



NONPROJECT DETERMINATION OF NONSIGNIFICANCE

FILE NO(s): Shaping Spokane Housing – Residential Development Code Revisions

PROPONENT: City of Spokane

DESCRIPTION OF PROPOSAL:

Following adoption of the [Spokane Housing Action Plan](#) (Res. 2021-0062), the City has initiated a series of text amendments that enact Housing Action Plan strategies to encourage construction of more housing, and increase affordability and housing variety. These amendments are being adopted in order to implement the Legislature's recommended actions outlined by [RCW 36.70A.600\(1\)](#) in order to increase residential building capacity. Per the provisions of RCW 43.21C.495 State Environmental Policy, this action is not subject to administrative or judicial appeals, as this action is taken expressly to implement provisions of RCW 36.70A.600 "Increasing residential building capacity."

This proposal will amend Spokane Municipal Code (SMC): Section 17C.110.200, Lot Size, and 17C.110.225, Accessory Structures; and Chapter 17C.300, Accessory Dwelling Units, specifically Sections 17C.300.100, 17C.300.110, 17C.300.120, 17C.300.130, and 17C.300.140. Additional amendments are being made to short plat notification requirements revising Sections 17G.060.100, 17G.060T.003, 17G.060.130, and 17G.080.040; which are procedurally exempt from SEPA review per WAC 197-11-800(19). The exact amendments to the code are available online at the following address: [ShapingSpokaneHousing.com](#).

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: This proposal has a City-wide impact

LEAD AGENCY: City of Spokane

DETERMINATION:

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 upon request.

- ☐ There is no comment period for this DNS.
- ☐ This DNS is issued after using the optional DNS process in section 197-11-355 WAC. There is no further comment period on the DNS.
- ☒ This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for at least 14 days from the date of issuance (below). **Comments regarding this DNS must be submitted no later than 12:00 p.m. on May 11, 2022 if they are intended to alter the DNS.**



Responsible Official: Spencer Gardner

Position/Title: Director, Planning Services

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

Phone: 509-625-6097

Date Issued: April 25, 2022

Signature: _____

A handwritten signature in blue ink, appearing to read "Spencer Gardner", written over a horizontal line.

APPEAL OF THIS DETERMINATION:

Per the provisions of RCW 43.21C.495 State Environmental Policy, **this action is not subject to administrative or judicial appeals**, as this action is taken expressly to implement provisions of RCW 36.70A.600 "Increasing residential building capacity." RCW 43.21C.495 states that amendments to development regulations or comprehensive plans to implement certain portions of RCW 36.70A.600 may not be appealed.



City of Spokane
808 W. Spokane Falls Blvd.
Spokane, WA 99201
www.spokanecity.org

State Environmental Policy Act (SEPA) Environmental Checklist

File No. Shaping Spokane Housing (non-project)
Res. Development Code
Accessory Dwelling Unit, Short Plat, Lot Size

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

Shaping Spokane Housing - Residential Development Code Revisions

1. **Name of proposed project:** ~~Residential Development Code Initiatives~~

2. **Applicant:** City of Spokane – Planning Services

Address: 808 W. Spokane Falls Boulevard

City/State/Zip: Spokane, WA 99201

Phone: 509-625-6500

3. **Agent or Primary Contact:** Nate Gwinn, Assistant Planner II

Address: 808 W. Spokane Falls Boulevard

Email: ngwinn@spokanecity.org

City/State/Zip: Spokane, WA 99201

Phone: 509-625-6893

4. **Location of Project:**

This is a city-wide non-project legislative action; it would apply to all residential and commercial zoning districts within the City of Spokane boundary. The City of Spokane is located in Spokane County.

5. **Date checklist prepared:** March 30, 2022

Updated: April 20, 2022

Boxes with red text have been added to the SEPA Checklist to account for additional relevant information necessary for evaluating the environment impact of the proposal.

6. **Agency requesting checklist:** City of Spokane, Washington

7. **Proposed timing or schedule (including phasing, if applicable):**

The text amendment process began December 2021, with anticipated public hearings for Plan Commission in the second quarter of 2022, and City Council approval the second quarter of 2022.

8. a. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain:**

Yes. The City's Comprehensive Plan provides a vision of affordable housing available to all community residents, and the proposed text amendments are possible within the adopted Comprehensive Plan policies and land uses. The City's Housing Action Plan identified future code changes needed to achieve more housing within the city; they would require separate review under SEPA and the Growth Management Act.

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

Yes, the City of Spokane owns land including parks and administrative buildings within the city limits, or "affected geographical area" of this proposal.

9. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal:**

A draft and final EIS were prepared for the City of Spokane Comprehensive Plan adopted in 2001, the DEIS released May 22, 2000, and the FEIS issued March 23, 2001. The City intends to adopt the existing documents, and the EIS addendum completed for the 2017

Comprehensive Plan update. The code changes under this proposal are within the adopted land use category densities.

10. **Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain:**
None.

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

Changes to the Unified Development Code of the Spokane Municipal Code require a public hearing before the Plan Commission, and public hearing and approval by the Spokane City Council.

12. **Give brief, complete description of your proposal, including the proposed uses and the size of the project and site.**

Following adoption of the [Spokane Housing Action Plan](#) (Res. 2021-0062), the City has initiated a series of text amendments that enact Housing Action Plan strategies to encourage construction of more housing, and increase affordability and housing variety. Several amendments also align with recommended actions outlined in [RCW 36.70A.600](#) to increase residential building capacity, specifically (1)(o) through (q) regarding accessory dwelling units. The proposed amendments were chosen for their ability to permit more regulatory flexibility within the adopted Comprehensive Plan policies and land uses and are part of a suite of proposed code changes with other future amendments that will incentivize duplexes and attached homes while making changes to short-term rentals and flexible thresholds for categorical exemptions to SEPA.

Scope of the proposal:

To keep housing affordable in Spokane, housing development must keep pace with the growing population and be located near existing services. To accomplish this goal, the City proposes changes to standards needed to effectively develop more diverse housing options. Additional housing in appropriate locations increases travel options, saves costs for taxpayers, and supports economic opportunity and local businesses.

- Accessory Dwelling Units (ADUs)
 - To encourage construction of accessory dwelling units (ADUs):
 - Remove the minimum lot size, currently they cannot be built on lots smaller than 5,000 square feet. New ADUs could be built on lots meeting the minimum lot size for the respective zoning district and existing smaller lots.
 - Increase the maximum size for detached ADUs to ~~800 square feet~~. Currently this is limited to 600 square feet, as well as being regulated by total maximum building coverage and a total Floor Area Ratio (FAR) of 0.5 on a lot.

864 square feet or
75% of the principal
structure,
whichever is
greater.

- Allow internal ADUs to occupy the entire space of a ~~basement~~, even if this basement and attic exceeds the 800 square feet maximum, but limit conversion or construction to two bedrooms.
- Incentivize construction of ADUs by providing a Floor Area Ratio (FAR) bonus of 0.1, for a site total FAR of 0.6, on lots smaller than 7,200 square feet. and a bonus of 0.2, for a site total FAR of 0.7, on lots smaller than 5,500 square feet.
- Incentivize construction of units by creating a detached ADU accessory structure building coverage of twenty percent for lots smaller than 5,500 square feet.
- Increase the maximum wall height to seventeen feet, and the maximum roof peak to twenty-five feet to allow for more diverse ADU designs as well as units built above existing garages.
- Relax parking requirements such that studio and one-bedroom units will not require an off-street parking space, but units with more than one bedroom shall provide one off-street parking space unless they are exempt due to RCW 36.70A.698.
- Owner occupancy in the Residential Two Family (RTF) zone should be removed, similar to other higher density residential zones. Similarly, owner occupancy in the Residential Agricultural (RA), Residential Single-Family (RSF), and Residential Single-Family Compact (RSF-C) zones could be removed to encourage production of more units.
- Lot Size Transitions
 - Encourage development on vacant land in the City to create additional housing at the permitted zones lot size and dimensions, particularly in locations with greater travel options and where there is existing infrastructure.
 - Remove the requirement altogether that in the Residential Agricultural (RA) and Residential Single-Family (RSF) zones, unsubdivided parcels that are two acres or greater in size must have a minimum transition lot size when creating new lots.
 - Newly subdivided lots would be permitted to meet the base zones dimensional standards for lot size, width, and depth rather than requiring newly subdivided lots to be larger based on the surrounding development pattern.
- Short Plat Notification
 - Notification and commenting requirements for short subdivisions would be streamlined to reduce the cost and time associated with short subdivisions.
 - For developments creating ~~only two lots~~ the requirement to send a notice of application, complete a site posting, and hold a public comment period would be removed. lots with minor engineering review,
 - For developments creating ~~three to nine lots~~ the requirement to send a notice of application and hold a public comment period would be retained, but the site posting requirement would be removed. lots subject to standard engineering review or SEPA,

- Short subdivisions subject to SEPA review would maintain the requirements for sending a notice of application, site posting, and public comment period as required in Chapter 17G.060 SMC.

Making code changes to diversify the housing supply would better meet changing demographic needs as the Spokane metro sees increases in single-person households, aging population, and Millennial aged residents. The city's housing supply is dominated by single-family detached units (see figure below). This proposal is the first in a proposed suite of code amendments focusing on changing zoning and development regulations that would allow for more housing types available to a wider range of income levels in a wider set of zoning districts. This will continue to implement the City's goals in the Comprehensive Plan and its targeted intensity of development, aligned with existing infrastructure systems, and provide opportunity to locate a wider range of housing types near high performance transit lines operated by Spokane Transit Authority.

Share of Housing By Type, as of Mid-2020

Housing Type	Average Age	% of Housing
Single-family Detached	70	69%
Apartment/Condo	35	21%
Single-family Attached	60	9%
Mobile/Manufactured Home	34	1%

Source: Spokane County Assessor, 2020. Note: The above numbers include housing units in the City of Spokane. Single-family attached includes duplexes, triplexes, and quad homes.

This proposal will amend Spokane Municipal Code (SMC): Section 17C.110.200, Lot Size; Section 17C.110.225 Accessory Structures; and Chapter 17C.300, Accessory Dwelling Units, specifically Sections 17C.300.100, 17C.300.110, 17C.300.120, 17C.300.130, and 17C.300.140. Additional amendments are being made to short plat notification requirements revising Sections 17G.060.100, 17G.060T.003, 17G.060.130, and 17G.080.040, which are procedural actions exempt from SEPA review per WAC 197-11-800(19). The exact amendments to the code are available online at the following address: <https://my.spokanecity.org/projects/shaping-spokane-housing/>.

13. Location of the proposal:

This is a city-wide non-project legislative action; it would apply to all zones where residential uses are permitted to include residential, commercial, industrial, Center and Corridor Zone, Form Based Code Zones, and Downtown Zones within the city of Spokane.

14. Does the proposed action lie within the Aquifer Sensitive Area (ASA)?

☒ Yes ☐ No

The General Sewer Service Area? ☒ Yes ☐ No

The Priority Sewer Service Area? ☒ Yes ☐ No

The City of Spokane? ☒ Yes ☐ No

15. The following questions supplement Part A.

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

- (1) **Describe any systems, other than those designed for the disposal of sanitary waste installed for the purpose of discharging fluids below the ground surface (includes systems such as those for the disposal of stormwater or drainage from floor drains). Describe the type of system, the amount of material to be disposed of through the system and the types of material likely to be disposed of (including materials which may enter the system inadvertently through spills or as a result of firefighting activities).**

Not applicable, this is a non-project action and will not directly result in any direct modification of such systems.

- (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?**

N/A, this is a non-project action.

- (3) **What protective measures will be taken to ensure that leaks or spills of any chemicals stored or used on site will not be allowed to percolate to groundwater. This includes measures to keep chemicals out of disposal systems.**

N/A, this is a non-project action.

- (4) **Will any chemicals be stored, handled or used on the site in a location where a spill or leak will drain to surface or groundwater or to a stormwater disposal system discharging to surface or groundwater?**

N/A, this is a non-project action.

b. Stormwater

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

Varies throughout the city.

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

Not applicable, this is a non-project action and will not directly result in any direct modification of such systems.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

☒ Flat ☒ Rolling ☒ Hilly ☒ Steep slopes ☐ Mountainous

Other: While slopes in the city vary, this is a non-project code amendment that will not directly modify the topology of the city.

b. **What is the steepest slope on the site (approximate percent slope)?**

N/A, this is a non-project action.

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

N/A (non-project action).

d. **Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**

N/A (non-project action).

e. **Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.**

As a non-project action, the proposal will not require any fill or export of soils. As applicable, permit applicants would define any use of fill, excavation, or grading at the time a project action is proposed.

f. **Could erosion occur as a result of clearing, construction, or use? If so, generally describe.**

As a non-project action, the proposal will not involve site level work.

g. **About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt, or buildings)?**

N/A (non-project action).

h. **Proposed measures to reduce or control erosion or other impacts to the earth, if any:**

None (non-project action).

2. Air

a. **What type of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.**

Not applicable, this is a non-project action.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

N/A (non-project action).

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

None.

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.**

The Spokane River and Latah Creek fall within the City's jurisdiction. Various private and public ponds and lakes are situated within the city as well as a number of ephemeral drainages.

- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

Not applicable, this is a non-project action.

- (3) Estimate the amount of fill and dredge material that would be placed in or removed from the surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

None, (non-project action).

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

None, (non-project action).

- (5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

None, (non-project action).

- (6) Does the proposal involve any discharge of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

No (non-project action).

b. **Groundwater:**

- (1) **Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.**

No (non-project action).

- (2) **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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 (non-project action). The City requires that all development connect to existing sewer service at time of development/renovations of existing uses.

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 is collected, treated, and disposed of via various methods in the city, subject to the requirements of [Chapter 13.03 Sewers, Article III General Requirements](#) SMC.

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

No (non-project action).

- (3) **Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.**

No (non-project action).

d. **Proposed Measures to reduce or control surface, ground, and runoff water, and drainage patter impacts, if any.**

None (non-project action).

4. **Plants**

a. **Check the type(s) of vegetation found on the site:**

Deciduous trees: ☒ alder ☐ maple ☒ aspen Other:

Evergreen trees: ☒ fir ☒ cedar ☒ pine Other:

☒ 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:

Any other types of vegetation:

Note that this is a city-wide non-project action and would not directly alter or affect the various plants and trees located in the city.

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

None (non-project action).

c. List threatened and endangered species known to be on or near the site:

None (non-project action).

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

None (non-project action).

e. List all noxious weeds and invasive species known to be on or near the site:

None (non-project action).

5. Animals

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

Birds: ☒ hawk ☒ heron ☒ eagle ☒ songbirds

Other:

Mammals: ☒ deer ☒ bear ☒ elk ☐ beaver

Other:

Fish: ☒ bass ☐ salmon ☒ trout ☐ herring

☒ shellfish

Other:

N/A, note this is a non-project action and would not directly alter or affect the various wildlife found in the city.

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

None (non-project action).

c. Is the site part of a migration route? If so, explain.

Various migratory birds transit through the city as part of normal migration patterns.

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

N/A (non-project action).

- e. **List any invasive animal species known to be on or near the site.**

None (non-project action).

6. Energy and natural resources

- a. **What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

Not applicable, this is a non-project action.

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

Non, this is a non-project action. Revision in SMC 17C.300.130 and Table 17C.300-1 concerning the maximum wall height and maximum roof height are balanced with a new 45-degree setback plane that mitigates for possible effects on adjacent properties.

- 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:**

None (non-project action).

7. Environmental health

- a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.**

Not applicable, this is a non-project action.

- (1) **Describe any known or possible contamination at the site from present or past uses.**

N/A (non-project action).

- (2) **Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

N/A (non-project action).

- (3) **Describe any toxic or hazardous chemicals/conditions that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**

N/A (non-project action).

(4) Describe special emergency services that might be required.

N/A (non-project action).

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

None (non-project action).

b. Noise:

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

The city experiences typical noises present in any urban environment, including aircraft noise from operations at two airports and Fairchild Air Force Base. However, as a non-project amendment to the SMC the urban noise environment won't affect the proposal.

(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.

None (non-project action).

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

None (non-project action).

8. Land and shoreline use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The city contains a full range of urban land uses—as described in the [Comprehensive Plan](#) and Zoning Map. The proposal is a non-project action that will not directly modify or affect these uses.

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?

There are some farmlands in the city of Spokane, mainly located in the Latah/Hangman neighborhood in the southwest quadrant of the city. However, as a non-project proposal impacts to these uses are not expected.

- 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 (non-project action).
- c. **Describe any structures on the site.**
Varies throughout the city (non-project action).
- d. **Will any structures be demolished? If so, which?**
No (non-project action).
- e. **What is the current zoning classification of the site?**
Varies throughout the city (non-project action), though the proposed text amendments focus on Residential Zones ([Chapter 17C.110](#)).
- f. **What is the current comprehensive plan designation of the site?**
Varies (non-project action).
- g. **If applicable, what is the current shoreline master program designation of the site?**
The city includes various jurisdictional shoreline areas along the Spokane River and Latah Creek. However, the proposal will not affect the standards or policies applied to those areas.
- h. **Has any part of the site been classified as a critical area by the city or the county? If so, specify.**
This is a non-project action that applies to the entire city, including parts classified as Critical Areas. The regulations within the critical areas ordinance in [Title 17E](#) SMC would apply to any action within those and other critical areas.
- i. **Approximately how many people would reside or work in the completed project?**
N/A (non-project action).
- j. **Approximately how many people would the completed project displace?**
None, this is a non-project action. The intent of the text amendments is to increase housing within the city of Spokane, and to mitigate displacement as much as possible, to accommodate the city's projected population growth.
- k. **Proposed measures to avoid or reduce displacement impacts, if any:**
None (non-project action).

- l. **Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:**

These proposed amendments do not alter the land use categories within the adopted Shaping Spokane Comprehensive Plan, and in fact support many of the goals outlined in [Chapter 3: Land Use](#) and [Chapter 6: Housing](#).

- m. **Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:**

None (non-project action).

9. Housing

- a. **Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**

None, this is a non-project action. The aim of these text amendments is to encourage construction of more housing, with focus on accessory dwelling units (ADUs).

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

None (non-project action).

- c. **Proposed measures to reduce or control housing impacts, if any:**

None (non-project action).

10. Aesthetics

- a. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

Not applicable, this is a non-project action.

- b. **What views in the immediate vicinity would be altered or obstructed?**

None (non-project action).

- c. **Proposed measures to reduce or control aesthetic impacts, if any:**

None (non-project action).

11. Light and Glare

- a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?**

None (non-project action).

- b. **Could light or glare from the finished project be a safety hazard or interfere with views?**

No (non-project action).

- c. **What existing off-site sources of light or glare may affect your proposal?**
None (non-project action).
- d. **Proposed measures to reduce or control light and glare impacts, if any:**
None (non-project action).

12. Recreation

- a. **What designated and informal recreational opportunities are in the immediate vicinity?**
The city contains numerous formal and informal recreational opportunities. These non-project amendments are not expected to cause any impacts to these resources.
- b. **Would the proposed project displace any existing recreational uses? If so, describe.**
No (non-project action).
- c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**
None (non-project action).

13. Historic and cultural preservation

- a. **Are there any buildings, structures, or sites, located on or near the sited that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.**
Not applicable, this is a non-project action. The city contains various structures either listed or eligible for listing in both the national and local historic registers.
- 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.**
There exist within the city certain areas that qualify as tribal or historic uses. As a non-project amendment to code these proposals are not expected to affect them.
- c. **Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archaeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**
Not applicable, this is a non-project action.
- d. **Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**

None, this is a non-project action. Measures to avoid, minimize, or compensate for resources are part of regulations within the Spokane Municipal Code.

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.**

The city is served by a comprehensive network of streets, highways, and freeways. As a non-project amendment to code, the proposal will not affect them.

- 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.**

Yes, Spokane Transit Authority serves the entire city and wider region with various routes.

- c. **How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?**

None (non-project action).

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

No (non-project action).

- e. **Will the project or proposal use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe.**

No (non-project action).

- f. **How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates? (Note: to assist in review and if known, indicate vehicle trips during PM peak, AM Peak, and Weekday (24 hours)).**

None (non-project action).

- 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 (non-project action).

- h. **Proposed measures to reduce or control transportation impacts, if any:**

None (non-project action).

15. Public services

- a. **Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.**

No, this is a non-project action. Project actions that result following the proposed text amendments would be within the City's service areas and population growth projections.

- b. **Proposed measures to reduce or control direct impacts on public services, if any:**

N/A.

16. Utilities

- a. **Check utilities currently available at the site:**

☒ electricity ☒ natural gas ☒ water ☒ refuse service

☒ telephone ☒ sanitary sewer ☐ septic system

Other: Not applicable, this is a non-project action.


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

None (non-project action).

C. SIGNATURE

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

Date: March 30, 2022

Signature: 
Spencer Gardner, Planning Services Director

Project Proponent (Please print or type):

Name: City of Spokane

Address: 808 W. Spokane Falls Boulevard

Phone: 509-625-6500

Spokane, WA, 99201

Checklist Preparer (If different from proponent):

Name: Amanda Beck

Address: 808 W. Spokane Falls Boulevard

Phone: 509-625-6414

Spokane, WA, 99201

FOR STAFF USE ONLY

Staff member(s) reviewing checklist: Nate Gwinn

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

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

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(Do not use this sheet for project actions)

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

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

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

These proposals are in response to Legislative changes to RCW [36.70A.600](#), to increase residential building capacity in the city of Spokane based on strategies within the adopted [Spokane Housing Action Plan](#). These changes are intended to encourage the construction of affordable and market rate housing, and permit a wider variety of housing types within residential zones, no direct action or change to the physical environment are required or proposed by these changes. The proposal will not result in direct changes to water, air, or toxic/hazardous substances discharge. Nor will the proposal require the creation of any new or increased noise in the city.

Proposed measures to avoid or reduce such increases are:

None.

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

As described in answer 1, the proposal is unlikely to require any change to the existing environment and thus will be unlikely to affect plants, animals, fish, or marine life. The intent of these regulatory changes is to promote sustainable residential development within the city, utilizing existing infrastructure and transit services.

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

None.

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

As discussed above, the proposal will not develop or cause to be developed any uses or structures requiring energy resources. The changes encourage construction of housing units to meet the city's population growth projections, particularly focusing on "gentle density" of accessory dwelling units (residential uses on existing residential lots). Accordingly, the proposal has a beneficial impact on natural resources.

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

None.

- 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?**

New development would be subject to the critical areas standards of the SMC. The City's regulations are compliant with the Endangered Species Act (44 CFR § 60.3(a)2) and other updated Federal and State requirements, with the goal of protecting and/or conserving important ecosystems and the species that rely upon them. For some new development, the City solicits comments from agencies and tribes as required by Spokane Municipal Code and RCW and WAC requirements.

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

None.

- 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?**

These proposed text amendments would not substantially affect shoreline use or use of lands within the floodplain. Changes to encourage construction of accessory dwelling units are intended to implement the policies of the City's Comprehensive Plan, and would be required to meet the shoreline development standards, so it is unlikely incompatible use would be encouraged by this amendment.

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

None.

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

The proposal would not modify requirements for the planning, permitting, or construction of transportation or public services or utilities. These text amendments encourage increased construction of housing units within the city, and any project proposal would be evaluated for proper impact fees or applicable off-site improvements to sustain the City's levels of service to residents.

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

None.

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

These proposed text amendments are aligned with guidance from the Growth Management Act, particularly changes identified under RCW 36.70A.600. These proposed code changes are in keeping with the intent of the GMA to concentrate population and job growth within urban areas that have access to transit and utility infrastructure. The non-project action will not conflict with local, state or federal laws or requirements for the protection of the environment.