

REQUEST FOR COMMENTS



Agency and City Department Review FILE NO. Z19-503COMP, 53rd and Palouse Hwy 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 or call (509) 625-6184

SUBJECT: Proposed amendment of the Land Use Plan Map designation for three parcels totaling 10.3 acres from "Residential 4-10" to "Residential 15-30" and a concurrent change of zoning from "Residential Single Family (RSF)" to "Residential Multi-Family (RMF)."

APPLICANT/AGENT: Dwight Hume, Land Use Solutions and Entitlement (private application)
City of Spokane (city-sponsored application)

ADDRESS: 3227 E 53rd Avenue (private application)
5106 S Palouse Highway (city-sponsored application)

PARCELS: 34032.9044 and 34032.9093 (private application)
34032.9094 (city-sponsored application)

LOCATION: E of the terminus of E 53rd Avenue (private application)
SW of the intersection of S Palouse Highway and S Thor Street (city-sponsored application)
NW 1/4, Section 03, Township 24N, 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/>

COMBINED APPLICATION: The City Council expanded this application to affect both the two parcels identified by the private applicant as well as two additional parcels in the same condition/situation. As a result, this proposal is a combined private/city-sponsored application, concerning both the private applicant, Mr. Dwight Hume, and the City of Spokane.

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.: Z19-503COMP, 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)



Z19-503COMP

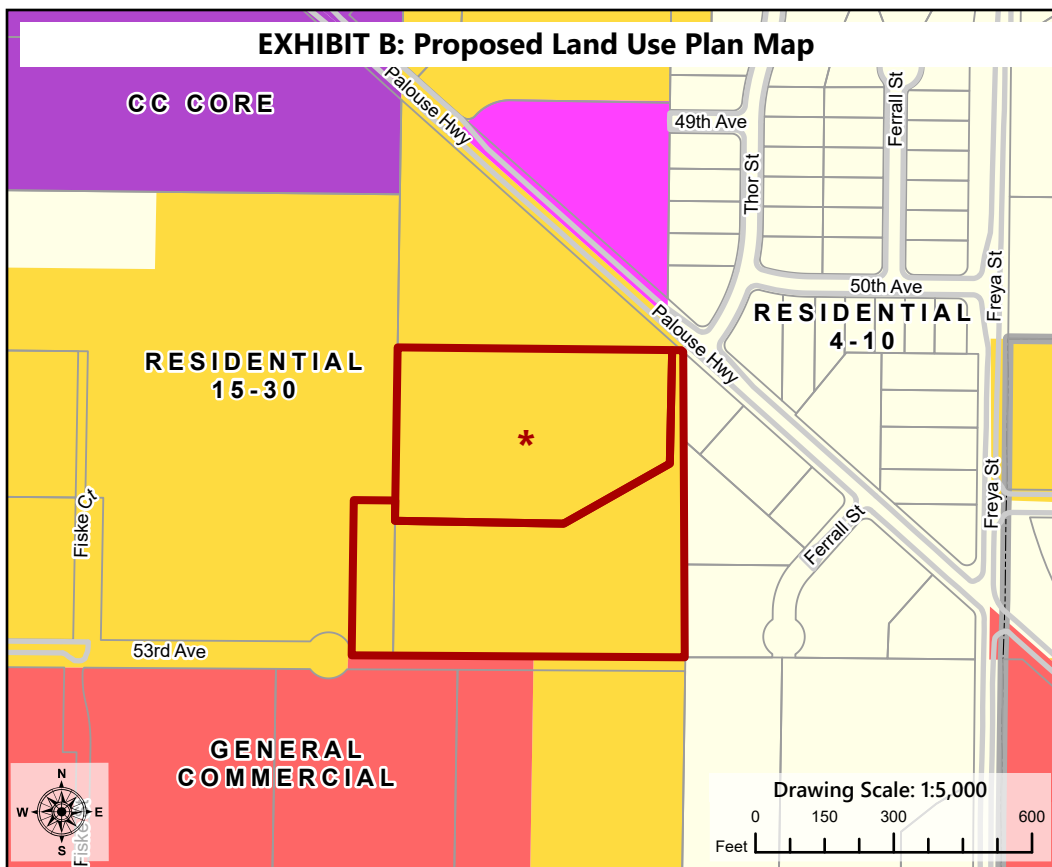
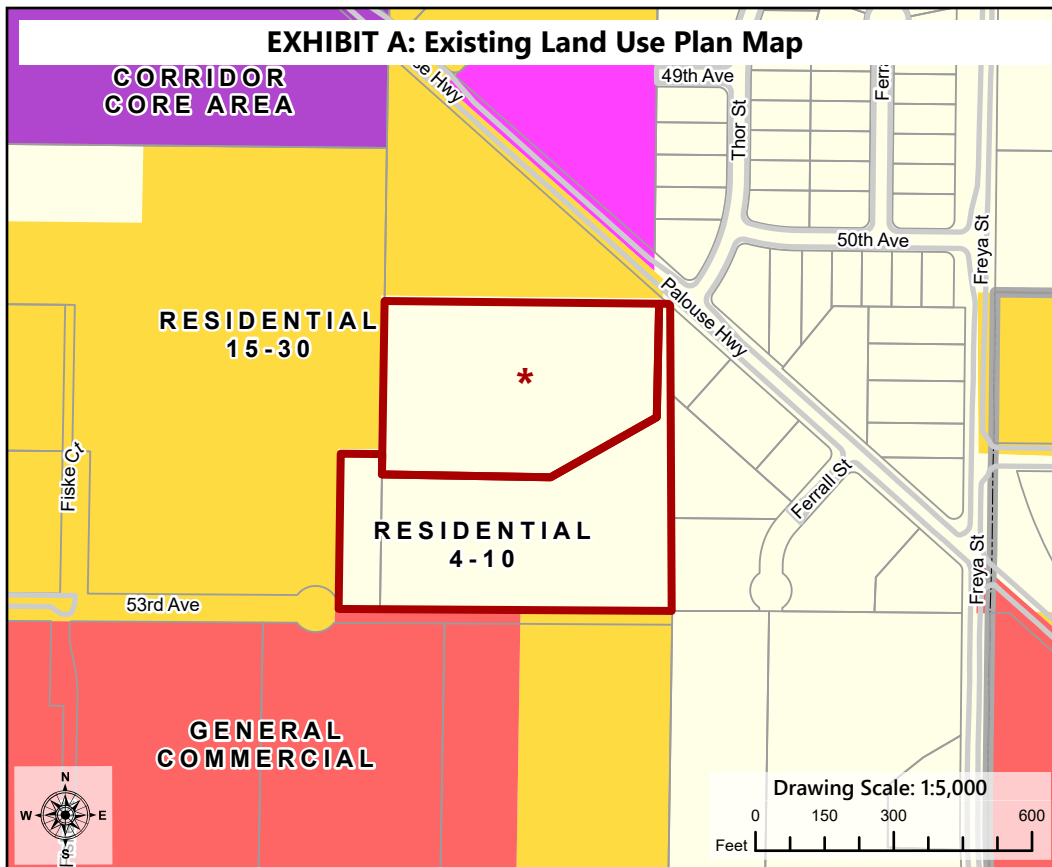
(3227 E 53rd Ave and 5106 S Palouse Hwy)

2019/2020 Comprehensive Plan Amendment Proposals

Drawn: 3/4/2020

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.



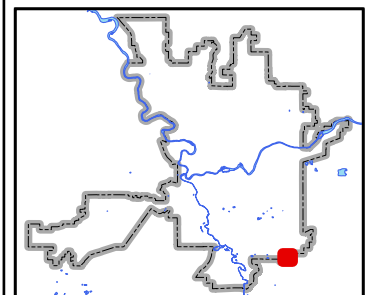
Legend

- Subject Parcels
- Parcel
- Curb Line

Proposed Land Use

- Residential 4-10
- Residential 15-30
- CC Core
- Mini Center
- General Commercial

PROJECT LOCATION



Neighborhood and Planning Services
Drawn By: Kevin Freibott

Environmental Checklist

File No. Z19-503COMP

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 non-project proposals:

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

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

For non-project 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.

Note to readers: The Spokane City Council expanded this proposal to include an additional parcel adjacent to the original proposal, with the same zoning and land use and similar situation/condition, pursuant to [SMC 17G.020.025](#). This proposal is now a joint private/City-sponsored application. The City has added the following property to the proposal:

- Parcel 34032.9094 at 5106 S Palouse Highway, 4.82 acres in size.

The following SEPA checklist was completed by the Applicant for the property described in black below. For the property added above, any additional information necessary for the SEPA checklist has been included in red text below.

A. BACKGROUND

1. Name of proposed project, if applicable: Z19-503COMP
2. Name of applicant: Dwight Hume of Land Use Solutions and Entitlement and the City of Spokane
3. Address and phone number of applicant or contact person:
Land Use Solutions & Entitlement Dwight Hume agent
9101 N Mt. View Lane Spokane WA 99218 509-435-3108

City Contact: Kevin Freibott, Assistant Planner, City of Spokane, 509-625-6184,
kfreibott@spokanecity.org.
4. Date checklist prepared: March 29 2020
5. Agency requesting checklist: City of Spokane
6. Proposed timing or schedule (including phasing, if applicable):
Project is a comprehensive plan amendment, modifying the land use plan map designation and zoning of the subject properties. This action is expected to be decided late fall or winter of 2020.
7.
 - a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. N/A, non-project action
 - 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.

Upon approval of the zone change, a project will have to comply with all applicable development regulations, including SEPA conditions if applicable.
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 actions are pending

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

Comp Plan amendment and zone change;

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.

A 5.4 acres with frontage along 53rd Avenue and access to the Palouse Highway. The proposed project would allow the 5.4 acres to be built out with apartments at a medium density of approximately 162 units. (5.4 x 30) This action is an amendment to the Comp Plan designation and Zone Map. Also, 4.82 acres currently containing a radio station building and two radio towers. No redevelopment or physical change to the city-added property is anticipated.

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 site is located south of Regal and Palouse Hwy at the east end of 53rd Avenue. It is flanked by existing apartment complexes to the west and south and adjoins a 4.2 acre site on its north boundary currently being used for a radio station. Note, the radio station site was recommended for inclusion by the Council. This was for zoning consistency to avoid an "island" of R-4-10 designation surrounded by R-15-30. The probability of its conversion to apartments is minimal since the radio broadcasting station is very viable and has no plans to be closed.

The city-added parcel is located immediately north of the properties described above.

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.)
Yes; Sewer Service Area: Yes; City of Spokane

14. The following questions supplement Part A.

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

- (1) Describe any systems, other than those designed for the disposal of sanitary waste, installed for the purpose of discharging fluids below the ground surface (includes systems such as those for the disposal of stormwater or drainage from floor drains). Describe the type of system, the amount of material to be disposed of through the system and the types of

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

N/A, non-project action

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

N/A, non-project action

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

N/A, non-project action

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

N/A, non-project action

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?

No, there is a storm water sewer system of regional scale serving this property.

TO BE COMPLETED BY APPLICANT

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (circle one): **flat, rolling, hilly, steep slopes, mountains, other:** _____
- b. What is the steepest slope on the site (approximate percent slope)?
Unknown _____
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland. N/A, non-project action
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. N/A, non-project action _____

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill: _____
To be determined at time of construction by others
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. _____
To be determined at time of construction by others
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? To be determined at time of construction by others
- h. Proposed measures to reduce or control erosion or other impacts to the earth, if any: Development per applicable drainage standards and plans approved by Spokane No action is proposed or expected on the city-added sites.

2. Air

- a. What type of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial, wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.
Construction equipment and activity would generate dust. After the project is completed it would be limited to traffic ingress and egress. No action is proposed or expected on the city-added sites.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. _____
Traffic from nearby apartment complexes and the Palouse Highway.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
Paving of driving surfaces and dust abatement during construction of the site.
No action is proposed or expected on the city-added sites.

3. Water

- a. SURFACE:
 - (1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.
No
 - (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.
None

- (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.

None

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

No, the project site is served by City of Spokane water service

- (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.

No, the site is served by City of Spokane water service

- (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.

The site is served with City of Spokane Sewer service

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.

No, the site will discharge storm drainage into the City of Spokane system

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

No_____

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

None_____

4. Plants

- a. Check or circle type of vegetation found on the site:
- _____ **Deciduous tree:** *alder, maple, aspen, other.*
- _____ **Evergreen tree:** *fir, cedar, pine, other.*
- _____ **Shrubs**
- _____ **Grass**
- _____ Pasture
- _____ Crop or grain
- _____ Wet soil plants, *cattail, buttercup, bullrush, skunk cabbage, other.*
- _____ Water plants: *water lilly, eelgrass, milfoil, other.*
- _____ Other types of vegetation.
- b. What kind and amount of vegetation will be removed or altered? To be determined at time of construction by others _____
- c. List threatened or endangered species known to be on or near the site.
Unknown _____
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
To be determined at time of construction by others _____

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: urban fowl _____
- 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 _____

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.
The site contains one dwelling unit served with all utilities. No new services are needed to serve the site. The city-added site includes a radio station and transmitting antennae but no changes are expected or proposed for the site, thus no additional energy needs are evident.
- 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. 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)?
General traffic noise of the area _____
- (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.
To be determined at time of construction by others _____
- (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?
Site: vacant and residential rental
West: Apartments
East: Single family
South: Apartments
North: Radio Station
- North of the radio station (added to the project by the City Council) are apartments.
- b. Has the site been used for agriculture? If so, describe. No _____
- c. Describe any structures on the site. rental and various out buildings The city-added site includes a radio station building (commercial building) and two transmitting antennae.
- d. Will any structures be demolished? If so, which? Yes, all structures The structures on the city-added site are not proposed for demolition or reconstruction at this time.
- e. What is the current zoning classification of the site? RSF_____
- f. What is the current comprehensive plan designation of the site? R 4-10
- g. If applicable, what is the current shoreline master program designation of the site?
None_____
- h. Has any part of the site been classified as a critical area? If so, specify. No
- i. Approximately how many people would reside or work in the completed project? To be determined at time of construction by others
- j. Approximately how many people would the completed project displace? 1 single-family unit The structures on the city-added site are not proposed for demolition or reconstruction at this time, nor do those structures currently provide any housing.
- k. Proposed measures to avoid or reduce displacement impacts, if any: none
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: _____
Compliance with all applicable development regulations as required by a subsequent CUP approval. _____

9. Housing

Reviewer's Note:
The proposal constitutes only a land use and zoning change. No additional housing is proposed or required by this proposal.

- a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing. 162 units maximum No construction of housing is proposed or expected on the city-added site.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high-, middle- or low-income housing. One middle income There is no existing housing on the city-added site.
- c. Proposed measures to reduce or control housing impacts, if any: None

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? To be determined at time of construction by others. The city-added site includes two transmitting antenna, approximately 175 feet in height. These would remain under the portion of the proposal added by the City Council.
- b. What views in the immediate vicinity would be altered or obstructed? None. As the project development would be similar to the surrounding land use.
- c. Proposed measures to reduce or control aesthetic impacts, if any: N/A

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? To be determined at time of construction by others
- 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: None

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? SE Sports Complex and YWCA and YMCA
- 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. None
- 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. The site is served by Regal to 53rd and from Palouse Hwy to site.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
Yes at Regal and 53rd approximately ¼ mile west
- c. How many parking spaces would the completed project have? How many would the project eliminate?
To be determined at time of construction by others
- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets not including driveways? If so, generally describe (indicate whether public or private). No new roads or streets are needed, however 53rd may require widening and full improvements at the site as it becomes an unpaved road in the site frontage along 53rd. Access to and from Palouse Hwy would require a formal driveway access point. No access improvements are expected or required for the city-added site.
- e. Will the project use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe. No
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak would occur.
To be determined at time of construction by others, based upon actual units proposed and site planning.

(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:
None

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. No new or expanded services would be needed or generated by this proposal
- b. Proposed measures to reduce or control direct impacts on public services, if any: None

16. Utilities

- a. Circle utilities currently available at the site: ***electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.***
- b. Describe the utilities that are proposed for the project, the utility providing the service and the general construction activities on the site or in the immediate vicinity which might be needed.
None

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 Non-significance that it might issue in reliance upon this checklist.

Date: March 29, 2020 Signature: Dwight J Hume

Please Print or Type:

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

Phone: 509.435.3108 Spokane WA, 99218

Person completing form (if different from proponent): Same

Phone: _____ Address: _____

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?

No impacts are foreseen from apartment use amongst the existing apartment environment surrounding the subject property. No physical changes to the city-added sites are proposed or expected.

Proposed measures to avoid or reduce such increases are:

Compliance with applicable development standards

2. How would the proposal be likely to affect plants, animals, fish or marine life?
Future development of the site would be urban in nature, similar to that adjoining the subject parcels. Eventual redevelopment of the site may require the removal of on-site plants, subject to the requirements of the Spokane Municipal Code for new construction. No physical changes to the city-added sites are proposed or expected.

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?
While some additional resources would be required during redevelopment, these would be similar to those required of any construction project. No physical changes to the city-added sites are proposed or expected.

Proposed measures to protect or conserve energy and natural resources are:
None

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?

The site does not contain sensitive areas

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?

Development would comply with applicable development regulations, including landscape, screening and setbacks. Furthermore, the site is located outside any shoreline areas. The city-added site is outside any shoreline areas or uses.

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

6. How would the proposal be likely to increase demands on transportation or public services and utilities?
The proposed use would generate more traffic load on Regal and Palouse Hwy. Schools will be impacted with more residential density on site, however utility demand is not expected to be impacted. No physical changes to the city-added sites are proposed or expected.

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

None.

7. Identify, if possible, whether the proposal may conflict with local, state or federal laws or requirements for the protection of the environment.
No impacts are foreseen

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 Non-significance that it might issue in reliance upon this checklist.

Date: March 29, 2020 _____

Signature: *Dwight J Hume*

Please Print or Type:

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

Phone: 509.435.3108 _____ Spokane WA, 99218

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

Phone: _____ Address: _____

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.