

## REQUEST FOR COMMENTS



### Agency and City Department Review FILE NO. Z19-499COMP, E Liberty Avenue Comprehensive Plan Land Use Map Amendment Proposal

**DATE:** April 24, 2020

**TO:** Interested Parties, City Departments and Agencies with Jurisdiction  
(Distribution List Attached)

**FROM:** Kevin Freibott, Assistant Planner II  
808 W Spokane Falls Boulevard  
Spokane, WA 99201

[kfreibott@spokanecity.org](mailto:kfreibott@spokanecity.org) or call (509) 625-6184

**SUBJECT:** Proposed amendment of the Land Use Plan Map designation for three parcels totaling 0.85 acres from "Residential 4-10" to "General Commercial" and a concurrent change of zoning from "Residential Single Family (RSF)" to "General Commercial (GC)."

**APPLICANT/AGENT:** Leslie Perez, Storhåug Engineering, Inc.

**ADDRESS:** 3001, 3002, & 3027 E Liberty Avenue

**PARCELS:** 35033.1304, 35033.1305, 35033.1306

**LOCATION:** NE corner of E Liberty Avenue and N Haven Street  
SW 1/4, Section 03, Township 25N, Range 43E

### COMMENT NEEDED BY 5 PM on May 11, 2020.

If additional information is required in order for your department or agency to comment on this proposal, please notify the Planning and Development Services Department as soon as possible so that the application processing can be suspended while the necessary information is being prepared. Under the procedures of SMC 17G.060, this referral to affected departments and agencies is for the following:

- 1) The determination of a complete application. If there are materials that the reviewing departments and agencies need to comment on this proposal, notice of such must be provided to the applicant;
- 2) Provides notice of application;
- 3) Concurrency Testing, please note one of the following:
  - a) ( ) This application is subject to concurrency and agency is required to notify this department that applicant meets/fails currency; OR
  - b) ( X ) This application is exempt from concurrency testing, but will use capacity of existing facilities.

The lack of comment including concurrency by any referral agency will be considered acceptance of this application as technically complete and meeting concurrency requirements.

Under the revised procedures of SMC 17G.060, this referral to affected Departments and Agencies is to provide notice of a pending application. **THIS WILL BE THE LAST NOTICE PROVIDED TO REFERRAL DEPARTMENTS AND AGENCIES UNLESS WARRANTED.** If there are materials that the reviewing Departments and Agencies need to comment on this proposal, notice of such must be provided to the Applicant. The lack of comment by any referral agency will be considered to be acceptance of this application as Technically Complete.

A map of the proposal is attached. Additional maps and materials can be found here:

<https://my.spokanecity.org/projects/2019-2020-proposed-comprehensive-plan-amendments/>

**ENVIRONMENTAL REVIEW / SEPA:** The City of Spokane Planning and Development Services Department is the Lead Agency for this proposal; Louis Meuler, Director of Planning, is the responsible official. No determination has yet been made. This non-project proposal will be reviewed for compliance with SEPA Regulations, Spokane Municipal Code 17E.050. See attached SEPA Checklist.

#### **ATTACHMENTS**

- 1) Distribution List, Request for Comments
- 2) Reference Map, Land Use
- 3) SEPA Checklist

## **DISTRIBUTION LIST FOR COMMENTS**

**PROJECT NAME: Comprehensive Plan Text Amendment**

**Proposal FILE No.: Z19-499COMP, City of Spokane**

### **E-mail Copies**

#### **City Departments**

- Asset Management, Attn: Dave Steele
- City Attorney, Attn: James Richman
- City Treasurer: Renee Robertson
- Code Enforcement, Attn: Kris Becker
- Construction Management, Attn: Joel Graff\* \*\*
- Engineering Services, Attn: Dan Buller\* \*\*
- Fire Dept., Attn: Dave Kokot \*
- Historic Preservation, Attn: Megan Duvall
- Integrated Capital Management, Attn: Marcia Davis\* \*\*
- Integrated Capital Management, Attn: Katherine Miller\* \*\*
- Integrated Capital Management: Scotty Allenton\* \*\*
- Library Services, Attn: DT Circulation\*
- Neighborhood & Business Services, Attn: Dawn Kinder
- Neighborhood Services, Attn: ONS Team
- Parks Dept., Attn: Garrett Jones\*
- PCED, Attn: Theresa Sanders
- Planning & Development, Attn: Dean Gunderson
- Planning & Development, Attn: Kris Becker
- Planning & Development, Attn: Eldon Brown\*\*
- Planning & Development, Attn: Joeline Eliason
- Planning & Development, Attn: Erik Johnson
- Planning & Development, Attn: Patty Kells\*
- Planning & Development, Attn: Dermott Murphy
- Planning & Development, Attn: Mike Nilsson\*\*
- Planning & Development, Attn: Tami Palmquist
- Planning & Development, Attn: Andy Schenk
- Planning Services, Attn: Heather Trautman
- Police Department, Attn: Sgt Chuck Reisenauer\*
- Public Works, Attn: Scott Simmons
- Solid Waste, Attn: Scott Windsor
- Solid Waste, Attn: Rick Hughes\*
- Street Operations, Attn: Inga Note\*\*
- Street Operations, Attn: Bob Turner\*\*
- Street Operations, Attn: Gary Kaesemeyer\*\*
- Street Operations, Attn: Greg Martin\*\*
- Wastewater Management, Attn: Mike Morris\*\*
- Wastewater Management, Attn: William Peacock\*\*
- Wastewater AWWTP, Attn: Mike Coster\*\*
- Water Department, Attn: Dan Kegley\*\*
- Water Department, Attn: Jim Sakamoto\*\*

#### **County Departments**

- Spokane County Public Works, Attn: Barry Greene
- Spokane County Public Works, Attn: Lindsey Forward
- Spokane County Planning Department, Attn: John Pederson
- Spokane County Engineering Dept., Attn: Gary Nyberg
- Spokane Regional Health District, Attn: Jon Sherve
- Spokane Regional Health District, Attn: Paul Savage
- Spokane Regional Health District, Attn: Eric Meyer
- SRCAA, Attn: April Westby

#### **Washington State Agencies**

- Department of Natural Resources, Attn: Dave Harsh
- Department of Natural Resources Aquatics
- Department of Natural Resources, Attn: SEPA Center
- Department of Commerce, Attn: Dave Andersen
- Department of Archaeology & Historic Preservation, Attn: Gretchen Kaehler
- Department of Ecology, Attn: Environmental Review Section
- Department of Ecology, Attn: Jacob McCann
- Department of Ecology, Eastern Region, Attn: Jeremy Sikes, Shoreline Permit Reviewer
- Department of Ecology, Eastern Region, Attn: David Moore, Wetlands/Shoreline
- Department of Transportation, Attn: Char Kay
- Department of Transportation, Attn: Greg Figg
- Department of Fish & Wildlife, Attn: Leslie King - Habitat Program

#### **Other Agencies**

- U.S. Army corps of Engineers, Attn: Jess Jordan
- Avista Utilities, Attn: Lu Ann Weingart
- Avista Utilities, Attn: Dave Byus
- Avista Utilities, Attn: Randy Myhre
- Avista Utilities, Attn: Larissa Pruitt
- Cheney School District Operations, Attn: Jeff McClure
- City of Spokane Valley Planning, Attn: Lori Barlow
- City of Spokane Valley Planning, Attn: Mike Basinger
- District 81 Capital Projects, Attn: Candy Johnson
- Mead School District Facilities & Planning, Attn: Ned Wendle
- Spokane Aquifer Joint Board, Attn: Tonilee Hanson
- Spokane School District, Attn: Phil Wright
- Spokane Transit Authority, Attn: Gordon Howell
- Spokane Transit Authority, Attn: Mike Hynes
- Spokane Transit Authority, Attn: Mike Tresidder
- Spokane Transit Authority, Attn: Kathleen Weinand
- Spokane Regional Transportation Council, Attn: Ryan Stewart
- Williams Northwest Pipeline, Attn: Michael Moore

#### **Hard Copies**

#### **Other Agencies**

- U.S. Postal Service, Attn: Postmaster
- Spokane Tribe of Indians, Attn: Randy Abrahamson (Section, Township, Range)



# Z19-499COMP

(3001, 3022, & 3027 E Liberty Ave)

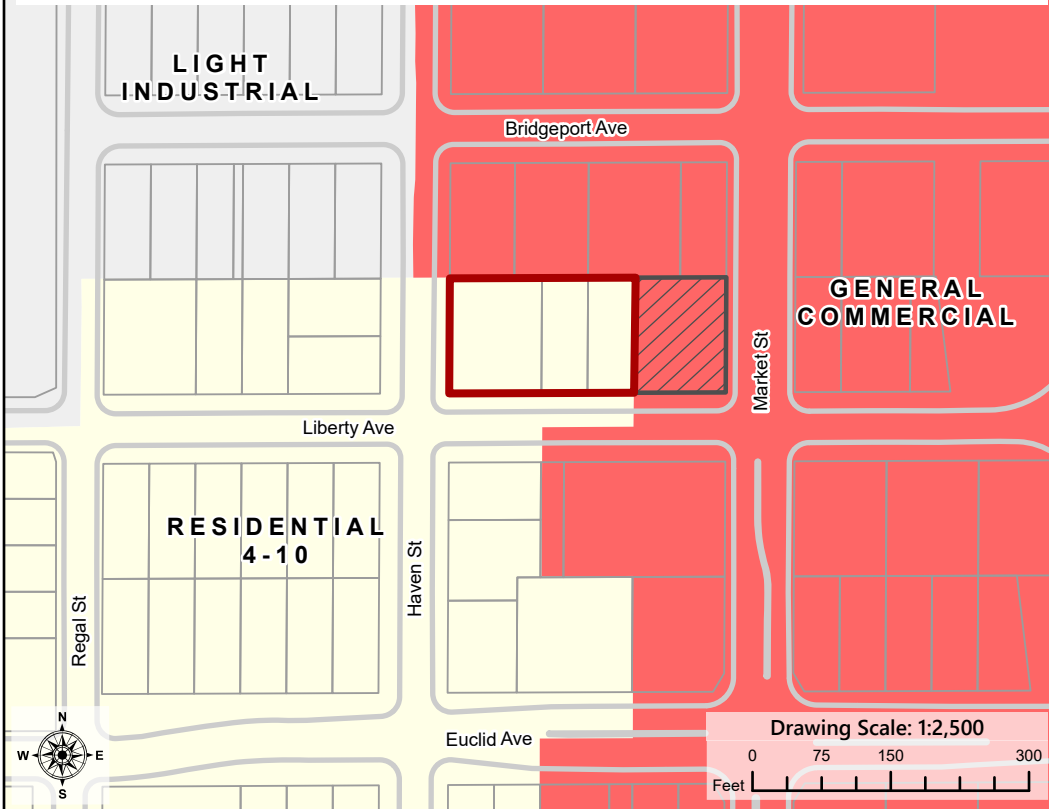
2019/2020 Comprehensive Plan Amendment Proposals

Drawn: 12/5/2019

THIS IS NOT A LEGAL DOCUMENT

The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.

## EXHIBIT A: Existing Land Use Plan Map



### Legend

Subject Parcels

Same Owner

Parcel

Curb Line

#### Land Use Plan Designation

Residential 4-10

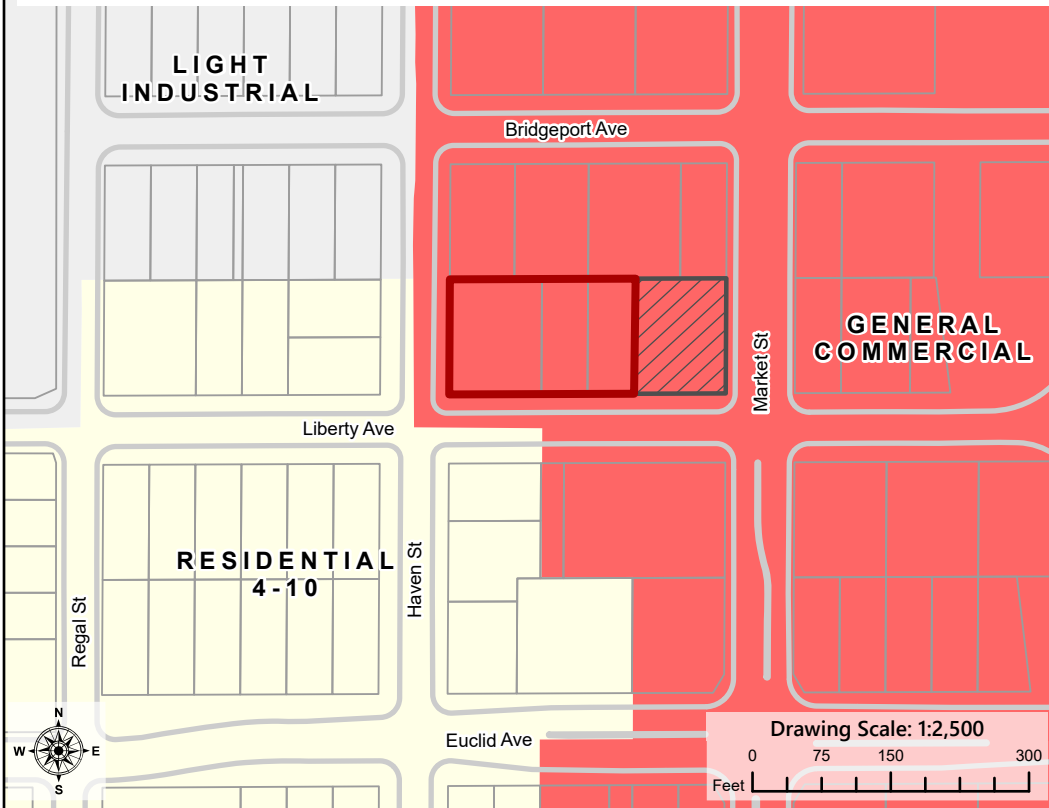
General Commercial

Light Industrial

Acres (Proposal): 0.85

Acres (Adjacent): 0.28

## EXHIBIT B: Proposed Land Use Plan Map



### Legend

Subject Parcels

Same Owner

Parcel

Curb Line

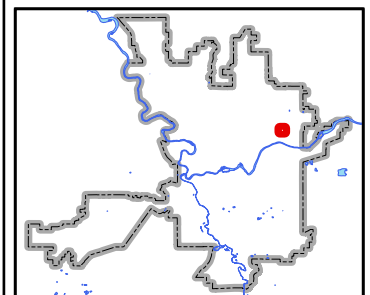
#### Proposed Land Use

Residential 4-10

General Commercial

Light Industrial

### PROJECT LOCATION



Neighborhood and Planning Services  
Drawn By: Kevin Freibott

**State Environmental Policy Act (SEPA)  
ENVIRONMENTAL CHECKLIST**

File No. Z19-499COMP

**PLEASE READ CAREFULLY BEFORE COMPLETING THE 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 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: Liberty Avenue Comprehensive Plan Amendment
2. Applicant: Jordan Tampien
3. Address: 915 W. 2<sup>nd</sup> Ave.  
City/State/Zip: Spokane, WA 99201 Phone: (509) 413-1956  
Agent or Primary Contact: Storhaug Engineering  
Address: 510 E. 3<sup>rd</sup> Avenue  
City/State/Zip: Spokane, WA 99202 Phone: (509) 242-1000  
Location of Project: Liberty and Market Avenue  
Address: 3001, 3011, and 3027 E. Liberty Avenue  
Section: (Minnehaha Add L10-11-12B13) 03 Quarter: Southwest Township: 25N Range: 43E Tax  
Parcel Number(s) 35033.1304, 35033.1305, 35033.1306
4. Date checklist prepared: March 16, 2020
5. Agency requesting checklist: City of Spokane
6. Proposed timing or schedule (including phasing, if applicable): December 2020. No phasing  
proposed at this time.
7. a. Do you have any plans for future additions, expansion, or further activity related to or connected  
with this proposal? If yes, explain. No.
- b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain. No.
8. List any environmental information you know about that has been prepared, or will be prepared,  
directly related to this proposal. No information at this time. Our next land action is expected in  
2021, at which point additional information will be provided with the subsequent SEPA  
application.

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 pending applications or proposals known at this time.** \_\_\_\_\_

10. List any government approvals or permits that will be needed for your proposal, if known. **Approval of Comprehensive Plan Amendment/Rezone.** \_\_\_\_\_

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. **This SEPA application is tied to a comprehensive plan amendment from RSF to GC. Individual parcel characteristics are as follows:**

a. **1304 is 0.29 acres, is currently vacant, and has about 124' of frontage on N. Haven St and about 100' of frontage on E. Liberty Ave.**

b. **1305 is 0.14 acres, is currently a residence, and has about 50' of frontage on E. Liberty Ave.**

c. **1306 is 0.43 acres, is currently a restaurant, and has about 150' of frontage on E. Liberty Ave. and about 124' of frontage on N. Market St.**

**Total property characteristics: Area is 0.86 acres, 0.58 acres of which falls in RSF zoning, and total frontage is about 548'.** \_\_\_\_\_

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 application related to this checklist. \_\_\_\_\_

**The subject property includes 3001, 3011, 3027 E. Liberty Ave. Spokane, WA., which is also Minnehaha Addition, Lots 7-13, Block 13. These lots front the North right-of-way of East Liberty Avenue between North Havana Street and North Market Street and is about 2 blocks East of Andrew Rypien Field.** \_\_\_\_\_

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.) **The proposed action lies within the City of Spokane, the ASA, the GSSA and the PSSA.** \_\_\_\_\_

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). **Stormwater will be handled in accordance with the City of Spokane standards. Design of a stormwater system has not been completed.** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(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? **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. **Future site development will meet all permitting standards for groundwater protection.** \_\_\_\_\_

(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? **No chemical storage is anticipated for use of property.**

b. Stormwater

(1) What are the depths on the site to groundwater and to bedrock (if known)? **Unknown.** \_\_\_\_\_

(2) Will stormwater be discharged into the ground? If so, describe any potential impacts. **This SEPA application is tied to a comprehensive plan amendment from RSF to GC for a multi-family development. The current proposal would not result in any physical change to the site requiring discharge of stormwater.** \_\_\_\_\_

c. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (check one):

☒ Flat   ☐ Rolling   ☐ Hilly   ☐ Steep slopes   ☐ Mountainous

Other: \_\_\_\_\_

b. What is the steepest slope on the site (approximate percent slope)? **3-8% slopes** \_\_\_\_\_  
\_\_\_\_\_

- 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 agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. \_\_\_\_  
**Per the National Web Soil Survey (NRCS), the soil type is 100% Urban Land-Opportunity, disturbed complex, 3-8% slopes.**  
\_\_\_\_\_
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. \_\_  
**None known.** \_\_\_\_\_
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill: **This SEPA application is tied to a comprehensive plan amendment from RSF to GC for a multi-family development. The current proposal would not result in any physical change to the site through grading or otherwise.**
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **This SEPA application is tied to a comprehensive plan amendment from RSF to GC for a multi-family development. The current proposal would not result in any physical change to the site causing erosion.** \_\_\_\_\_
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt, or buildings)? **This SEPA application is tied to a comprehensive plan amendment from RSF to GC for a multi-family development. The current proposal would not result in any physical change to the impervious surfacing onsite.** \_\_\_\_\_
- h. Proposed measures to reduce or control erosion or other impacts to the earth, if any: **This SEPA application is tied to a comprehensive plan amendment from RSF to GC for a multi-family development.**

**The current proposal would not result in any physical change to the site requiring erosion control.**

**2. Air**

- a. What type of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. **This SEPA application is tied to a comprehensive plan amendment from RSF to GC for a multi-family development. The current proposal would not result in any physical change to the site or any associated emissions.**
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **None known.** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: **Conformance to all applicable local, state and federal emission control requirements and subordination to Spokane County Air Pollution Control Authority oversight.**  
\_\_\_\_\_

### 3. Water

#### a. SURFACE WATER:

- (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. **National Wetlands Inventory show no surface water body (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands) within the immediate vicinity of the site.** \_\_\_\_\_
- (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. **No**
- (4) Will the proposal require surface water withdrawals or diversions? If yes, give general description, purpose, and approximate quantities if known. **None known.** \_\_\_\_\_
- (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. GROUNDWATER:

- (1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. **This SEPA application is tied to a comprehensive plan amendment from RSF to GC for a multi-family development. Future land actions will take place if zoning is approved and a subsequent SEPA application will be required with more detailed information regarding the development proposal. Water is currently supplied by City of Spokane.**
- 

- (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. **This SEPA application is tied to a comprehensive plan amendment from RSF to GC for a multi-family development. Future land actions will take place if zoning is approved and a subsequent SEPA application will be required with more detailed information regarding the development proposal. Sewer is currently supplied by City of Spokane.**
- 

c. WATER RUNOFF (INCLUDING STORMWATER):

- (1) Describe the source of runoff (including stormwater) 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. **This SEPA application is tied to a comprehensive plan amendment from RSF to GC for a multi-family development. The current proposal would not result in any physical change to the site requiring stormwater treatment.**
- (2) Could waste materials enter ground or surface waters? If so, generally describe. **This SEPA application is tied to a comprehensive plan amendment from RSF to GC for a multi-family development.**

**The current proposal would not result in any physical change to the site affecting infiltration.**

(3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. **This SEPA application is tied to a comprehensive plan amendment from RSF to GC for a multi-family development. The current proposal would not result in any physical change to the site affecting area stormwater.**

d. PROPOSED MEASURES to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any. **This SEPA application is tied to a comprehensive plan amendment from RSF to GC for a multi-family development. The current proposal would not result in any physical change to the site affecting stormwater.**\_\_\_\_\_

#### 4. Plants

- a. Check the type of vegetation found on the site:

Deciduous tree: ☐ alder ☐ maple ☐ aspen

Other: Plum, Cherry

Evergreen tree: ☐ fir ☐ cedar ☐ pine

Other: Spruce

☒ Shrubs ☒ Grass ☐ Pasture ☐ Crop or grain

☐ Orchards, vineyards or other permanent crops

Wet soil plants: ☐ cattail ☐ buttercup ☐ bullrush ☐ skunk cabbage

Other: \_\_\_\_\_

Water plants: ☐ water lily ☐ eelgrass ☐ milfoil

Other: \_\_\_\_\_

Other types of vegetation: weeds, burning bush, potentilla, juniper

- b. What kind and amount of vegetation will be removed or altered? **This SEPA application is tied to a comprehensive plan amendment from RSF to GC for a multi-family development. The current proposal would not result in any physical change to the site affecting vegetation.**
- c. List threatened and endangered species known to be on or near the site. **None known.**
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: **None.**

- e. List all noxious weeds and invasive species known to be on or near the site. **None known.** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## 5. Animals

- a. Check and List any birds and other 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: **Typical of an urban setting** \_\_\_\_\_

Mammals: ☐ deer ☐ bear ☐ elk ☐ beaver

Other: **Typical of an urban setting** \_\_\_\_\_

Fish: ☐ bass ☐ salmon ☐ trout ☐ herring ☐ shellfish

Other: \_\_\_\_\_

Other (*not* listed in above categories): \_\_\_\_\_

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

**None known. Site is an existing urbanized area.** \_\_\_\_\_

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

- d. Proposed measures to preserve or enhance wildlife, if any: **None proposed. Maintaining native species where feasible.** \_\_\_\_\_



- e. List any invasive animal species known to be on or near the site. **None known.** \_\_\_\_\_  
\_\_\_\_\_

## 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. **This SEPA application is tied to a comprehensive plan amendment from RSF to GC for a multi-family development. Future land actions will take place if zoning is approved and a subsequent SEPA application will be required with more detailed information regarding the development proposal. Existing electrical and gas utilities are available and would require no extensions.** \_\_\_\_\_  
\_\_\_\_\_
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. **No.** \_\_\_\_\_  
\_\_\_\_\_
- 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.** \_\_\_\_\_

## 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. **None known.** \_\_\_\_\_

- (1) Describe any known or possible contamination at the site from present or past uses. **None known.** \_\_\_\_\_
- (2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. **None known.** \_\_\_\_\_
- (3) Describe any toxic or hazardous chemicals/conditions that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. **None known.** \_\_\_\_\_
- (4) Describe special emergency services that might be required. **All applicable State and Federal regulations will be followed. However, no additional special emergency services are known to be required.** \_\_\_\_\_
- (5) 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)? **There is noise associated with traffic along N. Market St. and Liberty Ave., but it is not expected to impact the project.** \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- (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. **This SEPA application is tied to a comprehensive plan amendment from RSF to GC for a multi-family development.**

**The current proposal would not result in any physical change to the site impacting area noise levels.**

(3) Proposed measure to reduce or control noise impacts, if any: **None.**

## 8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. **To the north, east, south and west of site are a mixture of light industrial uses and single-family residential. The proposal area is adjacent to several RSF zoned parcels, and it is currently zoned RSF. However, the proposal is also surrounded by many GC-70 zoned parcels, which form a corridor of GC in the area.**
- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? **No.**
- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: **No.**
- c. Describe any structures on the site. **There exists one single-family home on site.**
- d. Will any structures be demolished? If so, which? **This SEPA application is tied to a comprehensive plan amendment from RSF to GC for a multi-family development. The current proposal would not result in any physical change to the site affecting existing structures.**
- e. What is the current zoning classification of the site? **RSF (Residential Single-Family) and GC-70**

- f. What is the current comprehensive plan designation of the site? **The City's Land Use Plan designation is R 4-10 and General Commercial.**
- 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 by the city or the county? If so, specify.  
**No.**
- i. Approximately how many people would reside or work in the completed project? **This SEPA application is tied to a comprehensive plan amendment from RSF to GC for a multi-family development. The current proposal would not result in any change to dwelling or employment on the site.**
- j. Approximately how many people would the completed project displace? **There is currently one single-family home with one tenant renting on a month-to-month lease. The current proposal will not cause any displacement.**

Proposed measures to avoid or reduce displacement impacts, if any: **No proposed measures at this time.**

- k. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **Compliance with all applicable development standards.**
- l. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: **N/A**

## 9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. **This SEPA application is tied to a comprehensive plan amendment from RSF to GC for a multi-family development. Future land actions will take place if zoning is approved and a subsequent SEPA application will be required with more detailed information regarding the development proposal.**

- b. Approximately how many units, if any, would be eliminated? Indicate whether high-, middle- or low-income housing. **The current proposal would not result in any change to the site regarding residential units.**
- 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? **This SEPA application is tied to a comprehensive plan amendment from RSF to GC for a multi-family development. Future development would conform to the GC-70 zone to which these parcels would be added and building heights would be 70' or less.**
- 
- b. What views in the immediate vicinity would be altered or obstructed? **This SEPA application is tied to a comprehensive plan amendment from RSF to GC for a multi-family development. The current proposal would not result in any physical change to area views.**
- 
- c. Proposed measures to reduce or control aesthetic impacts, if any: **The development will conform to the applicable zoning, building, safety and fire codes.**
- 

## 11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? **This SEPA application is tied to a comprehensive plan amendment from RSF to GC for a multi-family development. The current proposal would not result in any change in light glare.**
- 
- b. Could light or glare from the finished project be a safety hazard or interfere with views? **No impact or interference is anticipated.**
-

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

- 
- d. Proposed measures to reduce or control light and glare impacts, if any: **None.** \_\_\_\_\_

## 12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? **Spokane Youth Sports Association (Andrew Rypien Field) is located 0.2 miles directly west of the site. Esmeralda Golf Course is located 0.8 miles to the NE. Minnehaha Park is located 0.8 miles to the east. Courtland Park is located 0.6 miles to the NW. Hays Park is located 1 mile to the NW. Wildhorse Park is located 0.6 miles to the north.**

- 
- 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 buildings, structures, or sites, located on or near the sited that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. **None known.**

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. None known.
- 
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archaeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. This SEPA application is tied to a comprehensive plan amendment from RSF to GC for a multi-family development. Future land actions will take place if zoning is approved and a subsequent SEPA application will be required with more detailed information regarding the development proposal. All required measures shall be undertaken in the event of future development.
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required None.
- 

#### 14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. Currently access is provided from N. Haven St., E. Liberty Ave., and N. Market St. No information on proposed future access at this time. Additional information will be provided with the subsequent SEPA application.
- b. Is site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop. The subject site is served by public transit. The closest transit stop is Market @ Euclid Bus Stop 0.1 mile south of site.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? This SEPA application is tied to a comprehensive plan amendment from RSF to GC for a multi-family development. The current proposal would not result in any physical change to the site, which currently has 26 parking spaces.
-

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). **This SEPA application is tied to a comprehensive plan amendment from RSF to GC for a multi-family development. The current proposal would not result in any physical change to the site regarding transportation.**
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe. **No.** \_\_\_\_\_
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates? **This SEPA application is tied to a comprehensive plan amendment from RSF to GC for a multi-family development. The current proposal would not result in any vehicular trip changes.** (Note: to assist in review and if known, indicate vehicle trips during PM peak, AM Peak, and Weekday (24 hours).)
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, general describe. **No.** \_\_\_\_\_
- h. Proposed measures to reduce or control transportation impacts, if any: **Future development on the site would be subject to City of Spokane traffic impact fees, providing for transportation improvements where necessary.**

## 15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. **The project is currently served by City of Spokane Fire District and School District #82 public schools. Future development would require service commensurate with typical General Commercial uses.**
- b. Proposed measures to reduce or control direct impacts on public services, if any: **None currently proposed.** \_\_\_\_\_



## 16. Utilities

a. Check utilities currently available at the site:

- ☒ electricity
- ☒ natural gas
- ☒ water
- ☒ refuse service
- ☒ telephone
- ☒ sanitary sewer
- ☐ septic system

Other: \_\_\_\_\_  
\_\_\_\_\_

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed:

**Water: Water in this area is under the jurisdiction of the City of Spokane.**

**Sewer: Sanitary services provided by the City of Spokane**

**Gas/Power: Avista** \_\_\_\_\_

### 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: 4/10/2020

Signature: 

**Please Print or Type:**

**Jordan Tampien**

Proponent: Jordan Tampien

Address: 915 West 2nd Avenue  
Spokane, WA 99201

Phone: 509-413-1956

Person completing form (if different from proponent): Alex Durkin - Storhaug Engineering

Phone: 509-242-1000

Address: 510 East 3rd Avenue  
Spokane, WA 99202

#### FOR STAFF USE ONLY

Staff member(s) reviewing checklist: Kevin Freibott

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.

#### 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 would not directly increase discharge to water, emissions to air, the production and storage of toxic or hazardous substances or noise.** \_\_\_\_\_

Proposed measures to avoid or reduce such increases are: **No such measures are proposed at this time.** \_\_\_\_\_

2. How would the proposal be likely to affect plants, animals, fish or marine life? **The Spokane Municipal Code includes standards related to protection of critical areas and habitat. No additional measures are proposed to specifically address the conservation of plants and animals with this proposal.** \_\_\_\_\_

Proposed measures to protect or conserve plants, animals, fish or marine life are: **No such measures are proposed at this time.** \_\_\_\_\_

3. How would the proposal be likely to deplete energy or natural resources? **The proposed comprehensive plan amendment will not directly affect energy or natural resources.** \_\_\_\_\_

Proposed measures to protect or conserve energy and natural resources are: **N/A** \_\_\_\_\_

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 Known environmentally sensitive areas exist on or in the vicinity of the site. The proposed comprehensive plan amendment will not directly affect environmentally sensitive areas. New development would be subject to the critical area standards of the SMC.**

Proposed measures to protect such resources or to avoid or reduce impacts are: **No additional measures are proposed. Project impacts will be addressed at the time of permit application in accordance with the standards of the SMC.**

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 project site is outside any shoreline areas**

Proposed measures to avoid or reduce shoreline and land use impacts are: **None**

6. How would the proposal be likely to increase demands on transportation or public services and utilities? **The proposal site is within a developed urban area in the City of Spokane, and already has access to water, sewer, public roads, and emergency services. Additional demands on transportation or public services and utilities would be addressed at the time of development permit approval as required by existing regulations.**

Proposed measures to reduce or respond to such demand(s) are: **No additional measures are proposed at this time.**

7. Identify, if possible, whether the proposal may conflict with local, state or federal laws or requirements for the protection of the environment. **The proposal does not conflict with local, state or federal laws or requirements for protection of the environment.**

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: 4/10/2020

Signature: \_\_\_\_\_



**Please Print or Type:**

**Jordan Tampien**

Proponent: Jordan Tampien

Address: 915 West 2nd Avenue  
Spokane, WA 99201

Phone: 509-413-1956

Person completing form (if different from proponent): Alex Durkin - Storhaug Engineering

Phone: 509-242-1000

Address: 510 East 3rd Avenue  
Spokane, WA 99202

**FOR STAFF USE ONLY**

Staff member(s) reviewing checklist: Kevin Freibott

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.