REQUEST FOR COMMENTS

Agency and Interested City Department Review FILE NO. Z17-612COMP, Clanton Family LLC Comprehensive Plan Land Use Map Amendment Proposal

SPOKANE

DATE: April 20, 2018

TO: Interested Parties, City Departments

And Agencies with Jurisdiction. (Distribution list on last page)

FROM: Tirrell Black, Associate Planner

808 West Spokane Falls Boulevard

Spokane, WA 99201 or call (509) 625-6300 or 625-6185; email: tblack@spokanecity.org

SUBJECT: Proposed amendment of Land Use Plan Map from "Office" to "General Commercial" Land

Use; if approved, with concurrent change to zoning map from OR-150 (Office Retail) to CB-150

(Community Business).

APPLICANT/

OWNER: Clanton Family LLC

AGENT: Dwight Hume, Land Use Solutions and Entitlement

LOCATION: The subject site includes 3 parcels located on the southeast corner of West 6th Avenue and

South Stevens Street (parcels 35191.5101, .5102, and .5103). The concerned properties total

approximately 0.68 acres.

REPORT NEEDED BY: 5 P.M. May 7, 2018. If additional information is required in order for your department or agency to comment on this proposal, please notify the Planning and Development Services Department as soon as possible so that the application processing can be suspended while the necessary information is being prepared. Under the procedures of SMC 17G.060, this referral to affected departments and agencies is for the following:

- 1) The determination of a complete application. <u>If there are materials that the reviewing departments and agencies need to comment on this proposal, notice of such must be provided to the applicant;</u>
- 2) Provides notice of application:
- 3) Concurrency Testing, please note one of the following:
 - a) () This application is subject to concurrency and agency is required to notify this department that applicant meets/fails currency; OR
 - b) (X) This application is exempt from concurrency testing, but will use capacity of existing facilities.

The lack of comment including concurrency by any referral agency will be considered acceptance of this application as technically complete and meeting concurrency requirements.

Under the revised procedures of SMC 17G.060, this referral to affected Departments and Agencies is to provide notice of a pending application. **THIS WILL BE THE LAST NOTICE PROVIDED TO REFERRAL DEPARTMENTS AND AGENCIES UNLESS WARRANTED**. If there are materials that the reviewing Departments and Agencies need to comment on this proposal, notice of such must be provided to the Applicant. The lack of comment by any referral agency will be considered to be acceptance of this application as Technically Complete.

DESCRIPTION OF PROPOSAL: This proposal is to change the 3 parcels from Office Land Use and OR-150 zoning (Office Retail, 150-foot height limit) to General Commercial Land Use and CB-150 zoning (Community Business, 150-foot height limit)

A map is attached. Additional Maps and Materials associated with this proposal can be viewed at https://my.spokanecity.org/projects/2017-2018-proposed-comprehensive-plan-amendments/

ENVIRONMENTAL REVIEW/ SEPA: The City of Spokane Planning and Development Services Department is the Lead Agency for this proposal; Tirrell Black, Associate Planner, is the responsible official. No determination has yet been made. This non-project proposal will be reviewed for compliance with SEPA Regulations, Spokane Municipal Code 17E.050. See attached SEPA Checklist.

- * The lack of comment including concurrency/capacity by any referral agency will be considered acceptance of this application as technically complete and meeting concurrency/capacity requirements.
- ** Forward your comments to Tirrell Black, Associate Planner at least 2 working days before the "Report needed by" date shown on the front page.

<u>DISTRIBUTION LIST FOR COMMENTS</u>
FILE No.: Z17-612COMP (Comprehensive Plan Land Use Amendment Proposal

DISTRIBUTION LIST FOR COMMENTS

PROJECT NAME: Comprehensive Plan Land Use Amendment Proposal FILE No.: Z17-612COMP

E-mail Copies

City Departments

- Asset Management, Attn: Dave Steele
- Building Department, Attn: John Halsey
- City Attorney, Attn: James Richman
- City Treasurer: Renee Robertson
- Code Enforcement, Attn: Heather Trautman
- Construction Management, Attn: Joel Graff* **
- Engineering Services, Attn: Dan Buller* **
- Fire Dept., Attn: Dave Kokot *
- Historic Preservation, Attn: Megan Duvall
- Integrated Capital Management, Attn: Marcia Davis* **
- Integrated Capital Management, Attn: Katherine Miller * **
- Integrated Capital Management: Scotty Allenton* **
- Library Services, Attn: Daniel Pringle*
- Neighborhood & Business Services, Attn: Dawn Kinder
- Neighborhood Services, Attn: ONS Team
- Parks Dept., Attn: Garrett Jones*
- PCED, Attn: Theresa Sanders
- Planning & Development, Attn: Kris Becker
- Planning & Development, Attn: Eldon Brown**
- Planning & Development, Attn: Joelie Eliason
- Planning & Development, Attn: Erik Johnson
- Planning & Development, Attn: Patty Kells*
- Planning & Development, Attn: Lisa Key
- Planning & Development, Attn: Omar Akkari
- Planning & Development, Attn: Mike Nilsson**
- Planning & Development, Attn: Tami Palmquist
- Planning & Development, Attn: Andy Schenk
- Police Department, Attn: Sgt Chuck Reisenauer*
- Public Works, Attn: Scott Simmons
- Solid Waste, Attn: Scott Windsor
- Solid Waste, Attn: Rick Hughes*
- Street Operations, Attn: Inga Note**
- Street Operations, Attn: Bob Turner**
- Street Operations, Attn: Gary Kaesemeyer**
- Street Operations, Attn: Greg Martin**
- Wastewater Management, Attn: Mike Morris**
- Wastewater Management, Attn: William Peacock**
- Wastewater AWWTP, Attn: Mike Coster**
- Water Department, Attn: Dan Kegley**
- Water Department, Attn: Jim Sakamoto**

County Departments

- Spokane County Public Works, Attn: Scott Engelhard
- Spokane County Planning Department, Attn: John Pederson
- Spokane County Engineering Dept., Attn: Gary Nyberg
- Spokane Regional Health District, Attn: Jon Sherve
- Spokane Regional Health District, Attn: Paul Savage
- Spokane Regional Health District, Attn: Eric Meyer
- SRCAA, Attn: April Westby

Washington State Agencies

- Department of Natural Resources, Attn: Dave Harsh
- Department of Natural Resources Aquatics
- Department of Natural Resources, Attn: SEPA Center
- Department of Commerce, Attn: Dave Andersen
- Department of Archaeology & Historic Preservation, Attn: Gretchen Kaehler
- Department of Ecology, Attn: Environmental Review Section
- Department of Ecology, Attn: Jacob McCann
- Department of Ecology, Eastern Region, Attn: Jeremy Sikes, Shoreline Permit Reviewer
- Department of Ecology, Eastern Region, Attn: David Moore, Wetlands/Shoreline
- Department of Transportation, Attn: Char Kay
- Department of Transportation, Attn: Greg Figg
- Department of Fish & Wildlife, Attn: Karin Divens -Habitat Program

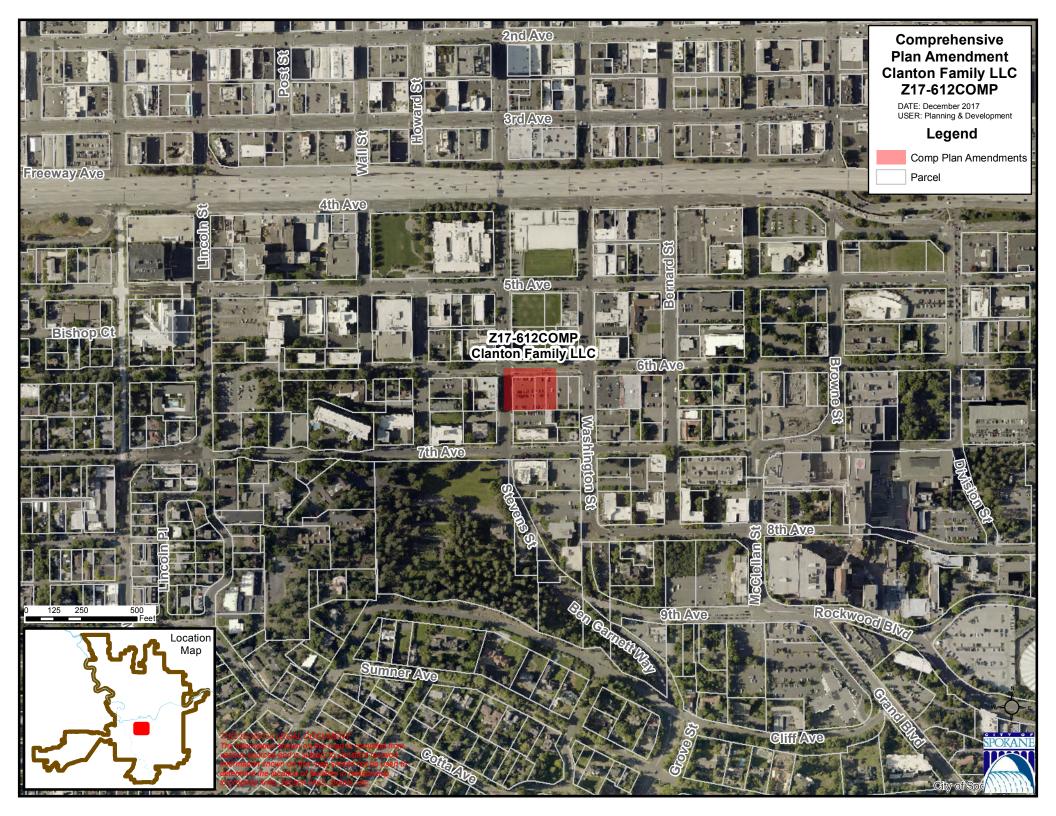
Other Agencies

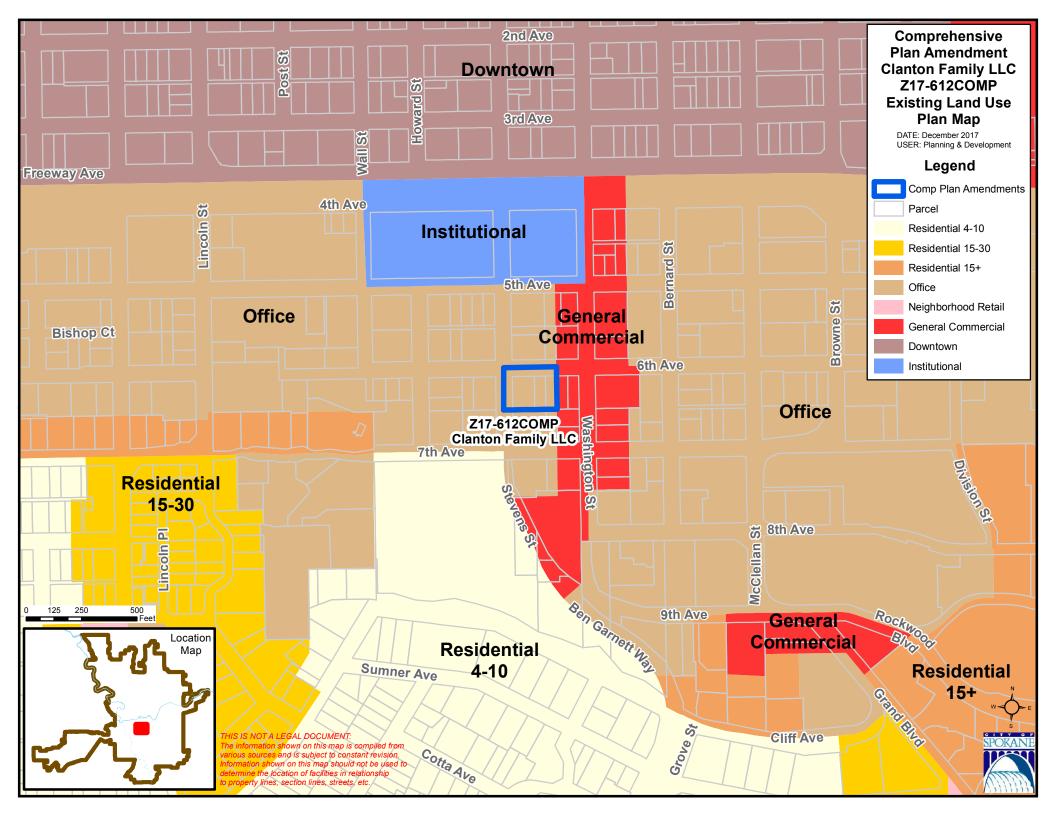
- U.S. Army corps of Engineers, Attn: Jess Jordan
- Avista Utilities, Attn: Lu Ann Weingart
- Avista Utilities, Attn: Dave Byus
- Avista Utilities, Attn: Randy Myhre
- Avista Utilities, Attn: Larissa Pruitt
- Cheney School District Operations, Attn: Jeff McClure
- City of Spokane Valley Planning, Attn: Lori Barlow
- City of Spokane Valley Planning, Attn: Mike Basinger
- District 81 Capital Projects, Attn: Candy Johnson
- Mead School District Facilities & Planning, Attn: Ned Wendle
- Spokane Aquifer Joint Board, Attn: Tonilee Hanson
- Spokane School District, Attn: Phil Wright
- Spokane Transit Authority, Attn: Gordon Howell
- Spokane Transit Authority, Attn: Mike Hynes
- Spokane Transit Authority, Attn: Kathleen Weinand
- Spokane Tribe of Indians, Attn: Jacki Corley
- Spokane Regional Transportation Council, Attn: Ryan Stewart
- Williams Northwest Pipeline, Attn: Michael Moore

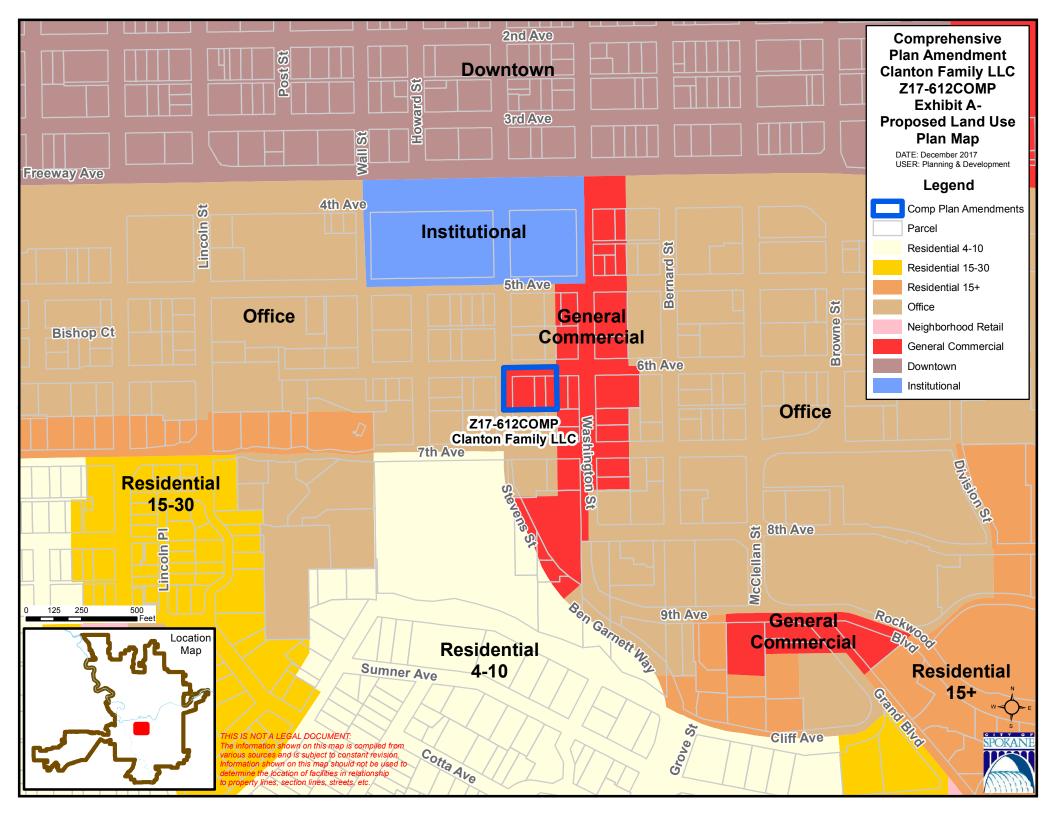
Hard Copies

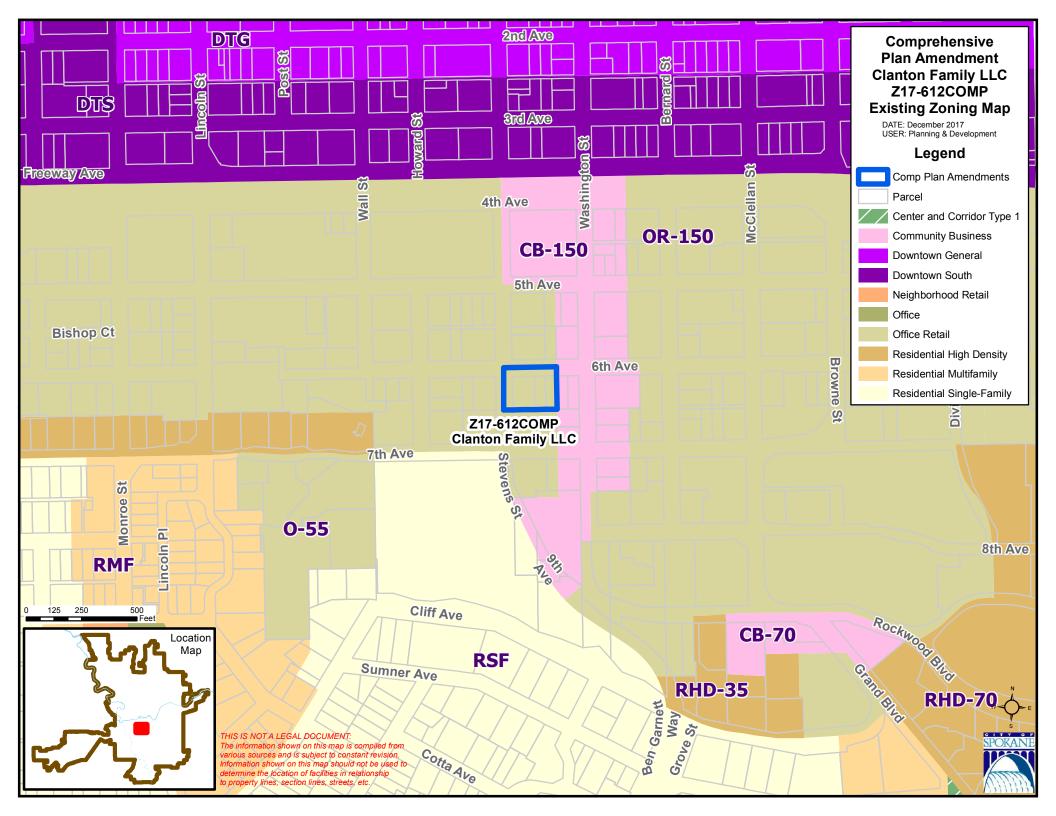
Other Agencies

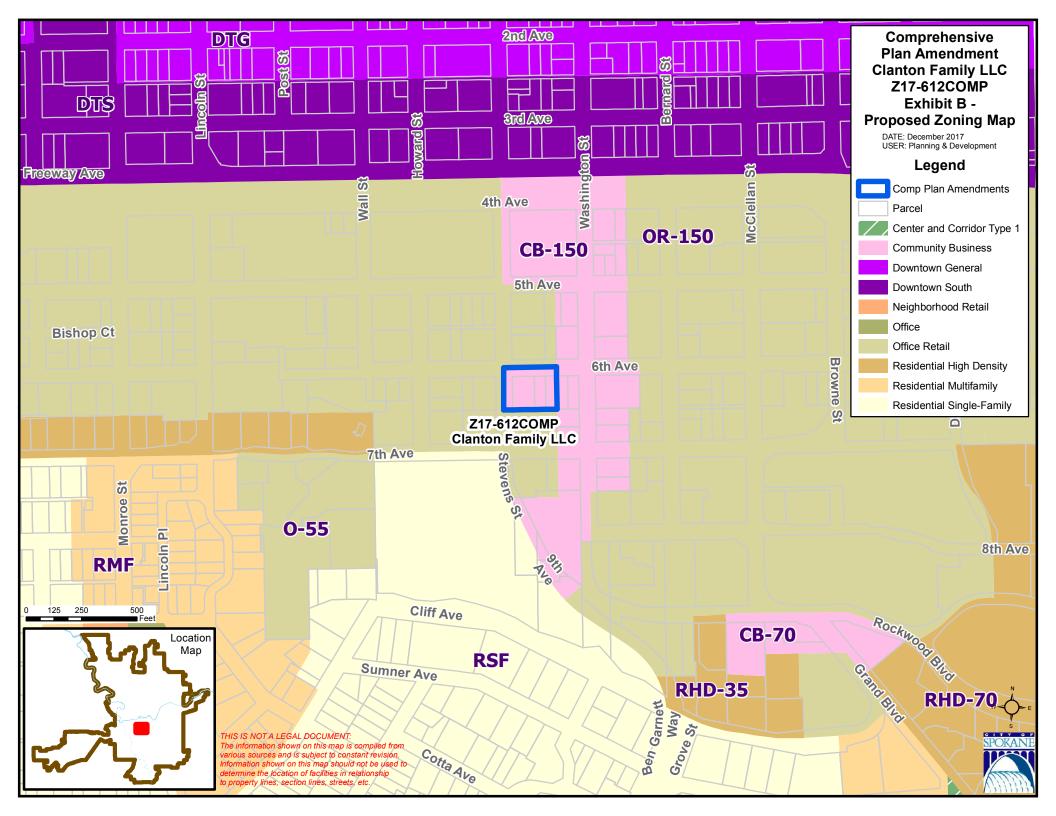
- U.S. Postal Service, Attn: Postmaster
- Spokane Tribe of Indians, Attn: Randy Abrahamson (Section, Township, Range)











City of Spokane

Planning Services Department



General Application

DESCRIPTION OF PROPOSAL:

Comprehensive Plan Map Amendment from Office to General Commercial and from O-150 to CB-150

ADDRESS OF SITE OF PROPOSAL: (if not assigned yet, obtain address from Public Works before submitting application) 415 and 417 W 6th Avenue; 605 S Stevens

APPLICANT:

Name:

Clanton Family LLC C/O Steve Trefts, Manager NW Trustees Management Services

Address:

P O Box 18969 Spokane WA 99228-0969

Phone (home):

Phone (work):

466-3024

Email address:

STrefts@nwtrustee.com>

PROPERTY OWNER:

Name:

Same

Address:

Phone (home):

Phone (work):

Email address:

AGENT:

Name:

Land Use Solutions and Entitlement C/O Dwight Hume

Address:

9101 N Mt. View Lane Spokane WA 99218

Phone (home):

Phone (work):

509.435.3108

Email address:

dhume@spokane-landuse.com

ASSESSOR'S PARCEL NUMBERS:

35191.5101, 5102 and 5103

LEGAL DESCRIPTION OF SITE:

Lots 1-4, Block 93, Railroad 2nd Addition to Railroad Addition

SIZE OF PROPERTY:

30000 sf

LIST SPECIFIC PERMITS REQUESTED IN THIS APPLICATION:

Map amendment and zone change

RECEIVED

SUBMITTED BY:
Stephen hoffen Monage Clank Frails LLC 10/24/17
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, Stephen Trests , owner of the above-described property do hereby authorize to represent me and my interests in all matters regarding this
application.
A CANDIONAL ED CHARACTER
ACKNOWLEDGMENT:
STATE OF WASHINGTON)
) ss. COUNTY OF SPOKANE)
On this 24 th day of October, 2017, before me, the undersigned, a Notary Public in and for the
State of Washington, duly commissioned and sworn, personally appeared Stephen Trefts
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.
mentioned.
Witness my hand and official seal hereto affixed the day and year first above written.
Jeri Williams
NOTARY PUBLIC Notary Public in and for the State of Washington,
STATE OF WASHINGTON residing at Spokane

RECEIVED

OCT 3 0 2017

PLANNING & DEVELOPMENT

City of Spokane Planning Services Department



Comprehensive Plan or Land Use Code Amendment

Application

DESCRIPTION OF THE PROPOSED AMENDMENT Please check the appropriate box(es):

(Inc	Inconsistent Amendments will only be processed every other year beginning in 2005.)				
	Comprehensive Plan Text Change	X	Land Use Designation Change		
	Regulatory Code Text Change		Area-wide Rezone		

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

1. General Questions (for all proposals):

a. Describe the nature of the proposed amendment and explain why the change is necessary.

The applicant/owner has the adjacent easterly 2 lots zoned CB-150. They total 15000 sf and are not large enough to accommodate retail users interested in the site. The inclusion of the westerly 30000 sf would enable the market to respond to the offer to lease the property and thereby add increased revenues to the City. Moreover, it would provide a common retail improvement from Stevens to Washington with access from 6th Avenue and two controlled intersections.

b. How will the proposed change provide a substantial benefit to the public?

The market forces would target the drive-by traffic and cater to the demand of that demographic. Currently, the site is vacant, as is the existing undersized CB-15 portion at Washington. It would therefore provide a convenience to the south hill commuters.

c. Is this application consistent or inconsistent with the Comprehensive Plan goals, objectives and policies? Describe and attach a copy of any study, report or data, which has been developed that supports the proposed change and any relevant conclusions. If inconsistent please discuss how the analysis demonstrates that changed conditions have occurred which will necessitate a shift in goals and policies.

See Attached Supplement

d. Is this application consistent or inconsistent with the goals and policies of state and federal legislation, such as the Growth Management Act (GMA) or environmental regulations? If inconsistent, describe the changed community needs or priorities that justify such an amendment and provide supporting documents, reports or studies.

As stated above, the proposed change complies with the adopted comprehensive plan. It therefore complies with all other applicable state and federal regulations imposed upon that adopted plan.

e. Is this application consistent with the Countywide Planning Policies (CWPP), the comprehensive plans of neighboring jurisdictions, applicable capital facilities or special district plans, the Regional Transportation Improvement District, and official population growth forecasts? If inconsistent please describe the changed regional needs or priorities that justify such an amendment and provide supporting documents, reports or studies.

See paragraph "d" above.

f. Are there any infrastructure implications that will require financial commitments reflected in the Six-Year Capital Improvement Plan?

No infrastructure impacts or financial commitments will be imposed by this action.

g. Will this proposal require an amendment to any supporting documents, such as development regulations, Capital Facilities Program, Shoreline Master Program, Downtown Plan, critical areas regulations, any neighborhood planning documents adopted after 2001, or the Parks Plan? If yes, please describe and reference the specific portion of the affected plan, policy or regulation.

No changes are imposed.

h. If this proposal is to modify an Urban Growth Area (UGA) boundary, please provide a density and population growth trend analysis. Changes to the Urban Growth Area may occur only every five years and when the Board of County Commissioners (BoCC) reviews all UGA's countywide. *Not Applicable*

2. For Text Amendments:

- a. Please provide a detailed description and explanation of the proposed text amendment. Show proposed edits in "line in/line out" format, with text to be added indicated by underlining, and text to be deleted indicated with strikeouts.
- b. Reference the name of the document as well as the title, chapter and number of the specific goal, policy or regulation proposed to be amended/added.

3. For Map Change Proposals:

- a. Attach a map of the proposed amendment site/area, showing all parcels and parcel numbers.
- b. What is the current land use designation? Current designation is Office.
- c. What is the requested land use designation? Proposed is General Commercial

d. Describe the land uses surrounding the proposed amendment site (land use type, vacant/ occupied, etc.)

Subject: Vacant, former leased parking lot

North: Espresso Stand and school playground;

South: Apartments West: Apartments

NW: Medical office building, pharmacy

NE: Condos

East: Credit Union

SE: Office, retail and vacant



Comprehensive Plan Amendment Supplement

6th and Stevens Map Amendment Office to General Commercial

a. Is this application consistent or inconsistent with the Comprehensive Plan goals, objectives and policies? Describe and attach a copy of any study, report or data, which has been developed that supports the proposed change and any relevant conclusions. If inconsistent please discuss how the analysis demonstrates that changed conditions have occurred which will necessitate a shift in goals and policies.

LU 1.8 Policy language states: 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.

I believe that the subject property is consistent with the intent of LU 1.8 in its narrative about exceptions and the parameters within which said expansion can occur. I recognize the absence of the term one-way couplet, nonetheless, when you own property that fronts upon both arterial legs of the couplet, you cannot ignore the fact that a combined traffic count occurs at the property. In this case, the 2016 Traffic Flow Map of the City of Spokane indicates a combined total of 24,200 VTD. Furthermore, it fronts upon a non-residential street (6th Avenue) that also carries additional pass-by traffic for this property and intersects both Washington and Stevens as controlled intersections. Certainly, this traffic threshold policy did not intend to specifically preclude one-way couplets. Therefore, it should not become mired down in semantics and revised policy language procedures. What is important, is single ownership, double frontage and a portion of the ownership currently designated commercial.

It is also worth noting that no other portion of any other couplet in the city of Spokane has split zones. Furthermore, this is the only single ownership inside a couplet with split zoning.



City of Spokane



Notification Map

Application

Planning Services Department

DESCRIPTION OF PROPOSAL:

Comprehensive Plan Map amendment from Office to General Commercial

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

 $605~\mathrm{S}$ Stevens, 415 and 417 W 6^{th} Avenue

APPLICANT:

Name:

Clanton Family LLC C/O Steve Trefts, Manager NW Trustees Management

Services

Address:

P O Box 18969 Spokane WA 99228-0969

Phone (home):

Not Available

Phone (work):

509-466-3024

Email address:

STrefts@nwtrustee.com>

PROPERTY OWNER:

Name:

Same as applicant

Address:

Phone (home):

Phone (work):

Email address:

AGENT:

Name:

Land Use Solutions and Entitlement c/o Dwight J Hume

Address:

9101 N Mt. View Lane Spokane WA 99218

Phone (home):

Phone (work):

435-3108

Email address:

dhume@spokane-landuse.com

ASSESSOR'S PARCEL NUMBERS:

35191.5101, 5102 and 5103

LEGAL DESCRIPTION OF SITE:

RECEIVED

Lots 1-4, Block 93, Railroad 2 nd Addition to Railroad Addition
SIZE OF PROPERTY:
30000 sf (.69 acres)
LIST SPECIFIC PERMITS REQUESTED IN THIS APPLICATION:
Comp Plan Map Amendment
DOES OWNER/APPLICANT OWN PROPERTY ADJACENT TO SUBJECT PROPERTY? If yes, provide all parcel numbers.
Yes, Lots 5 & 6 Block 93, Railroad 2 nd Addition to Railroad Addition

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

Applicant Property Owner Property Purchaser Agent





Environmental Checklist

File No.	
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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.



OCT 3 0 2017

A. BACKGROUND

1.	Name of proposed project, if applicable: 6 th and Stevens Comprehensive Plan Map Amendment
2.	Name of applicant: Spokane Medical Building Associates c/o James Cotter
3.	Address and phone number of applicant or contact person: Land Use Solutions and Entitlement, Dwight Hume 9101 N Mt. View Lane Spokane WA 99218 509.435.3108
4.	Date checklist prepared: October 23 2017
5.	Agency requesting checklist: Planning Services City of Spokane
6.	Proposed timing or schedule (including phasing, if applicable): Upon approval of this amendment and zone change
7.	a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. No
	b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain. Yes, the adjacent 15000sf property at Wshington and 6 th is vacant and would be combined with the subject 30000sf.
8.	List any environmental information you know about that has been prepared, or will be prepared, directly related to his proposal. None
9.	Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. No
10.	List any government approvals or permits that will be needed for your proposal, if known. Land Use Plan Amendment, Zone Change and development permits

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ar ch ne di 30	ive 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 necklist that ask you to describe certain aspects of your proposal. You do not seed to repeat those answers on this page. Non-project action, to be etermined at time of building permit. The proposed amendment would add 2000 sf of General Commercial designation to the applicants existing 5000 sf portion of a common ownership.
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th ar ra de V to to	cocation 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 large of area, provide the range or boundaries of the site(s). Provide a legal escription, site plan, vicinity map, and topographic map, if reasonably available. If you should submit any plans required by the agency, you are not required a duplicate maps or detailed plans submitted with any permit application related to this checklist. The property is located at the SEC of 6 th and Stevens and is currently a vacant parking lot. Previously leased to others.
-	
-	
-	
G S	oes the proposed action lie within the Aquifer Sensitive Area (ASA)? The eneral Sewer Service Area? The Priority Sewer Service Area? The City of pokane? (See: Spokane County's ASA Overlay Zone Atlas for boundaries.) ity of Spokane
-	
700	
TI	he following questions supplement Part A.
a.	Critical Aquifer Recharge Area (CARA) / Aquifer Sensitive Area (ASA)
(1) Describe any systems, other than those designed for the disposal of sanitary waste, installed for the purpose of discharging fluids below the ground surface (includes systems such as those for the disposal of stormwater or drainage from floor drains). Describe the type of system, the amount of material to be disposed of through the system and the types of material likely to be disposed of (including materials which may enter the system inadvertently through spills or as a result of firefighting activities). Non-project action, to be determined at time of building permit

	(2)	Will any chemicals (especially organic solvents or petroleum fuels) be stored in aboveground or underground storage tanks? If so, what types and quantities of material will be stored? Non-project action, to be determined at time of building permit	_
	(3)	What protective measures will be taken to insure that leaks or spills of any chemicals stored or used on site will not be allowed to percolate to groundwater. This includes measures to keep chemicals out of disposal systems. Non-project action, to be determined at time of building permit	_
	(4)	Will any chemicals be stored, handled or used on the site in a location where a spill or leak will drain to surface or groundwater or to a stormwater disposal system discharging to surface or groundwater? Non-project action, to be determined at time of building permit	
		Stormwater What are the depths on the site to groundwater and to bedrock (if known)? Non-project action, to be determined at time of building permit	_
	(2)	Will stormwater be discharged into the ground? If so, describe any potential impacts? Non-project action, to be determined at time of building permit	
B. EN	IVIR	Ag	uluation for
1.	Ea	General description of the site (circle one): flat, rolling, hilly, steep slopes, mountains, other.	Only

b.	What is the steepest slope on the site (approximate percent slope)? Not applicable
C.	What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland. Non-project action, to be determined at time of building permit
d.	Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. Non-project action, to be determined at time of building permit
e.	Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill: Non-project action, to be determined at time of building permit
f.	Could erosion occur as a result of clearing, construction, or use? If so, generally describe. Non-project action, to be determined at time of building permit
g.	About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? Non-project action, to be determined at time of building permit
h.	Proposed measures to reduce or control erosion or other impacts to the earth, if any: Non-project action, to be determined at time of building permit
Air	
a.	What type of emissions to the air would result from the

Evaluation for Agency Use Only

proposal (i.e., dust, automobile, odors, industrial, wood smoke)

2.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. No c. Proposed measures to reduce or control emissions or other impacts to air, if any: Non-project action, to be determined at time of building permit
impacts to air, if any: Non-project action, to be determined at time of building
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. N/A

Evaluation for Agency Use Only

d a <u>N</u>	vill the proposal require surface water withdrawals or iversions? Give general description, purpose, and pproximate quantities if known. Ion-project action, to be determined at time of building ermit	
Ì	ooes the proposal lie within a 100-year floodplain? If so, note ocation on the site plan.	e
(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 Agency Use Only
b.	GROUND:	
(1)	Will groundwater be withdrawn, or will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. Non-project action, to be determined at time of building permit	
(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. Non-project action, to be determined at time of building permit	
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. Non-project action, to be determined at time of building permit	

		3	
	(2	2) Could waste materials enter ground or surface waters? If so, generally describe.	
		Non-project action, to be determined at time of building permit	
	d.	PROPOSED MEASURES to reduce or control surface, ground, and runoff water impacts, if any. Non-project action, to be determined at time of building permit	
4.	Plai	nts	Evaluation for Agency Use
	a.	Check or circle type of vegetation found on the site:	Only
	a.	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 cabb	page.
		other.	,
		Water plants: water lilly, eelgrass, milfoil, other.	
	į	Vacant grasses, weeds Other types of vegetation.	
	b.	What kind and amount of vegetation will be removed or altered? Non-project action, to be determined at time of building permit	
		List threatened or endangered species known to be on or near the site. None known	
	75	<u></u>	
		Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: Non-project action, to be determined at time of building permit	

	*		
5.	An	imals	
	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: deer, bear, elk, beaver, other. fish: bass, salmon, trout, herring, shellfish, other. other:	Evaluation for
	b.	List any threatened or endangered species known to be on or near the site. None	Agency Use Only
	C.	Is the site part of a migration route? If so, explain	
	d.	Proposed measures to preserve or enhance wildlife, if any: None	
6.	En	nergy and natural resources	
	a.	What kinds or energy (electric, natural gas, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. Non-project action, to be determined at time of building permit	
	b.	Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. No	

C.	What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: Non-project action, to be determined at time of building permit	
7. Eı	nvironmental health	
a.	Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe. Non-project action, to be determined at time of building permit	
		Evaluation for
	Describe special emergency services that might be required. No new services not otherwise available	Agency Use Only
` ^	Proposed measures to reduce or control environmental health hazards, if any: Non-project action, to be determined at time of building permit	
b.	NOISE:	
` '	What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? Over 24000 VTD at the subject property	
	What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. Non-project action, to be determined at time of building permit	

	(3)	Proposed measure to reduce or control noise impacts, if any: Non-project action, to be determined at time of building permit	
8.	La	nd and shoreline use	
	a.	What is the current use of the site and adjacent properties? Subject is vacant, surrounded by apartments, office and retail. Fenced playground for SD 81 across from site at 6 th and Stevens.	
	b.	Has the site been used for agriculture? If so, describe. No	Evaluation for
	C.	Describe any structures on the site. Billboard, vacant	Agency Use
	d.	Will any structures be demolished? If so, which? N/A	
	e.	What is the current zoning classification of the site? O-150	
	f.	What is the current comprehensive plan designation of the site? Office	K.
	g.	If applicable, what is the current shoreline master program designation of the site? N/A	
	h.	Has any part of the site been classified as a critical area? If so, specify. Unknown	·
	i.	Approximately how many people would reside or work in the completed project?	

	Non-project action, to be determined at time of	
	building permit	
j.	Approximately how many people would the completed project displace? None	
k	impacts, if any: N/A	
l.	with existing and projected land uses and plans, if any:	
	Compliance with applicable development regulations	
		Evaluation for Agency Use Only
9.	Housing	Only
а	. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing. N/A	
b	Approximately how many units, if any, would be eliminated? Indicate whether high-, middle- or low-income housing. N/A	
С	Proposed measures to reduce or control housing impacts, if any: N/A	
10. A	esthetics	
а	. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? Non-project action, to be determined at time of building permit	

b.	What views in the immediate vicinity would be altered or obstructed? Non-project action, to be determined at time of building permit. (The zone currently allows a maximum height of 150 ft.)	-: -: -:
C.	Proposed measures to reduce or control aesthetic impacts, if any: Non-project action, to be determined at time of building permit	- - -
11. Liç	yht and Glare	-
a.	What type of light or glare will the proposal produce? What time of day would it mainly occur? Non-project action, to be determined at time of building permit	Evaluation for Agency Use
b.	Could light or glare from the finished project be a safety hazard or interfere with views? No	Only
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: Non-project action, to be determined at time of building permit	-
12. Re	creation	-
a.	What designated and informal recreational opportunities are in the immediate vicinity? Playgrounds adjacent, Cliff Park	- -
b.	Would the proposed project displace any existing	-

		•
C.	Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: None	· ·
13. Hi	storic 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.	-
b.	Generally describe any landmarks or evidence of historic archaeological, scientific or cultural importance known to be on or next to the site. Non-project action, to be determined at time of building permit	
	permit	Evaluation for Agency Use
C.	Proposed measures to reduce or control impacts, if any: Non-project action, to be determined at time of building permit	Only
14. Tra	ansportation	-
a.	Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. 6 th Ave.; Stevens and Washington	<u>-</u>
		≅
b.	Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? <u>Unknnown</u>	_
c.	How many parking spaces would the completed project have? How many would the project eliminate? Non-project action, to be determined at time of building permit	_

d.	Will the proposal require any new roads or streets, or improvements to existing roads or streets not including driveways? If so, generally describe (indicate whether public or private). No	
e.	Will the project use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe. No	
f.	How many vehicular trips per day would be generated by the completed project? If known, indicate when peak would occur. Non-project action, to be determined at time of building permit	
	(Note: to assist in review and if known indicate vehicle trips during PM peak, AM Peak and Weekday (24 hours).)	
	Proposed measures to reduce or control transportation impacts, if any: Non-project action, to be determined at time of building permit	
15. Pul	Dlic services	Evaluation for Agency Use Only
	Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe. No	
	Proposed measures to reduce or control direct impacts on public services, if any: None	
16. Util	ities	
	Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:	

b. Describe the utilities that are proposed for the project, the utility providing the service and the general construction activities on the site or in the immediate vicinity which might be needed. Non-project action, to be determined at time of building permit

C. SIGNATURE

withdraw any determination of Nonsignificance that it might issue in reliance upon this checklist. Date: 10-23-17 Signature: 2018 Please Print or Type: Proponent: Dwight J Hume Address: 9101 N Mt. View Lane Spokane WA 99218 Phone: <u>509.435.3108</u> _____ Person completing form (if different from proponent): Same _____ Address:_____ Phone: 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 Nonsignificance. B. probable significant adverse environmental impacts do exist for the current proposal and recommends a Mitigated Determination of Nonsignificance with conditions. C, there are probable significant adverse environmental impacts and recommends a Determination of Significance.

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

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.

ŕ	How would the proposal be likely to increase discharge to water; emissions to air; production, storage or release of toxic or nazardous substances; or production of noise? Non-project action, to be determined at time of building permit
	Proposed measures to avoid or reduce such increases are: Non-project action, to be determined at time of building permit
r	How would the proposal be likely to affect plants, animals, fish or marine life? It will not, the site is vacant and void of such.
C	Proposed measures to protect or conserve plants, animals, fish or marine life are: None
r	How would the proposal be likely to deplete energy or natural esources?
F	Proposed measures to protect or conserve energy and natural

4.	How would the proposal be likely to use or affect environmentally se areas or areas designated (or eligible or under study) for govern protection, such as parks, wilderness, wild and scenic rivers, threate endangered species habitat, historic or cultural sites, wetlands, flood pl prime farmlands? N/A	mental ned or
	Proposed measures to protect such resources or to avoid or reduce impacts are: N/A	
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? No impacts if developed in compliance with applicable regulations.	development
	Proposed measures to avoid or reduce shoreline and land use impacts are: As stated above	
6.	How would the proposal be likely to increase demands on transportation or public services and utilities? Non-project action, to be determined at time of building permit	
	Proposed measures to reduce or respond to such demand(s) are: Non-project action, to be determined at time of building permit	
7.	Identify, if possible, whether the proposal may conflict with local, state or federal laws or requirements for the protection of the environment. Non-project action, to be determined at time of building permit	

C. SIGNATURE

withdraw any Determination of Nonsignificance that it might issue in reliance upon this checklist. Date: 10-23-17 Signature: 10/9/forme Please Print or Type: Proponent: Dwight J Hume _____ Address:9101 N Mt View Lane ____ Phone: 509.435.3108 Spokane WA 99218 Person completing form (if different from proponent): SAME______ _____ Address:_____ Phone: ______ 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 Nonsignificance. B. __ probable significant adverse impacts do exist for the current proposal and recommends a Mitigated Determination of Nonsignificance with conditions. C. _ there are probable significant adverse environmental impacts and recommends

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



OCT 3 0 2017

a Determination of Significance.