


2023/2024 Comprehensive Plan Amendments
STAFF REPORT FOR FILE Z23-477COMP (RUSTLE AND BEMIS)

Department of Neighborhood and Planning Services

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

I. PROPERTY SUMMARY

Parcel(s):	25262.0108 & 25262.0505
Address(es):	4302 W Sunset Blvd & 1603 S Bemis St
Property Size:	0.84 acres
Legal Description:	GARDEN SPRINGS L22 EXC HWY; ALL L23-24 B5 TOG W/ S1/2 OF VAC BURCH ST LYG N OF & ADJ TO SD LOT 24 -and- GARDEN SPRINGS ADD LT 1-3 BLK 5 EXC HWY; TOG W S1/2 VAC BURCH ST N OF AND ADJ
General Location:	NW of the corner of S Rustle St and W Burch St, just north of W Sunset Hwy
Current Use:	Vacant

II. APPLICANT SUMMARY

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

Agent:	Clifton Trimble, Storhaug Engineering
Applicant:	Northwest Renewables
Property Owner:	CV the James LLC

III. PROPOSAL SUMMARY

Current Land Use Designation:	Residential Low
Proposed Land Use Designation:	General Commercial
Current Zoning:	R1
Proposed Zoning:	General Commercial (70' max height)
SEPA Status:	A SEPA threshold determination of Non-Significance (DNS) was made on September 16, 2024. The appeal deadline is 5:00 PM on October 8, 2024.

Plan Commission Hearing Date:	October 9, 2024
Staff Contact:	Kevin Freibott, Senior Planner, kfreibott@spokanecity.org
Staff Recommendation:	Approve

IV. BACKGROUND INFORMATION

- General Proposal Description:** Pursuant to the procedures established by SMC 17G.020, enabled by RCW 36.70A.130, the original applicant asked the City of Spokane to amend the land use plan map designation (Map LU-1 of the Comprehensive Plan) from “Residential Low to General Commercial and zoning designation (Official Zoning Map of the City of Spokane) from R1 to General Commercial-70 for two parcels in the West Hills Neighborhood. No specific development is proposed on the properties at this time, though the applicant has stated their preference to develop the site with multi-family residential uses in the future.
- Site Description and Physical Conditions:** The site is currently vacant, exhibiting some severely eroded asphalt and some building materials left from the legal demolition of the previous car lot use on the site. The site is fenced with a low chain link fence but is otherwise unimproved. No frontage improvements (e.g. sidewalks) exist along the property edge.
- Property Ownership:** Both subject parcels are owned by CV The James, LLC, a registered Limited Liability Corporation.
- Adjacent Property Improvements and Uses:** The proposal is surrounded by existing development of the following nature:

Boundary	Land Use	Zone	Use
North	General Commercial	CB-55	Apartment building and a hotel.
East	General Commercial	CB-55	Commercial structure (photo processing/studio).
South	General Commercial	GC-70	Sunset Highway and then undeveloped land. Further south lies a large commercial operation (Uhaul)
West	Residential Low	R1	Vacant land, previously contained a single residential use but has since been demolished.

- Street Class Designations:** All streets adjacent to the subject parcels are designated “local.” Sunset Highway is designated as a Major Arterial. Similarly, S Rustle Street south of Sunset Highway is designated as a “minor arterial.”
- Current Land Use Designation and History:** As shown in **Exhibit B**, the subject parcels are currently designated for “Residential Low” in the Comprehensive Plan. While the name of that land use designation has changed from Residential 4-10 to its current name of Residential Low, the subject

parcels have been designated as the lowest level of residential intensity since the City’s adoption of the Growth Management Act (GMA) compliant Comprehensive Plan in 2001.

- 7. Proposed Land Use Designation:** As shown in **Exhibit B**, the proposal is to amend the land use plan map designation to “General Commercial.”
- 8. Current Zoning and History:** As shown in **Exhibit C**, the subject parcels are currently zoned R1, the lowest intensity residential zoning in the City. The subject parcels have been classified the same since the adoption of the current zoning map, except for the renaming of the “RSF” zone to “R1” in January 2024. The historical zoning, prior to 2006, is shown in the table below.

Year	Zone	Description
1958	N/A	These properties weren’t annexed until 1962
1975	R1	One-family residence zone
After 1975, Prior to 2006	R1	One-family residence zone

- 9. Proposed Zoning:** As Shown in **Exhibit C**, the proposed zoning for all parcels and the ROW is “General Commercial - 70.” During the Plan Commission workshop, the Plan Commission asked the applicant whether they would consider a different zoning of Community Business (CB).

When comparing General Commercial with Community Business, there are only a few key differences. Both zones allow the same primary uses, however the trigger for a Conditional Use Permit for industrial uses is smaller in Community Business (CUP is required when proposing industrial use over 20,000 square feet in Community Business rather than 50,000 square feet in General Commercial). Furthermore, the Floor Area Ratio (FAR) maximum in Community Business is smaller than in General Commercial (1.5 versus 2.5).

The applicant indicated in a following email that Community Business would be sufficient for their future concepts. Remaining zoning standards are identical between the two zones.

Also raised during the Plan Commission workshop is the issue of the height proposed by the applicant—70 feet. While processing this application the City separately proposed a suite of municipal code amendments resulting from the South Logan TOD Study¹. These changes did not require a Comprehensive Plan Amendment and are thus part of a different program than the Comprehensive Plan Amendment process. One of the changes proposed by that project is to amend the choices of alternative maximum heights available in commercial zones. Essentially, SMC 17C.120.220.B.1 now allows 75 feet as a choice, rather than 70 feet. Those proposed changes to the SMC were adopted by City Council on August 13, 2024. The applicant in this proposal has been asked if they would like to amend their proposed maximum height to 75 feet and they have indicated that they would.

According to the above special conditions and Plan Commission discussion, the City is now being asked to approve a resulting zoning for this proposal of either GC-75 or CB-75. The additional five

¹ <https://my.spokanecity.org/projects/south-logan-transit-oriented-development-project/>

feet of height has been added to the maps in this case (see **Exhibit C**) but the zoning remains GC on the maps.

V. APPLICATION PROCESS AND PUBLIC COMMENT

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

Application Submitted	October 31, 2023
Threshold Application Certified Complete	November 30, 2023
Council Threshold Subcommittee Established ²	January 22, 2024
Council Threshold Subcommittee Met	February 9, 2024
Annual Work Program Set ³	March 25, 2024
Agency/Department Comment Period Ended	May 21, 2024
Notice of Application Posted	June 10, 2024
Plan Commission Workshop	June 26, 2024
60-Day Public Comment Period Ended	August 9, 2024
SEPA Determination Issued	September 16, 2024
Notice of Public Hearing Posted	September 25, 2024
Plan Commission Hearing Date (Scheduled)	October 9, 2024

2. Agency Comments Received: A Request for Comments was issued for this proposal on May 7, 2024 by sending it to local agencies, jurisdictions, City departments, and the neighborhood council in which the proposal is located. This request initiated an agency comment period that ended May 21, 2024. Three comments were received during the agency comment period, as follows:

- Integrated Capital Management Department: No concerns.
- Spokane Tribe: No concerns about the proposal, but requests consultation if any future ground-disturbing activities are proposed. Requested notification of any inadvertent discovery of human remains.
- Spokane Transit Authority: Supportive of increased density near high-performance transit corridors like Sunset Highway.

Copies of all agency comments received are included in this staff report as **Exhibit I**.

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

²Spokane City Council Resolution 2024-0002

³Spokane City Council Resolution 2024-0029

4. **Public Workshop:** A public workshop with the Spokane Plan Commission was held on July 10, 2024, during which the particulars of the proposal were presented to the Plan Commission for their consideration and discussion. No public comment was taken per Plan Commission rules.

VI. APPLICATION REVIEW AND ANALYSIS

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

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

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

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

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

The proposal satisfies this criterion.

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

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

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

The proposal satisfies this criterion.

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

Staff Analysis: The City did not require, nor did any Agency or City Department comment request or require a traffic impact analysis for the proposal. The subject properties are already served by water, sewer, bus rapid transit service, and adjacent existing City streets. Additionally, any subsequent development of the site will be subject to a concurrency determination pursuant to SMC 17D.010.020.

The proposal satisfies this criterion.

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

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

The proposal satisfies this criterion.

E. Internal Consistency:

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

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

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

and use on the site reinforces the idea that this location can be developed according to the standards of the City's development regulations.

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

The proposal satisfies this criterion.

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

Staff Analysis: The proposal is generally consistent with current comprehensive plan policies, as described in further detail in the staff analysis of Criterion K.2 below and other criteria in this report. Therefore, no amendment to policy wording is necessary and this criterion does not apply to the subject proposals.

The proposal satisfies this criterion.

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

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

The proposal satisfies this criterion.

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

1. **Land Use Impacts:** *In addition, applications should be reviewed for their cumulative land use impacts. Where adverse environmental impacts are identified, mitigation requirements may be imposed as a part of the approval action.*
2. **Grouping:** *Proposals for area-wide rezones and/or site-specific land use plan map amendments may be evaluated by geographic sector and/or land use type in order to facilitate the assessment of their cumulative impacts.*

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

This proposal is located immediately adjacent to another, File Z23-478COMP. However, these two applications are separate proposals by different property owners and agents. They are both proposals for the same land use plan map designation and zoning. Accordingly, the two proposals' impacts would be identical in nature, differing only in magnitude due to the size difference between the proposals. When considering the impacts of each (e.g. traffic impacts), the City has considered their combined impact as well as their individual impacts. Regardless, neither proposal is expected to generate a significant cumulative impact to city systems, infrastructure, or the environment.

The proposal satisfies this criterion.

H. SEPA: *SEPA⁴ Review must be completed on all amendment proposals and is described in Chapter 17E.050.*

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

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

⁴ State Environmental Protection Act

available to the Director of Planning Services, a Determination of Non-Significance was issued on September 16, 2024 (see **Exhibit H**).

The proposal satisfies this criterion.

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

Staff Analysis: The proposal represents a change in land use plan map designation and zoning for a location already described for urban-scale development in the Comprehensive Plan. The nature of that potential development would change (low intensity residential to commercial) but the result on public facilities still represents urban development with similar impacts to urban services. To ensure that this proposal would not adversely affect the provision of public facilities, either existing or planned, the proposal was routed to City departments for review early in the application process. No comments were received from those departments that adverse impacts on our systems or facilities would occur. No other evidence has been found to that effect either. Any subsequent development of the site will be subject to a concurrency determination pursuant to SMC 17D.010.020.

The proposal satisfies this criterion.

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

Staff Analysis: The proposals do not include an expansion to the UGA.

This criterion does not apply.

K. Demonstration of Need:

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

Staff Analysis: The proposals do not include a policy adjustment.

This criterion does not apply.

2. **Map Changes:** *Changes to the land use plan map (and by extension, the zoning map) may only be approved if the proponent has demonstrated that all of the following are true:*
- a. *The designation is in conformance with the appropriate location criteria identified in the comprehensive plan (e.g., compatibility with neighboring land uses, proximity to arterials, etc.);*

Staff Analysis: The primary Comprehensive Plan policy that guides the location of General Commercial uses is LU 1.8, General Commercial Uses. LU 1.8 states that general commercial uses should be directed to “to Centers and Corridors designated on the Land Use Plan Map.”⁵ This proposal is not located in or near a Center or Corridor. However, LU 1.8 also includes an exception to this requirement, stating that “exceptions to the containment policy may be allowed for limited expansions adjacent to existing General Commercial areas located outside Centers and Corridors.”⁶ The policy then states that the following factors should be considered in these cases:

. . . maintaining the minimum depth from an arterial street necessary for the establishment or expansion of a general commercial neighborhood business; avoiding intrusion where incompatible into established neighborhoods; and implementing transitional land uses with the intent of protecting neighborhood character.⁷

While the proposal is located outside any designated Centers or Corridors, it is surrounded on three sides by existing General Commercial designations. Regarding depth from the arterial, the street alignment on the southern boundary of this site is problematic from a development perspective, as W Burch Street runs parallel to the arterial (Sunset Highway), making for a large distance between the arterial road surface and this proposal, more than 100 feet. If General Commercial uses are to be located on this site, their distance from the arterial would be naturally larger due to physical conditions outside the control of the applicant.

Regarding intrusion into incompatible neighborhoods, the existing neighborhood south, east, and north of this site has already developed with commercial uses. The addition of general commercial uses on the proposal site would not intrude into an existing residential neighborhood. Conversely, if the proposal site were to remain residential low, future development of this site with low intensity homes would place sensitive uses in an area functionally surrounded by much more intense use.

Regarding transitional uses, the proposal would not constitute a transitional use. However, as the site is surrounded on three side by designated General Commercial properties, a transition would seem superfluous in such a small area. Transitional uses would be more of a concern with the property to the west, however as that property is also seeking to amend their land use and zoning to Commercial, transitional land uses in that direction would likewise seem superfluous. If, however, this proposal was to be approved and the proposal to the west were *not* approved, that concern would be more valid. Because this

⁵ Shaping Spokane, the Comprehensive Plan for the City of Spokane, page 3-12.

⁶ Ibid., page 3-13.

⁷ Ibid.

proposal is a relatively small site, likely to develop with only one use rather than many, and because the existing S Bemis St to the west would provide sufficient buffer between commercial uses on this site and low-intensity residential use to the west.

Because this site is small and functionally surrounded by General Commercial uses, the compatibility issues raised by policy LU 1.8 would seem either moot or of low potential impact to adjacent sites. Accordingly, this proposal appears compatible with Comprehensive Plan location criteria.

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

Staff Analysis:

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

See the discussion under K.2 above. This site is relatively small and functionally surrounded by general-commercial-scale uses on three sides. Accordingly, development of low-intensity residential uses on this site would potentially conflict with the many stipulations in Comprehensive Plan policy that seeks to avoid conflicts between low-intensity uses like detached homes and higher intensity uses. In fact, as general commercial uses are seen generally as one of the highest intensity uses outside the downtown, placing low-intensity housing here would seem contrary to the policy framework and development guidelines provided by the Comprehensive Plan. This becomes even more significant if the Comprehensive Plan proposal to the west is approved (file Z23-478COMP). If that application was approved, this site would become surrounded on all side by much more intense development. Accordingly, the applicants proposal appears to better implement the overall development strategy and framework provided by the Comprehensive Plan.

Staff Analysis:

The proposals satisfy this criterion.

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

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

The proposal satisfies this criterion.

VII. CONCLUSION

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

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

VIII. STAFF RECOMMENDATION

Staff recommends the Plan Commission and City Council **approve** the proposal.

IX. LIST OF EXHIBITS

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





Exhibit A: Aerial Photos



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

Detailed Aerial Photo (2022)



-  Z23-477COMP
-  Z23-478COMP

Wide Area Aerial Photo (2022)



Agent: Storhaug Engineering
Parcels: 25262.0108
 25262.0505
Size: 0.84 acres
 (Size is Approximate)

Note: This application is located adjacent to another proposal by another applicant. See **File Z23-478COMP** for details as to the adjacent application.

Project Location

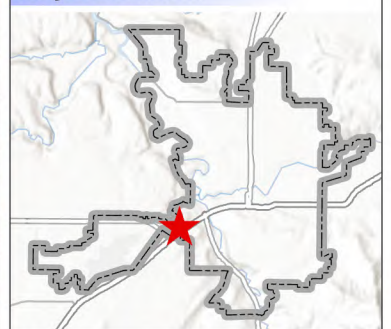


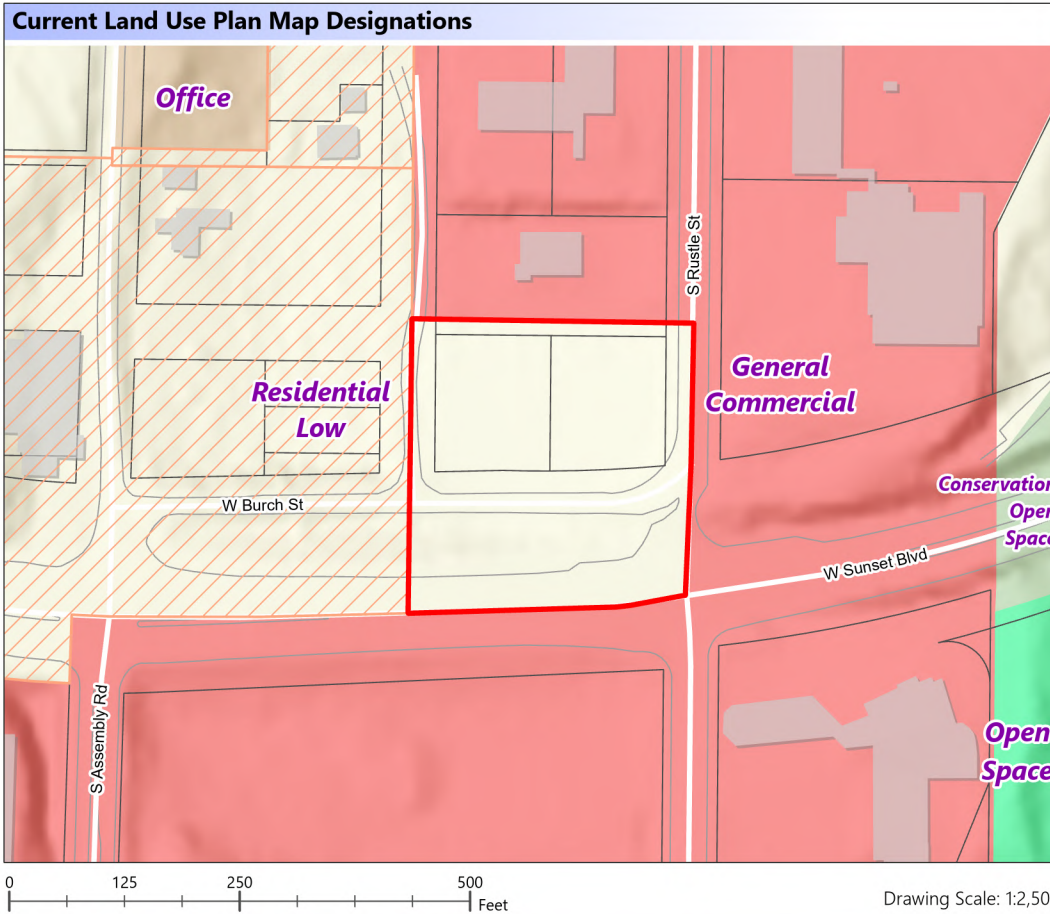


Exhibit B: Land Use Plan Map Changes

Department of Planning & Economic Development

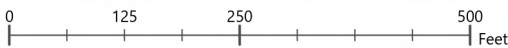


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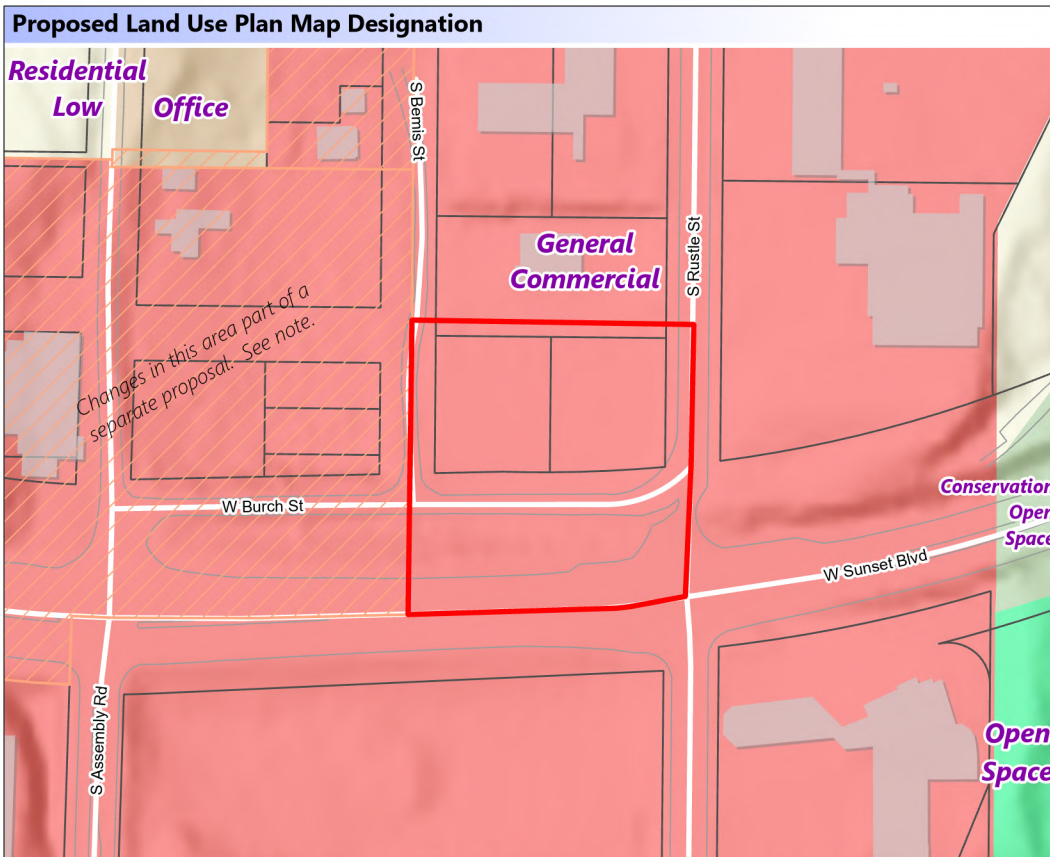


- Z23-477COMP
- Z23-478COMP
- Parcel
- Buildings
- Curb Line

- Land Use Plan Designation**
- Conservation Open Space
 - Open Space
 - Residential Low
 - Office
 - General Commercial



Drawing Scale: 1:2,500



Agent: Storhaug Engineering
Parcels: 25262.0108
 25262.0505
Size: 0.84 acres
 (Size is Approximate)

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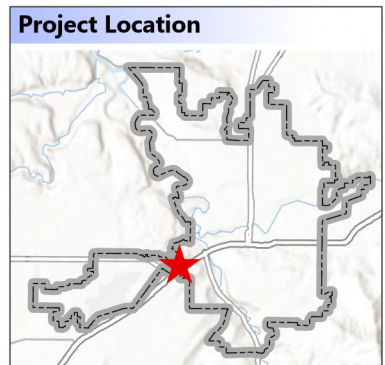


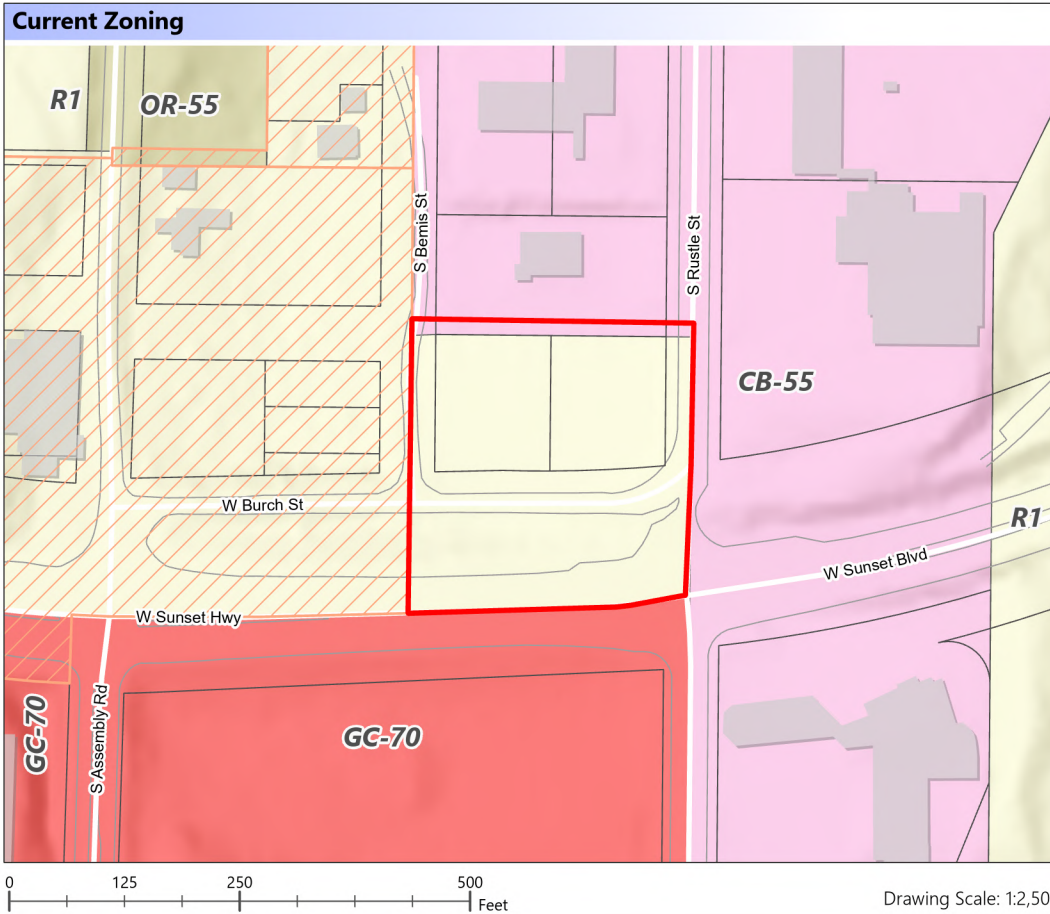


Exhibit C: Zoning Changes

Department of Planning & Economic Development



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Z23-477COMP

Z23-478COMP

Buildings

Parcel

Curb Line

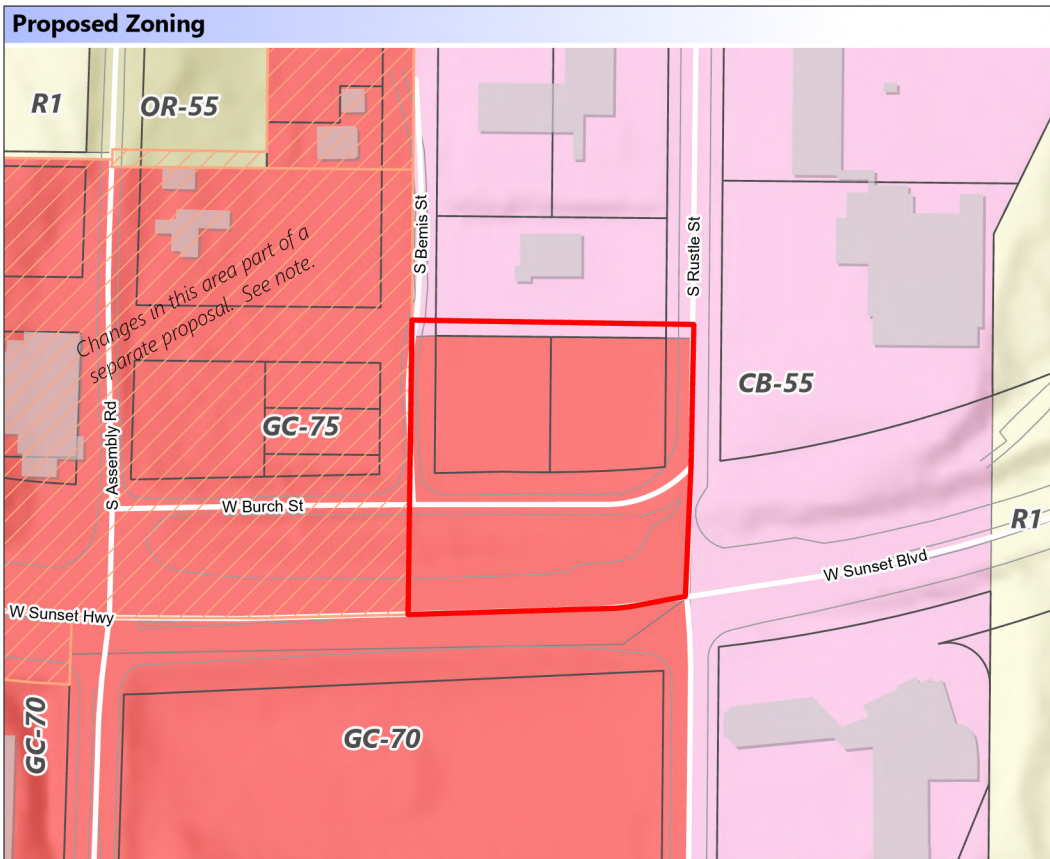
Zoning

Community Business

General Commercial

Office Retail

Residential 1



Agent: Storhaug Engineering

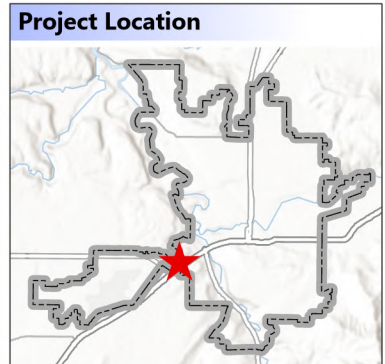
Parcels: 25262.0108

25262.0505

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(Size is Approximate)

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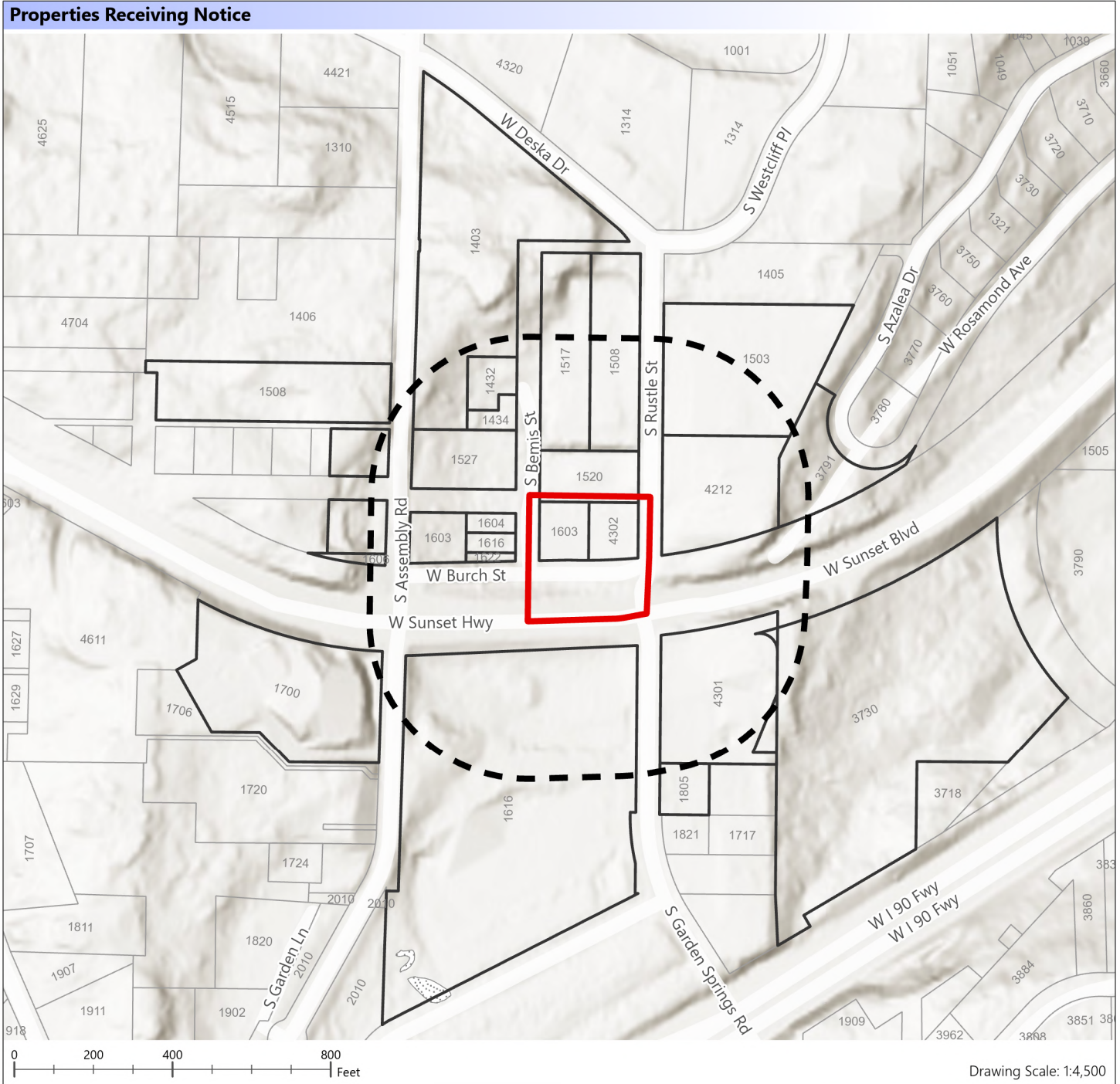


Notification Map - Comprehensive Plan Amendment

Department of Planning & Economic Development

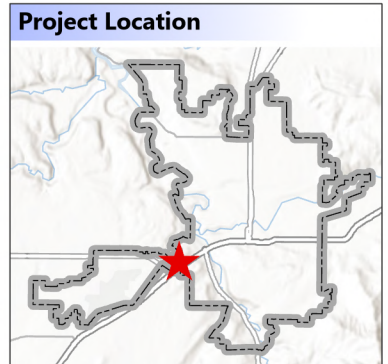


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Applicant: Storhaug Engineering
Parcels: 25262.0108, 25262.0505
Size: 0.84 acres (Size is Approximate)

- 400' Notification Area
- Proposal Area
- Parcels



This Proposal Would: Amend the Land Use Plan Map designation and Zoning for two (2) parcels in the West Hills Neighborhood. Parcels outlined in bold will receive notice of the proposal and the eventual Plan Commission hearing. Numbers indicate the parcel address.



Comprehensive Plan Policies Related to the Proposal

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

LU 1 CITYWIDE LAND USE

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

LU 1.1 Neighborhoods

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

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

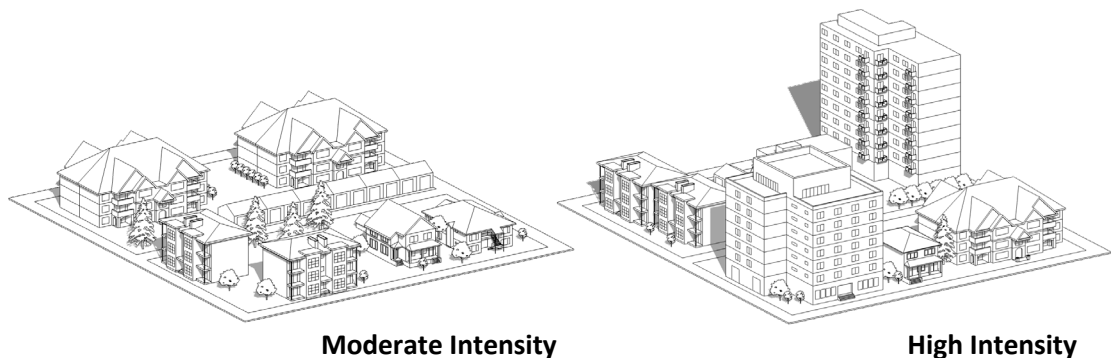
A variety of compatible housing types are allowed in a neighborhood. The housing assortment should include higher density residences developed in the form of small scale apartments, townhouses, duplexes, and rental units that are accessory to single-family homes, as well as detached single-family homes.

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

for goods and services at a level to sustain more intense commercial development. Residential uses in and around Centers generally consist of multi-story condominiums and apartments. In some cases, smaller-scale residential development may be interspersed among those higher intensity uses, but generally uses of higher scale and height should predominate in these areas, especially as proximity to designated Centers or Corridors increases. Likewise, residential development should increase in height, mass, and lot coverage as properties are located closer to commercial areas or where employment is higher.

To ensure that the market for higher intensity residential use is directed to Centers, future housing of higher scale and form is generally limited in other areas. Whenever more intense residential uses are proposed outside the general vicinity of Centers and Corridors, topics such as the proximity of those areas to uses like commercial or downtown uses should be considered. Design and site requirements should be considered that minimize conflict between these areas and other uses.

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



For specific guidance as to the two Land Use Plan Map designations guided by this policy—"Residential Moderate" and "Residential High"—see Section 3.4 below.

Policy LU 1.4 amended by Ordinance C36414 on September 7, 2023.

LU 1.8 General Commercial Uses

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

Discussion: General Commercial areas provide locations for a wide range of commercial uses. Typical development in these areas includes freestanding business sites and larger grouped businesses (shopping centers). Commercial uses that are auto-oriented and include outdoor sales and warehousing are also allowed in this designation. Land designated for General Commercial use is usually located at the intersection of or in strips along principal arterial streets. In many areas such as along Northwest Boulevard, this designation is located near residential neighborhoods.

To address conflicts that may occur in these areas, zoning categories should be implemented that limit the range of uses, and site development standards should be adopted to minimize detrimental impacts on the residential area. New General Commercial areas should not be designated in locations outside

Centers and Corridors. Existing commercial strips should be contained within their current boundaries with no further extension along arterial streets allowed.

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

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

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

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

LU 4.6 Transit-Supported Development

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

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

Transit-supported development should be encouraged through the application of development incentives, enhanced design measures, streetscape standards, parking standards, and potential changes in density and use. Each of these measures should be developed through a sub-area planning (or similar) process as each high-performance transit line is planned and developed. These sub-area planning processes should include neighborhood and stakeholder involvement and public participation processes to ensure that site-specific and neighborhood-context issues are addressed and benefits are maximized.

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

LU 5.5 Compatible Development

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

Discussion: New infill development and redevelopment should be designed and planned to seek compatibility with its location. Consideration should be given to multiple scales of compatibility, from

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

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

3.4 DESCRIPTION OF LAND USE DESIGNATIONS

The following land use plan map designations are necessary for development and growth in the city to achieve the vision and values discussed at the beginning of the chapter. These land use designations are shown on the following map, LU-1 Land Use Plan Map, which apply the requirements of land use and the goals and policies of the Comprehensive Plan to the physical environment, describing the types of development expected in each area. The overall strategy, as described above, is that development mass, height, and lot coverage be concentrated in focused growth areas (Centers and Corridors) while the remaining parts of the city remain occupied by lower intensity uses. Furthermore, future changes to the land use plan map should seek to achieve a transition between areas of lower and higher development mass and form and should avoid locations where the lowest intensity uses immediately transition to the highest intensity uses.

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

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

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

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

Residential Plus: Uses in the Increased Intensity Residential designation are largely similar in type to low intensity residential areas. However, the overall development scale of those uses should be slightly higher, including possible design allowances like increased lot coverage, height, and other similar design requirements. The intent of Increased Intensity Residential areas is to provide a gradual increase in intensity, height, and overall context as the lower intensity areas transition into the more intense uses found in Centers and Corridors or significant commercial areas.

Residential Plus areas are appropriate whenever predominately lower scale residential is located near or around more intense uses like commercial locations or designated Centers and Corridors. Factors to be

considered in designating such areas should include proximity to arterials and collectors, availability of transit, the nearness of more intense development, available capacity in systems and infrastructure, and any other factors that help ensure the proposed land use designation integrates well into the existing built environment.

Development allowed in these areas is expected to be larger in form (height, lot coverage, etc.) than those in the Low Intensity Residential areas, while still maintaining a high level of continuity and consistency between the two less intense residential areas.

Residential Moderate: Residential Moderate areas provide increased intensity of development more appropriate to areas in the vicinity of designated Centers and Corridors and those served by substantial commercial or employment opportunities. The typical type of residential development appropriate to this designation include larger apartment buildings while also including a mix of the lower intensity areas where warranted. Example apartment types include the three-floor walkup and traditional apartment complexes as well as larger townhome and condo complexes. If neighborhood serving uses are included, such as places of worship or community centers, those non-residential uses can be of a higher scale and intensity than those conditionally permitted in Low and Increased Intensity Residential areas.

Residential Moderate uses should be generally limited to within moderate walking distance of a Center, Corridor, or major employment/commercial area. Placement of Moderate Residential outside walking distance of these more intense areas is acceptable if sufficient rationale exists to place them further out—such as proximity to high-capacity or frequent transit service (aka Transit Oriented Development).

Residential High: The Residential High designation allows for the highest intensity of residential uses, including construction types found in the Moderate Intensity Residential designation but also including taller and more intense apartment complexes. High Intensity Residential areas are intended to focus residential intensity in the near vicinity of downtown and other Centers and Corridors in the city, where sufficient services and employment opportunities exist nearby. A focus on accessibility, walkability, and equitable housing provisions should be provided in this area, including incentives and other bonuses for more affordable/attainable units as these areas are also located near to services and essential facilities like frequent transit.

H 1 HOUSING CHOICE AND DIVERSITY

Goal: Provide opportunities for a variety of housing types that is safe and affordable for all income levels to meet the diverse housing needs of current and future residents.

H 1.4 Use of Existing Infrastructure

Direct new residential development into areas where community and human public services and facilities are available.

Discussion: Using existing services and infrastructure often reduces the cost of creating new housing. New construction that takes advantage of existing services and infrastructure conserves public resources that can then be redirected to other needs such as adding amenities to these projects.

H 1.7 Socioeconomic Integration

Promote socioeconomic integration throughout the city.

Discussion: Socioeconomic integration includes people of all races, color, religion, sex, national origin, handicap, disability, economic status, familial status, age, sexual orientation, or other arbitrary factors. Often, housing affordability acts as a barrier to integration of all socioeconomic groups throughout the community.

H 1.9 Mixed-Income Housing

Encourage mixed-income developments throughout the city.

Discussion: Mixed-income housing provides housing for people with a broad range of incomes on the same site, development, or immediate neighborhood. Mixed-income housing provides socio-economic diversity that enhances community stability and ensures that low-income households are not isolated in concentrations of poverty.

H 1.11 Access to Transportation

Encourage housing that provides easy access to public transit and other efficient modes of transportation.

Discussion: Transportation is the second largest expenditure after housing and can range from 10 to 25 percent of household expenditures. Examining where housing is located and the associated transportation costs may provide a more realistic evaluation of housing affordability in the future.

H 1.18 Distribution of Housing Options

Promote a wide range of housing types and housing diversity to meet the needs of the diverse population and ensure that this housing is available throughout the community for people of all income levels and special needs.

Discussion: A variety of housing types should be available in each neighborhood. Diversity includes styles, types, size, and cost of housing. Many different housing forms can exist in an area and still exhibit an aesthetic continuity. Development of a diversity of housing must take into account the context of the area and should result in an improvement to the existing surrounding neighborhood.

H 2 HOUSING QUALITY

Goal: Improve the overall quality of the City of Spokane's housing.

H 2.4 Linking Housing With Other Uses

Ensure that plans provide increased physical connection between housing, employment, transportation, recreation, daily-needs services, and educational uses.

Discussion: The location of housing in relation to other land uses is a part of what determines the quality of housing. The desirability and viability of housing changes for different segments of the community, based on an area's mix of land uses. As complementary land uses become spread further apart, transportation options decrease while transportation costs increase. These added transportation costs reduce the amount of household income available for housing and other household needs. This affects

lower-income households first. In urban areas, basic services, such as grocery stores, public transportation, and public parks, should be available within a mile walk of all housing.

DP 1.2 New Development in Established Neighborhoods

Encourage new development that is of a type, scale, orientation, and design that maintains or improves the character, aesthetic quality, and livability of the neighborhood.

Discussion: New development should be compatible with the context of the area and result in an improvement to the surrounding neighborhood.

DP 2.12 Infill Development

Encourage infill construction and area redevelopment that complement and reinforce positive commercial and residential character.

Discussion: Infill construction can benefit the community when done in a manner that improves and does not detract from the livability of the neighborhood and the desirable design character of the area.

N 2 NEIGHBORHOOD DEVELOPMENT

Goal: Reinforce the stability and diversity of the city's neighborhoods in order to attract long-term residents and businesses and to ensure the city's residential quality, cultural opportunities, and economic vitality.

Policies

N 2.1 Neighborhood Quality of Life

Ensure that neighborhoods continue to offer residents transportation and living options, safe streets, quality schools, public services, and cultural, social, and recreational opportunities in order to sustain and enhance the vitality, diversity, and quality of life within neighborhoods.

Discussion: Spokane enjoys a rich variety of living opportunities within its individual neighborhoods, each with its unique character. Maintaining and enhancing our neighborhood assets is key to providing stability within neighborhoods and Spokane citizens with a prolonged sense of pride.



General Application

Rev.20180104

DESCRIPTION OF PROPOSAL

The current land use designation for parcels 25262.0505 and 25262.0108 is Residential Low (zoned RSF). We are requesting a Comprehensive Plan Amendment for the Land Use to become General Commercial, with the zoning designation to become GC-70.

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

1603 S BEMIS ST & 4302 W SUNSET BLVD

APPLICANT

Name: Storhaug Engineering

Address: 510 E Third Ave

Phone: 509-266-0029 Email: clifton.trimble@storhaug.com

PROPERTY OWNER

Name: CV THE JAMES, LLC

Address: 111 SW 5TH AVE, SUITE 3800, PORTLAND, OR, 97204-3642

Phone: 206-390-6113 Email: tchang@tolovanagroup.com

AGENT

Name:

Address:

Phone: Email:

Assessor's Parcel Numbers: 25262.0505 and 25262.0108

Legal Description of Site: GARDEN SPRINGS ADD LT 1-3 BLK 5 EXC HWY; TOG W S1/2 VAC BURCH ST N OF AND ADJ & GARDEN SPRINGS L22 EXC HWY;ALL L23-24 B5 TOG W/ S1/2 OF VAC BURCH ST LYG N OF & ADJ TO SD LOT 24

2 General Application

Size of Property: .83 (total of the two parcels)

List Specific Permits Requested in this Application: Approval of change of land use designation (Comp Plan Amendment)

SUBMITTED BY:

Applicant Property Owner Property Purchaser Agent

In the case of discretionary permits (administrative, hearing examiner, landmarks commission or plan commission), if the applicant is not the property owner, the owner must provide the following acknowledgement:

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

ACKNOWLEDGMENT

STATE OF WASHINGTON Oregon)) ss. COUNTY OF SPOKANE Multnomah)

On this 27 day of October, 2023, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Sean Keys to me known to be the individual that executed the foregoing instrument and acknowledged the said instrument to be free and his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

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



[Signature] Notary Public in and for the State of Oregon, residing at 732 NW 19th Ave, Portland, OR



Comprehensive Plan or Land Use Code Amendment

Pre-Application

Rev.20180102

DESCRIPTION OF THE PROPOSED AMENDMENT:

(Please check the appropriate box(es))

- | | |
|---|---|
| <input type="checkbox"/> Comprehensive Plan Text Change | <input checked="" type="checkbox"/> Land Use Designation Change |
| <input type="checkbox"/> Regulatory Code Text Change | <input type="checkbox"/> Area-Wide Rezone |

Please respond to these questions on a separate piece of paper. Incomplete answers may jeopardize your application's chances of being reviewed during this amendment cycle.

1. General Questions *(for all proposals):*

- a. Summarize the general nature of the proposed amendment. ***See attached sheet***
- b. Why do you feel this change is needed? ***See attached sheet***
- c. In what way(s) is your proposal similar to or different from the fundamental concepts contained in the comprehensive plan? ***See attached sheet***
- d. For text amendments: What goals, policies, regulations or other documents might be changed by your proposal? ***See attached sheet***
- e. For map amendments: ***See attached sheet***
 1. What is the current Land Use designation and zoning for each affected parcel?
 2. What is the requested Land Use designation and zoning for each affected parcel?
 3. Describe the land uses surrounding the proposed amendment site(s); e.g. land use type, vacant/occupied, etc.
- f. Do you know of any existing studies, plans or other documents that specifically relate to or support your proposal? ***See attached sheet***
- g. Why did you decide to pursue a comprehensive plan amendment rather than address your concern through some other aspect of the Development Services department's work program (e.g. neighborhood planning, public input on new regulations, etc.)? ***See attached sheet***
- h. Has there been a previous attempt to address this concern through a comprehensive plan amendment?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--
- i. If yes, please answer the following questions: ***See attached sheet***
 1. When was the amendment proposal submitted?
 2. Was it submitted as a consistent amendment or an inconsistent amendment?
 3. What were the Plan Commission recommendation and City Council decision at that time?
 4. Describe any ways that this amendment proposal varies from the previously considered version.

Comprehensive Plan or Land Use Code Amendment (Pre-Application)

1. General Questions (for all proposals):

a. Summarize the general nature of the proposed amendment.

The nature of the proposal is for a Comprehensive Plan Change for the Land Use to become General Commercial, with the zoning designation to become GC-70 (also general commercial with a height limit of 70 ft (same as across the HWY from our parcel). This would expand and compliment with existing commercial corridor along Sunset HWY.

b. Why do you feel this change is needed?

The proposal is necessary for the property to be available for more of a diversity of uses, which is supported by and consistent with the existing commercial development along Sunset Hwy. As the parcel is immediately adjacent to Sunset HWY, a Major Arterial, this parcel would be more appropriately zoned commercial. Typically, single family residential is not found along Sunset HWY, and commercial uses are better suited that kind of traffic, noise exposure, circulation, etc., against a HWY/Major Arterial. Single Family Residential is better suited to be buffered for safety and comfort, inset within neighborhoods.

c. In what way(s) is your proposal similar to or different from the fundamental concepts contained in the comprehensive plan?

The City of Spokane Comprehensive Plan, amended September 7, 2023, LU 1.8 states that “land designated for General Commercial use is usually located at the intersection of or in strips along principal arterial streets”. Our project is directly against a Major Arterial, supporting these scenarios with the incentive that Sunset HWY is an existing commercial corridor with compatible zoning. This strip is essentially the bridge between HWY 2 in Airway Heights and the commercial strip along Rosauers, the old Lucky You, and into the Spokane 3rd Ave commercial corridor where the Toyota and Honda Dealerships, etc. are located (as well as a myriad of other commercial goods and services).

d. For text amendments: What goals, policies, regulations or other documents might be changed by your proposal? **N/A. We are not proposing a Text Amendment**

e. For map amendments:

1. What is the current Land Use designation and zoning for each affected parcel? The current land use designation for parcels 25262.0505 and 25262.0108 is Residential Low

2. What is the requested Land Use designation and zoning for each affected parcel? The requested land use designation for parcels 25262.0505 and 25262.0108 is General Commercial.

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

The use to the immediate north of the subject parcels is a multifamily apartment building; further north is a motel six and another vacant motel building. Across the street on Rustle to the immediate east is a commercial printing studio, and across sunset HWY to the south are various commercially zoned uses such as Catholic Charities, storage facilities, Uhaul and Ardurra (transportation planning company), Hampton Inn, and the Sunset Point commercial business park.

f. Do you know of any existing studies, plans or other documents that specifically relate to or support your proposal? **None specific. Our plan is based off the goals and policies of the City’s Comprehensive Plan, compatibility and the current use of Sunset HWY as a commercial corridor.**

g. Why did you decide to pursue a comprehensive plan amendment rather than address your concern through some other aspect of the Development Services department's work program (e.g. neighborhood planning, public input on new regulations, etc.)? **This process was proposed by the City as the correct application/path.**

h. Has there been a previous attempt to address this concern through a comprehensive plan amendment? **Not to our knowledge.**

i. If yes, please answer the following questions: **N/A**

1. When was the amendment proposal submitted? **(N/A)**
2. Was it submitted as a consistent amendment or an inconsistent amendment? **(N/A)**
3. What were the Plan Commission recommendation and City Council decision at that time? **(N/A)**
4. Describe any ways that this amendment proposal varies from the previously considered version. **(N/A)**



Comprehensive Plan or Land Use Code Amendment

Application

DESCRIPTION OF THE PROPOSED AMENDMENT Please check the appropriate box(es):

(Inconsistent Amendments will only be processed every other year beginning in 2005.)

- | | |
|---|---|
| <input type="checkbox"/> Comprehensive Plan Text Change | <input checked="" type="checkbox"/> Land Use Designation Change |
| <input type="checkbox"/> Regulatory Code Text Change | <input type="checkbox"/> Area-wide Rezone |

Please respond to these questions on a separate piece of paper. Incomplete answers may jeopardize your application's chances of being reviewed during this amendment cycle.

1. General Questions (for all proposals):

- a. Describe the nature of the proposed amendment and explain why the change is necessary.
See attached sheet
- b. How will the proposed change provide a substantial benefit to the public? **See attached sheet**
- c. Is this application consistent or inconsistent with the Comprehensive Plan goals, objectives and policies? Describe and attach a copy of any study, report or data, which has been developed that supports the proposed change and any relevant conclusions. If inconsistent please discuss how the analysis demonstrates that changed conditions have occurred which will necessitate a shift in goals and policies. **See attached sheet**
- d. Is this application consistent or inconsistent with the goals and policies of state and federal legislation, such as the Growth Management Act (GMA) or environmental regulations? If inconsistent, describe the changed community needs or priorities that justify such an amendment and provide supporting documents, reports or studies. **See attached sheet**
- e. Is this application consistent with the Countywide Planning Policies (CWPP), the comprehensive plans of neighboring jurisdictions, applicable capital facilities or special district plans, the Regional Transportation Improvement District, and official population growth forecasts? If inconsistent please describe the changed regional needs or priorities that justify such an amendment and provide supporting documents, reports or studies. **See attached sheet**
- f. Are there any infrastructure implications that will require financial commitments reflected in the Six-Year Capital Improvement Plan. **See attached sheet**
- g. Will this proposal require an amendment to any supporting documents, such as development regulations, Capital Facilities Program, Shoreline Master Program, Downtown Plan, critical areas regulations, any neighborhood planning documents adopted after 2001, or the Parks Plan? If yes, please describe and reference the specific portion of the affected plan, policy or regulation.
See attached sheet
- h. If this proposal is to modify an Urban Growth Area (UGA) boundary, please provide a density and population growth trend analysis. Changes to the Urban Growth Area may occur only every five years and when the Board of County Commissioners (BoCC) reviews all UGA's countywide. **See attached sheet (N/A)**

2. For Text Amendments:

- a. Please provide a detailed description and explanation of the proposed text amendment. Show proposed edits in "line in/line out" format, with text to be added indicated by underlining, and text to be deleted indicated with ~~strikeouts~~. **N/A**
- b. Reference the name of the document as well as the title, chapter and number of the specific goal, policy or regulation proposed to be amended/added. **N/A**

3. For Map Change Proposals:

- a. Attach a map of the proposed amendment site/area, showing all parcels and parcel numbers.
- b. What is the current land use designation?
- c. What is the requested land use designation?
- d. Describe the land uses surrounding the proposed amendment site (land use type, vacant/occupied, etc.)

Included in Application; attached

Comprehensive Plan or Land Use Code Amendment Application Answer Sheet

General Questions (for all proposals):

- a) Describe the nature of the proposed amendment and explain why the change is necessary.

The nature of the proposal is for a Comprehensive Plan Change for the Land Use to become General Commercial, with the zoning designation to become GC-70 (also general commercial with a height limit of 70 ft (same as across the HWY from our parcel). The proposal is necessary for the property to be available for more of a diversity of uses. As the parcel is immediately adjacent to Sunset HWY, a Major Arterial, this parcel would be more appropriately zoned commercial. Typically, single family residential is not found along Sunset HWY, and commercial uses are better suited that kind of traffic, noise exposure, circulation, etc., against a HWY/Major Arterial. Single Family Residential is better suited to be buffered for safety and comfort, inset within a neighborhood.

- b) How will the proposed change provide a substantial benefit to the public?

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

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

The City of Spokane Comprehensive Plan, amended September 7, 2023, LU 1.8 General Commercial Uses supports our project in several areas. The Comp Plan states that "land designated for General Commercial use is usually located at the intersection of or in strips along principal arterial streets"; our project is directly against a Major Arterial, supporting this policy with the incentive that Sunset HWY is an existing commercial corridor with compatible zoning. This strip is the bridge between HWY 2 in Airway Heights and the Commercial strip along Rosauers, the old Lucky You, and into the Spokane 3rd Ave commercial corridor where the Toyota and Honda Dealerships, etc. are located.

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

The project is within the City's boundary and supports proper 'growth management'. Other tangentially related items might include the LU 4 TRANSPORTATION goal, which is referenced within the Comprehensive Plan as to "promote a network of safe and cost effective transportation alternatives, including transit, carpooling, bicycling, pedestrian-oriented environments, and more efficient use of the automobile, to recognize the relationship between land use and transportation". Inside the existing commercial strip along Sunset HWY, buffered to the periphery of the HWY is RSF, RMF, RDH (residential uses), as well as other commercial uses related to 'General Commercial', zoned as Commercial Business lining Sunset HWY. Our project continues to link commercial use along the HWY, while keeping and promoting the live/work dynamic close to these residential uses. This relationship optimizes commute times - placing commercial near residential, in some areas, while buffering the residential use promoting safety as well as the 'quaint' residential feel advances efficient land use planning. Under LU 4.1 'Land Use and Transportation', it is noted that the Growth Management Act (GMA) intently focuses on the relationship between land use and transportation. This section of the Comp Plan, as it relates to

the GMA, requires transportation that is consistent with the land use. Section LU 4.2 *'Land Uses That Support Travel Options and Active Transportation'* supports a goal of promoting *"a compatible mix of housing and commercial uses in Neighborhood Centers, District Centers, Employment Centers, and Corridors"*. Our project, as previously presented, supports this programming.

- e) Is this application consistent with the Countywide Planning Policies (CWPP), the comprehensive plans of neighboring jurisdictions, applicable capital facilities or special district plans, the Regional Transportation Improvement District, and official population growth forecasts? If inconsistent please describe the changed regional needs or priorities that justify such an amendment and provide supporting documents, reports or studies.

Though this project is a (minor) map amendment to the City of Spokane's future land use map and not directly related to the CWPP, the comprehensive plans of neighboring jurisdictions, capital facilities or special district plans, the Regional Transportation Improvement District, and official population growth forecasts, it does run with Policy #3 in *'Promotion of Contiguous and Orderly Development and Provision of Urban Services'*

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

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

LU 1.12 relates to *'Public Facilities and Services'* and is noted in the Comp Plan to *"ensure that public facilities and services systems are adequate to accommodate proposed development before permitting development to occur" – "Capital Facilities and Utilities, ensures that necessary public facilities and services are available at the time a development"*. Our parcels are adjacent to and surrounded by existing Commercial and Community Business zoning, and has the infrastructure available to assume the proposed zoning designation (commercial). It fits like a glove in both compatibility and best planning practices. As stated in question D, above, LU section 4.1 Land Use and Transportation development works in concert towards reducing sprawl, traffic congestion, and air pollution. In this goal, transportation *'must'* forecast future traffic capacity needs as the population grows. As Spokane's population increases, the gap between Airway Heights and West Spokane will become closer and denser (essentially bridged into one), with goods and services placed along Sunset HWY, at least in a perfect world... Which, is what this proposal aims at aligning with.

Sunset HWY is a designated tailor truck route with good access for commercial uses, with plans to improve sections on Sunset HWY in the 2023-2028 Six-Year Transportation Improvements Program. Our application doesn't propose increasing density, per say, but for background - according to US Census data, Spokane County's current population is approximately 560,000, and has grown by approximately 80,000 residents in the lasty decade. With the Seattle squeeze, and more people coming to Spokane

from the west side of the State, Spokane will continue to grow rapidly in the next ten years. According to the Spokane Journal, “projections imply a gain of 40,000 to 50,000 residents in the county by 2030. That addition is comparable to the populations of cities the size of Wenatchee and East Wenatchee combined in the next eight years.” This is only relevant in the fact that Sunset HWY will most likely continue to grow as a commercial corridor.

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

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

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

No. As we understand the process, our application would only require a comprehensive Plan Amendment to change to zoning form RSF to General Commercial (GC-70). It would not affect any master plan or capitol facilities plan, nor influence any critical areas.

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

N/A; no proposed change to the UGA

Map Change Proposals:

- a. Attach a map of the proposed amendment site/area, showing all parcel numbers.
See attached.

What is the current land use designation?

Residential Low



Notification Map Application

Rev.20180102

DESCRIPTION OF PROPOSAL:

The current land use designation for parcels 25262.0505 and 25262.0108 is Residential Low (zoned RSF). We are requesting a Comprehensive Plan Amendment for the Land Use to become General Commercial, with the zoning designation to become GC-70

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

1603 S BEMIS ST & 4302 W SUNSET BLVD

APPLICANT

Name: Storhaug Engineering

Address: 510 E Third Ave

Email Address: clifton.trimble@storhaug.com Phone: 509-266-0029

PROPERTY OWNER

Name: CV THE JAMES, LCC; Ted Chang

Address: 7683 SE 27th STE #297

Email Address: tchang@tolovanagroup.com Phone: 206-390-6113

AGENT

Name: _____

Address: _____

Email Address: _____ Phone: _____

ASSESSOR'S PARCEL NUMBERS: 25262.0505 and 25262.0108

LEGAL DESCRIPTION OF SITE: GARDEN SPRINGS ADD LT 1-3 BLK 5 EXC HWY; TOG W
S1/2 VAC BURCH ST N OF AND ADJ &
GARDEN SPRINGS L22 EXC HWY; ALL L23-24 B5 TOG W/
S1/2 OF VAC BURCH ST LYG N OF & ADJ TO SD LOT 24

SIZE OF PROPERTY: 25262.0505 = .42 acres & 25262.0108 = .41 acres

LIST SPECIFIC PERMITS REQUESTED IN THIS APPLICATION:

Comprehensive Plan designation approval as General Commercial.

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

The owner has interest in the parcel to the immediate north and east of the subject parcel,
known as parcel numbers 25262.0202 & 5262.0106 (in addition to the subject parcels).

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

SUBMITTED BY:

Applicant Property Owner Property Purchaser Agent

REZONE & COMPREHENSIVE PLAN LAND USE

Exhibit 5, File Z23-477COMP

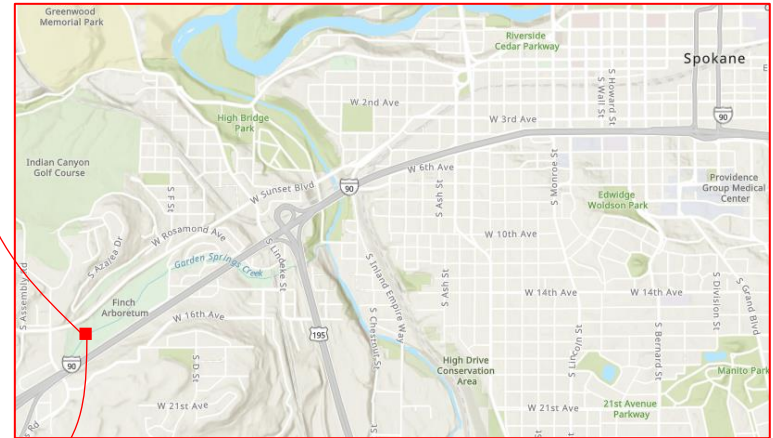
EXISTING LAND USE: RESIDENTIAL LOW



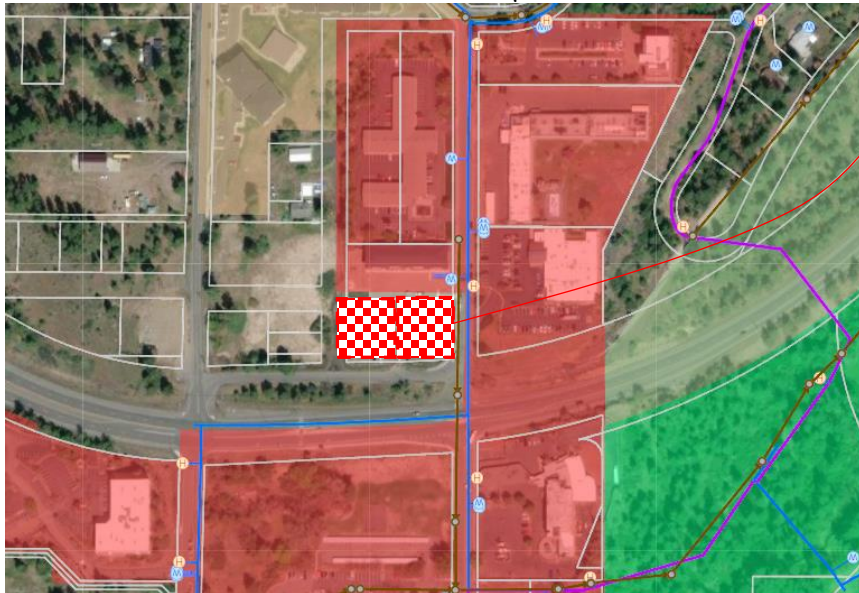
SUBJECT PARCELS

25262.0505 (.42 ACRES) & 25262.0108 (.41 ACRES)
 (address: 1603 S BEMIS ST & 4302 W SUNSET BLVD)

LOCATION MAP






PROPOSED LAND USE: GENERAL COMMERCIAL



LEGAL DESCRIPTION

GARDEN SPRINGS ADD LT 1-3
 BLK 5 EXC HWY; TOG W S1/2 VAC
 BURCH ST N OF AND ADJ & GARDEN
 SPRINGS L22 EXC HWY; ALL L23-24 B5
 TOG W/ OF VAC BURCH ST LYG N
 OF & ADJ S1/2 TO SD LOT 24

-  OFFICE
-  RESIDENTIAL LOW
-  GENERAL COMMERCIAL

OWNER

CV THE JAMES, LLC
 7683 SE 27th STE #297
 Mercer Island, WA. 98040

APPLICANT

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



RUSTLE ST. SURROUNDING AREA GRAPHIC



From: Clifton Trimble

Sent: Thursday, October 26, 2023 2:25 PM

To: 'pfbundy0@gmail.com' <pfbundy0@gmail.com>; 'mshkg@hotmail.com' <mshkg@hotmail.com>; mshkg@hotmail.com; derek.zandt@gmail.com

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

Subject: 23-321 Rustle St Comp Plan Amendment

Dear West Hills Neighborhood Association,

My name is Clifton Trimble and I work for Storhaug Engineering. We are pursuing a comprehensive plan change on the attached parcels near Sunset HWY and Rustle St (maps attached) from Residential Low to Commercial. We believe this change in use will be more compatible with the surrounding parcels and those businesses in operation, as well as considering the parcel's proximity to Sunset HWY. I would be happy to meet and speak with you, if you would like, and will provide you with more information as we move forward in this process.

Feel free to call with any questions.

I look forward to speaking with you, soon.

Best,

Clifton Trimble, Planner 3



civil engineering | planning
landscape architecture | surveying
510 east third avenue | spokane, wa 99202
office. 509.242.1000 | www.storhaug.com
direct. 509.266.0029





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

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

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

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

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

State Environmental Policy Act (SEPA)
ENVIRONMENTAL CHECKLIST
File No. Z23-477COMP

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: Bemis & Rustle Rezone / COMP Plan Amendment & Rezone
2. Applicant: Ted Change; CV the James / Storhaug Engineering
3. Address: 1603 S BEMIS ST & 4302 W SUNSET BLVD, Spokane, WA
 City/State/Zip: Spokane, WA. 99224 Phone: 509-242-1000 (office)
 Agent or Primary Contact: Clifton Trimble; Storhaug Engineering
 Address: 510 E Third Ave
 City/State/Zip: Spokane, WA. 99202 Phone: 509-266-0029 (direct)
 Location of Project: Corner of Rustle & Sunset BLVD; 1603 S BEMIS ST & 4302 W SUNSET BLVD
 Address: 1603 S BEMIS ST & 4302 W SUNSET BLVD, Spokane, WA
 Section: 26 Quarter: NW Township: 25 Range: 42E
 Tax Parcel Number(s) 25262.0505 & 25262.0108
4. Date checklist prepared: 3/21/2024
5. Agency requesting checklist: City of Spokane
6. Proposed timing or schedule (including phasing, if applicable): Rezone to be considered spring of 2024; if approved, future development/construction to be determined in terms of both scope and timeline.
7. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. Not at this time; If Comp Plan Amendment and Rezone are approve, subsequent development will be reviewed under a seperate building permit process.
- b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain. CV The James also owns Parcel #25262.0106, addressed as 1503 S RUSTLE ST
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. None known. See attached exhibits for environmental information.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. Rezoning/CPA application associated with this SEPA.

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

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. Comp Plan map amendment of parcels 25262.0505 & 25262.0108 from Residential Low to General Commercial; Zoning requested to change from R1 (Res Low) to General Commercial (GC-70). Subsequent development may be a +/- 32 unit multi-family development

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. 1603 S BEMIS ST & 4302 W SUNSET BLVD (parcels 25262.0505 & 25262.0108)

13. Does the proposed action lie within the Aquifer Sensitive Area (ASA)? The General Sewer Service Area? The Priority Sewer Service Area? The City of Spokane? (See: Spokane County's ASA Overlay Zone Atlas for boundaries.) Yes to all four.

14. The following questions supplement Part A.

a. Critical Aquifer Recharge Area (CARA) / Aquifer Sensitive Area (ASA)

(1) Describe any systems, other than those designed for the disposal of sanitary waste installed for the purpose of discharging fluids below the ground surface (includes systems such as those for the disposal of stormwater or drainage from floor drains). Describe the type of system, the amount of material to be disposed of through the system and the types of material likely to be disposed of (including materials which may enter the system inadvertently through spills or as a result of firefighting activities). Sanitary sewer will be disposed of into the City of Spokane sewer system. Stormwater will most likely be managed on site via swales and dry wells.

(2) Will any chemicals (especially organic solvents or petroleum fuels) be stored in aboveground or underground storage tanks? If so, what types and quantities of material will be stored? No.
Not for this process.

(3) What protective measures will be taken to insure that leaks or spills of any chemicals stored or used on site will not be allowed to percolate to groundwater. This includes measures to keep chemicals out of disposal systems. None. N/A.

(4) Will any chemicals be stored, handled or used on the site in a location where a spill or leak will drain to surface or groundwater or to a stormwater disposal system discharging to surface or groundwater? No.

b. Stormwater

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

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

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

- Flat Rolling Hilly Steep slopes Mountainous

Other: _____

b. What is the steepest slope on the site (approximate percent slope)? Very flat, less than an approx. 2 - 4%
slope on site.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. _____
Please see attached Exhibit A:

Northstar-Rock outcrop-Rockly complex, 0 to 15 percent slopes on 0.1 acres; 6.4%; Urban land-Northstar,
disturbed complex, 3 to 8 percent slopes, 1.3 acres, 93.6%. Totals for Area of Interest 1.4 100%

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. _
Not known. See Exhibit A for soils info. Site is also developed as a parking lot.

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

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

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

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

2. Air

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

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

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

3. Water

a. SURFACE WATER:

- (1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. No.
-
-
-
-

- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. No.
-
-
-
-

- (3) Estimate the amount of fill and dredge material that would be placed in or removed from the surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. None.
-
-
-
-

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

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

(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.

b. GROUNDWATER:

(1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. No.

(2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. None. The project will be served by City sewer and water, and no storage of hazardous materials are proposed.

c. WATER RUNOFF (INCLUDING STORMWATER):

(1) Describe the source of runoff (including stormwater) and method of collection and disposal if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. Stormwater runoff from impervious surfaces (buildings, asphalt, pavement) will most likely be discharge into the ground via swales and drywells, and/or other infiltration galleries at the time of development.

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

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

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

4. Plants

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

Deciduous tree: alder maple aspen

Other: None on site - site is a parking lot/paved. no vegetation

Evergreen tree: fir cedar pine

Other: None on site

Shrubs Grass Pasture Crop or grain

Orchards, vineyards or other permanent crops

Wet soil plants: cattail buttercup bullrush skunk cabbage

Other: _____

Water plants: water lily eelgrass milfoil

Other: _____

Other types of vegetation: _____

b. What kind and amount of vegetation will be removed or altered? None. N/A. None exist on site.

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

Occurrences include Townsend's Big-eared Bat, Big brown bat, Northwest white-tailed deer, Mule deer, and moose.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: N/A, site is broken asphalt. Landscaping will conform to zoning at the time of development.

e. List all noxious weeds and invasive species known to be on or near the site. None known.
See exhibit C (PHS Report).

5. Animals

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

Birds: hawk heron eagle songbirds

Other: _____

Mammals: deer bear elk beaver

Other: _____

Fish: bass salmon trout herring shellfish

Other: _____

Other (not listed in above categories): _____

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

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

d. Proposed measures to preserve or enhance wildlife, if any: None. N/A.

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

6. Energy and natural resources

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

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

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: Future development will comply with applicable energy codes and regulations.

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.

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

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

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

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

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

b. NOISE:

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

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

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

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. The parcels are currently vacant with broken asphalt (abandoned parking lot). To the north is a multifamily development, as well as a motel - to the north of that is multifamily development. Accross the street to the east is a photography studio. To the south, across Sunset BLVD, is another motel.

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

Evaluation for
Agency Use Only

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

c. Describe any structures on the site. None.

d. Will any structures be demolished? If so, which? None.

e. What is the current zoning classification of the site? R1(Res Low)

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

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 by the city or the county? If so, specify. Not that we can find.

i. Approximately how many people would reside or work in the completed project? None for this non project action. Could be up to 32 units, IF a multi-family project is done. TBD.

j. Approximately how many people would the completed project displace? None.

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

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

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

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. Unknown. TBD. MAY be approx 32 dwelling units at the time of development.

b. Approximately how many units, if any, would be eliminated? Indicate whether high-, middle- or low-income housing. 0

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

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? Any final design for the future use will meet all zoning performance standards at the time of final permitting.

b. What views in the immediate vicinity would be altered or obstructed? Typical view obstructions as a result of vertical construction as allowed by zoning/building code should be anticipate.

No specific landmarks or view-sheds would be eclipsed as a result of this proposal.

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

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. No.

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

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

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required N/A. None - the project is over broken asphalt. Nothing affected.

14. Transportation

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. Vehicles will access via W sunset BLVD, onto Rustle St (or Bemis).

b. Is site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop The closest bus stops are one block away on Sunset @ Sunset / Rustle Stop ID: 2531 & Sunset @ Rustle Stop ID: 2643

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

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

d. Will the project or proposal 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 or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates? Per the Institute of Transportation Engineers, "Trip Generation", 11th Edition, 2022, based on 32 units (projection), under land use 220 - Multifamily Housing (Low-rise) the projected weekday Ave Rate is: 216 (Total), 108 (Entry), 108 (Exit), AM Peak hour would be: 13 (Total), 3 (Entry), 10 (Exit) and the PM peak our would be Ave Rate would generate 17 (Total), 11 (Entry), 6 (Exit)

(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. No.

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

15. Public services

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

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

16. Utilities

a. Check utilities currently available at the site:

electricity

natural gas

water

refuse service

telephone

sanitary sewer

septic system

Other: _____

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed: _____

Electricity and Natural Gas: Avista. Sewer, Water, and Refuse: City of Spokane. Telephone: _____

Xfinity/Lumen.

Evaluation for
Agency Use Only

C. SIGNATURE

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

Date: 4-8-2024 Signature: Clifton Trimble Digitally signed by Clifton Trimble
Date: 2024.04.08 10:31:39 -07'00'

Please Print or Type:

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

Person completing form (if different from proponent): _____

Phone: _____ Address: _____

<p>FOR STAFF USE ONLY</p> <p>Staff member(s) reviewing checklist: <u>Kevin Freibott, Senior Planner</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? It is anticipated that storm-water and emissions will be consistent with typical commercial development over the parcels. All development will meet City Code at the time of permitting. And, all storm-water will be managed on site to BMP's, per City code.

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

2. How would the proposal be likely to affect plants, animals, fish or marine life? Most likely will not affect any wildlife or vegetation, as the area is capped by broken asphalt.

Proposed measures to protect or conserve plants, animals, fish or marine life are: N/A. Is covered in asphalt.

3. How would the proposal be likely to deplete energy or natural resources? Upon build out, the project would comply with all state and local requirements, as well as City Land Dev. Code requirements

Proposed measures to protect or conserve energy and natural resources are: Per above, will be contemplated at the time of building permits.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, flood plains or prime farmlands? The land action is not anticipated to affect any sensitive areas or ecosystems.

See the attached exhibits A, B, and C for a printout/reference of those items and resources.

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

Compliance with all permitting and Land Development Code regulations at the time of permitting development; compliance with all agency comments and conditions, etc.

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 site is not within any shoreline jurisdictional area. Regarding land use, the the project vicinity is already identified for urban scale development by the comprehensive plan. While the proposal might increase...

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

comply will all applicable local and state requirements.

6. How would the proposal be likely to increase demands on transportation or public services and utilities? Any 'General Commercial' development in the future would have somewhat of an increase in traffic. Per this process, traffic impacts and mitigation will be solicited to the appropriate transportation departments and engineers by the City for comments.

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

Compliance with traffic mitigation measures, as determined by WSDOT and/or the City.

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

In addition, all state and federal regulations will be complied with at the time of permitting, and via this process.

#5 Continued: the overall scale and intensity of development on the site, such development would be consistent with existing development to the north and south of the site.

Evaluation for
Agency Use Only

C. SIGNATURE

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

Date: 4-8-2024 Signature: Clifton Trimble Digitally signed by Clifton Trimble
Date: 2024.04.08 10:35:40 -07'00'

Please Print or Type:

Proponent: Clifton Trimble Address: 510 E Third Ave

Phone: 509-266-0029 Spokane, WA. 99202

Person completing form (if different from proponent): _____

Phone: _____ Address: _____

FOR STAFF USE ONLY

Staff member(s) reviewing checklist: Kevin Freibott, Senior Planner

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

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

EXHIBIT A

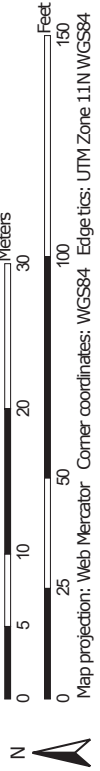
Soil Map—Spokane County, Washington
(Soil Map (Exhibit A))

117° 28' 28" W 464370 464380 464390 464400 464410 464420 464430 464440 464450 464460 464470 117° 28' 22" W 47° 38' 28" N 5276520 5276510 5276500 5276490 5276480 5276470 5276460 47° 38' 25" N



Soil Map may not be valid at this scale.

Map Scale: 1:521 if printed on A landscape (11" x 8.5") sheet.



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

MAP LEGEND

- Area of Interest (AOI)
- Area of Interest (AOI)
- Soils**
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points
- Special Point Features**
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features
- Water Features**
- Streams and Canals
- Transportation**
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads
- Background**
- Aerial Photography

MAP INFORMATION

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

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

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

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

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

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

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

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

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

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

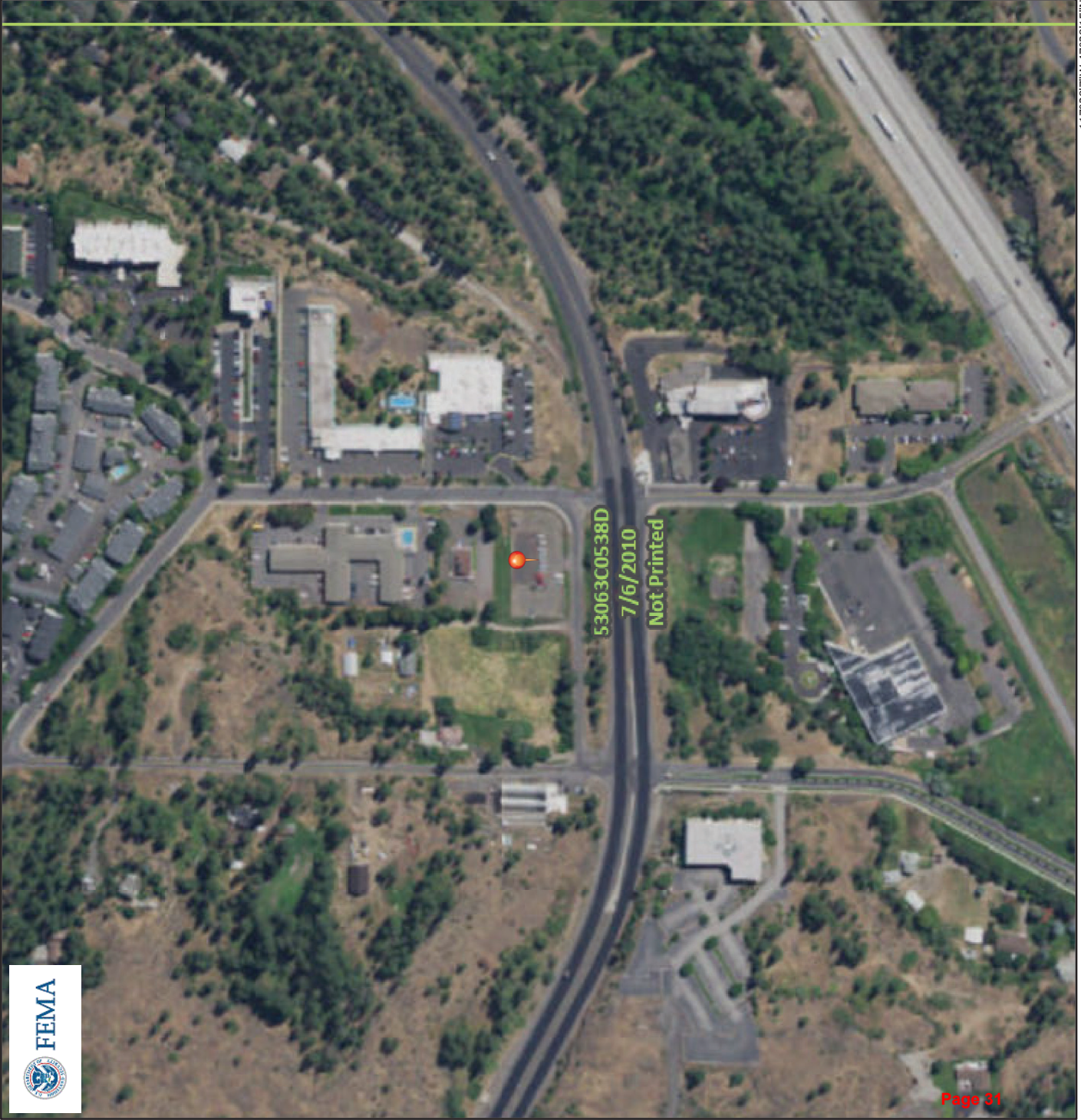
Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3117	Northstar-Rock outcrop-Rockly complex, 0 to 15 percent slopes	0.1	6.4%
7131	Urban land-Northstar, disturbed complex, 3 to 8 percent slopes	1.3	93.6%
Totals for Area of Interest		1.4	100.0%

National Flood Hazard Layer FIRMette

EXHIBIT B

117°28'44"W 47°38'39"N



117°28'77"W 47°38'15"N

Basemap Imagery Source: USGS National Map 2023

Legend

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

SPECIAL FLOOD HAZARD AREAS



Without Base Flood Elevation (BFE)
Zone A, V, A99

With BFE or Depth Zone AE, AO, AH, VE, AR

Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD



0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X

Future Conditions 1% Annual Chance Flood Hazard Zone X

Area with Reduced Flood Risk due to Levee. See Notes. Zone X

Area with Flood Risk due to Levee Zone D

OTHER AREAS



Area of Minimal Flood Hazard Zone X

Effective LOMRS

Area of Undetermined Flood Hazard Zone D

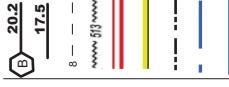
GENERAL STRUCTURES



Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

OTHER FEATURES



Cross Sections with 1% Annual Chance Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

MAP PANELS



Digital Data Available

No Digital Data Available

Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **3/21/2024 at 7:40 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

Exhibit G, File Z23-477COMP

EXHIBIT C



Priority Habitats and Species on the Web





Report Date: 03/21/2024

PHS Species/Habitats Overview:

Occurrence Name	Federal Status		State Status		Sensitive Location	
Moose	N/A		N/A		No	
Mule deer	N/A		N/A		No	
Northwest white-tailed deer	N/A		N/A		No	
Big brown bat	N/A		N/A		Yes	
Townsend's Big-eared Bat	N/A		Candidate		Yes	

PHS Species/Habitats Details:

Moose	
Scientific Name	<i>Alces alces</i>
Priority Area	Regular Concentration
Site Name	SUNSET TOWER
Notes	MOOSE REGULAR CONCENTRATION. CALVING AREA. CONCENTRATIONS IN SUMMER AND FALL.
Source Record	913960
Source Dataset	PHSREGION
Source Name	MYERS, WOODY
Source Entity	WA Dept. of Fish and Wildlife
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS LISTED OCCURRENCE
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
ManagementRecommendations	http://wdfw.wa.gov/wlm/living/moose.htm
Geometry Type	Polygons

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

Northwest white-tailed deer	
Scientific Name	<i>Odocoileus virginianus ochrourus</i>
Priority Area	Regular Concentration
Site Name	LAKE ROOSEVELT WHITE -TAILED WINTER RANGE
Accuracy	1/4 mile (Quarter Section)
Notes	WINTER RANGE CONCENTRATIONS OF WHITE-TAILED DEER ALONG THE SOUTHERN SHORELINE OF LAKE ROOSEVELT AND LAKE SPOKANE. UTILIZING RIPARIAN AND WOODED AREAS NEXT TO AG LANDS.
Source Record	920017
Source Dataset	PHSREGION
Source Name	ATAMIAN, MIKE
Source Entity	WA Dept. of Fish and Wildlife
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS LISTED OCCURRENCE
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Management Recommendations	http://wdfw.wa.gov/publications/pub.php?id=00612
Geometry Type	Polygons

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

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

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

NONPROJECT DETERMINATION OF NONSIGNIFICANCE

PROJECT: File Z23-477COMP Bemis & Rustle Comprehensive Plan Amendment

PROPONENT: CV the James LLC

DESCRIPTION OF PROPOSAL: An amendment to the Land Use Plan Map (LU-1) of the Comprehensive Plan and attendant changes to the Official Zoning Map of the City of Spokane for 0.84 acres in the West Hills Neighborhood.

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: Northwest of the intersection of S Rustle Street and W Burch St.

LEAD AGENCY: City of Spokane

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

- There is no comment period for this DNS.
- This DNS is issued after using the optional DNS process in section WAC 197-11-355. There is no further comment period on the DNS.
- This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for at least 14 days from the date of issuance (below). Comments regarding this DNS must be submitted no later than 5 p.m. on October 8, 2024 if they are intended to alter the DNS.

Responsible Official: Spencer Gardner

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

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

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

Whitmarsh, Brandon

From: Development Review <developmentreview@spokanetransit.com>
Sent: Friday, May 17, 2024 12:42 PM
To: Planning & Development Services Comp Plan
Subject: RE: Request for Comments for Z23-477COMP (Rustle and Bemis) - Comments DUE May 21, 2024

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Good afternoon,

Thank you for taking the time to receive and record this comment for Z23-477COMP (Rustle and Bemis) from Spokane Transit Authority (STA). STA is supportive of the City's efforts to rezone land near transit service that adds more residential density. Denser, multi-family housing development generally supports increased transit ridership.

Additionally, STA has identified this section of Sunset Highway as a future High-Performance Transit (HPT) corridor. HPT investments support additional ridership by adding stop amenities and providing higher quality transit service (generally more frequent service with a longer span) in areas that warrant it.

Please coordinate any future construction at these sites with STA, as construction can impact our ability to operate safely there.

Please let me know if you have any questions or concerns, and thank you for working closely with STA.

Thanks,

Randy Brown

Associate Transit Planner

Office: (509) 344-2618

Email: RBrown@spokanetransit.com

spokanetransit.com

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Spokane Tribe of Indians
Tribal Historic Preservation Office
P.O. Box 100 Wellpinit WA 99040

May 13, 2023

To: Ryan Benzie, Planner

RE: File Z23-477comp

Mr. Benzie,

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

In response we concur with recommendations made that the city is requesting "*residential low to general commercial and concurrent change of zoning from R1 to general commercial - 70*" at this time I have no concern on code change, however if any ground disturbing activity there will be more consultation needed to complete this project.

However, if any artifacts or human remains are found upon inadvertent discovery, this office should be immediately notified and the work in the immediate area cease.

Should additional information become available or scope of work change our assessment may be revised.

Our tribe considers this a positive action that will assist us in protecting our shared heritage.

If question arise, contact my office at (509) 258 – 4222.

Sincerely,

Randy Abrahamson
Tribal Historic Preservation Officer.
Spokane Tribe of Indians

Whitmarsh, Brandon

From: Note, Inga
Sent: Tuesday, May 7, 2024 4:38 PM
To: Planning & Development Services Comp Plan
Subject: RE: Request for Comments for Z23-477COMP (Rustle and Bemis) - Comments DUE May 21, 2024

No concerns on this one.

From: Benzie, Ryan <rbenzie@spokanecity.org>
Sent: Tuesday, May 7, 2024 3:32 PM
Subject: Request for Comments for Z23-477COMP (Rustle and Bemis) - Comments DUE May 21, 2024

Good afternoon,

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

Project Name: Z23-477COMP (Rustle and Bemis)
Location: W Burch St between S Bemis St and S Rustle St; NW 1/4, Section 26, Township 25N, Range 42E

Please direct any comments or questions to compplan@spokanecity.org by **May 21, 2024 at 5 PM.**

Thank you,



Ryan Benzie | Clerk III | Planning & Economic Development
509.625.6863 | my.spokanecity.org

