2019/2020 Comprehensive Plan Amendments

STAFF REPORT Z19-499COMP

Department of Neighborhood and Planning Services

The following staff report concerns a proposed Comprehensive Plan Amendment to the current Comprehensive Plan for the City of Spokane. The proposal constitutes a requested change to the Land Use Plan Map (Map LU1) designation and zoning of one or more parcels in the City of Spokane. Amendments to the Comprehensive Plan are enabled by Spokane Municipal Code (SMC) 17G.020 and Revised Code of Washington (RCW) 36.70A.130.

I. PROPERTY SUMMARY

Parcel(s):	35033.1304, 35033.1305, and 35033.1306 (partial)
Address(es):	3001, 3011, and 3027 E Liberty Avenue
Property Size:	0.85 acres (area of change), 1.13 acres in common ownership.
Legal Description:	Lots 7 through 12, Block 13, Minnehaha Addition
General Location:	North side of E Liberty Avenue between N Haven Street and N Market Street
Current Use:	Residential home and one retail/commercial building.

II. APPLICANT SUMMARY

Agent:	Leslie Perez & Alex Durkin, Storhäug Engineering
Applicant:	Jordan Tampien, Liberty Project LLC
Property Owner:	Liberty Project LLC, Spokane WA

III. PROPOSAL SUMMARY

Current Land Use Designation:	Residential 4-10 Dwelling Units/Acre (R 4-10)
Proposed Land Use Designation:	General Commercial (GC)
Current Zoning:	Residential Single-Family (RSF)
Proposed Zoning:	General Commercial, 70-foot height limit (GC-70)
SEPA Status:	A SEPA threshold Determination of Non-Significance (DNS) was made on August 24, 2020. The appeal deadline is 5:00 PM on September 14, 2020.
Plan Commission Hearing Date:	September 9, 2020
Staff Contact:	Kevin Freibott, Assistant Planner II, kfreibott@spokanecity.org
Staff Recommendation:	Recommended

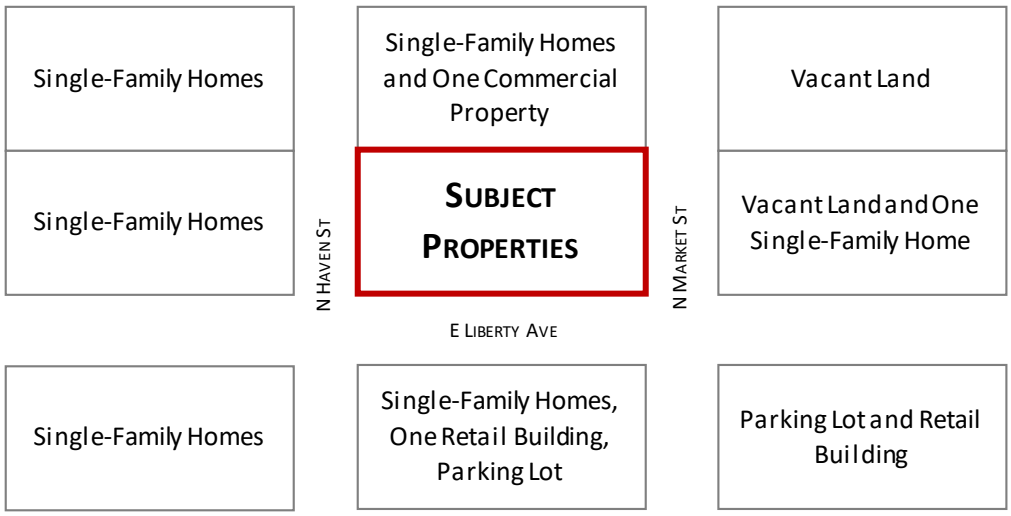
IV. BACKGROUND INFORMATION

1. **General Proposal Description**: Pursuant to the procedures established by SMC 17G.020, enabled by RCW 36.70A.130, the applicant asks the City of Spokane to amend the Land Use Plan Map designation (Map LU-1 of the Comprehensive Plan) and zoning designation (Official Zoning Map of the City of Spokane) for three properties located in the Bemiss Neighborhood. The intent of the applicant is to potentially develop non-residential uses on the entire south half of the black, all in common ownership by the applicant.

2. **Site Description and Physical Conditions**: The proposal concerns three parcels: 35033.1304, 35033.1305, and part of 35033.1306. All three comprise the south half of the block on the north side of E Liberty Avenue, between N Haven Street and N Market Street. Parcel 35033.1304 contains an unpaved driveway and no other improvements. Parcel 35033.1305 contains one residential house, currently rented out. Parcel 35033.1306 contains a commercial/retail building currently containing a restaurant. Other improvements include landscaping and a parking lot.

3. **Property Ownership**: All of the subject properties are owned by the same owner, Liberty Project LLC. Liberty Project LLC is a registered WA State Limited Liability Company based in Spokane, WA.

4. **Adjacent Property Improvements and Uses**: The proposal is surrounded by existing development of the following nature:



5. **Street Class Designations**: N Haven Street and E Liberty Avenue are currently designated as local streets. N Market Street is designated as a Major Arterial. The Arterial Street Map in the Comprehensive Plan does not indicate that these designations should change. Likewise, no change of street class designation is proposed as part of this application.

6. **Current Land Use Designation and History**: As shown in **Exhibit A**, the subject properties are currently designated for the "Residential 4-10" (between 4 and 10 dwelling units per acre) except for the east 100 feet of parcel 35033.1306, which is designated for "General Commercial" land use. The subject properties have been designated for these uses since the original adoption of the Growth Management Act (GMA) compliant Comprehensive Plan in 2001.

7. **Proposed Land Use Designation**: As shown in **Exhibit B**, the proposal is to amend the Land Use Plan Map designation so that the entirety of the subject properties are designated General Commercial.

8. **Current Zoning and History**: The current zoning of the subject properties is Residential Single-Family (RSF), except for the east 100 feet of parcel 35033.1306, which is zoned General Commercial with a 70-foot height limit (GC-70). This zoning has been the same since the current zoning map was adopted in 2006.

   Historically, between 1975 and 2006, the western 2/3 of the properties were zoned "R2," indicated for two-family homes, and the eastern 1/3 were zoned for "M1," light industrial uses. In 1958, the properties were all zoned "Class 1 Residential," indicated for single-family homes.

9. **Proposed Zoning**: As shown in **Exhibit D**, the proposal seeks to amend the zoning so that the entirety of the subject properties are zoned General Commercial with a 70-foot height limit (GC-70).

V. APPLICATION PROCESS AND PUBLIC COMMENT

1. **Key Steps**: The application is being processed according to SMC 17G.060, including the following steps:

Application Submitted	October 29, 2019
Threshold Application Certified Complete	November 27, 2019
Council Threshold Subcommittee Established[1]	January 13, 2020
Council Threshold Subcommittee Met	February 6, 2020
Annual Work Program Set[2]	March 2, 2020
Agency/Department Comment Period Ended	May 11, 2020
Notice of Application Posted	June 8, 2020
Plan Commission Workshop	June 10, 2020
60-Day Public Comment Period Ended	August 7, 2020
SEPA Determination Issued	August 24, 2020
Notice of Public Hearing Posted	August 26, 2020
Plan Commission Hearing Date (Scheduled)	September 9, 2020

2. **Comments Received**: A request for comments was issued to City departments, local agencies, and departments, along with pertinent application details on April 24, 2020. By the close of agency comment on May 11, comments were received from the following:

   - Joelie Eliason, Spokane Development Services Center

[1] Spokane City Council Resolution 2020-0002
[2] Spokane City Council Resolution 2020-0014

- Randy Abrahamson, Spokane Tribe Historic Preservation

Ms. Eliason communicated that the Spokane Development Services Center has no concerns or objection to the proposal. As for the Spokane Tribe, Mr. Abrahamson recommends that prior to any site development a cultural survey and sub-surface testing be conducted to identify and protect any historic or cultural resources on the site. Copies of these comments are included in this staff report as **Exhibit L.**

Following the agency/department comment period, a Notice of Application was issued on June 8, 2020 by mail to all properties and owners within a 400-foot radius of the subject properties, including within 400-feet of any adjacent properties with the same ownership. Notice was also posted on the subject properties, in the closest library branch, and in the Spokesman Review. City staff emailed notice to the neighborhood council as well and to any nearby neighborhood councils. A packet of comment letters was submitted, dated July 18, each of which contained the identical message of opposition to the proposal. Staff received a total of 17 of these comments. Copies of these comments are included in this staff report as **Exhibit M.**

3. **Public Workshop**: A public workshop with the Spokane Plan Commission was held on June 10, 2020, during which the particulars of the proposal were presented to the Plan Commission for their consideration and discussion. The applicant was provided an opportunity to speak during the workshop but no public comment was taken.

VI. APPLICATION REVIEW AND ANALYSIS

1. **Guiding Principles**: SMC 17G.020.010 provides the following guiding principles for the annual comprehensive plan amendment process:

   A. Keep the comprehensive plan alive and responsive to the community.

   B. Provide for simultaneous review of proposals to allow for cumulative impact analysis of all applications on a City-wide basis and in conjunction with budget decisions.

   C. Make map adjustments based on a foundation in policy language, consistently applying those concepts citywide.

   D. Honor the community's long-term investment in the comprehensive plan, through public participation and neighborhood planning processes, by not making changes lightly.

   E. Encourage development that will enable our whole community to prosper and reinforce our sense of place and feeling of community, in an ecologically, economically and socially sustainable manner.

   F. Amendments to the comprehensive plan must result in a net benefit to the general public.

2. **Review Criteria**: SMC 17G.020.030 provides a list of considerations that are to be used, as appropriate, by the applicant in developing an amendment proposal, by planning staff in analyzing a proposal, by the plan commission and by the city council in making a decision on the proposal. Following each consideration is staff analysis relative to the amendment requested.

A. Regulatory Changes: *Amendments to the comprehensive plan must be consistent with any recent state or federal legislative actions, or changes to state or federal regulations, such as changes to the Growth Management Act, or new environmental regulations.*

Staff Analysis: Staff reviewed and processed the proposed amendment under the most current regulations contained in the Growth Management Act, the Washington State Environmental Policy Act (SEPA), and the Spokane Municipal Code. Staff is unaware of any recent federal, state, or legislative actions with which the proposal would be in conflict, and no comments were received to this effect from any applicable agencies receiving notice of the proposal.

The proposal meets this criterion.

B. GMA: *The change must be consistent with the goals and purposes of the State Growth Management Act.*

Staff Analysis: The Growth Management Act (GMA) details 13 goals to guide the development and adoption of the comprehensive plans and development regulations (RCW 36.70A.020, "Planning Goals"), and these goals guided the City's development of its comprehensive plan and development regulations. No comments received or other evidence in the record indicates inconsistency between the proposed plan map amendment and the goals and purposes of the GMA.

The proposal meets this criterion.

C. Financing: *In keeping with the GMA's requirement for plans to be supported by financing commitments, infrastructure implications of approved comprehensive plan amendments must be reflected in the relevant six-year capital improvement plan(s) approved in the same budget cycle.*

Staff Analysis: The City did not require, nor did any Agency or City Department comment request or require a traffic impact analysis for the proposal. The subject properties are already served by water, sewer, nearby transit service, and adjacent existing City streets. Furthermore, under State and local laws, any subsequent development of the site will be subject to a concurrency determination pursuant to SMC 17D.010.020.

The proposal meets this criterion.

D. Funding Shortfall: *If funding shortfalls suggest the need to scale back on land use objectives and/or service level standards, those decisions must be made with public input as part of this process for amending the comprehensive plan and capital facilities program.*

Staff Analysis: No evidence of a potential funding shortfall as a result of this proposal exists.

The proposal meets this criterion.

E. Internal Consistency:

1. *The requirement for internal consistency pertains to the comprehensive plan as it relates to all of its supporting documents, such as the development regulations, capital facilities program, shoreline master program, downtown plan, critical area regulations, and any neighborhood planning documents adopted after 2001. In addition, amendments should*

strive to be consistent with the parks plan, and vice versa. For example, changes to the development regulations must be reflected in consistent adjustments to the goals or policies in the comprehensive plan. As appropriate, changes to the map or text of the comprehensive plan must also result in corresponding adjustments to the zoning map and implementation regulations in the Spokane Municipal Code.

Staff Analysis: The proposal is internally consistent with applicable supporting documents of the Comprehensive Plan as follows:

Development Regulations. As a non-project proposal, there are no specific plans for development of this site. Additionally, any future development on this site will be required to be consistent with the current development regulations at the time an application is submitted. The proposal does not result in any non-conforming uses or development and staff finds no reason to indicate that the proposed Comprehensive Plan Land Use Plan Map and zone change would result in a property that cannot be reasonably developed in compliance with applicable regulations.

Capital Facilities Program. As described in the staff analysis of Criterion C above, no additional infrastructure or capital expenditures by the City are anticipated for this non-project action, and it is not anticipated that the City's integrated Capital Facilities Program would be affected by the proposal.

Neighborhood Planning Documents Adopted after 2001. The Greater Hillyard North-East Planning Alliance, made up of the Bemiss, Hillyard, and Whitman neighborhoods, adopted its final neighborhood plan in 2010. None of the feature or recommendations in that plan would be affected by the change in use of the subject parcels.

Miscellaneous Comprehensive Plan Goals and Policies. Staff have compiled a list of Comprehensive Plan Goals and Policies which bear on the proposal in Exhibit H of this report. Further discussion of these policies is provided under section K.2 below.

The proposal meets this criterion.

2. *If a proposed amendment is significantly inconsistent with current policy within the comprehensive plan, an amendment proposal must also include wording that would realign the relevant parts of the comprehensive plan and its other supporting documents with the full range of changes implied by the proposal.*

Staff Analysis: The proposal is generally consistent with current Comprehensive Plan policies, as described in further detail in the staff analysis of Criterion K.2 below and other criteria in this report. Therefore, no amendment to policy wording is necessary and this criterion does not apply to the subject proposal.

The proposal meets this criterion.

F. Regional Consistency: *All changes to the comprehensive plan must be consistent with the countywide planning policies (CWPP), the comprehensive plans of neighboring jurisdictions, applicable capital facilities or special district plans, the regional transportation improvement plan, and official population growth forecasts.*

Staff Analysis: The proposed change in land use designations affects a relatively small area within an existing urbanized area, with no foreseeable implications to regional or inter-jurisdictional policy issues. No comments have been received from any agency, City department, or neighboring jurisdiction which would indicate that this proposal is not regionally consistent.

The proposal meets this criterion.

G. Cumulative Effect: *All amendments must be considered concurrently in order to evaluate their cumulative effect on the comprehensive plan text and map, development regulations, capital facilities program, neighborhood planning documents, adopted environmental policies and other relevant implementation measures.*

1. **Land Use Impacts:** *In addition, applications should be reviewed for their cumulative land use impacts. Where adverse environmental impacts are identified, mitigation requirements may be imposed as a part of the approval action.*

2. **Grouping:** *Proposals for area-wide rezones and/or site-specific land use plan map amendments may be evaluated by geographic sector and/or land use type in order to facilitate the assessment of their cumulative impacts.*

   Staff Analysis: The City is concurrently reviewing this application and eight other applications for Comprehensive Plan amendments as part of an annual plan amendment cycle. Six applications are for land use plan map amendments, two are proposed transportation map amendments to the Comprehensive Plan, and one is a proposed text amendment. When considered together, these various applications do not interact, nor do they augment or detract from each other. The cumulative effects of these various applications are minor.

   This proposal meets this criterion.

H. SEPA: *SEPA[3] Review must be completed on all amendment proposals and is described in Chapter 17E.050.*

1. ***Grouping***: *When possible, the SEPA review process should be combined for related land use types or affected geographic sectors in order to better evaluate the proposals' cumulative impacts. This combined review process results in a single threshold determination for those related proposals.*

2. ***DS***: *If a determination of significance (DS) is made regarding any proposal, that application will be deferred for further consideration until the next applicable review cycle in order to allow adequate time for generating and processing the required environmental impact statement (EIS).*

   Staff Analysis: The application is under review in accordance with the State Environmental Policy Act (SEPA), which requires that the potential for adverse

[3] State Environmental Policy Act

environmental impacts resulting from a proposal be evaluated during the decision-making process. On the basis of the information contained in the environmental checklist, written comments from local and State departments and agencies concerned with land development within the City, and a review of other information available to the Director of Planning Services, a Determination of Non-Significance was issued on August 24, 2020.

The proposal meets this criterion.

I. ***Adequate Public Facilities****: The amendment must not adversely affect the City's ability to provide the full range of urban public facilities and services (as described in CFU 2.1 and CFU 2.2) citywide at the planned level of service, or consume public resources otherwise needed to support comprehensive plan implementation strategies.*

Staff Analysis: The proposal would change the land-use designation of a previously developed area served by public facilities and services described in CFU 2.1. The proposed change in land-use designations affects a relatively small area and does not measurably alter demand for public facilities and services in the vicinity of the site or on a citywide basis. Any subsequent development of the site will be subject to a concurrency determination pursuant to SMC 17D.010.020, thereby implementing the policy set forth in CFU 2.2.

The proposal meets this criterion.

J. ***UGA****: Amendments to the urban growth area boundary may only be proposed by the city council or the mayor of Spokane and shall follow the procedures of the countywide planning policies for Spokane County.*

Staff Analysis: The proposal does not include an expansion to the UGA, thus this criteria does not apply.

The proposal meets this criterion.

K. Demonstration of Need:

1. ***Policy Adjustments:*** *Proposed policy adjustments that are intended to be consistent with the comprehensive plan should be designed to provide correction or additional guidance so the community's original visions and values can better be achieved. The need for this type of adjustment might be supported by findings from feedback instruments related to monitoring and evaluating the implementation of the comprehensive plan.*

   Staff Analysis: The proposal does not include a policy adjustment, thus this criteria does not apply.

2. ***Map Changes:*** *Changes to the land use plan map (and by extension, the zoning map) may only be approved if the proponent has demonstrated that all of the following are true:*

   a. The designation is in conformance with the appropriate location criteria identified in the comprehensive plan (e.g. compatibility with neighboring land uses, proximity to arterials, etc.);

Staff Analysis: The primary Comprehensive Plan policy which applies to the proposal is Land Use LU 1.8, General Commercial Uses. That policy generally calls for containment of non-residential uses to centers and corridors. The subject properties are well outside the area of any Center or Corridor designated by the City. However, the policy also allows for "limited expansions" of commercial areas outside Centers, provided the following factors are considered:

- Maintaining minimum depth from an arterial street necessary for the establishment or expansion of a general commercial neighborhood business;
- Avoiding intrusion where incompatible into established neighborhoods; and
- Implementing transitioning land uses with the intent of protecting neighborhood character.

Two of the three subject parcels are already surrounded on three sides by General Commercial land use and zoning. Additionally, the entire northern half of the block is already designated for General Commercial. The proposed action would terminate at City streets on the west and south. Furthermore, provisions exist within the SMC for landscaping buffers, height transitions, and other features that would mitigate impacts to the nearby residences and their occupants. These facts provide a basis for arguing that this application is consistent with policy LU 1.8.

b. The map amendment or site is suitable for the proposed designation.

Staff Analysis: There exist no physical features of the site or its surroundings that would preclude commercial development on the site. The site is adequately served by all utilities and by a major arterial street, bus service is nearby at the intersection of Francis and Nevada, and the site is generally level and devoid of critical areas.

c. The map amendment implements applicable comprehensive plan policies and subarea plans better than the current map designation.

Staff Analysis: As discussed in 'a' above, designation of this location for non-residential uses would comply with the requirements of the Comprehensive Plan.

The proposal meets this criterion.

3. Rezones, Land Use Plan Amendment: *Corresponding rezones will be adopted concurrently with land use plan map amendments as a legislative action of the city council. If policy language changes have map implications, changes to the land use plan map and zoning map will be made accordingly for all affected sites upon adoption of the new policy language. This is done to ensure that the comprehensive plan remains internally consistent and to preserve consistency between the comprehensive plan and supporting development regulations.*

Staff Analysis: If the Land Use Plan Map amendment is approved as proposed, the zoning designation of the subject property will change from RSF (Residential Single-Family) to GC-70 (General Commercial, 70-foot height limit). The GC zone implements the General Commercial land-use designation proposed by the applicant. No policy language changes have been identified as necessary to support the proposed Land Use Plan Map amendment. The proposal meets this criterion.

The proposal meets this criterion.

VII. CONCLUSION

The proposal has been processed and considered according to the requirements of the Spokane Municipal Code. According to the information provided above and the whole of the administrative record, the proposal appears consistent with criteria for a comprehensive plan amendment as provided in SMC 17G.020.030.

Following the close of public testimony and deliberations regarding conclusions with respect to the review criteria and decision criteria detailed in SMC Chapter 17G.020, Plan Commission will need to make a recommendation to City Council for approval or denial of the requested amendment to the Land Use Plan map of the City's Comprehensive Plan.

VIII. STAFF RECOMMENDATION

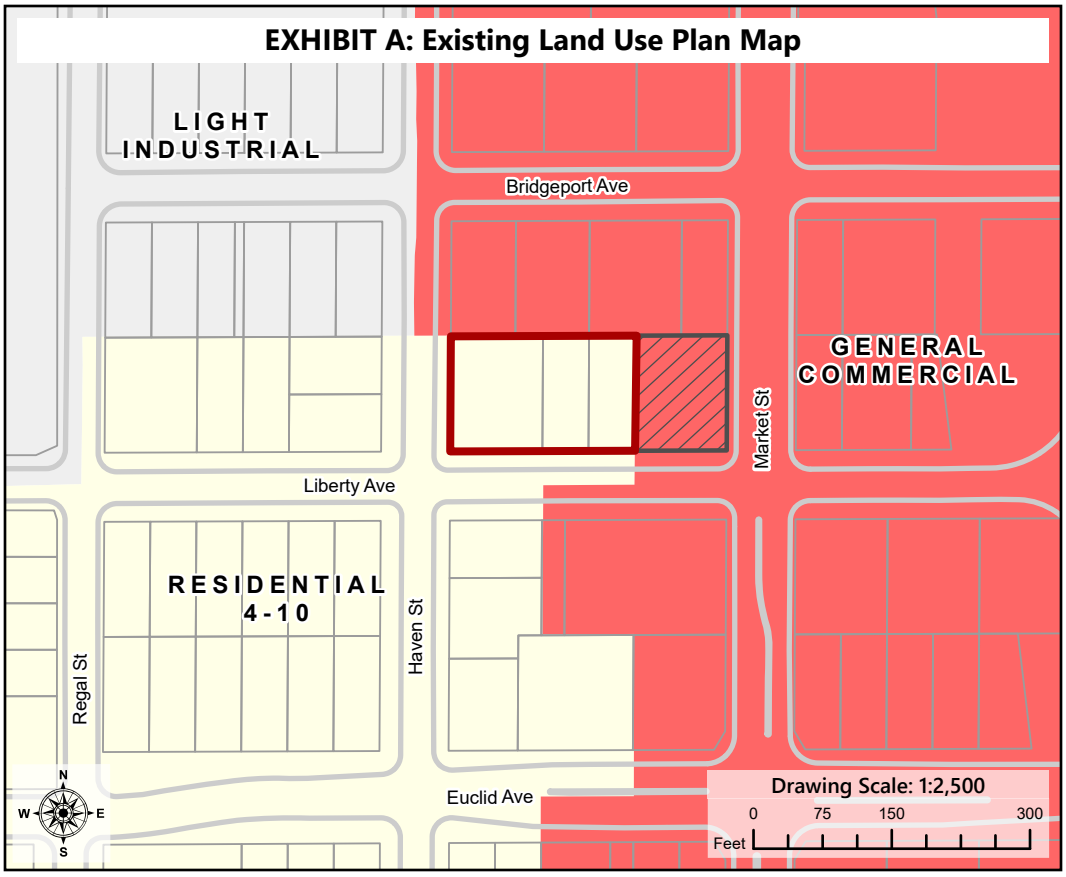
Staff recommends that the Plan Commission and City Council approve this proposal.

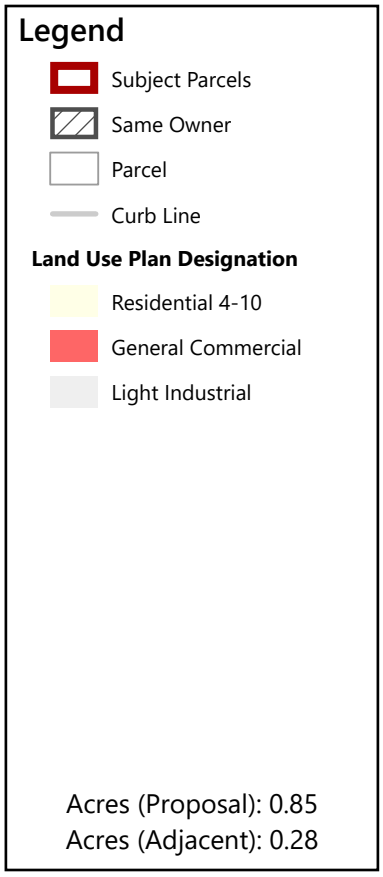
IX. LIST OF EXHIBITS

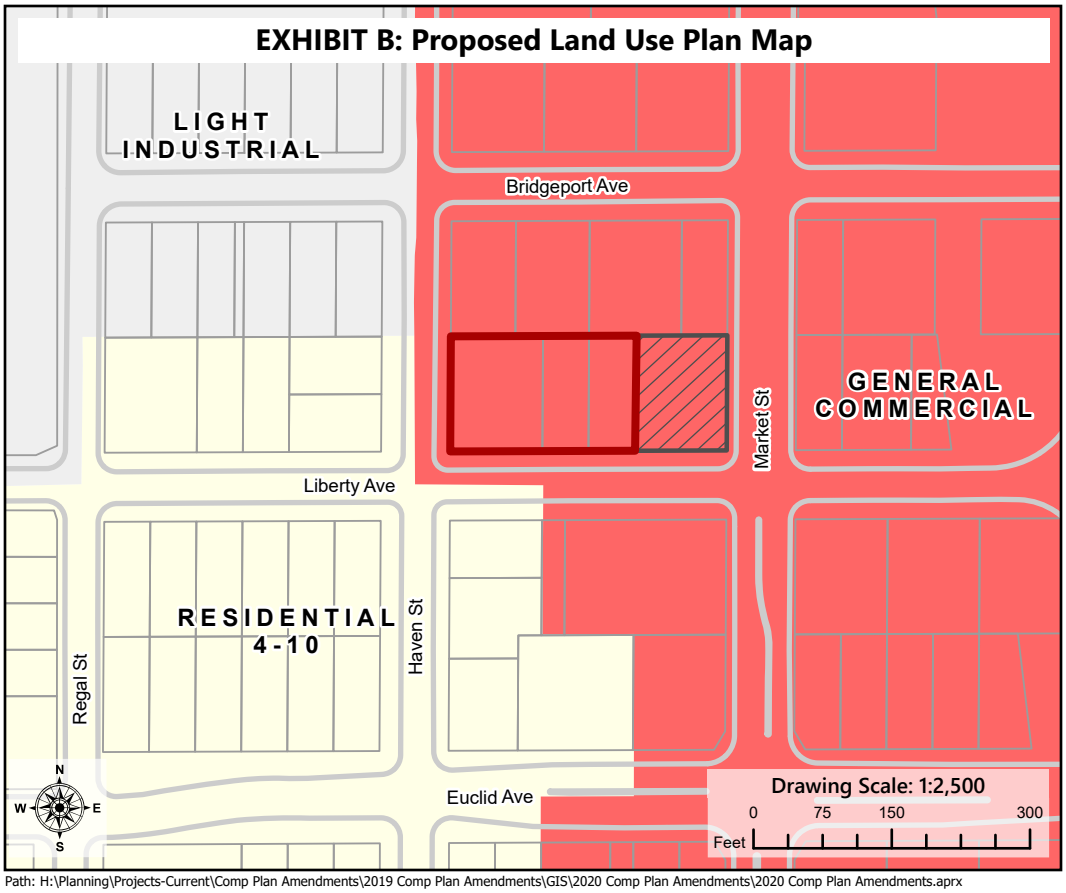
A. Existing Land Use Plan Map
B. Proposed Land Use Plan Map
C. Existing Zoning Map
D. Proposed Zoning Map
E. Application Notification Area
F. Detail Aerial
G. Wide-Area Aerial
H. List of Relevant Comp Plan Policies
I. Application Materials
J. SEPA Checklist
K. SEPA Determination of Non-Significance
L. Agency Comments
M. Public Comments

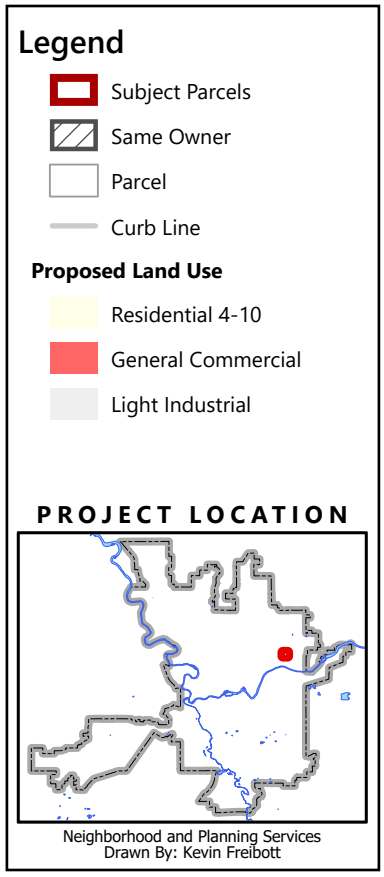
Z19-499COMP
(3001, 3022, & 3027 E Liberty Ave)
2019/2020 Comprehensive Plan Amendment Proposals

Drawn: 12/5/2019









Neighborhood and Planning Services
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Z19-499COMP
(3001, 3011, & 3027 E Liberty Ave)
2019/2020 Comprehensive Plan Amendment Proposals

Drawn: 11/27/2019

Legend

- Subject Parcels
- Same Owner
- Curb Line
- Parcel

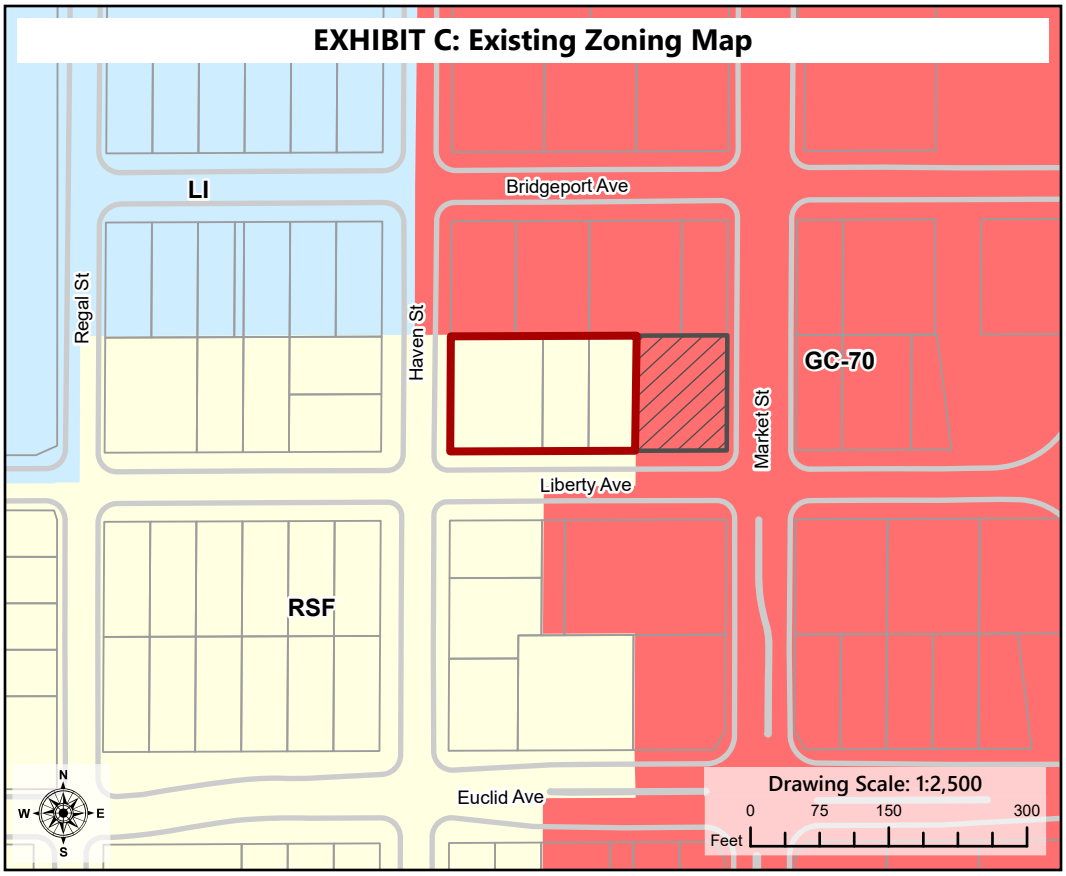
Current Zoning

- General Commercial (GC)
- Light Industrial (LI)
- Residential Single-Family (RSF)

Numbers after a Zone Label denote the height limits in that area.

Acres (Proposal): 0.85
Acres (Adjacent): 0.28

EXHIBIT C: Existing Zoning Map



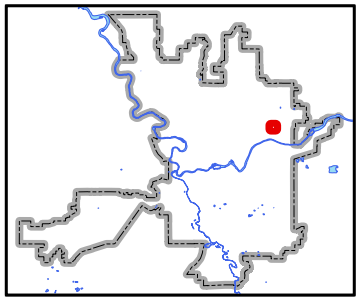
Legend

- Subject Parcels
- Same Owner
- Curb Line
- Parcel

Proposed Zoning

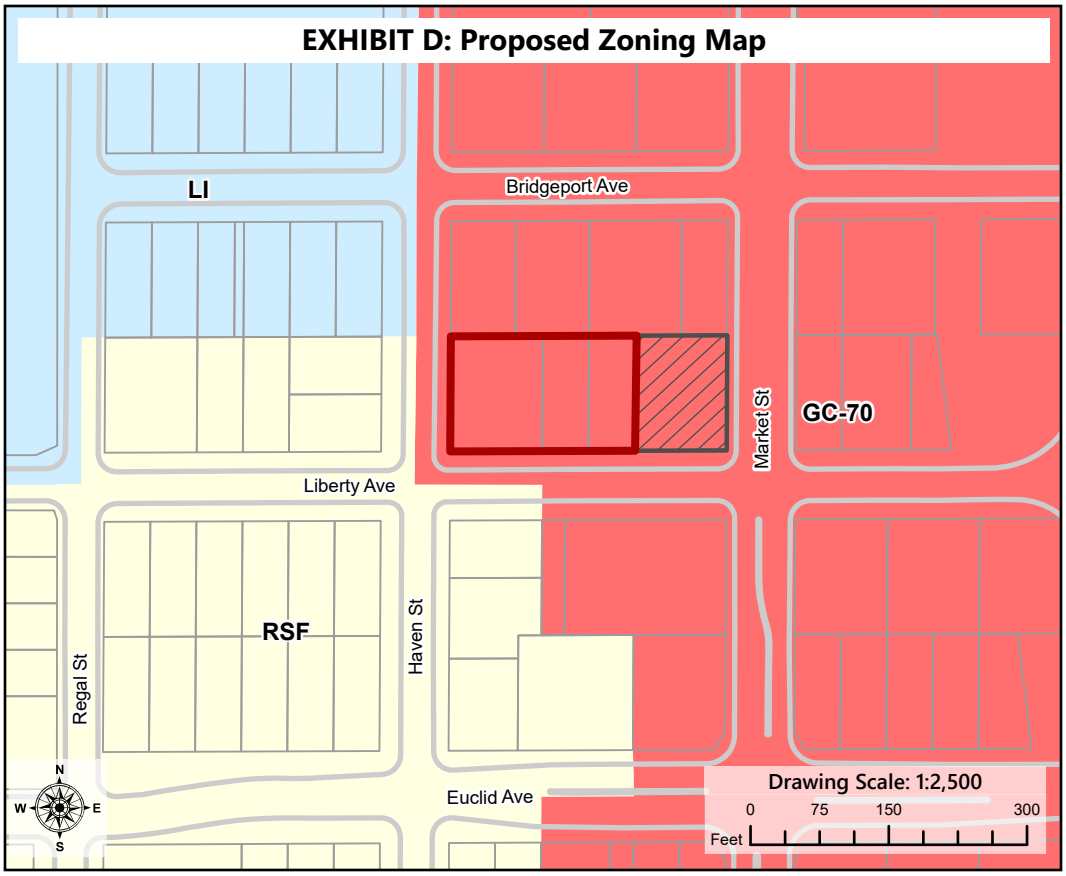
- General Commercial (GC)
- Light Industrial (LI)
- Residential Single-Family (RSF)

PROJECT LOCATION



Neighborhood and Planning Services
Drawn By: Kevin Freibott

EXHIBIT D: Proposed Zoning Map



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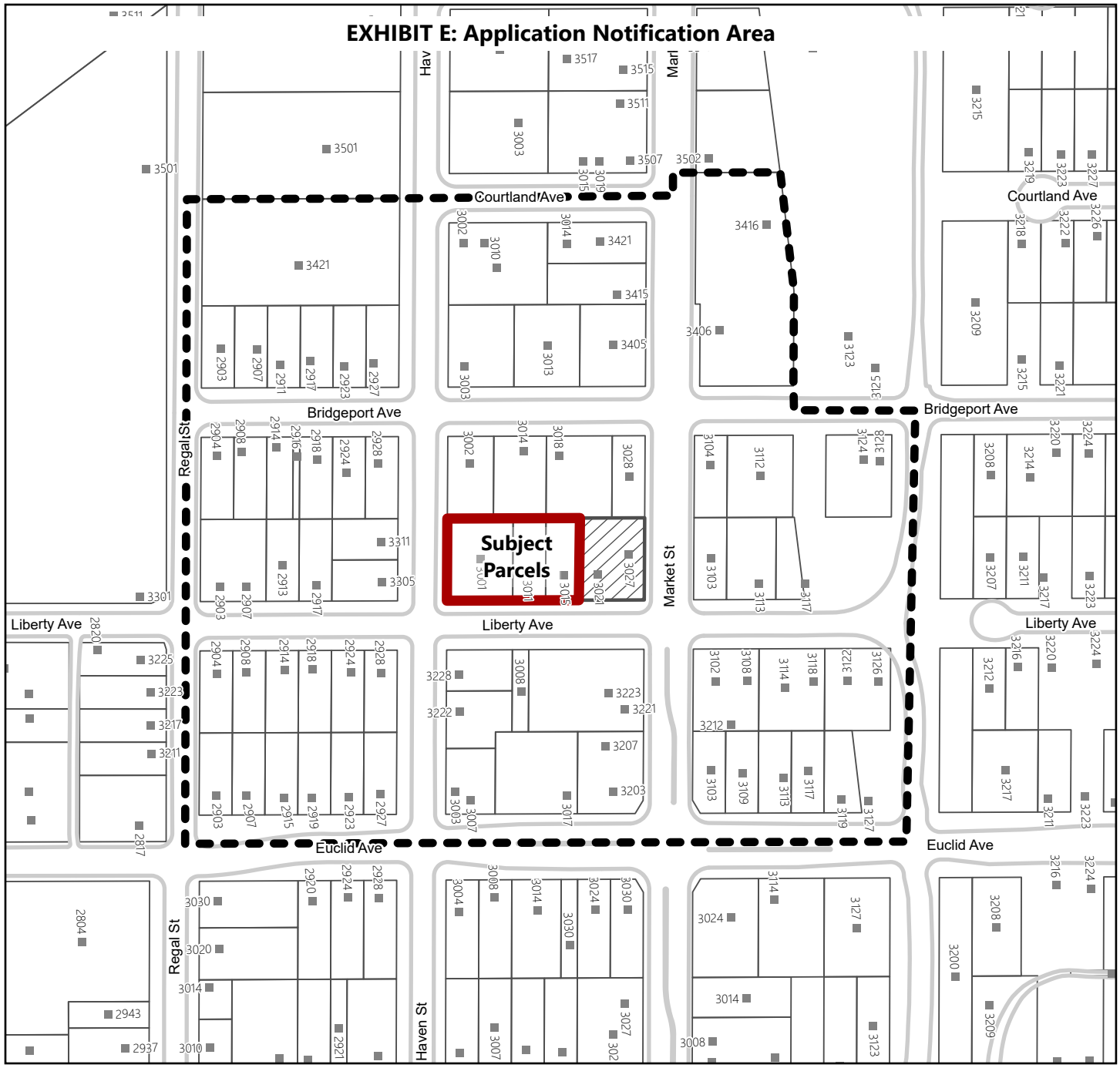
Z19-499COMP
(3001, 3011, & 3027 E Liberty Ave)
2019/2020 Comprehensive Plan Amendment Proposals

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
- Parcel
- Notification Boundary
- Curb Line
- Address Point

Subject Parcels
- Subject Parcels
- Same Owner

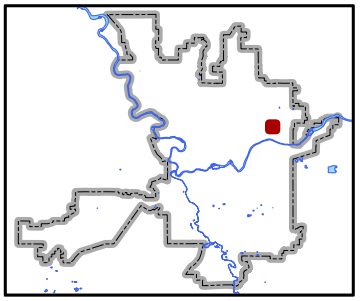
Application proposes to:
Change Land Use Designation from Residential 4-10 to General Commercial.

Project Size: 0.85 Acres (Approximate)
Drawing Date: 12/3/2019 Drawing Scale: 1:2,700

N W E S

0 75 150 300
Feet

PROJECT LOCATION



Neighborhood and Planning Services
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Z19-499COMP
(3001, 3011, & 3027 E Liberty Ave)
2019/2020 Comprehensive Plan Amendment Proposals

Drawn: 12/5/2019

EXHIBIT F: Detail Aerial

Legend

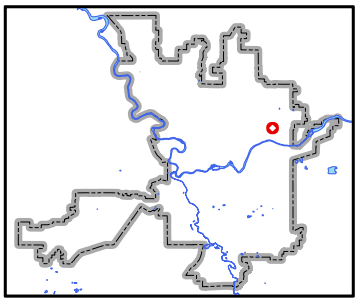
- Subject Parcels
- Adjacent Ownership

Aerial Photograph Taken on 4/3/2018

Acres (Proposal): 0.85
Acres (Adjacent): 0.28

EXHIBIT G: Wide-Area Aerial

PROJECT LOCATION



Neighborhood and Planning Services
Drawn By: Kevin Freibott

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The following policies of the Comprehensive Plan relate to application Z19-499COMP. The full text of the Comprehensive Plan can be found at www.shapingspokane.org.

Chapter 3—Land Use

LU 1.3 Single-Family Residential Areas

Protect the character of single-family residential neighborhoods by focusing higher intensity land uses in designated Centers and Corridors.

Discussion: The city's residential neighborhoods are one of its most valuable assets. They are worthy of protection from the intrusion of incompatible land uses. Centers and Corridors provide opportunities for complementary types of development and a greater diversity of residential densities. Complementary types of development may include places for neighborhood residents to work, shop, eat, and recreate. Development of these uses in a manner that avoids negative impacts to surroundings is essential. Creative mechanisms, including design standards, must be implemented to address these impacts so that potential conflicts are avoided.

LU 1.8 General Commercial Uses

Direct new General Commercial uses to Centers and Corridors designated on the Land Use Plan Map.

Discussion: General Commercial areas provide locations for a wide range of commercial uses. Typical development in these areas includes freestanding business sites and larger grouped businesses (shopping centers). Commercial uses that are auto-oriented and include outdoor sales and warehousing are also allowed in this designation. Land designated for General Commercial use is usually located at the intersection of or in strips along principal arterial streets. In many areas such as along Northwest Boulevard, this designation is located near residential neighborhoods.

To address conflicts that may occur in these areas, zoning categories should be implemented that limit the range of uses, and site development standards should be adopted to minimize detrimental impacts on the residential area. New General Commercial areas should not be designated in locations outside Centers and Corridors. Existing commercial strips should be contained within their current boundaries with no further extension along arterial streets allowed.

However, recognizing existing investments, and given deference to existing land-use patterns, exceptions to the containment policy may be allowed for limited expansions adjacent to existing General Commercial areas located outside Centers and Corridors. The factors to consider in such adjacent expansions include: maintaining the minimum depth from an arterial street necessary for the establishment or expansion of a general commercial neighborhood business; avoiding intrusion where incompatible into established neighborhoods; and implementing transitional land uses with the intent of protecting neighborhood character.

Areas designated General Commercial within Centers and Corridors are encouraged to be developed in accordance with the policies for Centers and Corridors. Through a neighborhood planning process

for the Center, these General Commercial areas will be designated in a land use category that is appropriate in the context of a Center and to meet the needs of the neighborhood.

Residential uses are permitted in these areas. Residences may be in the form of single-family homes on individual lots, upper-floor apartments above business establishments, or other higher density residential uses.

LU 3.1 Coordinated and Efficient Land Use

Encourage coordinated and efficient growth and development through infrastructure financing and construction programs, tax and regulatory incentives, and by focusing growth in areas where adequate services and facilities exist or can be economically extended.

Discussion: Future growth should be directed to locations where adequate services and facilities are available. Otherwise, services and facilities should be extended or upgraded only when it is economically feasible to do so.

The Centers and Corridors designated on the Land Use Plan Map are the areas of the city where incentives and other tools should be used to encourage infill development, redevelopment and new development. Examples of incentives the city could use include assuring public participation, using public facilities and lower development fees to attract investment, assisting with project financing, zoning for mixed-use and higher density development, encouraging rehabilitation, providing in-kind assistance, streamlining the permit process, providing public services, and addressing toxic contamination, among other things.

LU 5.3 Off-Site Impacts

Ensure that off-street parking, access, and loading facilities do not adversely impact the surrounding area.

Discussion: Off-street parking, access, and loading facilities are usually associated with the development of higher density residential, office, and commercial uses. These features often have major impacts on single-family residential areas. The impacts are most significant when these facilities are next to or intrude between homes. When these facilities are accessory to a higher density residential or nonresidential use, they should be developed according to the same policies and zoning regulations as govern the primary use. New parking lots should also have the same zoning classification as the primary use. In addition, these facilities should be developed to minimize adverse impacts to adjacent properties. All parking lots should be paved. Parking lots and loading areas should have appropriate buffers to fully screen them from adjacent, less intensive uses. Access to business and higher density residential sites should be controlled to avoid impacts on adjacent uses, pedestrian movement, and street functions.

LU 5.5 Compatible Development

Ensure that infill and redevelopment projects are well-designed and compatible with surrounding uses and building types.

Chapter 11—Neighborhoods

N 8.4 Consistency of Plans

Maintain consistency between neighborhood planning documents and the comprehensive plan.

Discussion: Neighborhood planning shall be conducted within the framework of the comprehensive plan, and further, the Growth Management Act requires that these plans be consistent with the comprehensive plan.

Application Z19-499COMP

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October 28, 2019

Kevin Freibott, Planner II
City of Spokane, Planning & Development
808 W Spokane Falls Blvd,
Spokane, WA 99201

RECEIVED
OCT 29 2019
Neighborhood and Planning Services

RE: Tampien Liberty Multi-Family Rezone Project
Rezone/Comprehensive Plan Amendment
City of Spokane, Washington
Storhaug Engineering Project #19-272

Dear Kevin,

The following proposal is for a rezone/comprehensive plan map amendment to change the zoning classification of three (3) Residential Single-Family zoned parcels into General Commercial. The ultimate purpose of this is for a future multi-family, mixed use project. The site is located at 3001, 3011, 3027 E Liberty Ave, in the City of Spokane, WA, 99207, parcel numbers 35033.1304, 35033.1305, and 35033.1306, respectively. See rezone/comprehensive map amendment exhibit for more information. The following language is a description of how the application for a Comprehensive Plan Amendment for the Tampien Liberty Multi-Family Rezone project satisfies the threshold review criteria in SMC 17G.020.026. The threshold review criteria are restated and answered below:

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

The Comprehensive Plan Amendment Procedure (SMC 17G.020.025.A.1) grants members of the public or persons or entities other than the City Council and Spokane Plan Commission to initiate comprehensive plan amendment proposals.

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

There are no ongoing work programs approved by the City Council or a neighborhood or subarea planning process that address this area and request.

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

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The request is to change approximately 0.57 acres of RSF into GC-70 (approximately 0.14 of said acres belongs to a split-zoned parcel that is both RSF and GC-70). If necessary, a section of the proposal site can be zoned Office to act as a transition zone for the adjacent to the RSF zoned area. This can be reasonably reviewed within the resources and time frame for annual amendments.

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

The client nor the agent has had any outreach to the surrounding property owners. Efforts to contact and meet with the Bemiss Neighborhood Council have been made, and if necessary, efforts to contact and meet with the Minnehaha Neighborhood Council will be made, as it is adjacent to the site.

5.) Describe how the proposed amendment is consistent with current general policies in the comprehensive plan for site-specific amendment proposals. The proposed amendment must be consistent with policy implementation in the Countywide Planning policies, the GMA, or other state or federal law, and the WAC.

One of the guiding principles of the annual amendment process is to keep the comprehensive plan alive and responsive to the community (SMC 17G.020.010.B.1). The proposal area is adjacent to several RSF zoned parcels, and it is currently zoned RSF. However, the proposal is also surrounded by several GC-70 zoned parcels, which seem to form a small, unofficial "Corridor" in the area, and we believe that the proposed comprehensive plan amendment and associated zoning change would be beneficial to this "Corridor," and therefore keeps the comprehensive plan alive and responsive. On September 25, 2019, the Spokane Plan Commission recommended a policy text change for the comprehensive plan, for LU 1.8, General Commercial Uses. The new text amendment would allow for "expansions adjacent to existing General Commercial areas located outside Centers and Corridors." The proposal would be in conformance with the Plan Commissions' recommended text amendment.

Policy Topic 3 of the Countywide Planning Policies for Spokane County (CWPP) is the Promotion of Contiguous and Orderly Development and Provision of Urban Services, which states "[r]ealistically, growth would go first to areas with existing public services and facilities…" The proposal site is already in a developed urban area and has access to water and sewer. At the time of development (or potentially during the SEPA review process for this

proposal), the City of Spokane will determine if there are adequate services to the site, and that the levels of service will be maintained.

The first planning goal of the Growth Management Act (GMA) is to "[e]ncourage development in urban areas where adequate public facilities and services exist..." (RCW 36.70A.020.1). The proposal site is within a developed urban area in the City of Spokane, Washington, and already as access to water, sewer, public roads, and emergency services. Therefore, the proposal is consistent with the policy implementation of the GMA. It is also worth noting that the subject parcels are located within the Multi-Family Tax Exemption (MFTE) program area.

6.) The proposed amendment is not the same as or substantially similar to a proposal that was considered in the previous year's threshold review process, but was not included in the Annual Comprehensive Plan Amendment Work Program, unless additional supporting information has been generated.

The proposed amendment is not the same as or substantially similar to a proposal that was considered in the previous year's threshold review process and was not included in the Annual Comprehensive Plan Amendment Work Program.

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

N/A

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

Please see attached correspondence.

If you have any questions, please do not hesitate to get in contact with us.

Respectfully Submitted,
Liam Taylor

Enclosures:
1.) Rezone/Comprehensive Plan Map Amendment Exhibit
2.) Outreach to Bemiss Neighborhood Council

Application Z19-499COMP

General Application

Rev.20180104

DESCRIPTION OF PROPOSAL

The rezone/comp plan amendment of 3 parcels from RSF to GC for a mixed use/multi-family development.

Address of Site Proposal *(if not yet assigned, obtain address from Public Works before submitting application)*:
3001, 3011, 3027 E Liberty Ave

RECEIVED
OCT 29 2019
Neighborhood and Planning Services

APPLICANT

Name: Jordan Tampien

Address: 915 W 2nd Ave, Spokane, WA 99201

Phone: 509-413-1956 Email: Jordan@4degrees.com

PROPERTY OWNER

Name: Liberty Project LLC

Address: 915 W 2nd Ave, Spokane WA 99201

Phone: 509-413-1956 Email: Jordan@4degrees.com

AGENT

Name: Storhaug Engineering Inc. (Leslie Perez)

Address: 510 E Third Ave, Spokane, WA 99202

Phone: 509-242-1000 Email: lesliep@storhaug.com

Assessor's Parcel Numbers: 35033.1304, 35033.1305, 35033.1306

Legal Description of Site: Minnehaha ADD L7-12 B13

BEMISS NEIGHBORHOOD OUTREACH

Application Z19-499COMP

liamt@storhaug.com

From:	lesliep@storhaug.com
Sent:	Tuesday, October 22, 2019 4:40 PM
To:	bemissneighborhood@gmail.com
Cc:	jerryd@storhaug.com; Liam Taylor
Subject:	Comprehensive Plan Amendment Notice
Attachments:	19-272 Rezone Exhibit.pdf

To Whom it May Concern,

We are reaching out to you regarding a possible Comprehensive Plan Amendment located within the Bemiss Neighborhood. The subject parcel numbers are 35033.1305 and 35033.1304, located at Market and Liberty (3001 and 3011 E Liberty Ave., Spokane, WA). Our client is considering a mixed-use/multi-family project in this location with a base zoning of GC-70 or Office. The client also owns the directly adjacent property at 3027 E Liberty, which is already zoned GC-70, and there currently exists a restaurant. As you can see in Scout (and the attached exhibit) the subject parcels are within an unofficial "corridor" of GC zoned properties to the north, east and west. Should you have any questions, require additional information, or would like to schedule a meeting to further discuss please feel free to get in touch.

My Best,

Leslie Perez, Planner III

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p. 509.242.1000 | w. www.storhaug.com

REZONE/COMPREHENSIVE PLAN AMENDMENT

TAMPIEN LIBERTY

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 03, TOWNSHIP 27 NORTH, RANGE 37 EAST, W.M. CITY OF SPOKANE, WASHINGTON

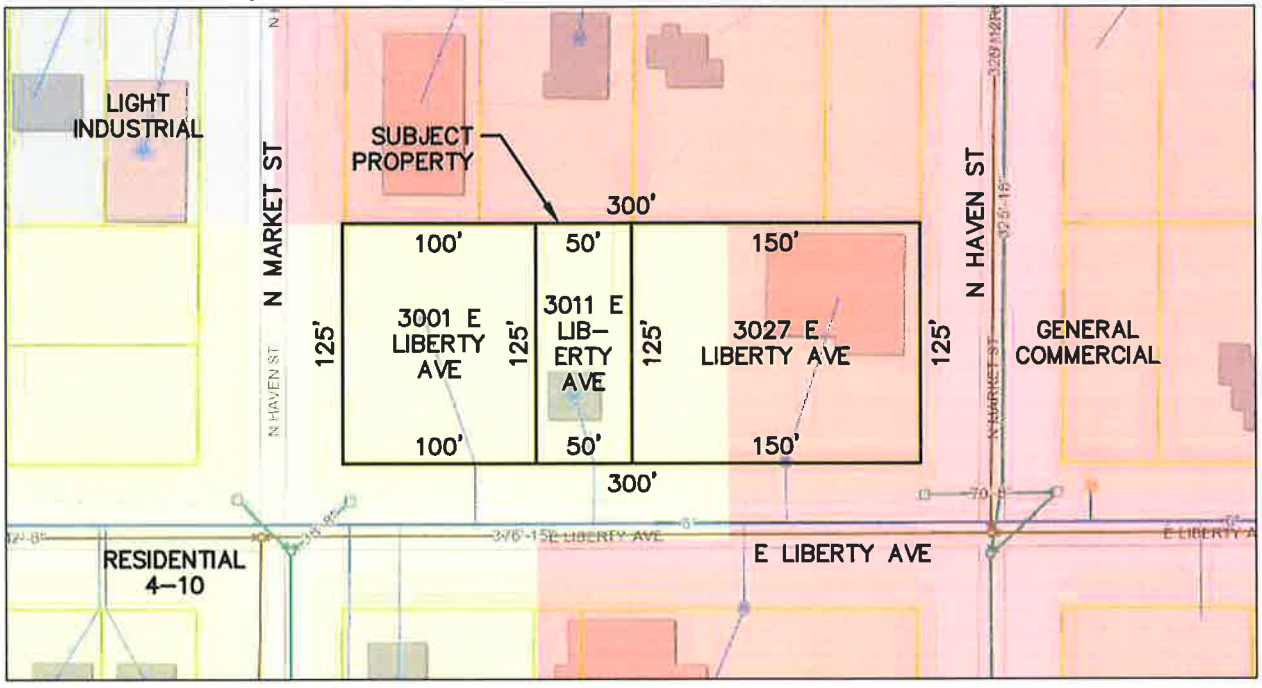
OWNER/APPLICANT

LIBERTY PROJECT LLC
915 W 2ND AVE
SPOKANE, WA 99201
509-499-2231

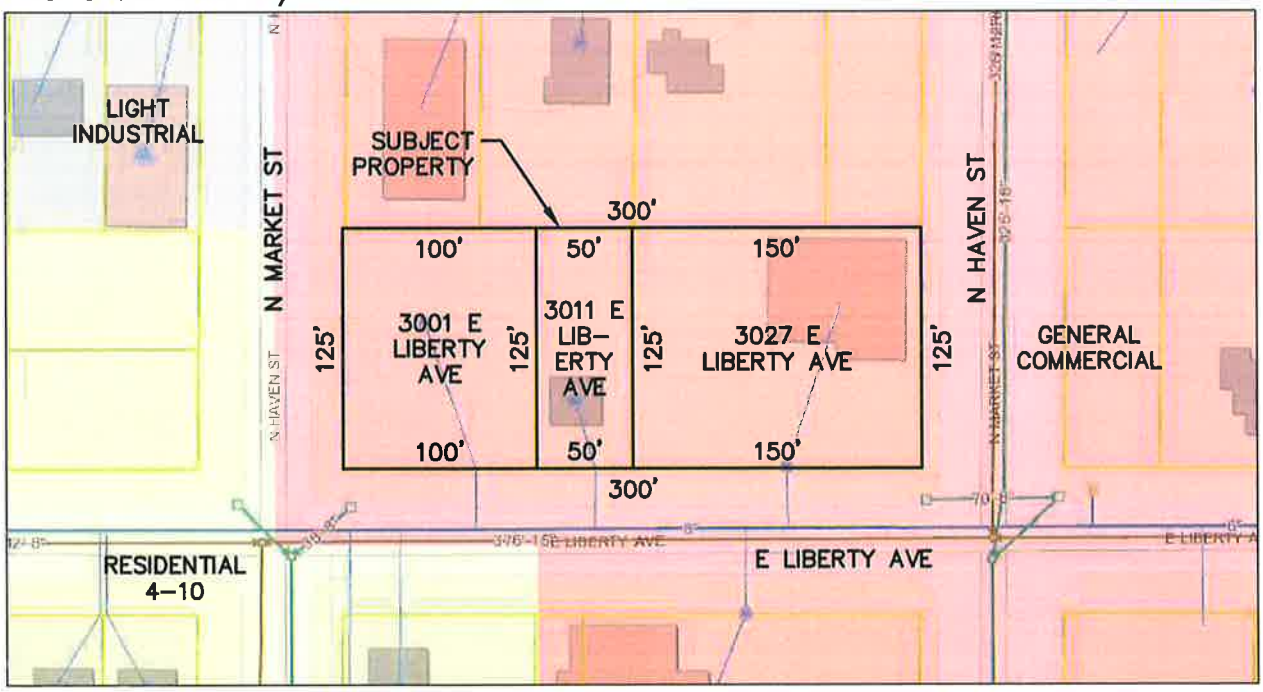
LEGAL DESCRIPTION

MINNEHAHA ADD
L7-12 B13

EXISTING ZONING/LAND USE PLAN:



PROPOSED ZONING/LAND USE PLAN:



CALL BEFORE YOU DIG 8-11

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TAMPIEN LIBERTY			
REZONE/COMPREHENSIVE PLAN AMENDMENT			
SPOKANE, WA.			
DRAWN	LJT	DATE 10/28/2019	EXHIBIT 1 OF 1
CHECKED	JDS	SCALE 1" = 100'	PROJECT 19-272

19-272 REZONE EXHIBIT.dwg EXHIBIT

REZONE/COMPREHENSIVE PLAN AMENDMENT

TAMPIEN LIBERTY

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 03, TOWNSHIP 27 NORTH, RANGE 37 EAST, W.M. CITY OF SPOKANE, WASHINGTON

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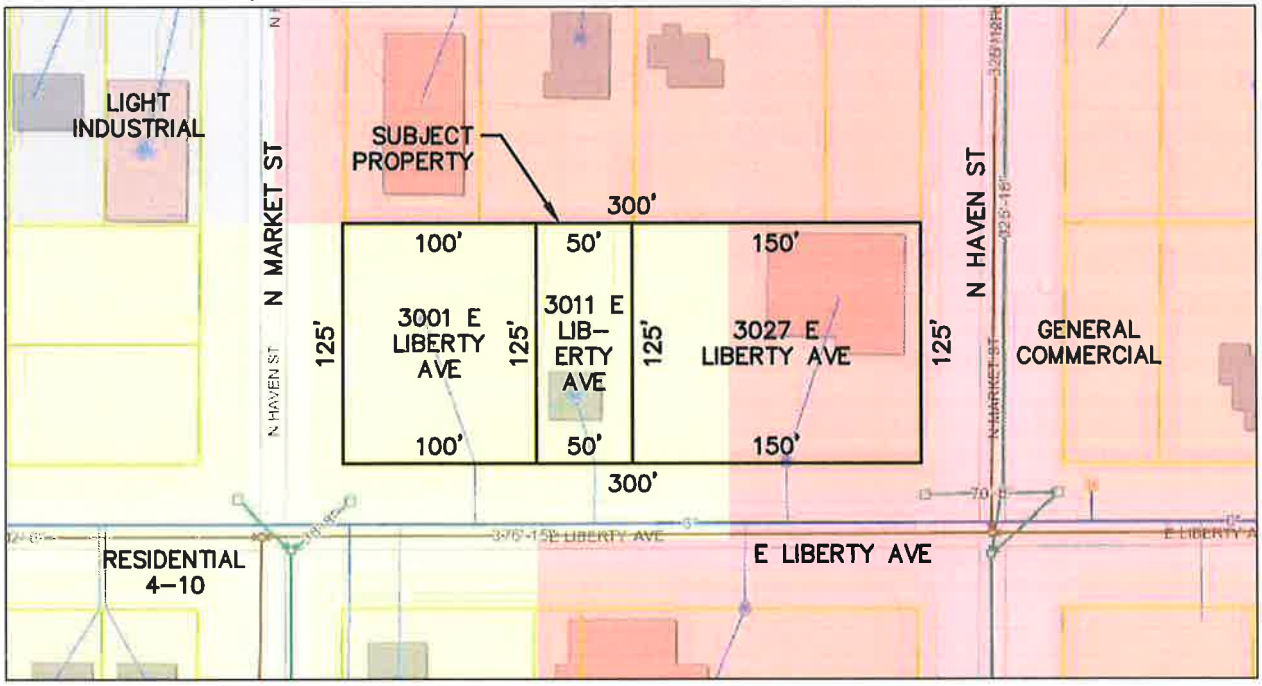
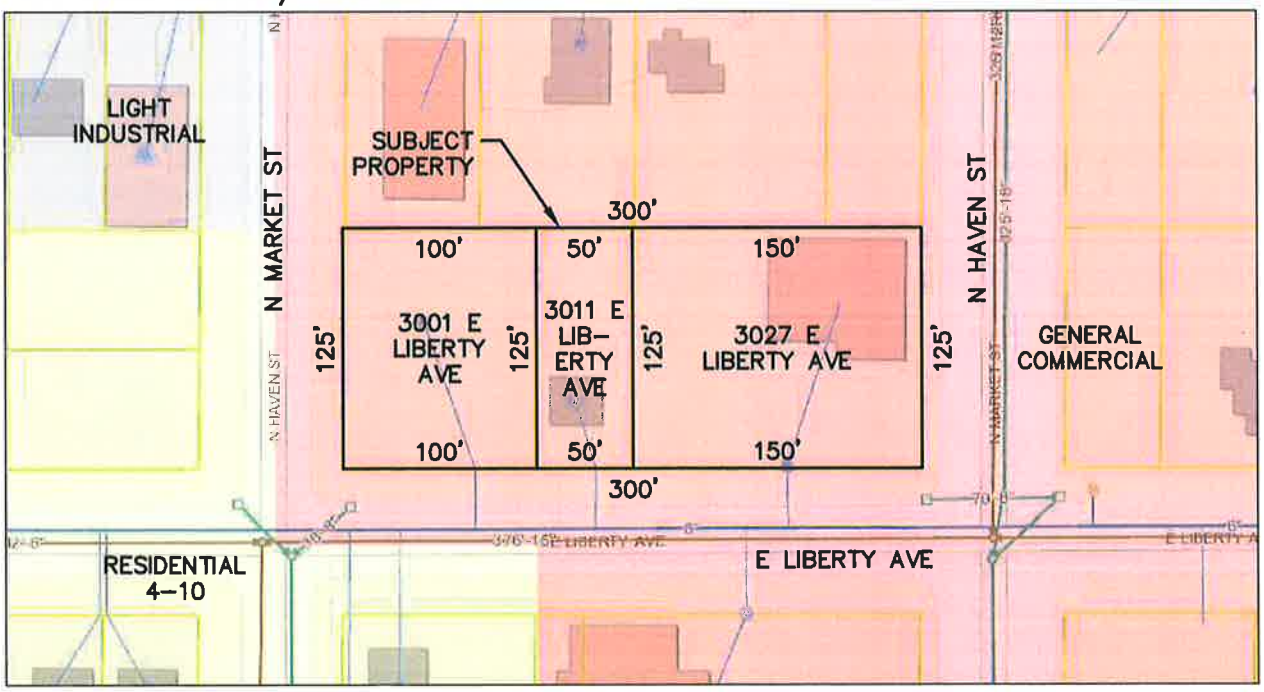


PROPOSED ZONING/LAND USE PLAN:



CALL BEFORE YOU DIG 8-11

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TAMPIEN LIBERTY			
REZONE/COMPREHENSIVE PLAN AMENDMENT			
SPOKANE, WA.			
DRAWN	LJT	DATE 10/28/2019	EXHIBIT 1 OF 1
CHECKED	JDS	SCALE 1" = 100'	PROJECT 19-272

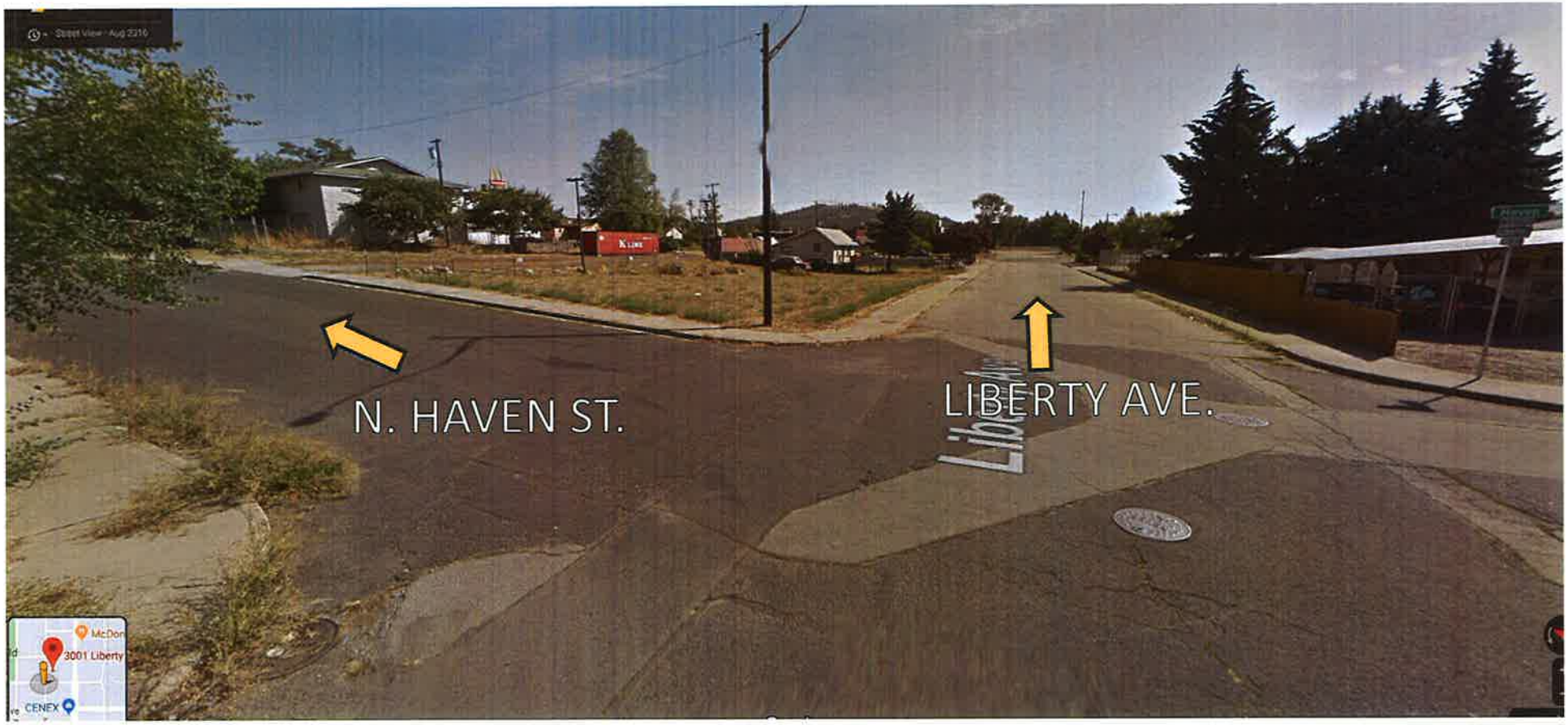
19-272 REZONE EXHIBIT.dwg EXHIBIT

Application Z19-499COMP

Liberty Ave. and N. Market St. Intersection

Application Z19-499COMP

Liberty Ave. and N. Haven St. Intersection



Application Z19-499COMP

View of 3001, 3011, and portion of 3027 E. Liberty Ave.

Evaluation for
Agency Use Only

State Environmental Policy Act (SEPA)
ENVIRONMENTAL CHECKLIST
File No. _____

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. 2nd Ave.**
   City/State/Zip: **Spokane, WA 99201** Phone: **(509) 413-1956**
   Agent or Primary Contact: **Storhaug Engineering**
   Address: **510 E. 3rd 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.

NONPROJECT DETERMINATION OF NONSIGNIFICANCE

FILE NO(S): Z19-499COMP

PROPONENT: Jordan Tampien, Liberty Project LLC (Agent: Alex Durkin, Storhäug Engineering)

DESCRIPTION OF PROPOSAL: 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-70)." No specific development proposal is being approved at this time.

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: The proposal concerns three parcels: 35033.1304, 35033.1305, and part of 35033.1306. These parcels are located at 3001, 3022, and 3207 E Liberty Avenue. All three comprise the south half of the block on the north side of E Liberty Avenue, between N Haven Street and N Market Street in the Bemiss Neighborhood.

Legal Description: Lots 7 through 12, Block 13, Minnehaha Addition to the City of Spokane in Section 3, Township 25N, Range 43E.

LEAD AGENCY: City of Spokane

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

[ ] There is no comment period for this DNS.

[ ] This DNS is issued after using the optional DNS process in section 197-11-355 WAC. There is no further comment period on the DNS.

[X] This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for at least 14 days from the date of issuance (below). Comments regarding this DNS must be submitted no later than 5 p.m. on September 7, 2020 if they are intended to alter the DNS.

****

Responsible Official: Louis Meuler

Position/Title: Interim Director, Planning Services **Phone:** (509) 625-6300

Address: 808 W. Spokane Falls Blvd., Spokane, WA 99201

Date Issued: August 24, 2020 **Signature**: DocuSigned by: Louis Meuler 43FB9EB1B2494AF...

****

APPEAL OF THIS DETERMINATION, after it has become final, may be made to the City of Spokane Hearing Examiner, 808 West Spokane Falls Blvd., Spokane WA 99201. The appeal deadline is Noon on September 14, 2020 (21 days from the date of the signing of this DNS). This appeal must be on forms provided by the Responsible Official, make specific factual objections, and be accompanied by the appeal fee. Contact the Responsible Official for assistance with the specifics of a SEPA appeal.
****

From:	Eliason, Joelie
To:	Freibott, Kevin
Cc:	Brown, Eldon; Nilsson, Mike; Kells, Patty; West, Jacque; Johnson, Erik D.
Subject:	Regarding RFC Z19-499COMP Liberty & Haven
Date:	Tuesday, May 5, 2020 2:31:05 PM
Attachments:	image002.png image003.png image004.png

Kevin,

Thank you for the opportunity to review and comment on the proposed zoning change on the NE corner of E Liberty Ave and N Haven St. Development Services has no objection to the proposed zoning change from Residential Single Family to General Commercial. Further comments regarding the design, any potential utility conflicts, stormwater management, etc. will be handled outside of this Comp Plan Amendment and associated SEPA.

Sincerely,
Joelie Eliason

I will be working remotely until further notice and will respond to emails as quickly as possible. Thank you for your patience!

Joelie Eliason | City of Spokane | Development Services Center
509.625.6385 | *fax* 509.625.6013 | jeliason@spokanecity.org

Spokane Tribe of Indians

Tribal Historic Preservation Office
P.O. Box 100 Wellpinit WA 99040

May 5, 2020

TO: Kevin Freibott, Assistant Planner

RE: Z19-499COMP

Mr. Freibott,

Thank you for contacting the Tribe's Historic Preservation Office. We appreciate the opportunity to provide a cultural consent for your project.

We have reviewed your project forwarded to our office; we are concerned that the project area potentially contains cultural resources which would be impacted by the proposed ground disturbing activity, and is a high-risk area for archeological sites and human remains.

Recommendation: Cultural Survey, Sub-surface testing.

Once the survey / sub-surface testing is completed we will do more mitigation to discuss the plan of action if cultural sites are identified during the cultural survey.

However, if any artifacts or human remains are found upon excavation activity this office is to be notified and the immediate area cease

Should additional information become available our assessment may be revised.

Again, thank you for this opportunity to comment and consider this a positive action that will assist us in protecting our shared heritage.

If questions arise, please contact me at 258-4222

Sincerely,

Randy Abrahamson
Tribal Historic Preservation Officer

July 18, 2020

I am opposed to making the following properties General Commercial properties:

3001, 3002. & 3027 E Liberty, Spokane, WA, 99207.

Parcels: 35033.1304, 35033.1305, 35033,1306 File No Z19-499 COMP

Thank you,

Signature: _____

Address: 2917 E Liberty
Spokane WA 99207

July 18, 2020

I am opposed to making the following properties General Commercial properties:

3001, 3002. & 3027 E Liberty, Spokane, WA, 99207.

Parcels: 35033.1304, 35033.1305, 35033,1306 File # Z19-499 Comp

Thank you,

Signature: Kathy J Kelly

Address: 3228 N Haven
Spokane WA 99207

July 18, 2020

I am opposed to making the following properties General Commercial properties:

3001, 3002. & 3027 E Liberty, Spokane, WA, 99207.

Parcels: 35033.1304, 35033.1305, 35033,1306 File # Z19-499 Comp

Thank you,

Signature: Joseph J. Spencer

Address: 3222 N. Haven
Spokane, WA. 99207

July 18, 2020

I am opposed to making the following properties General Commercial properties:

3001, 3002. & 3027 E Liberty, Spokane, WA, 99207.

Parcels: 35033.1304, 35033.1305, 35033,1306 File # Z19-499 Comp

Thank you,

Signature: Kevin Hettinger

Address: 2911 E Bridgeport

July 18, 2020

I am opposed to making the following properties General Commercial properties:

3001, 3002. & 3027 E Liberty, Spokane, WA, 99207.

Parcels: 35033.1304, 35033.1305, 35033,1306 File # Z19-499 Comp

Thank you,

Signature: Nicholas Edward Merrell

Address: 3007 E. Euclid Ave
Spokane, WA 99207

July 18, 2020

I am opposed to making the following properties General Commercial properties:

3001, 3002. & 3027 E Liberty, Spokane, WA, 99207.

Parcels: 35033.1304, 35033.1305, 35033,1306 File # 219-499 CompP

Thank you,

Signature: Nicholas Edward Merrill

Address: 3017 E EUCLID AVE
SPOKANE WA 99207

July 18, 2020

I am opposed to making the following properties General Commercial properties:

3001, 3002. & 3027 E Liberty, Spokane, WA, 99207.

Parcels: 35033.1304, 35033.1305, 35033,1306 File # Z19-499 COMP

Thank you,

Signature: Charmion Standish

Address: 2904 E Liberty
Spokane WA 99207

July 18, 2020

I am opposed to making the following properties General Commercial properties:

3001, 3002. & 3027 E Liberty, Spokane, WA, 99207.

Parcels: 35033.1304, 35033.1305, 35033,1306 File #719-499Comp

Thank you,

Signature: 

Address: 2903 E Brigapont Ave
Spokane WA 99207.

July 18, 2020

I am opposed to making the following properties General Commercial properties:

3001, 3002. & 3027 E Liberty, Spokane, WA, 99207.

Parcels: 35033.1304, 35033.1305, 35033,1306 File # 219-499 COMP

Thank you,

Signature: Ronald Wise

Address: 3924 E
Liberty

July 18, 2020

I am opposed to making the following properties General Commercial properties:

3001, 3002. & 3027 E Liberty, Spokane, WA, 99207.

Parcels: 35033.1304, 35033.1305, 35033,1306 File # Z19-499 Comp

Thank you,

Signature: _____

ANTHONY A HUGHES

Address: 2923 E Bridgeport

Spokane WA 99207

July 18, 2020

I am opposed to making the following properties General Commercial properties:

3001, 3002. & 3027 E Liberty, Spokane, WA, 99207.

Parcels: 35033.1304, 35033.1305, 35033,1306 File #Z19-499 Comp

Thank you,

Signature: [signature]

Address: 2927 E Euclid Ave
Spokane 99207

July 18, 2020

I am opposed to making the following properties General Commercial properties:

3001, 3002. & 3027 E Liberty, Spokane, WA, 99207.

Parcels: 35033.1304, 35033.1305, 35033,1306 File # Z19-499 Comp.

Thank you,

Signature: Mark A Rath

Address: 2908 E Bridgeport Ave

July 18, 2020

I am opposed to making the following properties General Commercial properties:

3001, 3002. & 3027 E Liberty, Spokane, WA, 99207.

Parcels: 35033.1304, 35033.1305, 35033,1306 File # Z19-499 COMP

Thank you,

Signature: _____

Address: 3305 N Haven St
Spokane, WA 99207

File No: Z19-499COMP

July 18, 2020

I am opposed to making the following properties General Commercial properties:

3001, 3002. & 3027 E Liberty, Spokane, WA, 99207.

Parcels: 35033.1304, 35033.1305, 35033,1306

Thank you,

Signature: _____

Address: 2928 e Liberty ave
Spokane WA 99207

File No: Z19-499 COMP

July 18, 2020

I am opposed to making the following properties General Commercial properties:

3001, 3002. & 3027 E Liberty, Spokane, WA, 99207.

Parcels: 35033.1304, 35033.1305, 35033,1306

Thank you,

Signature: Barbara Silvey

Address: 2927 E. Bridgeport
Spokane, WA 99207

July 18, 2020

File No. Z19-499COMP

I am opposed to making the following properties General Commercial properties:

3001, 3002. & 3027 E Liberty, Spokane, WA, 99207.

Parcels: 35033.1304, 35033.1305, 35033,1306

Thank you,

Signature: _____

Address: 2907 E Bridgeport Ave

_____

July 18, 2020

File No: 219-499COMP

I am opposed to making the following properties General Commercial properties:

3001, 3002. & 3027 E Liberty, Spokane, WA, 99207.

Parcels: 35033.1304, 35033.1305, 35033,1306

Thank you,

Signature: Elaine Bush

Address: 2924 E Bridgeport Ave
Spokane WA 99207