



REQUEST FOR COMMENTS
Agency and Interested City Department Review
FILE NO. Z17-624COMP, U Haul
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 Office Land Use to General Commercial Land Use; if approved, with concurrent change to zoning map from OR-70 (Office Retail) to GC-70 (General Commercial).**

**APPLICANT/
OWNER:** U Haul

AGENT: Taud Hume, Parsons/Burnett/Bjordahl/Hume LLP

LOCATION: **The subject site includes 12 parcels located at 1616 South Rustle Street, located south of Sunset Highway and west of South Rustle Street (parcels 25262.0803, .0902, 0802, .0903, .0901, .0502, .0503, .0504, .0506, .0801, .0404, and .2212). The concerned properties total approximately 10.76 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 the 12 parcels from Office Land Use and OR-70 zoning to Commercial Land Use and GC-70 zoning.

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.: Z17-624COMP (Comprehensive Plan Land Use Amendment Proposal)

DISTRIBUTION LIST FOR COMMENTS

PROJECT NAME: Comprehensive Plan Land Use Amendment Proposal

FILE No.: Z17-624COMP

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: 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 Schen
- 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

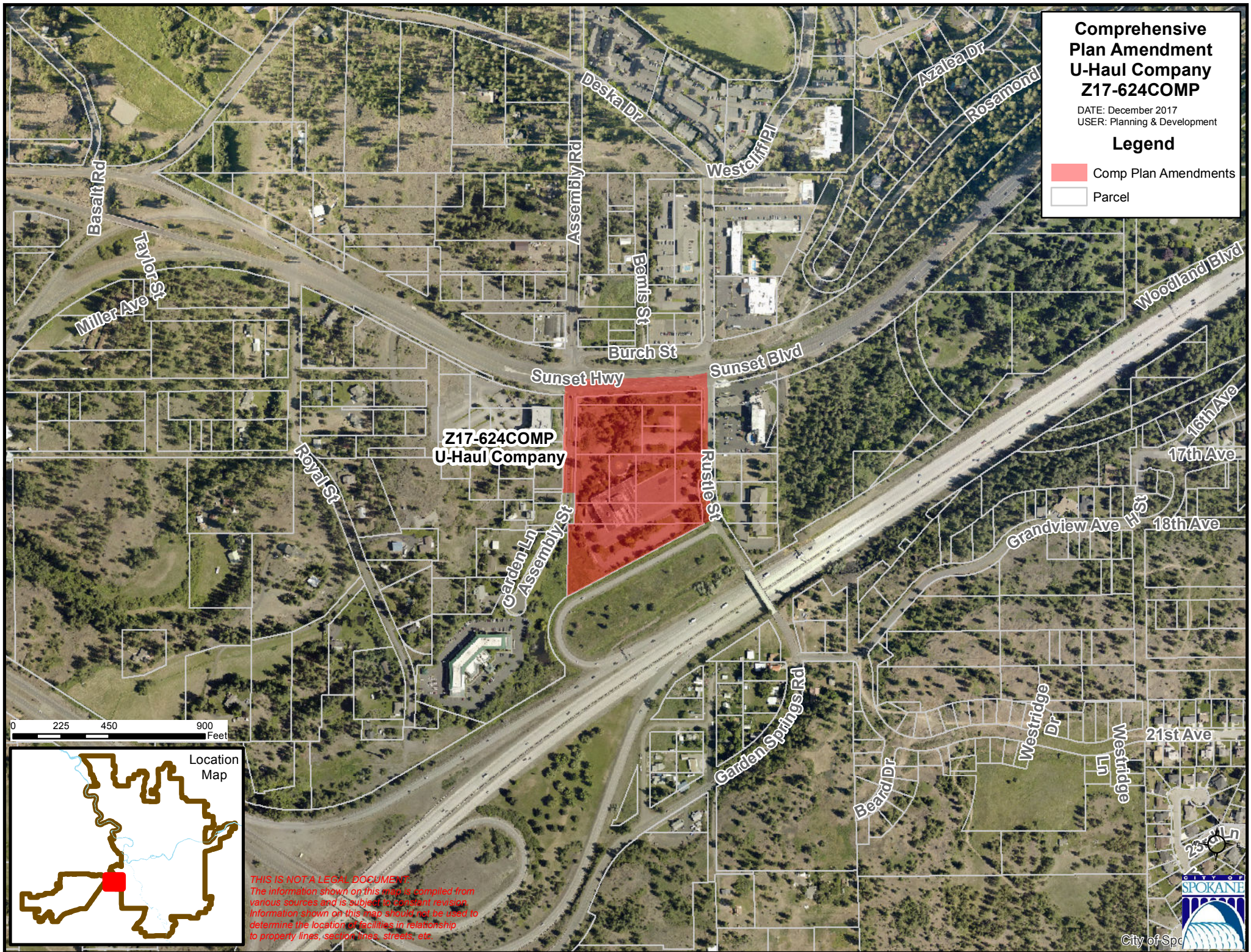
- U.S. Postal Service, Attn: Postmaster
- Spokane Tribe of Indians, Attn: Randy Abrahamson (Section, Township, Range)

Comprehensive Plan Amendment U-Haul Company Z17-624COMP

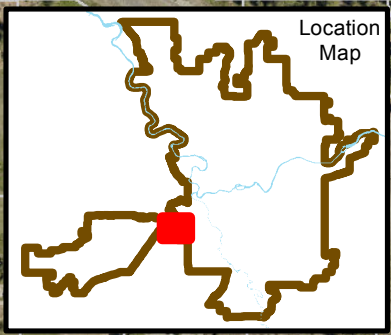
DATE: December 2017
USER: Planning & Development

Legend

-  Comp Plan Amendments
-  Parcel



0 225 450 900 Feet












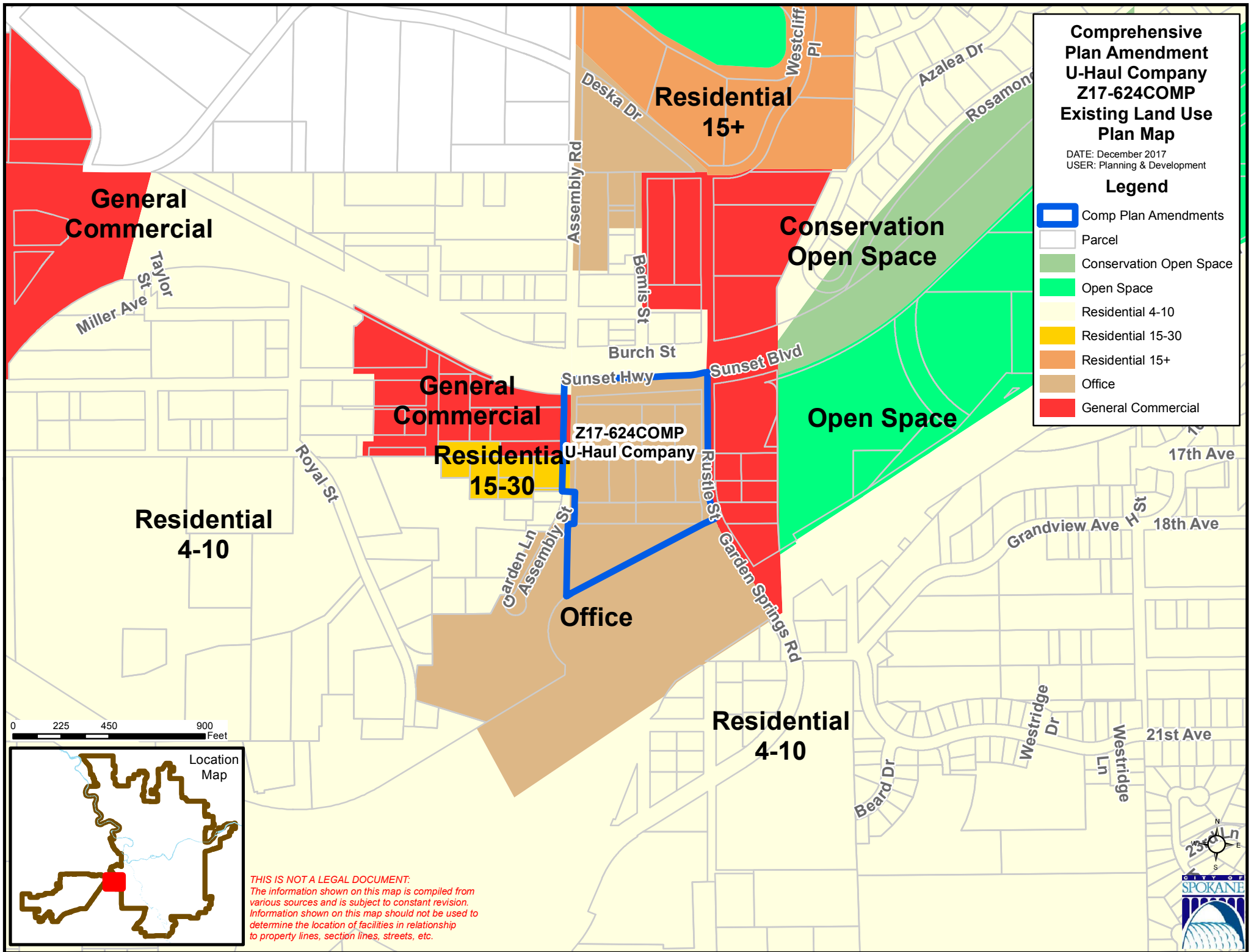
THIS IS NOT A LEGAL DOCUMENT
The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.

**Comprehensive
Plan Amendment
U-Haul Company
Z17-624COMP
Existing Land Use
Plan Map**

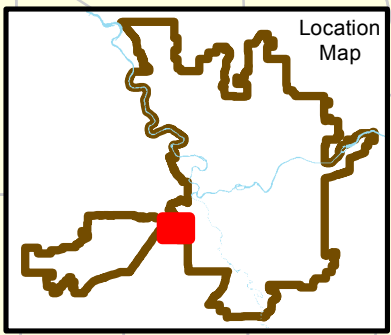
DATE: December 2017
USER: Planning & Development

Legend

-  Comp Plan Amendments
-  Parcel
-  Conservation Open Space
-  Open Space
-  Residential 4-10
-  Residential 15-30
-  Residential 15+
-  Office
-  General Commercial



0 225 450 900 Feet












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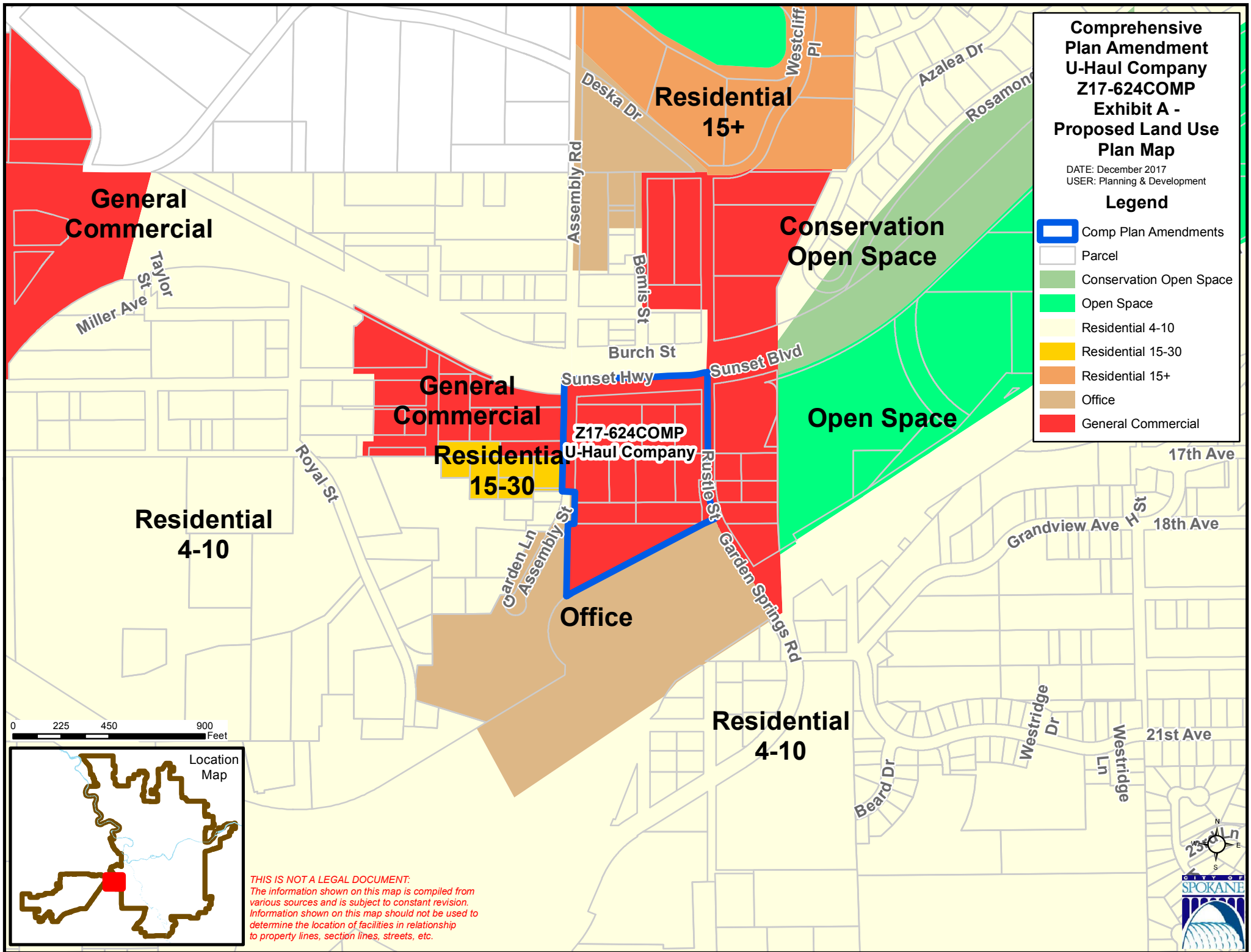


**Comprehensive
Plan Amendment
U-Haul Company
Z17-624COMP
Exhibit A -
Proposed Land Use
Plan Map**

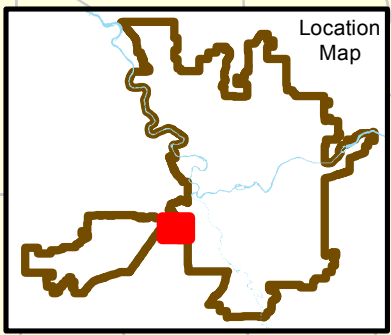
DATE: December 2017
USER: Planning & Development

Legend

-  Comp Plan Amendments
-  Parcel
-  Conservation Open Space
-  Open Space
-  Residential 4-10
-  Residential 15-30
-  Residential 15+
-  Office
-  General Commercial



0 225 450 900 Feet











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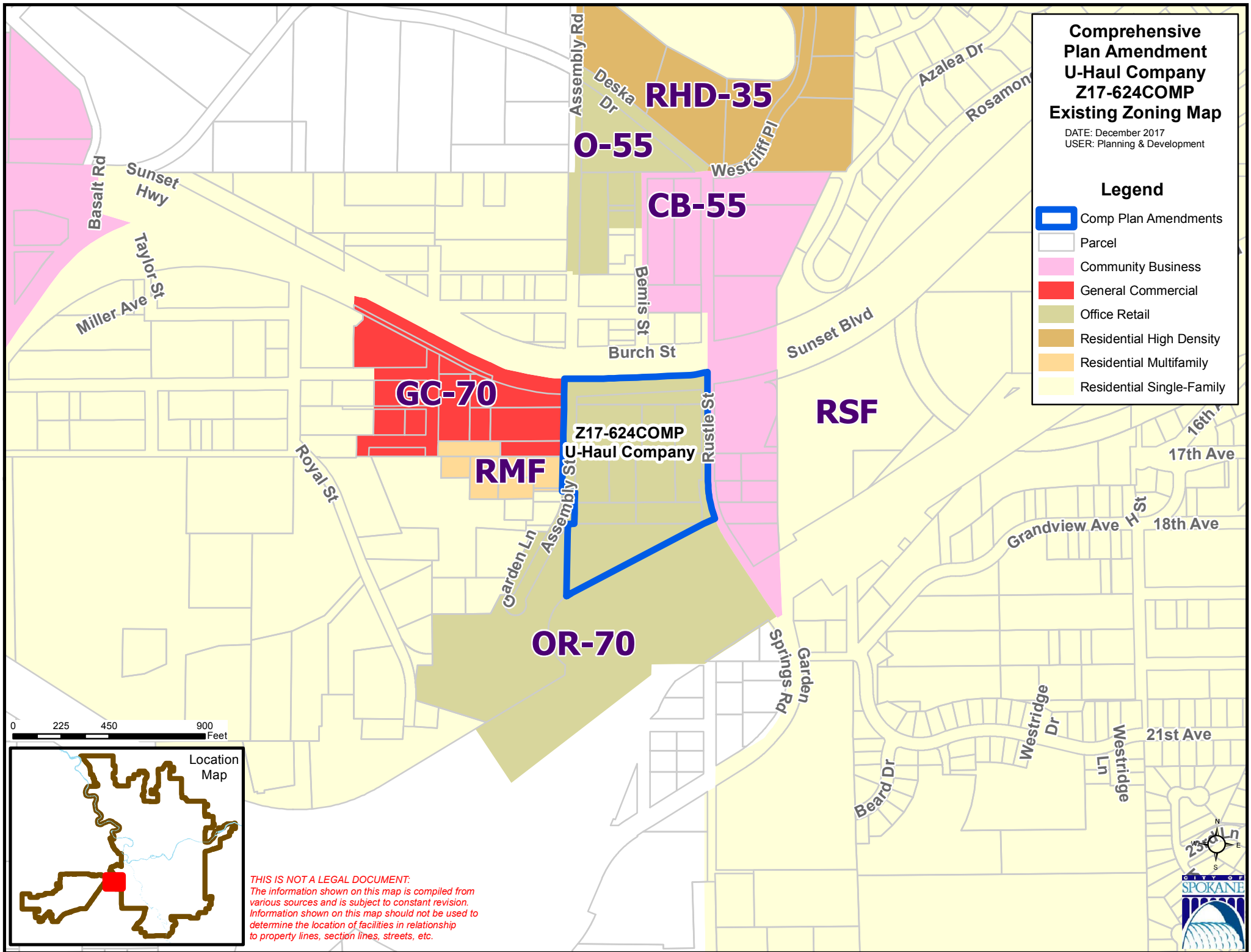


**Comprehensive
Plan Amendment
U-Haul Company
Z17-624COMP
Existing Zoning Map**

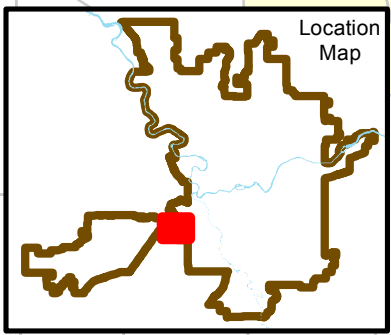
DATE: December 2017
USER: Planning & Development

Legend

-  Comp Plan Amendments
-  Parcel
-  Community Business
-  General Commercial
-  Office Retail
-  Residential High Density
-  Residential Multifamily
-  Residential Single-Family



0 225 450 900 Feet











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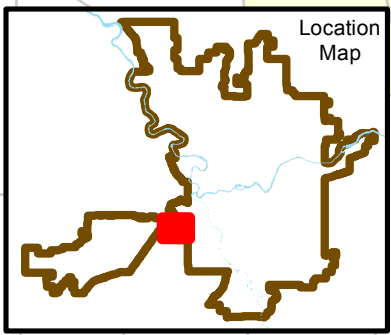
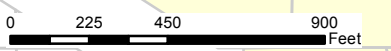
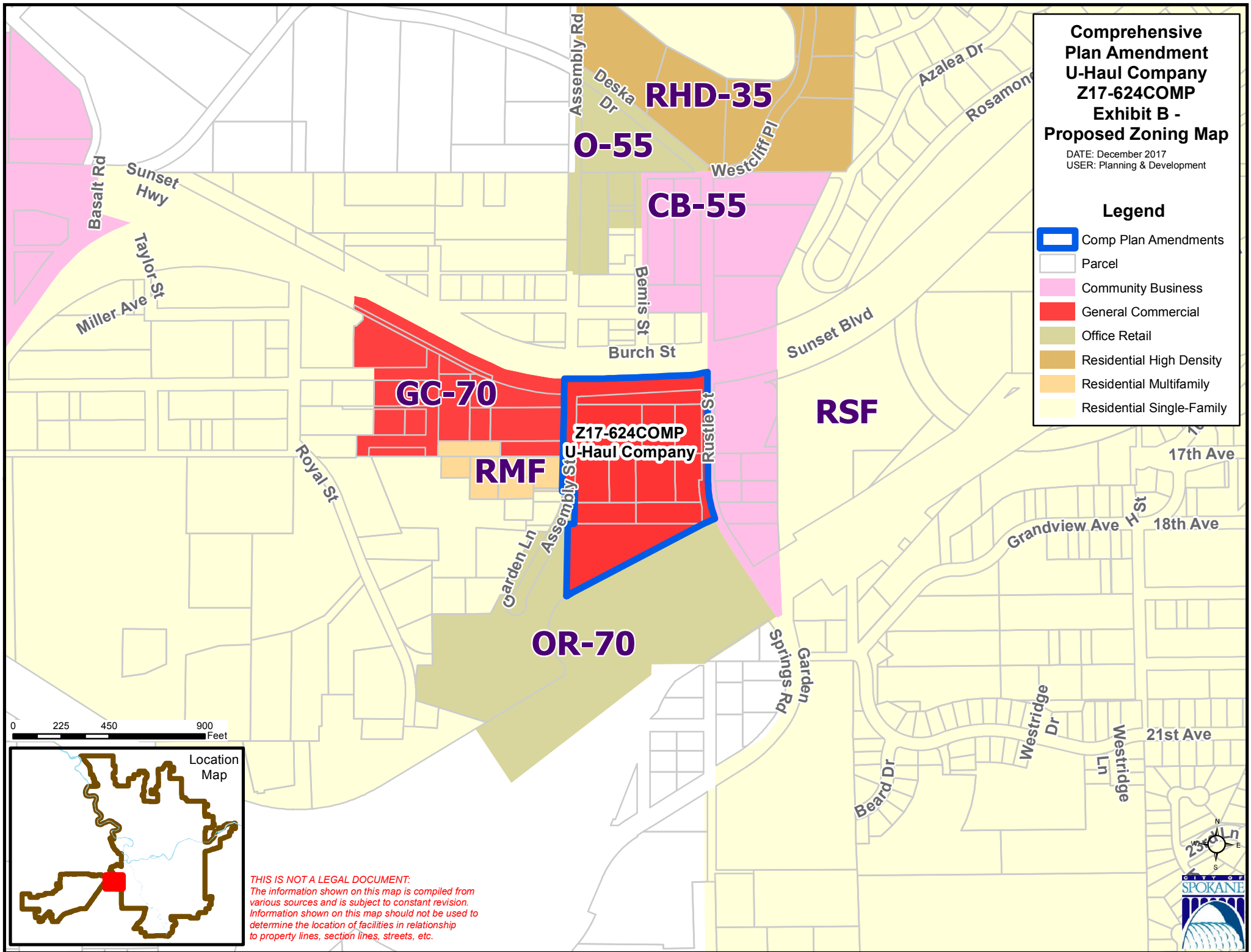


**Comprehensive
Plan Amendment
U-Haul Company
Z17-624COMP
Exhibit B -
Proposed Zoning Map**

DATE: December 2017
USER: Planning & Development

Legend

-  Comp Plan Amendments
-  Parcel
-  Community Business
-  General Commercial
-  Office Retail
-  Residential High Density
-  Residential Multifamily
-  Residential Single-Family



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PARSONS/BURNETT
BJORDAHL/HUME
ATTORNEYS

Stacy A. Bjordahl
sbjordahl@pblaw.biz

October 30, 2017

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

Re: U-Haul Comprehensive Plan & Rezone Application

Dear Tirrell:

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

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

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

Sincerely yours,

PARSONS/BURNETT/BJORDAHL/HUME, LLP

By


Stacy A. Bjordahl

C: Manny Mendez, President

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Attachment to Comprehensive Plan Amendment Application-Early Threshold Review

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

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

Questions:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Land Use 1.8

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

Land Use 1.12

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

Land Use 3.1

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

Land use 5

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

Transportation Goal 3.5

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

Economic Development Goal 3

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

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Economic Development Goal 6

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

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

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

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

N/A

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

See attached.

-- End of Form --

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Narrative Project Summary

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

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

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

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

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

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

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

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

City of Spokane
Receipt
Receipt Number: 902658



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

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

Applicant:

U-Haul Company
1616 S Rustle St
SPOKANE, WA

590-290-8481

Description of Work: Amerco - Land Use Change

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

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

Estimated Balance Due: \$0.00

This Is Not A Permit



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

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

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

<input type="checkbox"/> Applicant's name, mailing address and phone number	<p>10/30/2017 Received Components noted. TWB.</p> <p>U Haul</p>
<input type="checkbox"/> Section, township and range	
<input type="checkbox"/> North arrow and scale	
<input type="checkbox"/> Legal description	
<input type="checkbox"/> Dimensions of property and property lines	
<input type="checkbox"/> City limits and section lines	
<input type="checkbox"/> Existing utilities in adjoining right-of-way	
<input type="checkbox"/> Existing streets, alleys, major easements or public areas	
<input type="checkbox"/> Location of existing buildings	
<input type="checkbox"/> Unstable slopes (if applicable)	
<input type="checkbox"/> Wetlands (if applicable)	
<input type="checkbox"/> Water courses such as streams, rivers, etc. (if applicable)	
<input type="checkbox"/> Flood plains, flood fringe or flood way (if applicable)	
<input type="checkbox"/> Significant habitat or vegetation (if applicable)	

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

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Planning Services
Department

DESCRIPTION OF PROPOSAL:

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

ADDRESS OF SITE OF PROPOSAL: (if not assigned yet, obtain address from Public Works before submitting application)
1616 S. Rustle Street

APPLICANT:

Name: U-Haul Company c/o Manny Mendez

Address: 1616 S. Rustle Street

Phone (work): (509) 290-8481

Phone (home):

Email address: manny_mendez@uhaul.com

PROPERTY OWNER:

Name: Amerco Real Estate Company

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

Phone (home): (602) 263-6555

Phone (work):

Email address: parul@uhaul.com

AGENT:

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

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

Phone (work): (509) 252-5066

Phone (work):

Email address: sbjordahl@pblaw.biz

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ASSESSOR'S PARCEL NUMBERS:

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

LEGAL DESCRIPTION OF SITE:

See attached.

SIZE OF PROPERTY:

Approximately 11 acres

LIST SPECIFIC PERMITS REQUESTED IN THIS APPLICATION:

Comprehensive Plan Map change with implementing zone classification

SUBMITTED BY:

Amerco Real Estate Company

Applicant Property Owner Property Purchaser Agent

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

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

Carlos Vizcarra

ACKNOWLEDGMENT:

STATE OF ARIZONA)
) ss.
COUNTY OF Maricopa)



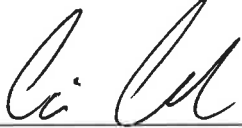
On this 10th day of October, 2017, before me, the undersigned, a Notary Public in and for the State of ~~Washington~~, duly commissioned and sworn, personally appeared Carlos Vizcarra, to me known to be the individual that executed the foregoing instrument and acknowledged the said instrument to be free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

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



Notary Public in and for the State of ARIZONA,

residing at Maricopa_____

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U-Haul Company Legal Description

PARCEL "A"

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

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

PARCEL "B"

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

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

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

PARCEL "C"

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

PARCEL "D"

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

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

PARCEL "E"

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

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**ENVIRONMENTAL
CHECKLIST**

SPOKANE ENVIRONMENTAL ORDINANCE

SECTION 11.10.230(1)

Revised May 31, 2013

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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.

2. Name of Applicant:

Manny Mendez
U-Haul Company

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

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

A. BACKGROUND

1. Name of proposed project, if applicable:
Comprehensive Plan Amendment for approximately 11 acres of land from Office Retail -70 to General Commercial-70 for property generally located at 1616 S Rustle in the City of Spokane, with implementing zone change to GC.
2. Name of applicant: U-Haul Company
3. Address and phone number of applicant or contact person:

Stacy A. Bjordahl
Parsons/Burnett/Bjordahl/Hume LLP
159 S. Lincoln, Suite 225
Spokane WA 99201
T: (509) 252-5066
4. Date checklist prepared: October 10, 2017
5. Agency requesting checklist: City of Spokane, Planning Services Department
6. Proposed timing or schedule (including phasing, if applicable): Comprehensive Plan Amendment and rezone: 2017-2018; development 2019
7. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
Following the comprehensive plan amendment and rezone approval, the applicant will apply for any building permits required for modifications to the existing building and/or for future commercial use of the vacant portions of the property.
- b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain.
No.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to his proposal.
None known.

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9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

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

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

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

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

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

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

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

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

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

14. The following questions supplement Part A.

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

- (1) Describe any systems, other than those designed for the disposal of sanitary waste, installed for the purpose of discharging fluids below the ground surface (includes systems such as those for the disposal of stormwater or drainage from floor drains). Describe the type of system, the amount of material to be disposed of through the system and the types of material likely to be disposed of (including materials which may enter the system inadvertently through spills or as a result of firefighting activities).

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

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

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

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

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

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

b. Stormwater

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

Unknown at this time.

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

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

TO BE COMPLETED BY APPLICANT

B. ENVIRONMENTAL ELEMENTS

Evaluation for
Agency Use
Only

1. Earth

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

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

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

2. Air

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

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3. Water

a. SURFACE:

- (1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No.

- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No.

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

Not applicable.

- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No.

- (5) Does the proposal lie within a 100-year floodplain? No. If so, note location on the site plan.

Not applicable.

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

No.

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Only

b. GROUND:

- (1) Will groundwater be withdrawn, or will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No.

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

None.

c. WATER RUNOFF (INCLUDING STORMWATER):

- (1) Describe the source of runoff (including stormwater) and method of collection and disposal if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

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

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

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

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

Conformance to all applicable design standards and requirements.

4. Plants

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

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

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

Shrubs

Grass

Pasture

Crop or grain

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

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

Other types of vegetation. (*Ornamental*)

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

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

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

5. Animals

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

Evaluation for
Agency Use
Only

6. Energy and natural resources

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

7. Environmental health

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

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

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

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

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

b. NOISE:

(1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
There is noise associated with the traffic along Sunset Highway and Interstate-90, but it is not expected to impact any future project. There is also aircraft noise from Spokane International Airport, but is not expected to impact any future development of the site.

(2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.
Construction traffic and equipment noise are anticipated during any future construction that may take place. Long-term noise will be typical of commercial and office uses.

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

8. Land and shoreline use

a. What is the current use of the site and adjacent properties?
Site is developed with an 86,000 square foot office building and paved parking lot. The remainder is undeveloped. The adjacent properties are developed with hotel, office, restaurant and other commercial uses.

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

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

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

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

Evaluation for
Agency Use
Only

9. Housing

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

10. Aesthetics

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

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

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

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

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

11. Light and Glare

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

There will be exterior lighting during non-daylight hours.

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

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

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

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Agency Use
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12. Recreation

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

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

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- b. Would the proposed project displace any existing recreational uses? If so, describe.
No.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
Not applicable.

13. Historic and cultural preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.
None known.
- b. Generally describe any landmarks or evidence of historic archaeological, scientific or cultural importance known to be on or next to the site.
None.
- c. Proposed measures to reduce or control impacts, if any:
Not applicable.

Evaluation for
Agency Use
Only

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. Access to the property is from Sunset Highway to Rustle Street.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
Yes. Spokane Transit Authority (STA) currently provides regular service to the area via Route 61, with a stop at Sunset Highway & Rustle.
- c. How many parking spaces would the completed project have? How many would the project eliminate?
Parking will be developed according to City Code. No parking will be eliminated, but some will be converted from passenger vehicle stalls to parking for rental trucks and equipment.
- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets not including

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

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

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

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

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

Current PM peak____; AM Peak____; Weekday_____.

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

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Agency Use
Only

15. Public services

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

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

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

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

16. Utilities

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

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- b. Describe the utilities that are proposed for the project, the utility providing the service and the general construction activities on the site or in the immediate vicinity which might be needed.

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

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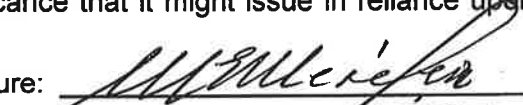
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C. SIGNATURE

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

Date: 10-30-2017

Signature: 
MANUEL E. MENDOZ III

Please Print or Type:

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

Phone: (509) 290-8481

Person completing form (if different from proponent):

STACY BJORDAHL

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

Phone: (509) 252-5066

FOR STAFF USE ONLY

Staff member(s) reviewing checklist: _____

Based on this staff review of the environmental checklist and other pertinent information, the staff concludes that:

- A. there are no probable significant adverse impacts and recommends a Determination of Non-significance.
- B. probable significant adverse environmental impacts do exist for the current proposal and recommends a Mitigated Determination of Non-significance with conditions.
- C. there are probable significant adverse environmental impacts and recommends a Determination of Significance.

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

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

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

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

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

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

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

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

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

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4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, flood plains or prime farmlands?

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

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

NA-Not applicable.

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

NA-not applicable.

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

NA-Not applicable.

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

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

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

Compliance with applicable codes and standards.

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

No conflicts are anticipated.

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PLA. [unclear]

C. SIGNATURE

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

Date: 10-30-2017 Signature: 
MANUEL E. MENDEZ III

Please Print or Type:

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

Phone: 509) 290-8481

Person completing form (if different from proponent):

STACY BJORDAHL

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

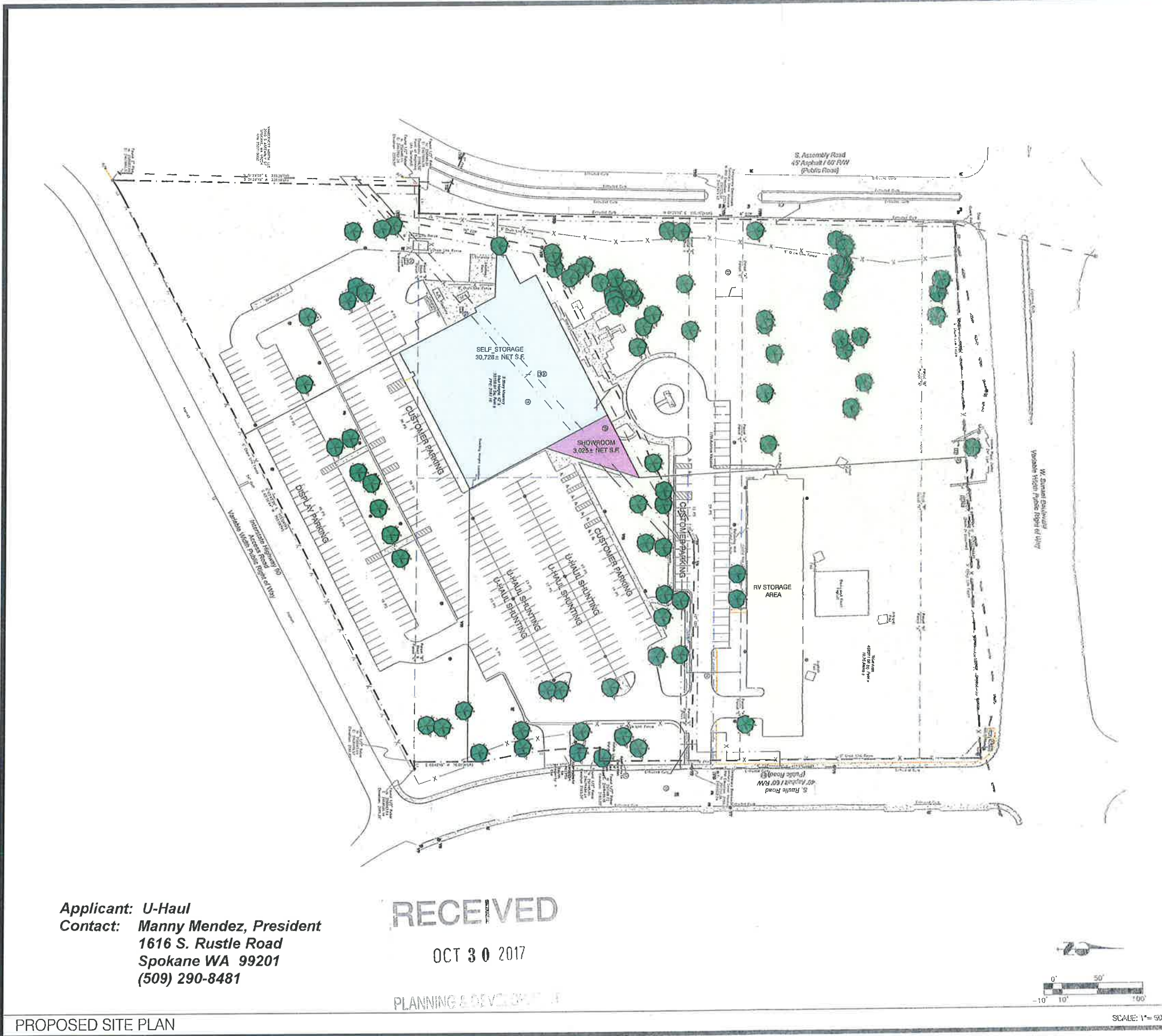
Phone: (509) 252-5066

<p>FOR STAFF USE ONLY</p> <p>Staff member(s) reviewing checklist: _____</p> <p>Based on this staff review of the environmental checklist and other pertinent information, the staff concludes that:</p> <p>A. <input type="checkbox"/> there are no probable significant adverse impacts and recommends a Determination of Non-significance.</p> <p>B. <input type="checkbox"/> probable significant adverse impacts do exist for the current proposal and recommends a Mitigated Determination of Non-significance with conditions.</p> <p>C. <input type="checkbox"/> there are probable significant adverse environmental impacts and recommends a Determination of Significance.</p>

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ZONING

Municipality: City of Spokane
 Address: 1616 S Rustle Rd., Spokane, WA 99224

Existing Zoning: OR-70
 Trucks & Trailer Rental: Not Permitted
 Self-Storage: Not Permitted

Proposed Use(s): Warehouse, Self-Storage, Equip. Rental & Retail / Showroom

Lot Area: 132,740 sq. ft.

Building Area: 688,135 SF
 General Retail - Showroom = 3,025 SF
 Self-Storage = 30,728 SF

Building/Average Height: 42± FT

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

Parking Spaces

Proposed Class	Required	Provided
General Retail - 15SF / 200SF GFA	16	
Mini-Storage - 15SF / 1,000 Sq. Ft. GFA for first 2,000 Sq. Ft. of GFA. Then 15SF / 3,500 Sq. Ft. of GFA. Max is 15SF / 2,000 Sq. Ft. of GFA	9	
Total Spaces	25	373

Total Parking Spaces includes 10 ADA Parking Spaces.

SHEET NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES

PROFESSIONAL SEAL:

ARCHITECT LOGO:

AMERCO REAL ESTATE COMPANY

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

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

SHEET CONTENTS:
 CONCEPT SITE PLAN

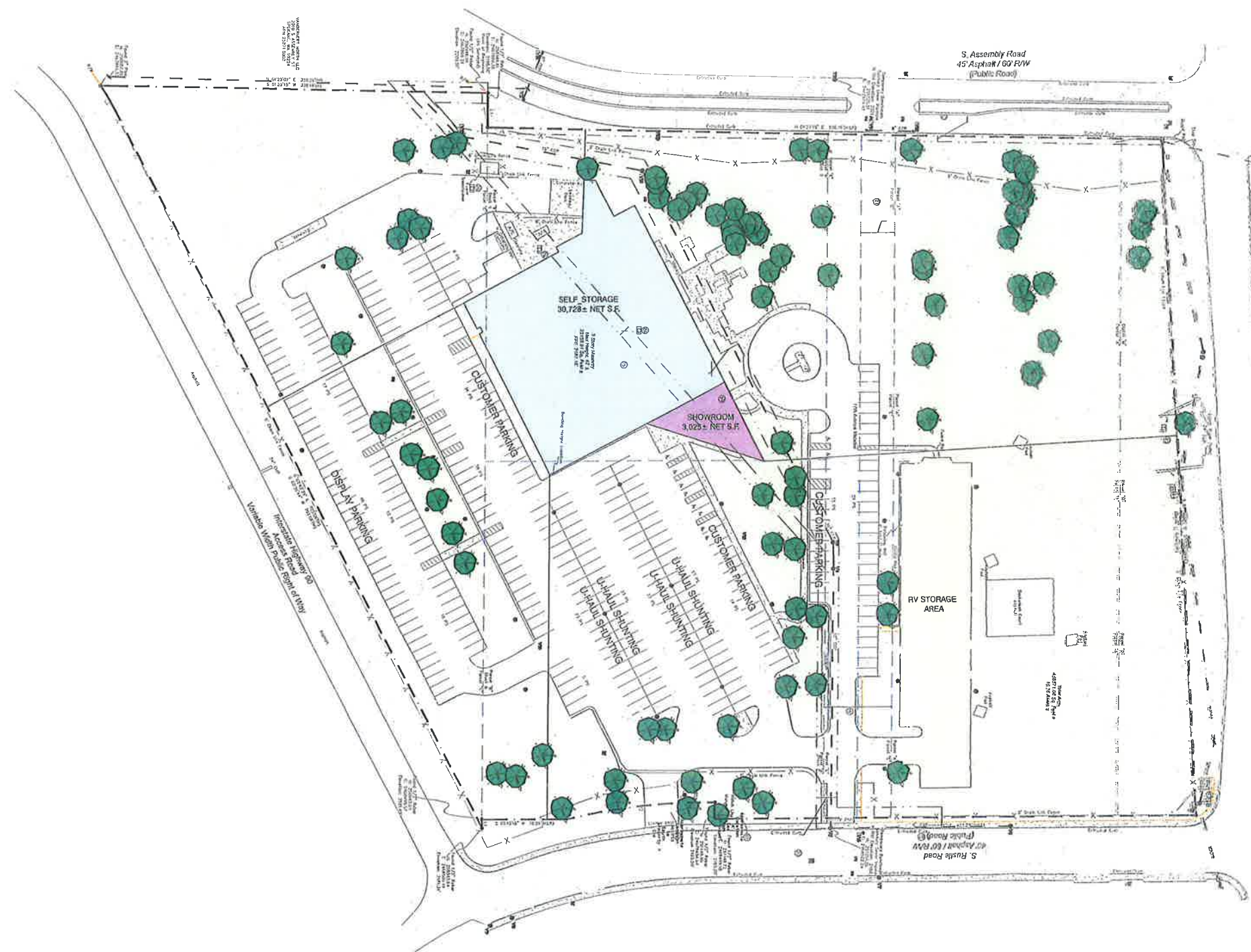
703071

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

SPOKANE1A.DWG

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

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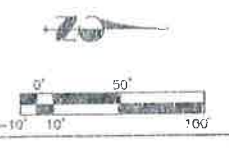


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Applicant: U-Haul
Contact: Manny Mendez, President
1616 S. Rustle Road
Spokane WA 99201
(509) 290-8481

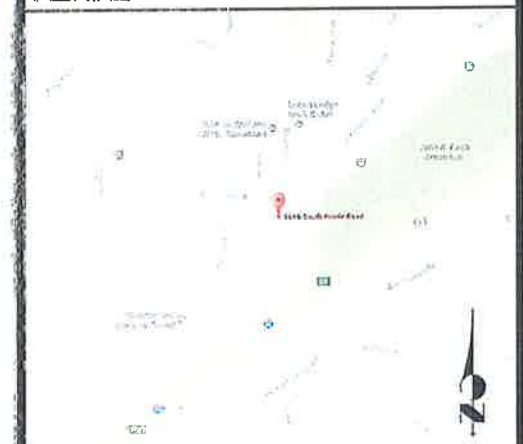


SCALE: 1" = 50'



AERIAL

N.T.S.



VICINITY MAP

N.T.S.

Municipality: City of Spokane
 Address: 1616 S. Rustle Rd, Spokane, WA 99224
 Existing Zoning: OF-70
 Truck & Trailer Rental: Not Permitted
 Self-Storage: Not Permitted
 Proposed Use(s): Warehouse, Self-Storage, Equip. Rental & Retail / Showroom
 Lot Area: 115,140 sq. ft.
 Building Area: 349,755 S.F.
 - Commercial - Showroom = 3,025 SF
 - Self-Storage = 30,728 SF
 Building Average Height: 42 ± FT

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

Parking Spaces		
Proposed Uses	Required	Provided
General Retail - 1 SP / 200 SF GFA	16	
Mini-Storage - 1 SP / 1,000 Sq. Ft. GFA (or first 3,000 Sq. Ft. of GFA. Then 1 SP / 3,500 Sq. Ft. of GFA. Max is 1 SP / 279 Sq. Ft. of GFA	9	
Total Spaces	25	373

Total Parking Spaces includes 10 ADA Parking Spaces.

ZONING

SHEET NOTES:

REVISIONS:

NO.	DATE	DESCRIPTION

PROFESSIONAL SEAL:

**PRELIMINARY DOCUMENTS.
 NOT FOR CONSTRUCTION.
 FOR INFORMATION ONLY.**

ARCHITECT LOGO:

AMERCO
 REAL ESTATE COMPANY

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

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

SHEET CONTENTS:

CONCEPT
 SITE PLAN

703071

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

PROPOSED SITE PLAN

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Summary of Neighborhood Council Outreach

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

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

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

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

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

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