

**STAFF REPORT ON COMPREHENSIVE PLAN
LAND USE AMENDMENT APPLICATION
10.76 acres south of Sunset Highway; 1616 S Rustle Street; FILE NO. Z17-624COMP**

I. SUMMARY OF REQUEST AND RECOMMENDATIONS:

DESCRIPTION OF PROPOSAL:

This proposal is to amend the Comprehensive Plan land use map designation of twelve parcels from “Office” to “Commercial” of twelve parcels at 1616 S. Rustle Street, located south of Sunset Highway/US Highway 2 and west of S. Rustle Street. This property is currently zoned “Office” with a 70 foot height limit. If the land use plan map change is approved, the parcels would be zoned General Commercial with a 70-foot height limit and could be developed consistent with uses permitted within that zoning category. The approximate size of the proposal is 468,706 square feet (10.76 acres). No specific development proposal is being approved at this time.

II. GENERAL INFORMATION:

Agent(s):	Mr. Taudd Hume, Parsons/Burnett/Bjordahl/Hume, LLP
Applicant/Property Owner(s):	Mr. Manny Mendez, U-Haul Company
Location of Proposal:	The site address is 1616 S. Rustle Street, located south of Sunset Highway/US Highway 2 and west of S. Rustle Street. The site consists of twelve parcels, totaling 10.76 acres in size; the parcel numbers are 25262.0901, 25262.0506, 25262.0404, 25262.0504, 25262.0502, 25262.0503, 25262.0903, 25262.0802, 25262.0803, 25262.0801, 25262.0902, 25262.2212
Legal Description	For Parcel 25262.0901: GARDENSPRINGS L1 THRU 4 B9; L2-3&4 SUBJ TO USA SEWER PIP ELN ESMT INC S1/2 OF VAC 17TH AVE N OF & ADJ L1 – for the full legal description of all Parcels see application.
Existing Land Use Plan Designation:	“Office”
Proposed Land Use Plan Designation:	“Commercial”
Existing Zoning:	O-70 (Office, 70-foot height limit)
Proposed Zoning:	GC-70 (General Commercial 70-foot height limit)
SEPA Status:	A SEPA threshold Determination of Non-Significance (DNS) was made on August 28, 2018. The appeal deadline is 5pm on September 11, 2018
Enabling Code Section:	SMC 17G. 020, Comprehensive Plan Amendment Procedure

Plan Commission Hearing Date:	September 12, 2018
Staff Contact:	Teri Stripes, Assistant Planner; tstripes@spokanecity.org
Recommendation:	Pending a policy interpretation and recommendation from the Plan Commission.

III. BACKGROUND INFORMATION



- A. Site Description: The property consists of twelve tax parcels (44 platted lots) with a combined area of approximately 468,706 square feet (10.76 acres) at the southwest corner of Sunset Highway/US Highway 2 and Rustle Street. The property is improved in the center with an 86,304 square foot, 2 story (above ground) building. The building is surrounded on the south, north, and eastern sides by improved surface parking. The western side of the building and all the areas adjacent to the public right-of-way are primarily natural vegetation or landscaped. Overall, the site has gradual slope from the south (Interstate 90 (I-90)) to the north (Sunset Highway/US Highway 2) with the northern portion of the site being the high point. All public streets and site access are improved.

North and east of the site is commercial zoning with uses of motel, hotel, and medical.

To the west, the zoning is commercial, office, and multifamily as well as single family residential zoning with uses being hotel, office, and single family residential.

To the south is the Garden Springs I-90 off ramp and I-90.

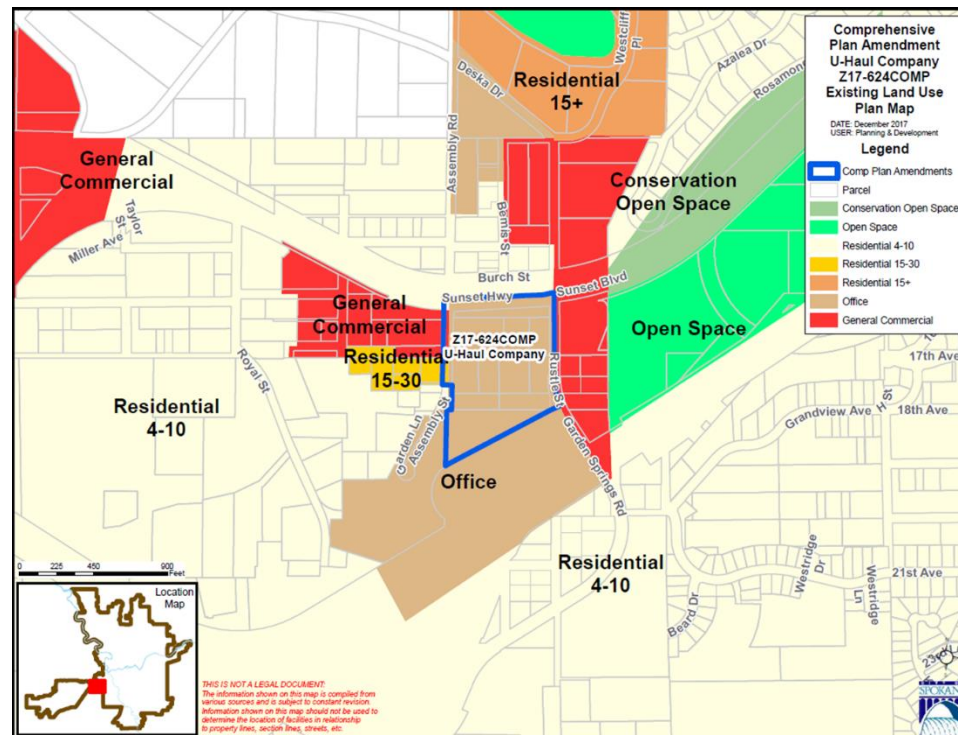
Spokane Transit has two routes (60 and 61) that service the transit stop at the corner of Rustle Street and the Sunset Highway/US Highway 2.

Project Description: This proposal is to amend the land use designation of twelve parcels (44 platted lots) from “Office” to “Commercial,” making their designation uniform with the land use designation of the properties to the east and west.

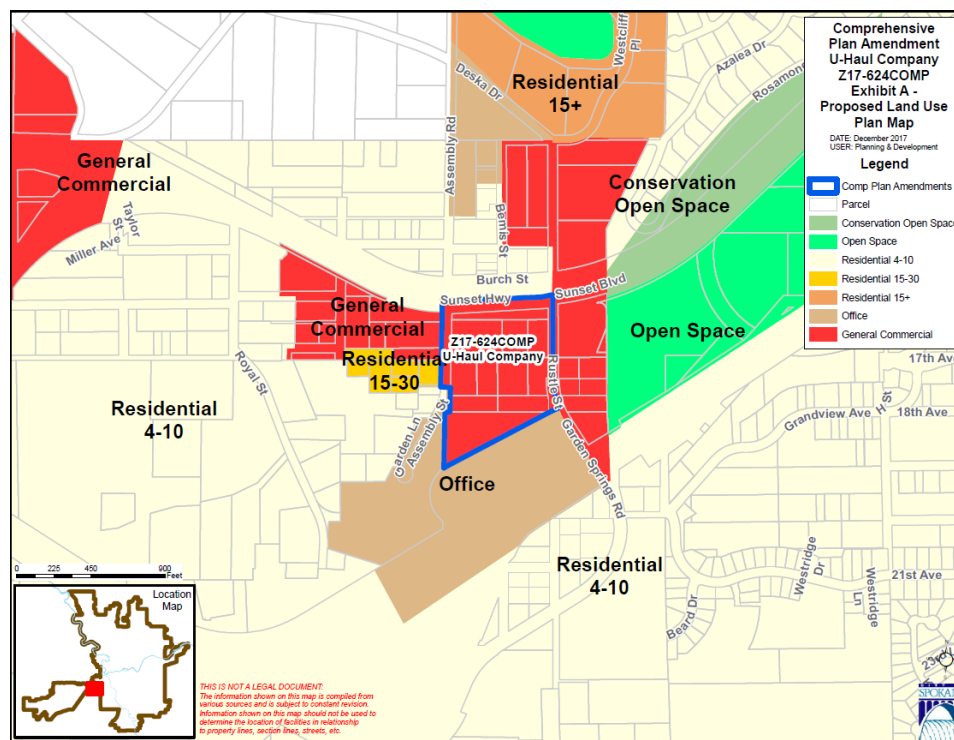
The approximate combined size of the property is 468,706 square feet (10.76 acres). If approved, the parcels will be zoned General Commercial with a 70-foot height limit and could be developed consistent with commercial business and other uses permitted within that zoning category. The Comprehensive Plan Amendment application is a non-project action; however, the applicant stated their development goals in their application. “U-Haul is proposing an adaptive reuse of the existing 86,304 SF building by converting it into a U-Haul Moving and Storage Facility. Our uses consist of self-storage, U-Haul truck and trailer sharing, and related retail sales. The interior of the building will be retrofitted to house self-storage units.”

This proposed amendment, if approved, does not bind the applicant to this stated use.

B. Existing Land Use Plan Map Designations



C. Proposed Land Use Plan Map



D. Land Use History:

The property is located in a section of the city annexed February 9, 1966. The zoning designation in 1975 was RI-S. In 1983, Bank of America requested that the property be rezoned from RS (Residential) to RO-L (Limited Residence Office) and that request was approved by City Council Ordinance, ORD C27084. In 1984, the building was constructed. In 2003, Bank of America requested an Administrative Zoning Determination of the entire site (File: Z03000065-AD). The determination confirmed the current zoning was RO-L (Limited Residence Office). The site zoning has remained office.

E. Adjacent Land Use:

North and east of the site is commercial zoning with uses of motel, hotel, and medical.

To the west, the zoning is commercial, office, and multifamily as well as single family with uses being hotel, office, and single family residential.

To the south is the Garden Springs I-90 off ramp and I-90 as well as expansive public right-of-way.

Spokane Transit has two routes (60 and 61) that service the transit stop at the corner of Rustle Street and the Sunset Highway.

F. Applicable Municipal Code Regulations: SMC 17G.020, Comprehensive Plan Amendment Procedures.

G. Application Process:

- Application was submitted on October 30, 2017 and Certified Complete on April 20,

2018;

- City Council established the Annual Comprehensive Plan Amendment Work Program for 2018 by Resolution, RES 2018-0021 on March 26, 2018;
- Applicant was provided Notice of Application on May 16, 2018;
- Notice of Application was posted, published, and mailed on May 29, 2018, which began a 60-day public comment period. The comment period ended July 27, 2018;
- The applicant made a presentation regarding the proposal to the West Hills Council on June 12, 2018.
- A SEPA Determination of Non Significance was issued on August 28, 2018;
- Notice of Public Hearing was posted and mailed by August 29, 2018;
- Notice of Public Hearing was published on August 29 and September 5, 2018;
- Hearing Date is scheduled with the Plan Commission for September 12, 2018.

IV. AGENCY, INTERESTED DEPARTMENT, AND PUBLIC COMMENT

Notice of this proposal was sent to City departments and outside agencies for their review. Department comments are included in the file. No substantive comments were received on this proposal.

As of the date of the staff report, no written public comment had been received regarding this proposal. If public comment is received, it will be included in the packets forwarded to the Plan Commission and/or City Council.

V. COMPREHENSIVE PLAN AMENDMENT PROCESS GUIDING PRINCIPLES

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

1. Keep the comprehensive plan alive and responsive to the community.
2. 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.
3. Make map adjustments based on a foundation in policy language, consistently applying those concepts citywide.
4. Honor the community's long-term investment in the comprehensive plan, through public participation and neighborhood planning processes, by not making changes lightly.
5. 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.
6. The proposed changes must result in a net benefit to the general public.

VI **REVIEW CRITERIA**

SMC Section 17.G.020.030 provides a list of considerations that are to be used, as appropriate, by applicants in developing amendment proposals, by planning staff in analyzing proposals, and by the plan commission and city council in making recommendations and decisions on amendment proposals. The applicable criteria are shown below in ***bold italic*** print. Following each criterion is staff analysis relative to the amendment requested.

A. Regulatory Changes.

Amendments to the Comprehensive Plan must be consistent with any recent state or federal legislative actions, or changes to state or federal regulations, such as changes to the Growth Management Act, or new environmental regulations.

Staff Analysis: The proposal is being considered and processed in accordance with the most current regulations of the Growth Management Act, the Washington State Environmental Policy Act (SEPA) and the Spokane Municipal Code. There are no known recent state, federal or local legislative actions with which the proposal would be in conflict. Staff concludes this criterion is met.

B. GMA.

The change must be consistent with the goals and purposes of the state Growth Management Act.

Staff Analysis: Staff has reviewed and processed the proposed amendment in accordance with 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 local legislative actions with which the proposal would be in conflict, and no comments were received to this effect from any applicable agencies receiving notice of the proposal. The proposal meets this criterion.

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: This proposal has been reviewed by city departments responsible for providing public services and facilities. No comments have been made indicating that this proposal creates issues with any public services and facilities. Staff concludes that this criterion is met.

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: Staff has concluded that this criterion is not applicable to this proposal. There are no funding shortfall implications.

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.***

The applicant provided a discussion of the applicable Goals and Policies from the Comprehensive Plan which supports their request for the Land Use Plan Map Amendment. Policy 1.8 suggests that commercial uses should be contained within “existing business designations within Centers and Corridors.” The applicant contends that the existing “Office” designation of the site is a type of “business designation” and therefore the proposal meets the containment policy by expanding commercial uses into an “Office” designation. Staff does not agree with the applicant’s contention that the “Office” designation falls under the umbrella of “business designations” as set forth in LU 1.8. First, the Comprehensive Plan includes policy LU 1.5, which establishes Office uses as a distinct type of use from the wider range of larger-footprint, higher-intensity retail uses allowed under General Commercial designations, with different types of permitted uses and different siting criteria. Second, the exemption contained in LU 1.8 applies only to expansion of “an existing commercial designation (Neighborhood Retail, Neighborhood Mini-Center, or General Commercial) ...” Not only does the exemption language not mention Office uses as a type of “existing commercial designation,” it limits the applicability of the exemption to certain locations of existing retail-focused commercial uses, rather than larger areas where Office designations exist.

The exemption contained in Policy LU 1.8 allows expansion of commercial areas in specific locations adjacent to principal arterials. The policy continues to suggest that commercial use is usually located at the intersection of or in strips along principal arterial streets. The discussion recognizes that containment exceptions through a comprehensive plan amendment can be considered, when a site is

adjacent to an intersection with traffic at volumes greater than 20,000 vehicular trips a day. The U-Haul site is adjacent to Interstate-90 (I-90), at the Garden Spring off ramp. In 2003, traffic counts were as follows: I-90—79,100, Sunset Highway—11,600, and Rustle Street—3,400.

Freeways are not addressed in the exemption, and the applicant has not proposed amended policy language which would clarify the exemption to include sites within close proximity to freeways. In reviewing the proposal, the Plan Commission may make an interpretation as to whether the exemption language contained in LU 1.8 applies to the present situation of an intersection and freeway and freeway off-ramp in close proximity. Depending on the interpretation of the Plan Commission and City Council, it may be determined to be significantly inconsistent with locational criteria in LU 1.8; in that case, an amendment to the wording of Policy LU 1.8 may be required.

The site is serviced by urban utilities. The adjacent properties to the north, east, and west along Sunset Hwy/US Highway 2 are zoned commercial.

- 2. If the 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: As described in further detail in staff analysis of criterion E.1, above, the proposal's consistency with Comprehensive Plan policies regarding locational criteria for General Commercial areas is subject to interpretation of Land Use Policy LU 1.8 by the Plan Commission and City Council.

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: This amendment will not impact regional consistency.

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: This application is being reviewed as part of the annual cycle of comprehensive plan amendments. Adjacent properties to the north, east, and west along Sunset Highway are properties zoned commercial. There are no indications that there will be adverse impacts by this action.

Staff concludes that this criterion is met.

H. SEPA.

SEPA 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 has been reviewed in accordance with the State Environmental Policy Act (SEPA) that requires that the potential for adverse environmental impacts resulting from a proposal be evaluated during the decision-making process. On the basis of information contained with the environmental checklist, the written comments from local and State departments and agencies concerned with land development within the city, a review of other information available to the Director of Planning Services, and in recognition of the mitigation measures that will be required by State and local development regulations at the time of development, a Determination of Non-Significance (DNS) was issued on August 28, 2018.

Staff concludes that this criterion is met.

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: All affected departments and outside agencies providing services to the subject properties have had an opportunity to comment on the proposal and no agency or department offered comments suggesting the proposal would affect the City's ability to provide adequate public facilities to the property or surrounding area or consume public resources otherwise needed to support comprehensive plan implementation strategies. Any specific site development impacts can be addressed at time of obtaining a building permit, when actual site development is proposed.

Staff concludes that this criterion is met.

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 involve amendment of the urban growth area boundary.

This criterion is not applicable to this proposal.

K. Demonstration of Need.

1. 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 [...]

Staff Analysis: This proposal is a request for a Comprehensive Plan Land Use Plan Map amendment, not a policy adjustment.

This criterion is not applicable to this proposal.

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: As described in further detail in staff analysis of criterion E.1, above, the proposal's consistency with Comprehensive Plan policies regarding locational criteria for General Commercial areas is subject to interpretation of Land Use Policy LU 1.8 by the Plan Commission and City Council.

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

Staff Analysis: This property has a gradual slope from the south (I-90) to the north (Sunset Highway/US Highway 2) with the northern portion of the site being the high point. It has sufficient area and dimension so that it can easily be developed in accordance with the standards of the GC-70 zone, which will be applied to the property without negatively affecting adjacent or nearby uses and is directly served by STA Route 60 and Route 61.

Staff finds that it is a suitable site.

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

Staff Analysis: Staff finds that the proposed amendment is consistent with the Comprehensive Plan policies.

Staff concludes that this amendment and staff recommendations would implement the Comprehensive Plan better than the current land use plan designation.

3. Rezones, Land Use Plan Map 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: The applicant has requested a corresponding change in the zoning classification to occur if the change to Commercial Land Use Plan Map designation is made. The applicant has requested GC-70 (General Commercial 70-foot height

limit), which matches the adjacent zoning designation to the west.

VIII. STAFF RECOMMENDATION

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.

Staff does not offer a specific recommendation on the proposed amendment, pending Plan Commission interpretation of the General Commercial containment policy set forth in LU 1.8, as described in the staff analysis contained above.

VII. LIST OF EXHIBITS

<u>Exhibit</u>	<u>Description</u>
A-1	Application Materials
A-2	SEPA Checklist
S-1	SEPA Determination of Non-Significance
S-2	Relevant Comprehensive Plan Policies
PA-1	Agency Comment - Spokane Tribe of Indians

EXHIBIT S-2 – RELEVANT COMPREHENSIVE PLAN POLICIES***City of Spokane Comprehensive Plan*****Land Use Element****LU 1.8 General Commercial Uses**

Contain General Commercial areas within the boundaries occupied by existing business designations and within the boundaries of designated Centers and Corridors.

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. Existing commercial strips should be contained within their current boundaries with no further extension along arterial streets allowed.

Recognizing existing investments by both the City of Spokane and private parties, and given deference to existing land use patterns, an exception to the containment policy may be allowed by means of a comprehensive plan amendment to expand an existing commercial designation, (Neighborhood Retail, Neighborhood Mini-Center, or General Commercial) at the intersection of two principal arterial streets or onto properties which are not designated for residential use at a signalized intersection of at least one principal arterial street which as of September 2, 2003, has traffic at volumes greater than 20,000 vehicular trips a day. Expansion of the commercial designation under this exception shall be limited to property immediately adjacent to the arterial street and the subject intersection and may not extend more than 250 feet from the center of the intersection unless a single lot, immediately adjacent to the subject intersection and in existence at the time this comprehensive plan was initially adopted, extends beyond 250 feet from the center of the intersection. In this case the commercial designation may extend the length of that lot but in no event should it extend farther than 500 feet or have an area greater than three acres.

If a commercial designation (Neighborhood Retail, Neighborhood Mini-Center, or General Commercial) exists at the intersection of two principal arterials, a zone change to allow the commercial use to be extended to the next street that runs parallel to the principal arterial street may be allowed. If there is not a street that runs parallel to the principal arterial, the maximum depth of commercial development extending from the arterial street shall not exceed 250 feet.

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.

Capital Facilities and Utilities Element

CFU 2.1 Available Public Facilities

Consider that the requirement for concurrent availability of public facilities and utility services is met when adequate services and facilities are in existence at the time the development is ready for occupancy and use, in the case of water, wastewater and solid waste, and at least a financial commitment is in place at the time of development approval to provide all other public services within six years.

Discussion: Public facilities are those public lands, improvements, and equipment necessary to provide public services and allow for the delivery of services. They include, but are not limited to, streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, solid waste disposal and recycling, fire and police facilities, parks and recreational facilities, schools and libraries. It must be shown that adequate facilities and services are available before new development can be approved. While occupancy and use imply an immediate need for water, wastewater and solid waste services, other public services may make more sense to provide as the demand arises. For example, a certain threshold of critical mass is often needed before construction of a new fire station, school, library, or park is justified. If these facilities and services do not currently exist, commitments for services may be made from either the public or the private sector.

CFU 2.2 Concurrency Management System

Maintain a concurrency management system for all capital facilities.

Discussion: A concurrency management system is defined as an adopted procedure or method designed to ensure that adequate public facilities and services needed to support development and protect the environment are available when the service demands of development occur. The following facilities must meet adopted level of service standards and be consistent with the concurrency management system: fire protection, police protection, parks and recreation, libraries, public wastewater (sewer and stormwater), public water, solid waste, transportation, and schools.

The procedure for concurrency management includes annual evaluation of adopted service levels and land use trends in order to anticipate demand for service and determine needed improvements. Findings from this review will then be addressed in the Six-Year Capital Improvement Plans, Annual Capital Budget, and all associated capital facilities documents to ensure that financial planning remains sufficiently ahead of the present for concurrency to be evaluated.

The City of Spokane must ensure that adequate facilities are available to support development or prohibit development approval when such development would cause service levels to decline below standards currently established in the Capital Facilities Program.

In the event that reduced funding threatens to halt development, it is much more appropriate to scale back land use objectives than to merely reduce level of service standards as a way of

allowing development to continue. This approach is necessary in order to perpetuate a high quality of life. All adjustments to land use objectives and service level standards will fall within the public review process for annual amendment of the Comprehensive Plan and Capital Facilities Program.



Stacy A. Bjordahl
sbjordahl@pblaw.biz

October 30, 2017

Tirrell Black
City of Spokane
808 W. Spokane Falls Blvd.
Spokane WA 99201

Re: U-Haul Comprehensive Plan & Rezone Application

Dear Tirrell:

On behalf of the U-Haul Company, enclosed please find its application for a Comprehensive Plan Amendment and rezone from Office Retail-70 to General Commercial-70. Specifically, enclosed is:

- 1) General Application
- 2) Early Threshold Review Application
- 3) Summary of Neighborhood Council Outreach
- 4) Project Narrative
- 5) SEPA Checklist
- 6) Site Plan; and
- 7) \$500 application fee.

We look forward to working with you on this application. If you have any questions or want to discuss in more detail, please contact me.

Sincerely yours,

PARSONS/BURNETT/BJORDAHL/HUME, LLP

By 
Stacy A. Bjordahl

C: Manny Mendez, President

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Attachment to Comprehensive Plan Amendment Application-Early Threshold Review

Description of Proposed Amendment: Land Use Map change from Office Retail -70 (OR-70) to General Commercial-70 (GC-70) for approximately 11 acres.

The designation and zone change is sought in order to facilitate an adaptive reuse of the existing 86,000 square foot office building (which was formerly used as a bank card processing center by Bank of America) by converting it to a U-Haul Moving and Storage Facility. The range of proposed uses include self-storage within the existing building; outdoor truck and trailer sharing and rental; and related retail sales.

Questions:

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

The property owner seeks to develop additional commercial uses on the subject property that are not permitted in the underlying Office Retail zone. A land use map change to General Commercial is the appropriate option to develop the property as opposed to a text amendment to expand the list of uses allowed in the Office Retail zone, which would have city-wide applicability and provide the potential to introduce land uses that may not be appropriate in other areas with existing Office Retail zoning. A site-specific land use map change allows for site-specific review, environmental analysis, and public participation.

- 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 neighborhood or subarea planning.**

The Sunset Highway/West Hills area has not experienced much growth or development in the past decade and has high vacancy rates; therefore, there is no active work program dedicated to this area of the City unlike other more actively growing areas such as Kendall Yards, downtown and the South Hill. Those are areas where staff resources should be focused. There does not appear to be any driving policy or land use issues needing staff resources or a dedicated work program at this time; therefore, a site-specific application and map amendment through the annual amendment cycle is appropriate for this site.

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

As noted above, the Sunset Highway/West Hills area does not have any on-going land use issues that demand staff resources. The subject property is currently developed with an 86,000 square foot office building and surface parking, so additional build-out on the site will not significantly change or alter land use patterns. The applicant, through Manny Mendez, has met with representatives of the West Hills Neighborhood Council on three occasions and the Neighborhood Council is not opposed to development of the site; therefore, the applicant does not anticipate a need for extraordinary staff time or study to evaluate this proposal.

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- 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 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 may be so situated?**

Yes. It was suggested by staff at the Pre-Application meeting that the owner of the Hampton Inn Hotel located to the west and also within the OR-70 designation be contacted so the entire OR-70 designation could be considered for change to GC. The Hampton Inn, as well as the property designated RMF, is owned by Dick Vandervert (Vandervert North LLC & Vandervert Development LLC) and he has no objection to these properties being included and considered for GC-70 zoning.

- 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 GAM [sic], or other state or federal law, and the WAC.**

The annual process for amending the Comprehensive Plan is to keep the Comprehensive Plan alive and responsive to the community. The subject property is already designated commercial, with Office Retail zoning¹. The subject property is suitable for the proposed General Commercial designation as it abuts an existing General Commercial designation. The requested designation is consistent with the current use of the subject property as well as land use in the area and will implement many applicable Comprehensive Plan policies. The site has a full range of urban public facilities and public services available (as described in CFU 2.1 and CFU 2.2) that currently serve the property and are able to accommodate any commercial expansion on the site.

The request is consistent with the CWPP. The CWPP encourage growth in urban areas where services and utilities already exist. When the site is further developed, the applicant will be required to demonstrate that levels of service are maintained, as required by the CWPP. The CWPP also encourage the use of public transit and development in areas where public transit service is available. This area is served by public transit via Route 61, with a stop at Sunset Highway and Rustle. It is important to note that the City has adopted development regulations and policies to implement the CWPP at the City level. Development of this site will be required to comply with the City's policies and development regulations; thus consistency with the CWPP is achieved.

¹ The Commercial zones are: Office, Office Retail, Neighborhood Retail, Neighborhood Mixed Use, Community Business, and General Commercial. See SMC 17C.120.020

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The application is consistent with the goals and policies of the Growth Management Act. The GMA encourages densification, in-fill and urban development and redevelopment in areas designated for urban growth and within existing city limits. The property is within the UGA and the city limits of Spokane. Investment and redevelopment of this property is consistent with and implements the GMA.

The proposed change is consistent with the following goals of the Comprehensive Plan:

Land Use 1.8

The intent of Policy LU 1.8 is to contain existing commercial designations within existing boundaries. As noted above, the subject property already falls within one of the City's six commercial zones: Office Retail. The proposed General Commercial zone will be contained to the area already zoned Office Retail; therefore, the containment policy is satisfied.

Land Use 1.12

The proposed map change is consistent with Land Use Goal 1.12. Existing public facilities and services are available to serve this site.

Land Use 3.1

The proposed map change is consistent with Policy LU 3.1, which encourages the efficient use of land. Under Policy LU 3.1, future growth should be directed to locations where adequate services and facilities are available. As stated, there are already adequate public services and facilities in the area.

Land use 5

The proposed map change is consistent with Land Use Goal 5. This Goal promotes development in a manner that is attractive, complementary, and compatible with other land uses. Consistent with Policy LU 5.3, this site will have adequate off-street parking, access, vehicular/pedestrian connections, and will create redevelopment and an adaptive reuse of an existing building that is compatible with the surrounding area.

Transportation Goal 3.5

The proposed map change is consistent with Goal TR 3.5, which recommends that healthy commercial centers be maintained throughout the City to satisfy the needs of residents; reduce the amount of driving; utilize existing transportation infrastructure and services; and maintain the City's commercial tax base. Further, this site will be served by existing transportation services and infrastructure that has, or will have at time of development, adequate capacity to serve the project. The property is also served by STA.

Economic Development Goal 3

The proposed map change is consistent with Goal ED 3, which is intended to foster a strong, diverse, and sustainable economy that provides a range of employment and business opportunities. Designating this site to GC will allow the property owner to make adaptive reuse of the property and cause investment into the site and presumably incentivize other property owners in the vicinity to make investment in their properties and spur economic growth in this otherwise stagnant area of the City.

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Economic Development Goal 6

The proposed map change is consistent with Goal ED 6, which recommends that development be located where infrastructure capacity already exists before extending infrastructure into new areas. Policy ED 6.1. In this case, public services such as water, sewer, roadways, gas, and electricity, are available to serve the site.

- 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.**

N/A. The subject property has not been submitted to the City for a Comprehensive Plan Amendment in the past.

- 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.**

See attached.

-- End of Form --

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Narrative Project Summary

U-Haul requests a land use designation change and rezone to General Commercial for its local corporate headquarters located at 1616 S Rustle Street. U-Haul recently purchased this 11-acre site with the goal of revitalizing this otherwise underutilized property for office, self-storage, truck sharing and related retail sales. The site is currently designated Office Retail -70; however, this area of Spokane has not seen a demand for office use and vacancy rates have historically been high.

U-Haul is proposing an adaptive reuse of the existing 86,304 SF building by converting it into a U-Haul Moving and Storage Facility. Our uses consist of self-storage, U-Haul truck and trailer sharing, and related retail sales. The interior of the building will be retrofitted to house self-storage units. The reuse of the former Bank of America bank card center will allow U-Haul to better serve the storage needs of the community and activate a property that is currently underutilized.

Other uses in the immediate area include a variety of uses such as the Hampton Inn Hotel and Sunset Florist. We believe the investment and redevelopment of this property will incentivize other landowners in the area to also invest and make improvements to their properties to attract growth to this part of Spokane.

As noted, the property is currently zoned OR-70. Neither the use of self-storage and U-Haul truck and trailer share are permitted in the OR-70 zone. U-Haul is requesting the comprehensive plan and rezoning to allow these uses. The building will be used structurally "as is" with the exception of imaging and signage.

Custom site design for every U-Haul store assures that the facility compliments the community it serves. Adherence to community objectives is key in order to ensure each U-Haul store is both a neighborhood asset and an economic success.

We feel the U-Haul store would be an appropriate use for the property and there are proven benefits for allowing self-storage facilities in communities:

- Self-storage facilities are quiet
- They provide an excellent buffer between zones
- They create very little traffic
- They have little impact on utilities
- They have no impact on schools
- They provide a good tax revenue
- They provide a community service

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U-Haul looks forward to working with the City of Spokane as you consider our proposal to rezone this property.

City of Spokane Receipt

Receipt Number: 902658



Planning Services Department
808 W Spokane Falls Blvd
Spokane, WA 99201
Phone: (509) 625-6060
Fax: (509) 625-6013
www.spokaneplanning.org

Site Information:		Date Issued:	10/30/2017
Parcel #:	25262.0502	Permit Type:	Comprehensive Plan Amendment
Address:	1616 S RUSTLE ST, SPOKANE, WA	Parent Permit :	
Permit #:	Z17-624COMP	Processed By:	KSHAFFER

Applicant:

U-Haul Company
1616 S Rustle St
SPOKANE, WA

590-290-8481

Description of Work: Amerco - Land Use Change

Fee Item	Quantity	Units	Amount
Pre-application Fee	1		\$500.00
Total Fees:			\$500.00

Payments:	Payment Comment:	Date Paid:	Cashier:	Ref #:	Amount:
Check		10/30/2017	KSHAFFER	D703-20485	\$500.00
Payor: U-Haul Company					

Estimated Balance Due: \$0.00

This Is Not A Permit



Comprehensive Plan or Development Standard Amendment Threshold Review - Counter Complete Checklist

23

This checklist includes all of the required information for submitting a **Early Threshold Review Application** for an item that has been docketed for full review as a COMPREHENSIVE PLAN OR DEVELOPMENT STANDARD AMENDMENT. It includes required information of the State Environmental Policy Act. Applications will not be processed until all of the following information is submitted and determined "Counter Complete."

- ☒ Predevelopment meeting summary (if applicable)
- ☒ Pre-application meeting or correspondence with neighborhood council (for map amendments)
- ☒ General Application, completed and signed
- ☒ Threshold Review Application for Comprehensive Plan Amendments
- ☒ Environmental checklist, if required under SMC Chapter 17E.050.
- ☐ Additional materials such as photographs illustrating the site or visioning documents appropriate to a non-project action may be included. - *Narrative Included*
- ☒ For a map amendment, (2) paper copies and one PDF (formatted for posting and emailing) of the site plan, drawn to a minimum scale of 1"=100', on a sheet no larger than 24"x36", which will include all of the following:

- ☐ Applicant's name, mailing address and phone number
- ☐ Section, township and range
- ☐ North arrow and scale
- ☐ Legal description
- ☐ Dimensions of property and property lines
- ☐ City limits and section lines
- ☐ Existing utilities in adjoining right-of-way
- ☐ Existing streets, alleys, major easements or public areas
- ☐ Location of existing buildings
- ☐ Unstable slopes (if applicable)
- ☐ Wetlands (if applicable)
- ☐ Water courses such as streams, rivers, etc. (if applicable)
- ☐ Flood plains, flood fringe or flood way (if applicable)
- ☐ Significant habitat or vegetation (if applicable)

10/30/2017

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Components noted.
TJB.

U Haul

- N/A ☐ For a text amendment, instead of the site plan, please include the proposed amendment with the text to be added underlined and the text to be deleted with ~~strikeouts~~.
- None ☐ Additional application information may be requested later if item is put on the Annual Comprehensive Plan Amendment Work Program and may include, but is not limited to, the following: critical area studies, noise studies, air quality studies, visual analysis, transportation impact studies, geotechnical and wetland studies
- ☒ Planning & Development Department filing fees, as required under SMC Chapter 8.02

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REC

Planning Services
3rd Floor, City Hall
808 W. Spokane Falls Blvd
Spokane, Washington 99201
509.625.6300 (rev. 201709)



General Application

DESCRIPTION OF PROPOSAL:

- Land Use Map change from Office Retail -70 (OR-70) to General Commercial-70 (GC-70) on approximately 11 acres.

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

1616 S. Rustle Street

APPLICANT:

Name: U-Haul Company c/o Manny Mendez

Address: 1616 S. Rustle Street

Phone (work): (509) 290-8481

Phone (home):

Email address: manny_mendez@uhaul.com

PROPERTY OWNER:

Name: Amerco Real Estate Company

Address: 2727 N. Central Ave, Suite 500
Phoenix AZ 85004

Phone (home): (602) 263-6555

Phone (work):

Email address: parul@uhaul.com

AGENT:

Name: Stacy Bjordahl
Parsons/Burnett/Bjordahl/Hume LLP

Address: 159 S. Lincoln St, Suite 225
Spokane WA 99201

Phone (work): (509) 252-5066

Phone (work):

Email address: sbjordahl@pblaw.biz

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ASSESSOR'S PARCEL NUMBERS:

25262.0404; 25262.0506; 25262.0504; 25262.0503; 25262.0502; 25262.0801; 25262.0803;
25262.0901; 25262.0903; 25262.2212; 25262.0902; 25262.0802

LEGAL DESCRIPTION OF SITE:

See attached.

SIZE OF PROPERTY:

Approximately 11 acres

LIST SPECIFIC PERMITS REQUESTED IN THIS APPLICATION:

Comprehensive Plan Map change with implementing zone classification

SUBMITTED BY:

Amerco Real Estate Company

Applicant ☒ Property Owner Property Purchaser ☐ Agent

In the case of discretionary permits (administrative, hearing examiner, landmarks commission or plan commission), if the applicant is not the property owner, the owner must provide the following acknowledgement:

I, Carlos Vizcarra, owner of the above-described property do hereby authorize Parsons/Burnett/Bjordahl/Hume LLP to represent the Company and its interests in all matters regarding this application.

Carlos Vizcarra

ACKNOWLEDGMENT:

STATE OF ARIZONA)
COUNTY OF Maricopa) ss.



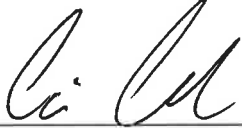
On this 10th day of October, 2017, before me, the undersigned, a Notary Public in and for the State of ~~Washington~~, duly commissioned and sworn, personally appeared Carlos Vizcarra, to me known to be the individual that executed the foregoing instrument and acknowledged the said instrument to be free and his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

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



Notary Public in and for the State of ARIZONA,

residing at maricopa

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U-Haul Company Legal Description

PARCEL "A"

LOTS 9 TO 16, INCLUSIVE, BLOCK 4; AND LOTS 9 TO 16, INCLUSIVE, BLOCK 5, GARDEN SPRINGS ADDITION TO SPOKANE, AS PER PLAT RECORDED IN VOLUME "A" OF PLATS, PAGE 114, IN SPOKANE COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF VACATED FOURTEENTH STREET LYING BETWEEN LOTS 9, 10, 11 AND 12, BLOCK 4 AND LOTS 13, 14, 15 AND 16, BLOCK 5;

PARCEL "B"

LOTS 1 TO 12, INCLUSIVE, BLOCK 8; AND LOTS 1 TO 12, INCLUSIVE, BLOCK 9, GARDEN SPRINGS ADDITION, AS PER PLAT RECORDED IN VOLUME "A" OF PLATS, PAGE 114, IN SPOKANE COUNTY, WASHINGTON.

EXCEPT THAT PORTION OF LOTS 1 TO 6, INCLUSIVE, IN SAID BLOCK 8 CONVEYED TO THE STATE OF WASHINGTON FOR HIGHWAY;

TOGETHER WITH THAT PORTION OF VACATED FOURTEENTH STREET LYING BETWEEN SAID BLOCK 8 AND 9;

PARCEL "C"

THAT PORTION OF TRACT "F" OF ABERNETHY TRACT, LYING NORTHWESTERLY OF A LINE DRAWN 50 FEET NORTHWESTERLY OF AND AT RIGHT ANGLES OR RADially TO THE CENTER LINE OF RAMP "E" AS SHOWN ON SHEET 5 OF 16 SHEETS OF PRIMARY STATE HIGHWAY NO. 11 AND 2 GEIGER FIELD TO SPOKANE WEST CORP. LIMITS APPROVED BY STATE HIGHWAY DEPARTMENT JUNE 1, 1960, AS PER PLAT RECORDED IN VOLUME "D" OF PLATS, PAGE 6, IN SPOKANE COUNTY, WASHINGTON.

PARCEL "D"

THOSE PORTIONS OF LOTS 7, 8 AND 17, BLOCK 4; AND OF LOTS 7, 8, 17 AND 18, BLOCK 5, GARDEN SPRINGS ADDITION, AS PER PLAT RECORDED IN VOLUME "A" OF PLATS, PAGE 114, IN SPOKANE COUNTY, WASHINGTON, LYING BETWEEN A LINE DRAWN PARALLEL WITH AND 60 FEET SOUTHERLY, WHEN MEASURED AT RIGHT ANGLES AND/OR RADially, FROM THE SOUTH LANE CENTER LINE SURVEY OF SAID HIGHWAY, AND THE EASTERLY PRODUCTION THEREOF, AND THE FOLLOWING DESCRIBED LINE; BEGINNING AT A POINT OPPOSITE HIGHWAY ENGINEER'S STATION 32+98 ON THE NORTH LANE

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CENTER LINE SURVEY OF SAID HIGHWAY AND 170.5 FEET SOUTHERLY THEREFROM; THENCE EASTERLY TO A POINT OPPOSITE HIGHWAY ENGINEER'S STATION 32+26 ON SAID CENTER LINE SURVEY AND 157.25 FEET SOUTHERLY THEREFROM; THENCE EASTERLY TO A POINT ON THE EASTERLY LINE OF 14TH STREET 150 FEET SOUTHERLY FROM SAID CENTER LINE SURVEY; THENCE EASTERLY PARALLEL WITH SAID CENTER LINE SURVEY TO THE EAST LINE OF SAID BLOCK 8 AND THE END OF THIS LINE DESCRIPTION;

PARCEL "E"

THAT PORTION OF VACATED 17TH AVENUE LYING EAST OF THE EAST LINE OF 15TH STREET (ASSEMBLY ROAD) AND WEST OF THE WEST LINE OF 13TH STREET (RUSTLE STREET), IN SPOKANE COUNTY,

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PLANNING & DEVELOPMENT

ENVIRONMENTAL CHECKLIST

SPOKANE ENVIRONMENTAL ORDINANCE

SECTION 11.10.230(1)

Revised May 31, 2013

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PLANNING & DEVELOPMENT

Environmental Checklist

File No. _____

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.

2. Name of Applicant:

Manny Mendez
U-Haul Company

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3. Address and phone number of applicant or contact person:

Stacy A. Bjordahl
Parsons/Burnett/Bjordahl/Hume LLP
159 S. Lincoln, Suite 225
Spokane WA 99201
T: (509) 252-5066

A. BACKGROUND

1. Name of proposed project, if applicable:
Comprehensive Plan Amendment for approximately 11 acres of land from Office Retail -70 to General Commercial-70 for property generally located at 1616 S Rustle in the City of Spokane, with implementing zone change to GC.
2. Name of applicant: U-Haul Company
3. Address and phone number of applicant or contact person:
Stacy A. Bjordahl
Parsons/Burnett/Bjordahl/Hume LLP
159 S. Lincoln, Suite 225
Spokane WA 99201
T: (509) 252-5066
4. Date checklist prepared: October 10, 2017
5. Agency requesting checklist: City of Spokane, Planning Services Department
6. Proposed timing or schedule (including phasing, if applicable): Comprehensive Plan Amendment and rezone: 2017-2018; development 2019
7. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
Following the comprehensive plan amendment and rezone approval, the applicant will apply for any building permits required for modifications to the existing building and/or for future commercial use of the vacant portions of the property.
- b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain.
No.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to his proposal.
None known.

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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.

City of Spokane will review other comprehensive plan amendment applications concurrently with this application.

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

City Plan Commission and City Council approval of Comp Plan Amendment and implementing zone classification.

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.

Proposal includes a Land Use Map change from Office Retail -70 to General Commerical-70 with implementing zone classification of GC. The site consists of approximately 11 acres and currently has an 86,000 square foot office building and paved parking lot.

12. Location of the proposal. Give sufficient information to a person to understand the precise location of your proposed project, including a street address, if any, and section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit application related to this checklist.

The subject property is located north of Interstate-90, west of Rustle Street, east of Assembly and south of Sunset Highway, in Section 26, Township 25, Range 42 EWM. The site address is 1616 S. Rustle Street, Spokane Washington.

13. Does the proposed action lie within the Aquifer Sensitive Area (ASA)? The General Sewer Service Area? The Priority Sewer Service Area? The City of Spokane? (See: Spokane County's ASA Overlay Zone Atlas for boundaries.)

The proposed action lies within the City of Spokane and the Aquifer Sensitive Area. The existing office building on site is connected to City sewer.

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?

Unlikely. This is a non-project action. Any future site development will incorporate typical uses compatible with GC zone as outlined in City of Spokane Municipal Code.

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

Future site development will meet all applicable permitting standards for groundwater protection.

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

None anticipated. Future site development will meet all applicable permitting standards for groundwater protection.

b. Stormwater

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

Unknown at this time.

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

Any additional stormwater generated by future construction or improvements will be handled in accordance with the Spokane City Standards.

TO BE COMPLETED BY APPLICANT

B. ENVIRONMENTAL ELEMENTS

Evaluation for
Agency Use
Only

1. Earth

- a. General description of the site (circle one): *flat, rolling, hilly, steep slopes, mountains, other.* Generally considered flat, but site does slope from south to north.
- b. What is the steepest slope on the site (approximate percent slope)? Approximately 5 %
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know

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the classification of agricultural soils, specify them and note any prime farmland.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. No.
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill:
This is a non-project action, thus specifics are unknown at this time.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Based on existing site development, soils and slope, erosion is not likely.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? This is a non-project action, thus specifics are unknown at this time
- h. Proposed measures to reduce or control erosion or other impacts to the earth, if any: Conformance with Spokane erosion control standards.

2. Air

- a. What type of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial, wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.
Site is currently occupied by U-Haul for its corporate offices and is not impacted by emissions. Future emissions are unknown at this time, but expect auto emissions and some dust during any future construction activities.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
No, other than auto emissions.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
Conformance to all applicable local, state, and federal emission control requirements.

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3. Water

a. SURFACE:

- (1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.
No.
- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.
No.
- (3) Estimate the amount of fill and dredge material that would be placed in or removed from the surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.
Not applicable.
- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
No.
- (5) Does the proposal lie within a 100-year floodplain? No. If so, note location on the site plan.
Not applicable.
- (6) Does the proposal involve any discharge of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.
No.

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Only

b. GROUND:

- (1) Will groundwater be withdrawn, or will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.
No.

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- (2) Describe waste material that will be discharged into the ground from septic tanks or other sanitary waste treatment facility. Describe the general size of the system, the number of houses to be served (if applicable) or the number of persons the system(s) are expected to serve.

None.

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.

The only runoff anticipated at this time is stormwater. Future additional quantities and design are unknown at this time.

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

No. The project will be on public sewer and there are no surface waters nearby.

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

Conformance to all applicable design standards and requirements.

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4. Plants

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

☒ Deciduous tree: alder, maple, aspen, other.

☒ Evergreen tree: fir, cedar, pine, other.

☒ Shrubs

☒ Grass

☐ Pasture

☐ Crop or grain

☐ Wet soil plants, cattail, buttercup, bullrush, skunk cabbage, other.

☐ Water plants: water lilly, eelgrass, milfoil, other.

☒ Other types of vegetation. (Ornamental)

- b. What kind and amount of vegetation will be removed or altered? Unknown at this time.

- c. List threatened or endangered species known to be on or near the site. None known.

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- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: Unknown at this time. All future landscaping will be designed and installed in accordance with the Spokane City Municipal Code.

5. Animals

- a. Circle any birds and animals which have been observed on or near the site are known to be on or near the site:
birds: hawk, heron, eagle, songbirds, other: mammals:
cows, bear, elk, beaver, *other*.
fish: bass, salmon, trout, herring, shellfish, other: _____
other: _____
- b. List any threatened or endangered species known to be on or near the site.
None Known.
- c. Is the site part of a migration route? If so, explain. No.
- d. Proposed measures to preserve or enhance wildlife, if any: Unknown at this time.

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Agency Use
Only

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.
Electricity and natural gas will be used.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
Applicant is unaware of any solar energy used by adjacent properties, thus no impacts are anticipated.
- 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:
Project will comply with State Energy Code.

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion,

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spill, or hazardous waste that could occur as a result of this proposal? If so, describe.

Not likely based on the type of land uses allowed in the GC zone.

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- (1) Describe special emergency services that might be required.
Services will be typical for uses associated with GC zone.
- (2) Proposed measures to reduce or control environmental health hazards, if any:
Not applicable.

b. NOISE:

- (1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
There is noise associated with the traffic along Sunset Highway and Interstate-90, but it is not expected to impact any future project. There is also aircraft noise from Spokane International Airport, but is not expected to impact any future development of the site.
- (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.
Construction traffic and equipment noise are anticipated during any future construction that may take place. Long-term noise will be typical of commercial and office uses.
- (3) Proposed measure to reduce or control noise impacts, if any:
Conformance with all applicable noise standards. Specific mitigation, if necessary, is unknown at this time. Construction activities will be limited to daytime hours.

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties?
Site is developed with an 86,000 square foot office building and paved parking lot. The remainder is undeveloped. The adjacent properties are developed with hotel, office, restaurant and other commercial uses.
- b. Has the site been used for agriculture? If so, describe.
No.
- c. Describe any structures on the site.
Two-story office building.
- d. Will any structures be demolished? If so, which?
No.

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Agency Use
Only

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- e. What is the current zoning classification of the site? Office Retail -70.
- f. What is the current comprehensive plan designation of the site? Office Retail
- g. If applicable, what is the current shoreline master program designation of the site?
Not applicable.
- h. Has any part of the site been classified as a critical area? If so, specify.
No.
- i. Approximately how many people would reside or work in the completed project?
This is a non-project action, thus specifics are unknown at this time.
- j. Approximately how many people would the completed project displace? None.
- k. Proposed measures to avoid or reduce displacement impacts, if any: None.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
Compliance with all applicable development standards.

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.
No residential uses proposed at this time.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high-, middle- or low-income housing.
None.
- c. Proposed measures to reduce or control housing impacts, if any:
N/A.

10. Aesthetics

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- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

This is a non-project action, thus specifics are unknown at this time. All buildings will comply with the maximum building height limitation of the underlying zone.

- b. What views in the immediate vicinity would be altered or obstructed?

Views of the subject property could be altered from undeveloped to developed condition if additional buildings are constructed in the future.

- c. Proposed measures to reduce or control aesthetic impacts, if any The property owner intends to retain as much of the existing vegetation as practical based on future land uses and infrastructure. Landscaping, building setbacks, and maximum building height will be in accordance with the Spokane City Municipal Code.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

There will be exterior lighting during non-daylight hours.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? None anticipated.

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

- d. Proposed measures to reduce or control light and glare impacts, if any: Unknown at this time. All lighting will be shielded and directed in accordance with the Spokane Municipal Code.

Evaluation for
Agency Use
Only

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Finch Arboretum is located approximately ½ mile east of the subject property and the Indian Canyon Golf Course is also in close proximity to the property. A volleyball court is located on the property for employee use.

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- b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Not applicable.

13. Historic and cultural preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

None known.

- b. Generally describe any landmarks or evidence of historic archaeological, scientific or cultural importance known to be on or next to the site.

None.

- c. Proposed measures to reduce or control impacts, if any:

Not applicable.

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Only

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system.

Show on site plans, if any. Access to the property is from Sunset Highway to Rustle Street.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Yes. Spokane Transit Authority (STA) currently provides regular service to the area via Route 61, with a stop at Sunset Highway & Rustle.

- c. How many parking spaces would the completed project have? How many would the project eliminate?

Parking will be developed according to City Code. No parking will be eliminated, but some will be converted from passenger vehicle stalls to parking for rental trucks and equipment.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets not including

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PLANNING & DEVELOPMENT

driveways? If so, generally describe (indicate whether public or private). No.

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

Not in the immediate vicinity of rail or air; however, the Spokane International Airport is located approximately 3 miles west of the property and a railroad line is located approximately 1 mile from the property.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak would occur.

This is a non-project action, thus specifics are unknown at this time.

Current PM peak____; AM Peak____; Weekday_____.

- g. Proposed measures to reduce or control transportation impacts, if any: Unknown at this time, as mitigation will be based on the specific uses proposed, during the building permit and SEPA review process.

Evaluation for
Agency Use
Only

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

There will be minimal impact. The property is currently served by City fire and police. Future needs will be based upon land uses that are developed on the site.

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

Transportation mitigation may be required based on traffic volumes generate; however, the proposed uses are anticipated to generate LESS traffic than what could be generated with other retail or office uses in either the current or requested zone. Property taxes, revenue and fees from the commercial, business will offset other impacts on public services.

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other. _____

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Project: 11-11-11-11-11

- 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.

All utilities are available. Water and sewer will be provided by the City of Spokane. Electricity and natural gas will be provided by Avista.

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C. SIGNATURE

I, the undersigned, swear under penalty of perjury that the above responses are made truthfully and to the best of my knowledge. I also understand that, should there be any willful misrepresentation or willful lack of full disclosure on my part, the agency must withdraw any determination of Non-significance that it might issue in reliance upon this checklist.

Date: 10-30-2017

Signature: _____

Please Print or Type:

Proponent: Manny Mandez- U-Haul Company Address: 1616 S. Rustle Street, Spokane WA 99201

Phone: (509) 290-8481

Person completing form (if different from proponent):

STACY BJORDAHL

Address: 159 S. Lincoln Street, Suite 225, Spokane WA 99201

Phone: (509) 252-5066

FOR STAFF USE ONLY

Staff member(s) reviewing checklist: _____

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 Non-significance.
- ☐ B. probable significant adverse environmental impacts do exist for the current proposal and recommends a Mitigated Determination of Non-significance with conditions.
- ☐ C. there are probable significant adverse environmental impacts and recommends a Determination of Significance.

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D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS
(Do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage or release of toxic or hazardous substances; or production of noise?
No significant increase in discharge anticipated.

Proposed measures to avoid or reduce such increases are:
Compliance with applicable discharge standards.

2. How would the proposal be likely to affect plants, animals, fish or marine life?
NA-Not applicable. This is a non-project action; however, it is noted that site vegetation will be removed as necessary to accommodate future development.

Proposed measures to protect or conserve plants, animals, fish or marine life are:
NA- Not applicable.

3. How would the proposal be likely to deplete energy or natural resources?
NA-Not applicable.

Proposed measures to protect or conserve energy and natural resources are:
Compliance with energy codes.

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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?

NA-Not applicable. This is a Non-Project Action.

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

NA-Not applicable.

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?

NA-not applicable.

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

NA-Not applicable.

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

Traffic impacts will be studied at the time of development and mitigated as appropriate. Other public services and utilities will be utilized. The area is planned for urban growth and existing utilities should be sized to handle additional demands as the property is developed.

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

Compliance with applicable codes and standards.

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

No conflicts are anticipated.

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PLA: [signature]

C. SIGNATURE

I, the undersigned, swear under penalty of perjury that the above responses are made truthfully and to the best of my knowledge. I also understand that, should there be any willful misrepresentation or willful lack of full disclosure on my part, the agency may withdraw any Determination of Non-significance that it might issue in reliance upon this checklist.

Date: 10-30-2017Signature: **Please Print or Type:**

Proponent: Manny Mendez- U-Haul Company Address: 1616 S. Rustle Street, Spokane WA 99201

Phone: 509) 290-8481

Person completing form (if different from proponent):

STACY BJORDAHL

Address: 159 S. Lincoln Street, Suite 225, Spokane WA 99201Phone: (509) 252-5066**FOR STAFF USE ONLY**

Staff member(s) reviewing checklist: _____

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 Non-significance.
- B. ☐ probable significant adverse impacts do exist for the current proposal and recommends a Mitigated Determination of Non-significance with conditions.
- C. ☐ there are probable significant adverse environmental impacts and recommends a Determination of Significance.

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AERIAL. N.T.S



VICINITY MAP N.T.S

Address: 1616 S 9th Ave, Spokane, WA 99224

Existing Zoning: CR-70
 Truck & Trailer Rental: Not Permitted
 Self Storage: Not Permitted

പ്രവേശനം: (1) Warehouse, Self-Storage, Equip. Rental & Retail /
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Building Area: 333,155 SF	
General Retail - Showroom	= 3,025 SF
Self Storage	= 30,728 SF

Building/Average Height: 42± F.T.

Proposed Setback	Required
Front	10'
Side	10' abutting R zone/ 0' abutting C
Rear	0'

Parking Spaces:

Required Class	Required	Provided
General Public - 1557 / 2000 GFA	16	
<p> Nine Storage - 1557 / 1,500 Sq. Ft. GFA for first 3,000 Sq. Ft. of GFA. Then 1557 / 3,500 Sq. Ft. of GFA. Then 1557 / 2,000 Sq. Ft. of GFA </p>	9	

Total Scores	25	373
--------------	----	-----

Total Parking Spaces Includes 10 ADA Parking Spaces.

ZONING

PROFESSIONAL SEAL:

ARCHITECT LOGO:

MERCO.
ESTATE COMPANY

INSTRUCTION DEPARTMENT
7 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
(602) 263-6502

SITE ADDRESS:

UL AT SUNSET BLVD
616 RUSTLE RD
OKANE, WA 99224

SHEET CONTENTS:

CONCEPT
SITE PLAN

03071

HRK	25.1
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ED: PB SP-1

10/25/17

SPOKANE1A DWG

Applicant: *U-Haul*
Contact: *Manny Mendez, President*
1616 S. Rustle Road
Spokane WA 99201
(509) 290-8481

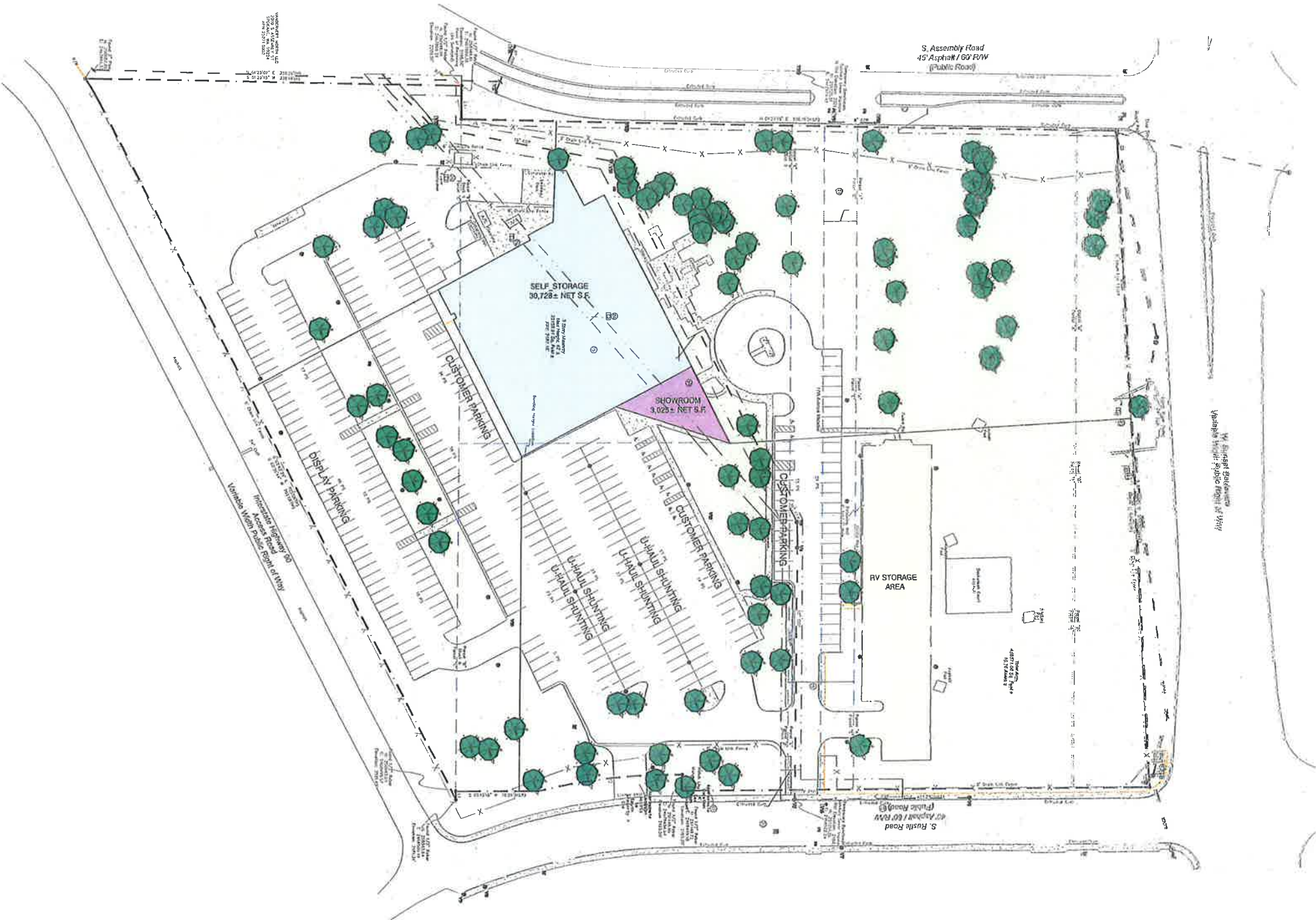
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PLANNING & DESIGN

PROPOSED SITE PLAN

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Applicant: U-Haul
Contact: Manny Mendez, President
 1616 S. Rustle Road
 Spokane WA 99201
 (509) 290-8481

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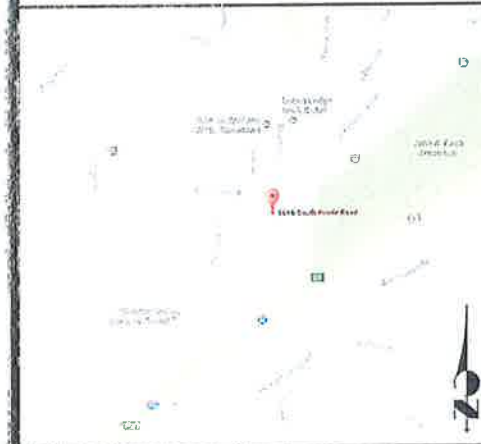
OCT 30 2017

PLANNING DEPARTMENT



AERIAL

N.T.S.



VICINITY MAP

N.T.S.

City: City of Spokane
 Address: 1616 S. Rustle Rd, Spokane, WA 99224
 Existing Zoning: CR-70
 Truck & Trailer Rental: Not Permitted
 Self-Storage: Not Permitted
 Proposed Use: Warehouse, Self-Storage, Equip. Rental & Retail / Showroom
 Lot Area: 115,741 sq. ft.
 Building Area: 343,755 SF
 General Retail - Showroom: 3,025 SF
 Self-Storage: 30,728 SF
 Building Average Height: 42± FT

Proposed Setbacks Required
 Front: 10'
 Side: 10' abutting R zone/ 0' abutting C
 Rear: 0'

Proposed Uses	Required	Provided
General Retail - 150' / 2005 GFA	16	
Self-Storage - 150' / 1,000 Sq. Ft. GFA for first 3,000 Sq. Ft. of GFA. Then 150' / 3,500 Sq. Ft. of GFA. Max is 150' / 210 Sq. Ft. of GFA	9	
Total Spaces	25	373

Total Parking Spaces includes 10 ADA Parking Spaces.

ZONING

PROFESSIONAL SEAL:
 PRELIMINARY DOCUMENTS.
 NOT FOR CONSTRUCTION.
 FOR INFORMATION ONLY.

ARCHITECT LOGO:

AMERCO
 REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT
 2727 NORTH CENTRAL AVENUE
 PHOENIX, ARIZONA 85004
 P: (602) 263-6502

SITE ADDRESS:
 U-HAUL AT SUNSET BLVD
 1616 RUSTLE RD
 SPOKANE, WA 99224

SHEET CONTENTS:
 CONCEPT
 SITE PLAN

703071

DRAWN: HRK
 CHECKED: PB
 DATE: 10/25/17
 SP-1
 SPOKANE1A.DWG

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Summary of Neighborhood Council Outreach

U-Haul purchased the 11-acre subject property in March of this year and started to occupy the building in April. The property is located in the West Hills neighborhood.

The first West Hills neighborhood meeting was attended in August by Manny Mendez (President) and John Rutherford (a U-Haul owner's rep for property development) and was a simple introduction to meet the group. Everyone signed their names for attendance purposes and each stood up and introduced themselves. Mr. Mendez made it clear that as the new owner of the property on 1616 Rustle Road that their intent was to develop a U-Haul center.

U-Haul, through Mr. Rutherford, attended the October West Hills meeting. Mr. Rutherford provided a copy of U-Haul's "Partners for a Dynamic Community" booklet to Bridget Walden, the chairperson.

West Hills understands that U-Haul is in the process of seeking a rezone and their feedback has been positive regarding a U-Haul center in the area. Mr. Mendez plans to make a formal presentation of the proposed U-Haul center at a future meeting.

Last, U-Haul has offered the use of its building to hold future neighborhood council meetings as it wants to be part of the community.

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NONPROJECT DETERMINATION OF NONSIGNIFICANCE

FILE NO(S): Z17-624COMP

PROPONENT: Manny Mendez, U-Haul Company

DESCRIPTION OF PROPOSAL: This proposal is to amend the Comprehensive Plan land use map designation of twelve parcels from "Office" to "Commercial". If approved, the parcels would be zoned General Commercial with a 70-foot height limit and could be developed consistent with commercial business and other uses permitted within that zoning category. The approximate size of the proposal is 468,706 square feet (10.76 acres). No specific development proposal is being approved at this time.

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY:

The site address is 1616 S. Rustle Street, located south of Sunset Highway and west of S. Rustle Street

The site consists of twelve parcels, the numbers are 25262.0901, 25262.0506, 25262.0404, 25262.0504, 25262.0502, 25262.0503, 25262.0903, 25262.0802, 25262.0803, 25262.0801, 25262.0902, 25262.2212

Legal Description: Parcel Number: For Parcel 25262.0901: GARDENSPRINGS L1 THRU 4 B9; L2-3&4 SUBJ TO USA SEWER PIP ELN ESMT INC S1/2 OF VAC 17TH AVE N OF & ADJ L1 – for the full legal description of all Parcels see Attachment A.

LEAD AGENCY: City of Spokane

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

- [] There is no comment period for this DNS.
- [] This DNS is issued after using the optional DNS process in section 197-11-355 WAC. There is no further comment period on the DNS.
- [X] This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for at least 14 days from the date of issuance (below). Comments regarding this DNS must be submitted no later than 5 p.m. on September 11, 2018 if they are intended to alter the DNS.

Responsible Official: Heather Trautman

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

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

Date Issued: August 28, 2018

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 September 18, 2018 (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.

ENVIRONMENTAL CHECKLIST

SPOKANE ENVIRONMENTAL ORDINANCE

SECTION 11.10.230(1)

Revised May 31, 2013

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PLANNING & DEVELOPMENT

Environmental Checklist

File No. _____

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.

2. Name of Applicant:

Manny Mendez
U-Haul Company

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3. Address and phone number of applicant or contact person:

Stacy A. Bjordahl
Parsons/Burnett/Bjordahl/Hume LLP
159 S. Lincoln, Suite 225
Spokane WA 99201
T: (509) 252-5066

A. BACKGROUND

1. Name of proposed project, if applicable:
Comprehensive Plan Amendment for approximately 11 acres of land from Office Retail -70 to General Commercial-70 for property generally located at 1616 S Rustle in the City of Spokane, with implementing zone change to GC.
2. Name of applicant: U-Haul Company
3. Address and phone number of applicant or contact person:
Stacy A. Bjordahl
Parsons/Burnett/Bjordahl/Hume LLP
159 S. Lincoln, Suite 225
Spokane WA 99201
T: (509) 252-5066
4. Date checklist prepared: October 10, 2017
5. Agency requesting checklist: City of Spokane, Planning Services Department
6. Proposed timing or schedule (including phasing, if applicable): Comprehensive Plan Amendment and rezone: 2017-2018; development 2019
7. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
Following the comprehensive plan amendment and rezone approval, the applicant will apply for any building permits required for modifications to the existing building and/or for future commercial use of the vacant portions of the property.
- b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain.
No.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to his proposal.
None known.

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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.

City of Spokane will review other comprehensive plan amendment applications concurrently with this application.

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

City Plan Commission and City Council approval of Comp Plan Amendment and implementing zone classification.

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.

Proposal includes a Land Use Map change from Office Retail -70 to General Commerical-70 with implementing zone classification of GC. The site consists of approximately 11 acres and currently has an 86,000 square foot office building and paved parking lot.

12. Location of the proposal. Give sufficient information to a person to understand the precise location of your proposed project, including a street address, if any, and section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit application related to this checklist.

The subject property is located north of Interstate-90, west of Rustle Street, east of Assembly and south of Sunset Highway, in Section 26, Township 25, Range 42 EWM. The site address is 1616 S. Rustle Street, Spokane Washington.

13. Does the proposed action lie within the Aquifer Sensitive Area (ASA)? The General Sewer Service Area? The Priority Sewer Service Area? The City of Spokane? (See: Spokane County's ASA Overlay Zone Atlas for boundaries.)

The proposed action lies within the City of Spokane and the Aquifer Sensitive Area. The existing office building on site is connected to City sewer.

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?

Unlikely. This is a non-project action. Any future site development will incorporate typical uses compatible with GC zone as outlined in City of Spokane Municipal Code.

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

Future site development will meet all applicable permitting standards for groundwater protection.

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

None anticipated. Future site development will meet all applicable permitting standards for groundwater protection.

b. Stormwater

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

Unknown at this time.

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

Any additional stormwater generated by future construction or improvements will be handled in accordance with the Spokane City Standards.

TO BE COMPLETED BY APPLICANT

B. ENVIRONMENTAL ELEMENTS

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1. Earth

- a. General description of the site (circle one): *flat, rolling, hilly, steep slopes, mountains, other.* Generally considered flat, but site does slope from south to north.
- b. What is the steepest slope on the site (approximate percent slope)? Approximately 5 %
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know

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the classification of agricultural soils, specify them and note any prime farmland.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. No.
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill:
This is a non-project action, thus specifics are unknown at this time.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Based on existing site development, soils and slope, erosion is not likely.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? This is a non-project action, thus specifics are unknown at this time
- h. Proposed measures to reduce or control erosion or other impacts to the earth, if any: Conformance with Spokane erosion control standards.

2. Air

- a. What type of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial, wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.
Site is currently occupied by U-Haul for its corporate offices and is not impacted by emissions. Future emissions are unknown at this time, but expect auto emissions and some dust during any future construction activities.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
No, other than auto emissions.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
Conformance to all applicable local, state, and federal emission control requirements.

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3. Water

a. SURFACE:

- (1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.
No.
- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.
No.
- (3) Estimate the amount of fill and dredge material that would be placed in or removed from the surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.
Not applicable.
- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
No.
- (5) Does the proposal lie within a 100-year floodplain? No. If so, note location on the site plan.
Not applicable.
- (6) Does the proposal involve any discharge of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.
No.

Evaluation for
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b. GROUND:

- (1) Will groundwater be withdrawn, or will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.
No.

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- (2) Describe waste material that will be discharged into the ground from septic tanks or other sanitary waste treatment facility. Describe the general size of the system, the number of houses to be served (if applicable) or the number of persons the system(s) are expected to serve.

None.

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.

The only runoff anticipated at this time is stormwater. Future additional quantities and design are unknown at this time.

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

No. The project will be on public sewer and there are no surface waters nearby.

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

Conformance to all applicable design standards and requirements.

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4. Plants

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

☒ Deciduous tree: alder, maple, aspen, other.

☒ Evergreen tree: fir, cedar, pine, other.

☒ Shrubs

☒ Grass

☐ Pasture

☐ Crop or grain

☐ Wet soil plants, cattail, buttercup, bullrush, skunk cabbage, other.

☐ Water plants: water lilly, eelgrass, milfoil, other.

☒ Other types of vegetation. (Ornamental)

- b. What kind and amount of vegetation will be removed or altered? Unknown at this time.

- c. List threatened or endangered species known to be on or near the site. None known.

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- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: Unknown at this time. All future landscaping will be designed and installed in accordance with the Spokane City Municipal Code.

5. Animals

- a. Circle any birds and animals which have been observed on or near the site are known to be on or near the site:
birds: hawk, heron, eagle, songbirds, other: mammals:
cows, bear, elk, beaver, *other*.
fish: bass, salmon, trout, herring, shellfish, other: _____
other: _____
- b. List any threatened or endangered species known to be on or near the site.
None Known.
- c. Is the site part of a migration route? If so, explain. No.
- d. Proposed measures to preserve or enhance wildlife, if any: Unknown at this time.

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6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.
Electricity and natural gas will be used.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
Applicant is unaware of any solar energy used by adjacent properties, thus no impacts are anticipated.
- 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:
Project will comply with State Energy Code.

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion,

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spill, or hazardous waste that could occur as a result of this proposal? If so, describe.

Not likely based on the type of land uses allowed in the GC zone.

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- (1) Describe special emergency services that might be required.
Services will be typical for uses associated with GC zone.

- (2) Proposed measures to reduce or control environmental health hazards, if any:
Not applicable.

b. NOISE:

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

There is noise associated with the traffic along Sunset Highway and Interstate-90, but it is not expected to impact any future project. There is also aircraft noise from Spokane International Airport, but is not expected to impact any future development of the site.

- (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.

Construction traffic and equipment noise are anticipated during any future construction that may take place. Long-term noise will be typical of commercial and office uses.

- (3) Proposed measure to reduce or control noise impacts, if any:
Conformance with all applicable noise standards. Specific mitigation, if necessary, is unknown at this time. Construction activities will be limited to daytime hours.

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties?

Site is developed with an 86,000 square foot office building and paved parking lot. The remainder is undeveloped. The adjacent properties are developed with hotel, office, restaurant and other commercial uses.

- b. Has the site been used for agriculture? If so, describe.
No.

- c. Describe any structures on the site.
Two-story office building.

- d. Will any structures be demolished? If so, which?
No.

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- e. What is the current zoning classification of the site? Office Retail -70.
- f. What is the current comprehensive plan designation of the site? Office Retail
- g. If applicable, what is the current shoreline master program designation of the site?
Not applicable.
- h. Has any part of the site been classified as a critical area? If so, specify.
No.
- i. Approximately how many people would reside or work in the completed project?
This is a non-project action, thus specifics are unknown at this time.
- j. Approximately how many people would the completed project displace? None.
- k. Proposed measures to avoid or reduce displacement impacts, if any: None.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
Compliance with all applicable development standards.

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9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing.
No residential uses proposed at this time.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high-, middle- or low-income housing.
None.
- c. Proposed measures to reduce or control housing impacts, if any:
N/A.

10. Aesthetics

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- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

This is a non-project action, thus specifics are unknown at this time. All buildings will comply with the maximum building height limitation of the underlying zone.

- b. What views in the immediate vicinity would be altered or obstructed?

Views of the subject property could be altered from undeveloped to developed condition if additional buildings are constructed in the future.

- c. Proposed measures to reduce or control aesthetic impacts, if any The property owner intends to retain as much of the existing vegetation as practical based on future land uses and infrastructure. Landscaping, building setbacks, and maximum building height will be in accordance with the Spokane City Municipal Code.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

There will be exterior lighting during non-daylight hours.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? None anticipated.

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

- d. Proposed measures to reduce or control light and glare impacts, if any: Unknown at this time. All lighting will be shielded and directed in accordance with the Spokane Municipal Code.

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12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Finch Arboretum is located approximately ½ mile east of the subject property and the Indian Canyon Golf Course is also in close proximity to the property. A volleyball court is located on the property for employee use.

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- b. Would the proposed project displace any existing recreational uses? If so, describe.
No.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Not applicable.

13. Historic and cultural preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

None known.

- b. Generally describe any landmarks or evidence of historic archaeological, scientific or cultural importance known to be on or next to the site.

None.

- c. Proposed measures to reduce or control impacts, if any:

Not applicable.

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Agency Use
Only

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system.

Show on site plans, if any. Access to the property is from Sunset Highway to Rustle Street.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Yes. Spokane Transit Authority (STA) currently provides regular service to the area via Route 61, with a stop at Sunset Highway & Rustle.

- c. How many parking spaces would the completed project have? How many would the project eliminate?

Parking will be developed according to City Code. No parking will be eliminated, but some will be converted from passenger vehicle stalls to parking for rental trucks and equipment.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets not including

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driveways? If so, generally describe (indicate whether public or private). No.

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

Not in the immediate vicinity of rail or air; however, the Spokane International Airport is located approximately 3 miles west of the property and a railroad line is located approximately 1 mile from the property.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak would occur.

This is a non-project action, thus specifics are unknown at this time.

Current PM peak____; AM Peak____; Weekday_____.

- g. Proposed measures to reduce or control transportation impacts, if any: Unknown at this time, as mitigation will be based on the specific uses proposed, during the building permit and SEPA review process.

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Agency Use
Only

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

There will be minimal impact. The property is currently served by City fire and police. Future needs will be based upon land uses that are developed on the site.

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

Transportation mitigation may be required based on traffic volumes generate; however, the proposed uses are anticipated to generate LESS traffic than what could be generated with other retail or office uses in either the current or requested zone. Property taxes, revenue and fees from the commercial, business will offset other impacts on public services.

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other. _____

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Project: 11-11-11-11-11

- 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.

All utilities are available. Water and sewer will be provided by the City of Spokane. Electricity and natural gas will be provided by Avista.

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C. SIGNATURE

I, the undersigned, swear under penalty of perjury that the above responses are made truthfully and to the best of my knowledge. I also understand that, should there be any willful misrepresentation or willful lack of full disclosure on my part, the agency must withdraw any determination of Non-significance that it might issue in reliance upon this checklist.

Date: 10-30-2017

Signature: _____

Please Print or Type:

Proponent: Manny Mandez- U-Haul Company Address: 1616 S. Rustle Street, Spokane WA 99201

Phone: (509) 290-8481

Person completing form (if different from proponent):

STACY BJORDAHL

Address: 159 S. Lincoln Street, Suite 225, Spokane WA 99201

Phone: (509) 252-5066

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Staff member(s) reviewing checklist: _____

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 Non-significance.
- ☐ B. probable significant adverse environmental impacts do exist for the current proposal and recommends a Mitigated Determination of Non-significance with conditions.
- ☐ C. there are probable significant adverse environmental impacts and recommends a Determination of Significance.

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D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS
(Do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage or release of toxic or hazardous substances; or production of noise?
No significant increase in discharge anticipated.

Proposed measures to avoid or reduce such increases are:
Compliance with applicable discharge standards.

2. How would the proposal be likely to affect plants, animals, fish or marine life?
NA-Not applicable. This is a non-project action; however, it is noted that site vegetation will be removed as necessary to accommodate future development.

Proposed measures to protect or conserve plants, animals, fish or marine life are:
NA- Not applicable.

3. How would the proposal be likely to deplete energy or natural resources?
NA-Not applicable.

Proposed measures to protect or conserve energy and natural resources are:
Compliance with energy codes.

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PLANNING & DEVELOPMENT

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?

NA-Not applicable. This is a Non-Project Action.

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

NA-Not applicable.

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?

NA-not applicable.

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

NA-Not applicable.

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

Traffic impacts will be studied at the time of development and mitigated as appropriate. Other public services and utilities will be utilized. The area is planned for urban growth and existing utilities should be sized to handle additional demands as the property is developed.

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

Compliance with applicable codes and standards.

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

No conflicts are anticipated.

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PLA: [signature]

C. SIGNATURE

I, the undersigned, swear under penalty of perjury that the above responses are made truthfully and to the best of my knowledge. I also understand that, should there be any willful misrepresentation or willful lack of full disclosure on my part, the agency may withdraw any Determination of Non-significance that it might issue in reliance upon this checklist.

Date: 10-30-2017Signature: **Please Print or Type:**

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Phone: 509) 290-8481

Person completing form (if different from proponent):

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Staff member(s) reviewing checklist: _____

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- B. ☐ probable significant adverse impacts do exist for the current proposal and recommends a Mitigated Determination of Non-significance with conditions.
- C. ☐ there are probable significant adverse environmental impacts and recommends a Determination of Significance.

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Spokane Tribe of Indians

April 30, 2018

Tirrell Black
Planner

RE: File No, Z17-624COMP

Ms. Black:

Thank you, for allowing the Spokane Tribe of Indians the opportunity to comment on your undertaking is greatly appreciated.

We are hereby in consultation for this project.

As I understand that this is change to zoning map from OR-150 to CB-150, it's unlikely that the project will impact any cultural resources in the proposed area.

This letter is your notification that your project has been cleared, and your project may move forward.

As always, if any artifacts or human remains are found upon inadvertent discovery, this office should be immediately notified and the work in the immediate area cease.

Should additional information become available our assessment may be revised.

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

If questions arise, please contact me at (509) 258 – 4315.

Sincerely,

Randy Abrahamson
Tribal Historic Preservation Officer (T.H.P.O.)