

REQUEST FOR COMMENTS



Agency and City Department Review

FILE NO. Z23-112COMP - Building Opportunity for Housing
Comprehensive Plan Text and Map Amendment Proposal

DATE: April 17, 2023

TO: Interested Parties, City Departments and Agencies with Jurisdiction
(Distribution List Attached)

FROM: Kevin Freibott, Senior Planner
Department of Planning & Economic Development
808 W Spokane Falls Boulevard
Spokane, WA 99201

kfreibott@spokanecity.org or call (509) 625-6184

SUBJECT: The City of Spokane is proposing various amendments to Chapter 3, Land Use of the City's Comprehensive Plan with the intent of encouraging and easing development of middle housing in Spokane. Pursuant to the findings of the City's Housing Action Plan, and as called for in Revised Code of Washington (RCW) 36.70A.600, the City intends to amend the Comprehensive Plan to increase the types of housing that may be accommodated and expected in residential land use plan areas throughout the City while accounting for and minimizing impacts to adjacent uses.

The City of Spokane proposes to amend the text of Chapter 3, Land Use, as follows:

1. Text amendments to the vision and values section in Chapter 3, clarifying the intended relationship between low-intensity residential areas and a mix of housing types;
2. Text amendments to Policies LU 1.3 and LU 1.4, clarifying that middle housing types (up to 6 units per lot) are appropriate within low-intensity residential areas in the City and outlining topics which should be considered during any future land use or zoning changes that might increase the intensity of a given residential area in the city;
3. Text amendments to the land use plan map designations described in the chapter, changing the descriptors from density (units per acre) to low-, medium-, and high-intensity residential uses; and
4. Updates to land use labels on the Land Use Plan Map (map LU-1) to match the updated land uses described in item 3 above.

APPLICANT/AGENT: The City of Spokane, Planning & Economic Development Department

ADDRESS: Various

PARCELS: Various

LOCATION: All portions of the city designated for residential development.

COMMENT NEEDED BY 5 PM on May 2, 2023.

If additional information is required for your department or agency to comment on this proposal, please notify the Planning Services Department as soon as possible so that the application processing can be suspended while the necessary information is being prepared. Under the procedures of SMC 17G.060, this referral to affected departments and agencies is for the following:

- 1) The determination of a complete application. If there are materials that the reviewing departments and agencies need to comment on this proposal, notice of such must be provided to the applicant;
- 2) Provides notice of application;
- 3) Concurrency Testing, please note one of the following:
 - a) () This application is subject to concurrency and agency is required to notify this department that applicant meets/fails currency; OR
 - b) (X) This application is exempt from concurrency testing, but will use capacity of existing facilities.

The lack of comment including concurrency by any referral agency will be considered acceptance of this application as technically complete and meeting concurrency requirements.

Under the revised procedures of SMC 17G.060, this referral to affected Departments and Agencies is to provide notice of a pending application. **THIS WILL BE THE LAST NOTICE PROVIDED TO REFERRAL DEPARTMENTS AND AGENCIES UNLESS WARRANTED.** If there are materials that the reviewing Departments and Agencies need to comment on this proposal, notice of such must be provided to the Applicant. The lack of comment by any referral agency will be considered to be acceptance of this application as Technically Complete.

ENVIRONMENTAL REVIEW / SEPA: The City of Spokane Planning Services Department is the Lead Agency for this proposal; Spencer Gardner, Planning Director, is the responsible official. No determination has yet been made. This non-project proposal will be reviewed for compliance with SEPA Regulations, Spokane Municipal Code 17E.050. See attached SEPA Checklist.

ATTACHMENTS

- 1) Distribution List, Request for Comments
- 2) Full Proposal Description
- 3) SEPA Checklist

DISTRIBUTION LIST FOR COMMENTS

PROJECT NAME: Building Opportunity for Housing Phase I

FILE No.: Z23-122COMP Comprehensive Plan Amendment

E-mail Copies

City Departments

- Asset Management, Attn: Dave Steele
- City Attorney, Attn: James Richman
- City Treasurer: Renee Robertson
- Code Enforcement, Attn: Kris Becker
- Construction Management, Attn: Joel Graff* **
- Engineering Services, Attn: Dan Buller* **
- Fire Dept., Attn: Dave Kokot *
- Historic Preservation, Attn: Megan Duvall
- Integrated Capital Management, Attn: Inga Note**
- Integrated Capital Management, Attn: Marcia Davis* **
- Integrated Capital Management, Attn: Katherine Miller * **
- Integrated Capital Management: Scotty Allenton* **
- Library Services, Attn: DT Circulation*
- Neighborhood & Business Services, Attn: Carly Cortright
- Neighborhood Services, Attn: ONS Team
- Parks Dept., Attn: Garrett Jones*
- PCED, Attn: Johnnie Perkins
- Planning & Development, Attn: Dean Gunderson
- Planning & Development, Attn: Kris Becker
- Planning & Development, Attn: Eldon Brown**
- Planning & Development, Attn: Joeline Eliason
- Planning & Development, Attn: Erik Johnson
- Planning & Development, Attn: Patty Kells*
- Planning & Development, Attn: Dermott Murphy
- Planning & Development, Attn: Mike Nilsson**
- Planning & Development, Attn: Tami Palmquist
- Planning Services, Attn: Spencer Gardner
- Police Department, Attn: Sgt Kevin Keller*
- Public Works, Attn: Marlene Feist
- Solid Waste, Attn: Chris Averyt
- Solid Waste, Attn: Rick Hughes*
- Street Operations, Attn: Clint Harris**
- Street Operations, Attn: Bobby Halbig**
- Wastewater Management, Attn: Mike Morris**
- Wastewater Management, Attn: William Peacock**
- Wastewater AWWTP, Attn: Mike Cannon**
- Water Department, Attn: Jim Sakamoto**

County Departments

- Spokane County Public Works, Attn: Barry Greene
- Spokane County Planning Dept., Attn: Scott Chesney
- Spokane County Planning Dept., Attn: John Pederson
- Spokane County Planning Dept., Attn: Saegen Neiman
- Spokane County Building Dept., Attn: James Moore
- Spokane County Engineering Dept., Attn: Gary Nyberg
- Spokane Regional Health District, Attn: Jon Sherve
- Spokane Regional Health District, Attn: Paul Savage
- Spokane Regional Health District, Attn: Eric Meyer
- SRCAA, Attn: April Westby

Washington State Agencies

- Department of Natural Resources Aquatics
- Department of Natural Resources, Attn: SEPA Center
- Department of Commerce, Attn: Dave Andersen
- Department of Archaeology & Historic Preservation, Attn: Gretchen Kaehler
- Department of Ecology, Attn: Environmental Review Section
- Department of Ecology, Attn: Jacob McCann
- Department of Ecology, Eastern Region, Attn: Jeremy Sikes, Shoreline Permit Reviewer
- Department of Ecology, Eastern Region, Attn: David Moore, Wetlands/Shoreline
- Department of Transportation, Attn: Char Kay
- Department of Transportation, Attn: Greg Figg
- Department of Fish & Wildlife, Attn: Leslie King - Habitat Program

Other Agencies

- U.S. Army corps of Engineers, Attn: Jess Jordan
- Avista Utilities, Attn: Lu Ann Weingart
- Avista Utilities, Attn: Dave Byus
- Avista Utilities, Attn: Randy Myhre
- Avista Utilities, Attn: Larissa Pruitt
- Cheney School District Operations, Attn: Jeff McClure
- City of Airway Heights, Attn: Heather Trautman
- City of Spokane Valley Planning, Attn: SEPA Review
- District 81 Capital Projects, Attn: Greg Forsyth
- District 81 Capital Projects, Attn: Sonya Chouinard
- Mead School District Facilities & Planning, Attn: Ned Wendle
- Spokane Aquifer Joint Board, Attn: Tonilee Hanson
- Spokane School District, Attn: Bob Turner
- Spokane Transit Authority, Attn: Gordon Howell
- Spokane Transit Authority, Attn: Mike Hynes
- Spokane Transit Authority, Attn: Mike Tresidder
- Spokane Transit Authority, Attn: Kathleen Weinand
- Spokane Regional Transportation Council, Attn: Ryan Stewart
- Spokane Tribe of Indians, Attn: Randy Abrahamson (Section, Township, Range)
- Williams Northwest Pipeline, Attn: Michael Moore

Hard Copies

Other Agencies

- U.S. Postal Service, Attn: Postmaster



Building Opportunity for Housing Phase I

Project Description – Comprehensive Plan Amendment

Department of Planning & Economic Development

The City of Spokane is proposing various amendments to Chapter 3, Land Use of the City’s Comprehensive Plan with the intent of encouraging and easing development of middle housing in Spokane. Pursuant to the findings of the City’s Housing Action Plan, and as called for in Revised Code of Washington (RCW) 36.70A.600, the City intends to amend the Comprehensive Plan to increase the types of housing that may be accommodated and expected in residential land use plan areas throughout the City while accounting for and minimizing impacts to adjacent uses.

These proposed amendments to the Comprehensive Plan intend to better implement the numerous vision and values statements, policies, and other text already present in the Comprehensive Plan that call for efficiently using existing infrastructure, encouraging infill development, promoting a diversity of housing types and mixture of incomes throughout all parts of the City. The proposal intends to accomplish this by shifting the focus from a single housing type (detached single-family houses) to acknowledging that multiple housing types are appropriate in a low intensity neighborhood in a way that compliments, not disrupts, existing neighborhood communities. These efforts include language making it clear that “middle housing types,” those that incorporate up to six housing units per lot, are appropriate in low intensity neighborhoods and can integrate well into existing neighborhoods. Finally, the proposal intends to introduce guidance for the interpretation of the Land Use Plan Map to clarify the relationship between land use categories in the Comprehensive Plan and the City’s Zoning Map, ultimately allowing some choice and variation in zoning districts within a given residential Land Use Plan Map designation.

More specifically, the City of Spokane proposes to amend the text of Chapter 3, Land Use, as follows:

- 1) Update language in multiple value statements in section 3.2, Vision and Values, clarifying that a range of densities in every part of the city is important and should be considered, along with efforts to minimize incompatibility between existing and future uses. Also, changes would replace the term “single-family residential” and clarify that areas formerly designated as “single-family residential” include multiple home types and are not limited to single-unit, detached houses.
- 2) Update language for Policy LU 1.3 changing the title from “Single Family Residential” to “Low Intensity Residential,” making it clear that low intensity residential includes middle housing types and outlining topics which should be considered during any future land use or zoning changes that might increase the intensity of a given residential area in the city (e.g. adjacent to arterials, along transit lines, within the vicinity of Centers and Corridors, etc.).
- 3) Update language for Policy LU 1.4, changing the title from “Higher Density Residential” to “Higher Intensity Residential,” making it clear that a range of intensities in this area are acceptable, moving middle housing types from the discussion to Policy LU 1.3 where they are more appropriately discussed while leaving the door open for middle housing uses to be placed in higher intensity residential areas as well as low intensity.

- 4) Make other minor language changes throughout Chapter 3 to accommodate and ensure consistency with the updated land use descriptions and the allowance of middle housing types within lower intensity uses.
- 5) Update language for Section 3.4, Description of Land Use Designations, eliminating the density-based residential categories (Residential 4-10, Residential 10-20, Residential 15-30, Residential 15+) and replacing them with Low Intensity Residential, Moderate Intensity Residential, and High Intensity Residential and indicating that more than one zoning designation may be appropriate within those land use areas.
- 6) Update Map LU-1, Land Use Plan Map, to reclassify the various Land Uses with their new labels as described in Section 3.4, combining R 4-10 and R 10-20 into “Low Intensity Residential, R 15-30 into “Moderate Intensity Residential,” and R15+ into “High Intensity Residential.”

**State Environmental Policy Act (SEPA)
ENVIRONMENTAL CHECKLIST**

File No. Z23-112COMP

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: **Building Opportunity for Housing – Phase I (Comp Plan), Amendments to the City of Spokane Comprehensive Plan**
2. Applicant: **City of Spokane (Contact: Kevin Freibott)**
3. Address: **808 W Spokane Falls Blvd**
City/State/Zip: **Spokane, WA 99201**
Phone: **509-625-6500**
Agent or Primary Contact: **Kevin Freibott, Senior Planner (kfreibott@spokanecity.org)**
Address: **(same)**
City/State/Zip: **(same)** _____ Phone: _____
Location of Project: **Citywide (text/map amendment to Comprehensive Plan)**
Address: **n/a**
Section: _____ Quarter: _____ Township: _____ Range: _____
Tax Parcel Number(s) **All residentially zoned parcels in the City of Spokane**
4. Date checklist prepared: **April 15, 2023**
5. Agency requesting checklist: **City of Spokane**
6. Proposed timing or schedule (including phasing, if applicable): **Comprehensive plan amendments are expected to be completed by third quarter of 2023.**
7. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **Following adoption of the proposed amendments to the City of Spokane Comprehensive Plan, a series of Municipal Code amendments will be developed for consideration. These code changes are not reviewed in this SEPA process.**
b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain. **N/A**
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. **No specific studies or analyses have been prepared.**
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. **The City is not currently processing any other Comprehensive Plan amendments during 2023.**
10. List any government approvals or permits that will be needed for your proposal, if known. **City Council approval of a Comprehensive Plan Amendment.**

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

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- 4) Updates to land use labels on the Land Use Plan Map (map LU-1) to match the updated land uses described in item 3 above.**

No change to the Spokane municipal code is proposed as part of this proposal.

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. **Various locations throughout the City. Land Use Plan Map (LU1) residential land use descriptions will change; no changes to the boundaries of these residential land uses are proposed by this action. To view the Land Use Plan Map designations, visit the City's public mapping website at my.spokanecity.org/opendata/gis/**

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.) This is a non-project action that is citywide. **Portions of the City are located within the ASA, and most is within a sewer service area.**

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). **As a non-project action, this proposal is not expected to directly result or impel any physical development or alteration of the physical environment.**

(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, Non-Project Action (see answer 1 above).**

(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, Non-Project Action (see answer 1 above).**

(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, Non-Project Action (see answer 1 above).**

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. **N/A, Non-Project Action.**

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

Flat Rolling Hilly Steep slopes Mountainous

Other: **Varies throughout the City. Any future development in accordance with this proposal would be subject to a site-by-site determination as to the slope impacts to that development at the time of building permit application.**

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

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. **Varies throughout the City.**

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **N/A, Non-Project Action (see answer A.14.a.1 above for more detail).**

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, Non-Project Action (see answer A.14.a.1 above for more detail).**

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **No, as this is a Non-Project Action. Any future development in accordance with this proposal would be subject to a site-by-site determination as to the erosion impacts and measures to prevent those impacts at the time of building permit application.**

- 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 (see answer A.14.a.1 above for more detail).**
- h. Proposed measures to reduce or control erosion or other impacts to the earth, if any: **None.**

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. **N/A, Non-project action.**
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **No.**
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: **None, Non-Project Action.**

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. **N/A, Non-Project Action (see answer 14.a.1 above). Any development within Shoreline Jurisdictional Boundaries is subject to additional scrutiny, approval, and mitigation under existing requirements of the Spokane Municipal Code.**
- (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. **N/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. **N/A, Non-Project Action.**
- (4) Will the proposal require surface water withdrawals or diversions? If yes, give general description, purpose, and approximate quantities if known. **N/A Non-project action.**

(5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. **Varies throughout the City. Future development proposals would be subject to analysis at the time of application to determine any potential impacts from the floodplain.**

(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. **Non-project action. Future developments will be subject to concurrency determinations per the Spokane Municipal Code.**

(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. **NA Non-project action.**

c. WATER RUNOFF (INCLUDING STORMWATER):

(1) Describe the source of runoff (including stormwater) and method of collection and disposal if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. **N/A, Non-Project Action.**

(2) Could waste materials enter ground or surface waters? If so, generally describe. **N/A, Non-Project Action.**

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

d. PROPOSED MEASURES to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any. **None.**

4. Plants

- a. Check the type of vegetation found on the site: **Non-project action. All of the following are found in various locations throughout the City.**

Deciduous tree: alder maple aspen

Other: **Various street trees.**

Evergreen tree: fir cedar pine

Other: **Various street trees.**

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: _____

- a. What kind and amount of vegetation will be removed or altered? **N/A, Non-Project Action.**
- b. List threatened and endangered species known to be on or near the site. **N/A, Non-Project Action.**
- c. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: **None.**
- d. List all noxious weeds and invasive species known to be on or near the site. **N/A, 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: **N/A Non-project action. Many of the following may be found in various locations throughout the City.**

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): **Typical urban wildlife may exist on various sites within landscaping and street trees.**

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

None.

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

d. Proposed measures to preserve or enhance wildlife, if any: **None.**

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

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. **N/A, Non-Project Action.**

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. **N/A, Non-Project Action.**

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: **None.**

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. **N/A, Non-Project Action.**

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

(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. **None.**

(5) Proposed measures to reduce or control environmental health hazards, if any:
None.

b. NOISE:

(1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? **N/A Non-Project action.**

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

(3) Proposed measure to reduce or control noise impacts, if any: **None.**

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. **N/A Non-Project action.**

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? **N/A.**

- 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: **N/A, Non-Project Action**

- c. Describe any structures on the site. **N/A Non-project action.**

- d. Will any structures be demolished? If so, which? **N/A, Non-Project Action.**

- e. What is the current zoning classification of the site? **This is a non-project action that potentially changes the descriptions of Land Use classifications. It will not change zoning classifications.**

- f. What is the current comprehensive plan designation of the site? **This non-project action will not change the parcel level designations of the Land Use Plan Map but may change the descriptions of Land Use Plan Map classifications.**

- g. If applicable, what is the current shoreline master program designation of the site? **N/A, Non-Project Action.**

- h. Has any part of the site been classified as a critical area by the city or the county? If so, specify. **N/A, Non-Project Action. Development within critical areas is guided by Spokane Municipal Code requirements.**

- 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? **N/A, Non-Project Action.**

- k. Proposed measures to avoid or reduce displacement impacts, if any: **None.**

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **The proposal would amend land uses and land use plan map designations and policies, actions allowed under RCW 36.70A.130 and SMC 17G.020.**

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: **None.**

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. **N/A, Non-Project Action.**
- b. Approximately how many units, if any, would be eliminated? Indicate whether high-, middle- or low-income housing. **This non-project action does not require the demolition or removal of any existing units.**
- 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? **N/A, Non-Project Action.**
- b. What views in the immediate vicinity would be altered or obstructed? **N/A, Non-Project Action.**
- c. Proposed measures to reduce or control aesthetic impacts, if any: **None.**

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? **N/A, Non-Project Action.**
- b. Could light or glare from the finished project be a safety hazard or interfere with views? **N/A, Non-Project Action.**
- c. What existing off-site sources of light or glare may affect your proposal? **N/A, Non-Project Action.**
- d. Proposed measures to reduce or control light and glare impacts, if any: **None.**

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? **Varies throughout City.**

- b. Would the proposed project displace any existing recreational uses? If so, describe. **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.**

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. **N/A, Non-Project Action.**
- 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. **N/A, Non-Project Action.**
- 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. **None.**
- 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.**

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. **N/A this is a non-project action.**
- 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 City is currently served by a comprehensive regional and local transit system, as managed by the Spokane Transit Authority. This is a non-project action which does not address public transit.**
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? **N/A, 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). **N/A 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. **N/A, 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? **N/A, Non-Project Action.**

(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.**

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. **This is a non-project action. Any future project actions must meet the concurrency requirements in SMC 17D.075.030.**
- b. Proposed measures to reduce or control direct impacts on public services, if any: **None.**

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: **None.**

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: _____ Signature: _____

Please Print or Type:

Proponent: City of Spokane
Staff Contact: Kevin Freibott, Department of Planning & Economic Development

Address: 808 W Spokane Falls Blvd

Phone: 509-625-6184

Person completing form (if different from proponent):

Phone: _____ Address: _____

FOR STAFF USE ONLY

Staff member(s) reviewing checklist: _____

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

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

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(Do not use this sheet for project actions)

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

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

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise? **This proposal is not expected to increase the overall density of development beyond levels already planned in the City. The overall impacts from development are expected to be substantially similar to those that could occur under the existing Comprehensive Plan language.**

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 discussed in the previous answer, the proposed amendments concern future residential development in portions of the City already designated for residential and/or urban development. Impacts to plants, animals, fish, or marine life would be substantially similar between current Comprehensive Plan language and the proposal. Likewise, any direct impacts to these resources resulting from any future private residential development that may or may not occur following adoption of the proposal would be subject to additional SEPA review and potential mitigation, as required by SMC 17E.050.**

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 the proposal concerns portions of the City already designated for urban development, and because the proposal would authorize/permit similar urban development in those areas, the impacts to energy or natural resources are expected to be substantially similar to those already expected under existing conditions.**

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? **This is a non-project action that does not change any designations of 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**

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? **This is a non-project action. Land Use Plan Map and policy descriptions are proposed to be amended to allow for more types of housing. This will ensure compatible development patterns. No changes to the Shoreline Master Program are proposed.**

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? This is a non-project action. **The proposal envisions a similar intensity of urban residential development as is current called for by the Comprehensive Plan. These urban-scale uses were previously anticipated by the Comprehensive Plan and thus are accounted for in existing infrastructure and service plans for the City. While the proposal would potentially allow for future modification of the housing types allowed within residential areas of the City, the overall density of these areas is not anticipated to increase beyond the maximum currently planned for. Thus, demand for services or infrastructure is not expected to rise beyond that already assumed by the Comprehensive Plan.**

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. **The proposed amendment is both consistent with and supported by RCW 36.70A.600.**

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: _____ Signature: _____

Please Print or Type:

Proponent: City of Spokane
Primary Staff Contact: Kevin Freibott, Department of Planning & Economic Development

Address: 808 W Spokane Falls Blvd

Phone: 509-625-6184

Person completing form (if different from proponent): _____

Phone: _____ Address: _____

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Staff member(s) reviewing checklist: _____

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- C. there are probable significant adverse environmental impacts and recommends a Determination of Significance.