


**2021/2022 Comprehensive Plan Amendments**
**STAFF REPORT FOR FILE Z21-281COMP (S FREYA ST)**

Department of Planning &amp; Economic Development Services

The following staff report concerns a proposed amendment to the City's current Comprehensive Plan. The proposal is to amend the land use plan map 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**

<b>Parcel(s):</b>	35222.4802 (private application) 35222.4701-35222.4704; 35222.4814-35222.4817 (City proposal)
<b>Address(es):</b>	514 S. Freya St. (private application) 510, 514, 515, 519, 520 S. Ferrall St.; 3428, 3502, 3512 E. 5th Ave. (City proposal)
<b>Property Size:</b>	0.3 acres (approximate, private application) 1.3 acres (approximate, City proposal)
<b>Legal Description:</b>	Multiple—see <b>Exhibit J</b>
<b>General Location:</b>	South of E 5 <sup>th</sup> Ave between S Thor St and S Freya St
<b>Current Use:</b>	Vacant (parcel 35222.4802, 35222.4816); single-family housing (parcels 35222.4701-35222.4704, 35222.4814, 35222.4815, 35222.4817)

**II. APPLICANT SUMMARY**

This application has two applicants—a private applicant and the City of Spokane itself. The following information regards the original private applicant:

<b>Agent:</b>	Liam Taylor, Storhaug Engineering
<b>Applicant:</b>	Liam Taylor, Storhaug Engineering
<b>Property Owner:</b>	514 S Freya, LLC

The following information regards the eight properties added by the City:

<b>Representative:</b>	Kevin Freibott, Planning Services
<b>Property Owners:</b>	Multiple—see <b>Exhibit J</b>

**III. PROPOSAL SUMMARY**

<b>Current Land Use Designation:</b>	Residential 10-20 (R 10-20)
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<b>Proposed Land Use Designation:</b>	General Commercial (GC)
<b>Current Zoning:</b>	Residential Two-Family (RTF)
<b>Proposed Zoning:</b>	Community Business- 55 (CB-55)
<b>SEPA Status:</b>	A SEPA threshold Determination of Non-Significance (DNS) was made on August 22, 2022. The appeal deadline is 5:00 PM on September 13, 2022.
<b>Plan Commission Hearing Date:</b>	September 14, 2022
<b>Staff Contact:</b>	Kevin Freibott, Associate Planner, <a href="mailto:kfreibott@spokancity.org">kfreibott@spokancity.org</a>
<b>Staff Recommendation:</b>	Private application: <b>No Recommendation</b> City-sponsored proposal: <b>No Recommendation</b>

#### IV. BACKGROUND INFORMATION

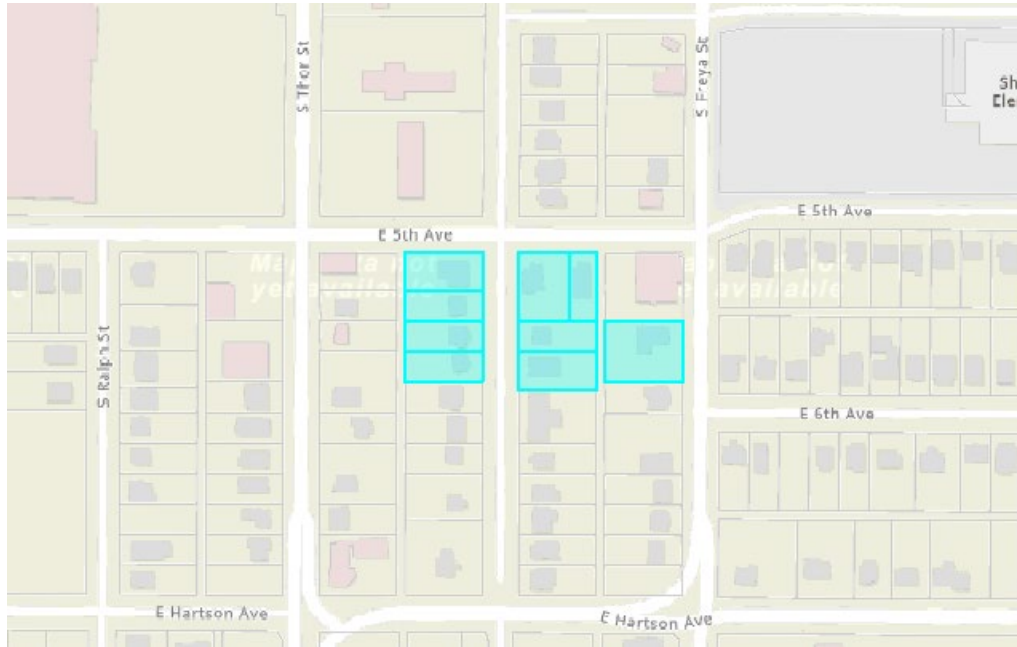
- General Proposal Description:** Pursuant to the procedures established by SMC 17G.020, enabled by RCW 36.70A.130, the applicant asks the City of Spokane to amend the land use plan map designation (Map LU-1 of the Comprehensive Plan) from “Residential 10-20” to “General Commercial” and zoning designation (Official Zoning Map of the City of Spokane) from “Residential Two-Family (RTF)” to “Community Business-55 (CB-55)” for one parcel located in the East Central Neighborhood.

During the threshold review process, the City Council added eight additional properties to the proposal, all of which are currently classified with the same land use plan map and zoning designation as the original applicant parcel. No new development is proposed or expected on the additional properties at this time.

- Site Description and Physical Conditions:** The original application site is currently vacant, flat, and contains minimal vegetation. One expansion parcel (35222.4816) is also currently undeveloped with minimal vegetation. All expansion parcels are also flat. The other seven expansion parcels currently contain single-family houses as well as a mix of residential landscaping features.
- Property Ownership:** The original proposer’s parcel (35222.4802) is entirely owned by an LLC registered in Washington State. The ownership of the eight parcels added to the proposal by Spokane City Council is provided in **Exhibit N**. All expansion parcels are owned by different individuals or entities.
- Adjacent Property Improvements and Uses:** The proposal, including the original and expansion parcels, is surrounded by existing development of the following nature:

Boundary	Land Use	Zone	Use
<b>North</b>	General Commercial	CB-55	Single-family homes, some commercial uses
<b>East</b>	Residential 4-10	RSF	Single-family homes, some commercial uses
<b>South</b>	Residential 10-20	RTF	Duplexes & single-family homes

Boundary	Land Use	Zone	Use
West	General Commercial	CB-55	Commercial uses, single-family homes



*Aerial map showing the general building footprints of surrounding properties.*

5. **Street Class Designations:** S Freya St and S Thor St are classified as an Urban Principal Arterial. E 5<sup>th</sup> Ave is classified as an Urban Major Collector. S Ferrall St is classified as Local Access.
6. **Current Land Use Designation and History:** As shown in **Exhibit A**, the current land use plan map designation of the original application and expansion properties is “Residential 10-20 Dwelling Units per Acre (R 10-20).” The land use plan map designation has remained unchanged since the City’s 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 to “General Commercial (GC)” for the entirety of the original application parcel and expansion parcels.
8. **Current Zoning and History:** As shown in **Exhibit C**, the current zoning of the original application parcel and the expansion parcels is currently “Residential Two-Family (RTF).” The zoning in this vicinity has changed as part of a subarea plan adopted in 2006. However, the subject parcels were not a part of that change and they have remained in their current zoning since the current zoning map was adopted. The historical zoning, prior to 2006, is shown in the following table:

Year	Zone	Description
1958	Class I Residential	A low-density residential zone.
1975	R2 Two-Family Residence	A slightly increased residential density.

Year	Zone	Description
After 1975, Prior to 2006	R2 Two-Family Residence	A slightly increased residential density.

9. **Proposed Zoning:** As shown in **Exhibit D**, the proposal seeks to amend the zoning to “Community Business-55 foot height limit (CB-55)” for the original application parcel and the expansion parcels.

## V. APPLICATION PROCESS AND PUBLIC COMMENT

1. **Key Steps:** The application is being processed according to SMC 17G.020, including the following steps:

Application Submitted ..... October 29, 2021

Threshold Application Certified Complete ..... December 3, 2021

Council Threshold Subcommittee Established<sup>1</sup> ..... January 10, 2022

Council Threshold Subcommittee Met ..... February 1, 2022

Annual Work Program Set<sup>2</sup> ..... March 21, 2022

Agency/Department Comment Period Ended ..... April 29, 2022

Notice of Application Posted ..... May 25, 2022

Plan Commission Workshop ..... June 8, 2022

60-Day Public Comment Period Ended ..... July 25, 2022

SEPA Determination Issued ..... August 22, 2022

Notice of Public Hearing Posted ..... August 31, 2022

Plan Commission Hearing Date (Scheduled) ..... September 14, 2022

2. **Comments Received:** A request for comments along with pertinent application details was issued to City departments, local agencies and departments, and neighborhood councils on April 15, 2022. By the close of the agency comment period on April 29, 2022, two comments had been received. Spokane Regional Transportation Council (SRTC) indicated no concern over the proposal, while the Department of Ecology generically noted that any future construction activities may require a Construction Stormwater General Permit.

Following the agency/department comment period, a Notice of Application was issued on May 25, 2022 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 and in the Spokesman Review. City staff emailed notice to the East Central neighborhood council as well. One comment was received from Mr. Michael D’Ewart, stating his recommendation that all properties between Thor and Freya in this location be similarly changed to a General Commercial land use. Mr. D’Ewart was also concerned about access issues if houses remain

<sup>1</sup> Spokane City Council Resolution 2022-0007

<sup>2</sup> Spokane City Council Resolution 2022-0028



in this area and recommended that the City not open S Ferrall St to traffic from Freya to the south. In regard to an expanded area of commercial between Freya and Thor, this change could be considered in a future comprehensive plan amendment, but given the relationship of the expansion parcels with approval criteria (see VI.2.K below), it is undetermined if sufficient policy support exists for such an action.

Also, as Mr. D'Ewart mentioned access and road connection concerns, these are typically addressed at the construction permit stage, as part of the City's normal review of building and land use permits. Of note, no change to the cul-de-sac at the southern end of S Ferrall St is proposed at this time. Mr. D'Ewart has commented that such a change would be unwelcome.

3. **Public Workshop:** A public workshop with the Spokane Plan Commission was held on June 8, 2022, 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 making a recommendation on a proposal, and by the city council in making a decision on the proposal. Following each of the considerations is staff's analysis relative to the proposed amendment.
  - 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 satisfies 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 appears to specifically address the goals of concentrated urban growth and sprawl reduction. The urban growth planning goal is to encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner; the proposed amendment is located near existing water, sewer, and power utilities. The planning goal of reduce sprawl is to reduce the inappropriate conversion of undeveloped land into sprawling, low-density development. The original and expansion applications are surrounded by development and located near the existing Thor-Freya commercial area, therefore not meeting the traditional definition of urban sprawl.

The proposal satisfies 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 satisfies 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 from this proposal exists.

The proposal satisfies 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 these sites. Additionally, any future development will be required to be consistent with the current development regulations at the time of application submittal. 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 East Central Neighborhood Council initiated a Neighborhood Planning process in 2006 known colloquially as the "East Central Neighborhood Plan," though no such plan was ever adopted. Rather the neighborhood refocused their efforts on a subarea plan for the "Keystone International District Employment Center" and other areas under a subarea plan. That subarea plan and its attendant Comprehensive Plan and zoning changes were adopted by the City Council on November 27, 2006<sup>3</sup>.

The subarea plan made multiple land use plan map and zoning map amendments to multiple areas in East Central, including the area immediately north of the proposal. Originally, this area around Thor, Freya, and the Interstate was designated as a Neighborhood Center, with zoning and land use plan map designations to match. However, the ordinance adopting the subarea plan eliminated the Center designation in this location and returned the zoning to Community Business and the land use plan map designation to General Commercial. None of these changes affected the parcels under consideration in this proposal, only parcels north of 5<sup>th</sup> Avenue.

The proposal under consideration here would not re-designate the center or increase the overall vicinity in intensity of commercial use. Rather it seeks to make refinements to the existing Community Business zoning in the vicinity.

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<sup>3</sup> Council Ordinance C33945.

While it would change the overall land use plan map designation (and zoning) of the subject parcels, this proposal would not affect any of the parcels that were changed by the subarea plan. Thus this proposal is considered consistent with the neighborhood/subarea plan.

- *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 satisfies 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 satisfies 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 satisfies 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 six other applications for Comprehensive Plan amendments as part of an annual plan amendment cycle. All seven applications are for map amendments, five for changes to the land use plan map (LU-1), one for changes to the Bicycle Facilities Map (TR-5), and one Arterial Network Map (TR-12). When considered together, these various applications do not interact, nor do they augment or detract from each other. Thus, the cumulative effects of these various applications are minor.

This proposal satisfies this criterion.

**H. SEPA:** *SEPA<sup>4</sup> 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 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 22, 2022.

The proposal satisfies 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.

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<sup>4</sup> State Environmental Protection Act

The proposal satisfies 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.

This criterion does not apply.

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.

This criterion 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: Because the proposals seek to designate the properties under the "General Commercial" land use plan map designation, conformance with Policy LU 1.8, General Commercial Uses, is the primary consideration for this criterion.

- LU 1.8 General Commercial Uses

LU 1.8 states that new General Commercial uses should be directed to "Centers and Corridors designated on the Land Use Plan Map." While this area was originally designated as a Neighborhood Center, changes made to the Land Use Plan Map and zoning map in 2006 have eliminated that designation (see E.1 above). Thus, these properties are located outside a Center or Corridor.

LU 1.8 does allow for some designation of commercial uses outside Centers and Corridors, stating the following:

"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.”

These expansions should be “limited” and should consider several factors, but they are fundamentally allowed by the policy. Regarding the “depth from an arterial street”, the applicant’s parcel would only represent a single parcel’s depth from Freya (an arterial), resulting in a depth of only 130 feet from an arterial. This factor cannot be evaluated against the expansion properties as 5<sup>th</sup> Avenue and Ferral St are not designated arterials.

Regarding avoiding intrusion into an established neighborhood, it’s important to note that the duplex and single-family homes have existed on both side of Ferrall St in this location since the area was originally developed. The proposal, when applied to the expansion parcels, could be seen as an intrusion into this existing neighborhood, especially since Community Business uses area typically considered more intense and potentially impactful than residential. The municipal code would require increased setbacks between commercial and residential uses. Furthermore, CB zones have a taller maximum height (55 feet). This is somewhat mitigated by height limitations in place for commercial uses next to residential zones, requiring that height step up from 35 feet at the edge. However, its conceivable that CB zoning could result in taller structures overall in the vicinity.

Regarding transitional land uses, such as office or multi-family, those uses have not been proposed in this case. Furthermore, given the relatively small area under consideration and the fact that the sites are surrounded on three sides by low-intensity residential uses, buffering effects from transitional land uses might not be effective in limiting intrusion effects on the existing neighborhood.

Ultimately, these factors are to be *considered* under Policy LU 1.8, but they are not a *requirement* to apply commercial land uses outside of Centers. It is not clear if these factors are significant enough to warrant approval or denial of this proposal per that one policy.

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

Staff Analysis: The subject properties are adequately served by all utilities and by a major arterial street; bus service is nearby on N Freya St, N Thor St, and S Ferrall St; the site is generally devoid of critical areas. There exist no physical features of the site or its surroundings that would preclude increased development as a matter of course.

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

Staff Analysis:



See discussion under topic ‘a’ above. While the proposal’s relationship with Policy LU 1.8 is unclear, there are several other policies that are served by adopting the proposal, including supporting transit oriented development (LU 4.6), land supply for economic activities (ED 2.1), revitalization opportunities (ED 2.2), mixed use development (ED 2.4), infill that complements character (DP 2.12), and economic diversity (ED 3.2). For additional consideration, see the Comprehensive Plan policies applicable for the proposal (see **Exhibit H**). While the proposal would support several policies in the Comprehensive Plan, the proposal’s relationship to others remains unclear (see K.2.a above).

Staff expresses no opinion whether the proposal satisfies 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 amendments are approved as proposed, the zoning designation of the subject properties will change concurrently from Residential Two-Family (RTF) to Community Business-55 (CB-55).

The proposal satisfies this criterion.

## VII. CONCLUSION

The proposals have been processed and considered according to the requirements of the Spokane Municipal Code. Staff defers to the Plan Commission to make a determination at the time of the hearing as to the consistency of the proposal with the final review criteria for comprehensive plan amendments 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 has **no recommendation** for the proposal.

## IX. LIST OF EXHIBITS

- |                                      |   |
|--------------------------------------|---|
| <b>A.</b> Existing Land Use Plan Map | <b>E.</b> Application Notification Area       |
| <b>B.</b> Proposed Land Use Plan Map | <b>F.</b> Detail Aerial                       |
| <b>C.</b> Existing Zoning Map        | <b>G.</b> Wide-Area Aerial                    |
| <b>D.</b> Proposed Zoning Map        | <b>H.</b> List of Relevant Comp Plan Policies |

- |  |  |
|--|--|
| <b>I.</b> Application Materials            | <b>L.</b> SEPA Determination of Non-Significance |
| <b>J.</b> Legal Descriptions and Ownership | <b>M.</b> Agency Comments                        |
| <b>K.</b> SEPA Checklist                   | <b>N.</b> Public Comments                        |

## Exhibits A and B

Existing and Proposed Land Use Plan Maps



# Application Z21-281COMP (S Freya St)

Concerning parcel(s) in the East Central Neighborhood of Spokane

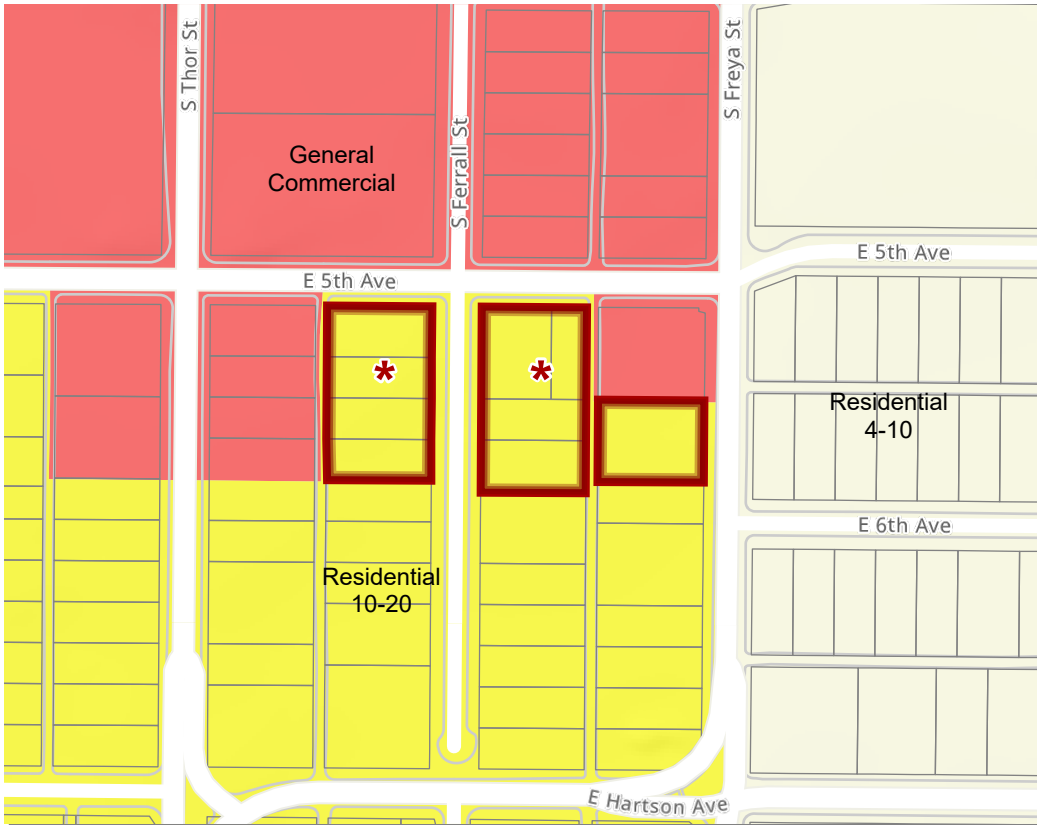
2022 Comprehensive Plan Amendment Proposals

Drawn: 3/24/2022

THIS IS NOT A LEGAL DOCUMENT

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

## EXHIBIT A: Existing Land Use Plan Map



City Boundary

Parcels

Application Parcels

### Land Use Plan Designation

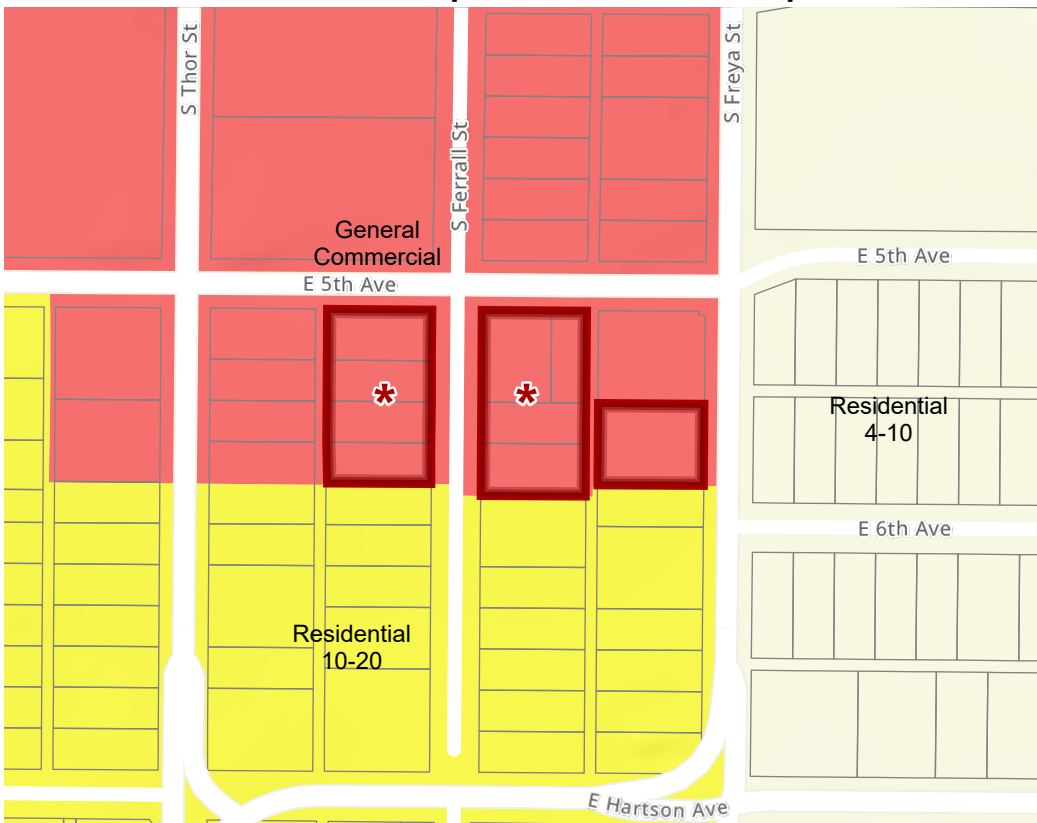
General Commercial

Residential 10-20

Residential 4-10

\* The Spokane City Council added these parcels to the proposal.

## EXHIBIT B: Proposed Land Use Plan Map

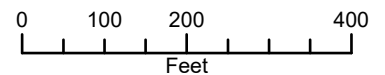
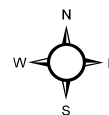


### Parcel(s):

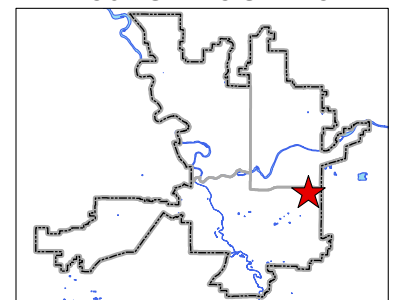
35222.4802, 35222.4701 to .4704, and 3522.4814 to .4817

### Approximate Area:

1.6 Acres



### PROJECT LOCATION



Neighborhood and Planning Services  
Drawn By: Kevin Freibott

## Exhibits C and D

Existing and Proposed Zoning Maps



# Application Z21-281COMP (S Freya St)

Concerning parcel(s) in the East Central Neighborhood of Spokane

2022 Comprehensive Plan Amendment Proposals

Drawn: 3/24/2022

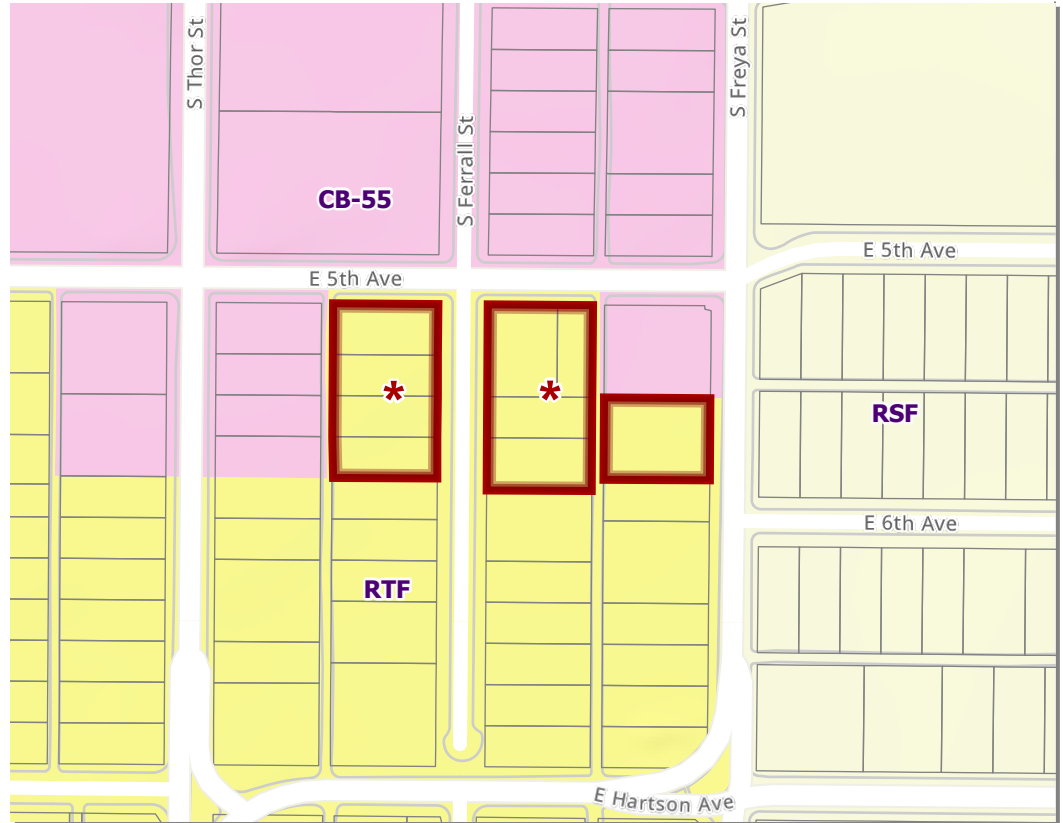
THIS IS NOT A LEGAL DOCUMENT

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## EXHIBIT C: Existing Zoning Map

- Parcels
- Application Parcels
- Proposed\_Zoning**
- Community Business
- Residential Single-Family
- Residential Two-Family

\* The Spokane City Council added these parcels to the proposal.



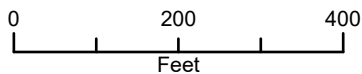
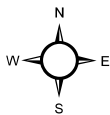
## EXHIBIT D: Proposed Zoning Map

### Parcel(s):

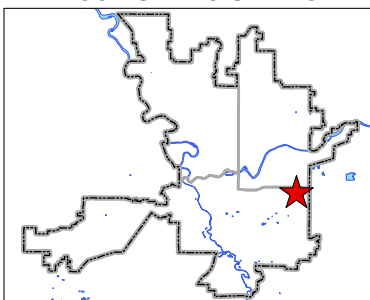
35222.4802, 35222.4701 to .4704,  
and 35222.4814 to .4817

### Approximate Area:

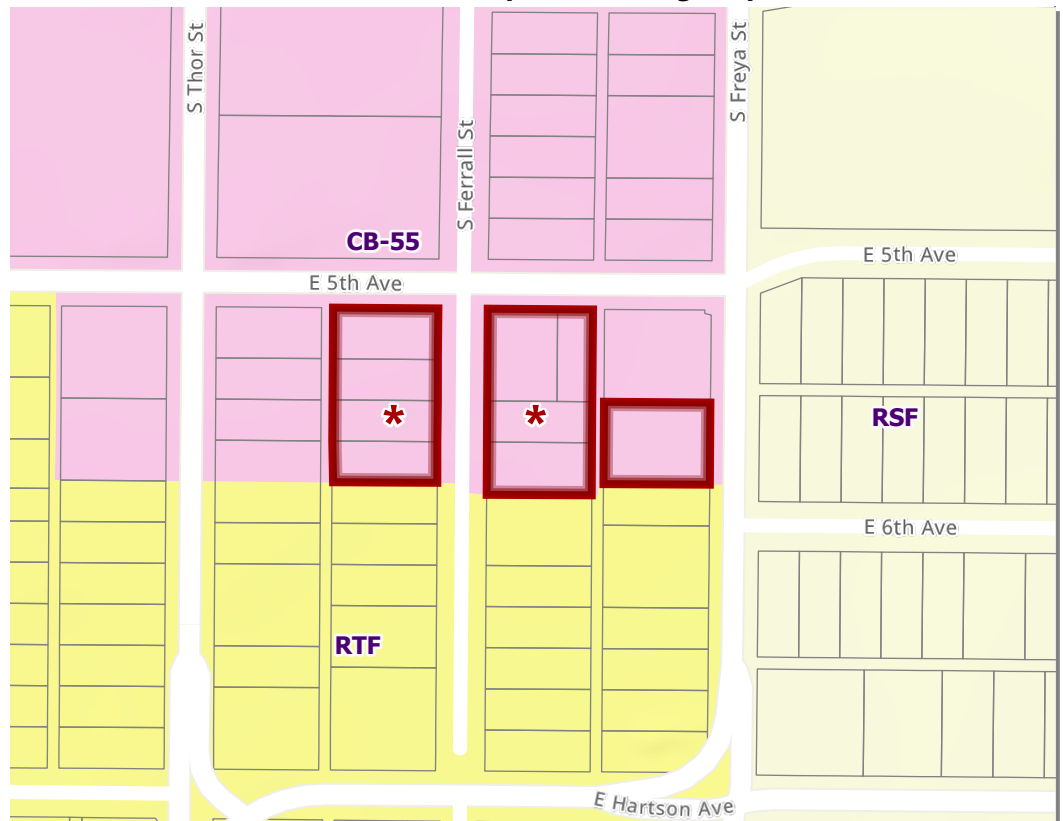
1.6 Acres



### PROJECT LOCATION



Neighborhood and Planning Services  
Drawn By: Kevin Freibott



## Exhibit E

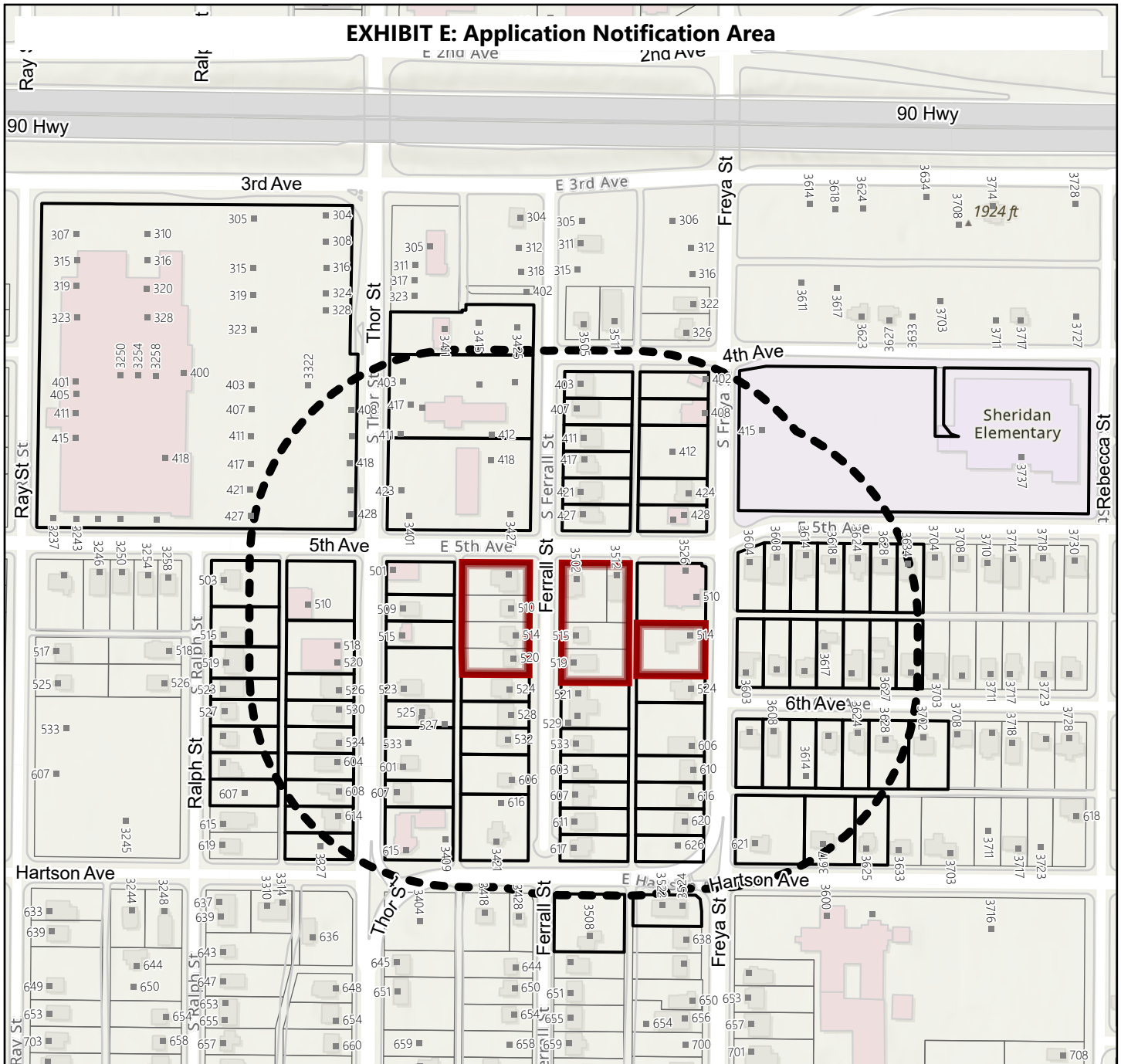
Application Notification Area





# Z21-281COMP (S Freya St - East Central Neighborhood) 2022 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.

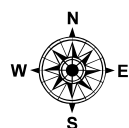


## Legend

- Address Point
- Parcels to Change
- Parcels to Notify
- 400' Notification Area
- Other Parcels

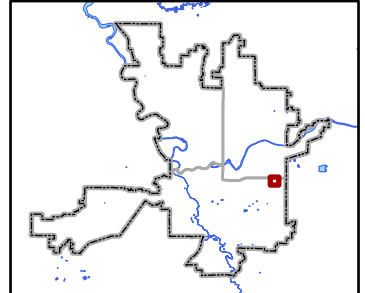
## Application Proposes To:

Change Land Use Plan Map Designation from  
"Residential 10-20" to "General Commercial"



Project Size: 1.6 Acres (Approximate)  
Drawing Date: 3/24/2022 Drawing Scale: 1:3,350  
0 125 250 500  
Feet

## PROJECT LOCATION



Neighborhood and Planning Services  
Drawn By: Kevin Freibott

## Exhibits F and G

Detail and Wide-Area Aerials





# Application Z21-281COMP (S Freya St)

Concerning parcel(s) in the East Central Neighborhood of Spokane

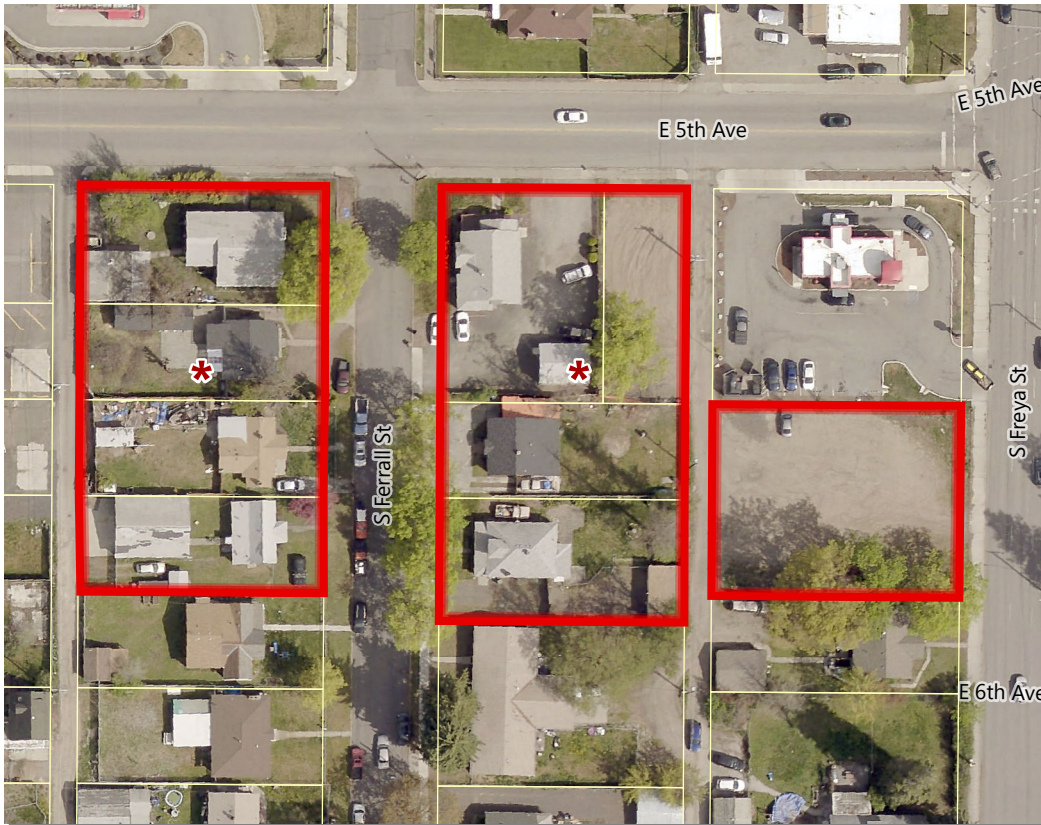
2022 Comprehensive Plan Amendment Proposals


Drawn: 3/24/2022

THIS IS NOT A LEGAL DOCUMENT

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

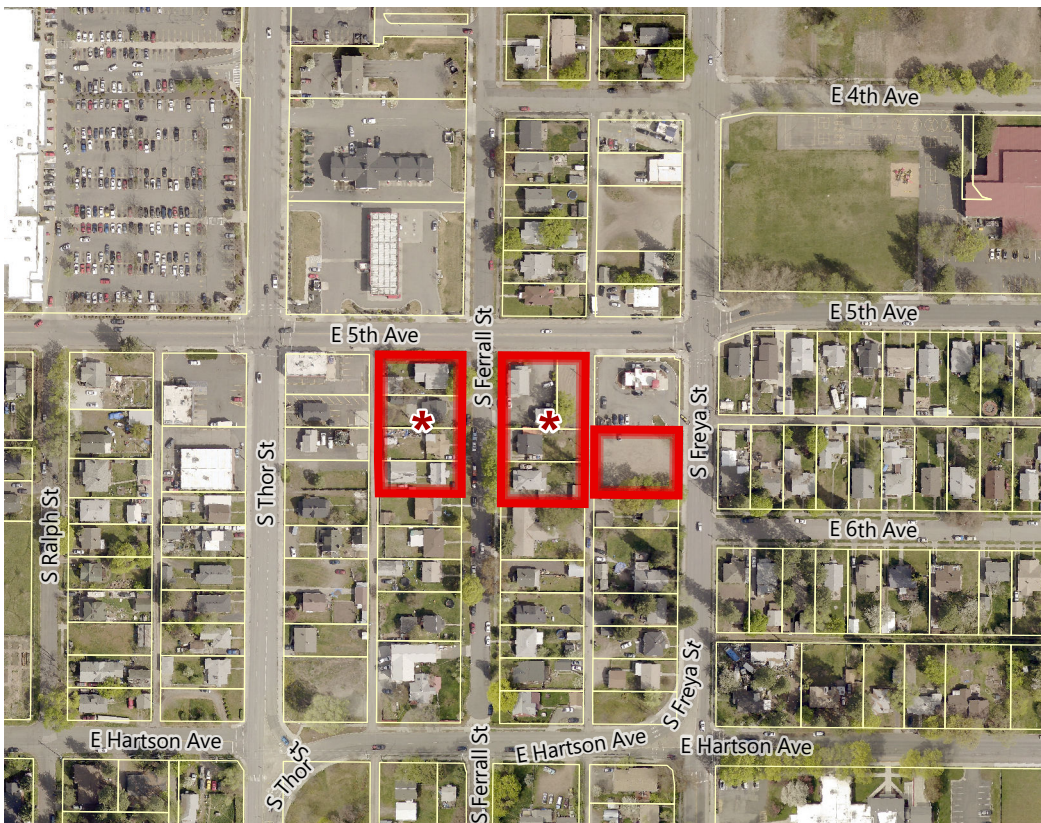
## EXHIBIT F: Detail Aerial



 Subject Parcels

\* The Spokane City Council added these parcels to the proposal.

## EXHIBIT G: Wide Area Aerial



**Parcel(s):**

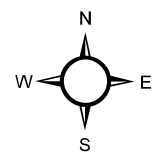
35222.4802, 35222.4701 to .4704,  
and 3522.4814 to .4817

**Approximate Area:**

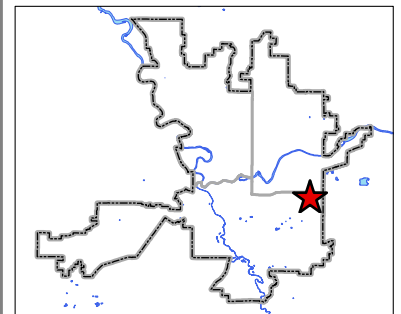
1.6 Acres

**Photo Date:**

April 26, 2020



**PROJECT LOCATION**



Planning Services Department  
Drawn By: Kevin Freibott

## Exhibit H

### List of Relevant Comp Plan Policies



## 2021/2022 Comprehensive Plan Amendments

### EXHIBIT H: Z20-281COMP

Department of Neighborhood and Planning Services

The following policies of the Comprehensive Plan relate to application Z21-281COMP. The full text of the Comprehensive Plan can be found at [www.shapingspokane.org](http://www.shapingspokane.org).

## Chapter 3 – Land Use

### 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 4.1 Land Use and Transportation

Coordinate land use and transportation planning to result in an efficient pattern of development that supports alternative transportation modes consistent with the Transportation Chapter and makes significant progress toward reducing sprawl, traffic congestion, and air pollution.

*Discussion:* The GMA recognizes the relationship between land use and transportation. It requires a transportation element that implements, and is consistent with, the land use element. The transportation element must forecast future traffic and provide information on the location, timing, and capacity needs of future growth. It must also identify funding to meet the identified needs. If probable funding falls short of needs, the GMA requires the land use element to be reassessed to ensure that needs are met.

### LU 4.2 Land Uses that Support Travel Options and Active Transportation

Provide a compatible mix of housing and commercial uses in Neighborhood Centers, District Centers, Employment Centers, and Corridors.

*Discussion:* This provides opportunities for people to use active forms of transportation to get to work and shopping, enables less reliance on automobiles, reduces commuting times and



distances, makes mass transit more viable, and provides greater convenience for area residents while supporting physical activity.

#### LU 4.6 Transit-Supported Development

Encourage transit-supported development, including a mix of employment, residential, and commercial uses, adjacent to high-performance transit stops.

*Discussion:* People are more likely to take transit to meet their everyday travel needs when transit service is frequent, at least every 15 minutes. Mixed-use development in these areas will enable less reliance on automobiles for travel, reduce parking needs, and support robust transit ridership. Land use regulations and incentives will encourage this type of development along high-performance transit corridors.

Transit-supported development should be encouraged through the application of development incentives, enhanced design measures, streetscape standards, parking standards, and potential changes in density and use. Each of these measures should be developed through a sub-area planning (or similar) process as each high-performance transit line is planned and developed. These sub-area planning processes should include neighborhood and stakeholder involvement and public participation processes to ensure that site-specific and neighborhood-context issues are addressed and benefits are maximized.

#### LU 5.5 Compatible Development

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

### **Chapter 7 – Economic Development**

#### ED 2.1 Land Supply

Ensure opportunities for locating a variety of desirable, livable wage industries in Spokane that are environmentally compatible with adjacent land uses and support a range of employment types.

*Discussion:* The City of Spokane encourages development of economic enterprises in locations suited for those uses based upon available public facilities, land capability, neighboring uses, and an orderly development pattern. These areas are identified in Chapter 3, Land Use.

To ensure that the economy can reasonably be sustained over the next 20 years, an adequate supply and variety of land must be available to attract new employers and to allow existing businesses to expand. Preplanning for specific areas of industrial and commercial development or employment centers allows the city to target funds for infrastructure improvements.

Strategies to enhance the city's ability to attract new industry include:

- establish and maintain an urban land atlas that identifies and contains information on available land that can be developed or redeveloped and that offers information on public/private development opportunities;
- prepare and maintain a market analysis of available infill sites;



- encourage aggregation of small industrial parcels to form larger sites;
- identify available vacant or underutilized public land;
- align public investment with economic activity and opportunity;
- identify potential areas for city-initiated SEPA Planned Actions; and
- aggressively seek funding to extend services to designated developable lands to attract new commercial and industrial development.

#### ED 2.2 Revitalization Opportunities

Provide incentives to encourage the revitalization and utilization of historic and older commercial and industrial districts for redevelopment.

*Discussion:* Redevelopment of abandoned or underutilized sites where infrastructure and services are available and adequately sized may provide a wider range of opportunities for business location. Traditional commercial areas, Centers and Corridors, and adjacent industrial areas provide the opportunity to target revitalization investments as well as nearby job training and employment, adding tax revenues to the city, and catalyzing revitalization efforts.

#### ED 2.4 Mixed-Use

Support mixed-use development that brings employment, shopping, and residential activities into shared locations that stimulate opportunities for economic activity.

#### ED 3.2 Economic Diversity

Encourage economic diversity through a mix of small and large businesses that provide a healthy balance of goods-producing and service-producing jobs.

*Discussion:* Encourage a range of industry size and types to provide economic stability during economic shifts.

### **Chapter 8 – Urban Design and Historic Preservation**

#### DP 1.2 New Development in Established Neighborhoods

Encourage new development that is of a type, scale, orientation, and design that maintains or improves the character, aesthetic quality, and livability of the neighborhood.

*Discussion:* New development should be compatible with the context of the area and result in an improvement to the surrounding neighborhood.

#### DP 2.12 Infill Development

Encourage infill construction and area redevelopment that complement and reinforce positive commercial and residential character.

*Discussion:* Infill construction can benefit the community when done in a manner that improves and does not detract from the livability of the neighborhood and the desirable design character of the area.

#### DP 5.1 Neighborhood Participation

Encourage resident participation in planning and development processes that will shape or re-shape the physical character of their neighborhood.

*Discussion:* It is in the best interest of the broader community to maximize the desirability and stability of the city's individual neighborhoods. Neighborhood residents are the best equipped to determine what neighborhood design details and elements represent the particular characteristics of their specific area. As an example, residents are able to identify neighborhood features that are valued so they can be protected or enhanced as changes occur. This might include new development subject to review by the Design Review Board or updates to codes and policies that may affect a neighborhood.

### **Chapter 11 – Neighborhoods**

#### N 2.1 Neighborhood Quality of Life

Ensure that neighborhoods continue to offer residents transportation and living options, safe streets, quality schools, public services, and cultural, social, and recreational opportunities in order to sustain and enhance the vitality, diversity, and quality of life within neighborhoods.

*Discussion:* Spokane enjoys a rich variety of living opportunities within its individual neighborhoods, each with its unique character. Maintaining and enhancing our neighborhood assets is key to providing stability within neighborhoods and Spokane citizens with a prolonged sense of pride.

#### 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.

# Exhibit I

Application Materials



# General Application

Rev.20180104

## DESCRIPTION OF PROPOSAL

Rezone and Comprehensive Plan Amendment of parcel no. 35222.4802 from RTF/Residential 10-20 (existing zoning and land use designation) to CB-55/General Commercial 15-30 (proposed zoning and land use designations).

Amended by LJT, 11/22/2021

Address of Site Proposal (if not yet assigned, obtain address from Public Works before submitting application):

**514 S Freya St (parcel no. 35222.4802)**

## APPLICANT

Name: **Storhaug Engineering (Liam J. Taylor)**

Address: **510 E Third Ave, Spokane, WA 99202**

Phone: **509-242-1000** Email: **liamt@storhaug.com**

## PROPERTY OWNER

Name: **3526 E 5th, LLC (James Walsh)**

Address: **1324 N Liberty Lake Rd, STE 3711, Liberty Lake, WA 99019**

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

## AGENT

Name: **Same as applicant.**

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Assessor's Parcel Numbers: **35222.4802**

Legal Description of Site: **PARKWOOD L3-4 B1**


List Specific Permits Requested in this Application: Rezone, Comp. Plan Amendment,

SEPA.

## Storhaug Engineering (Liam J. Taylor)

☐ Applicant      ☒ Property Owner      ☐ Property Purchaser      ☒ Agent

I, 3526 E 5th, LLC (James Walsh), owner of the above-described property, do hereby authorize Storhaug Engineering (Liam J. Taylor) to represent me and my interests in all matters regarding this application.

SIGNED BY: Jim Walsh for  
3526 E 5<sup>th</sup> Ave  


[illegible]

On this 15 day of October, 2021, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared James Walsh to me known to be the individual that executed the foregoing instrument and acknowledged the said instrument to be free and his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year first above written.



Notary Public  
Notary Public in and for the State of Washington, residing at  
Liberty Lake



# Comprehensive Plan or Land Use Code Amendment

Pre-Application

Rev.20180102

## DESCRIPTION OF THE PROPOSED AMENDMENT:

*(Please check the appropriate box(es))*

- |   |  |
|---|--|
| <input type="checkbox"/> Comprehensive Plan Text Change | <input type="checkbox"/> Land Use Designation Change |
| <input type="checkbox"/> Regulatory Code Text Change    | <input type="checkbox"/> Area-Wide Rezone            |

**Please respond to these questions on a separate piece of paper. Incomplete answers may jeopardize your application's chances of being reviewed during this amendment cycle.**

### 1. General Questions *(for all proposals):*

- a. Summarize the general nature of the proposed amendment.
- b. Why do you feel this change is needed?
- c. In what way(s) is your proposal similar to or different from the fundamental concepts contained in the comprehensive plan?
- d. For text amendments: What goals, policies, regulations or other documents might be changed by your proposal?
- e. For map amendments:
  1. What is the current Land Use designation and zoning for each affected parcel?
  2. What is the requested Land Use designation and zoning for each affected parcel?
  3. Describe the land uses surrounding the proposed amendment site(s); e.g. land use type, vacant/occupied, etc.
- f. Do you know of any existing studies, plans or other documents that specifically relate to or support your proposal?
- g. Why did you decide to pursue a comprehensive plan amendment rather than address your concern through some other aspect of the Development Services department's work program (e.g. neighborhood planning, public input on new regulations, etc.)?
- h. Has there been a previous attempt to address this concern through a comprehensive plan amendment?
 

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------
- i. If yes, please answer the following questions:
  1. When was the amendment proposal submitted?
  2. Was it submitted as a consistent amendment or an inconsistent amendment?
  3. What were the Plan Commission recommendation and City Council decision at that time?
  4. Describe any ways that this amendment proposal varies from the previously considered version.

## Comprehensive Plan Amendment Pre-Application

Prepared by Storhaug Engineering, Liam J. Taylor

- a. Summarize the general nature of the proposed amendment.

**Proposal to rezone parcel no. 35222.4802 from RTF to CB-55.**

- b. Why do you feel this change is needed?

**To allow for a greater number of residential units to be developed in a zone with less restrictions.**

- c. In what way(s) is your proposal similar to or different from the fundamental concepts contained in the comprehensive plan?

**This is a proposal is consistent with section LU 1.8 General Commercial Uses, which allows for expansion of existing commercial areas outside of Centers and Corridors.**

- d. For text amendments: What goals, policies, regulations, or other documents might be changed by your proposal?

**N/A**

- e. For map amendments:

1. What is the current Land Use designation and zoning for each affected parcel?  
**Residential 10-20**
2. What is the requested Land Use designation and zoning for each affected parcel?  
**General Commercial**
3. Describe the land uses surrounding the proposed amendment site(s); e.g. land use type, vacant/occupied, etc.  
**General commercial, single-family housing, two-family housing.**

- f. Do you know of any existing studies, plans or other documents that specifically relate to or support your proposal?

**Spokane Comprehensive Plan section LU 1.8 General Commercial Uses supports this proposal by allowing for the expansion of existing commercial areas outside of Centers and Corridors.**



- g. Why did you decide to pursue a comprehensive plan amendment rather than address your concern through some other aspect of the Development Services department's work program (e.g. neighborhood planning, public input on new regulations, etc.)?

**Rezones in the City of Spokane are processed through Comprehensive Plan Amendments.**

- h. Has there been a previous attempt to address this concern through a comprehensive plan amendment?

**No.**

- i. If yes please answer the following questions:

**N/A**



# Comprehensive Plan Amendments

## Threshold Review

### **Pre-application:**

*The first step in applying for an amendment to the City's Comprehensive Plan is to submit a threshold review application. Prior to submitting this application, a private applicant is required to schedule a no-fee pre-application conference with staff. In the case of a map amendment, the applicant is also required to make reasonable efforts to schedule a meeting with the appropriate neighborhood council(s) and document any support or concerns expressed by the neighborhood council(s). Applications are accepted through October 31 each year, during business hours. Applicants are strongly encouraged to make an appointment with Planning Department staff prior to submitting an application.*

### **Description of the Proposed Amendment:**

- In the case of a proposed text amendment, please describe the proposed amendment and provide suggested amendment language.
- In the case of a map amendment, please describe using parcel number(s), address, and a description including size, and maps.

***In addition to describing the proposal, please describe how your applications satisfies the threshold review criteria in SMC 17G.020.026, which are restated below. You may need to use a separate piece of paper.***

1. Describe how the proposed amendment is appropriately addressed as a Comprehensive Plan Amendment.
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.
3. The proposed amendment can be reasonably reviewed within the resources and time frame of the Annual Comprehensive Plan Amendment Work Program.
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?
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.
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.
7. If this change is directed by state law or a decision of a court or administrative agency, please describe.
8. Please provide copy of agenda or other documentation of outreach to neighborhood council made prior to application.

Planning & Development Services, 808 West Spokane Falls Boulevard, Spokane, WA 99201-3336  
[my.spokanecity.org](http://my.spokanecity.org) | Phone: 509.625.6300

(Rev Sept 2017)

## Comprehensive Plan Amendment Threshold Review

Prepared by Storhaug Engineering, Liam J. Taylor

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

**Rezoning in the City of Spokane is processed via a Comprehensive Plan Amendment.**

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, 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.

**The rezoning/Comprehensive Plan Amendment will affect only one parcel and can easily be reviewed within the resources and time frame of the Annual Comprehensive Plan Amendment Work Program.**

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 East Central Neighborhood Council have been made.**

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.

**The proposed amendment follows the guiding principles of the annual amendment process as found in SMC 17G.020.010.B, by following the correct procedure to change and improve the**

**Comprehensive Plan, as well as change and improve the neighborhood and the city. The proposed amendment is also consistent with the policy implementation in the Countywide Planning polices, specifically Policy Topics 3 and 8, as well as the GMA planning goals, specifically goals 1, 2, 4, and 5. The proposal meets these goals by changing the zoning of a vacant parcel from Residential Two Family (RTF) to Community Business (CB). This zone change will allow for multiple apartments to be constructed as opposed to one duplex, increasing the housing supply of the city, and promoting economic development, both during construction and after.**

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.

**This proposal 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.

**Neighborhood Council meeting with East Central to take place on October 19th at 6:00.**

**Agenda/minutes to be forwarded to the City ASAP.**

# City of Spokane

Planning Services  
Department



## Notification Map

Application

### DESCRIPTION OF PROPOSAL:

Rezone/Comp. Plan Amendment. Changing parcel no.  
35222.4802 From RTE to CB-55.

### ADDRESS OF SITE OF PROPOSAL: (if not assigned yet, obtain address from Public Works before submitting application)

514 S Freya St.

### APPLICANT:

Name: Storhang Engineering (Liam J. Taylor)

Address: 510 E Third Ave, Spokane, WA 99202

Phone (home):

Phone (work): 509-242-1000

Email address: liamt@storhang.com

### PROPERTY OWNER:

Name: 3526 E 5<sup>th</sup> LLC (James Walsh)

Address: 1324 N. Liberty Lake Rd STE 3711, Liberty Lake, WA 99019

Phone (home):

Phone (work):

Email address:

### AGENT:

Name: Same as applicant

Address:

Phone (home):

Phone (work):

Email address:

### ASSESSOR'S PARCEL NUMBERS:

35222.4802

### LEGAL DESCRIPTION OF SITE:

Parkwood L3-4 B1

### SIZE OF PROPERTY:

Approx. 0.30 acres

**LIST SPECIFIC PERMITS REQUESTED IN THIS APPLICATION:**

SEPA, Comp. Plan Amendment

**DOES OWNER/APPLICANT OWN PROPERTY ADJACENT TO SUBJECT PROPERTY?**

If yes, provide all parcel numbers.

No.

I acknowledge, as a part of this application, that I am responsible for all notification requirements as described in SMC 17G.060. for public hearing and community meeting. Copies of these instructions are available from the Planning Services Department or on [www.spokaneplanning.org](http://www.spokaneplanning.org).

**SUBMITTED BY:**



☐ Applicant    ☐ Property Owner    ☐ Property Purchaser    ☒ Agent

## REZONE/COMPREHENSIVE PLAN AMENDMENT

**FREYA REZONE**

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

**OWNER**

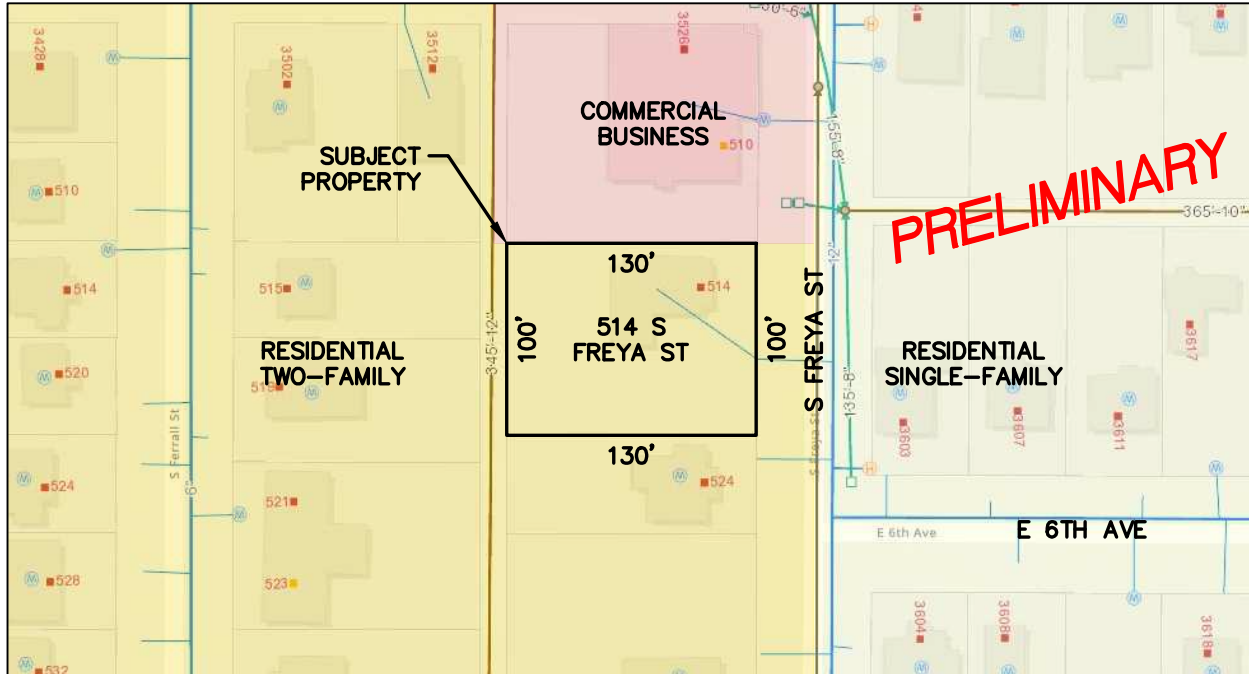
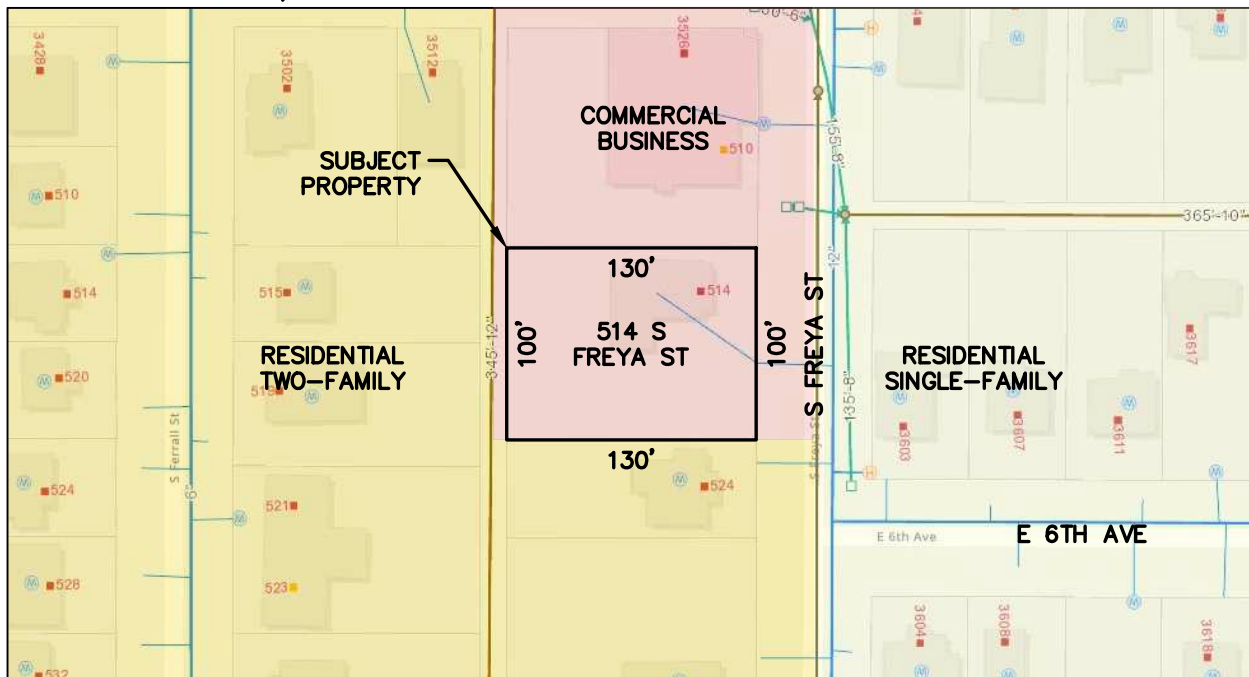
3526 E 5TH, LLC  
1324 N LIBERTY LAKE RD  
UNIT 3711  
LIBERTY LAKE, WA 99019

**LEGAL DESCRIPTION**

PARKWOOD L3-4 B1

**APPLICANT**

STORHAUG ENGINEERING  
510 E THIRD AVE  
SPOKANE, WA  
509-242-1000

**EXISTING ZONING/LAND USE PLAN:****PROPOSED ZONING/LAND USE PLAN:**

CALL BEFORE YOU DIG 8-11



510 east third avenue | spokane, washington 99202 | p 509.242.1000 f 509.242.1001

**FREYA REZONE**  
REZONE/COMPREHENSIVE PLAN AMENDMENT  
SPOKANE, WA.

DRAWN	LJT	DATE	10/11/2021	EXHIBIT	1 OF 1
CHECKED	AJS	SCALE	1" = 100'	PROJECT	21-287

**From:** [Liam Taylor](#)  
**To:** [Freibott, Kevin](#)  
**Cc:** [Evan Verduin](#); [Austin Storhaug](#)  
**Subject:** 21-287: Pre-Submission Meeting for Comp Plan Amendment  
**Date:** Monday, October 18, 2021 9:52:04 AM  
**Attachments:** [image005.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[21-287 Comp Plan Pre-App.pdf](#)  
[21-287 Notification Map.pdf](#)  
[21-287-REZONE-EXHIBIT.pdf](#)  
[CounterCompleteChecklist-2019.pdf](#)  
[21-287 Threshold Questions.pdf](#)  
[21-287-GEN-APP.pdf](#)

---

**[CAUTION - EXTERNAL EMAIL - Verify Sender]**

Good Morning Kevin,

I have assembled the submittal items for this Comp Plan Amendment, attached. If you need any hard copies, including the wet copy of the notarized general application, please let me know. I will forward the payment options to our client.

Also, I have a neighborhood meeting tomorrow, October 19, @ 6:00, with the East Central Council. I will follow up with you once I get the minutes/notes of the meeting, or whichever method they use to document their meetings. Please let me know if you have any questions or comments. Looking forward to hearing back from you!

Sincerely,

**Liam J. Taylor, CESCL, Planner II**



civil engineering | planning  
landscape architecture | surveying  
510 east third avenue | spokane, wa 99202  
p. 509.242.1000 | [www.storhaug.com](http://www.storhaug.com)



---

**From:** Freibott, Kevin <kfreibott@spokanecity.org>  
**Sent:** Thursday, October 7, 2021 1:53 PM  
**To:** Liam Taylor <liamt@storhaug.com>  
**Cc:** Black, Tirrell <tblack@spokanecity.org>; Mowery Frashefski, Kara <kmoweryfrashefski@spokanecity.org>  
**Subject:** Pre-Submission Meeting for Comp Plan Amendment

Thanks again, Liam, for meeting with us today. I have attached the necessary forms for a



Comprehensive Plan Amendment. Please check the attached Counter Complete Checklist for a complete list of the requested items. Also, as I've mentioned previously, the SEPA checklist template is attached but feel free to leave that off until after the new year, when Docketing occurs. As you know, applications are due November 1 this year—please be sure to contact the East Central Neighborhood before submitting your application and offer to present your proposal to them. We will need a copy of that letter/email as part of your application. You can find contact information for the East Central Neighborhood at the following website:

<https://my.spokanecity.org/neighborhoods/councils/east-central/>

Also, it will help you to fill out some of the application questions if you reference the Comprehensive Plan policies. Chapter 3, Land Use, is the most pertinent to your proposal, but you might check the other chapters as well for applicable information. All chapters of the Comp Plan can be found at [www.shapingspokane.org](http://www.shapingspokane.org).

I'm happy to answer any questions you might have as you prepare your application. Once you have your materials assembled please contact me to arrange submittal. Thanks again and have a great day.

Kevin



**Kevin Freibott** | Planner II | City of Spokane - Planning and Development Services

509.625-6184 | <mailto:kfreibott@spokanecity.org> | [spokanecity.org](http://spokanecity.org) | [spokaneplanning.org](http://spokaneplanning.org)





**From:** [Liam Taylor](#)  
**To:** [chair@ecspokane.org](mailto:chair@ecspokane.org); [vice-chair@ecspokane.org](mailto:vice-chair@ecspokane.org)  
**Subject:** 21-287: Freya Rezone: Neighborhood Outreach  
**Attachments:** [image001.png](#)

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Hello Randy and Laverne,

We are reaching out to you regarding a possible rezone via a Comprehensive Plan Amendment located within the East Central Neighborhood. The subject parcel number is [35222.4802](#), located at 514 South Freya Street. Currently, the parcel is zoned Residential Two Family (RTF), and we are proposing a change to the Community Business (CB) zone. Our client is considering a multifamily project at this location, which is an allowed use in the CB zone. If you have any questions, comments, or would like to schedule a meeting to further discuss please feel free to get in touch.

Sincerely,

**Liam J. Taylor, CESCL, Planner II**



civil engineering | planning  
landscape architecture | surveying  
510 east third avenue | spokane, wa 99202  
p. 509.242.1000 | [www.storhaug.com](http://www.storhaug.com)





# Comprehensive Plan Amendment

**Record/Permit Number: Z21-281COMP**



File Z21-281COMP, Exhibit I, p. 16

## Development Services Center

808 W Spokane Falls Blvd

Spokane, WA 99201

Phone: (509) 625-6300

my.spokanecity.org

**Job Title:** Rezone of parcel # 35222.4802 from RTF to CB-55

**Expires:**

### Site Information:

**Address:** 514 S FREYA ST

**Permit Status:** Pending

**Status Date:** 11/03/2021

**Parcel #:** 35222.4802

**Parent Permit:**

### Applicant

### Owner

**Storhaug Engineering**  
**510 E Third Ave**  
**SPOKANE WA 99202**

**3526 E 5TH, LLC**  
**1324 N LIBERTY LAKE RD UNIT 3711**  
**LIBERTY LAKE WA 99019**

**Description of Work:** Rezone of parcel # 35222.4802 from RTF to CB-55

### Contractor(s)

<b>Fees:</b>	<b>Qty:</b>	<b>Amount:</b>	<b>Payments:</b>	<b>Ref#</b>	<b>Amount:</b>
Amend Comp. Plan, Map, Text or Other Land Use Codes (pre app fee has been paid)	500	\$500.00			
			<b>Estimated Balance Due :</b>		<b>Amount:</b>
		\$500.00			\$500.00

## CONDITIONS OF APPROVAL

## Exhibit J

### Legal Descriptions



## 2021/2022 Comprehensive Plan Amendments

### EXHIBIT J: Z20-280COMP

Department of Neighborhood and Planning Services

#### Legal Descriptions & Ownership

The following properties would be affected, wholly or in part, by the proposed Comprehensive Plan Amendment:

##### APPLICANT'S PARCEL

**Parcel No.:** 35222.4802  
**Site Address:** 514 S Freya St  
**Owner:** 514 S Freya LLC  
**Legal:** PARKWOOD L3-4 B1

##### EXPANSION PARCELS

**Parcel No.:** 35222.4701  
**Site Address:** 3428 E 5<sup>th</sup> Ave  
**Owner:** James & Charles Whitehead  
**Legal:** PARKWOOD L1 B2

**Parcel No.:** 35222.4702  
**Site Address:** 510 S Ferrall St  
**Owner:** Doh Moo & Paw Man  
**Legal:** PARKWOOD L1 B2

**Parcel No.:** 35222.4703  
**Site Address:** 514 S Ferrall St  
**Owner:** Jose & Norma Ramirez  
**Legal:** PARKWOOD L3 B2

**Parcel No.:** 35222.4704  
**Site Address:** 520 S Ferrall St  
**Owner:** Dave MacDonald  
**Legal:** PARKWOOD L4 B2

**Parcel No.:** 35222.4814  
**Site Address:** 519 S Ferrall St  
**Owner:** Josh Howell  
**Legal:** PARKWOOD N14FT L18; ALL L19 B1

**Parcel No.:** 35222.4815  
**Site Address:** 515 S Ferrall St  
**Owner:** Jonathan Stiles  
**Legal:** PARKWOOD L20 B1

**Parcel No.:** 35222.4816  
**Site Address:** 3512 E 5<sup>th</sup> Ave  
**Owner:** 3512 E 5<sup>th</sup> LLC  
**Legal:** PARKWOOD E43FT L21-22B1

**Parcel No.:** 35222.4817  
**Site Address:** 3502 E 5<sup>th</sup> Ave  
**Owner:** B&B Business Services LLC  
**Legal:** PARKWOOD EXC E43FT L21-22 B1



# Exhibit K

## SEPA Checklist



Evaluation for  
Agency Use Only

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

File No. Z21-281COMP

**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.

**Note from City of Spokane Staff:**

The proposal classified as File Z21-281COMP has been expanded by Spokane City Council, adding 8 parcels and an area of approximately 1.3 acres to the project area.

The properties added to the proposal by City Council include:

Parcel	Address
35222.4701	3428 E. 5 <sup>th</sup> Ave.
35222.4817	3502 E. 5 <sup>th</sup> Ave.
35222.4816	3512 E. 5 <sup>th</sup> Ave.
35222.4702	510 S. Ferrall St.
35222.4703	514 S. Ferrall St.
35222.4815	515 S. Ferrall St.
35222.4814	519 S. Ferrall St.
35222.4704	520 S. Ferrall St.

Where necessary, **boxes with red text** have been added to the SEPA Checklist to account for additional relevant information necessary for evaluating the environment impact of the expanded proposal. These additions have been inserted by City staff and concern only the expanded parcels listed above.

Evaluation for  
Agency Use Only

## A. BACKGROUND

1. Name of proposed project: \_\_\_\_\_

2. Applicant: \_\_\_\_\_

3. Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_ Phone: \_\_\_\_\_

Agent or Primary Contact: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_ Phone: \_\_\_\_\_

Location of Project: \_\_\_\_\_

Address: \_\_\_\_\_

Section: \_\_\_\_\_ Quarter: \_\_\_\_\_ Township: \_\_\_\_\_ Range: \_\_\_\_\_

Tax Parcel Number(s) \_\_\_\_\_

See the note on  
page 2 for  
expanded property  
addresses and  
parcel numbers

4. Date checklist prepared: \_\_\_\_\_

Checklist revised: 4/14/22

5. Agency requesting checklist: \_\_\_\_\_

6. Proposed timing or schedule (including phasing, if applicable): \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

7. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain. \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Evaluation for  
Agency Use Only

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. \_\_\_\_\_

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

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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. \_\_\_\_\_

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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. \_\_\_\_\_

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See the note on page 2 for expanded property addresses and parcel numbers. Legal descriptions are available upon request.

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.) \_\_\_\_\_

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The proposed action does not lie within the Priority Sewer Service Area. It lies within the other three boundaries indicated.

Evaluation for  
Agency Use Only

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). \_\_\_\_\_

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- (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? \_\_\_\_\_

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- (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. \_\_\_\_\_

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- (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? \_\_\_\_\_

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Evaluation for  
Agency Use Only

b. Stormwater

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

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

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**B. ENVIRONMENTAL ELEMENTS**

**1. Earth**

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

☐ Flat   ☐ Rolling   ☐ Hilly   ☐ Steep slopes   ☐ Mountainous

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

Expansion parcels  
are also flat with  
maximum slopes of  
0-3%.

b. What is the steepest slope on the site (approximate percent slope)? \_\_\_\_\_

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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. \_\_\_\_\_

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d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. \_\_\_\_\_

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Evaluation for  
Agency Use Only

- 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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt, or buildings)? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- h. Proposed measures to reduce or control erosion or other impacts to the earth, if any: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## 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. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Evaluation for  
Agency Use Only

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

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### 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. \_\_\_\_\_

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(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. \_\_\_\_\_

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(3) Estimate the amount of fill and dredge material that would be placed in or removed from the surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. \_\_\_\_\_

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(4) Will the proposal require surface water withdrawals or diversions? If yes, give general description, purpose, and approximate quantities if known. \_\_\_\_\_

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Evaluation for  
Agency Use Only

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

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(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. \_\_\_\_\_

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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. \_\_\_\_\_

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(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. \_\_\_\_\_

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Evaluation for  
Agency Use Only

## 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. \_\_\_\_\_

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

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- (3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. \_\_\_\_\_

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

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Evaluation for  
Agency Use Only

#### 4. Plants

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

Deciduous tree: ☐ alder ☐ maple ☐ aspen

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

Evergreen tree: ☐ fir ☐ cedar ☐ pine

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

☐ Shrubs ☐ Grass ☐ Pasture ☐ Crop or grain

☐ 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: \_\_\_\_\_

- b. What kind and amount of vegetation will be removed or altered? \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- c. List threatened and endangered species known to be on or near the site. \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Evaluation for  
Agency Use Only

- e. List all noxious weeds and invasive species known to be on or near the site. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

## 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: \_\_\_\_\_

Mammals: ☐ deer ☐ bear ☐ elk ☐ beaver

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

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.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

- c. Is the site part of a migration route? If so, explain. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

- d. Proposed measures to preserve or enhance wildlife, if any: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Evaluation for  
Agency Use Only

- e. List any invasive animal species known to be on or near the site. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- 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: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

**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. \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Evaluation for  
Agency Use Only

(1) Describe any known or possible contamination at the site from present or past uses. \_\_\_\_\_

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(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. \_\_\_\_\_

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(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. \_\_\_\_\_

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(4) Describe special emergency services that might be required. \_\_\_\_\_

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

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Evaluation for  
Agency Use Only

b. NOISE:

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

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(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. \_\_\_\_\_

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

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**8. Land and shoreline use**

Expansion parcels currently contain single family residential development or are vacant. Existing urban uses would not be affected by similar urban uses if these parcels were to redevelop.

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. \_\_\_\_\_

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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? \_\_\_\_\_

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Evaluation for  
Agency Use Only

- 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: \_\_\_\_\_

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- c. Describe any structures on the site. \_\_\_\_\_

Expansion parcels currently contain single family residential and parking structures, except for one which is vacant.

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- d. Will any structures be demolished? If so, which? \_\_\_\_\_

There are no current plans to redevelop the expanded area.

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- e. What is the current zoning classification of the site? \_\_\_\_\_

Expansion parcels are currently designated Residential Two Family; pending Comprehensive Plan amendment proposes a change to Community Business-55.

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- f. What is the current comprehensive plan designation of the site? \_\_\_\_\_

Expansion parcels are currently designated Residential 10-20; pending Comprehensive Plan amendment proposes a change to Commercial.

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- g. If applicable, what is the current shoreline master program designation of the site? \_\_\_\_\_

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Evaluation for  
Agency Use Only

h. Has any part of the site been classified as a critical area by the city or the county? If so, specify. \_\_\_\_

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

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j. Approximately how many people would the completed project displace? \_\_\_\_\_

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k. Proposed measures to avoid or reduce displacement impacts, if any: \_\_\_\_\_

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l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: \_\_\_\_\_

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m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: \_\_\_\_\_

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Evaluation for  
Agency Use Only**9. Housing**

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- b. Approximately how many units, if any, would be eliminated? Indicate whether high-, middle- or low-income housing. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- c. Proposed measures to reduce or control housing impacts, if any: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- b. What views in the immediate vicinity would be altered or obstructed? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- c. Proposed measures to reduce or control aesthetic impacts, if any: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Evaluation for  
Agency Use Only

### 11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
- b. Could light or glare from the finished project be a safety hazard or interfere with views? \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
- c. What existing off-site sources of light or glare may affect your proposal? \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
- d. Proposed measures to reduce or control light and glare impacts, if any: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

### 12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
- b. Would the proposed project displace any existing recreational uses? If so, describe. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Evaluation for  
Agency Use Only

### 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. \_\_\_\_\_

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- 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. \_\_\_\_\_

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- 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. \_\_\_\_\_

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- 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 \_\_\_\_\_

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Evaluation for  
Agency Use Only**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. \_\_\_\_\_

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- 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 \_\_\_\_\_

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- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? \_\_\_\_\_

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- 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). \_\_\_\_\_

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- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe. \_\_\_\_\_

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Evaluation for  
Agency Use Only

- 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? \_\_\_\_\_

*(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. \_\_\_\_\_

- h. Proposed measures to reduce or control transportation impacts, if any: \_\_\_\_\_

### 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. \_\_\_\_\_

- b. Proposed measures to reduce or control direct impacts on public services, if any: \_\_\_\_\_

Evaluation for  
Agency Use Only**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: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Evaluation for  
Agency Use Only

### 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: \_\_\_\_\_ Signature: Liam J. Taylor

**Please Print or Type:**

Proponent: \_\_\_\_\_ Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Person completing form (if different from proponent): \_\_\_\_\_

Phone: \_\_\_\_\_ Address: \_\_\_\_\_

\_\_\_\_\_

#### FOR STAFF USE ONLY

Staff member(s) reviewing checklist: Kara Frashefski

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? \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Proposed measures to avoid or reduce such increases are: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

Proposed measures to protect or conserve plants, animals, fish or marine life are: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

3. How would the proposal be likely to deplete energy or natural resources? \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

Evaluation for  
Agency Use Only

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? \_\_\_\_\_

Proposed measures to protect such resources or to avoid or reduce impacts are: \_\_\_\_\_

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? \_\_\_\_\_

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

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

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

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

Evaluation for  
Agency Use Only

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: \_\_\_\_\_ Signature: Liam J Taylor

**Please Print or Type:**

Proponent: \_\_\_\_\_ Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Person completing form (if different from proponent): \_\_\_\_\_

Phone: \_\_\_\_\_ Address: \_\_\_\_\_

**FOR STAFF USE ONLY**

Staff member(s) reviewing checklist: Kara Frashefski

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.

## Exhibit L

SEPA Determination of Non-Significance

**NONPROJECT DETERMINATION OF NONSIGNIFICANCE****FILE NO(S):** Z21-281COMP**PROPONENT:** 514 S FREYA, LLC (Agent: Liam Taylor, Storhaug Engineering) & the City of Spokane**DESCRIPTION OF PROPOSAL:** Amendment of the Land Use Plan Map designation for nine parcels totaling 1.6 acres from "Residential 10-20" to "General Commercial" and a concurrent change of zoning from "Residential Two-Family" to "Community Business-55". No specific development proposal is being approved at this time.**LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY:** The proposal concerns nine parcels: 35222.4802, 35222.4701-35222.4704, and 35222.4814-35222.4817, located at 514 S. Freya St., 510, 514, 515, 519, and 520 S. Ferrall St., and 3428, 3502, and 3512 E. 5th Ave.; south of E 5th Ave between S Thor St and S Freya St; East Central neighborhood.**LEGAL DESCRIPTION:** Legal descriptions of all subject properties are available by contacting the City of Spokane. Located in NW22-25-42**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.
- ☒ 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 13, 2022 if they are intended to alter the DNS.

\*\*\*\*\*

**Responsible Official:** Spencer Gardner**Position/Title:** Director, Planning Services **Phone:** (509) 625-6500**Address:** 808 W. Spokane Falls Blvd., Spokane, WA 99201**Date Issued:** Aug 23, 2022 **Signature:** 

\*\*\*\*\*

**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 October 19, 2021 (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.

\*\*\*\*\*

## Exhibit M

### Agency Comments

April 28, 2022

Kara Frashefski  
Assistant Planner I  
City of Spokane  
Planning Services  
808 W Spokane Falls Blvd.  
Spokane, WA 99201

RE: City of Spokane Proposed Comprehensive Plan Amendments

Dear Kara:

Thank you for the opportunity to review and comment on the City of Spokane's comprehensive plan amendments: Z22-098COMP, Z21-280COMP, Z21-281COMP, and Z21-282COMP. SRTC staff has reviewed the notices and materials provided. SRTC's requirements for reviewing and certifying comprehensive plans is outlined in [SRTC's Plan Review and Certification Process Instruction Manual](#).

Based on the information provided for the proposed comprehensive plan changes, SRTC has determined that the proposed amendments are generally consistent with the relevant policies and principles of [Horizon 2045](#), the Regional Transportation Plan (RTP) as well as with the relevant transportation planning requirements of the Revised Code of Washington ([RCW](#)), including the Growth Management Act ([GMA](#)).

In the future, SRTC would like to be able to provide a more comprehensive analysis of regional impacts. If a development proposal is submitted as a result of a comprehensive plan amendment, SRTC may conduct a regional level of service (LOS) analysis for the regional mobility corridors. To that end, we look forward to working with the City of Spokane to discuss opportunities for SRTC to provide the analysis.

Please contact me if you need any additional information about our review of these amendment proposals.

Sincerely,

*Ryan Stewart*

Ryan Stewart, AICP  
Principal Transportation Planner

SRTC MEMBER AGENCIES

- City of Airway Heights • City of Cheney • City of Deer Park • City of Medical Lake • City of Millwood • City of Spokane
- City of Spokane Valley • Kalispel Tribe of Indians • Spokane County • Spokane Transit Authority • Spokane Tribe of Indians
- Town of Fairfield • Town of Latah • Town of Rockford • Town of Spangle • Town of Waverly
- Washington State Dept of Transportation • Washington State Transportation Commission



STATE OF WASHINGTON  
**DEPARTMENT OF ECOLOGY**

4601 N. Monroe Street • Spokane, Washington 99205-1295 • (509) 329-3400  
711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341

April 28, 2022

Kara Frashefski  
Planner  
City of Spokane  
10210 East Sprague Avenue  
Spokane Valley, WA 99206

Re: Comprehensive Plan Land Use Map Amendment - Trek Freya Rezone  
File: Z21-281COMP

Dear Kara Frashefski:

Thank you for the opportunity to provide comments regarding Comprehensive Plan Land Use Map Amendment - Trek Freya Rezone project (Proponent: Storhaug Engineering). After reviewing the documents, the Department of Ecology (Ecology) submits the following comments:

**Water Quality Program-Shannon Adams (509) 329-3610**

Construction activities may require a Construction Stormwater General Permit.

For more information in obtaining a Construction Stormwater General Permit, or for other technical assistance, please contact Shannon Adams at (509) 329-3610 or via email at [Shannon.Adams@ecy.wa.gov](mailto:Shannon.Adams@ecy.wa.gov).

**State Environmental Policy Act (SEPA)-Cindy Anderson (509) 655-1541**

Ecology bases comments upon information submitted for review. As such, comments made do not constitute an exhaustive list of the various authorizations you may need to obtain, nor legal requirements you may need to fulfill in order to carry out the proposed action. Applicants should remain in touch with their Local Responsible Officials or Planners for additional guidance.

For information on the SEPA Process, please contact Cindy Anderson at (509) 655-1541 or via email at [Cindy.Anderson@ecy.wa.gov](mailto:Cindy.Anderson@ecy.wa.gov).

For more guidance on, or to respond to the comments made by Ecology, please contact the appropriate staff listed above at the phone number or email provided.

Department of Ecology  
Eastern Regional Office  
(Ecology File: 202201809)



## Exhibit N

### Public Comments

**From:** [Michael D'Ewart](#)  
**To:** [kmoweryfrashefski@sokanecity.org](mailto:kmoweryfrashefski@sokanecity.org); [Planning & Development Services Comp Plan](#)  
**Subject:** file no. z21-281comp, 514 s Freya st Attn: kara Frashefski  
**Date:** Monday, July 25, 2022 2:52:39 PM

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**[CAUTION - EXTERNAL EMAIL - Verify Sender]**

I am writing a few comments for zone change File No. z21-281comp, 514 S Freya ST. My wife Kathy and I are not against the development in East Central we see any as a benefit. We reside at 607 s Ferrall St. Ferrall street is an island surrounded by Freya, Thor, Harston, and Fifth Ave and our only access is on Fifth through the proposed development. Opening up Ferrall on Harston would even make it worse. The homes on Thor or Freya now not included in the development access is only through the ally. Ust

The following points I would like to be on record for discussing at future meetings on this proposal. j

1. I would like to see all of the land between Thor, Freya, Harston, and 5<sup>th</sup> be change to commercial and included in this development plan. If homes remain it will make it difficult for access and suck for the few homeowners that live in our homes.
2. Access.
3. Just to make it clear opening up Ferrall on Harston would cause access to the business delvelopment and a short cut the increased traffic would be unacceptable..

Thank You  
Michael D'Ewart  
607 S Ferrall  
Spokane Wa. 99202  
[Mikeydewart1022@outlook.com](mailto:Mikeydewart1022@outlook.com)  
509-869-1548

Sent from [Mail](#) for Windows