



**REQUEST FOR COMMENTS**  
**Agency and Interested City Department Review**  
**FILE NO. Z17-623COMP, Kain Investments LLC**  
**Comprehensive Plan Land Use Map Amendment Proposal**

**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 Residential 15-30 Land Use to Neighborhood Retail Land Use; if approved, with concurrent change to zoning map from RMF (Residential Multifamily) to NR-35 (Neighborhood Retail).**

**APPLICANT/  
OWNER:** Kain Investments LLC

**AGENT:** Dwight Hume, Land Use Solutions and Entitlement

**LOCATION:** The subject site includes a portion of one parcel located at 9th Avenue and South Madison Street (parcel 35193.9017; see map). The concerned property totals approximately 0.11 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. If there are materials that the reviewing departments and agencies need to comment on this proposal, notice of such must be provided to the applicant;
- 2) Provides notice of application;
- 3) Concurrency Testing, **please note one of the following:**
  - a) ( ) This application is subject to concurrency and agency is required to notify this department that applicant meets/fails currency; OR
  - b) ( X ) This application is exempt from concurrency testing, but will use capacity of existing facilities.

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

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

**DESCRIPTION OF PROPOSAL:** This proposal is to change a portion of one parcel from Residential 15-30 Land Use and RMF zoning to Neighborhood Retail Land Use and NR-35 zoning (same as adjacent commercial Ace Hardware and Huckleberry's). The portion is 14 feet on east edge and 22 feet on south edge of parcel (4,952 sq. ft. or .11 acre).

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.

**DISTRIBUTION LIST FOR COMMENTS**

**FILE No.: Z17-623COMP (Comprehensive Plan Land Use Amendment Proposal**

## **DISTRIBUTION LIST FOR COMMENTS**

**PROJECT NAME: Comprehensive Plan Land Use Amendment Proposal**

**FILE No.: Z17-623COMP**

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- 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: Joeline 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)

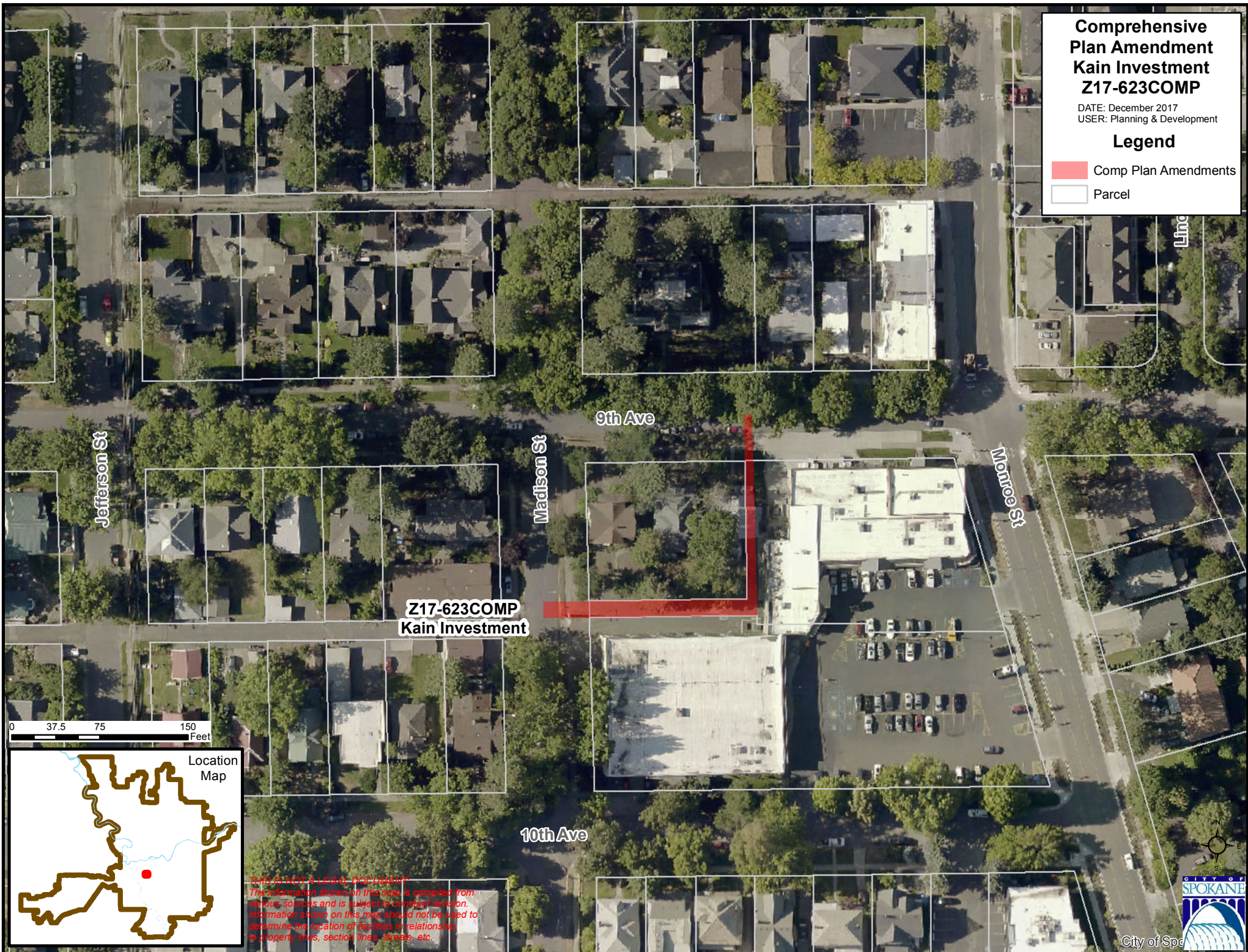


# Comprehensive Plan Amendment Kain Investment Z17-623COMP

DATE: December 2017  
USER: Planning & Development

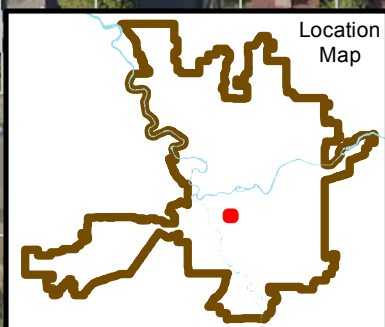
## Legend

-  Comp Plan Amendments
-  Parcel



**Z17-623COMP  
Kain Investment**

0 37.5 75 150  
Feet



Location  
Map

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









City of Spokane

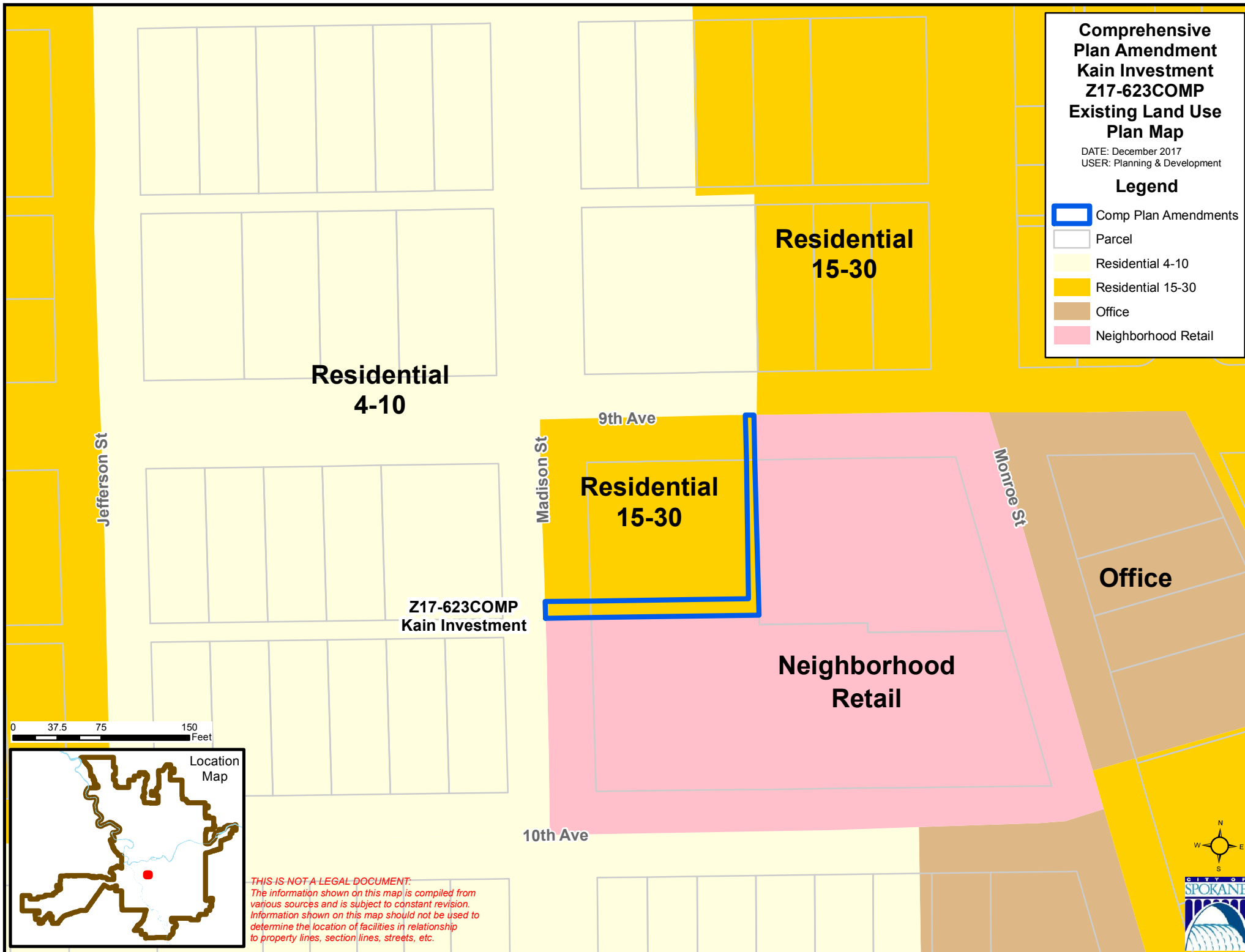


# Comprehensive Plan Amendment Kain Investment Z17-623COMP Existing Land Use Plan Map

DATE: December 2017  
USER: Planning & Development

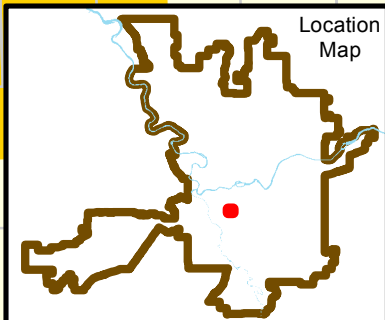
## Legend

-  Comp Plan Amendments
-  Parcel
-  Residential 4-10
-  Residential 15-30
-  Office
-  Neighborhood Retail



0 37.5 75 150 Feet

Location Map









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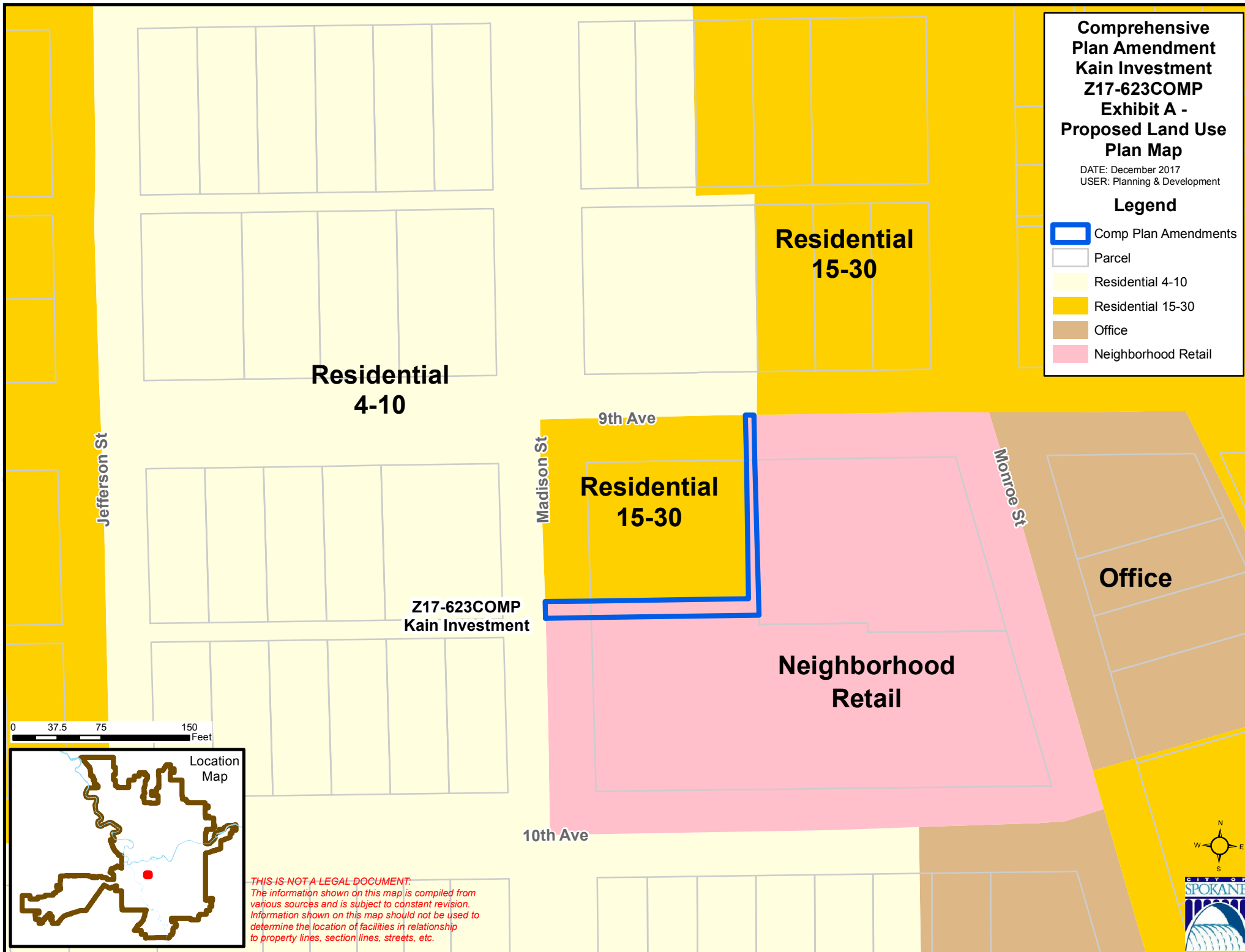


# Comprehensive Plan Amendment Kain Investment Z17-623COMP Exhibit A - Proposed Land Use Plan Map

DATE: December 2017  
USER: Planning & Development

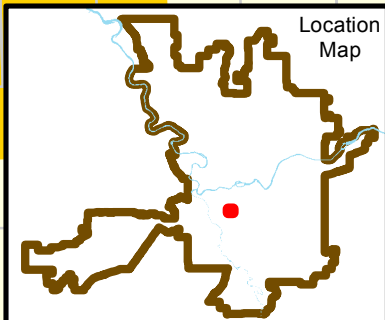
## Legend

-  Comp Plan Amendments
-  Parcel
-  Residential 4-10
-  Residential 15-30
-  Office
-  Neighborhood Retail



0 37.5 75 150 Feet

Location  
Map









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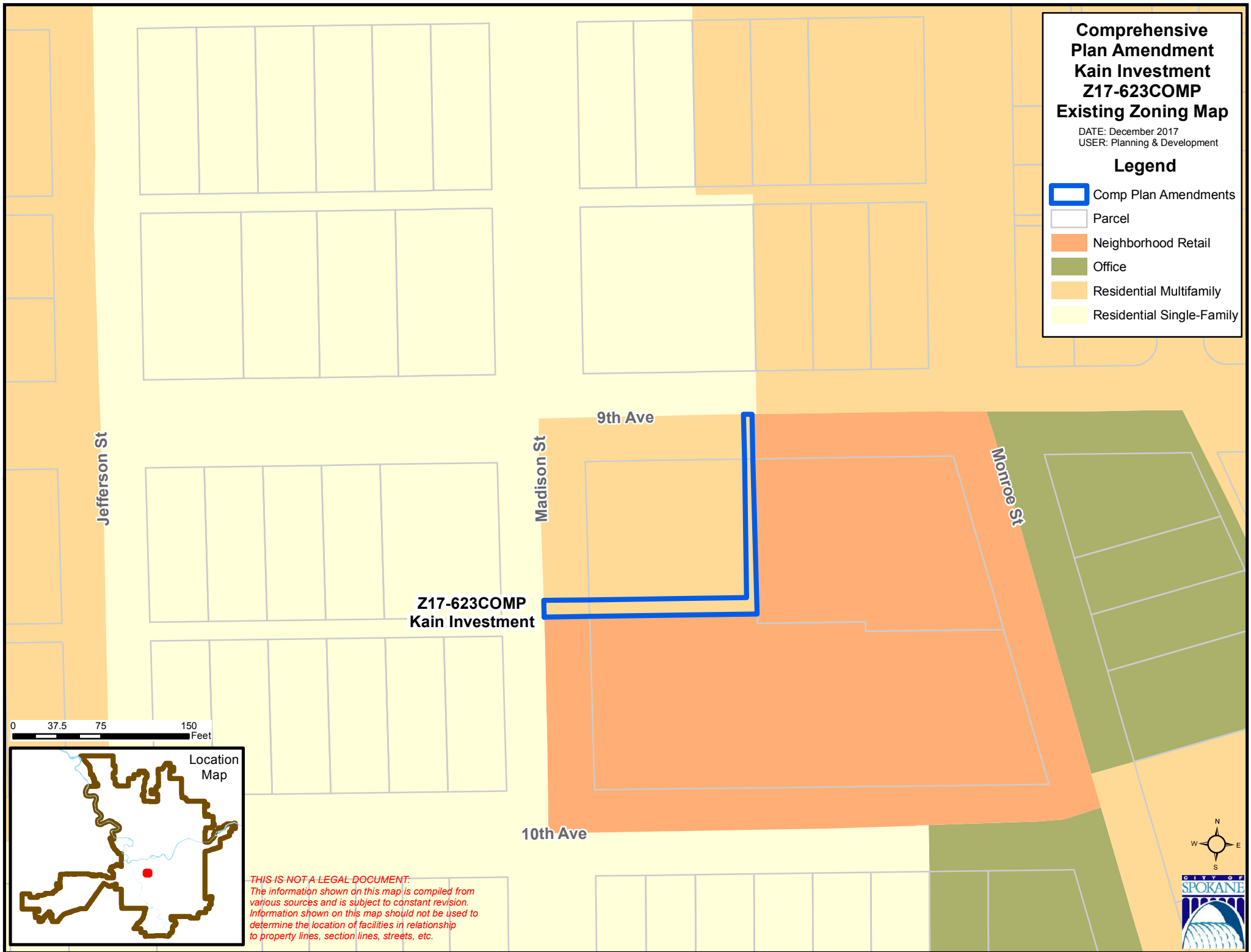


# Comprehensive Plan Amendment Kain Investment Z17-623COMP Existing Zoning Map

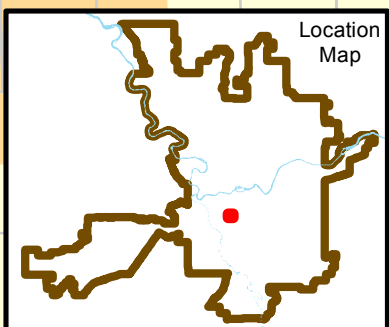
DATE: December 2017  
USER: Planning & Development

## Legend

-  Comp Plan Amendments
-  Parcel
-  Neighborhood Retail
-  Office
-  Residential Multifamily
-  Residential Single-Family



0 37.5 75 150 Feet



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









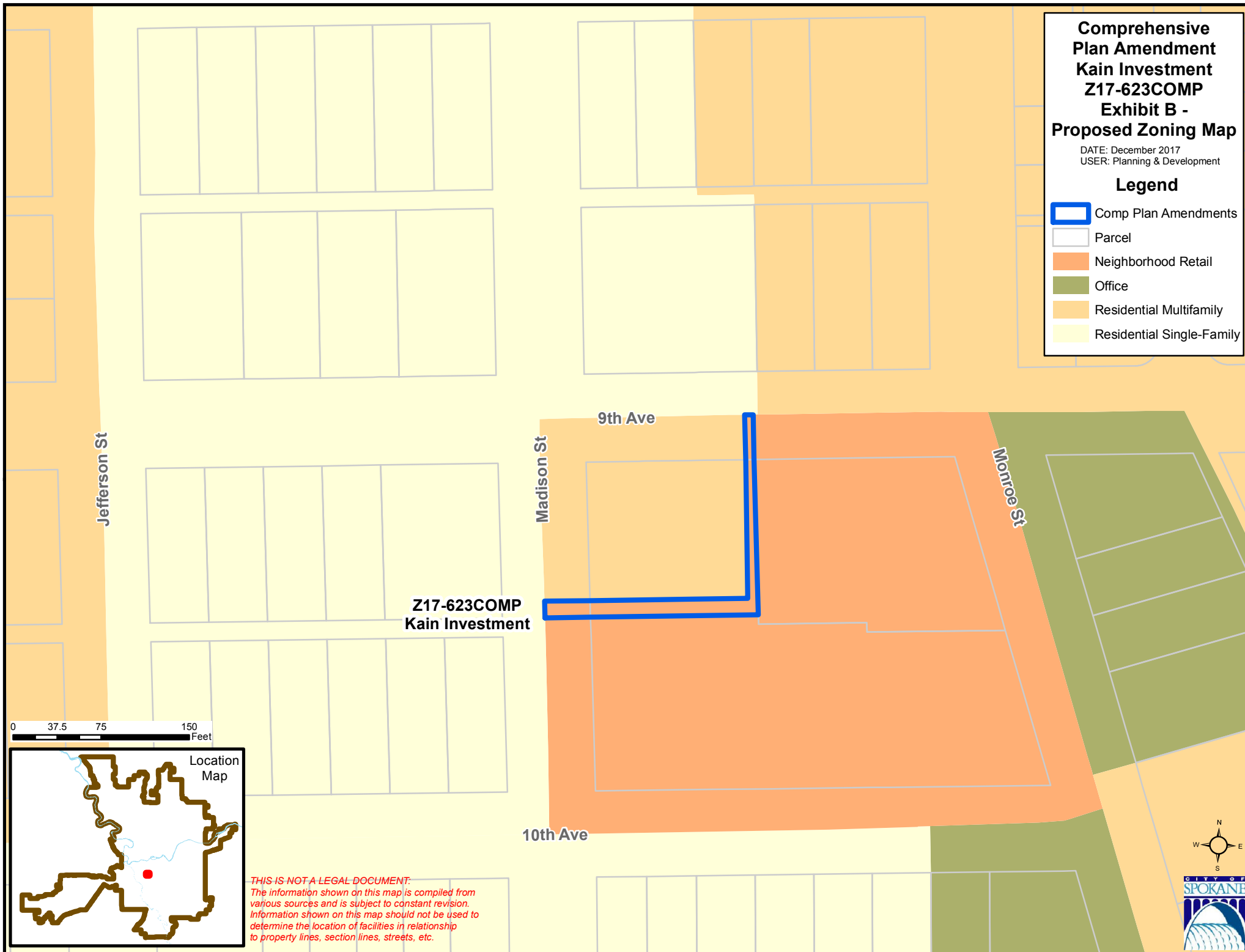


# Comprehensive Plan Amendment Kain Investment Z17-623COMP Exhibit B - Proposed Zoning Map

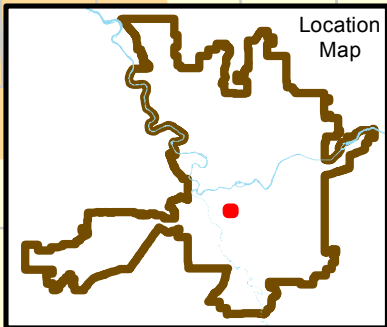
DATE: December 2017  
USER: Planning & Development

## Legend

-  Comp Plan Amendments
-  Parcel
-  Neighborhood Retail
-  Office
-  Residential Multifamily
-  Residential Single-Family



0 37.5 75 150 Feet



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**DESCRIPTION OF PROPOSAL:**

Change Land Use Plan map from Residential 15-30 to Neighborhood Retail and the zone from RMF to NR-35 on 4873.31 sf of said R-15-30 property.

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

1021, 1025 and 1029 W 9<sup>th</sup> Avenue.

**APPLICANT:**

**Name:** Kain Investments LLC C/O Ralph E. Swanson Lighthouse Properties  
**Address:** P O Box 78, Issaquah WA 98027  
**Phone (home):** **Phone (work):** 206.283.1153 ext. 1  
**Email address:** ralph@lighthouseproperties.us

**PROPERTY OWNER:**

**Name:** Same as above  
**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:**

Portion of former parcel numbers 35193.0913, 0914, 0915. (see Z17-449BLA)

**LEGAL DESCRIPTION OF SITE:**

See Attached

**SIZE OF PROPERTY:**

Approximately 4873 sf

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

Amendment to the Land Use Plan map from R-15-30 to Neighborhood Retail and the zone map from RMH to NR-35.

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**SUBMITTED BY:**

DWIGHT HUME

☐ 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: **(See Attached Authorization Letter)**

I, \_\_\_\_\_, owner of the above-described property do hereby authorize \_\_\_\_\_ to represent me and my interests in all matters regarding this application.

### ACKNOWLEDGMENT:

STATE OF WASHINGTON               )  
COUNTY OF SPOKANE             ) ss.

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared \_\_\_\_\_, to me known to be the individual that executed the foregoing instrument and acknowledged the said instrument to be free and his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

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

Notary Public in and for the State of Washington,  
residing at \_\_\_\_\_

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## Letter of Authorization

I, **RALPH E. SWANSON**, manager of the property described and attached, do hereby authorize Dwight J Hume to represent our interests in all matters regarding this application.

Signed *Ralph E Swanson* Dated 10 / 24 / 2017

### ACKNOWLEDGMENT:

STATE OF WASHINGTON     )  
  ) ss.

COUNTY OF KING     )

On this 24 day of October, 2017, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared *Ralph Swanson*, to me known to be the individual that executed the foregoing instrument and acknowledged the said instrument to be free and his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

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



*Kristy Brown*  
Notary Public in and for the State of Washington,  
residing at *King County*

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## Revised Legal Description

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(9<sup>th</sup> and Monroe LLC Map Amendment Residential 15-30 to Neighborhood Retail)

That portion of Lots 6-8 Block 1, McIntosh Addition as per plat recorded in Volume "A" of Plats, page 188, records of Spokane County; more particularly described as follows:

Lots 6-8 Block 1, McIntosh Addition

EXCEPT the North 118.00 ft. of the West 136.00 ft. thereof;

AND together with the north half of vacated alley adjacent to said Lots 6, 7 and 8.

Containing approximately 4873.31 square feet.

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**AFTER RECORDING RETURN TO:**

Attn: Ali Brast  
Planning & Development Services  
808 W. Spokane Falls Blvd.  
Spokane, WA 99201-3333

## Certificate of Approval of Boundary Line Adjustment

Expiration date if not processed by County Assessor: August 22, 2018

**Approval Date:** 8/22/17  
**Reference #:** Z17-449BLA  
**Grantor(s):** 926 Monroe, LLC  
**Site Address:** 1021, 1025, 1029 W 9<sup>th</sup> Ave

**Legal description(s) of parcel(s) BEFORE boundary line adjustment:**

**Assessor's parcel #: 35193.0913**

Lots 6, 7 and 8, Block 1, McINTOSH ADDITION, EXCEPT the West 86.50 feet thereof; AND EXCEPT the East 7.00 Feet of Lot 6;

**Assessor's parcel #: 35193.0914**

The West 86.50 feet of Lots 7 and 8, Block 1, McINTOSH ADDITION, EXCEPT the West 44.50 feet

**Assessor's parcel #: 35193.0915**

The West 44.5 feet of Lot 8, Block 1, McINTOSH ADDITION

**Assessor's parcel #: 35193.0908**

Lots 2, 3 and 4 lying Northerly of the North line of Lot 12 extended Easterly; AND all of Lot 5 and the East 7 feet of Lot 6, Block 1, McINTOSH ADDITION, AND the North Half of vacated alley lying south of and adjacent to said East 7 feet of lot 6 and all of Lot 5; AND that portion of said vacated alley lying Northerly of the North line of said Lot 12 extended Easterly and Easterly of the East line of said Lot 12 extended Northerly.

**Legal description(s) AFTER boundary line adjustment:**

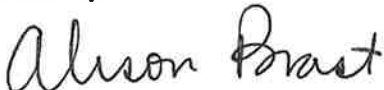
**Segregation A (addressed as 1021 W 9<sup>th</sup> Ave):**

The North 118.00 ft. of the West 136.00 ft. of Lots 6, 7 and 8, Block 1, McINTOSH ADDITION

**Segregation B (addressed as 1005 W 9<sup>th</sup> Ave):**

Lots 2, 3 and 4 lying Northerly of the North line of Lot 12 extended Easterly; AND all of Lot 5, 6, 7, and 8, Block 1, McINTOSH ADDITION TOGETHER WITH the North Half of vacated alley lying south of and adjacent to the East 7 feet of Lot 6 and all of Lot 5; AND that portion of said vacated alley lying Northerly of the North line of said Lot 12 extended Easterly and Easterly of the East line of said Lot 12 extended Northerly; EXCEPT the West 136.00 ft. of the North 118.00 ft. of said Lots 6, 7 and 8;

Approved by:



Alison Brast, Planning & Development Services

**NOTE: Development of this property may be subject to conditions from other City departments.**

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# Spokane County Assessor

Real Property Segregation Division

1116 West Broadway Avenue

Spokane, Washington 99260

Phone: (509) 477.3698

Fax: (509) 477-2093

Email: ASSRSEG@Spokanecounty.org

## Segregation Request Summary

<b>Seg Number</b>	<b>20170403</b>	<b>Seg Category</b>	Sale/Development
<b>Seg Status</b>	Submitted	<b>Seg Type</b>	Boundary Line Adjustment
<b>Seg Status Reason</b>			

### Applicant Information

<b>Applicant Is</b>	Owner	<b>Deputy ID</b>	PPADEN
<b>Name</b>	DWIGHT HUME		
<b>Address</b>	9101 N MT VIEW LN, SPOKANE, WA, 99218		
<b>Phone</b>	(509) 435-3108	<b>Work Phone</b>	(509) 477-5902
		<b>Fax</b>	
<b>Email</b>			

### Segregation Information Checks

<b>Pending Segs</b>	NO	<b>Taxes Owed</b>	NO	<b>TCA Multiple</b>	NO
<b>Multiple Owners</b>	NO	<b>Res Impr</b>	YES	<b>Pending Excises</b>	NO
<b>Related Prop</b>	NO	<b>Comm Impr</b>	NO		
<b>Annexations</b>	NO	<b>Exemptions</b>	NO		

### Parcel Information

<b>Number of Existing Parcels:</b>	4	<b>Current Parcels</b>	35193.0908
<b>Number of New Parcels</b>	2		35193.0913
			35193.0914
<b>Segregation Notes</b>			35193.0915

If Segregation Request is in Pending status, missing requirements must be met within 30 days or the Segregation Request will be terminated from the Assessors Database!!!

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# Comprehensive Plan or Land Use Code Amendment

## Application

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

*(Inconsistent Amendments will only be processed every other year beginning in 2005.)*

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

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

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

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

*The proposed amendment incorporates the remaining 4873 sf of property owned by the applicant and currently designated Residential 15-30. The balance of the applicants ownership is adjacent to the east along 9<sup>th</sup> Avenue and to the south along 10<sup>th</sup> Avenue and consist of 80,150 sf of Neighborhood Retail. This will adjust the NR designation and make allof the applicant's ownership one designation and zone.*

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

*The subject property adjoins the "backside" of the existing businesses. Heretofore there has been a substandard area zoned NR-35 that has been used for parking and access to the back of these retail buildings. The applicant was the former owner of the adjacent RMF property and recently sold the same after a BLA was approved that reduced the size of that land area and left this added 4873 sf. With this properly zoned to NR-35, the parking can be improved to current development standards. As such, more on-site parking can be provided for employees, enabling more parking on site and on the street.*

- 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.

*The proposed map amendment is consistent with LU 1.6 which directs new retail use to NC designated on the map. In this case, we are adjusting a boundary of an existing designated center to enable proper development of this 4873 sf remainder.*

- 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.

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*It does not significantly affect existing policy or designations of the adopted comprehensive plan. This adopted plan must be in compliance with applicable state and federal guidelines and policies, therefore, this amendment is in compliance as well.*

- 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 please describe the changed regional needs or priorities that justify such an amendment and provide supporting documents, reports or studies.

*Yes, for the same reasons as stated above under subsection "d".*

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

*No, the future improvements will be on site and do not generate any need for off-site capital improvements.*

- 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 amendments will be required.*

- 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. N/A

## **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.  
*See enclosed maps on file.*
- b. What is the current land use designation?  
*Residential 15-30*
- c. What is the requested land use designation?  
*Neighborhood Retail*
- d. Describe the land uses surrounding the proposed amendment site (land use type, vacant/occupied, etc.)

*North: Residential and apartments; West: Residential; South and East: Neighborhood Retail*

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**DESCRIPTION OF PROPOSAL:**

Comprehensive Plan Map Amendment from Residential 15-30 to Neighborhood Retail

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

Not Applicable, rear yard area added into existing retail

**APPLICANT:**

**Name:** Kain Investments LLC C/O Ralph E Swanson, Lighthouse Properties  
**Address:** P O Box 78, Issaquah WA 98027  
**Phone (home):** **Phone (work):** 206.283.1153 ext 1  
**Email address:** ralph@lighthouseproperties.us

**PROPERTY OWNER:**

**Name:** Same as applicant  
**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:**

Former Parcel #'s 35193.0913-0914, 0915 and 0908. See BZ17-449BLA

**LEGAL DESCRIPTION OF SITE:**

See attached legal

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**SIZE OF PROPERTY:**

4873 sf

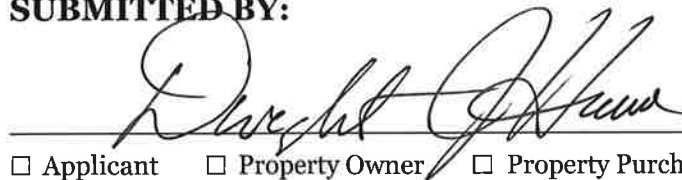
**LIST SPECIFIC PERMITS REQUESTED IN THIS APPLICATION:**

Comp Plan Map Amendment

**DOES OWNER/APPLICANT OWN PROPERTY ADJACENT TO SUBJECT PROPERTY?  
If yes, provide all parcel numbers.**

Applicant owns 35193.0908 and 0912. (See attached site plan map).

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

**SUBMITTED BY:**

☐ Applicant    ☐ Property Owner    ☐ Property Purchaser    ☒ Agent

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## Revised Legal Description

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(9<sup>th</sup> and Monroe LLC Map Amendment Residential 15-30 to Neighborhood Retail)

That portion of Lots 6-8 Block 1, McIntosh Addition as per plat recorded in Volume "A" of Plats, page 188, records of Spokane County; more particularly described as follows:

Lots 6-8 Block 1, McIntosh Addition

EXCEPT the North 118.00 ft. of the West 136.00 ft. thereof;

AND together with the north half of vacated alley adjacent to said Lots 6, 7 and 8.

Containing approximately 4873.31 square feet.

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Existing NR  
Proposed NR

PROPOSED MAP AMENDMENT

North



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## 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.

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## A. BACKGROUND

1. Name of proposed project, if applicable: 9<sup>th</sup> and Monroe LLC Map Amendment
2. Name of applicant: 9<sup>th</sup> and Monroe LLC c/o Ralph E Swanson
3. Address and phone number of applicant or contact person: Dwight J Hume agent; 9101 N mt. View Lane Spokane WA 99218 509.435.3108
4. Date checklist prepared: October 20, 2017
5. Agency requesting checklist: Division of Planning
6. Proposed timing or schedule (including phasing, if applicable): Upon Approval
7. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. Yes, parking improvements would be completed within this portion of the proposal for retail employees.  
b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain. Yes, the adjacent land to the south and east is the applicants and is commonly known as Huckleberry's and Ace Hardware.
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. Yes, the adjacent northerly property is being developed as a 9 unit apartment site with removal of the three existing residential structures. A common access easement is proposed from Madison to 9<sup>th</sup> Avenue through that project for joint use of the renters and future retail parking.

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10. List any government approvals or permits that will be needed for your proposal, if known. **Annual Map and zone change by City Council action. Future parking improvements reviewed by Traffic and Planning Services.**

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. **The map amendment simply adds 22.25' of NR-35 zoning to the existing NR-35 zone along the northerly boundary of Huckleberry's and 6.31' of NR-35 zoning to the westerly border of Ace Hardware. Parking would then be provided upon approval of the request. The adjacent northerly property is currently being converted to a new 9 unit apartment building within the RMH zone.**

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 proposal is accessed from Madison between 9<sup>th</sup> and 10<sup>th</sup> Avenue and/or mid-block on 9<sup>th</sup>. As stated above, immediately north of Huckleberry's and west of Ace Hardware.**

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 City of Spokane**

14. The following questions supplement Part A.

- a. Critical Aquifer Recharge Area (CARA) / Aquifer Sensitive Area (ASA)

- (1) Describe any systems, other than those designed for the disposal of sanitary waste, installed for the purpose of discharging fluids below the ground surface (includes systems such as those for the disposal of stormwater or

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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 application. To be determined at time of construction.** \_\_\_\_\_

\_\_\_\_\_

- (2) Will any chemicals (especially organic solvents or petroleum fuels) be stored in aboveground or underground storage tanks? If so, what types and quantities of material will be stored?

**No** \_\_\_\_\_

\_\_\_\_\_

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

**Non-Project application. To be determined at time of construction** \_\_\_\_\_

\_\_\_\_\_

- (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 application. To be determined at time of construction** \_\_\_\_\_

\_\_\_\_\_

b. Stormwater

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

**Unknown** \_\_\_\_\_

\_\_\_\_\_

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

**Yes, storm drainage form hard surface improvements to approved swales if applicable.** \_\_\_\_\_

\_\_\_\_\_

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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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- b. What is the steepest slope on the site (approximate percent slope)? **None** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- 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 application. To be determined at time of construction** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- 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: **Non-Project application. To be determined at time of construction** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **No** \_\_\_\_\_  
\_\_\_\_\_
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example,

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asphalt or buildings)? Approximately 80% would be impervious.

- h. Proposed measures to reduce or control erosion or other impacts to the earth, if any: Non-Project application. To be determined at time of construction

## 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. During construction, equipment and grading; after construction ingress and egress of vehicles.

- 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: Dust abatement and paving

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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

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

N/A

- (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? \_\_\_\_ If so, note location on the site plan.

No

- (6) Does the proposal involve any discharge of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

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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.

Non-Project application. To be determined at time of construction

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

Non-Project application. To be determined at time of construction

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

Non-Project application. To be determined at time of construction

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#### 4. Plants (subject property is void of vegetation)

- 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.

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

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

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: Non-Project application. To be determined at time of construction \_\_\_\_\_

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

#### 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: *deer, bear, elk, beaver, other.* \_\_\_\_\_

fish: *bass, salmon, trout, herring, shellfish, other.* \_\_\_\_\_

other: \_\_\_\_\_

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- b. List any threatened or endangered species known to be on or near the site.

Unknown

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

No

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

None

## 6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. None expected, parking is only anticipated use.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. No

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

None

## 7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe. No

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- (1) Describe special emergency services that might be required.  
**Non-Project application. To be determined at time of construction** \_\_\_\_\_

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

- (2) Proposed measures to reduce or control environmental health hazards, if any:  
**Non-Project application. To be determined at time of construction** \_\_\_\_\_

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

b. NOISE:

- (1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?  
**Existing residential and retail traffic.** \_\_\_\_\_

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

- (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.

**Short Term, grading and paving equipment; long term, traffic noise** \_\_\_\_\_

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

- (3) Proposed measure to reduce or control noise impacts, if any:  
**None** \_\_\_\_\_

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

**8. Land and shoreline use**

- a. What is the current use of the site and adjacent properties?  
**Residential and retail adjacent to subject proposal.** \_\_\_\_\_

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

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

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

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- c. Describe any structures on the site. Subject portion is vacant
- d. Will any structures be demolished? If so, which? No
- e. What is the current zoning classification of the site? RMF
- f. What is the current comprehensive plan designation of the site? Residential 15-30
- 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?  
N/A
- 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 applicable development standards

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**9. Housing (N/A)**

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

**10. Aesthetics (N/A)**

- a. What is the tallest height of any proposed structure(s), not  
including antennas; what is the principal exterior building  
material(s) proposed? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- b. What views in the immediate vicinity would be altered or  
obstructed? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- c. Proposed measures to reduce or control aesthetic impacts,  
if any: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**11. Light and Glare**

- a. What type of light or glare will the proposal produce? What  
time of day would it mainly occur? **Non-Project**  
**application. To be determined at time of construction** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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- b. Could light or glare from the finished project be a safety hazard or interfere with views? **No, lighting would be downcast and indirect to surrounding land use.** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- c. What existing off-site sources of light or glare may affect your proposal? **No affects** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- d. Proposed measures to reduce or control light and glare impacts, if any: **See "b" above** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## 12. Recreation (N/A)

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

## 13. Historic and cultural preservation (N/A)

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

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- c. Proposed measures to reduce or control impacts, if any:  
**Non-Project application. To be determined at time of construction**

#### 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. **Monroe to 9<sup>th</sup> and/or 10<sup>th</sup> west to Madison.**
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? **N/A**
- c. How many parking spaces would the completed project have? How many would the project eliminate? **Non-Project application. To be determined at time of construction**
- 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. **N/A**
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak would occur. **Non-Project application. To be determined at time of construction**

(Note: to assist in review and if known indicate vehicle trips during PM peak, AM Peak and Weekday (24 hours).)

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- g. Proposed measures to reduce or control transportation impacts, if any: Limited access to and from improved driveways at Madison and 9<sup>th</sup> Avenue. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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**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. No \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- b. Proposed measures to reduce or control direct impacts on public services, if any: None \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**16. Utilities**

- a. Circle utilities currently available at the site: *electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.* All utilities are available \_\_\_\_\_
- 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. None \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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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 Nonsignificance that it might issue in reliance upon this checklist.

Date: 10-30-17

Signature: \_\_\_\_\_



**Please Print or Type:**

Proponent: Dwight J Hume

Address: 9101 N Mt. View Lane

Spokane WA 99218

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

509.435.3108

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.

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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 impacts, parking and access only**

---

---

---

Proposed measures to avoid or reduce such increases are:

**None**

---

---

---

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

**No impacts**

---

---

---

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

**None**

---

---

---

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

**None**

---

---

---

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

**None**

---

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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?

**No imoact, within existing urban environment** \_\_\_\_\_

\_\_\_\_\_

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

**None** \_\_\_\_\_

\_\_\_\_\_

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

**Minimal impact as the adjacent uses are parking, apartments and retail**

\_\_\_\_\_

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

**Non-Project application. To be determined at time of construction**

\_\_\_\_\_

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

**None** \_\_\_\_\_

\_\_\_\_\_

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

**None** \_\_\_\_\_

\_\_\_\_\_

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

**None** \_\_\_\_\_

\_\_\_\_\_

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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 may withdraw any Determination of Nonsignificance that it might issue in reliance upon this checklist.

Date: 10-30-17 Signature: DJ Hume

**Please Print or Type:**

Proponent: Dwight J Hume Address: 9101 N Mt.View Lane

Phone: 509.435.3108 Spokane WA 99218

Person completing form (if different from proponent): SAME

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 a Determination of Significance.

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