


**2023/2024 Comprehensive Plan Amendments**
**STAFF REPORT FOR FILE Z23-476COMP (EIGHTH AVE)**

Department of Neighborhood and Planning Services

The following staff report concerns a proposed amendment to the City's current Comprehensive Plan. The proposal is to amend the land use plan map designation and zoning of one or more parcels in the City of Spokane. Amendments to the Comprehensive Plan are enabled by Spokane Municipal Code (SMC) 17G.020 and Revised Code of Washington (RCW) 36.70A.130.

**I. PROPERTY SUMMARY**

<b>Parcel(s):</b>	25243.1308, 25243.1309, and 25243.1502 (Private application) 25243.1304 thru 25243.1307 and public Rights of Way (ROW) east of the private application (City expansion)
<b>Address(es):</b>	2610 and 2613 W. 8th Ave (Private application) 2614, 2618, 2624, 2628 W. 8th Ave, and Right-of-Way east of private application (City expansion)
<b>Property Size:</b>	0.6 Acres (Private application) 3.7 Acres (City expansion)
<b>Legal Description:</b>	Multiple – see <b>Exhibit J</b>
<b>General Location:</b>	W. 8th Ave. east of S. Lindeke St.
<b>Current Use:</b>	Electrical Contractor Office/Storage (25243.1502), vacant (25243.1309 and ROW), and single-unit homes (25243.1304 thru .1308)

**II. APPLICANT SUMMARY**

This application has two applicants—a private applicant and the City of Spokane itself. The following information regards the original private applicant:

<b>Agent:</b>	Clifton Trimble, Storhaug Engineering
<b>Applicant:</b>	Northwest Renewables
<b>Property Owner:</b>	Douglass Heise and Harlan Heise

The following information regards the properties added by the City:

<b>Representative:</b>	Brandon Whitmarsh, Planning & Economic Development, City of Spokane
<b>Property Owners:</b>	Shane Younker (25243.1307), Joseph Kalvis (25243.1306), Cheryl Sykes (25243.1305), Linda Cunningham (25243.1304), Burlington Northern/Santa Fe (ROW), City of Spokane (ROW), and Washington State Department of Transportation (ROW).

### III. PROPOSAL SUMMARY

<b>Current Land Use Designation:</b>	Office, Residential Low, Neighborhood Retail, and Conservation Open Space
<b>Proposed Land Use Designation:</b>	General Commercial
<b>Current Zoning:</b>	R1, Office – 35, and Neighborhood Retail – 35
<b>Proposed Zoning:</b>	Community Business – 55
<b>SEPA Status:</b>	A SEPA threshold determination of Non-Significance (DNS) was made on September 16, 2024. The appeal deadline is 5:00 PM on October 8, 2024.
<b>Plan Commission Hearing Date:</b>	October 9, 2024
<b>Staff Contact:</b>	Brandon Whitmarsh, Planner I, <a href="mailto:bwhitmarsh@spokanecity.org">bwhitmarsh@spokanecity.org</a>
<b>Staff Recommendation:</b>	Private Application and City Expansion to the West: <b>Approve</b> City ROW Expansion: <b>No Recommendation</b>

### IV. BACKGROUND INFORMATION

- General Proposal Description:** Pursuant to the procedures established by SMC 17G.020, enabled by RCW 36.70A.130, the original applicant asked the City of Spokane to amend the land use plan map designation (Map LU-1 of the Comprehensive Plan) from Neighborhood Retail, Office, and Residential Low to General Commercial and the zoning designation (Official Zoning Map of the City of Spokane) from Neighborhood Retail (NR-35), Office (O-35), and R1 to Community Business (CB-55) for three parcels in the West Hills Neighborhood. The full application materials can be found in **Exhibit F**.

During the threshold review process, the City Council added four additional parcels and 3.2 acres of Right of Way (ROW) to the application. The ROW was included at the applicant's request and is currently designated Conservation Open Space and zoned R1. The four additional parcels were added by City Council to avoid an island of low intensity residential surrounded by commercial uses, ensuring the consistency of intensity of land use and zoning in the area. Two of the parcels are currently designated Residential Low and zoned R1 while the other two parcels are designated Neighborhood Retail and zoned Neighborhood Retail (NR-35). Under this proposal, all expansion parcels and the ROW would be designated General Commercial and zoned Community Business (CB-55), consistent with the private application. No specific development is proposed on any part of the concerned properties and ROW at this time.

- Site Description and Physical Conditions:** The original application sites contain a commercial building (used as the offices and warehouse space for Northwest Renewables), a single-unit dwelling, and a vacant lot. The lots are generally flat with limited landscaping and lawns, consistent with urban development. The expansion parcels include four additional single-unit homes with similar physical features. The expansion ROW is vacant and largely flat with some larger pine trees. There is a bluff on the eastern portion of the ROW which slopes steeply down to Latah Creek, a portion of which has a rail viaduct running over it. See **Exhibit A** for an aerial view of the proposal area.

- 3. Property Ownership:** The original proposal area is owned by Douglass Heise and Harlan Heise (25243.1308, 25243.1309, and 25243.1502). The expansion parcels are owned by Shane Younker (25243.1307), Joseph Kalvis (25243.1306), Cheryl Sykes (25243.1305), and Linda Cunningham (25243.1304). The expansion ROW has a mix of responsible agencies including Burlington Northern/Santa Fe Railroad (BNSF), the City of Spokane, and the Washington State Department of Transportation (WSDOT). City staff sent certified letters to each known owner and taxpayer of the concerned private properties. One property owner contacted staff regarding property tax implications but expressed no concerns over the change in designation of their property or surrounding properties. Communication with BNSF's real estate representative Tim Sharman from Jones Lang LaSalle Brokerage, Inc. did not indicate any concern for the proposal. As one of the agencies reviewing the proposal, WSDOT was informed of the possible comprehensive plan amendment and did not provide any comments on the proposal as of the date of this staff report.
- 4. Adjacent Property Improvements and Uses:** The proposal properties are surrounded by existing development of the following nature:

Boundary	Land Use	Zone	Use
North	General Commercial, Conservation Open Space	CB – 55, R1	Gas station/mini-mart, vacant, highway
East	Conservation Open Space	R1	Vacant, bluff to Latah Creek
South	Conservation Open Space	R1	I – 90 and connected on and off ramps, BNSF rail viaduct
West	General Commercial	CB – 55	Motel

- 5. Street Class Designations:** W 8<sup>th</sup> Ave, S Cochran St, and S Lindeke St are classified as Urban Local Access. W Sunset Blvd is classified as an Urban Principal Arterial.
- 6. Current Land Use Designation and History:** As shown in **Exhibit B**, the current land use plan map designations of the original application and expansion area include Office, Residential Low, Neighborhood Retail, and Conservation Open Space. These land use plan map designations have remained unchanged since the City's adoption of the Growth Management Act (GMA) compliant Comprehensive Plan in 2001.
- 7. Proposed Land Use Designation:** As shown in **Exhibit B**, the proposal is to amend the land use plan map designation for all parcels and the ROW to General Commercial.
- 8. Current Zoning and History:** As shown in **Exhibit C**, the current zoning of the original application parcels and expansion areas is a mix of R1, O-35, and NR-35. The proposal parcels have been classified the same since the adoption of the current zoning map. The historical zoning, prior to 2006, is shown in the table below.

Year	Zone	Description
1958	Class I and Class III	Residential District and Local Business District zones.
1975	R2 and B1	Two-Family Residence and Local Business zones.
After 1975, Prior to 2006	R1, NR, and O	One-Family Residence, neighborhood serving businesses, and office zones.

9. **Proposed Zoning:** As Shown in **Exhibit C**, the proposed zoning for all parcels and the ROW is Community Business – 55, consistent with zoning in the vicinity.

**V. APPLICATION PROCESS AND PUBLIC COMMENT**

1. **Key Steps:** The application is being processed according to SMC 17G.060, including the following steps:

- Application Submitted ..... October 31, 2023
- Threshold Application Certified Complete ..... November 30, 2023
- Council Threshold Subcommittee Established<sup>1</sup> ..... January 22, 2024
- Council Threshold Subcommittee Met ..... February 9, 2024
- Annual Work Program Set<sup>2</sup> ..... March 25, 2024
- Agency/Department Comment Period Ended ..... May 21, 2024
- Notice of Application Posted ..... June 10, 2024
- Plan Commission Workshop ..... June 26, 2024
- 60-Day Public Comment Period Ended ..... August 9, 2024
- SEPA Determination Issued ..... September 16, 2024
- Notice of Public Hearing Posted ..... September 25, 2024
- Plan Commission Hearing Date (Scheduled) ..... October 9, 2024

2. **Agency Comments Received:** During the agency comment period, the Spokane Tribe of Indians recommended a cultural resource survey and an Inadvertent Discovery Plan due to the high potential for historic cultural resources in the proposal area. No other comments were received for this proposal during the agency comment period. The Spokane Tribe’s comment can be found in **Exhibit I**.

3. **Public Comments Received:** A Notice of Application was issued for the proposal on June 10, 2024, initiating a public comment period that ended August 9, 2024. No comments were received by the City during the public comment period.

<sup>1</sup>Spokane City Council Resolution 2024-0002

<sup>2</sup>Spokane City Council Resolution 2024-0029

4. **Public Workshop:** A public workshop with the Spokane Plan Commission was held on June 26, 2024, during which the particulars of the proposal were presented to the Plan Commission for their consideration and discussion. No public comment was taken.

## VI. APPLICATION REVIEW AND ANALYSIS

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

- A. Keep the comprehensive plan alive and responsive to the community.
- B. Provide for simultaneous review of proposals to allow for cumulative impact analysis of all applications on a City-wide basis and in conjunction with budget decisions.
- C. Make map adjustments based on a foundation in policy language, consistently applying those concepts citywide.
- D. Honor the community's long-term investment in the comprehensive plan, through public participation and neighborhood planning processes, by not making changes lightly.
- E. Encourage development that will enable our whole community to prosper and reinforce our sense of place and feeling of community, in an ecologically, economically, and socially sustainable manner.
- F. Amendments to the comprehensive plan must result in a net benefit to the general public.

2. **Review Criteria:** SMC 17G.020.030 provides a list of considerations that are to be used, as appropriate, by the applicant in developing an amendment proposal, by planning staff in analyzing a proposal, by the Plan Commission making a recommendation on a proposal, and by the City Council in making a decision on the proposal. Following each of the considerations is staff's analysis relative to the proposed amendment.

- A. **Regulatory Changes:** *Amendments to the comprehensive plan must be consistent with any recent state or federal legislative actions, or changes to state or federal regulations, such as changes to the Growth Management Act, or new environmental regulations.*

Staff Analysis: Staff reviewed and processed the proposed amendment under the most current regulations contained in the Growth Management Act, the Washington State Environmental Policy Act (SEPA), and the Spokane Municipal Code. Staff is unaware of any recent federal, state, or legislative actions with which the proposal would be in conflict, and no comments were received to this effect from any applicable agencies receiving notice of the proposal.

The proposal satisfies this criterion.

- B. **GMA:** *The change must be consistent with the goals and purposes of the State Growth Management Act.*

Staff Analysis: The Growth Management Act (GMA) details 13 goals to guide the development and adoption of comprehensive plans and development regulations (RCW 36.70A.020, "Planning Goals"), which guided the City's development of its own comprehensive plan and development

regulations. No comments received or other evidence in the record indicates inconsistency between the proposed plan map amendment and the goals and purposes of the GMA.

The proposal satisfies this criterion.

- C. Financing:** *In keeping with the GMA's requirement for plans to be supported by financing commitments, infrastructure implications of approved comprehensive plan amendments must be reflected in the relevant six-year capital improvement plan(s) approved in the same budget cycle.*

Staff Analysis: The City did not require, nor did any Agency or City Department comment request or require a traffic impact analysis or any other analysis for the proposal. The properties on S Lindeke St and W 8th Ave are already served by water, sewer, and existing City streets. Any subsequent development of the sites will be subject to a concurrency determination pursuant to SMC 17D.010.020. Accordingly, there are no known infrastructure implications of this proposal.

The proposal satisfies this criterion.

- D. Funding Shortfall:** *If funding shortfalls suggest the need to scale back on land use objectives and/or service level standards, those decisions must be made with public input as part of this process for amending the comprehensive plan and capital facilities program.*

Staff Analysis: No evidence of a potential funding shortfall from the proposal exists.

The proposal satisfies this criterion.

**E. Internal Consistency:**

- 1.** *The requirement for internal consistency pertains to the comprehensive plan as it relates to all its supporting documents, such as the development regulations, capital facilities program, shoreline master program, downtown plan, critical area regulations, and any neighborhood planning documents adopted after 2001. In addition, amendments should strive to be consistent with the parks plan, and vice versa. For example, changes to the development regulations must be reflected in consistent adjustments to the goals or policies in the comprehensive plan. As appropriate, changes to the map or text of the comprehensive plan must also result in corresponding adjustments to the zoning map and implementation regulations in the Spokane Municipal Code.*

Staff Analysis: The proposal is internally consistent with applicable supporting documents of the Comprehensive Plan as follows:

- *Development Regulations.* As a non-project proposal, there are no specific plans for development of these sites. Additionally, any future development will be required to be consistent with the current development regulations at the time of application submittal. The proposal does not result in any non-conforming uses or development and staff finds no reason to indicate that the proposed Comprehensive Plan Land Use Plan Map and concurrent zone change would result in a property that cannot be reasonably developed in compliance with applicable regulations.

- *Capital Facilities Program.* As described in the staff analysis of Criterion C above, no additional infrastructure or capital expenditures by the City are anticipated for this non-project action, and it is not anticipated that the City's integrated Capital Facilities Program would be affected by the proposal.
- *Neighborhood Planning Documents Adopted after 2001.* The West Hills neighborhood completed its initial neighborhood planning project in 2016. This planning effort was centered on the stretch of Fort George Wright Drive adjacent to the Spokane Falls Community College, far from the subject parcels, and would not affect or be affected by this proposal.
- *Miscellaneous Comprehensive Plan Goals and Policies.* Staff have compiled a list of Comprehensive Plan Goals and Policies which bear on the proposal in **Exhibit H** of this report. Further discussion of these policies is provided under section K.2 below.

The proposal satisfies this criterion.

2. *If a proposed amendment is significantly inconsistent with current policy within the comprehensive plan, an amendment proposal must also include wording that would realign the relevant parts of the comprehensive plan and its other supporting documents with the full range of changes implied by the proposal.*

Staff Analysis: The proposal is generally consistent with current comprehensive plan policies, as described in further detail in the staff analysis of Criterion K.2 below and other criteria in this report. Therefore, no amendment to policy wording is necessary.

The proposal satisfies this criterion.

- F. Regional Consistency:** *All changes to the comprehensive plan must be consistent with the countywide planning policies (CWPP), the comprehensive plans of neighboring jurisdictions, applicable capital facilities or special district plans, the regional transportation improvement plan, and official population growth forecasts.*

Staff Analysis: The proposed change in land use designations affects a relatively small area within an existing urbanized area, with no foreseeable implications to regional or inter-jurisdictional policy issues. No comments have been received from any agency, City department, or neighboring jurisdiction which would indicate that the proposal is not regionally consistent.

The proposal satisfies this criterion.

- G. Cumulative Effect:** *All amendments must be considered concurrently in order to evaluate their cumulative effect on the comprehensive plan text and map, development regulations, capital facilities program, neighborhood planning documents, adopted environmental policies and other relevant implementation measures.*

1. **Land Use Impacts:** *In addition, applications should be reviewed for their cumulative land use impacts. Where adverse environmental impacts are identified, mitigation requirements may be imposed as a part of the approval action.*

2. **Grouping:** *Proposals for area-wide rezones and/or site-specific land use plan map amendments may be evaluated by geographic sector and/or land use type in order to facilitate the assessment of their cumulative impacts.*

Staff Analysis: The City is concurrently reviewing this application and five other applications for Comprehensive Plan amendments as part of an annual plan amendment cycle. All six applications are for amendments to the land use plan map (LU-1) and concurrent rezones. When considered together, these various applications do not interact, nor do they augment or detract from each other. Thus, the cumulative effects of these various applications are minor.

The proposal satisfies this criterion.

**H. SEPA:** *SEPA<sup>3</sup> Review must be completed on all amendment proposals and is described in Chapter 17E.050.*

1. **Grouping:** *When possible, the SEPA review process should be combined for related land use types or affected geographic sectors to better evaluate the proposals' cumulative impacts. This combined review process results in a single threshold determination for those related proposals.*
2. **DS:** *If a determination of significance (DS) is made regarding any proposal, that application will be deferred for further consideration until the next applicable review cycle to allow adequate time for generating and processing the required environmental impact statement (EIS).*

Staff Analysis: The application is under review in accordance with the State Environmental Policy Act (SEPA), which requires that the potential for adverse environmental impacts resulting from a proposal be evaluated during the decision-making process. On the basis of the information contained in the environmental checklist (see **Exhibit G**), written comments from local and State departments and agencies concerned with land development within the City, and a review of other information available to the Director of Planning Services, a Determination of Non-Significance was issued on September 16, 2024.

The proposal satisfies this criterion.

**I. Adequate Public Facilities:** *The amendment must not adversely affect the City's ability to provide the full range of urban public facilities and services (as described in CFU 2.1 and CFU 2.2) citywide at the planned level of service, or consume public resources otherwise needed to support comprehensive plan implementation strategies.*

Staff Analysis: The proposal would change the land-use designation of an area largely designated for urban-scale development in the Comprehensive Plan and served by public facilities and services. The proposed City expansion into the right of way (ROW), which is currently designated Conservation Open Space, consists of the most significant increase in development capacity than

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<sup>3</sup> State Environmental Protection Act



what was previously planned for. To ensure that this proposal would not adversely affect the provision of public facilities, either existing or planned, the proposal was routed to City departments for review early in the application process. No comments were received from those departments that adverse impacts on our systems or facilities would occur. Any subsequent development of the site will be subject to a concurrency determination pursuant to SMC 17D.010.020, thereby implementing the policy set forth in policy CFU 2.2.

The proposal satisfies this criterion.

- J. UGA:** *Amendments to the urban growth area boundary may only be proposed by the City Council or the mayor of Spokane and shall follow the procedures of the countywide planning policies for Spokane County.*

Staff Analysis: The proposal does not include an expansion to the UGA.

This criterion does not apply.

**K. Demonstration of Need:**

- 1. Policy Adjustments:** *Proposed policy adjustments that are intended to be consistent with the comprehensive plan should be designed to provide correction or additional guidance so the community's original visions and values can better be achieved. The need for this type of adjustment might be supported by findings from feedback instruments related to monitoring and evaluating the implementation of the comprehensive plan.*

Staff Analysis: The proposal does not include a policy adjustment nor is one required.

This criterion does not apply.

- 2. Map Changes:** *Changes to the land use plan map (and by extension, the zoning map) may only be approved if the proponent has demonstrated that all of the following are true:*

- a.** The designation is in conformance with the appropriate location criteria identified in the comprehensive plan (e.g., compatibility with neighboring land uses, proximity to arterials, etc.);

Staff Analysis: Placement of the General Commercial Land Use Plan Map designation is primarily guided by Comprehensive Plan Policy LU 1.8, General Commercial Uses. Policy LU 1.8 states that General Commercial uses should be directed "to Centers and Corridors designated on the Land Use Plan Map."<sup>4</sup> LU 1.8 has an exception to this requirement, stating that "exceptions to the containment policy may be allowed for limited expansions adjacent to existing General Commercial areas located outside Centers and Corridors."<sup>5</sup> The policy then states that the following factors should be considered in these cases:

. . . maintaining the minimum depth from an arterial street necessary for the establishment or expansion of a general

<sup>4</sup> Shaping Spokane, the Comprehensive Plan for the City of Spokane, page 3-12.

<sup>5</sup> Ibid.

commercial neighborhood business; avoiding intrusion where incompatible into established neighborhoods; and implementing transitional land uses with the intent of protecting neighborhood character.<sup>6</sup> (Full text in **Exhibit E**)

Regarding the direction of General Commercial uses to Centers and Corridors, this proposal is not in a Center. However, there is a designated Neighborhood Mini-Center to the west of the proposal, at the intersection of W Sunset Blvd and S Government Way. The properties between the Mini-Center and the west boundary and a portion of the north boundary of the proposal are already designated General Commercial. Conversely, the remaining boundaries of the proposal are surrounded by the Conservation Open Space designation. Given the proximity to the Mini-Center and the existing adjacent General Commercial designations to the north and west, it would seem that Policy LU 1.8 is generally supportive of the designation of the private properties in this proposal.

Regarding minimum depth from an arterial, there is no discussion in the policy as to what depth is necessary or reasonable for the development of a commercial use, only that it be a consideration. This proposal would designate an area of general commercial that is a maximum depth of approximately 500 feet from the centerline of W Sunset Blvd. It is unlikely that the City of Spokane's portion of the right of way directly south of W Sunset Blvd will be used for commercial development, however the remaining right of way to the south could provide space for commercial uses. Furthermore, the southern boundary of the proposal is consistent with the extent of the General Commercial designation to the west as it follows the curve of the I 90 offramp.

Regarding intrusion into established neighborhoods, this proposal would designate five single unit homes as General Commercial. Two of the single unit homes are already designated Neighborhood Retail while the others are designated Residential Low and are surrounded by commercial uses to the north and west and office uses to the south. While the existing development may appear residential in nature, the Land Use Plan Map designation of the western two homes already envisions a more intense use long term. Additionally, the proposal is bounded by W Sunset Blvd to the north, the interchange of I 90 and US 195 to the south, General Commercial designations to the west, and a bluff leading down to Latah Creek to the east. Thus, this proposal represents the likely extent to which General Commercial, or development of any kind, could expand on the south side of W Sunset Blvd. When viewing this factor against consideration of long-term goals for this area (namely the establishment of a healthy Mini-Center), it would appear that commercial use in this area is warranted per the policy.

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<sup>6</sup> Ibid.

Regarding transitional uses, the proposal does not include the designation of transitional land uses between the General Commercial designation and surrounding uses. As stated under the considerations above, this proposal would designate the extent of developable land in this area as General Commercial. With General Commercial designations to the west and north and no residential land uses remaining in the vicinity, the inclusion of transitional land uses in the proposal is unnecessary.

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

Staff Analysis: The parcels associated with this proposal are generally flat in nature, generally urban in development pattern, and have access to adequate public services. The proposal area is served by W Sunset Blvd, public transit, and all major utilities. There is no indication that the proposal properties would not be able to support development under the proposed land use and zoning. A large portion of the right of way is vacant and served with utilities found along 8<sup>th</sup> Ave, however, there is a bluff down to Latah Creek on the eastern portion of the right of way that has slopes exceeding 30%, which is considered a critical area. These slopes would likely not be suitable for any future development. If the City were to amend the land use plan map designation and zoning of this ROW, such a change could be limited to the portions west of the slope to accommodate this concern.

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

Staff Analysis: See the discussion under K.2 above. While the location criteria presented by policy LU 1.8 must be considered, the Comprehensive Plan contains additional policy guidance that bears on the proposal.

West Sunset Highway/Blvd is a planned high-performance transit route and will eventually see an increase in public transportation service. As such, the expansion of General Commercial in the proposal area could be supported by LU 4.6, Transit-Supported Development, by allowing for the development of commercial and residential uses near more frequent transit, both supporting STAs investments in transit service while also providing additional access to residents and employees.

Additionally, since the ROW portion of the proposal is currently designated Conservation Open Space, Policy LU 6.2, Open Space, should be considered. The policy states that Conservation Open Space is intended to be publicly owned, undeveloped, and designated to remain in its natural state. The policy discussion also states that any improvements to these areas should be limited to conservation or recreation. The applicant has not shared intentions for specific development, conservation measures, or other actions that could affect the right of way, nor are they required to for this process. Furthermore, no agency (City, BNSF, WSDOT) would be required to grant the applicant such access. Regardless, when viewing the map change alone, there does not appear to be policy support

for the redesignation of the right of way from Conservation Open Space to General Commercial.

While the subject parcels would appear consistent with the location criteria in LU 1.8, when considering the ROW changes requested by the applicant, the relationship between the locational criteria of the Comprehensive Plan and the proposal remains unclear. Accordingly, staff cannot provide a determination as to whether the ROW portion of the proposal meets this criterion or not. Staff requests that Plan Commission provide input and a determination as to the proposal's relationship with Policies LU 1.8 and LU 6.2 when considering their recommendation on this project at the hearing stage.

Regardless, if Plan Commission and the City Council feels that there is sufficient policy support for the overall change, Staff recommends limiting the changes to the ROW to the area west of the crest of the slope leading down to the Latah River valley, to avoid indicating uses may be placed on steep slopes.

The private application and City sponsored expansion to the west satisfies the criterion. Staff expresses no opinion whether the ROW expansion to the east meets this criterion.

- 3. Rezones, Land Use Plan Amendment:** *Corresponding rezones will be adopted concurrently with land use plan map amendments as a legislative action of the city council. If policy language changes have map implications, changes to the land use plan map and zoning map will be made accordingly for all affected sites upon adoption of the new policy language. This is done to ensure that the comprehensive plan remains internally consistent and to preserve consistency between the comprehensive plan and supporting development regulations.*

Staff Analysis: If this proposal is adopted by City Council, changes to the Land Use Plan Map in the Comprehensive Plan and the Zoning Map will occur concurrently, ensuring consistency between the Comprehensive Plan and applicable development regulations.

The proposal satisfies this criterion.

## VII. CONCLUSION

The proposal has been processed and considered according to the requirements of the Spokane Municipal Code. According to the information provided above and the whole of the administrative record, the proposal appears to meet the criteria for a comprehensive plan amendment as provided in SMC 17G.020.030.

Following the close of public testimony and deliberations regarding conclusions with respect to the review criteria and decision criteria detailed in SMC Chapter 17G.020, Plan Commission will need to make a recommendation to City Council for approval or denial of the requested amendment to the Land Use Plan map of the City's Comprehensive Plan.

### **VIII. STAFF RECOMMENDATION**

Staff recommends the Plan Commission and City Council **approve** the proposal for the private application and city sponsored expansion properties to the west.

Staff has **no recommendation** for the city sponsored ROW expansion to the east.

### **IX. LIST OF EXHIBITS**

- A. Aerial Photos
- B. Existing and Proposed Land Use Plan Map
- C. Existing and Proposed Zoning Map
- D. Application Notification Area
- E. List of Relevant Comp Plan Policies
- F. Application Materials
- G. SEPA Checklist
- H. SEPA Determination of Non-Significance
- I. Agency Comments
- J. Legal Description of Proposal Area



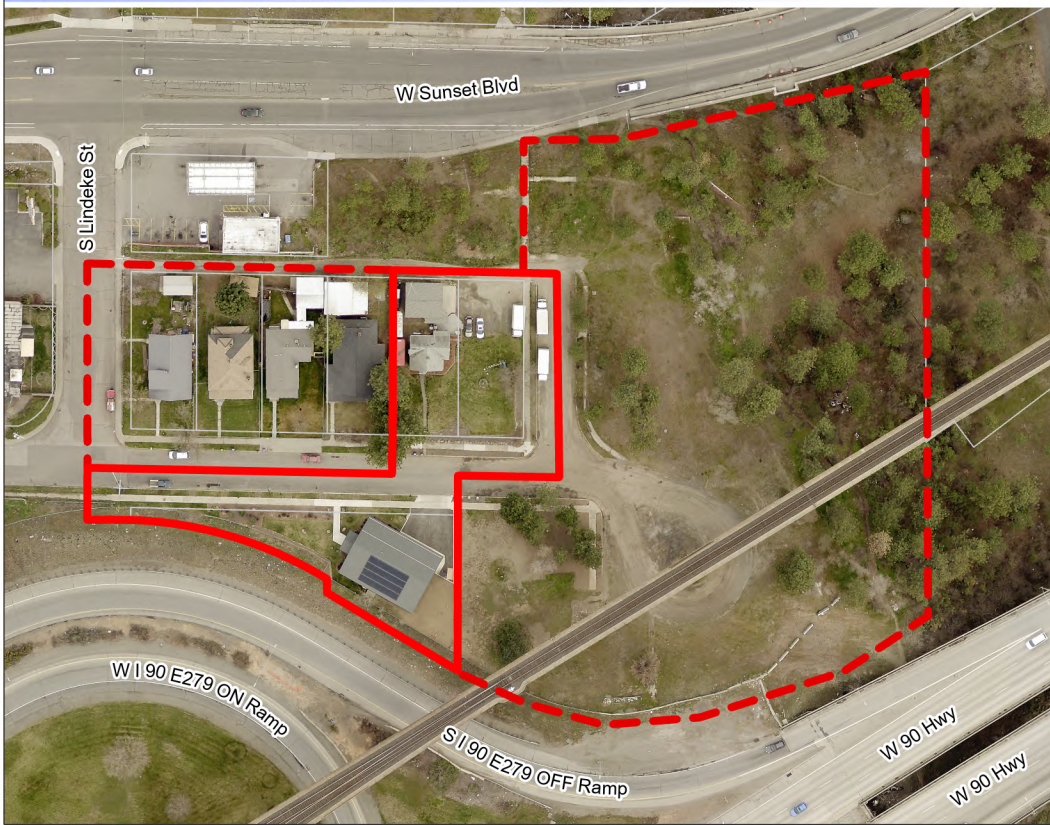
# Exhibit A: Aerial Photos



Department of Planning & Economic Development



**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.

### Detailed Aerial Photo (2022)



-  Proposal Area
-  Expansion Areas

### Wide Area Aerial Photo (2022)



- Agent:** Storhaug Engineering
- Parcels:** 25243.1304
- 25243.1305
- 25243.1306
- 25243.1307
- 25243.1308
- 25243.1309
- 25243.1502
- Right-Of-Way
- Size:** 1.1 acres plus
- 3.2 acres right-of-way
- (Size is Approximate)

### Project Location



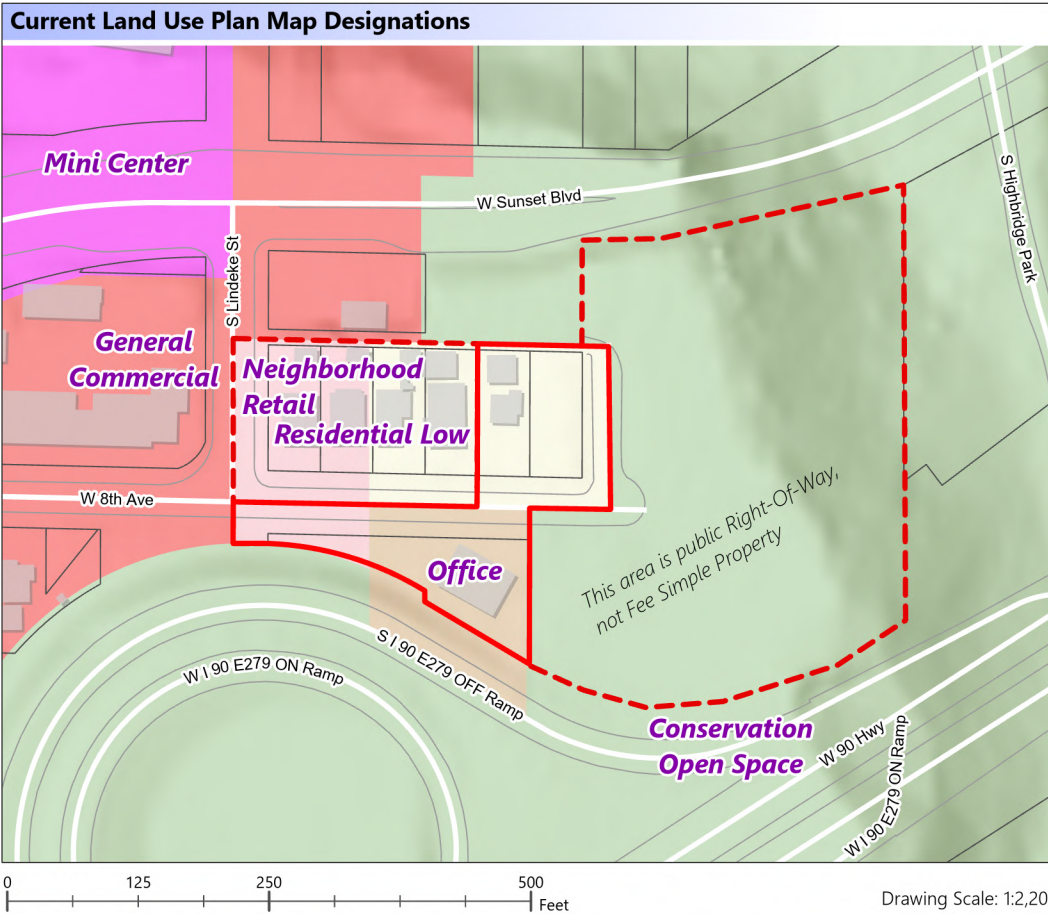


# Exhibit B: Land Use Plan Map Changes

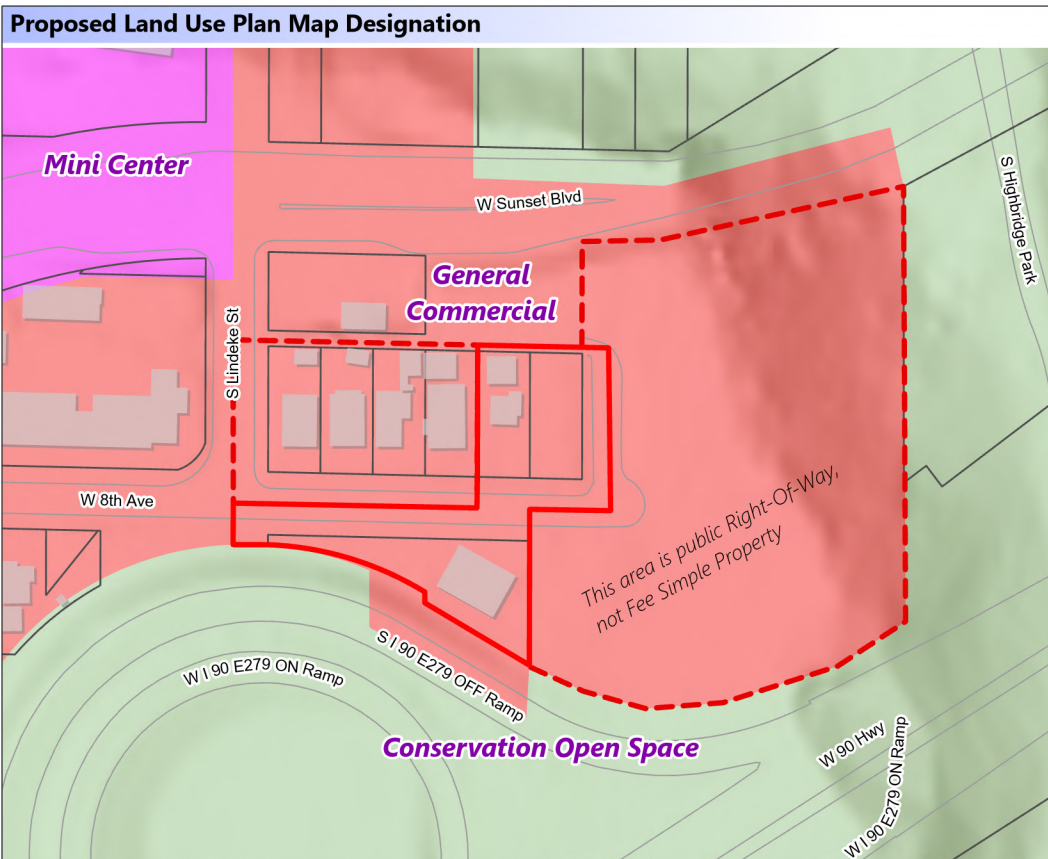
Department of Planning & Economic Development



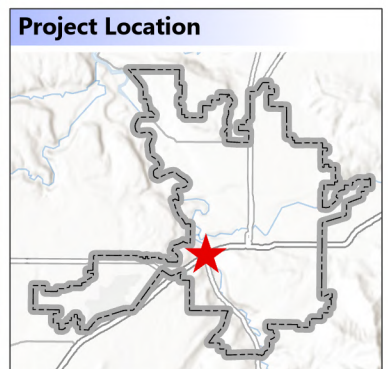
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- Project Area
  - Expanded Area
  - Parcel
  - Buildings
  - Curb Line
- Land Use Plan Designation**
- Conservation Open Space
  - Residential Low
  - Office
  - Neighborhood Retail
  - Mini Center
  - General Commercial



- Agent:** Storhaug Engineering
- Parcels:** 25243.1304  
25243.1305  
25243.1306  
25243.1307  
25243.1308  
25243.1309  
25243.1502
- Right-Of-Way**
- Size:** 1.1 acres plus  
3.2 acres right-of-way  
(Size is Approximate)



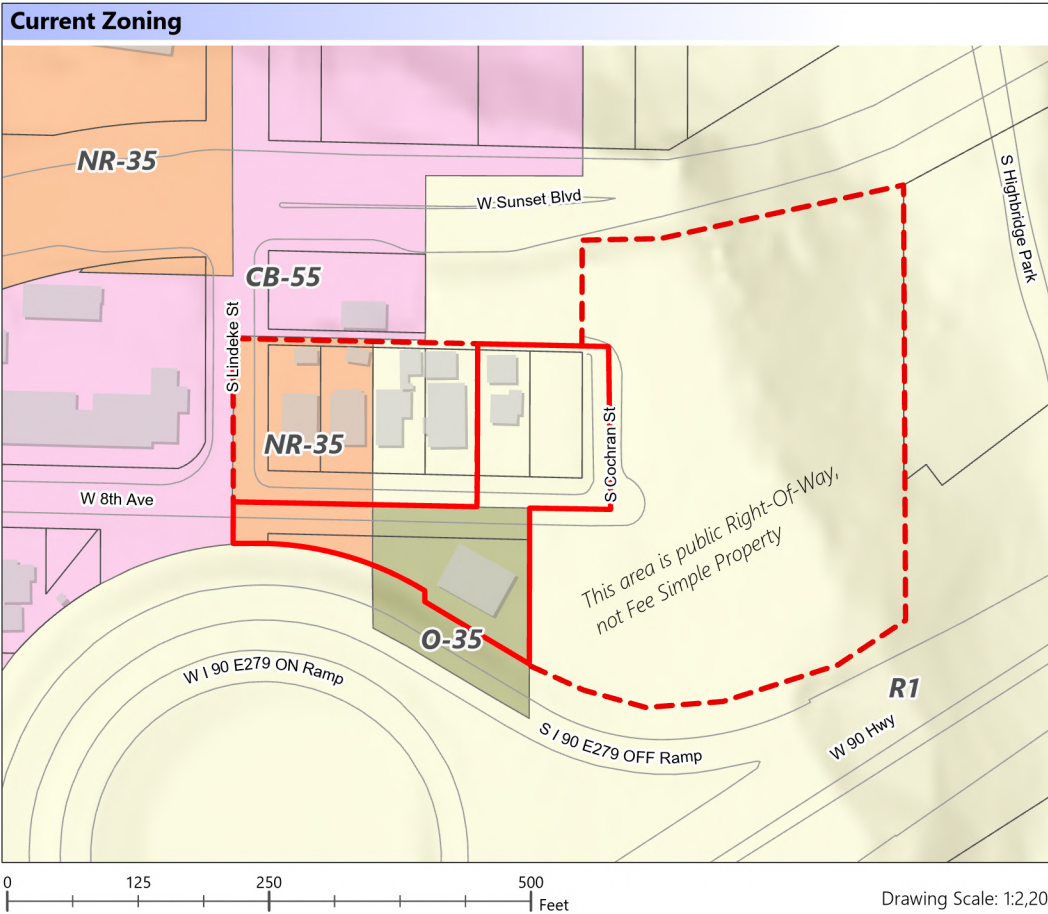


# Exhibit C: Zoning Changes

Department of Planning & Economic Development



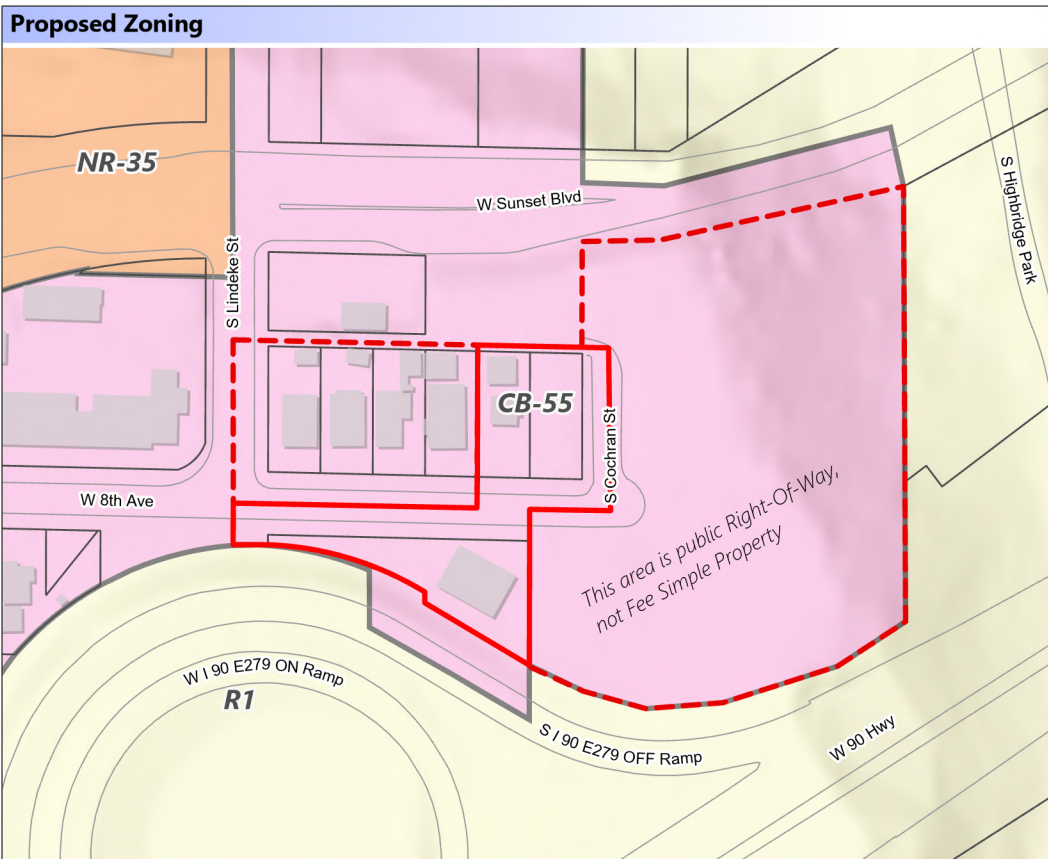
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The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets,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



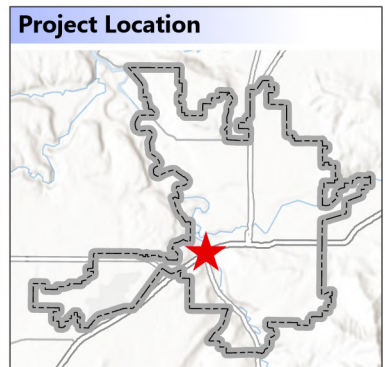
- Project Area
- Expansion Area
- Buildings
- Parcel
- Curb Line

### Zoning

- Community Business
- Neighborhood Retail
- Office
- Residential 1



- Agent:** Storhaug Engineering  
**Parcels:** 25243.1304  
 25243.1305  
 25243.1306  
 25243.1307  
 25243.1308  
 25243.1309  
 25243.1502  
 Right-Of-Way  
**Size:** 1.1 acres plus  
 3.2 acres right-of-way  
 (Size is Approximate)





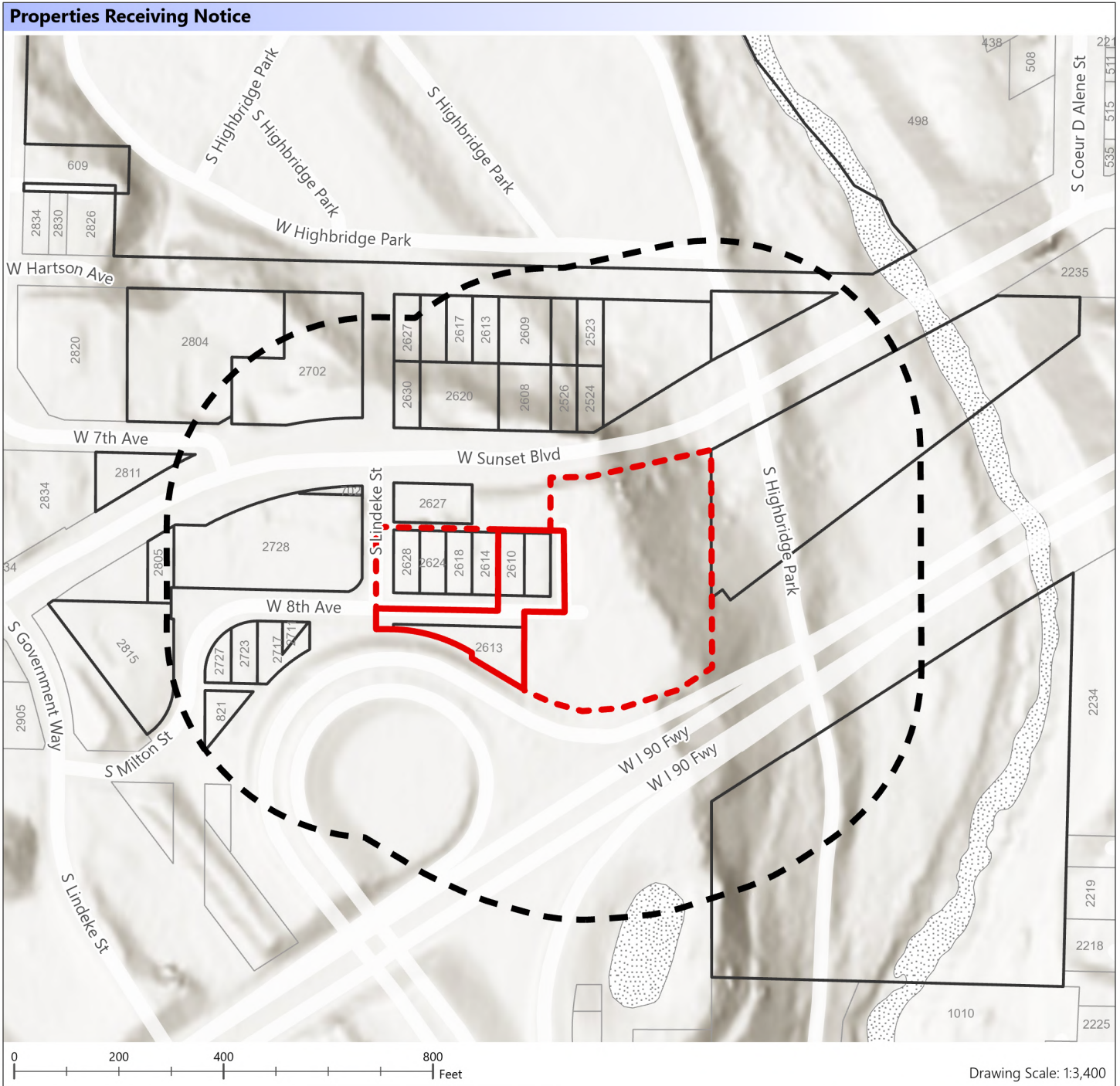


# Notification Map - Comprehensive Plan Amendment

Department of Planning & Economic Development



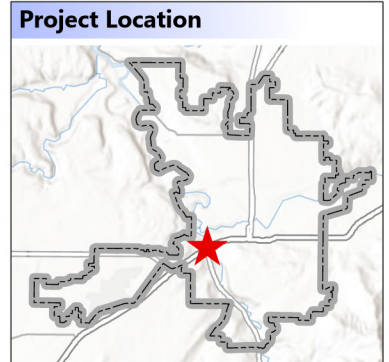
THIS IS NOT A LEGAL DOCUMENT  
The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.



**Applicant:** Storhaug Engineering  
**Parcels:** 25243.1304, 25243.1305, 25243.1306, 25243.1307, 25243.1308, 25243.1309, 25243.1502, and Rights-of-Way (ROW)

**Size:** 1.1 acres & 3.2 acres ROW (Size is Approximate)

- 400' Notification Area
- Original Proposal
- Also Under Consideration
- Parcels
- City Limits



**This Proposal Would:** Amend the Land Use Plan Map designation and Zoning for seven (7) parcels and some ROW in the West Hills Neighborhood. Parcels outlined in bold will receive notice of the proposal and the eventual Plan Commission hearing. Numbers indicate the parcel address.



## Comprehensive Plan Policies Related to the Proposal

The following goals and policies are taken directly from the Comprehensive Plan and comprise those goals and policies that staff feels bears most directly on the proposal. The entire Comprehensive Plan is available for review and consideration at [www.shapingspokane.org](http://www.shapingspokane.org) as well.

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### LU 1 CITYWIDE LAND USE

**Goal: Offer a harmonious blend of opportunities for living, working, recreation, education, shopping, and cultural activities by protecting natural amenities, providing coordinated, efficient, and cost effective public facilities and utility services, carefully managing both residential and non-residential development and design, and proactively reinforcing downtown Spokane’s role as a vibrant urban center.**

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#### LU 1.1 Neighborhoods

*Utilize the neighborhood concept as a unit of design for planning housing, transportation, services, and amenities.*

**Discussion:** Neighborhoods generally should have identifiable physical boundaries, such as principal arterial streets or other major natural or built features. Ideally, they should have a geographical area of approximately one square mile and a population of around 3,000 to 8,000 people. Many neighborhoods have a Neighborhood Center that is designated on the Land Use Plan Map. The Neighborhood Center, containing a mix of uses, is the most intensive activity area of the neighborhood. It includes higher density housing mixed with neighborhood-serving retail uses, transit stops, office space, and public or semi-public activities, such as parks, government buildings, and schools.

A variety of compatible housing types are allowed in a neighborhood. The housing assortment should include higher density residences developed in the form of small scale apartments, townhouses, duplexes, and rental units that are accessory to single-family homes, as well as detached single-family homes.

A coordinated system of open space, nature space, parks, and trails should be furnished with a neighborhood park within walking distance or a short transit ride of all residences. A readily accessible elementary school should be available for neighborhood children. Neighborhood streets should be narrow and tree-lined with pedestrian buffer strips (planting strips) and sidewalks. They should be generally laid out in a grid pattern that allows easy access within the neighborhood. Alleys are used to provide access to garages and the rear part of lots. Pedestrian amenities like bus shelters, benches, and fountains should be available at transit stops.

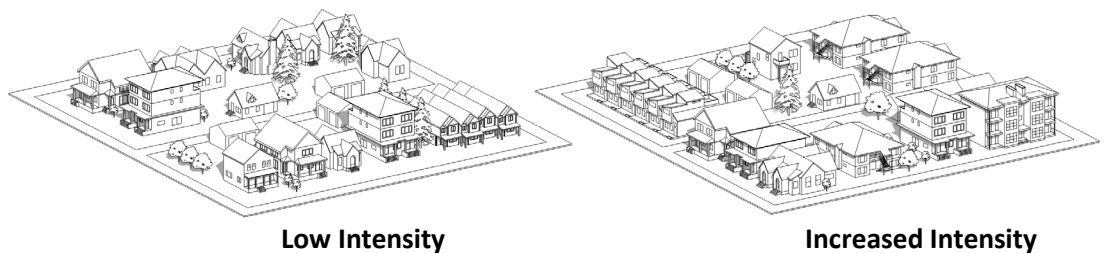
### LU 1.3 Lower Intensity Residential Areas

*Focus a range of lower intensity residential uses in every neighborhood while ensuring that new development complements existing development and the form and function of the area in which it is located.*

**Discussion:** The city’s residential neighborhoods are one of its most valuable assets. Diversity in both housing type and residents in these areas is essential for the wellbeing and health of the city’s neighborhoods. Lower intensity residential uses, from detached homes to middle housing types, are generally compatible with each other and can be incorporated effectively into all neighborhoods. Accordingly, some residential areas would benefit from slightly increased intensities of residential use (e.g., somewhat taller buildings, more lot coverage), dependent on the context and nature of the surrounding neighborhood. These areas of increased residential development should focus on those parts of the neighborhood where proximity to adequate transportation (such as frequent transit), parks, schools, shopping, and other services already exists and where conditions allow for accommodation of increased utility/service needs and other impacts such as parking or the need for public green space.

Complementary types of development should include places for neighborhood residents to walk to work, shop, eat, and recreate. Complementary uses include those serving daily needs of residents, including schools, places of worship, grocery stores, recreation facilities, and small-format retail and medical uses. Development of these uses in a manner that avoids negative impacts to surroundings is essential. Creative mechanisms, including design standards, must be implemented to address these impacts so that potential conflicts are avoided.

The following graphics are provided as a conceptual guide to different intensities envisioned by this policy. These are schematic representations of possible development intensities and are not intended to call for specific structure designs or architectural details.



For specific guidance as to the Land Use Plan Map designations guided by this policy—“Residential Low” and “Residential Plus”—see Section 3.4 below.

*Policy LU 1.3 amended by Ordinance C36414 on September 7, 2023.*

### LU 1.8 General Commercial Uses

*Direct new General Commercial uses to Centers and Corridors designated on the Land Use Plan Map.*

**Discussion:** General Commercial areas provide locations for a wide range of commercial uses. Typical development in these areas includes freestanding business sites and larger grouped businesses (shopping centers). Commercial uses that are auto-oriented and include outdoor sales and warehousing

are also allowed in this designation. Land designated for General Commercial use is usually located at the intersection of or in strips along principal arterial streets. In many areas such as along Northwest Boulevard, this designation is located near residential neighborhoods.

To address conflicts that may occur in these areas, zoning categories should be implemented that limit the range of uses, and site development standards should be adopted to minimize detrimental impacts on the residential area. New General Commercial areas should not be designated in locations outside Centers and Corridors. Existing commercial strips should be contained within their current boundaries with no further extension along arterial streets allowed.

However, recognizing existing investments, and given deference to existing land-use patterns, exceptions to the containment policy may be allowed for limited expansions adjacent to existing General Commercial areas located outside Centers and Corridors. The factors to consider in such adjacent expansions include: maintaining the minimum depth from an arterial street necessary for the establishment or expansion of a general commercial neighborhood business; avoiding intrusion where incompatible into established neighborhoods; and implementing transitional land uses with the intent of protecting neighborhood character.

Areas designated General Commercial within Centers and Corridors are encouraged to be developed in accordance with the policies for Centers and Corridors. Through a neighborhood planning process for the Center, these General Commercial areas will be designated in a land use category that is appropriate in the context of a Center and to meet the needs of the neighborhood.

Residential uses are permitted in these areas. Residences may be in the form of single-family homes on individual lots, upper-floor apartments above business establishments, or other higher density residential uses.

*Policy LU 1.8 amended by Ordinance C35842 on January 17, 2020.*

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## **LU 4 TRANSPORTATION**

**Goal: Promote a network of safe and cost effective transportation alternatives, including transit, carpooling, bicycling, pedestrian-oriented environments, and more efficient use of the automobile, to recognize the relationship between land use and transportation.**

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### **LU 4.6 Transit-Supported Development**

*Encourage transit-supported development, including a mix of employment, residential, and commercial uses, adjacent to high-performance transit stops.*

**Discussion:** People are more likely to take transit to meet their everyday travel needs when transit service is frequent, at least every 15 minutes. Mixed-use development in these areas will enable less reliance on automobiles for travel, reduce parking needs, and support robust transit ridership. Land use regulations and incentives will encourage this type of development along high-performance transit corridors.

Transit-supported development should be encouraged through the application of development incentives, enhanced design measures, streetscape standards, parking standards, and potential changes in density and use. Each of these measures should be developed through a sub-area planning (or

similar) process as each high-performance transit line is planned and developed. These sub-area planning processes should include neighborhood and stakeholder involvement and public participation processes to ensure that site-specific and neighborhood-context issues are addressed and benefits are maximized.

*Policy LU 4.6 amended by Ordinance C35841 on January 17, 2020.*

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## LU 5 DEVELOPMENT CHARACTER

**Goal: Promote development in a manner that is attractive, complementary, and compatible with other land uses.**

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### LU 5.5 Compatible Development

*Ensure that infill and redevelopment projects are designed to be compatible with and complement surrounding uses and building types.*

**Discussion:** New infill development and redevelopment should be designed and planned to seek compatibility with its location. Consideration should be given to multiple scales of compatibility, from the site on which the use will be constructed to the wider area in which it will reside. New development or redevelopment should also seek to complement and enhance the existing neighborhood where possible by expanding the choices available in the area and improving the use and form of the area in which it is located. For example, middle housing types provide for increased diversity in scale and form while also maintaining a high level of compatibility with existing residential neighborhoods, especially in those areas where only one housing type was previously available.

*Policy LU 5.5 amended by Ordinance C35841 on January 17, 2020.*

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## LU 6 ADEQUATE PUBLIC LANDS AND FACILITIES

**Goal: Ensure the provision and distribution of adequate, public lands and facilities throughout the city.**

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### LU 6.2 Open Space

*Identify, designate, prioritize, and seek funding for open space areas.*

**Discussion:** The open space land use map designation consists of three major categories:

**Conservation Open Space:** Conservation Open Space includes areas that are publicly owned, not developed, and designated to remain in a natural state. It is intended to protect areas with high scenic value, environmentally sensitive conditions, historic or cultural values, priority animal habitats, and/or passive recreational features. It is expected that improvements in these areas would be limited to those supporting preservation or some passive recreation activities, like soft trails and wildlife viewpoints.

## 3.4 DESCRIPTION OF LAND USE DESIGNATIONS

The following land use plan map designations are necessary for development and growth in the city to achieve the vision and values discussed at the beginning of the chapter. These land use designations are shown on the following map, LU-1 Land Use Plan Map, which apply the requirements of land use and

the goals and policies of the Comprehensive Plan to the physical environment, describing the types of development expected in each area. The overall strategy, as described above, is that development mass, height, and lot coverage be concentrated in focused growth areas (Centers and Corridors) while the remaining parts of the city remain occupied by lower intensity uses. Furthermore, future changes to the land use plan map should seek to achieve a transition between areas of lower and higher development mass and form and should avoid locations where the lowest intensity uses immediately transition to the highest intensity uses.

There is expected to be some variation in residential zones within each residential land use plan map designation. Contextual factors such as proximity to services, transportation options, and existing land use patterns should be considered when assigning a zoning category.

The land use designations and their general characteristics are as follows:

**General Commercial:** The General Commercial designation includes a wide range of commercial uses. Everything from freestanding business sites or grouped businesses (shopping centers) to heavy commercial uses allowing outdoor sales and warehousing are allowed in this designation. Higher density residential use is also allowed. Commercial designated land is usually located at the intersection of or in strips along principal arterial streets. In locations where this designation is near residential areas, zoning categories should be implemented that limit the range of uses that may have detrimental impacts on the residential area. Existing commercial strips are contained at their current boundaries with no further expansion allowed.

**Residential Low:** The Residential Low land use designation should focus on a range of housing choices built at the general scale and height of detached houses. This includes both detached and attached homes and housing categorized as middle housing (duplex, triplex, etc.). Combinations of these types should also be allowed, such as a duplex with an accessory dwelling unit. Other non-residential uses should be allowed conditionally, provided they integrate into the nature and context of the neighborhood. This would include uses such as schools, places of worship, grocery, small-format retail and medical services, and other resident serving uses.

Residential Low areas are appropriate in parts of the city where amenities and services are scaled for a lower level of development intensity.

**Conservation Open Space:** The Conservation Open Space land use category includes areas that are publicly owned, not developed, and designated to remain in a natural state. The purpose of this category is to protect areas with high scenic value, environmentally sensitive conditions, historic or cultural values, priority animal habitat, and/or passive recreational features. It is expected that improvements would be limited to those supporting preservation or some passive recreation activities, like soft trails and wildlife viewpoints.



# General Application

Rev.20180104

## DESCRIPTION OF PROPOSAL

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Address of Site Proposal *(if not yet assigned, obtain address from Public Works before submitting application):*

---

## APPLICANT

Name: \_\_\_\_\_

Address: \_\_\_\_\_

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

## PROPERTY OWNER

Name: \_\_\_\_\_

Address: \_\_\_\_\_

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

## AGENT

Name: \_\_\_\_\_

Address: \_\_\_\_\_

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

Assessor's Parcel Numbers: \_\_\_\_\_

Legal Description of Site: \_\_\_\_\_

2 General Application

Size of Property: Parcel is approx. .29 acres.

List Specific Permits Requested in this Application:

SUBMITTED BY:

Storhaug Engineering

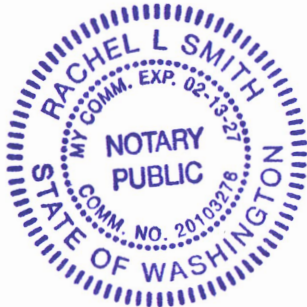
- Applicant Property Owner Property Purchaser Agent

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, HARLAN HEISE, owner of the above-described property, do hereby authorize Storhaug Engineering to represent me and my interests in all matters regarding this application.

[Signature]
ACKNOWLEDGMENT

STATE OF WASHINGTON )
) ss.
COUNTY OF SPOKANE )



On this 26th day of October, 2023, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared to me known to be the individual that executed the foregoing instrument and acknowledged the said instrument to be free and his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

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

[Signature]
Notary Public in and for the State of Washington, residing at Spokane County, WA





# General Application

Rev.20180104

## DESCRIPTION OF PROPOSAL

---

---

Address of Site Proposal *(if not yet assigned, obtain address from Public Works before submitting application):*

---

## APPLICANT

Name: \_\_\_\_\_

Address: \_\_\_\_\_

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

## PROPERTY OWNER

Name: \_\_\_\_\_

Address: \_\_\_\_\_

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

## AGENT

Name: \_\_\_\_\_

Address: \_\_\_\_\_

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

Assessor's Parcel Numbers: \_\_\_\_\_

Legal Description of Site: \_\_\_\_\_

2 General Application

Size of Property: Both parcels total approx. .28 acres

List Specific Permits Requested in this Application: \_\_\_\_\_

SUBMITTED BY:

Storhaug Engineering

- 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:

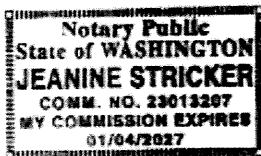
Douglas W. Heise  
Douglas W. Heise, owner of the above-described property, do hereby authorize Storhaug Engineering to represent me and my interests in all matters regarding this application.

ACKNOWLEDGMENT

STATE OF WASHINGTON )  
 ) ss.  
 COUNTY OF SPOKANE )

On this 26 day of October, 2023, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Douglas Heise 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.



Jeanine Stricker  
 Notary Public in and for the State of Washington, residing at  
Stevens County

## City of Spokane Comprehensive Plan Amendment

### Pre-Application Answers

#### Northwest Renewables, Storhaug Engineering Project 23-165

##### General Questions:

- a. Summarize the general nature of the proposed amendment.  
**The proposed change in Land Use from Residential Low, Office, and Neighborhood Retail to General Commercial is necessary to develop commercial uses on-site. The potential uses would be more compatible than the current designation given the physical realities of the site, which are not ideal for single-family dwellings (the existing office is compatible with the current and proposed designations). The physical realities include being nearby to a busy road (Sunset Hwy), a railway viaduct (BNSF), and an I-90 on/off-ramp. The proposed zoning would likely become CB-55 to match the adjacent commercial zone.**
  
- b. Why do you feel this change is needed?  
**The proposed change in Land Use from Residential Low, Office and Neighborhood Retail (split zoned parcel) to General Commercial is necessary to develop commercial uses on-site. The potential uses would be more compatible than the current designations given the physical realities of the site, which are not ideal for single-family dwellings or open space/public parks (the existing office is compatible with the current and proposed designations). The physical realities include being nearby to a busy road (Sunset Hwy), a railway viaduct (BNSF), and an I-90 on/off-ramp.**
  
- c. In what way(s) is your proposal similar to or different from the fundamental concepts contained in the comprehensive plan?  
**The City of Spokane Comprehensive Plan, amended September 7, 2023, LU 1.8 states that “land designated for General Commercial use is usually located at the intersection of or in strips along principal arterial streets”. Our project is directly against a Major Arterial, supporting these scenarios with the incentive that Sunset HWY is an existing commercial corridor with compatible zoning. This application is consistent with the Comprehensive Plan goals, objectives, and policies, specifically but not limited to:**

##### Chapter 3, Land Use

###### Vision:

- “Growth will be managed to allow a mix of land uses that fit, support, and enhance Spokane’s livability, protect the environment, sustain the downtown area, and broaden the economic base of the community.”

###### Values:

- “Celebrating the uniqueness of each neighborhood while allowing for growth and diversity everywhere;” and “Encouraging development in built areas while promoting complementary

changes in all parts of the city.”

**Goals & Policies:**

- LU 1.1 Neighborhoods, “Utilize the neighborhood concept as a unit of design for planning housing, transportation, services, and amenities.”
- LU 1.8 General Commercial Uses, “Direct new General Commercial uses to Centers and Corridors designated on the Land Use Plan Map.” (West Hills Mini-Center)
- LU 5.5 Compatible Development, “Ensure that infill and redevelopment projects are designed to be compatible with and complement surrounding uses and building types.”

The majority of the project site is designated as Conservation Open Space (LU 6.2), however, that is an inconsistent land use give the reality that this site has no park-like qualities other than a view of Latah Creek. It is vacant, directly adjacent to the highway, under a railroad viaduct, and is prone to vandalism, littering, camping, and other unwanted activities, which make it not ideal for a public park.

- d. For text amendments: What goals, policies, regulations or other documents might be changed by your proposal?

**N/A**

- e. For map amendments:

- a. What is the current Land Use designation and zoning for each affected parcel?

**Land Use: Residential Low, Office/Neighborhood Retail (split zoned parcel).**

**Zoning: RSF, Office, Neighborhood Retail**

- b. What is the requested Land Use designation and zoning for each affected parcel?

**Requested Land Use: General Commercial**

- c. **Requested Zoning: CB-55**

- d. Describe the land uses surrounding the proposed amendment site(s); e.g. land use type, vacant/occupied, etc.

**The subject site is surrounded by several land uses: Conservation Open Space, Office, Residential Low, Neighborhood Retail, General Commercial, and the W Sunset Blvd & S Government Way Mini Center. There is an existing single-family home with a garage and the Northwest Renewables office, but the rest of the site is vacant except for some pillars of the BNSF railway viaduct. The site is directly adjacent to I-90 and one of its on-off ramps and a cliff that drops down to Latah Creek. The beforementioned Mini Center has several commercial and residential uses.**

- f. Do you know of any existing studies, plans or other documents that specifically relate to or support your proposal?

**No.**

- g. Why did you decide to pursue a comprehensive plan amendment rather than address your concern through some other aspect of the Development Services department’s work program (e.g. neighborhood planning, public input on new regulations, etc.)?

**It is unlikely a variance will be granted for commercial uses in the exclusionary RSF zone. The comprehensive plan’s “Future Land Use Map” is usually directly tied to the zoning map**

**without much flexibility, so in most cases it is a requirement that we amend the comprehensive plan to subsequently amend the zoning map.**

- h. Has there been a previous attempt to address this concern through a comprehensive plan amendment?

**No. Question "i" will not be listed below.**

## City of Spokane Comprehensive Plan Amendment

### Application Answers

#### Northwest Renewables, Storhaug Engineering Project 23-165

##### General Questions:

- a. Describe the nature of the proposed amendment and explain why the change is necessary. **The proposed change in Land Use from Residential Low, Office, and Neighborhood Retail to General Commercial is necessary to develop commercial uses on-site. The potential uses would be more compatible than the current designations given the physical realities of the site, which are not ideal for single-family dwellings (the existing office is compatible with the current and proposed designations). The physical realities include being nearby to a busy road (Sunset Hwy), a railway viaduct (BNSF), and an I-90 on/off-ramp. The proposed zoning would likely become CB-55 to match the adjacent commercial zone.**

- b. How will the proposed change provide a substantial benefit to the public?  
**The vacant portions of the site are prone to vandalism, littering, camping, and other unwanted activities. Adding development potential to the land by changing the land use/zoning to be less restrictive could invite new businesses in the area and put more “eyes on the street” to potentially deter such behavior.**

**The proposal would expand the commercial corridor adjacent to Sunset HWY where the traffic, circulation, and compatible existing commercial uses are located. This is consistent with best management planning and land use practice, as well as those policies previously referenced in the City’s Comprehensive Plan.**

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

**This application is consistent with the Comprehensive Plan goals, objectives, and policies, specifically but not limited to:**

##### **Chapter 3, Land Use**

##### **Vision:**

**- “Growth will be managed to allow a mix of land uses that fit, support, and enhance Spokane’s livability, protect the environment, sustain the downtown area, and broaden the economic base of the community.”**

##### **Values:**

- “Celebrating the uniqueness of each neighborhood while allowing for growth and diversity everywhere;” and “Encouraging development in built areas while promoting complementary changes in all parts of the city.”

**Goals & Policies:**

- LU 1.1 Neighborhoods, “Utilize the neighborhood concept as a unit of design for planning housing, transportation, services, and amenities.”
- LU 1.8 General Commercial Uses, “Direct new General Commercial uses to Centers and Corridors designated on the Land Use Plan Map.” (West Hills Mini-Center)
- LU 5.5 Compatible Development, “Ensure that infill and redevelopment projects are designed to be compatible with and complement surrounding uses and building types.”

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

**Yes. Specifically, but not limited to:**

**RCW 36.70A.020**

- **1 Urban Growth.** Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

- **2 Reduce Sprawl.** Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

- **5 Economic Development.** Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.

Our project continues to link commercial use along the HWY, while keeping and promoting the live/work dynamic close to these residential uses. This relationship optimizes commute times - placing commercial near residential, in some areas, while buffering the residential use promoting safety as well as the ‘quaint’ residential feel advances efficient land use planning.

Under LU 4.1 ‘Land Use and Transportation’, it is noted that the Growth Management Act (GMA) intently focuses on the relationship between land use and transportation. This section of the Comp Plan, as it relates to the GMA, requires transportation that is consistent with the land use. Section LU 4.2 ‘*Land Uses That Support Travel Options and Active Transportation*’ supports a goal of promoting “*a compatible mix of housing and commercial uses in Neighborhood Centers, District Centers, Employment Centers, and Corridors*”. Our project, as previously presented, supports this programming.

- e. Is this application consistent with the Countywide Planning Policies (CWPP), the comprehensive plans of neighboring jurisdictions, applicable capital facilities or special district plans, the Regional Transportation Improvement District, and official population growth forecasts? If inconsistent please describe the changed regional needs or priorities that justify such an amendment and provide supporting documents, reports or studies.
- Though this project is a (minor) map amendment to the City of Spokane’s future land use map and not directly related to the CWPP, the comprehensive plans of neighboring jurisdictions, capital facilities or special district plans, the Regional Transportation Improvement District, and official population growth forecasts, it does run with Policy #3 in ‘Promotion of Contiguous and Orderly Development and Provision of Urban Services’**

***For Topic #3, Contiguous and Orderly Development and Provision of Urban Services:***

- ‘The GMA establishes a goal of encouraging development in urban areas where adequate public facilities and services exist or can efficiently be provided. Growth planning must ensure that needed facilities and services are adequate to serve new development without decreasing current service levels below locally established minimum standards’. We meet this policy by continuing infill where commercial uses are currently located (infill, not sprawl).
- ‘The GMA requires that adequate urban governmental services and public facilities be available at the time growth occurs, commonly known as concurrency’. Utilities (both water and sewer mains, as well as electric) are available at the site, as well as other business uses currently in operation.
- To address the Policies under Topic #3 – in general, this areas is served by a fire district, municipal water and sewer, and is served by a Major Arterial. These policies are underscored by the proposed linkage of compatible uses, as well as by placing neighborhoods and corridors near commercial uses.

LU 1.12 relates to ‘Public Facilities and Services’ and is noted in the Comp Plan to “ensure that public facilities and services systems are adequate to accommodate proposed development before permitting development to occur” – “Capital Facilities and Utilities, ensures that necessary public facilities and services are available at the time a development”. Our parcels are adjacent to and surrounded by existing Commercial and Community Business zoning, and has the infrastructure available to assume the proposed zoning designation (commercial). It fits like a glove in both compatibility and best planning practices. As stated in question D, above, LU section 4.1 Land Use and Transportation development works in concert towards reducing sprawl, traffic congestion, and air pollution. In this goal, transportation ‘must’



forecast future traffic capacity needs as the population grows. As Spokane's population increases, the gap between Airway Heights and West Spokane will become closer and denser (essentially bridged into one), with goods and services placed along Sunset HWY, at least in a perfect world... Which, is what this proposal aims at aligning with.

Sunset HWY is a designated tailor truck route with good access for commercial uses, with plans to improve sections on Sunset HWY in the 2023-2028 Six-Year Transportation Improvements Program. Our application doesn't propose increasing density, per say, but for background - according to US Census data, Spokane County's current population is approximately 560,000, and has grown by approximately 80,000 residents in the last decade. With the Seattle squeeze, and more people coming to Spokane from the west side of the State, Spokane will continue to grow rapidly in the next ten years. According to the Spokane Journal, "projections imply a gain of 40,000 to 50,000 residents in the county by 2030. That addition is comparable to the populations of cities the size of Wenatchee and East Wenatchee combined in the next eight years." This is only relevant in the fact that Sunset HWY will most likely continue to grow as a commercial corridor.

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

**Sunset HWY #0514 is slated for a scope of work to 'remove and scarify existing road. Ties to CRP' for the length of .11 mi in the '2023-2028 Six-Year Transportation Improvement Program 2023 Annual Construction Program'. We do not believe this would affect any aspect of our application; just a side note.**

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

**No.**

- h. If this proposal is to modify an Urban Growth Area (UGA) boundary, please provide a density and population growth trend analysis. Changes to the Urban Growth Area may occur only every five years and when the Board of County Commissioners (BOCC) reviews all UGA's countywide.

**N/A**

#### Map Change Proposals:

- a. Attach a map of the proposed amendment site/area, showing all parcel numbers.  
**See attached.**
- b. What is the current land use designation?  
**Residential Low and Office/Neighborhood Retail (split zoned parcel).**

- c. What is the requested land use designation?

**General Commercial.**

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

**The subject site is surrounded by several land uses: Conservation Open Space, Office, Residential Low, Neighborhood Retail, General Commercial, and the W Sunset Blvd & S Government Way Mini Center. There is an existing single-family home with a garage and the Northwest Renewables office, but the rest of the site is vacant except for some pillars of the BNSF railway viaduct. The site is directly adjacent to I-90 and one of its on-off ramps and a cliff that drops down to Latah Creek. The beforementioned Mini Center has several commercial and residential uses.**



# Notification Map Application

Rev.20180102

## DESCRIPTION OF PROPOSAL:

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

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## APPLICANT

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Email Address: \_\_\_\_\_ Phone: \_\_\_\_\_

## PROPERTY OWNER

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Email Address: \_\_\_\_\_ Phone: \_\_\_\_\_

## AGENT

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Email Address: \_\_\_\_\_ Phone: \_\_\_\_\_

**ASSESSOR'S PARCEL NUMBERS:** \_\_\_\_\_

**LEGAL DESCRIPTION OF SITE:** \_\_\_\_\_

**SIZE OF PROPERTY:** \_\_\_\_\_

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

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

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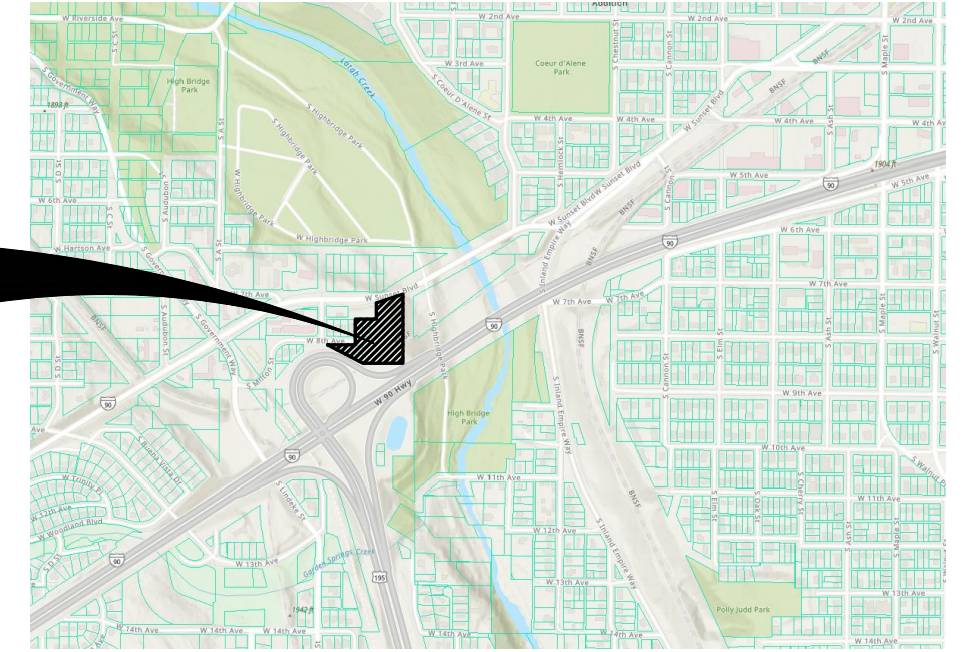
I acknowledge, as a part of this application, that I am responsible for all notification requirements as described in SMC 17G.060. for public hearing and community meeting. Copies of these instructions are available from the Development Services Department or on [www.spokaneplanning.org](http://www.spokaneplanning.org).

**SUBMITTED BY:**

---

Applicant     Property Owner     Property Purchaser     Agent

COMPREHENSIVE PLAN AMENDMENT  
**NW RENEWABLES CPA**  
 A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER,  
 SECTION 24, TOWNSHIP 25 NORTH, RANGE 42 EAST, W.M.,  
 CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON



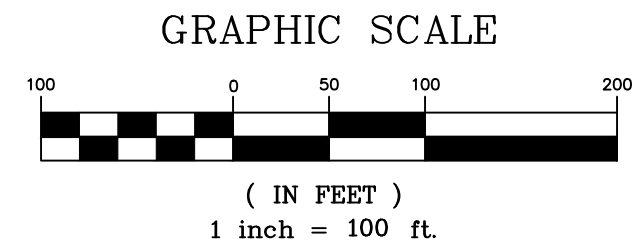
PROJECT AREA

VICINITY MAP

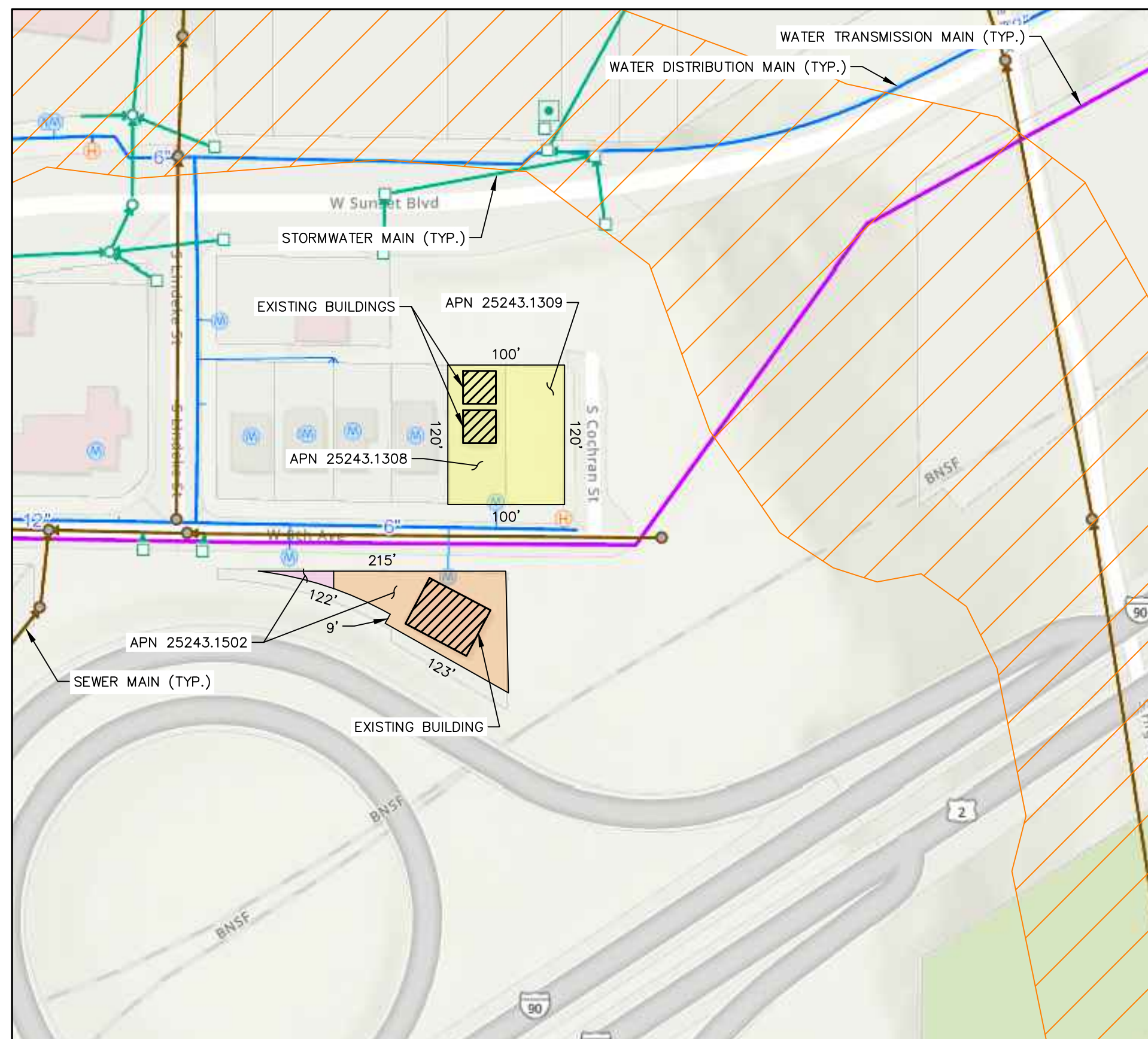
**PRELIMINARY**

LEGEND

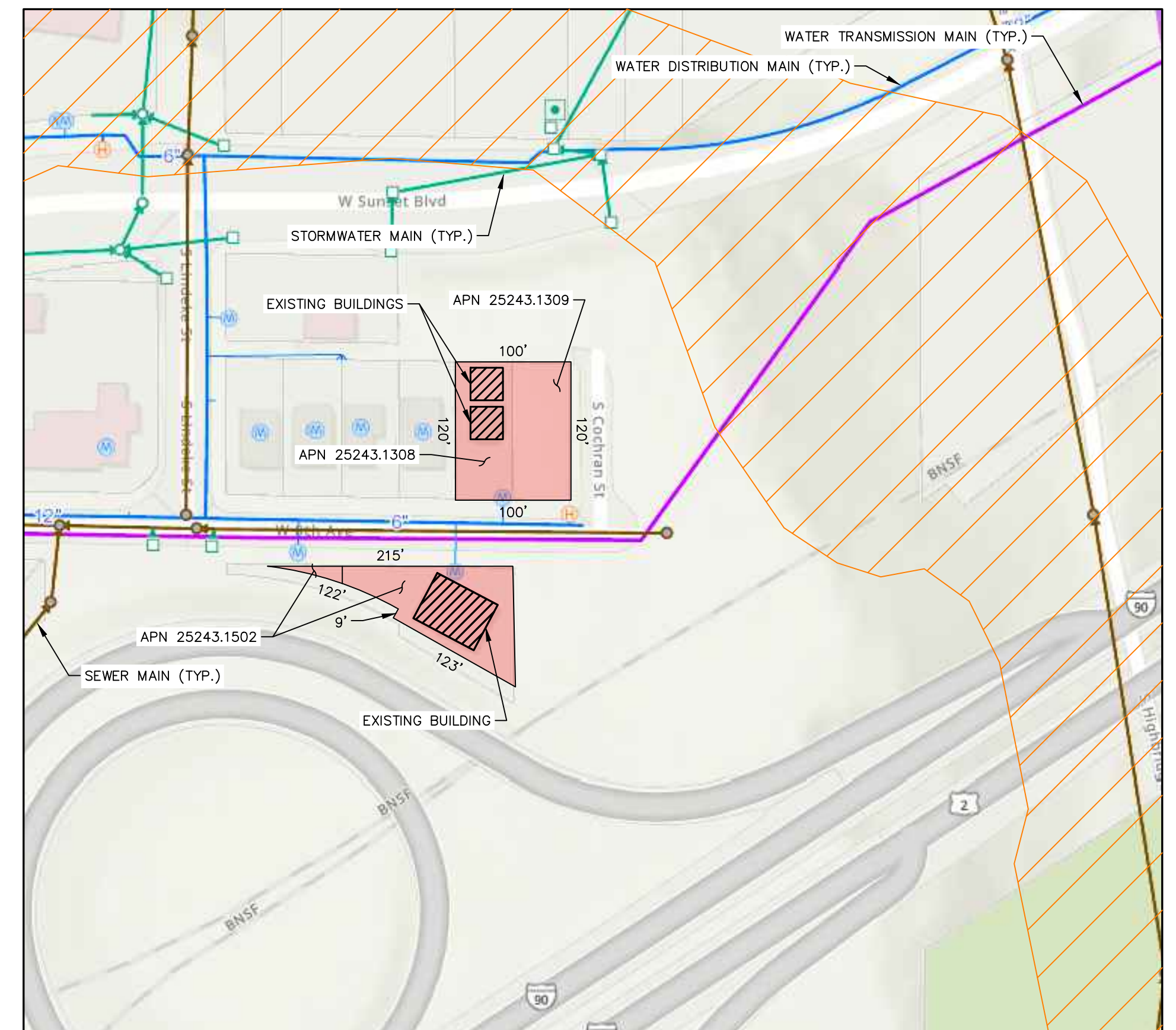
- RESIDENTIAL LOW
- OFFICE
- NEIGHBORHOOD RETAIL
- GENERAL COMMERCIAL
- ERODIBLE SOILS



EXISTING LAND USE DESIGNATION



PROPOSED LAND USE DESIGNATION

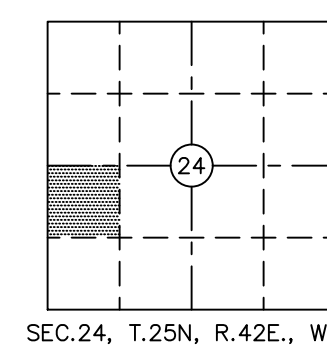


23-165-CPA.dwg EXHIBIT

**OWNERS**  
 DOUGLAS & HARLAN HEISE  
 2613 W 8TH AVE  
 SPOKANE, WA 99224  
 509-732-9255

**APPLICANT**  
 STORHAUG ENGINEERING  
 510 E THIRD AVE  
 SPOKANE, WA  
 509-242-1000

**NOTE**  
 INFORMATION SHOWN DOES NOT  
 REPRESENT A SURVEY. EXACT  
 LEGAL DESCRIPTION AND  
 BOUNDARY DIMENSIONS TBD.



SEC.24, T.25N, R.42E., W.M.



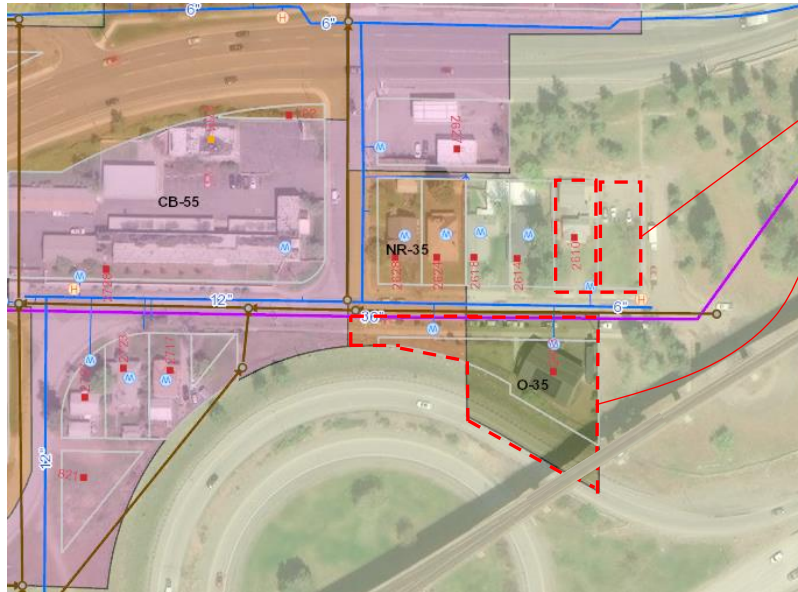
**civil engineering planning**  
**landscape architecture surveying**

510 east third avenue | spokane, wa | 99202  
 509.242.1000 | www.storhaug.com

DATE 10/25/2023	SCALE 1" = 100'
FIELD BOOK N/A	DRAWN LJT
PROJECT NUMBER 23-165	DRAWING NO. 1 OF 1

# NW RENEWABLES REZONE EXHIBIT Exhibit F, File Z23-476COMP

## EXISTING ZONING: RSF & OFFICE

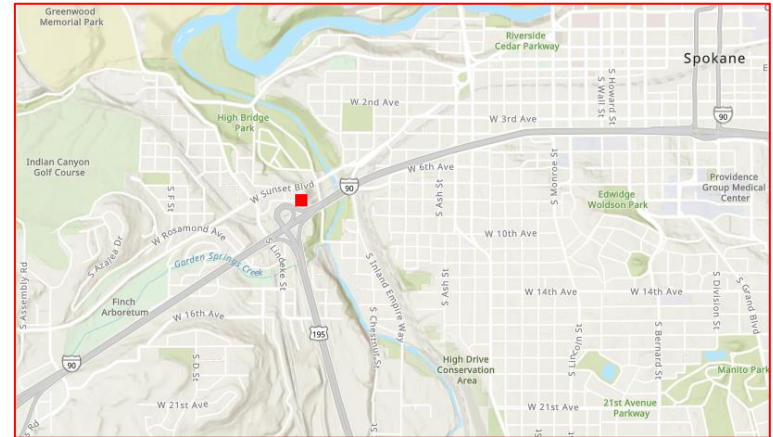


## SUBJECT PARCELS

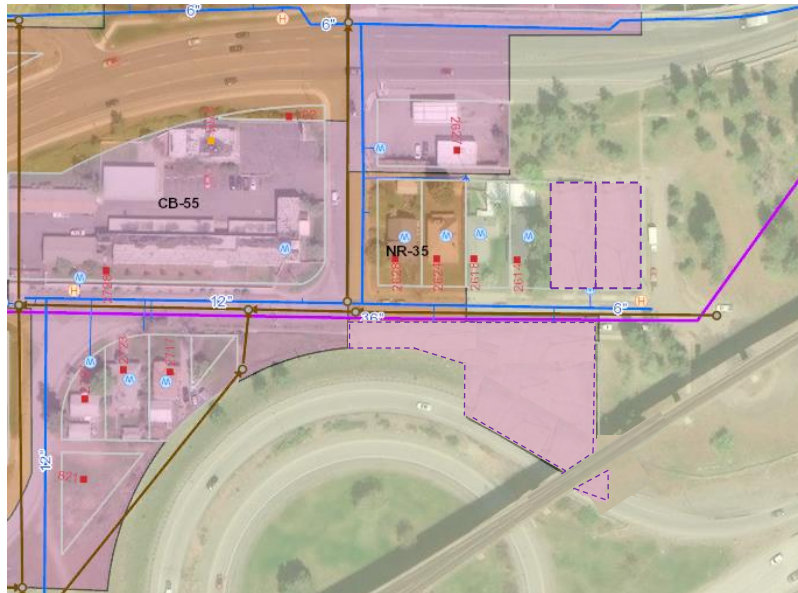
25243.1308 (.14 ACRES) & 25243.1309 (.14 ACRES) & 25243.1502 (.29 acres)

**ADDRESSES:** 2610 W 8TH AVE & 'Unassigned' & 2613 W 8TH AVE

## LOCATION MAP



## PROPOSED ZONING: CB-55



## LEGAL DESCRIPTION

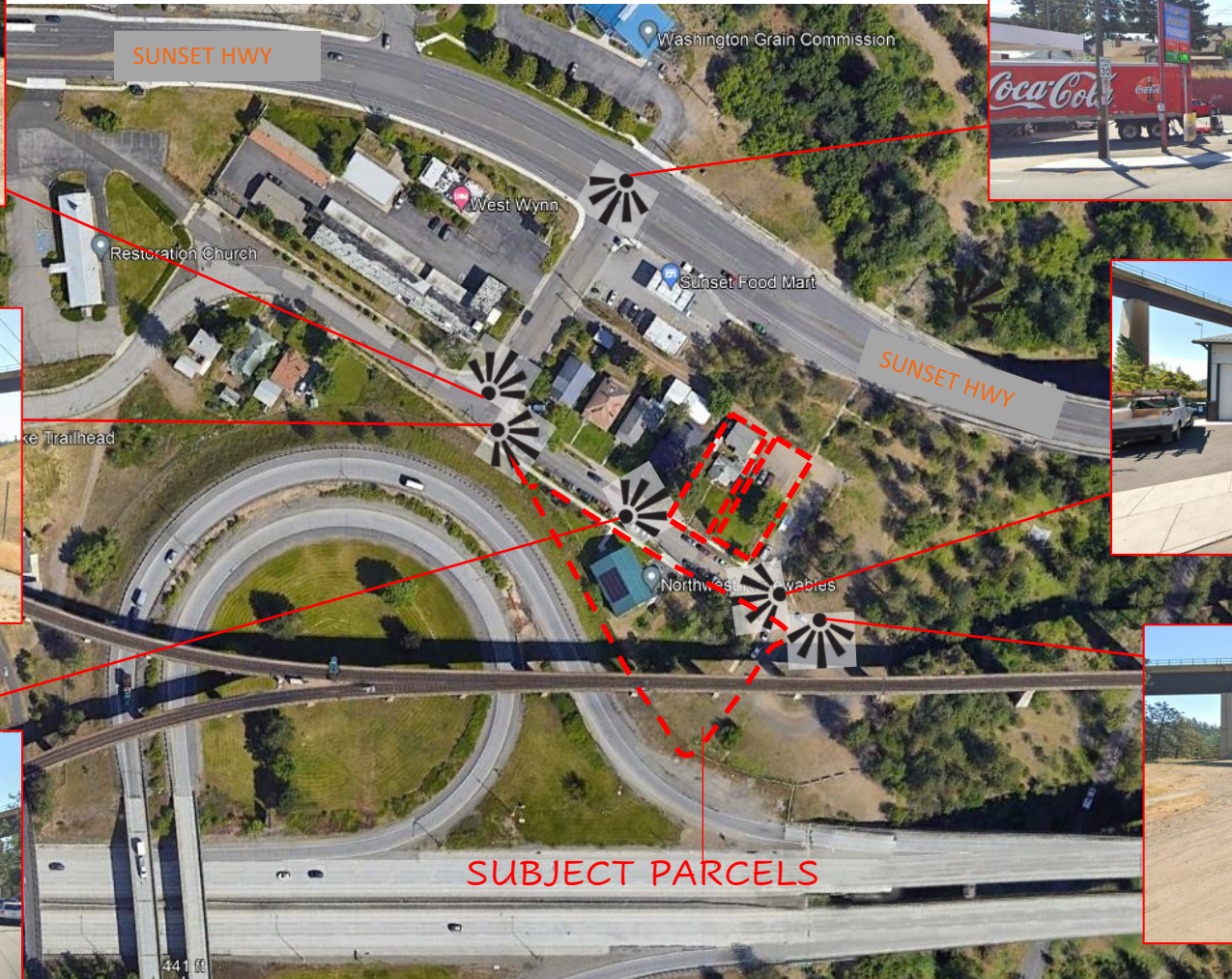
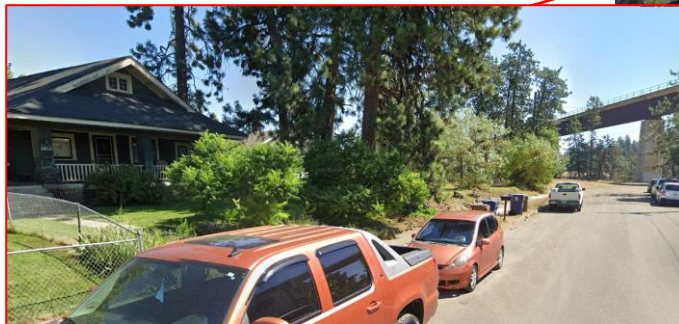
WINONA ADD LTS 3 THRU 7 B7 LYG  
 NLY OF NLY LN OF SR 90 RAMP C &  
 24-25-42: WINONA (3103405) LOT 12 BLOCK 5  
 & WINONA ADD L11 B5

- RESIDENTIAL LOW
- NEIGHBORHOOD RETAIL
- OFFICE
- CB-55

**OWNERS**  
 Douglas & Harlen Heise  
 2613 W 8th Ave  
 Spokane, WA. 99224  
 (509) 723-9255

**APPLICANT**  
 Storhaug Engineering  
 510 E 3rd Ave.  
 Spokane, WA. 99202  
 (509) 242-1000

# SURROUNDING AREA GRAPHIC



## Liam Taylor

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**From:** Freibott, Kevin <kfreibott@spokanecity.org>  
**Sent:** Tuesday, August 22, 2023 5:00 PM  
**To:** Allen T Miller; gavin@northwestrenewables.com; Austin Storhaug; Harlan Heise; Schram, Mike L  
**Cc:** Whitmarsh, Brandon; Liam Taylor; Alex Durkin  
**Subject:** Today's Pre-Submission Meeting for Northwest Renewables  
**Attachments:** Spokane Municipal Code - Section 17C.190.310\_ Industrial Service.pdf; chapter-3-land-use-v8-2023-09-07.pdf

Thank you, everyone, for your time during today's pre-submission meeting. You have met that requirement for your potential application to amend the Comprehensive Plan.

Please find attached the application materials required for complete application for a Comprehensive Plan Amendment. All but the SEPA checklist will be required by October 31 to certify your application complete. We don't require the SEPA checklist until your application is selected to be part of the docket next year by City Council., but you're welcome to fill it out before then if you'd prefer. Please note that a threshold application fee of \$500 will also be required upon receipt of your application.

In addition, there is one additional item I didn't have time to get to today was the neighborhood notification component. As part of the application process we require that you reach out to the neighborhood council and office to present your project to them. Now, because some neighborhoods don't meet every month and because sometimes it can be hard to get on their agendas, we don't require that you have completed a presentation to the neighborhood before applying, you just have to include a copy of an email asking to present your proposal to them. Your project is located within the West Hills neighborhood ([their information can be found here](#)) but also within 600 feet of both the [Grandview/Thorpe](#) and [Latah/Hangman](#) neighborhoods. Under the SMC you'll need to offer to present to them as well.

Today we discussed the various policies that might affect your proposal, all within Chapter 3 of the Comprehensive Plan. Because Chapter 3 was just recently amended, I have also attached the most current version of that chapter for your reference and use (the online one is set to upload September 7). The recent changes don't affect the policies we discussed today, but I want you to have the correct version. The policies I suggested you review were:

- LU 1.6: Neighborhood Retail Use
- LU 1.7: Neighborhood Mini-Centers
- LU 1.8: General Commercial Uses
- LU 1.10: Industry

If you want to read through the other chapters of the Comprehensive Plan to find other policy support for your proposal, they can be found at [www.shapingspokane.org](http://www.shapingspokane.org).

We also discussed various options to consider for the ultimate zoning you will propose. You mentioned that you would be interested in using the property for some parking, possible future office uses, and outdoor materials storage. While parking and office uses are permitted in many different possible land use/zoning combinations, I do have some questions related to your proposed use of the property for outdoor material storage. As we discussed, the zoning code has some strong language against such uses in most commercial zones. Industrial uses can be allowed in commercial zones with some size limitations (and possibly a Conditional Use Permit) but outdoor storage isn't allowed at all for those uses. If your use is categorized as commercial rather than industrial, then some outdoor storage can be permitted in certain cases (outdoor storage by *commercial* uses is covered by [SMC 17C.120.270](#)).

The crux of the matter is whether your use is industrial or commercial. From our brief conversations I'm afraid they sound more like what our code defines as Industrial Service (see SMC 17C.190.310). I have attached that section of code



with some helpful highlights. The exception I highlighted is most interesting, in that certain industrial services can be considered commercial but only if they don't include outdoor storage. If you're curious about the other use categories, they can all be found in [SMC 17C.190](#).

To resolve this issue, I will speak to the Planning Director and Current Planning and see what we can find out. If you could provide me with a paragraph describing what the business does on the site, etc. that would be most helpful. If we can classify the business as commercial you can likely seek NR, NMU, CB, or GC zoning. To understand the differences of those I suggest you read SMC 17C.120 carefully. However, if we can only classify your operations as industrial, your only path forward would likely be to request light industrial land use and light industrial zoning (see Policy LU 1.10 in the comp plan).

I have some homework to do and I'm sure you have much to discuss, read, and consider. Please send me a concise description of the business operations and I'll see about getting some idea of possible zones/etc. you might consider. I will also continue looking into the limited info I have on the Right-of-Way issue. If you have any new information on that front I'd be happy to see it as well.

Thanks again for your time today and please feel free to reach out to me or my team with any questions. Cheers!

Kevin



**Kevin Freibott, MA ORGL** | Senior Planner | City of Spokane - Planning and Economic Development  
509.625-6184 | <mailto:kfreibott@spokanecity.org> | [spokanecity.org](http://spokanecity.org) | [spokaneplanning.org](http://spokaneplanning.org)



**Please note that my work schedule is currently 6:30 AM – 5:30 PM, Monday through Thursday**

**From:** Clifton Trimble

**Sent:** Thursday, October 26, 2023 2:04 PM

**To:** hagy\_w@icloud.com; mshkg@hotmail.com; pfbundy0@gmail.com; derek.zandt@gmail.com; grandviewthorpe@hotmail.com; grandviewthorpe@hotmail.com; molly.marshall475@gmail.com; lkhope@verizon.net; thomaspestrin@msn.com; bwilkerson@spokanecity.org

**Cc:** Freibott, Kevin <kfreibott@spokanecity.org>; Liam Taylor <liam.taylor@storhaug.com>; Jerry Storhaug <jerry.storhaug@storhaug.com>

**Subject:** 23-165 8th Street Comp Plan Amendment Application

Dear West Hills, Grandview/Thorpe, and Latah/Hangman neighborhoods -

My name is Clifton Trimble and I work for Storhaug Engineering. We are pursuing a comprehensive plan change on the attached parcels near S Lindeke St and 8<sup>th</sup> Ave (maps attached) from Residential Low, Office, and Neighborhood Retail to General Commercial (zoned Community Business (CB-55)). We believe these associated uses would be more compatible than the current designation given the physical realities of the site, as well as the parcel's proximity to Sunset HWY. I would be happy to meet and speak with you, if you would like. And/or, will provide you with more information as to the process unfolds with the City, and community.

Feel free to call with any questions.

I look forward to speaking with you, soon.

Best,

**Clifton Trimble, Planner 3**



civil engineering | planning  
landscape architecture | surveying  
510 east third avenue | spokane, wa 99202  
office. 509.242.1000 | [www.storhaug.com](http://www.storhaug.com)  
direct. 509.266.0029





## A Note for Reviewers of this SEPA Checklist from City of Spokane Staff

As you consider the following checklist, please keep in mind that this proposal is a “non-project action” under the State Environmental Policy Act (SEPA). The proposal under consideration is a change only to the Land Use Plan Map of the Comprehensive Plan and the Zoning Map of Spokane. Accordingly, the proposal would amend the types of development expected and allowed on the subject parcels, but no actual physical improvements are under consideration at this time. The City expects that, if these proposals are approved, the property owners will come forward in the future for approval of building permits and other permits for physical changes to the site. However, no such permits have been requested by the applicants at this time and no approval for construction or physical changes to the site is under consideration by the City.

As such, when the applicant’s answers to the following checklist items mention physical improvements (e.g., the number of dwelling units to be constructed) reviewers should understand that these physical developments are not required or permitted by the proposal. Rather, future applications will be necessary before any physical changes occur to the site. Furthermore, requirements in place for construction permits, such as concurrency of services, stormwater controls, and any possible environmental surveys or analyses for that construction, will be analyzed and actions required before any construction or grading permits are issued, commensurate with the requirements of SEPA and the City’s Municipal Code.

For information on what could be permitted on the site, as opposed to the specifics the applicant may have provided in the following pages, reviewers are encouraged to review Title 17 of the Spokane Municipal Code for details as to what kinds of construction are permitted in the proposed zone, as well as any requirements for further analysis and consideration that must occur before any future permits for physical construction will be issued. Title 17 of the Spokane Municipal Code can be found at the following site:

<https://my.spokanecity.org/smc/>

**Note from City of Spokane Staff:**

The proposal classified as File Z23-476COMP has been expanded by Spokane City Council, adding 4 parcels and a portion of Right of Way, totaling approximately 0.21 acres, to the project area.

The properties added to the proposal by City Council include:

Parcel	Address
25243.1304	2628 W 8 <sup>th</sup> Ave.
25243.1305	2624 W 8 <sup>th</sup> Ave.
25243.1306	2618 W 8 <sup>th</sup> Ave.
25243.1307	2614 W 8 <sup>th</sup> Ave.
Right of Way	Unassigned, East of Application (see attached map)

Where necessary, **boxes with red text** have been added to the SEPA Checklist to account for additional relevant information necessary for evaluating the environment impact of the expanded proposal. These additions have been inserted by City staff and concern only the expanded parcels listed above.

**State Environmental Policy Act (SEPA)  
ENVIRONMENTAL CHECKLIST**

File No.

**Z23-476COMP****PLEASE READ CAREFULLY BEFORE COMPLETING THE CHECKLIST!****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.

**A. BACKGROUND**

1. Name of proposed project: NW Renewables Comp Plan / Rezone
2. Applicant: Douglas & Harlen Heise / Storhaug Engineering
3. Address: Douglas & Harlen Heise 2613 W 8th Ave  
 City/State/Zip: Spokane, WA. 99224 Phone: 509-242-1000 (office)  
 Agent or Primary Contact: Clifton Trimble; Storhaug Engineering  
 Address: 510 E Third Ave  
 City/State/Zip: Spokane, WA. 99202 Phone: 509-266-0029 (direct)  
 Location of Project: 2610 W 8TH AVE / 2613 W 8th Ave, Spokane, WA 99224  
 Address: 2610 W 8TH AVE / 2613 W 8th Ave, Spokane, WA 99224  
 Section: 24 Quarter: \_\_\_\_\_ Township: 25 Range: 42E  
 Tax Parcel Number(s) 25243.1308 & 25243.1309 & 25243.1502
4. Date checklist prepared: 3/19/2024
5. Agency requesting checklist: City of Spokane
6. Proposed timing or schedule (including phasing, if applicable): Rezone to be considered spring of 2024; if approved, future development/construction to be determined in terms of both scope and timeline.
7. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. Not at this time; If Comp Plan Amendment and Rezone are approve, subsequent development will be reviewed under a seperate building permit process.
7. b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain. No. Just the parcels noted in this SEPA.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. None known. See attached exhibits for environmental information.

See earlier note for expanded property addresses and parcel numbers

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. Rezoning/CPA application associated with this SEPA.

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10. List any government approvals or permits that will be needed for your proposal, if known. Building permit approvals subsequent to the rezoning application/approval. Project scope, TBD.

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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. Comp Plan map amendment of parcels 25243.1308 & 25243.1309 & 25243.1502 from Residential Low to General Commercial; Zoning requested to change from RSF to CB-55. Anticipated development may be a +/- 3,500 sf office building, subsequent to the rezone and Comp Plan Amendment.

Expansion ROW consistent with the application. Expansion parcels represent .55 acres of single unit homes with Neighborhood Retail land use and zoning. Proposal would change these parcels to General Commercial land use and CB - 55 zoning.

12. Location of the proposal: Give sufficient information for 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. 2610 W 8TH AVE / 2613 W 8th Ave, Spokane, WA 99224 (parcels 25243.1308 & 25243.1309 & 25243.1502)

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See note on page 2 for expanded property addresses and parcel numbers. Legal descriptions available upon request.

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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.) Yes to all four.

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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). Sanitary sewer will be disposed of into the City of Spokane sewer system. Stormwater will most likely be managed on site via swales and dry wells.

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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? No.

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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. None. N/A.

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(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.

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b. Stormwater

(1) What are the depths on the site to groundwater and to bedrock (if known)? Not known.  
See details RE soils info in Exhibit A, attached.

(2) Will stormwater be discharged into the ground? If so, describe any potential impacts. Most likely  
stormwater runoff from impervious surfaces (buildings, asphalt, pavement) will  
discharge into the ground via swales and drywells. An Erosion & Sediment Control  
(ESC) plan will also be included in civil submittal at the time of permitting for any development.

**B. ENVIRONMENTAL ELEMENTS**

**1. Earth**

a. General description of the site (check one):

- Flat
- Rolling
- Hilly
- Steep slopes
- Mountainous

Other: \_\_\_\_\_

b. What is the steepest slope on the site (approximate percent slope)? Very flat, less than an approx. 2%  
slope on site.

Expanded parcels are similarly flat to the applicant's. The eastern portion of the expansion ROW includes slopes down to Latah Creek that exceed 30%.

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 agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. \_\_\_\_\_  
Please see attached Exhibit A:

Klickson-Speigle-Rock outcrop complex, 30 to 60 percent slopes 0.0 1.2%; Urban land-Northstar, disturbed complex, 3 to 8 percent slopes on 2.7 acres; 98.8%. Totals for Area of Interest 2.7, 100.0%

Expanded properties contain largely McB soil.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. Not known. See Exhibit A for soils info.

The steep slopes on the eastern portion of the expansion ROW are identified as erodable soil.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill: N/A. Specific quantities are unknown at this time. The final grading plans will meet all permitting requirements at the time of development.

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f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. During and post construction erosion is expected. An ESC plan that meets City of Spokane standards will be submitted and approved prior to construction. All permitting will be approved prior to development by the City of Spokane.

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g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt, or buildings)? N/A for this process. Project design still pending. TBD in the future.

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h. Proposed measures to reduce or control erosion or other impacts to the earth, if any: An ESC plan that meets City of Spokane standards will be submitted and approved prior to construction.

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## 2. Air

a. What type of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. Dust emissions, vehicle emissions, and odors will be typical during construction, if rezone is approved. These emissions and odors will be typical of development for the expansion of the NW Renewables business. Any future construction on the site will comply with Spokane Regional Clear Air Agency requirements.

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b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. None that are known.

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- c. Proposed measures to reduce or control emissions or other impacts to air, if any: None proposed at this time. Any and all control measures requested by the city will be completed prior to construction, and followed per City standards.
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**3. Water**

a. SURFACE WATER:

- (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. None.
- 
- 
- 
- 

- (4) Will the proposal require surface water withdrawals or diversions? If yes, give general description, purpose, and approximate quantities if known. No.
- 
- 
- 
-

(5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. No.  
Per the attached Exhibit B, FIRMETTE, the site is not in any flood zone.

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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. No.

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b. GROUNDWATER:

(1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. 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 sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. None. The project will be served by City sewer and water, and no storage of hazardous materials are proposed.

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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. Stormwater runoff from impervious surfaces (buildings, asphalt, pavement) will most likely be discharge into the ground via swales and drywells, and/or infiltration galleries at the time of development.

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(2) Could waste materials enter ground or surface waters? If so, generally describe. No, not expected - no waste materials are proposed to be stored on site, and the project will connect to city sewer.

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(3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. Not anticipated. Drainage will be designed and approved prior to permitting meeting all City requirements prior to development. Final design will be submitted and approved prior to permitting and construction, meeting all City requirements prior to development.

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d. PROPOSED MEASURES to reduce or control surface, ground, and runoff water, and drainage patter impacts, if any. A drainage report/plan, and an ESC plan will be submitted to the City at the time of permitting. Erosion and stormwater will be controlled in accordance with applicable regulations at that time.

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**4. Plants**

a. Check the type of vegetation found on the site:

Deciduous tree:  alder  maple  aspen

Black Locust trees are also present

Other: None on site

Evergreen tree:  fir  cedar  pine

Other: None on site

Shrubs  Grass  Pasture  Crop or grain

Orchards, vineyards or other permanent crops

Wet soil plants:  cattail  buttercup  bullrush  skunk cabbage

Other: \_\_\_\_\_

Water plants:  water lily  eelgrass  milfoil

Other: \_\_\_\_\_

Other types of vegetation: \_\_\_\_\_

b. What kind and amount of vegetation will be removed or altered? Grass and a few trees exist on site.

Existing vegetation may be altered during the construction process for building footprints and parking areas.

TBD.

c. List threatened and endangered species known to be on or near the site. Exhibit C is a PHS (Priority Habitat Species) report, which lists 'occurrence' names and habit information.

See attached.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: Existing landscaping & vegetation anticipated to be maintained where feasible.

e. List all noxious weeds and invasive species known to be on or near the site. None known.

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**5. Animals**

a. Check and List any birds and other animals which have been observed on or near the site or are known to be on or near the site:

Birds:  hawk    heron    eagle    songbirds

Other: \_\_\_\_\_

Mammals:  deer    bear    elk    beaver

Other: \_\_\_\_\_

Fish:  bass    salmon    trout    herring    shellfish

Other: \_\_\_\_\_

Other (not listed in above categories): \_\_\_\_\_

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b. List any threatened or endangered animal species known to be on or near the site.  
None known. See exhibit C PHS (Priority Habitat Species) report, which lists 'occurrence' names and habit information.

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c. Is the site part of a migration route? If so, explain. Not known.

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d. Proposed measures to preserve or enhance wildlife, if any: Preservation of existing landscaping and vegetation where feasible.

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e. List any invasive animal species known to be on or near the site. None known. See exhibit C.

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**6. Energy and natural resources**

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. Future development may use electricity for lighting, cooking, mechanical operation, heating, and cooling. Natural gas may also be used for heating and cooking.

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b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. Not anticipated.

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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: Future development will comply with applicable energy codes and regulations.

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**7. Environmental health**

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

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Evaluation for  
Agency Use Only

(1) Describe any known or possible contamination at the site from present or past uses. None  
known.

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(2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. None known.

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(3) Describe any toxic or hazardous chemicals/conditions that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. None.

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(4) Describe special emergency services that might be required. Emergency services such as ambulance, fire, police, may be needed for the future development.

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(5) Proposed measures to reduce or control environmental health hazards, if any:  
Future development will comply with applicable regulations.

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b. NOISE:

(1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? Noise from traffic and emergency services will be present but will not impact the project.

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(2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. Short-term noise associated with construction activities will be mitigated by applicable noise ordinance that regulates the hours of operation to daytime. Long-term noise generated is anticipated by future traffic associated with development subsequent to the zone change, which will be mitigated by applicable noise ordinances.

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(3) Proposed measure to reduce or control noise impacts, if any: Future development is to comply with applicable noise ordinance requirements.

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**8. Land and shoreline use**

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. Parcel 25243.1502 is currently used as a commercial - parcel 25243.1309 is currently vacant, and parcel 25243.1308 has a single family home on site . The surrounding area is used as single family residential and commercial (neighborhood retail and community business)

The expansion parcels contain single unit homes and the ROW is vacant, aside from a rail viaduct. The inclusion of these parcels by the City is to ensure the similarly situated parcels are not surrounded by higher intensity land uses.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? No.

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1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: No.

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c. Describe any structures on the site. Single family home and commercial.

The expansion parcels contain four additional single unit homes and the expansion ROW is vacant, aside from a rail viaduct.

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d. Will any structures be demolished? If so, which? Yes, most likely a home. TBD.

While this is a non-project action, there is no indication that any structures would be demolished on the parcels included by the City.

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e. What is the current zoning classification of the site? R1 & neighborhood retail/office.

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f. What is the current comprehensive plan designation of the site? Office, Neighborhood Retail, and Residential low.

The expansion ROW is designated Conservation Open Space. The expansion parcels are Neighborhood Retail.

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g. If applicable, what is the current shoreline master program designation of the site? N/A

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h. Has any part of the site been classified as a critical area by the city or the county? If so, specify. \_\_\_  
No.

A portion of the ROW expansion includes steep slopes exceeding 30%

i. Approximately how many people would reside or work in the completed project? This is a project action  
from Residential (R1) zone to commercial (CB) zone. The CB zone allows for additional commercial uses. The ownership group  
believes that this rezone would allow for more space for their current employees. The long term use of this rezone may result  
in additional people working in the area.

This is a non-project action.

j. Approximately how many people would the completed project displace? One single family home.

This is a non-project action. There is no indication that the inclusion of the expansion parcels will add to this.

k. Proposed measures to avoid or reduce displacement impacts, if any: None at this time.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and  
plans, if any: Compliance with the goals and policies with the City's Comprehensive Plan, as  
well as existing surrounding zoning.

Inclusion of the expansion properties is intended to bring their land use and zoning into alignment with the surrounding  
properties, ensuring long term compatibility.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands  
of long-term commercial significance, if any: Not applicable as no such resources are located  
on or nearby the site.

**9. Housing**

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. Unknown. TBD

This is a non-project action. There is no indication from expansion property owners that the proposal would result in demolition or development.

b. Approximately how many units, if any, would be eliminated? Indicate whether high-, middle- or low-income housing. One single family home

c. Proposed measures to reduce or control housing impacts, if any: None.

**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? Any final design for the future use will meet all zoning performance standards at the time of final permitting.

b. What views in the immediate vicinity would be altered or obstructed? Typical view obstructions as a result of vertical construction as allowed by zoning/building code should be anticipate.  
No specific landmarks or view-sheds would be eclipsed as a result of this proposal.

c. Proposed measures to reduce or control aesthetic impacts, if any: None.

**11. Light and Glare**

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? \_\_\_\_  
Future development is anticipated to produce headlight and street light typical of  
development when dark, typically in the evening/nighttime.
- 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: The project will comply with applicable regulations to reduce or control light or glare impacts, at the time of development.

**12. Recreation**

- a. What designated and informal recreational opportunities are in the immediate vicinity? The site is one block from highbridge park, as well as close to Latah Creek at the bottom of the gorge.
- 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 buildings, structures, or sites, located on or near the sited that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. None known.

Homes on parcels 25243.1304 -.1308 were developed between 1910 and 1913, but none are listed on historic registers.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. Unknown at this time. None shown on mapping.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archaeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. Via this process the Tribes and SHPO will be solicited for a response as to if archaeological or historic artifacts or patterns are present, or if further review is required. If artifacts are found during any part of construction, work will stop and the appropriate historical preservation office will be contacted. The extent of these measures will be determined by this SEPA.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required See above answer.

**14. Transportation**

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. Vehicles will access off W 8th Ave via S Lindeke (each via W sunset BLVD)

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b. Is site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop The closest bus stops are one block away at Sunset @ Lindeke Stop ID: 2644 & Sunset @ Lindeke Stop ID: 2644

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The second stop at Sunset & Lindeke is Stop ID: 2154

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c. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). \_\_\_\_\_

Any improvements associated with the surrounding road network will be assessed by the City Public Works Dept. All mitigative measures for local safety, circulation, and functionality will be met at the time of permitting, or as a condition of the rezone.

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d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe. \_\_\_\_\_

No. Is approximately 900' from Latah Creek.

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There is a rail viaduct over the ROW expansion.

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f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates? Per the Institute of Transportation Engineers, "Trip Generation", 11th Edition, 2022, for an expansion of approx 3,500 sf, calculated under land use 712 - Small Office Building.  
The trips provided are as follows: Weekday trips = 16 trips, AM Peak Hour trips = 2, and the Ave Rate or PM Peak Hour = 2.  
This is based off 2 employees for potential future use. Currently, there are no plans to expand employees.

*(Note: to assist in review and if known, indicate vehicle trips during PM peak, AM Peak, and Weekday (24 hours).)* This is a non-project action, however, the higher intensity zoning could incur more vehicular trips long term if redevelopment of the expansion properties were to occur.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, general describe. No.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

h. Proposed measures to reduce or control transportation impacts, if any: None anticipated, for this process.  
Any traffic mitigation measures determined appropriate by the public works department will be complied with at the time of permitting. See above for PROJECTED trips on site.  
 \_\_\_\_\_  
 \_\_\_\_\_

**15. Public services**

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. The project will most likely result in an incremental increase in the need for public services, depending on the chosen scope of development. Impacts are anticipated to be partially offset by tax revenues generated by the project. ROW improvements will be met at the time of permitting.

b. Proposed measures to reduce or control direct impacts on public services, if any: The project will comply with applicable regulations to reduce or control impacts to public services.  
 \_\_\_\_\_  
 \_\_\_\_\_

**16. Utilities**

a. Check 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: \_\_\_\_\_

Electricity and Natural Gas: Avista. Sewer, Water, and Refuse: City of Spokane. Telephone: \_\_\_\_\_  
Xfinity/Lumen.  
\_\_\_\_\_

**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: 4-8-2024 Signature: Clifton Trimble  Digitally signed by Clifton Trimble  
Date: 2024.04.08 08:23:47 -07'00'

**Please Print or Type:**

Proponent: Clifton Trimble Address: 510 E Third Ave  
Phone: 509-266-0029 Spokane, WA. 99202

Person completing form (if different from proponent): \_\_\_\_\_

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

<p><b>FOR STAFF USE ONLY</b></p> <p>Staff member(s) reviewing checklist: <u>Brandon Whitmarsh</u></p> <p>Based on this staff review of the environmental checklist and other pertinent information, the staff concludes that:</p> <p><input checked="" type="checkbox"/> A. there are no probable significant adverse impacts and recommends a Determination of Nonsignificance.</p> <p><input type="checkbox"/> B. probable significant adverse environmental impacts do exist for the current proposal and recommends a Mitigated Determination of Nonsignificance with conditions.</p> <p><input type="checkbox"/> C. there are probable significant adverse environmental impacts and recommends a Determination of Significance.</p>
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**D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS****(Do not use this sheet for project actions)**

There are no known plans to redevelop the expansion properties.

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? It is anticipated that storm-water and emissions will be consistent with typical commercial development over parcels 25243.1309 & 25243.1308. All development will meet City Code at the time of permitting. And, all storm-water will be managed on site to BMP's, per City code.

Proposed measures to avoid or reduce such increases are: An erosion and sediment control plan will be submitted at the time of permitting. And, all other requirements requested by public works and city planning and building departments will be met at the time of permitting.

2. How would the proposal be likely to affect plants, animals, fish or marine life? Most likely will not affect any wildlife or vegetation, as the area is developed and under a highway. The rezone is over established lots, one of which already has a home.

The expansion parcels are urban in nature and already developed. The majority of the expansion ROW with vegetation is on steeps sloped that will not be developed. The flat portion of the ROW with development potential is largely free of vegetation. Located between two highways and under a rail viaduct, the vacant ROW is also urban in nature.

Proposed measures to protect or conserve plants, animals, fish or marine life are: Where feasible, trees and vegetation will be preserved and maintained. However, the site is at the end of a cul-de-sac and most likely wouldn't affect plants or animals. Is also under a highway bridge. PHS report is attached, for reference.

3. How would the proposal be likely to deplete energy or natural resources? Upon build out, the project would most likely engage renewable energy resources such as solar design, solar installation, and/or ductless heating and cooling systems over approx 1/3 acre expansion.

Proposed measures to protect or conserve energy and natural resources are: Per above, MAY include solar and various other renewable energy resources, such as solar design, solar installation, and ductless heating and cooling systems, as well as other potential methods. TBD. Will be evaluated at permitting.

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? The land action is not anticipated to affect any sensitive areas or ecosystems. See the attached exhibits A, B, and C for a printout/reference of those items and resources.
- 

Proposed measures to protect such resources or to avoid or reduce impacts are: \_\_\_\_\_  
Compliance with all permitting and Land Development Code regulations at the time of permitting development; compliance with all agency comments and conditions, etc.

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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? Most likely would not be considered applicable; the site/nearest parcel is approx. 900 ft from Latah Creek.
- 

Proposed measures to avoid or reduce shoreline and land use impacts are: N/A. However, will comply with all applicable local and state requirements.

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6. How would the proposal be likely to increase demands on transportation or public services and utilities? Any commercial (Community Business) proposal over the 1/3 acres to be developed in future would have somewhat of an increase in traffic; see the Trip Generation Letter for details. Per this process, traffic mitigation will be solicited to the appropriate transportation departments and engineers, by the City.
- 

Proposed measures to reduce or respond to such demand(s) are: \_\_\_\_\_  
Compliance with traffic mitigation measures, as determined by WSDOT and/or the City.

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7. Identify, if possible, whether the proposal may conflict with local, state or federal laws or requirements for the protection of the environment. Unknown, however not anticipated. In addition, all state and federal regulations will be complied with at the time of permitting, and via this process.
-

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: 4-8-2014 Signature: Clifton Trimble Digitally signed by Clifton Trimble  
Date: 2024.04.08 08:25:34 -07'00'

**Please Print or Type:**

Proponent: Clifton Trimble Address: 510 E Third Ave  
Phone: 509-266-0029 Spokane, WA. 99202

Person completing form (if different from proponent): \_\_\_\_\_

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

**FOR STAFF USE ONLY**

Staff member(s) reviewing checklist: Brandon Whitmarsh

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.

# EXHIBIT A

## Soil Map—Spokane County, Washington



Map Scale: 1:1,120 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 11N WGS84




Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey


Soil Map—Spokane County, Washington

**MAP LEGEND**

**Area of Interest (AOI)**

 Area of Interest (AOI)




















**Soils**

 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

**Special Point Features**

-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features

**Water Features**

 Streams and Canals

**Transportation**

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

**Background**

 Aerial Photography

**MAP INFORMATION**

The soil surveys that comprise your AOI were mapped at 1:24,000.

**Warning: Soil Map may not be valid at this scale.**  
 Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Spokane County, Washington  
 Survey Area Data: Version 15, Aug 28, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 9, 2022—Aug 15, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



## Map Unit Legend

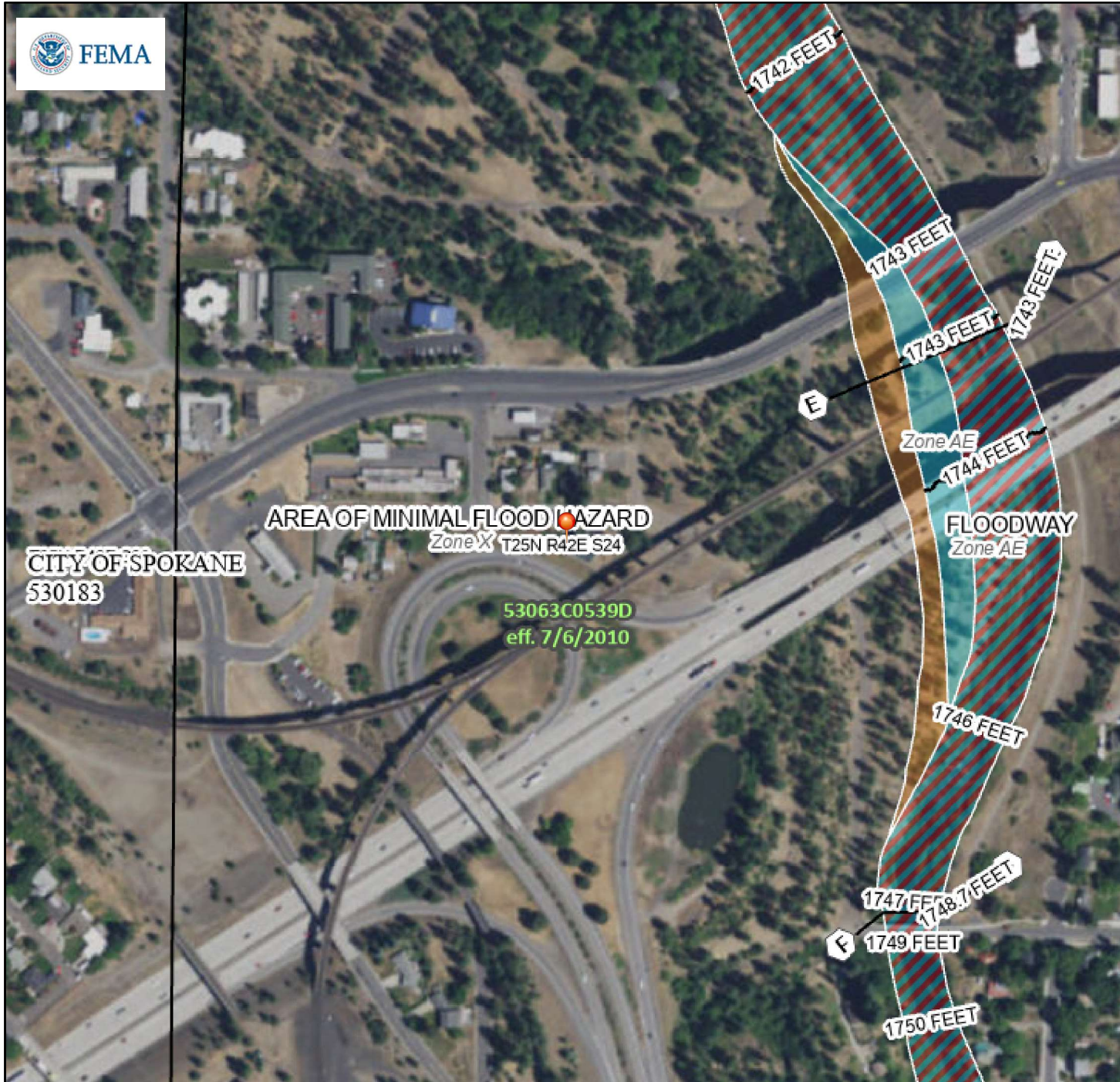
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2046	Klickson-Speigle-Rock outcrop complex, 30 to 60 percent slopes	0.0	1.2%
7131	Urban land-Northstar, disturbed complex, 3 to 8 percent slopes	2.7	98.8%
<b>Totals for Area of Interest</b>		<b>2.7</b>	<b>100.0%</b>

# National Flood Hazard Layer FIRMette

# EXHIBIT B

Exhibit G, File Z23-476COMP

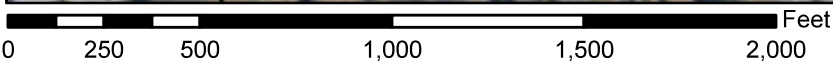
117°27'21"W 47°39'6"N



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- |                                    |  |
|------------------------------------|--|
| <b>SPECIAL FLOOD HAZARD AREAS</b>  | Without Base Flood Elevation (BFE)<br><i>Zone A, V, A99</i>  |
|                                    | With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>   |
|                                    | Regulatory Floodway  |
| <b>OTHER AREAS OF FLOOD HAZARD</b> | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i> |
|                                    | Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>  |
|                                    | Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>  |
|                                    | Area with Flood Risk due to Levee <i>Zone D</i>  |
| <b>OTHER AREAS</b>                 | NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>   |
|                                    | Effective LOMRs  |
| <b>GENERAL STRUCTURES</b>          | Area of Undetermined Flood Hazard <i>Zone D</i>  |
|                                    | Channel, Culvert, or Storm Sewer   |
|                                    | Levee, Dike, or Floodwall  |
| <b>OTHER FEATURES</b>              | Cross Sections with 1% Annual Chance Water Surface Elevation   |
|                                    | Water Surface Elevation  |
|                                    | Coastal Transect   |
|                                    | Base Flood Elevation Line (BFE)  |
|                                    | Limit of Study   |
|                                    | Jurisdiction Boundary  |
|                                    | Coastal Transect Baseline  |
|                                    | Profile Baseline   |
|                                    | Hydrographic Feature   |
| <b>MAP PANELS</b>                  | Digital Data Available   |
|                                    | No Digital Data Available  |
|                                    | Unmapped   |
|                                    | The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.                                     |



1:6,000

117°26'43"W 47°38'41"N

Basemap Imagery Source: USGS National Map 2023

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/19/2024 at 5:02 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



# Priority Habitats and Species on the Web

## EXHIBIT C



**Report Date: 03/19/2024**

### PHS Species/Habitats Overview:

Occurrence Name	Federal Status	State Status	Sensitive Location
Biodiversity Areas And Corridor	N/A	N/A	No
Mule deer	N/A	N/A	No
Big brown bat	N/A	N/A	Yes
Townsend's Big-eared Bat	N/A	Candidate	Yes

### PHS Species/Habitats Details:

Biodiversity Areas And Corridor	
Priority Area	Terrestrial Habitat
Site Name	LOWER HANGMAN CREEK
Accuracy	1/4 mile (Quarter Section)
Notes	BIODIVERSITY AREA THAT IS ASSOCIATED WITH UNKNOWN NUMBERS OF NESTING RED-TAILED HAWKS, WINTERING BALD EAGLES, NESTING WESTERN BLUEBIRDS. FURBEARER USE OF RIVER INCLUDES MINK, MUSKRAT, + BEAVER. BANK SWALLOW USE ON STEEP BANKS OF CREEK.
Source Record	903035
Source Dataset	PHSREGION
Source Name	DEMERS, DINAH WDW
Source Entity	WA Dept. of Fish and Wildlife
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS Listed Occurrence
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Management Recommendations	<a href="http://wdfw.wa.gov/publications/pub.php?id=00023">http://wdfw.wa.gov/publications/pub.php?id=00023</a>
Geometry Type	Polygons

Mule deer	
Scientific Name	<i>Odocoileus hemionus hemionus</i>
Priority Area	Regular Concentration
Site Name	LINCOLN-SPOKANE MULE DEER HERD
Accuracy	1/4 mile (Quarter Section)
Notes	REGULAR CONCENTRATION IN WINTER TIME IN AREAS OF SHRUB. DEER ARE CONCENTRATED ON THE EDGE OF AG IN SHRUBS AND SPARCER TREED HABITAT. SOUTHERN EDGE OF LAKE ROOSEVELT AND LAKE SPOKANE. MORE COMMONLY UTILIZING WINTER WHEAT AREAS.
Source Record	920012
Source Dataset	PHSREGION
Source Name	ATAMIAN, MIKE
Source Entity	WA Dept. of Fish and Wildlife
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS LISTED OCCURRENCE
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Management Recommendations	<a href="http://wdfw.wa.gov/publications/pub.php?id=00612">http://wdfw.wa.gov/publications/pub.php?id=00612</a>
Geometry Type	Polygons

Big brown bat	
Scientific Name	<i>Eptesicus fuscus</i>
Notes	This polygon mask represents one or more records of the above species or habitat occurrence. Contact PHS Data Release at <a href="mailto:phsproducts@dfw.wa.gov">phsproducts@dfw.wa.gov</a> for obtaining information about masked sensitive species and habitats.
PHS Listing Status	PHS Listed Occurrence
Sensitive	Y
Display Resolution	TOWNSHIP
ManagementRecommendations	<a href="http://wdfw.wa.gov/publications/pub.php?id=00605">http://wdfw.wa.gov/publications/pub.php?id=00605</a>

Townsend's Big-eared Bat	
Scientific Name	<i>Corynorhinus townsendii</i>
Notes	This polygon mask represents one or more records of the above species or habitat occurrence. Contact PHS Data Release at <a href="mailto:phsproducts@dfw.wa.gov">phsproducts@dfw.wa.gov</a> for obtaining information about masked sensitive species and habitats.
State Status	Candidate
PHS Listing Status	PHS Listed Occurrence
Sensitive	Y
SGCN	Y
Display Resolution	TOWNSHIP
ManagementRecommendations	<a href="http://wdfw.wa.gov/publications/pub.php?id=00027">http://wdfw.wa.gov/publications/pub.php?id=00027</a>

DISCLAIMER. This report includes information that the Washington Department of Fish and Wildlife (WDFW) maintains in a central computer database. It is not an attempt to provide you with an official agency response as to the impacts of your project on fish and wildlife. This information only documents the location of fish and wildlife resources to the best of our knowledge. It is not a complete inventory and it is important to note that fish and wildlife resources may occur in areas not currently known to WDFW biologists, or in areas for which comprehensive surveys have not been conducted. Site specific surveys are frequently necessary to rule out the presence of priority resources. Locations of fish and wildlife resources are subject to variation caused by disturbance, changes in season and weather, and other factors. WDFW does not recommend using reports more than six months old.



April 2, 2024

Attn: City of Spokane Traffic Engineering Manager  
 City of Spokane  
 808 W. Spokane Falls Blvd.  
 Spokane, WA 99201

RE: NW Renewables Rezone/Comp Plan Amendment Traffic Coordination  
 Storhaug Engineering Project #23-165

Dear City of Spokane Traffic Review,

This Trip Generation Letter is intended to predict the number of trips for the NW Renewables Rezone/Comp Plan Amendment proposal currently under review, which is referenced as City project 476-COMP. The rezone will be over three parcels: 25243.1502, 25243.1309, and 25243.1308. One parcel has an existing office space, one parcel has an existing single family residential home, and one parcel is vacant. The project is currently under review for a rezone from the Neighborhood Retail and R1 zoning designation to the CB (Community Business) zone (all three parcels to become CB-55). The intent of the rezone, for this proposal, would be to expand the current office use to the north of the existing office use (parcel 25243.1502), onto parcels 25243.1309, and 25243.1308. However, our proposal is only aimed at creating more space for the current use and employment base - the company is not wanting to hire more employees, but rather just to create more space for larger offices and nicer facilities for their current operation. For good measure, we are basing trips on 2 additional employees (rather than zero). Basing our proposal off square footage would not capture the intent of the proposal accurately. Thus, we opted to use employees. And, two employees for good measure. The trip generation characteristics were calculated from traffic studies compiled by the Institute of Transportation Engineers, "Trip Generation Manual", 11th Edition, 2022, for an expansion of approximately 3,500 sf (two employees for calculations), calculated under land use 712 - Small Office Building. The trips provided are as follows:

**EXISTING TRIPS ON SITE** (1 single family home)  
**ITE Land Use Category #210; 'Single Family Detached Housing'**

**WEEKDAY ADT:**

Average Rate: 9 (Total), 5 (Entry), 4 (Exit)  
 50% entering, 50% exiting

**AM PEAK HOUR BETWEEN 7 & 9 AM:**

Average Rate: 1 (Total), 0 (Entry), 1 (Exit)  
 25% entering, 75% exiting

**PM PEAK HOUR BETWEEN 4 & 6 AM:**

Average Rate: 1 (Total), 1 (Entry), 0 (Exit)  
 63% entering, 37% exiting

**PROPOSED TRIPS ON SITE** (based off 2 additional employees)  
**ITE Land Use Category #712; 'Small Office Building'**

**WEEKDAY ADT:**

Average Rate: 16 (Total), 8 (Entry), 8 (Exit)  
50% entering, 50% exiting.

**AM PEAK HOUR BETWEEN 7 & 9 AM:**

Average Rate: 2 (Total), 2 (Entry), 0 (Exit)  
85% entering, 15% exiting

**PM PEAK HOUR BETWEEN 4 & 6 AM:**

Average Rate: 2 (Total), 1 (Entry), 1 (Exit)  
33% entering, 67% exiting

**\*Trip Generation summary for NEW TRIPS**

**('existing' single family home subtracted from 'proposed' expanded commercial use):**

ADT Total: 7 (Total), 3 (Entry), 4 (Exit)

A.M. Peak Total: 1 (Total), 2 (Entry), 0 (Exit)

P.M. Peak Total: 2 (Total), 0 (Entry), 1 (Exit)

Written by: Clifton Trimble



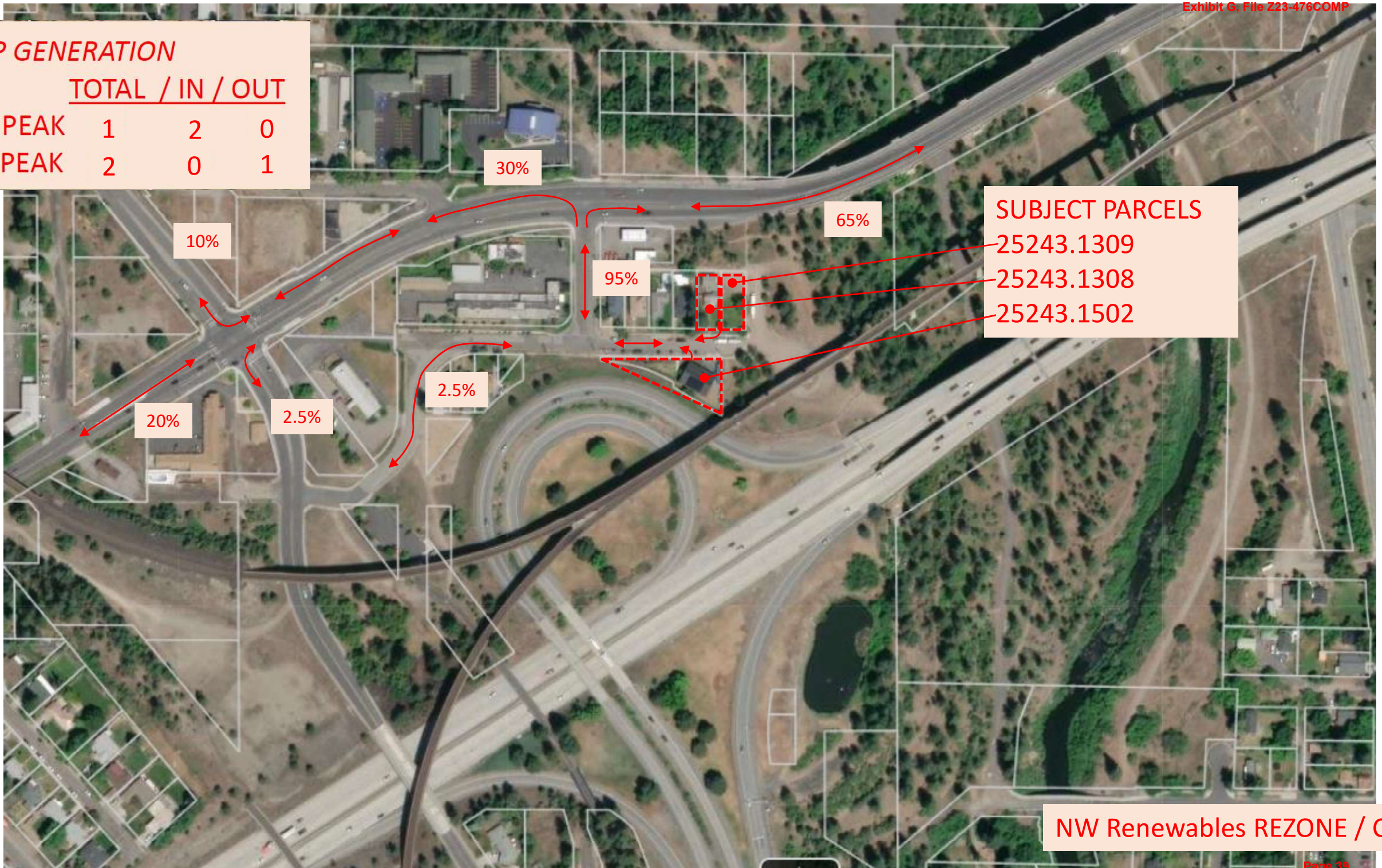
Reviewed by: Austin Storhaug, PE





### TRIP GENERATION

	TOTAL	IN	OUT
AM PEAK	1	2	0
PM PEAK	2	0	1



**SUBJECT PARCELS**  
25243.1309  
25243.1308  
25243.1502

NW Renewables REZONE / CPA

### NONPROJECT DETERMINATION OF NONSIGNIFICANCE

**PROJECT:** File Z23-476COMP 8<sup>th</sup> Avenue Comprehensive Plan Amendment

**PROPONENT:** Douglas Heise, Harlan Heise, and the City of Spokane

**DESCRIPTION OF PROPOSAL:** An amendment to the Land Use Plan Map (LU-1) of the Comprehensive Plan and attendant changes to the Official Zoning Map of the City of Spokane for 4.3 acres in the West Hills Neighborhood.

**LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY:** Southeast of the intersection of W Sunset Blvd and S Lindeke St.

**LEAD AGENCY:** City of Spokane

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

[ ] There is no comment period for this DNS.

[ ] This DNS is issued after using the optional DNS process in section WAC 197-11-355. There is no further comment period on the DNS.

[ X ] This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for at least 14 days from the date of issuance (below). Comments regarding this DNS must be submitted no later than 5 p.m. on October 8, 2024 if they are intended to alter the DNS.

\*\*\*\*\*

**Responsible Official:** Spencer Gardner

**Position/Title:** Director, Planning Services **Phone:** (509) 625-6500

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

**Date Issued:** Sept 16, 2024 **Signature:** 

\*\*\*\*\*

# Exhibit I: Agency Comments

Whitmarsh, Brandon

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**From:** Note, Inga  
**Sent:** Tuesday, May 7, 2024 4:41 PM  
**To:** Planning & Development Services Comp Plan  
**Subject:** RE: Request for Comments for Z23-476COMP (Eighth Avenue) - Comments DUE May 21, 2024

No concerns.

---

**From:** Benzie, Ryan <rbenzie@spokanecity.org>  
**Sent:** Tuesday, May 7, 2024 3:33 PM  
**To:** Abrahamson, Randy <randya@spokanetribe.com>; Development Services Center Addressing <eradsca@spokanecity.org>; Allenton, Steven <sallenton@spokanecity.org>; **Subject:** Request for Comments for Z23-476COMP (Eighth Avenue) - Comments DUE May 21, 2024

Good afternoon,

Please see the attached request for comments, SEPA checklist, and associated documents for the following project:

**Project Name:** Z23-476COMP (Eighth Avenue)

**Location:** W 8th Ave east of S Lindeke St; SW 1/4, Section 24, Township 25N, Range 42E

Please direct any comments or questions to [compplan@spokanecity.org](mailto:compplan@spokanecity.org) by **May 21, 2024 at 5 PM.**

Thank you,



**Ryan Benzie** | Clerk III | Planning & Economic Development  
509.625.6863 | [my.spokanecity.org](http://my.spokanecity.org)





**Spokane Tribe of Indians  
Tribal Historic Preservation Office**

P.O. Box 100 Wellpinit WA 99040

May 13, 2024

**To:** Ryan Benzie, Planner

**RE: Z23-476 Comp “Eight Avenue”**

Mr. Benzie,

Thank you for contacting the Tribe’s Historic Preservation Office, we appreciate the opportunity to provide a cultural consent for your project. The intent of this process is to preserve and protect all cultural resources whenever protection is feasible.

After archive research this area has a high potential for encountering historical resources, and the proposed ground disturbing actions would destroy any cultural resources present.

**Recommendation:** Cultural resource survey completed before any ground disturbing activity and Inadvertent Discovery Plan (IDP) implemented into the scope of work.

Once the survey is completed, we will do more mitigation of the outcome of the cultural survey.

However, if any artifacts or human remains are found upon excavation activity this office is to be notified and the immediate area cease. Should additional information become available, or scope of work change our assessment may be revised.

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

If questions arise, please contact me at (509) 258 – 4222.

Sincerely,

Randy Abrahamson  
Tribal Historic Preservation Officer



**2023/2024 Comprehensive Plan Amendments**

**EXHIBIT J: Z23-476COMP**

Department of Planning & Economic Development

## Legal Descriptions of Affected Parcels:

### APPLICANT PROPOSAL:

**Parcel 1 (25243.1502):**

WINONA ADD LTS 3 THRU 7 B7 LYG NLY OF NLY LN OF SR 90 RAMP C

**Parcel 2 (25243.1309):**

24-25-42: WINONA (3103405) LOT 12 BLOCK 5

**Parcel 3 (25243.1308):**

WINONA ADD L11 B5

**Rights of Way (Applicant Request):**

WINONA ADD FORMER LTS 1 THRU 9 B6 LYG NLY OF NLY LN OF SR 90 RAMP C AND FORMER LTS 1 AND 2 BLK 7 LYG NLY OF NLY LN OF SR 90 RAMP C

### CITY ADDITIONAL PROPOSAL:

**Parcel 4 (25243.1304):**

WINONA ADD L7 B5

**Parcel 5 (25243.1305):**

WINONA ADD L8 B5

**Parcel 6 (25243.1306):**

WINONA ADD L9 B5

**Parcel 7 (25243.1307):**

WINONA ADD L10 B5