to R-15-30 and from RTF to RMF zone

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George T. J. J.

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:

ACKNOWLEDGMENT:

On this 31 day of OCTOBER, 2018, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared GEORGE J. HANE, ^{JP} ~~NOTARY~~ 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.

Dr OC

**Notary Public
State of Washington
David OConnor
Commission Expires 10-12-2021**

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Comprehensive Plan or Land Use Code Amendment

Pre-Application

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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

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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 6-10 to R 15-30 and a zone change from RTF to RMF on 2.20 acres located in the vicinity of Sunset Highway and Government Way and bounded by 7th Avenue on the North; Audubon on East; vacated 8th Avenue on the south; and vacated "C" street on the west.
- b. Why do you feel this change is needed?
There have been no sub-area plans of recent and no city wide plan updates, so the private sector amendment request is the only timely option.
- c. In what way(s) is your proposal similar to or different from the fundamental concepts contained in the comprehensive plan?
The proposal is similar to the intended policy language of LU 1.4 and LU 1.7.
- 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-6-10*
 2. What is the requested Land Use designation and zoning for each affected parcel? *R 15-30*
 3. Describe the land uses surrounding the proposed amendment site(s); e.g. land use type, vacant/occupied, etc. *North: S/F; East Office; West RR berm and train traffic; South: Hotel*
- f. Do you know of any existing studies, plans or other documents that specifically relate to or support your proposal? *No*
- 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.)?
The application was submitted last year and approved through docketing but withdrawn to resolve some internal issues of the ownership. It is now resubmitted for processing.
- h. Has there been a previous attempt to address this concern through a comprehensive plan amendment?
xYes ☐ No

i. If yes, please answer the following questions:

1. When was the amendment proposal submitted? *October 2017*
2. Was it submitted as a consistent amendment or an inconsistent amendment? *Consistent*
3. What were the Plan Commission recommendation and City Council decision at that time? *N/A*
4. Describe any ways that this amendment proposal varies from the previously considered version. *No change from the last one that was withdrawn by the applicant.*

Development Services Center 808 West Spokane Falls Boulevard, Spokane, WA 99201-3336

my.spokanecity.org | Phone: 509.625.6300 | Fax: 509.625.6822

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Early Threshold Review

Ventura Land Holdings Map Amendment

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Description of Proposed Amendment: Land Use Map Change from R-10-20 to R 15-30 and from RTF to RMF on approximately 2.20 acres bounded by 7th Avenue on the north; Audubon on the east; vacated 8th Avenue on the south; and vacated "C" street on the west all located in the vicinity of Sunset Hwy and Government Way.

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 the conversion of 2.20 acres and should not generate any special studies.

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 NR and RTF zones and the NR is implementing the Mini Center designation. Mini-Centers are intended to serve walk to residence and the densification of the immediate area will foster that purpose. 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 1.7

The proposal lies adjacent to an existing Mini Center designation. Said policy states that higher density residential use is encouraged in these areas because it adds market demand to these areas.

Land Use 1.4

As stated above, the densification near centers encourages business use of the center.

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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Transportation 3.1

Transportation and development patterns are important to support desired land uses. In this instance, densification and public transit to this immediate area support the requested land use.

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.**

Yes, the proposal was submitted last year for an annual map amendment in 2017 and was approved in the docketing process. Unfortunately, there were some internal issues with the Ventura Land Holding entity and they were unable to proceed at that time. In the interim, they have resolved the issues and are now prepared to move forward with the same request, hence this new application that duplicates the previous request.

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

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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: Ventura Land Holdings Map Amendment
2. Name of applicant: Ventura Land Holdings, George Nossek manager.
3. Address and phone number of applicant or contact person: Dwight Hume
9101 N Mt View Lane Spokane WA 99218 509-435-318
4. Date checklist prepared: October 30, 2017
5. Agency requesting checklist: Spokane Planning & Development Services
6. Proposed timing or schedule (including phasing, if applicable): Immediate upon approval
7. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. The project may be phased with approximately 60 units within the subject amendment area.
b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain. Yes, the applicant owns the 1.3 acre motel site immediately south of the subject property that contains the motel and is zoned NR-35.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to his proposal. Unknown
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 other applications are pending

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10. List any government approvals or permits that will be needed for your proposal, if known. Map amendment, zone change and development permits.

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. The project encompasses 2.2 acres and the proposed amendment would generate up to 66 residential units.

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 property consist of one platted block bound by 7th and 8th, S Gov't Way and vacated "C: street. In the vicinity of Sunset Highway and S Gov't Way.

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

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to be disposed of (including materials which may enter the system inadvertently through spills or as a result of firefighting activities).

Non-Project Action, to be determined at time of development. _____

- (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?

Non-Project Action, to be determined at time of development. _____

- (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.

Non-Project Action, to be determined at time of development. _____

- (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?

Non-Project Action, to be determined at time of development. _____

b. Stormwater

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

Non-Project Action, to be determined at time of development. _____

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

Non-Project Action, to be determined at time of development. _____

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TO BE COMPLETED BY APPLICANT

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B. ENVIRONMENTAL ELEMENTS

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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. **Non-Project Action, to be determined at time of development.**
- _____
- _____

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- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **Non-Project Action, to be determined at time of development.**
- _____
- _____

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill: **Non-Project Action, to be determined at time of development.**
- _____
- _____

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **Non-Project Action, to be determined at time of development.**
- _____
- _____

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **Non-Project Action, to be determined at time of development.**
- _____
- _____

- h. Proposed measures to reduce or control erosion or other impacts to the earth, if any: **Non-Project Action, to be determined at time of development.**
- _____
- _____

2. Air

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- 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. _____

Non-Project Action, to be determined at time of development. _____

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. Yes,
overhead railroad trestle adjacent the subject property. _____

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

Non-Project Action, to be determined at time of development. _____

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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.

Latah Creek is located east of the subject property
approximately 1/2 mile. _____

- (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. No _____

- (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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None _____

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

No _____

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

No _____

- (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.

No _____

b. GROUND:

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

Non-Project Action, to be determined at time of development. _____

- (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.

Non-Project Action, to be determined at time of development. _____

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.

Non-Project Action, to be determined at time of development.

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

Non-Project Action, to be determined at time of development.

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

Non-Project Action, to be determined at time of development.

4. Plants

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- 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? **Non-Project Action, to be determined at time of development.**

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



- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: **Non-Project Action, to be determined at time of development.** _____

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

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

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

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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. **Non-Project Action, to be determined at time of development.** _____

- 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:

Non-Project Action, to be determined at time of development.

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. **No**

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

None

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

None

- b. NOISE:

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

Train traffic

- (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.

Non-Project Action, to be determined at time of development.

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(3) Proposed measure to reduce or control noise impacts, if any:

8. Land and shoreline use

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

On site: 5 DU's and vacant land; North, SF and vacant lots; East: Apartment ground, retail, South: Former motel and vacant.

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

No

c. Describe any structures on the site. 2 duplex buildings and one s/f.

d. Will any structures be demolished? If so, which? Yes, all will be eliminated for new apartments, however the first phase of 30 will be built while existing residence live on site at the former motel, so as to avoid displacement.

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

f. What is the current comprehensive plan designation of the site? Residential 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. No

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

Non-Project Action, to be determined at time of development.

- j. Approximately how many people would the completed project displace? None, the apartments would be built before the existing units are removed.

- k. Proposed measures to avoid or reduce displacement impacts, if any: Build new units before removing the existing.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: Non-Project Action, to be determined at time of development.

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9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing. 60 apartment units

- b. Approximately how many units, if any, would be eliminated? Indicate whether high-, middle- or low-income housing. 5 units in two duplexes and one single family unit.

- c. Proposed measures to reduce or control housing impacts, if any: Build new before demo of old.

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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? **Non-Project Action, to be determined at time of development.** _____

- b. What views in the immediate vicinity would be altered or obstructed? **Non-Project Action, to be determined at time of development.** _____

- c. Proposed measures to reduce or control aesthetic impacts, if any: **Non-Project Action, to be determined at time of development.** _____

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? **Non-Project Action, to be determined at time of development.** _____

- b. Could light or glare from the finished project be a safety hazard or interfere with views? **No** _____

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

- d. Proposed measures to reduce or control light and glare impacts, if any: **Non-Project Action, to be determined at time of development.** _____

12. Recreation

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- a. What designated and informal recreational opportunities are in the immediate vicinity? **Centennial Trail is SE of the subject property across Sunset Highway** _____

- b. Would the proposed project displace any existing recreational uses? If so, describe. **No** _____

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: **None** _____

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. **S Gov't Way and Sunset Hwy.** _____

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- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? **Unknown, Routes 60 and 61 are available.**
- c. How many parking spaces would the completed project have? How many would the project eliminate? **Non-Project Action, to be determined at time of development.**
- 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). **Non-Project Action, to be determined at time of development.**
- e. Will the project use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe. **Yes, but not in conflict with trains overhead.**
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak would occur. **Non-Project Action, to be determined at time of development.**

(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: **Non-Project Action, to be determined at time of 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. **Yes, due to increased housing of the site**

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- b. Proposed measures to reduce or control direct impacts on public services, if any: **Full compliance with applicable building and fire codes.** _____

16. Utilities

- a. Circle utilities currently available at the site: *septic*
electricity, natural gas, water, refuse service, telephone,
sanitary sewer, 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. **Non-Project Action, to be determined at time of development.** _____

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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: 10/31/18 Signature: Dwight Hume

Please Print or Type:

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

Phone: 435.3108 Spokane WA 99218

Person completing
form (if different
from proponent): same 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 proposal is to build apartments for residential use in compliance
With all applicable development standards. _____

Proposed measures to avoid or reduce such increases are:

Same as above _____

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

No impacts _____

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?

No impacts to natural resource depletion _____

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

None _____

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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?

No impacts

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?

The site would change from 12 platted residential lots to 60 apartment units. The immediate area is a mixture of apartments, retail and office uses. The subject site was once a mobile home park.

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

Development per applicable development standards. Non-Project Action, to be determined at time of development.

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

Non-Project Action, to be determined at time of development.

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

Non-Project Action, to be determined at time of development.

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

Unknown

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

Date: 10/31/18 Signature: DG 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): SAME

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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dhume@spokane-landuse.com

From: dhume@spokane-landuse.com
Sent: Wednesday, October 31, 2018 10:44 AM
To: 'Karen Carlberg'
Subject: December meeting
Attachments: Ventura Land Holdings LLC General Application.doc

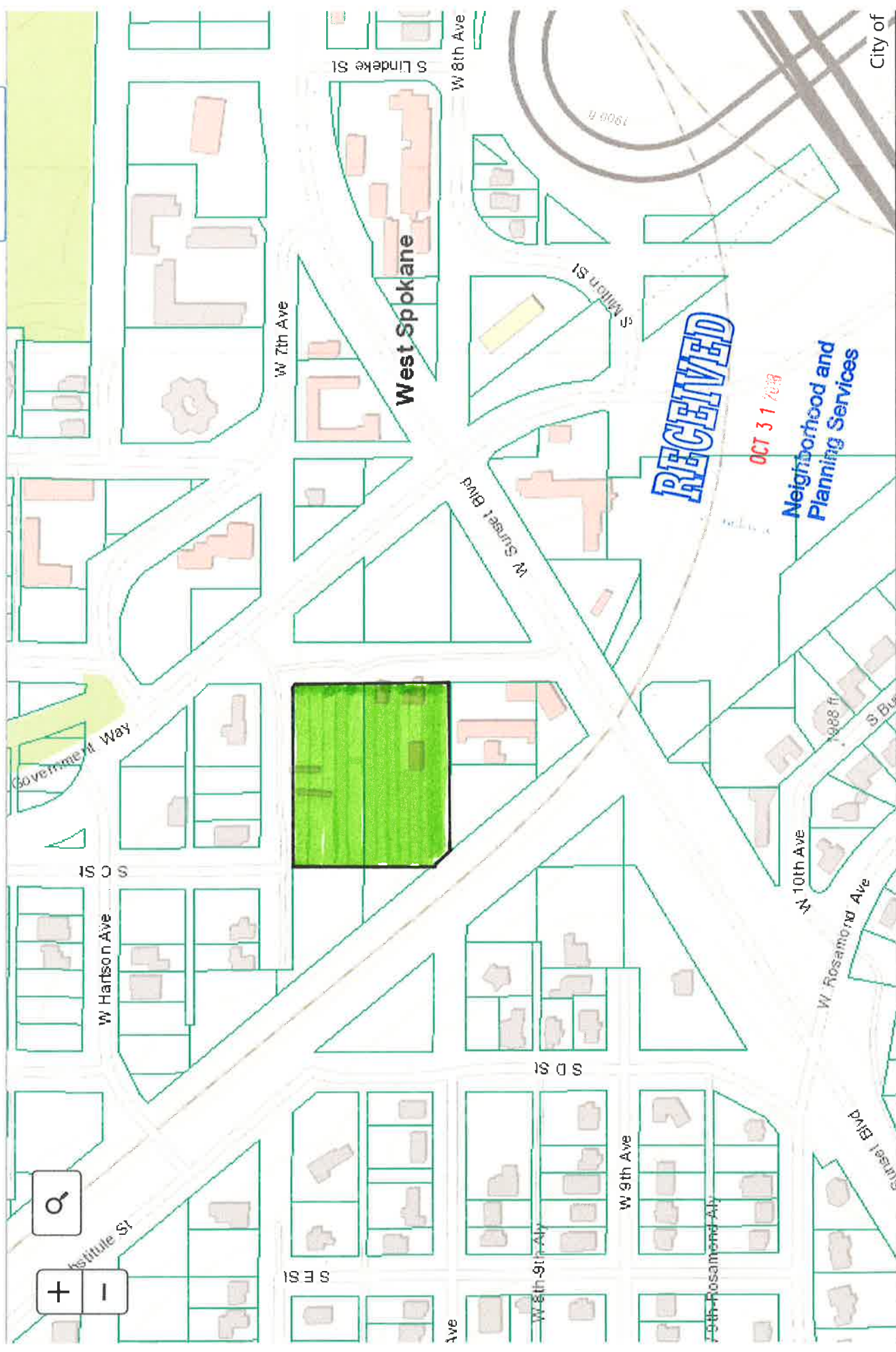
Karen: I have a need to be on your schedule in December. I have resubmitted an application for Ventura Land Holdings for a zone change down at the bottom of the Sunset Hill next to the old Hotel for medium density apartments. It is the same one I filed last year but withdrew after another issue came up. Now they are back and the "process" requires me to meet with your group and explain what we are doing. I have a schedule conflict for your November time frame. Please advise if I can attend in December. January works too.

Dwight J Hume

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

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Measure [More Info](#)



PROPOSED R 15-30



Tax Parcels Districts Permits Zoning

Measure [More Info](#)



[Tax Parcels](#)

[Districts](#)

[Permits](#)

[Zoning](#)

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Comprehensive Plan Amendment

Record/Permit Number: Z17-622COMP



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

Job Title: Amend Land Use Plan Map from R 4-10 to R 15-30

Expires:

Site Information:

Address: 3004 W 8TH AVE

Parcel #: 25234.0902

Applicant

Ventura Land Holdings LLC - George Nossek
811 W 2nd Ave, Suite 301
Spokane WA 99201

(509) 217-1920

georgenossek@comcast.net

Permit Status: Pending
Status Date: 10/30/2017
Parent Permit:

Owner

NOSSEK, GEORGE J
3000 W SUNSET BLVD
SPOKANE WA 99224

Description of Work: Amend Land Use Plan Map from R 4-10 to R 15-30

Contractor(s)

Fees:

Pre-application Fee
Pre-application Fee

Qty:	Amount:	Payments:	
1	\$500.00	10/30/2017	Check
1	\$500.00	10/30/2018	Check
<u>\$1,000.00</u>			

Ref#	Amount:
101	\$500.00
3336	\$500.00
<u></u>	<u>\$1,000.00</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) *West Hills*
- ☒ 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:

- ☐ 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

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Neighborhood and
Planning Services

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

10/31/2018
Intake THB
Venkura
Land Holdings.