

REQUEST FOR COMMENTS



Agency and City Department Review

FILE NO. Z19-504COMP, 8th 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 or call (509) 625-6184

SUBJECT: Proposed amendment of the Land Use Plan Map designation for two parcels totaling 2.20 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

ADDRESS: 3004 W 8th Avenue

PARCELS: 25234.6501 and 25234.0902

LOCATION: SW corner of W 7th Avenue and S Audubon Street
SE 1/4, Section 23, Township 25N, Range 42E

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.: Z19-504COMP, 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)



Z19-504COMP (3004 W 8th Ave)

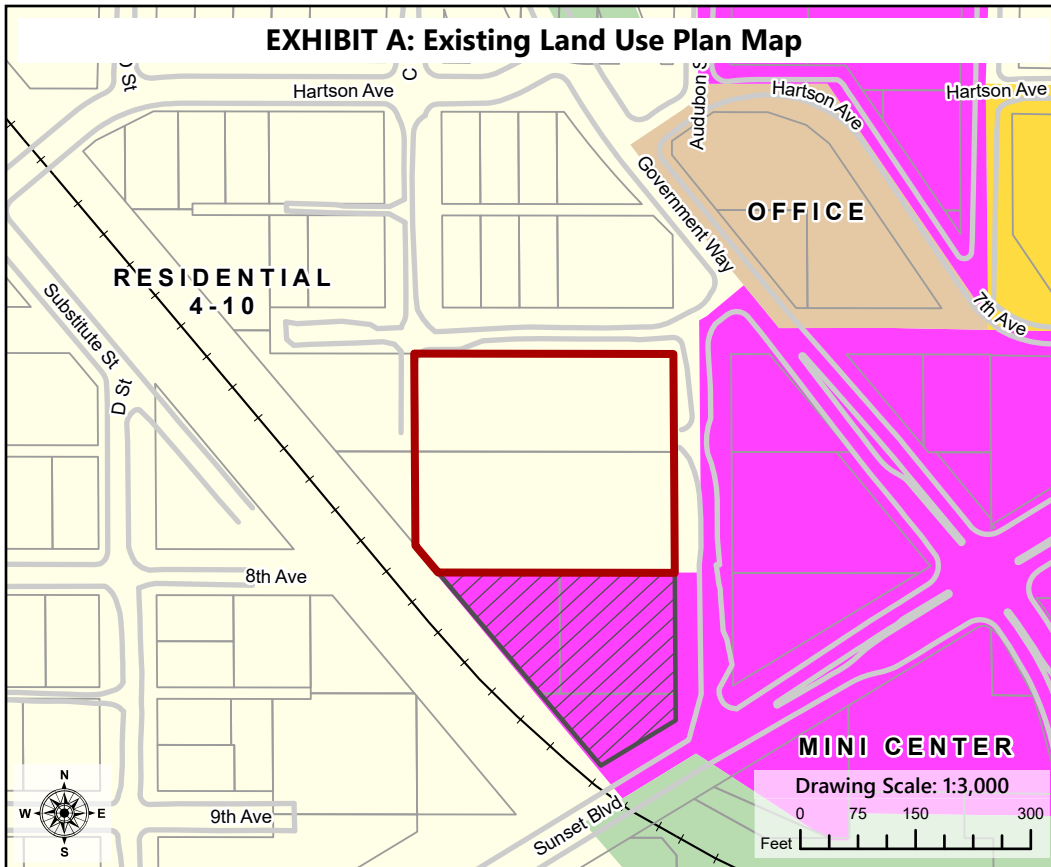
2019/2020 Comprehensive Plan Amendment Proposals

Drawn: 11/27/2019

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

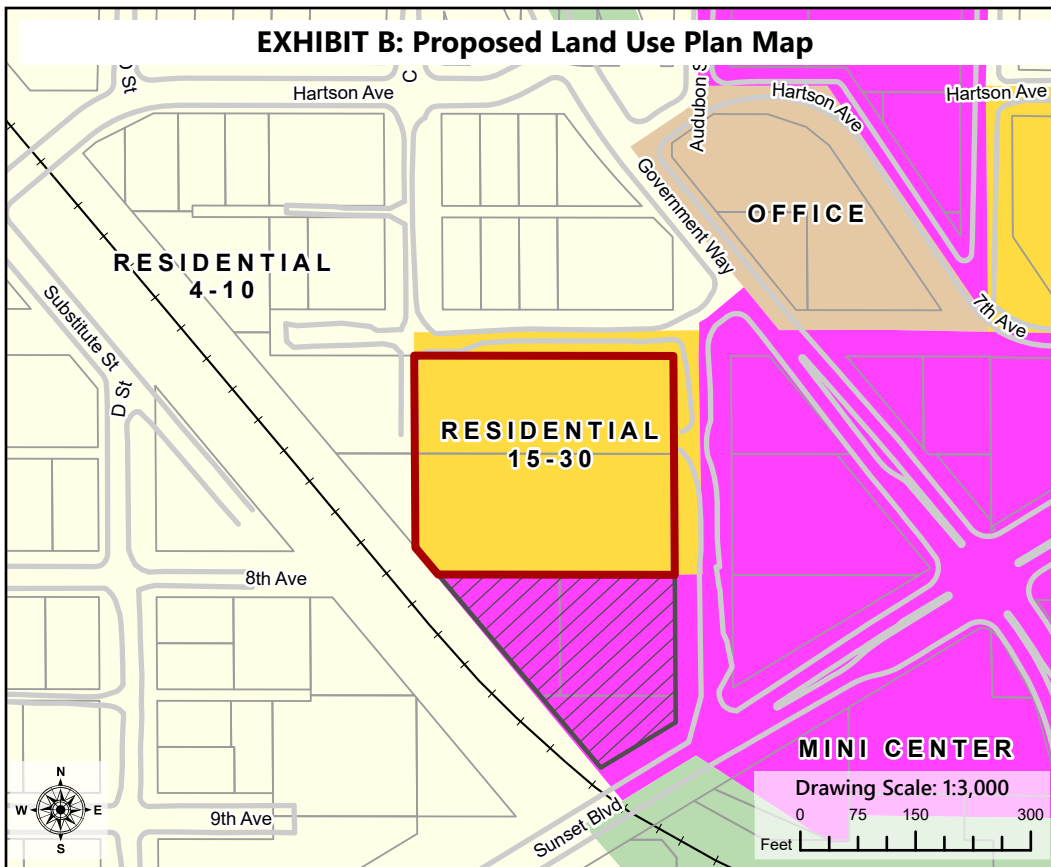
- Subject Parcels
- Same Owner
- Parcel
- Curb Line

Land Use Plan Designation

- Conservation Open Space
- Residential 4-10
- Residential 15-30
- Office
- Mini Center

Acres (Proposal): 2.20

EXHIBIT B: Proposed Land Use Plan Map

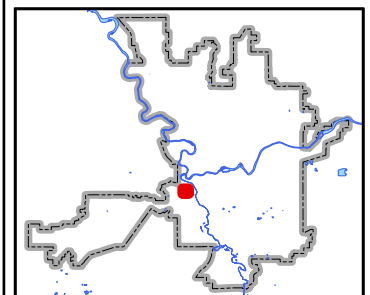


- Subject Parcels
- Same Owner
- Parcel
- Curb Line

Proposed Land Use

- Conservation Open Space
- Residential 4-10
- Residential 15-30
- Office
- Mini Center

PROJECT LOCATION



Neighborhood and Planning Services
Drawn By: Kevin Freibott

Environmental Checklist

File No.19-504COMP

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, if applicable: **Sunset Health Map Amendment**
2. Name of applicant: **Land Use Solutions & Entitlement**
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: **March 29 2020**
5. Agency requesting checklist: **City of Spokane**
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**
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.**

Reviewer's Note:

This checklist has been submitted as part of a Comprehensive Plan Amendment. No construction has been proposed or designed for this project, nor is any such construction required or a condition of approval for the Amendment. The City recommends that readers disregard any specific construction details herein, such as the removal of existing structures or the construction of new housing in the future.

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.)
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).
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.

TO BE COMPLETED BY APPLICANT

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (circle one): *flat, rolling, hilly, steep slopes, mountains, other.*
- b. What is the steepest slope on the site (approximate percent slope)? **N/A**
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland. **Non-Project Action, to be determined at time of development.**
- 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

- 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.

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.
None
- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
No, the site is served with 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
- (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.

None as the site is served by public sewer _____

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.

Run-off would be limited to stormwater and discharged into existing city storm drains. _____

- (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:

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

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

 X Shrubs

 X 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: **None** _____

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. **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. _____

Unknown

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

None

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 from adjacent railroad overpass _____

- (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.

- (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? **On site: 5 DU's and vacant land; North, single family 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 single family** _____
- d. Will any structures be demolished? If so, which? **Yes, all will be eliminated**
- 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**
- 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.** _____

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing. **66 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. Low income units.** _____
- c. Proposed measures to reduce or control housing impacts, if any: **Build new before demo of old.** _____

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: **None** _____

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: **None** _____

12. Recreation

- 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 7th Avenue** _____
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? **No** _____
- 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, trains use an adjacent track. However there are no stops or other features that would be affected or used by the project.** _____
- 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: **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. **Yes, due to increased housing of the site**
- 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.**

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: 3-29-20 _____ 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?

**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?

**Future development of the site would be urban in nature, similar to the uses
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.** _____

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.** _____

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?

There are no such areas on site _____

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?

**If redeveloped in the future the site could change from 12 platted residential
lots to 66 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.

The proposal would not conflict with any applicable state or federal laws or regulations._____

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: 3-29-20 _____ 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: _____

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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.