(WAC 197-11-970)

SPOKANE ENVIRONMENTAL ORDINANCE
REVISED NONPROJECT DETERMINATION OF NONSIGNIFICANCE

FILE NO(S): *Proposed amendments to Spokane Municipal Code chapters 17C.110, 17C.230, and 17G.080 (no ordinance numbers yet assigned). A DNS was previously issued on July 27, 2018. This revised DNS replaces the previous DNS.*

PROPONENT: *City of Spokane*

REVISED DESCRIPTION OF PROPOSAL: *Code amendments to remove a lower wall height for primary buildings in the RMF zone (SMC 17C.110.200); adopt a limited height exception above the roof height in RMF and RHD zones (SMC 17C.110.215); reduce side lot line setbacks for attached houses and combine curb cuts for some housing types on narrow lots in all residential zones (SMC 17C.110.310); and reduce some parking area setbacks on sites that abut residential zones (SMC 17C.230.140). The proposal was modified to eliminate minimum lot area and lot depth for attached houses in the RMF zone and apply building coverage standards to the whole development for attached houses in all residential zones (SMC 17C.110.200); change the maximum size for Pocket Residential Development in certain locations, and homeowners' association requirements in all locations (SMC 17C.110.360); apply multifamily design standards of SMC 17C.110.400 through .465 to attached housing in the RMF and RHD zones (SMC 17C.110.310 and .360); specify whole number rounding for parking calculations (SMC 17C.230.100); introduce a new parking exception for attached housing in RMF and RHD zones (SMC 17C.230.130); and make corresponding changes to alternative residential subdivisions in SMC 17G.080.065.*

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: *Areas within or adjacent to certain residential zones in the city of Spokane: specifically, the RA, RSF, RTF, RMF, RHD zones. A zoning map is available for viewing at: maps.spokanecity.org*

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 197-11-355 WAC. There is no further comment period on the DNS.

[x] This DNS is issued under 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 must be submitted no later than November 14, 2018 at 12:00 p.m. if they are intended to alter the DNS.

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Responsible Official: Heather Trautman, AICP & CCEO

Position/Title: Director, Office of Neighborhood and Planning Services **Phone:** (509) 625-6300

Address: 808 West Spokane Falls Boulevard, Spokane, WA 99201-3329

Date Issued: October 31, 2018 **Signature:** _____

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APPEAL OF THIS DETERMINATION, after it becomes final, may be made to the City of Spokane Hearing Examiner, 808 West Spokane Falls Blvd., Spokane, WA 99201. The appeal deadline is fourteen (14) calendar days after the signing of the DNS. This appeal must be on forms provided by the Responsible Official, make specific factual objections and be accompanied by the appeal fee. Contact the Responsible Official for assistance with the specifics of a SEPA appeal.
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Evaluation for
Agency Use Only

State Environmental Policy Act (SEPA)
ENVIRONMENTAL CHECKLIST

File No. Non-project

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: Attached housing, lot widths, wall height, and parking area setback text amendments to the Development Code.
2. Applicant: City of Spokane
3. Address: 808 West Spokane Falls Boulevard City/State/Zip: Spokane, WA 99201
   Phone: 509-625-6893
   Agent or Primary Contact: Nathan Gwinn, Assistant Planner
   Address: Same as applicant City/State/Zip_____ Phone: _____
4. Date checklist prepared: May 10, 2018
5. Agency requesting checklist: City of Spokane Planning & Development
6. Proposed timing or schedule (including phasing, if applicable): Adoption expected summer 2018

7. a . Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. None that are directly related to this proposal. Additional text amendments to the development code were identified as part of a committee recommendation adopted by City Council (Resolution 2016-0094), which included residential design standards, additional housing types in specific areas, and transit-supportive parking regulations. Those actions will require separate, additional public participation processes and environmental checklists.

   b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain.

   This is a non-project action. While the land is primarily in private ownership, the City does own properties located within the identified zoning districts.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. A draft and final EIS were prepared for the City of Spokane Comprehensive Plan adopted in 2001. Environmental checklists have been prepared for each amendment to the Spokane Municipal Code as they have occurred following adoption of the Comprehensive Plan.
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. None.

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

    The proposed development regulations require approval of the Spokane City Council and Mayor.

Staff Note: The proposal was modified to remove reference to occupancy restriction within the exception area above the height limit. The occupancy is no longer limited to an attic or uninhabited area.
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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. The following amendments to the Spokane Municipal Code (SMC) are proposed related to improving options for infill development (development of vacant lots and parcels in already built up areas):

    - ~~In the RTF zoning district, reduce lot width and front lot line standards for detached houses (SMC 17C.110.200);~~
    - ~~In the RTF, RMF, and RHD zones, reduce lot width and front lot line standards specific to attached housing (SMC 17C.110.200);~~
    - In the RMF and RHD zones, provide a height exception ~~for attic areas without stairway access~~ above the roof height (SMC 17C.110.215) and remove the requirement for a lower wall height for primary buildings in the RMF zone so that only the roof height would remain (SMC 17C.110.200);
    - In all residential zones, reduce side lot line setbacks for attached housing development, and adopt a new design standard to consolidate some curb cuts on narrow lots for detached housing, duplexes and attached housing (SMC 17C.110.310); and
    - On sites that abut residential zones in the Commercial, Center/Corridor, Downtown, and Industrial zoning categories, reduce some parking area setbacks (SMC 17C.230.140).

Staff Note: the Proposal was modified to remove the lot width and front lot line proposals. Additionally, the proposal was further changed to modify:
- Attached housing standards – minimum lot area, lot depth, and building coverage in residential zones. (SMC 17C.110.200)
- Maximum size and procedural requirements for Pocket Residential Development (SMC 17C.110.360)
- Design standards for attached housing in RMF & RHD zones (SMC 17C.110.310 and .360)
- Parking calculations (SMC 17C.230.100)
- Parking exception for attached housing in RMF & RHD zones. SMC 17C.230.130
- Corresponding changes to subdivision (SMC 17G.080.065)

NG 10/30/2018

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. The proposal is a non-project action that would make changes to regulations that will apply differently depending on location within and abutting the residential zoning districts in Spokane, WA, as described above.

Address: Multiple locations in the city of Spokane, WA. A map of all zoning districts in Spokane is attached. For greater detail, an interactive map zoning map of individual properties is available at: maps.spokanecity.org

Section/Township/Range: These areas are located in portions of:

- Sections 1 and 12, T. 24 N., R. 42 E.;
- Sec. 1-4, 10-14, 22-27, 35, 36, T. 25 N., R. 42 E.;
- Sec. 14-17, 21-28, 33-36, T. 26 N. R. 42 E.;
- Sec. 2-8, T. 24 N., R. 43 E.;
- Sec. 1-11, 16- 22, 27-35, T. 25 N., R. 43 E.;
- Sec. 20, 28-35, T. 26 N. R. 43 E.

Tax Parcel Number(s) Multiple parcels located in the city of Spokane, WA.

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, all of the above.

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).

Not applicable. This is a non-project action affecting multiple parcels. Systems designed for stormwater disposal would be included in new development projects. These are reviewed on a project basis and mitigated as required under chapter 17D.060 SMC.

(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?

Not applicable. This is a non-project action. Chemical storage will be addressed at the time of project permit application.

(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.

Not applicable. This is a non-project action.

(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?

Not applicable. This is a non-project action.

b. Stormwater

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

The depth to groundwater and to bedrock varies depending on location in the city of Spokane.

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

Not applicable. This is a non-project action. Any change to existing stormwater discharge would be reviewed at the time of a new development project's design and construction.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

☐ Flat ☐ Rolling ☐ Hilly ☐ Steep slopes ☐ Mountainous

Other: Not applicable. This is a non-project action.

b. What is the steepest slope on the site (approximate percent slope)?
Not applicable. This is a non-project action.

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. Not applicable. This is a non-project action.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. Not applicable. This is a non-project action.

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: Not applicable. This is a non-project action.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. Not applicable. This is a non-project action.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt, or buildings)? Not applicable. This is a non-project action.

h. Proposed measures to reduce or control erosion or other impacts to the earth, if any: Not applicable. This is a non-project action.

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. Not applicable. This is a non-project action.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. Not applicable. This is a non-project action.

c. Proposed measures to reduce or control emissions or other impacts to air, if any: Not applicable. This is a non-project action.

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. Not applicable. This is a non-project action.

(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. Not applicable. This is a non-project action.

(3) Estimate the amount of fill and dredge material that would be placed in or removed from the surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. Not applicable. This is a non-project action.

(4) Will the proposal require surface water withdrawals or diversions? If yes, give general description, purpose, and approximate quantities if known. Not applicable. This is a non-project action.

(5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. Not applicable. This is a non-project action.

(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. Not applicable. This is a non-project action.

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. Not applicable. This is a non-project action.

(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. Not applicable. This is a non-project action.

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. Not applicable. This is a non-project action.

(2) Could waste materials enter ground or surface waters? If so, generally describe. Not applicable. This is a non-project action.

(3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. Not applicable. This is a non-project action.

d. PROPOSED MEASURES to reduce or control surface, ground, and runoff water, and drainage patter impacts, if any. Not applicable. This is a non-project action.

4. Plants

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

Deciduous tree: ☐ alder ☐ maple ☐ aspen

Other: Not applicable. This is a non-project action.

Evergreen tree: ☐ fir ☐ cedar ☐ pine

Other: Not applicable. This is a non-project action.

☐ Shrubs ☐ Grass ☐ Pasture ☐ Crop or grain

☐ Orchards, vineyards or other permanent crops

Wet soil plants: ☐ cattail ☐ buttercup ☐ bullrush ☐ skunk cabbage

Other: Not applicable. This is a non-project action.

Water plants: ☐ water lily ☐ eelgrass ☐ milfoil

Other: Not applicable. This is a non-project action.

Other types of vegetation: Not applicable. This is a non-project action.

b. What kind and amount of vegetation will be removed or altered? Not applicable. This is a non-project action.

c. List threatened and endangered species known to be on or near the site. Not applicable. This is a non-project action.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: Not applicable. This is a non-project action.

e. List all noxious weeds and invasive species known to be on or near the site. Not applicable. This is a non-project action.

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: Not applicable. This is a non-project action.

Mammals: ☐ deer ☐ bear ☐ elk ☐ beaver

Other: Not applicable. This is a non-project action.

Fish: ☐ bass ☐ salmon ☐ trout ☐ herring ☐ shellfish

Other: Not applicable. This is a non-project action.

Other (*not* listed in above categories): Not applicable. This is a non-project action.

b. List any threatened or endangered animal species known to be on or near the site. Not applicable. This is a non-project action.

c. Is the site part of a migration route? If so, explain. Not applicable. This is a non-project action.

d. Proposed measures to preserve or enhance wildlife, if any: Not applicable. This is a non-project action.

e. List any invasive animal species known to be on or near the site. Not applicable. This is a non-project action.

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.

Not applicable. This is a non-project action.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. Not applicable. This is a non-project action.

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: Not applicable. This is a non-project action.

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. Not applicable. This is a non-project action.

(1) Describe any known or possible contamination at the site from present or past uses. Not applicable. This is a non-project action.

(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. Not applicable. This is a non-project action.

(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. Not applicable. This is a non-project action.

(4) Describe special emergency services that might be required. Not applicable. This is a non-project action.

(5) Proposed measures to reduce or control environmental health hazards, if any: Not applicable. This is a non-project action.

b. NOISE:

(1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? Not applicable. This is a non-project action.

(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. Not applicable. This is a non-project action.

(3) Proposed measure to reduce or control noise impacts, if any: Not applicable. This is a non-project action.

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. Not applicable. This is a non-project action that affects multiple parcels in Spokane.

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? Not applicable. This is a non-project action.

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: Not applicable. This is a non-project action.

c. Describe any structures on the site. Not applicable. This is a non-project action.

d. Will any structures be demolished? If so, which? Not applicable. This is a non-project action.

e. What is the current zoning classification of the site? This is a non-project action affecting multiple parcels. Zoning classifications on the area affected include the residential zones (RA, RSF, RTF, RMF, RHD) as well as sites zoned in the Commercial or Industrial classifications that abut these residential zones.

f. What is the current comprehensive plan designation of the site? Not applicable. This is a non-project action that will affect multiple parcels in various designations

in Spokane and does not change the land use plan map designated residential density.

g. If applicable, what is the current shoreline master program designation of the site? Not applicable. This is a non-project action.

h. Has any part of the site been classified as a critical area by the city or the county? If so, specify. Not applicable. This is a non-project action.

i. Approximately how many people would reside or work in the completed project? Not applicable. This is a non-project action.

j. Approximately how many people would the completed project displace? Not applicable. This is a non-project action.

k. Proposed measures to avoid or reduce displacement impacts, if any: Not applicable. This is a non-project action.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: Not applicable. This is a non-project action.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: Not applicable. This is a non-project action.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low- income housing. Not applicable. This is a non-project action.

b. Approximately how many units, if any, would be eliminated? Indicate whether high-, middle- or low-income housing. Not applicable. This is a non-project action.

c. Proposed measures to reduce or control housing impacts, if any: Not applicable. This is a non-project action.

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? Not applicable. This is a non-project action. The changes proposed would allow an increase to wall height for primary buildings in the RMF zone. In the RMF and RHD zones, the changes

may allow an increase in height to accommodate varied roof form. Actual height would be reviewed at the time of a project or building permit.

b. What views in the immediate vicinity would be altered or obstructed? Not applicable. This is a non-project action.

c. Proposed measures to reduce or control aesthetic impacts, if any: Not applicable. This is a non-project action.

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? Not applicable. This is a non-project action.

b. Could light or glare from the finished project be a safety hazard or interfere with views? Not applicable. This is a non-project action.

c. What existing off-site sources of light or glare may affect your proposal? Not applicable. This is a non-project action.

d. Proposed measures to reduce or control light and glare impacts, if any:
Not applicable. This is a non-project action.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity? Not applicable. This is a non-project action.

b. Would the proposed project displace any existing recreational uses? If so, describe. Not applicable. This is a non-project action.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: Not applicable. This is a non-project action.

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. Not applicable. This is a non-project action. There are registered historic buildings and

districts within the city of Spokane. This action would not change or affect historic designations.

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. Not applicable. This is a non-project action.

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. Not applicable. This is a non-project action.

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 Not applicable. This is a non-project action.

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. Not applicable. This is a non-project action.

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 Not applicable. This is a non-project action.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? Not applicable. This is a non-project action.

d. 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). Not applicable. This is a non-project action.

e. Will the project or proposal use (or occur in the immediate vicinity of)

Staff Note:
The proposal was modified to allow a reduction of 30 percent of minimum parking spaces required in RMF and RHD zones for attached housing only, and reduce minimum parking spaces required by 50 percent if within ¼ mile of CC, CA, DT zones or OC3 overlay in RMF and RHD zones for attached housing only.
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water, rail or air transportation? If so, generally describe.
Not applicable. This is a non-project action.

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?
Not applicable. This is a non-project action.

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

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. Not applicable. This is a non-project action.

h. Proposed measures to reduce or control transportation impacts, if any: Not applicable. This is a non-project action.

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. Not applicable. This is a non-project action.

b. Proposed measures to reduce or control direct impacts on public services, if any:
Not applicable. This is a non-project action.

16. Utilities

a. Check utilities currently available at the site:

- ☐ electricity
- ☐ natural gas
- ☐ water
- ☐ refuse service
- ☐ telephone
- ☐ sanitary sewer

☐ septic system

Other: Not applicable. This is a non-project action.

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: Not applicable. This is a non-project action.

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: May 18, 2018 Signature: _____
Heather Trautman, AICP

Please Print or Type:

Proponent: City of Spokane Address: 808 West Spokane Falls Boulevard

Phone: (509) 625-6300 Spokane, WA 99201

Person completing form (if different from proponent): Nathan Gwinn

Phone: (509) 625-6300 Address: 808 West Spokane Falls Boulevard
Spokane, WA 99201

FOR STAFF USE ONLY

Staff member(s) reviewing checklist: Tirrell Black, AICP

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

X A. there are no probable significant adverse impacts and recommends a Determination of Nonsignificance.

☐ B. probable significant adverse environmental impacts do exist for the current proposal and recommends a Mitigated Determination of Nonsignificance with conditions.

☐ C. there are probable significant adverse environmental impacts and recommends a Determination of Significance.

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(Do not use this sheet for project actions)

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

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

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise? The proposal would not directly increase discharge to water, emissions to air, the production and storage of toxic or hazardous substances or noise. No increases are proposed to planned density. Land within the RMF zone is primarily located near areas designated as mixed-use centers and served by public transit. This development arrangement supports potentially shorter commuting distances and alternative modes of transportation, which may reduce overall automobile traffic and emissions to air as compared to development in a more outlying, distant location. No increase to building coverage allowed on the site is proposed.

   Proposed measures to avoid or reduce such increases are: No such measures are proposed.

2. How would the proposal be likely to affect plants, animals, fish or marine life?
   This proposal is unlikely to directly affect plants and animals. The reduction in setbacks in multiple zones, and the ability to provide more dwelling units or non-residential floor area on a third floor of buildings in the RMF zone, could result in more options for layout on a project development site to preserve vegetation and/or habitat in open space.

   Proposed measures to protect or conserve plants, animals, fish or marine life are: The SMC includes standards related to protection of critical areas and habitat. No additional measures are proposed to specifically address the conservation of plants and animals in this proposal.

3. How would the proposal be likely to deplete energy or natural resources? The proposed code amendments will not directly affect energy or natural resources.

Improved options for infill development could potentially help avoid conversion of resource lands and provide the option of additional travel modes and shorter travel distances on existing facilities that require comparatively less energy.

Proposed measures to protect or conserve energy and natural resources are: The proposed code amendments do not directly address energy and natural resource conservation.

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 proposed code amendments will not directly affect environmentally sensitive areas. New development would be subject to the critical area standards of the SMC.

Proposed measures to protect such resources or to avoid or reduce impacts are: No additional measures are proposed. Project impacts will be addressed at the time of permit application in accordance with the standards of the SMC.

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? The amendments are intended to implement the policies of the City's Comprehensive Plan, and to achieve density designations on the land use plan map. New projects that are allowed under the proposed amendments are required to meet the shoreline development standards.

Proposed measures to avoid or reduce shoreline and land use impacts are: No additional measures are proposed. This action will not supersede the regulations of the Shoreline Master Program SMC 17E.060.

6. How would the proposal be likely to increase demands on transportation or public services and utilities? This is a non-project action. Demands on transportation or public services and utilities will be addressed at the time of development permit approval as required by existing regulations. The planned density as allowed by the Comprehensive Plan is not proposed to be increased as part of the code amendments. The locations affected, particularly those where height changes are proposed, are located near planned urban growth centers with existing facilities and services.

Proposed measures to reduce or respond to such demand(s) are: No additional measures are proposed.

7. Identify, if possible, whether the proposal may conflict with local, state or federal laws or requirements for the protection of the environment. The proposal does not conflict with local, state, or federal laws or requirements for protection of the environment.

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: May 18, 2018 Signature: _____
Heather Trautman, AICP

Please Print or Type:

Proponent: City of Spokane Address: 808 West Spokane Falls Boulevard

Phone: (509) 625-6300 Spokane, WA 99201

Person completing form (if different from proponent): Nathan Gwinn

Phone: (509) 625-6893 Address: 808 West Spokane Falls Boulevard
Spokane, WA 99201

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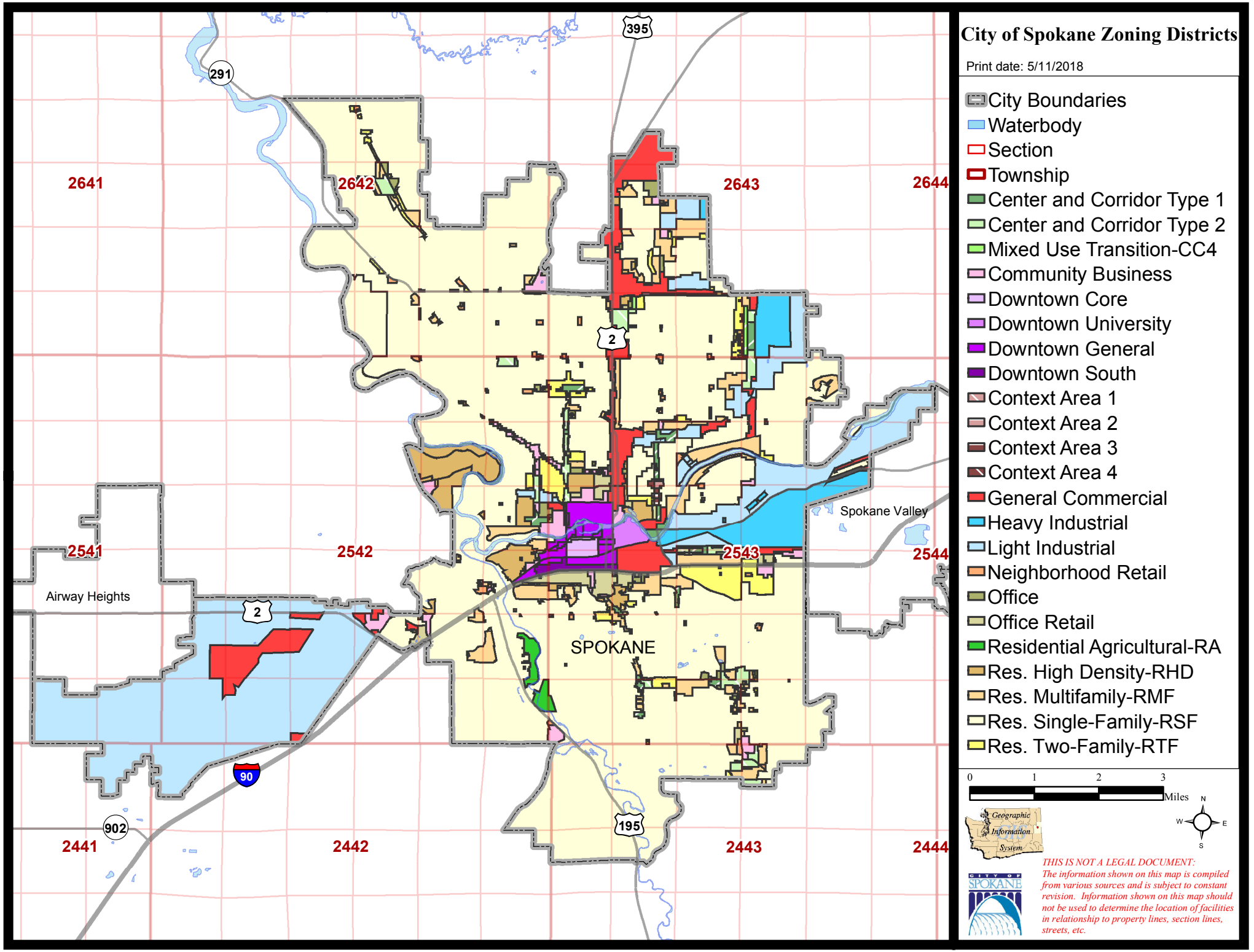
A. x there are no probable significant adverse impacts and recommends a Determination of Nonsignificance.

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.


City of Spokane Zoning Districts
Print date: 5/11/2018
City Boundaries
Waterbody
Section
Township
Center and Corridor Type 1
Center and Corridor Type 2
Mixed Use Transition-CC4
Community Business
Downtown Core
Downtown University
Downtown General
Downtown South
Context Area 1
Context Area 2
Context Area 3
Context Area 4
General Commercial
Heavy Industrial
Light Industrial
Neighborhood Retail
Office
Office Retail
Residential Agricultural-RA
Res. High Density-RHD
Res. Multifamily-RMF
Res. Single-Family-RSF
Res. Two-Family-RTF
0 1 2 3
Miles
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W E
S
Geographic Information System
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.
2641
2642
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2644
2541
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SPOKANE
Spokane Valley
Airway Heights
291
395
2
90
902
195