



REQUEST FOR COMMENTS
Agency and Interested City Department Review
FILE NO. Z17-630COMP, Plese & Plese LLC
Comprehensive Plan Land Use Map Amendment Proposal & City
Council Proposed Expansion Area

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 4-10 Land Use to Office Land Use; if approved, with concurrent change to zoning map from RSF (Residential Single-Family) to O-35 (Office).

**APPLICANT/
OWNER:** Plese & Plese LLC

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

APPLICANT REQUESTED LOCATION:

The subject site includes a portion of one parcel located at 6216 North Washington Street, located south of Francis Avenue (a portion of parcel 36311.0517, which is currently split-zoned). The concerned portion of the property totals approximately 0.175 acres.

ADDITIONAL LOCATION UNDER CONSIDERATION:

A similarly situated parcel (also split-zoned) located immediately east across the alley from the applicant proposed parcel is also being forwarded to the Plan Commission for consideration to be re-categorized on the land use plan map. This is parcel 36311.0503, addressed as 6217 N. Whitehouse Street. This would add 3,351 sq. ft. or 0.09 acres to the proposal.

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 portion of the 1 parcel from Residential 4-10 Land Use and RSF zoning to Office Land Use and OR-35 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.

DISTRIBUTION LIST FOR COMMENTS

FILE No.: Z17-630COMP (Comprehensive Plan Land Use Amendment Proposal

DISTRIBUTION LIST FOR COMMENTS

PROJECT NAME: Comprehensive Plan Land Use Amendment Proposal

FILE No.: Z17-630COMP

- SRCAA, Attn: April Westby

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 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

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
Plese & Plese LLC
Z17-630COMP**

DATE: December 2017
USER: Planning & Development

Legend

-  Comp Plan Amendments
-  Parcel

**Z17-630COMP
Plese & Plese LLC**

Howard St

Stevens St

Washington St

Whitehouse St

Calispel St

Normandie St

Dalke Ave

0 75 150 300 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.*

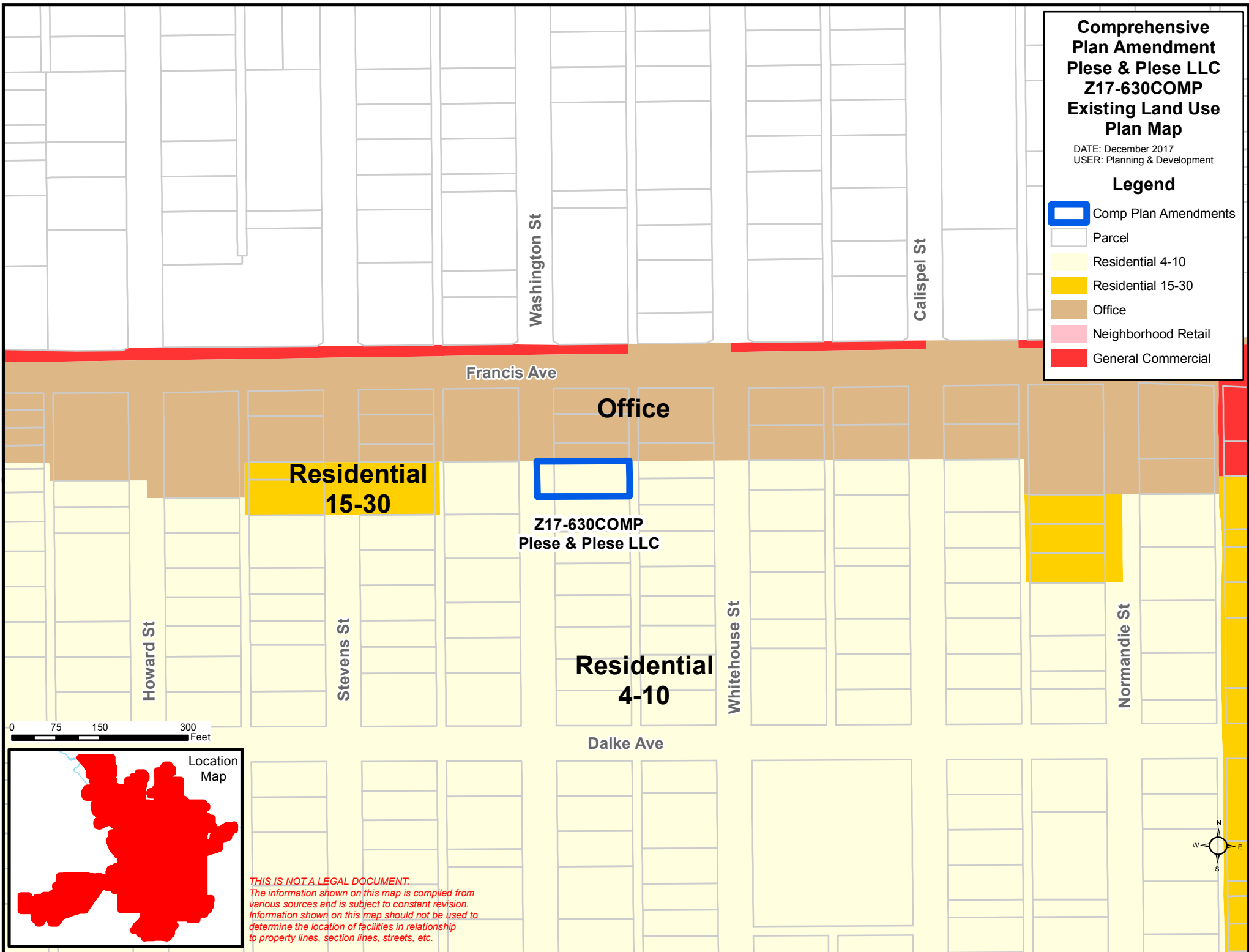


Comprehensive Plan Amendment Plese & Plese LLC Z17-630COMP Existing Land Use Plan Map

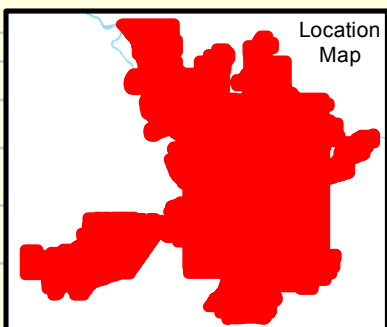
DATE: December 2017
USER: Planning & Development

Legend

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



0 75 150 300 Feet



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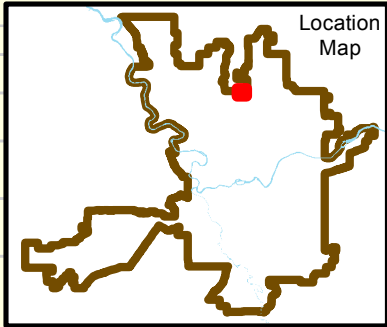
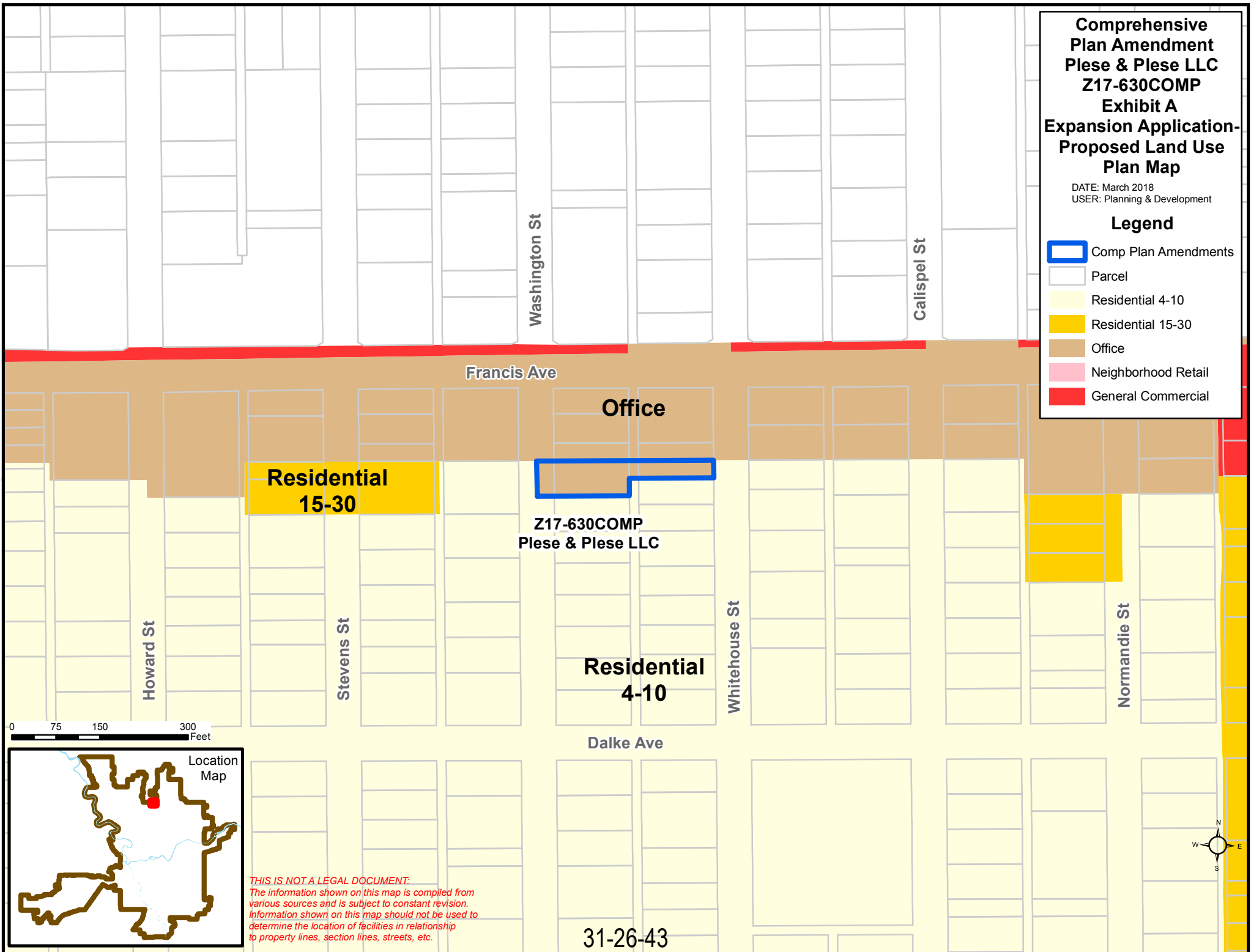


**Comprehensive
Plan Amendment
Plese & Plese LLC
Z17-630COMP
Exhibit A
Expansion Application-
Proposed Land Use
Plan Map**

DATE: March 2018
USER: Planning & Development

Legend

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










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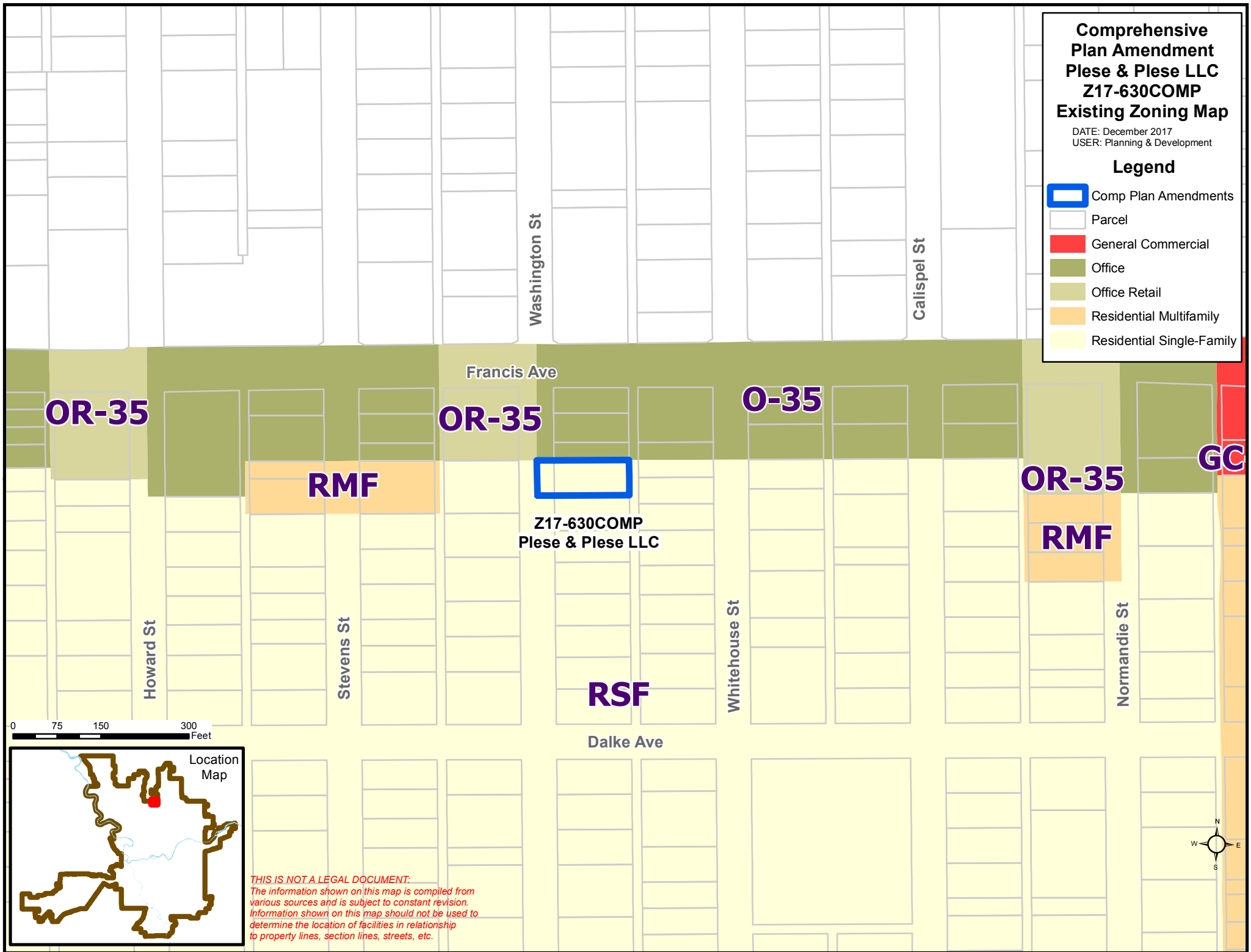
31-26-43

Comprehensive Plan Amendment Plese & Plese LLC Z17-630COMP Existing Zoning Map

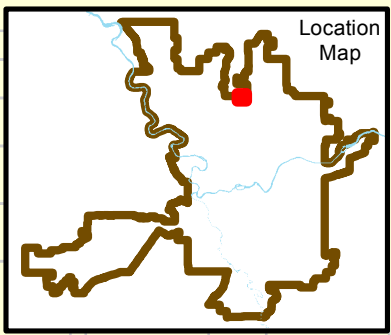
DATE: December 2017
USER: Planning & Development

Legend

-  Comp Plan Amendments
-  Parcel
-  General Commercial
-  Office
-  Office Retail
-  Residential Multifamily
-  Residential Single-Family



0 75 150 300 Feet



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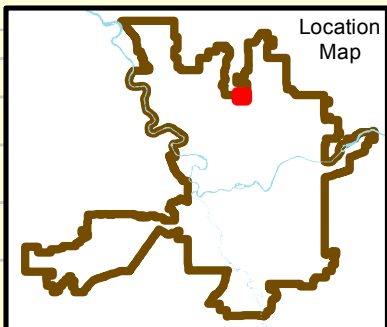
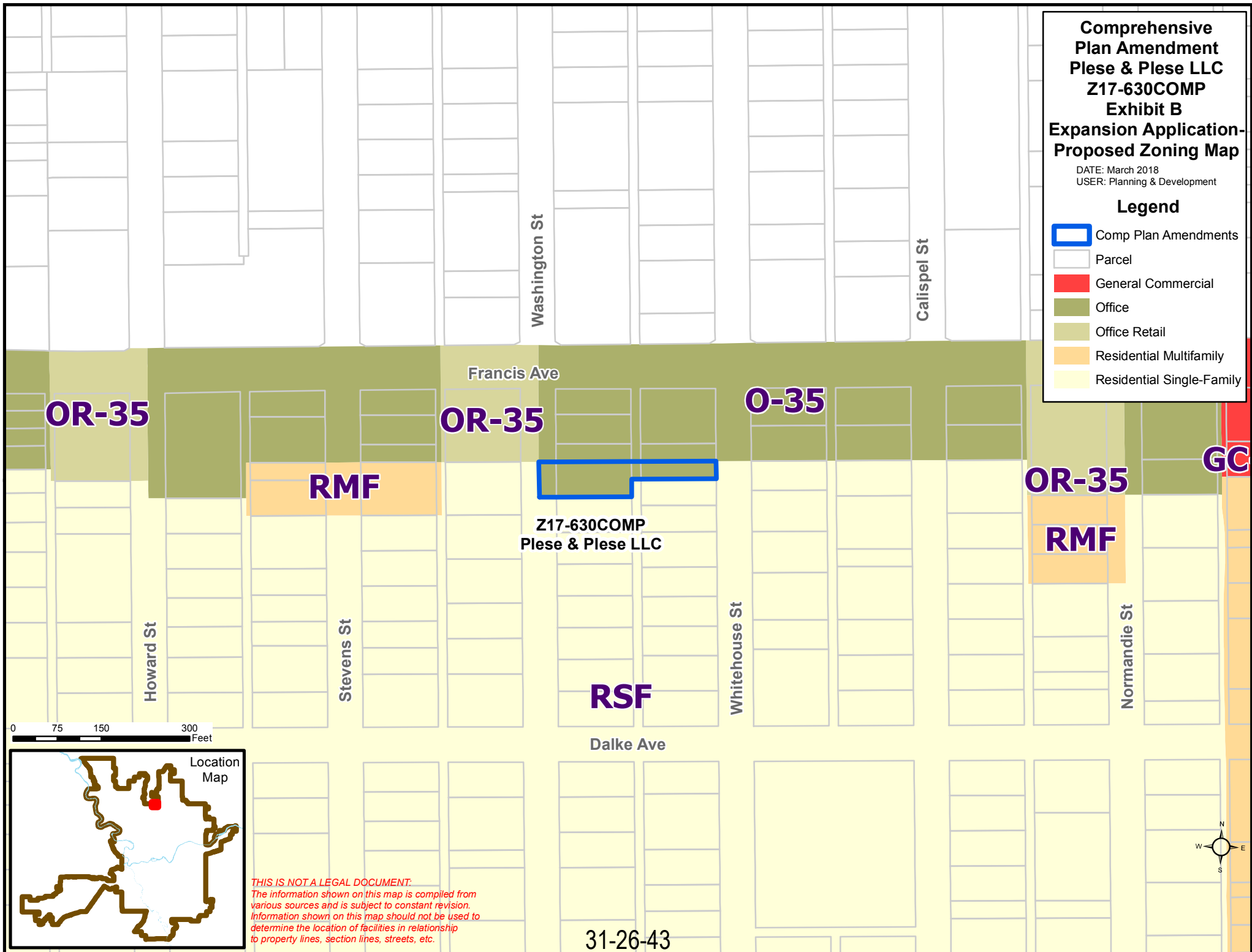


**Comprehensive
Plan Amendment
Plese & Plese LLC
Z17-630COMP
Exhibit B
Expansion Application-
Proposed Zoning Map**

DATE: March 2018
USER: Planning & Development

Legend

- Comp Plan Amendments
- Parcel
- General Commercial
- Office
- Office Retail
- Residential Multifamily
- Residential Single-Family



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.

31-26-43

City of Spokane

Planning Services
Department



General Application

DESCRIPTION OF PROPOSAL:

Rezone from RSF to O-35 (Southern 55ft)

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

6216 N. Washington St. 99205

APPLICANT:

Name: Plese & Plese, LLC

Address: 201 W. Francis Ave

Phone (home): 509 466 4677

Phone (work): 509 489 2323

Email address: vic@plese.com

PROPERTY OWNER:

Name: Same

Address:

Phone (home):

Phone (work):

Email address:

Cell 509 217 7889

AGENT:

Name: Stacy A. Bjordahl, Parsons/Burnett/Bjordahl/Hume LLP

Address: 505 W. Riverside Ave

Phone (home):

Phone (work): 509 252 5066

Email address: sbjordahl@pbllaw.biz

ASSESSOR'S PARCEL NUMBERS:

36311.0517

LEGAL DESCRIPTION OF SITE:

L33-35, B5, Byrne Add

SIZE OF PROPERTY:

11,520 SF ; Approx 7,040 Affected

LIST SPECIFIC PERMITS REQUESTED IN THIS APPLICATION:

Threshold Review Application
for Camp Plan Amendment

RECEIVED

OCT 31 2017

PLANNING & DEVELOPMENT

SUBMITTED BY:

☐ 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:

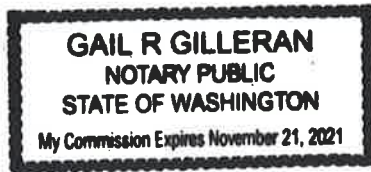
I, Vic S. Piese, owner of the above-described property do hereby authorize Stacy Bjordahl to represent me and my interests in all matters regarding this application.

Vic S. Piese

STATE OF WA
COUNTY OF Spikeane } SS

On this 31 day of Oct, 2017, before me a Notary Public in and for the above named County and State, personally appeared before me, Vic S. Piese, who is the member of Piese & Piese LLC, to me known to be the individual described in and who executed the foregoing instrument and acknowledged that he signed the same as his voluntary act and deed for the purposes and uses therein mentioned.

IN WITNESS WHEREOF, I have hereto set my hand and affixed my official seal the day and year first written above.



Gail R. Gilleran
Notary Public in and for the
State of WA
residing at Spikeane

RECEIVED

OCT 31 2017

PLANNING & DEVELOPMENT

SUBMITTED BY:

☐ 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, Vic S. Pluse, owner of the above-described property do hereby authorize Stacy Bjordahl to represent me and my interests in all matters regarding this application.

Vic S. Pluse

ACKNOWLEDGMENT:

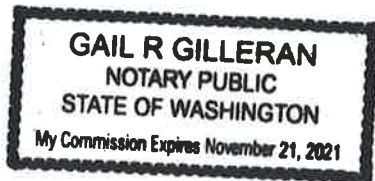
STATE OF WASHINGTON)
) ss.
COUNTY OF SPOKANE)

On this 31 day of Oct, 2017, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Vic S. Pluse, 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.

Gail R. Gilleran

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



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PLANNING & DEVELOPMENT

Supplemental
Attachment to Comprehensive Plan Amendment Application-Early Threshold Review
Plese & Plese LLC

Description of Proposed Amendment:

Comprehensive Plan amendment to redesignate approximately 7,680 +/- square feet from Residential 4-10 (R 4-10) to Office (O), with a corresponding rezone from RSF to O-35. The subject property is identified as Spokane County Assessor Tax Parcel #36311.0517, which is comprised of Lots 33, 34 and 35, Block 5 of Byrne Addition. Lot 35 is currently zoned O-35 and the property owner seeks to rezone the remainder of the parcel, Lots 33 and 34, from R 4-10 to O-35.

The subject parcel is approximately 11,325 +/- square feet in size, but only 7,680 +/- square feet of the site is part of the Comprehensive Plan and rezone request, as the remainder already has the Comprehensive Plan designation and zoning requested in this application.

Questions:

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

The property owner seeks to develop the three parcels it owns as a single site for a bank or office use, as permitted in the underlying Office zone. A land use map change to Office-35 is required for a portion of one of the parcels under ownership, in order for the entire ownership and proposed site to have a single zone.

The Spokane Municipal Code does not permit a rezone without a Comprehensive Plan amendment first or simultaneous; therefore the proposal is appropriately presented as a Comprehensive Plan amendment.

The property owner anticipates utilizing the area under consideration for future parking only, to support an O-35 allowed use on the northern portion of the property; therefore, the property owner would consider a Development Agreement to limit allowable uses if the application is approved by City Council.

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

The subject parcel #36311.0517 includes 3 underlying lots (Lots 33-35, Block 5, Byrne Addition), with Lot 35 and a portion of Lot 34 already zoned O-35. The purpose of the application is to obtain one zone for the entire parcel: O-35. The applicant owns the two parcels to the north and intends to develop the three parcels as a single site. A Comprehensive Plan Amendment and rezone are necessary in order to do so.

Land Use Policy 1.5 states in part:

The Office designation is also located where it continues an existing office development trend and serves as a transitional land use between

higher intensity commercial uses on one side of a principal arterial street and a lower density residential area on the opposite side of the street. Arterial frontages that are predominantly developed with single-family residences should not be disrupted with office use. For example, office use is encouraged in areas designated Office along the south side of Francis Avenue between Cannon Street and Market Street to a depth of not more than *approximately* 140 feet from Francis Avenue.

(Emphasis added).

Land Use Policy 1.5 suggests the zoning designation extend only 140 feet southerly of Francis Avenue; however, that is not a specific rule and there is no corresponding requirement in the Spokane Municipal Code. In other words, it is a guideline. Furthermore, based upon the platted lot configurations in Byrne Addition of 30 or 40 feet in width and any subsequent boundary line adjustments, it is nearly impossible to obtain a “perfect” 140 foot depth without creating either parcels or lots with multiple zones, which good planning practice discourages.

Furthermore, there are other areas within the vicinity where the O-35 zone extends southerly approximately 180 feet in depth from Francis Avenue. These include property on Howard Street and Normandie Street. See aerial image identified as “Re: #5” previously submitted. Therefore, these other properties support the premise that 140 feet is simply a guideline.

Finally, it is important to emphasize that the property owner is seeking the amendment in order for the existing Office zoned parcels to meet code requirements for setbacks, parking, landscaping, stormwater control and ingress/egress separation from Francis Avenue and overall site design and circulation. Simply stated, code requirements and user needs often drive the width and depth of a site, such that the “guideline” must yield to specific code requirements and site layout.

The application is consistent with the other following policies of the Comprehensive Plan:

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. There already adequate public services and facilities in the area and serving the subject property.

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.

Consistency with County Wide Planning Policies:

The request is consistent with the CWPP. The CWPP encourage growth in urban areas where services and utilities already exist. When the site is redeveloped for office use, the property owner 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. It is important to note that the City has adopted development regulations and policies to implement the CWPP at the City level. Development of this site will be required to comply with the City's policies and development regulations; thus consistency with the CWPP is achieved.

-- End of Form --

Measure

More Info



Tax Parcels

Districts

Permits

Zoning



Re: #5

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PLANNING & DEVELOPMENT

Comprehensive Plan Amendment

Record/Permit Number: Z17-630COMP



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

Job Title: Rezone from RSF to O-35 (Southern 55ft)

Expires:

Site Information:

Address: 6216 N WASHINGTON ST

Parcel #: 36311.0517

Applicant

**PLESE & PLESE LLC
201 W FRANCIS AVE
SPOKANE WA 99205-6361**

Permit Status: Pending
Status Date: 10/31/2017
Parent Permit:

Owner

**PLESE & PLESE LLC
201 W FRANCIS AVE
SPOKANE WA 99205-6361**

509-489-2323

Description of Work: Rezone from RSF to O-35 (Southern 55ft)

Contractor(s)

Fees:	Qty:	Amount:	Payments:	Ref#	Amount:
Pre-application Fee	1	\$500.00	10/31/2017 Check	3951	\$500.00
		<u>\$500.00</u>			<u>\$500.00</u>
Estimated Balance Due :					Amount:
					\$0.00

CONDITIONS OF APPROVAL



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.
- ☒ For a map amendment, (2) paper copies and one PDF (formatted for posting and emailing) of the site plan, drawn to a minimum scale of 1"=100', on a sheet no larger than 24"x36", which will include all of the following:

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

~~3/31~~ 10/31/2017
Vic Please
application to
change land use
on 36311.0517.

- 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~~.
- ☐ 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 *None at this time.*
- ☐ Planning & Development Department filing fees, as required under SMC Chapter 8.02

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OCT 31 2017

PLANNING & DEVELOPMENT

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

Washington St & Francis Ave

Vic Plese

Sent: Tuesday, October 31, 2017 10:10 AM
To: jeff.zabinski@premera.com
Cc: gillflah@comcast.net
Attachments: washington.pdf (390 KB)

Jeff,

I understand you are the chair of the North Hill Neighborhood Council and I was instructed to reach out to you to let you know about a comprehensive plan amendment we are applying for. The property is at the very north end of your council area on the SE corner of Francis & Washington. I was told last year that the city wasn't accepting comp plan amendments until 10/31/17, to be reviewed in 2018 - when applications needed to be submitted by 10/31/17 - so I apologize for the last minute email.

The attached PDF shows an aerial with some of our notes. I am submitting an application for a comp plan amendment/zone change for the southerly 55 feet of 6216 N. Washington St, which is currently a rental home. We purchased both 6216 & 6222 N. Washington last year after being approached by a credit union who wants to move onto the Francis corridor. The first 125 feet from Francis, going south, is zoned O-35 (office no more than 35 feet in height) and the balance is RSF (residential single family). Although the RSF zone will allow paving, waste collection & landscaping, it will not allow parking, which is very important for a bank, credit union or office building. The zoning line runs right through the middle of the home at 6216 N. Washington.

Our plan is to eventually build abutting Francis Avenue and have parking to the south of the building, to provide a buffer to the homes on the southerly edge. This plan would be a marked improvement from the two rental homes that are currently on site and I'm confident the neighbors will agree. The zoning does not allow for retail, and anything we build there would be a low impact and not typically open "after hours". The other three corners of Francis & Washington are all commercial (Fireplace Center on the SE corner, Spokane Quick Lube on the NW and Inside 'n Out Hand Wash on the NE).

This will be a long process, but I understand that I needed to reach out to the Neighborhood Council as one of the first steps. I look forward to discussing with you. Please feel free to call me anytime if you have questions.

Sincerely,

Vic Plese

Plese Realty, LLC (my business)

Plese & Plese, LLC (the partnership that owns the property in question)

201 W. Francis Ave.

Spokane, WA 99205

509-489-2323 office

509-217-7889 cell

509-489-3333 fax

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OCT 31 2017

PLANNING & DEVELOPMENT



Parcel

36311.0519	5552 SF
3611.0518	6400 SF
3611.0517	11520 SF
	<hr/>
	23,472 SF

180 feet on Washington
128 feet on Farnis

• 125' MOL

• 80' MOL

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OCT 31 2017

PLANNING & DEVELOPMENT

Environmental Checklist

File No. _____

Purpose of Checklist:

The State Environmental Policy Act (SEPA) chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An Environmental Impact Statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "*does not apply*."

IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (Part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

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A. BACKGROUND

1. Name of proposed project, if applicable: Rezone a portion of 6216 N. Washington St - Plese & Plese, LLC
2. Name of applicant: Plese & Plese, LLC
3. Address and phone number of applicant or contact person: Vic Plese - Plese & Plese LLC c/o Plese Realty LLC 201 W. Francis Ave. 99205 - 509-489-2323
4. Date checklist prepared: 10/31/2017
5. Agency requesting checklist: Spokane City Planning
6. Proposed timing or schedule (including phasing, if applicable): unknown - to be determined

7. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. no

- b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain. no

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to his proposal. n/a

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. n/a

10. List any government approvals or permits that will be needed for your proposal, if known. comprehensive plan change / rezone of approximately 7,040 sq ft of a 23,040 sq ft site

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11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. Zone change from RSF to O35
for approximately 7,040 sq ft of a 23,040 sq ft site - to be used
for parking for a bank, credit union or office building (to be
determined)

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. 6216 N. Washington St.
Spokane, WA 99205

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.) _____
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 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).

n/a

(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?

n/a

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

Paving & landscape/swales that will be required by City of Spokane

- (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?

no

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?

Building and parking lot stormwater will be routed to swales

as required but will be minimal

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.*

Flat

- b. What is the steepest slope on the site (approximate percent slope)? None

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- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland. Sand
- 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: none needed
- 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, asphalt or buildings)? As much as allowed by code but likely 85-90%
- h. Proposed measures to reduce or control erosion or other impacts to the earth, if any: n/a

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. unknown
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. no

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

n/a

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.

n/a

- (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.

n/a

- (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.

n/a

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

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

n/a

b. GROUND:

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

no

- (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.

n/a

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.

Minor runoff from building roof and parking lot directed to grass swale(s)

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

no

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

see above

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4. Plants

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

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

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

_____ Shrubs

 x 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? mostly weeds and some grass

- c. List threatened or endangered species known to be on or near the site. n/a

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

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.* n/a

mammals: *deer, bear, elk, beaver, other.* n/a

fish: *bass, salmon, trout, herring, shellfish, other.* n/a

other: n/a

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

n/a

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

not known

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

no effect

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 through Avista for heating/cooling; office, computer use.

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

none

- 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:

LED lighting

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

- (1) Describe special emergency services that might be required.

Property already served by city

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

n/a

b. NOISE:

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

n/a

- (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 at beginning only

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

n/a

8. Land and shoreline use

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

Rental home

- b. Has the site been used for agriculture? If so, describe.

no

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- c. Describe any structures on the site. 836 Square foot rental home
with basement and single carport
- d. Will any structures be demolished? If so, which? Said rental house
- e. What is the current zoning classification of the site? Portion of site is O35 (Office) and approx 55 feet at
the south end is RSF (residential single family)
- f. What is the current comprehensive plan designation of the
site? see above
- 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. no
- i. Approximately how many people would reside or work in
the completed project?
Unknown at this time but estimated at 10-15
- j. Approximately how many people would the completed
project displace? 2 Households
- k. Proposed measures to avoid or reduce displacement
impacts, if any: My real estate company who currently
manages the rentals will aid the occupants in finding new
rentals. Neither have lived there for more than one year
- l. Proposed measures to ensure the proposal is compatible
with existing and projected land uses and plans, if any: All three
other corners of this intersection are commercially
zoned - the project would fit nicely with existing uses

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9. Housing

- a. Approximately how many units would be provided, if any?
Indicate whether high, middle or low-income housing. n/a
- b. Approximately how many units, if any, would be eliminated?
Indicate whether high-, middle- or low-income housing. 2 middle-class rental units (\$700 per month and \$1,000 per month)
- c. Proposed measures to reduce or control housing impacts, if any: see 8k

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? 35 feet
- b. What views in the immediate vicinity would be altered or obstructed? none
- c. Proposed measures to reduce or control aesthetic impacts, if any: Landscaping and screening as would be required

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? Downward-facing building and parking lot lighting only.

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- b. Could light or glare from the finished project be a safety hazard or interfere with views? no
- 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: parking lot lighting would be downward facing to reduce light pollution

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? Ruth Park 2 blocks
- 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: none

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. no
- b. Generally describe any landmarks or evidence of historic archaeological, scientific or cultural importance known to be on or next to the site. none

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

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. Washington, 125 feet away from intersection Francis if allowed

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? one block
- c. How many parking spaces would the completed project have? How many would the project eliminate? Unknown as we don't know the eventual size of the bank or office building, but approximately 15-25. Displacing none
- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets not including driveways? If so, generally describe (indicate whether public or private). no

- e. Will the project use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe. no

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

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

- g. Proposed measures to reduce or control transportation impacts, if any: n/a

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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: n/a

16. Utilities

- a. Circle utilities currently available at the site: *electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:* _____
- b. Describe the utilities that are proposed for the project, the utility providing the service and the general construction activities on the site or in the immediate vicinity which might be needed. City of Spokane for water & sewer
Avista Utilities for natural gas & electricity

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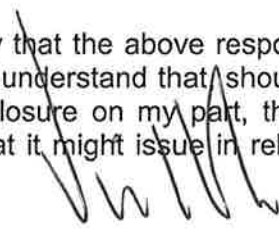
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C. SIGNATURE

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 Nonsignificance that it might issue in reliance upon this checklist.

Date: 10/31/2017

Signature: 

Please Print or Type:

Proponent: Vic S. Plese
Plese & Plese LLC

Address: 201 W. Francis Ave.
Spokane, WA 99205

Phone: 509-489-2323

Person completing
form (if different
from proponent): _____

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

Proposed measures to avoid or reduce such increases are:

unknown

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

N/A

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

N/A

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

N/A

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

N/A

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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?

n/a

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

n/a

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

n/a

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

n/a

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

minor increase

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

TBD

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

n/a

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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: 10/31/17

Signature: [Signature]

Please Print or Type:

Proponent: Pleco*Pleco LLC

Address: 201 W. Francis Ave

Phone: Vic Pleco

Spokane WA 99205

509 489 2323

Person completing form (if different from proponent): _____

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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