

**Environmental Checklist for
City of Spokane Infill Housing Zoning Code Update Project**

File No. Non-Project

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, if applicable: City of Spokane Infill Housing Zoning Code Update Project
2. Name of applicant: City of Spokane
3. Address and phone number of applicant or contact person: 3rd Floor, Spokane City Hall, 808 West Spokane Falls Boulevard, Spokane, WA 99201-3329, (509) 625-6300.
4. Date checklist prepared: April 5, 2012
5. Agency requesting checklist: City of Spokane Planning Services Department
6. Proposed timing or schedule (including phasing, if applicable): A Plan Commission hearing on this proposal will be held on April 25, 2012. Then the Plan Commission will make a recommendation to the City Council. Then the updates must be approved by City Council and signed by the Mayor if they are to be adopted.
7.
 - a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. Yes, it is anticipated that the zoning code and other development regulations will be evaluated and updated as appropriate to adjust for changing technology, trends and needs of the community.
 - b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain. Not applicable, non-project action.
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.
10. List any government approvals or permits that will be needed for your proposal, if known.
The proposed development standards require approval of the Spokane City Council and Mayor.
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. Amendments to the Spokane Municipal Code (SMC) are proposed related to improving options for the development of infill housing including Chapter 17C.110 Residential Zones; 17A.020 Definitions; 17C.200 Site Planting Standards, 17G.070 Planned Unit Developments; 17G.060.170 PUD and Plans in lieu;

and adding a new chapter to the SMC, Chapter 17C.110.360 Pocket Residential Development. An amendment to SMC 17H.010.090 Private Streets is included as an associated amendment in the Pocket Residential Development proposal.

12. Location of the proposal. Give sufficient information to a person to understand the precise location of your proposed project, including a street address, if any, and section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit application related to this checklist. City of Spokane
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. Systems designed for stormwater disposal would be included in new development projects. These are reviewed on a project basis and mitigated as required under SMC Section 17D.060.
 - (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.
 - (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 will likely be between 28 feet and 248 feet, 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.

TO BE COMPLETED BY APPLICANT

B. ENVIRONMENTAL ELEMENTS

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1. Earth

- a. General description of the site (circle one): *flat, rolling, hilly, steep slopes, mountains, other*: The City of Spokane contains flat, rolling, hilly and steep slope areas. The slopes range from 0 to excess of 100 percent.
- b. What is the steepest slope on the site (approximate percent slope)? The steepest slopes in the City of Spokane are approximately 100 percent; please see the Steep Slopes and Geological Hazard Areas maps of the City of Spokane.
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland. Please see the "Soil Survey, Spokane County Washington, 1968" for a list of soil classifications in the City of Spokane.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. Yes, there are areas of unstable soils in the City of Spokane. Please reference the Geological Hazard Area maps of the City of Spokane.
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill: There are no fills or grading proposed directly related to this proposal, this is a non-project action.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. There should not be any erosion directly related to this proposal, as this is a non-project action. Impacts would be project based and would be evaluated on a project-by-project basis.
- 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: The provisions of Spokane Municipal Code

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require erosion control methods during and post construction. In addition, the provisions of SMC 17E.040 regulate development in Geologically Hazardous Areas.

2. Air

- a. What type of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial, wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known. Development permitted by the zoning code will generate emissions to the air. Impacts will be evaluated as projects are proposed.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. No, this is a non-project action.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: This specific proposal contains no provisions to reduce or control emissions.

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3. Water

- a. SURFACE:
 - (1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.
Yes, the Spokane River and Latah Creek are located in the City of Spokane. In addition, numerous seasonal streams are located in the City. There are also a number of ponds and wetlands in the City. Please see the maps of the DNR typed streams and Wetlands from the National Wetland Inventory at the City of Spokane for their locations.
 - (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. Residential projects will be reviewed in accordance with the Shoreline Master Program (SMP) and shoreline regulations of the SMC.
 - (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.
There is no fill or dredge material that is proposed to be placed or removed in relation to this proposal, this is a non-project action.

The development standards of the Shorelines Master Program (SMP) and the Title 17E.070 (wetlands) of the SMC regulate the filling and dredging of surface water and wetlands.

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

No, this proposal will not require surface water withdrawals or diversions. This is a non-project action.

- (5) Does the proposal lie within a 100-year floodplain? Yes, portions of the city lie with the 100-year floodplain. If so, note location on the site plan. Please see the FEMA (Federal Emergency Management Agency) Floodplain maps for a complete listing of sites within the 100-year floodplain.

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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, this proposal does not involve any discharge of water materials to surface waters. This is a non-project action.

b. GROUND:

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

No, groundwater will not be withdrawn or discharged as a result of this proposal. This is a non-project action.

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

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.

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

The provisions of SMC 17D.060 Stormwater Facilities regulates stormwater and requires appropriate on-site storage and disposal. New development is reviewed under these regulations and required to build appropriate stormwater facilities.

4. Plants

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

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

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

_____ Shrubs

_____ Grass

_____ Pasture

_____ Crop or grain

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

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

_____ Other types of vegetation.

b. What kind and amount of vegetation will be removed or altered?

No vegetation is proposed to be removed or altered as part of this proposal, this is a non-project action.

c. List threatened or 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.

5. Animals

a. Circle any birds and animals which have been observed on or near the site are known to be on or near the site: Not-applicable, this is a non-project action.

birds: *hawk, heron, eagle, songbirds, other.* _____

mammals: *deer, bear, elk, beaver, other.* _____

fish: *bass, salmon, trout, herring, shellfish, other.* _____

other: _____

- b. List any threatened or endangered species known to be on or near the site. 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:
The provisions of Spokane Municipal Code Section 17E.020 Fish and Wildlife Habitat contain development standards for the protection of animals listed as threatened, endangered and priority species.

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6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. 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. No, this proposal is a non-project action and should not directly increase the risk of any of these hazards.
- (1) Describe special emergency services that might be required. Not applicable, this is a non-project action.
- (2) 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,

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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?

Not applicable, this is a non-project action.

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

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?

Not applicable, this is a non-project action.

f. What is the current comprehensive plan designation of the site? _

Not applicable, this is a non-project action.

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? 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.

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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.
- 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.

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

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? Not applicable, this is non-project action.
- b. Would the proposed project displace any existing recreational uses? If so, describe. Not applicable, this is 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 non-project action.

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13. Historic and cultural preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe. Not applicable, this is non-project action.
- b. Generally describe any landmarks or evidence of historic archaeological, scientific or cultural importance known to be on or next to the site. Not applicable, this is non-project action.
- c. Proposed measures to reduce or control impacts, if any: Not applicable, this is non-project action.

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. Not applicable, this is non-project action.
- b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? Not applicable, this is non-project action.
- c. How many parking spaces would the completed project have? How many would the project eliminate? Not applicable, this is a non-project action.
- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets not including driveways? If so, generally describe (indicate whether public or private). Not applicable, this is a non-project action.
- e. Will the project use (or occur in the immediate vicinity of) 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? If known, indicate when peak would occur. Not applicable, this is a non-project action.

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

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

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe. This proposal is a non-project action and should not directly increase the need for fire, police, health care or school services.
- b. Proposed measures to reduce or control direct impacts on public services, if any: Impacts of new proposed developments will be addressed at the time of permit application.

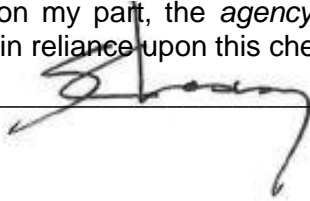
16. Utilities

- a. Circle utilities currently available at the site: *electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.* Not applicable, this is 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 29, 2012 Signature: _____



Please Print or Type:

Proponent: City of Spokane Address: 808 West Spokane Falls

Phone: (509) 625-6300 Boulevard, Spokane, WA, 992201-3329

Person completing form (if different from proponent): Ken Pelton, AICP Address: 808 West Spokane Falls

Phone: (509) 625-6300 Boulevard, Spokane, WA 992201-3329

<p>FOR STAFF USE ONLY</p> <p>Staff member(s) reviewing checklist: <u>Nikole Porter, AICP</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>

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.

Proposed measures to avoid or reduce such increases are:
No such measures are included in this proposal.

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.

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

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.

Proposed measures to protect or conserve energy and natural resources are:
The proposed code updates 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?
This proposed code amendments will not directly affect environmentally sensitive areas. New development that is allowed if the amendments are adopted will be subject to the critical area standards of the SMC.

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

No new measures are proposed. Project impacts will be addressed at the time of permit application in accordance with the standards of the Spokane Municipal Code.

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. 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.

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

There may be new infill development allowed as a result of the proposed code amendments. Such impacts will be addressed at the time of development permit approval. The planned density as allowed by the Comprehensive Plan is not proposed to be increased as a part of the code amendments.

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

None have been identified.

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

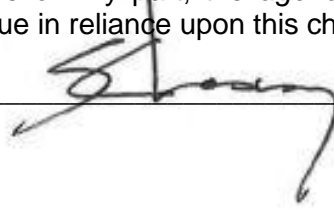
The proposal should not conflict with local, state or federal laws or requirements for the protection of the environment.

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 29, 2012_____

Signature: _____



Please Print or Type:

Proponent: City of Spokane

Address: 808 West Spokane Falls

Phone: (509) 625-6300

Boulevard, Spokane, WA, 992201-3329

Person completing
form (if different
from proponent): Ken Pelton

Address: 808 West Spokane Falls

Phone: (509) 625-6300

Boulevard, Spokane, WA 992201-3329

FOR STAFF USE ONLY

Staff member(s) reviewing checklist: Nikole Porter, AICP

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.