



**PLANNING & DEVELOPMENT**  
808 W. SPOKANE FALLS BLVD.  
SPOKANE, WASHINGTON 99201-3343  
509.625.6300  
FAX 509.625.6822  
spokaneplanning.org

## NONPROJECT DETERMINATION OF NONSIGNIFICANCE

**FILE NO(S):** Z1500085COMP

**PROPONENT:** QueenB Radio, Inc.

**DESCRIPTION OF PROPOSAL:** The applicant is requesting to change the land use of a single 1.9 acre property from "Open Space" to "Centers and Corridors Core." If the requested Comprehensive Plan amendment is approved, the zoning would be changed from "Residential Single Family" to "CC2-District Center." No specific development proposal is being approved at this time.

**LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY:** The subject site is one property located at 2651 E 49th Avenue, on South Regal Street, southwest of the intersection of South Regal Street and the Palouse Highway (Parcel 34041.0038). Legal Description: South 150 feet of the east 600 feet of government lot 8 in the NE1/4 of Section 4, T24N, R43E, Willamette Meridian, excepting the road.

**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); 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 September 13, 2016, if they are intended to alter the DNS.

\*\*\*\*\*

**Responsible Official:** Lisa D. Key

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

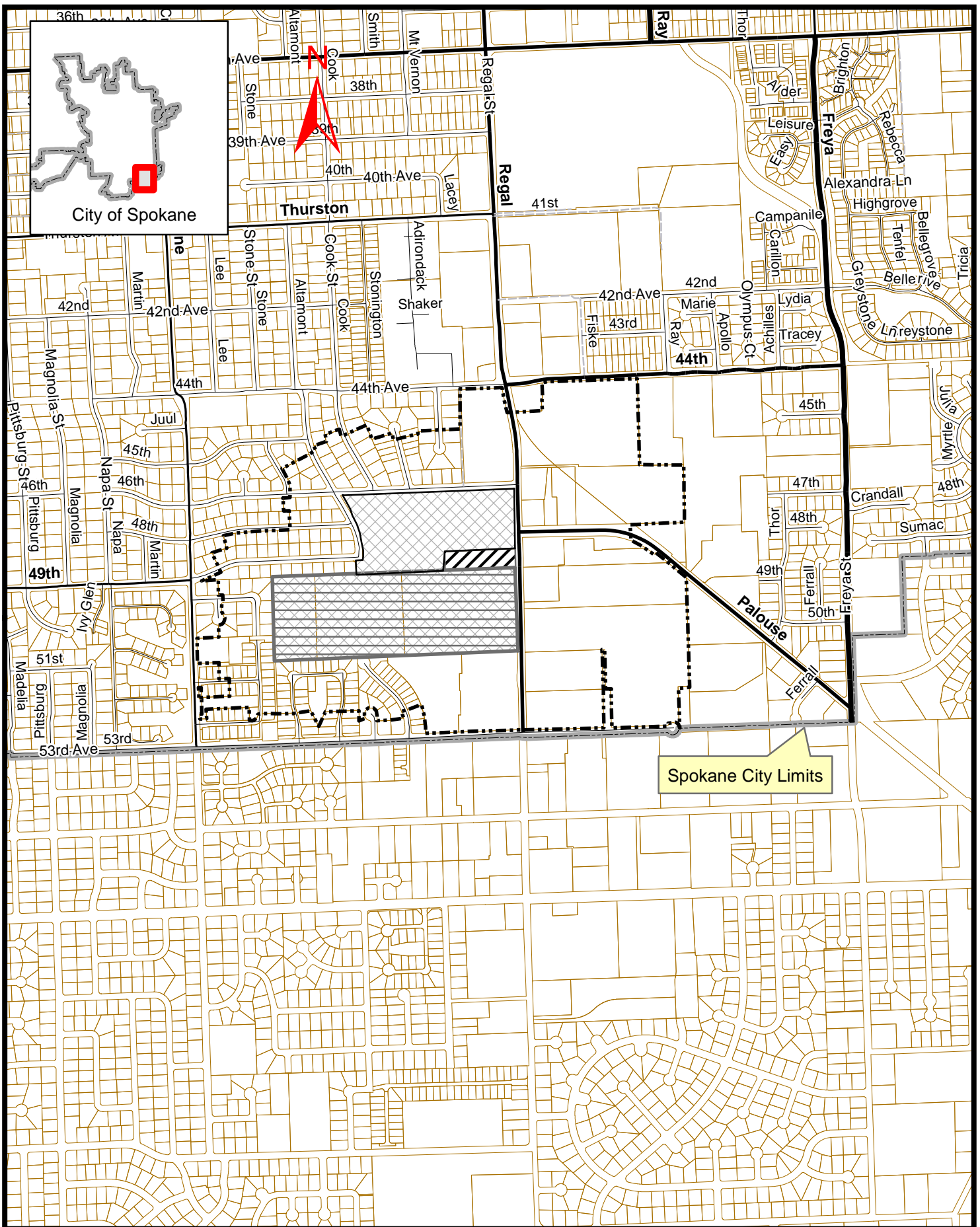
**Address:** 808 W. Spokane Falls Blvd., Spokane, WA 99201

**Date Issued:** August 23, 2016 **Signature:** 

\*\*\*\*\*

**APPEAL OF THIS DETERMINATION**, after it has become final, may be made to the City of Spokane Hearing Examiner, 808 West Spokane Falls Blvd., Spokane WA 99201. The appeal deadline is 5 p.m. on September 13, 2016 (21 days from the date of the signing of this MDNS). 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.

\*\*\*\*\*



**Legend**

- Parcels
- Notification district
- Project Site
- Queen B Radio ownership
- City of Spokane ownership

**APPLICANT:** Queen B Radio Inc.  
**PROPOSAL:** Proposed Comprehensive Land Amendment from Residential 4-10 to Center and Corridor Core-District Center (CC2-DC)

Prepared by: WTC  
 Date prepared: 11/09/15  
 QC'd by:  
 Date QC'd:

NW 1/4 03-24-43; NE 1/4 04-24-43

# **ENVIRONMENTAL CHECKLIST**

For City of Spokane Property

Parcel No. 34041.0038

**SPOKANE ENVIRONMENTAL  
ORDINANCE  
SECTION 11.10.230[1]**

## Environmental Checklist

File No. \_\_\_\_\_

### **Purpose of Checklist:**

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

### **Instructions for Applicants:**

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

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

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

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

### **Use of checklist for nonproject proposals:**

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

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

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

## A. BACKGROUND

1. Name of proposed project, if applicable: Comprehensive Plan Amendment of approximately [1.9] acres from Open Space to CC Core with associated zone change from RSF to CC2-DC.
2. Name of applicant: City of Spokane
3. Address and phone number of applicant or contact person: Stanley M. Schwartz, Witherspoon Kelley, 422 West Riverside, Suite 1100, Spokane, WA 99201, (509) 624-5265
4. Date checklist prepared: October 12, 2015
5. Agency requesting checklist: City of Spokane, Department of Building and Planning
6. Proposed timing or schedule (including phasing, if applicable): Comprehensive Plan Amendment 2016; in anticipation of commercial development 2016  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
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. Following the Comprehensive Plan Amendment, applications will be made for site plan approval and building permits to construct commercial structures.  
b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain. Yes, purchaser (KXLY) of the subject property owns adjacent parcel #34041.9077  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to his proposal. No other known environmental information has been prepared for this proposal. Additional environmental review will be required for development of the actual proposed land uses.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
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. No  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
10. List any government approvals or permits that will be needed for your proposal, if known. City Plan Commission and City Council approval of Comp Plan Map Amendment.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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. Seeking Comprehensive Plan Map amendment and consequent change in land use to permit future development of general commercial, business.

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. The proposal is located near SWC S. Regal St. and Palouse Hwy. The legal description is the West 570 feet of the East 600 feet of the South 150 feet of Government Lot 8, in Section 4, Township 24 North,

Range 43 East, W. M.

Except Regal Street

And except that Portion deeded to the City of Spokane Deed recorded June 21, 2004, Recording No. 5087368;

Situate in the City of Spokane, County of Spokane, State of Washington

Spokane County, Washington

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.) \_\_\_\_\_

The proposal is located within both the ASA and Critical Aquifer Recharge Area boundaries.

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).

Stormwater will be contained in appropriate, approved facilities and/or discharged into the ground via drywells, if consistent with the Spokane City/County and Moran Prairie Stormwater Guidelines.

Design of a stormwater system has not been completed, as no site plan is yet proposed.

- (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 intended

- (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.

N/A

- (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?

N/A

b. Stormwater

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

Not known.

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

Stormwater will be disposed of in accordance with the Spokane City/County and Moran Prairie Stormwater Guidelines. Design of a stormwater system has not been completed, as no site plan is yet proposed.

**TO BE COMPLETED BY APPLICANT**

**B. ENVIRONMENTAL ELEMENTS**

Evaluation for  
Agency Use  
Only

**1. Earth**

- a. General description of the site (circle one): *flat, rolling, hilly, steep slopes, mountains, other.* Primarily flat, slight slope SW to NE

- b. What is the steepest slope on the site (approximate percent slope)? Less than 2%

- 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. Hesseltine Gravelly Silt Loam (Hrb). Bond and Phoebe Fine Sandy Loam (BpB). No prime farmland.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. No
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill: Unknown at this time.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. Doubtful, given the mild slopes.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? Unknown at this time.
- h. Proposed measures to reduce or control erosion or other impacts to the earth, if any: Conformance with City erosion control standards.

## 2. Air

- a. What type of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial, wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known. Unknown at this time, but expect auto emissions and some dust during construction activities.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. No, other than auto emissions.



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

Conformance to all applicable local, state, and federal emission control requirements.

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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.

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.

N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- (4) Will the proposal require surface water withdrawals or diversions? 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.

N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- (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. GROUND:

- (1) Will groundwater be withdrawn, or 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 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.

None.

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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.

The only runoff anticipated at this time is stormwater. Quantities and design are unknown at this time.

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

No. The project will be on public sewer and there are no surface waters nearby.

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

Conformance to all applicable design standards and requirements.

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#### 4. Plants

- 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. (Ornamental)

- b. What kind and amount of vegetation will be removed or altered? Unknown at this time.

- c. List threatened or endangered species known to be on or near the site. None known.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: Unknown at this time. All landscaping will be designed and installed in accordance with the Spokane City Zoning Code.

#### 5. Animals

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

birds: *hawk, heron, eagle, songbirds, other.* hawk, songbirds, upland game birds

mammals: *deer, bear, elk, beaver, other.* cows, rodents and other common wild and domestic mammals

fish: *bass, salmon, trout, herring, shellfish, other.* \_\_\_\_\_

other: \_\_\_\_\_

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

None known

- c. Is the site part of a migration route? If so, explain. No

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

Unknown at this time.

## 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. Unknown at this time.

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

Unknown at this time.

- 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:

Unknown at this time.

## 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. Unlikely given the commercial and mixed uses allowable under the City's Zoning Ordinance.

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

Unknown at this time, but none anticipated.

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

N/A

b. NOISE:

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

There is a noise associated with the traffic along S. Regal St. and Palouse Highway, but it is not expected to impact the project.

- (2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Construction traffic and equipment noise are anticipated during construction.

Long-term types and levels of noise are unknown at this time.

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

Conformance with all applicable noise standards. Specific mitigation, if necessary is unknown at this time. Construction activities will be limited to daytime hours.

**8. Land and shoreline use**

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

Vacant land and vacant land to the south with a parking lot to the north and a park to the west and northwest

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

The site may have previously been farmed (crops unknown).

- c. Describe any structures on the site. Small storage buildings  
\_\_\_\_\_  
\_\_\_\_\_
- d. Will any structures be demolished? If so, which? \_\_\_\_\_  
Existing structure may be moved or demolished.  
\_\_\_\_\_  
\_\_\_\_\_
- e. What is the current zoning classification of the site? RSF  
\_\_\_\_\_
- f. What is the current comprehensive plan designation of the site? Open Space  
\_\_\_\_\_
- g. If applicable, what is the current shoreline master program designation of the site?  
N/A  
\_\_\_\_\_
- h. Has any part of the site been classified as a critical area? If so, specify. No.  
\_\_\_\_\_  
\_\_\_\_\_
- i. Approximately how many people would reside or work in the completed project?  
Unknown at this time  
\_\_\_\_\_
- j. Approximately how many people would the completed project displace? None  
\_\_\_\_\_
- k. Proposed measures to avoid or reduce displacement impacts, if any: N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: \_\_\_\_\_  
Compliance with all applicable development standards.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## 9. Housing

- a. Approximately how many units would be provided, if any?  
Indicate whether high-, middle- or low-income housing. None anticipated
- b. Approximately how many units, if any, would be eliminated?  
Indicate whether high-, middle- or low-income housing. None.
- c. Proposed measures to reduce or control housing impacts, if any: N/A

## 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? Unknown at this time. All buildings will comply with the maximum building height limitation of the underlying zone.
- b. What views in the immediate vicinity would be altered or obstructed? Views of the subject property will be altered. However, specifics of the proposed construction are unknown at this time.
- c. Proposed measures to reduce or control aesthetic impacts, if any: Any specific impacts are unknown at this time. Landscaping, building setbacks, and maximum building height will be in accordance with the Spokane City Development Code.

## 11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? There may be some light and glare during nighttime hours.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? None anticipated.
- 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: N/A

## 12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? South Sports Complex adjacent to the north.
- b. Would the proposed project displace any existing recreational uses? If so, describe. No. There are no existing recreational uses on the property.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: N/A

## 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. None known.
- b. Generally describe any landmarks or evidence of historic archaeological, scientific or cultural importance known to be on or next to the site.  
None



- c. Proposed measures to reduce or control impacts, if any: N/A
- 
- 
- 

#### 14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. Regal Street, a minor arterial, is adjacent to the property to the east. There are no public streets or roads on the property. However there is a driveway on the site that accesses the parking lot to the north.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? Yes. Spokane Transit Authority currently provides service in this area.
- c. How many parking spaces would the completed project have? How many would the project eliminate? Parking will be developed according to City Development Code. No parking will be eliminated.
- 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). A west leg of the Regal Palouse intersection.
- 
- 
- e. Will the project use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe. No.
- 
- 
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak would occur. Unknown at this time.
- 
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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: Unknown at this time, as mitigation will be based on specific uses proposed, during the building permit and project SEPA review process.
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### 15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe. Minimally.  
The property is currently served by City fire, police, and health care will be based upon the specific uses.
- b. Proposed measures to reduce or control direct impacts on public services, if any: Required transportation mitigation will offset those public services served by the arterial system. Revenue from commercial, business and/or mixed-use development will offset other impacts on public services. Site design may also offset impacts to public services.

### 16. Utilities

- a. Circle utilities currently available at the site: *electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:* electricity, natural gas, water, refuse service, telephone, sanitary sewer.
- 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. All necessary urban utilities identified above are available adjacent to the property and will be utilized.

### 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: 11.30.15 Signature: [Signature]

**Please Print or Type:**

Proponent: City of Spokee Address: W. 808 Spokee Falls Blvd  
Spokee, WA.

Phone: 625 6286

Person completing  
form (if different  
from proponent):

Stanley Schwartz Address: 422 W. Riverside Ave  
Spokee, WA.

Phone: 624-5265

#### FOR STAFF USE ONLY

Staff member(s) reviewing checklist: \_\_\_\_\_

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

- ☐ A. there are no probable significant adverse impacts and recommends a Determination of Nonsignificance.
- ☐ B. probable significant adverse environmental impacts do exist for the current proposal and recommends a Mitigated Determination of Nonsignificance with conditions.
- ☐ C. there are probable significant adverse environmental impacts and recommends a Determination of Significance.

**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 comprehensive plan amendment and associated zone change, except for a likely increase in vehicular traffic is not likely to affect any of the matters listed above.

Proposed measures to avoid or reduce such increases are:

The Project will be designed in conformance with the comprehensive plan and mitigation measures to include increased public transportation, demand management and other transportation system strategies.

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

Given the urban nature of the environment, the proposal is not likely to affect plants, animals, fish or marine life.

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

Mitigation will be in conformance with City development regulations that provide for landscaping that will include protecting existing plants and animals.

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

The proposal is not likely to deplete energy or natural resources that exist on site. See also item 1, above.

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

N/A

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 proposal is not likely to negatively affect any of the above areas. The proposal is adjacent to City park property and which should be enhanced by relocation of a parking lot, improvement of the traffic and pedestrian circulation pattern, and associated landscaping.

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

See above item 4.

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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?

As stated above, the proposal is intended to develop land in a matter similar to the surrounding properties. It will not be incompatible.

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

Mitigation will be performed in accordance with the City Development Code and state law.

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

The City transporation system is designed to handle the use proposed in this comprehensive plan amendment.

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

There are adequate transporation, public service and utility systems in place to serve the subject property.

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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.

None.

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C. SIGNATURE

I, the undersigned, swear under penalty of perjury that the above responses are made truthfully and to the best of my knowledge. I also understand that, should there be any willful misrepresentation or willful lack of full disclosure on my part, the agency may withdraw any Determination of Nonsignificance that it might issue in reliance upon this checklist.

Date: 11.30.15 Signature: [Signature]

**Please Print or Type:**

Proponent: City of Spokee Address: W. 808 Spokee Falls Blvd.  
Phone: 625-6286 Spokee, MT.

Person completing form (if different from proponent):  
Stanley Schwartz Address: W. 422 Riverside Ave.  
Phone: 624-5245 Spokee, MT.

**FOR STAFF USE ONLY**

Staff member(s) reviewing checklist: \_\_\_\_\_

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

- A. ☐ there are no probable significant adverse impacts and recommends a Determination of Nonsignificance.
- B. ☐ probable significant adverse impacts do exist for the current proposal and recommends a Mitigated Determination of Nonsignificance with conditions.
- C. ☐ there are probable significant adverse environmental impacts and recommends a Determination of Significance.