

DETERMINATION OF NONSIGNIFICANCE "DNS"

FILE NO(S): Z19-083CUP3

PROPONENT: Normandie Change of Use Conditional Use Permit – Taudd Hume

DESCRIPTION OF PROPOSAL: The proposal involves a change of use to an existing vacant building over 12,000 square feet on the subject parcel, which is zoned Office Retail (OR-150). Most recently the building was used for the City of Spokane's fleet services operations, which was a nonconforming use in the OR zone. The applicant is proposing to change the use of the southeastern building, situated at the corner of Sinto and Atlantic, from an Industrial Service use to Manufacturing and Production (brewery/distillery).

There is a nonconforming code section, 17C.210.060.B, which allows in the OR zone for an applicant to apply for a conditional use permit from the hearing examiner, to change the use of a nonconforming building to an equal or more compatible use so long as no new building, enlargement or extensive alteration is involved. Both the most recent use and the proposed used are in the Industrial category and would therefore comply with the above mentioned code allowance. This process requires a Type III Conditional Use Permit. The scope of the proposal is just the change of use for zoning purposes; minimal site work is proposed on the site plan, which indicates that 29 parking stalls will be provided to meet minimum parking requirements.

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: Parcel no. 35181.0201, site address 127 W Mission; building addressed as 1410 N Normandie.

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.
- This DNS is issued under 197-11-340(2)

Responsible Official: Tami Palmquist

Position/Title: Principal Planner, Planning and Development **Phone:** (509) 625-6157

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

Date Issued: April 23, 2019 **Signature:** 

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.
