

**Comprehensive Plan Text Amendment for**  
**Minor Text Amendments to the Comprehensive Plan Chapters 5 - 10**  
**Environmental Checklist**

**File No. Non-project**

**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 NON-PROJECT ACTIONS (Part D).

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

## A. BACKGROUND

1. Name of proposed project, if applicable:  
*Minor Text Amendments to the Comprehensive Plan Chapters 5, 6, 7, 8 & 9*
2. Name of applicant:  
*City of Spokane Planning Services Department on behalf of the City of Spokane Plan Commission*
3. Address and phone number of applicant or contact person:  
*808 West Spokane Falls Boulevard, Room 200  
Spokane, WA 99201  
Phone: (509) 625-6300  
Contact person: Tirrell Black, City Planner, 509-625-6185*
4. Date checklist prepared:  
*October 21, 2010*
5. Agency requesting checklist:  
*City of Spokane, Washington*
6. Proposed timing or schedule (including phasing, if applicable):  
*The timeline is guided by Spokane Municipal Code (SMC) 17G.020.010 Comprehensive Plan and Development Standard Amendment Process. Applications must be submitted by October 31, review begins in November of each year. Decisions are expected by the City Council by December 31, 2011.*
7. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.  
*If this proposal is approved, amendments will be made to the text of the City of Spokane Comprehensive Plan in Chapters 5, 6, 7, 8, 9, and 10.*
- b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain.  
*Not applicable.*
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.  
*A Draft and Final Environmental Impact Statement were prepared for the City of Spokane Comprehensive Plan, adopted in 2001.*

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.

*None.*

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

*The request for a text amendment to the Comprehensive Plan will require a City of Spokane Plan Commission recommendation to the City Council, and adoption by ordinance of the proposed changes by the Spokane City Council.*

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.

*This is a proposed group of approximately 100 minor text amendments to the Comprehensive Plan Chapters 5, Capital Facilities & Utilities; Chapter 6, Housing; Chapter 7, Economic Development; Chapter 8 Urban Design & Historic Preservation; Chapter 9, Natural Environment and Chapter 10 Social Health that have been brought forward as a result of a review project conducted by the City of Spokane Plan Commission.*

12. Location of the proposal. Give sufficient information to a person to understand the precise location of your proposed project, including a street address, if any, and section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit application related to this checklist.

*The proposed amendment does not have any geographic component.*

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.)

*Not applicable, this is a non-project action.*

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 storm water 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.*

- (2) Will any chemicals (especially organic solvents or petroleum fuels) be stored in aboveground or underground storage tanks? If so, what types and quantities of material will be stored?

*Not applicable, this is a non-project action.*

- (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.

*Not applicable, 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 storm water disposal system discharging to surface or groundwater?

*Not applicable, this is a non-project action.*

b. Stormwater

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

*Not applicable, this is a non-project action.*

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

*Not applicable, this is a non-project action.*

**TO BE COMPLETED BY APPLICANT**

**B. ENVIRONMENTAL ELEMENTS**

**1. Earth**

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- a. General description of the site (circle one): flat, rolling, hilly, steep slopes, mountains, other:

*Not applicable, this is a non-project action.*

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

*Not applicable, 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 prime farmland.

*Not applicable, this is a non-project action.*

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

*Not applicable, this is a non-project action.*

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill:

*Not applicable, this is a non-project action.*

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

*Not applicable, this is a non-project action.*

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

*Not applicable, this is a non-project action.*

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

*Not applicable, this is a non-project action.*

## 2. Air

- a. What type of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial, wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

*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.

*Not applicable, this is a non-project action.*

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

*Not applicable, this is a non-project action.*

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## 3. Water

- a. SURFACE:

- (1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

*Not applicable, this is a non-project action.*

- (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.

*Not applicable. This is a non-project action.*

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

*Not applicable, this is a non-project action.*

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

*Not applicable, this is a 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.

*Not applicable, this is a non-project action.*

b. GROUND:

- (1) Will groundwater be withdrawn, or will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

*Not applicable, this is a non-project action.*

- (2) Describe waste material that will be discharged into the ground from septic tanks or other sanitary waste treatment facility. Describe the general size of the system, the number of houses to be served (if applicable) or the number of persons the system(s) are expected to serve.

*Not applicable, this is a non-project action.*

c. WATER RUNOFF (INCLUDING STORMWATER):

- (1) Describe the source of runoff (including storm water) 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.

*Not applicable, this is a non-project action.*

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

*Not applicable, this is a non-project action.*

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

*Not applicable, this is a non-project action.*

**4. Plants**

- a. Check or circle type of vegetation found on the site:

\_\_\_\_\_ Deciduous tree: *alder, maple, aspen, other.*

\_\_\_\_\_ Evergreen tree: *fir, cedar, pine, other.*

\_\_\_\_\_ Shrubs

\_\_\_\_\_ Grass

\_\_\_\_\_ Pasture

\_\_\_\_\_ Crop or grain

Wet soil plants, *cattail, buttercup, bullrush, skunk cabbage, other.*

\_\_\_\_\_ Water plants: *water lily, eelgrass, milfoil, other.*

\_\_\_\_\_ Other types of vegetation.

*Not applicable, this is a non-project action.*

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

*Not applicable, this is a non-project action.*

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

*Not applicable, this is a non-project action.*

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

*Not applicable, this is a non-project action.*

## 5. Animals

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

birds: *hawk, heron, eagle, songbirds, other.* \_\_\_\_\_

mammals: *deer, bear, elk, beaver, other.* squirrels \_\_\_\_\_

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

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

*Not applicable, this is a non-project action.*

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

*Not applicable, this is a non-project action.*

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

*Not applicable, this is a non-project action.*

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

*Not applicable, this is a non-project action.*

## 6. Energy and natural resources

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

*Not applicable, this is a non-project action.*

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

*Not applicable, this is 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:

*Not applicable, this is a 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 special emergency services that might be required.

*Not applicable, this is a non-project action.*

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

*Not applicable, this is a 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)?

*Not applicable, this is 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.

*Not applicable, this is a non-project action.*

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

*Not applicable, this is a non-project action.*

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## 8. Land and shoreline use

- a. What is the current use of the site and adjacent properties?  
*Not applicable, this is a non-project action.*
- b. Has the site been used for agriculture? If so, describe.  
*Not applicable, this is a non-project action.*
- c. Describe any structures on the site.  
*Not applicable, this is a non-project action.*
- d. Will any structures be demolished? If so, which?  
*Not applicable, this is a non-project action.*
- e. What is the current zoning classification of the site?  
*Not applicable, this is a non-project action.*
- f. What is the current comprehensive plan designation of the site?  
*Not applicable, this is a non-project action.*
- g. If applicable, what is the current shoreline master program designation of the site?  
*Not applicable, this is a non-project action.*
- h. Has any part of the site been classified as a critical area? If so, specify.  
*Not applicable, this is a non-project action.*
- i. Approximately how many people would reside or work in the completed project?  
*Not applicable, this is a non-project action.*
- j. Approximately how many people would the completed project displace?  
*Not applicable, this is a non-project action.*
- k. Proposed measures to avoid or reduce displacement impacts, if any:  
*Not applicable, this is a non-project action.*
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:  
*Not applicable, this is a non-project action.*

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## 9. Housing

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

*Not applicable, this is a non-project action.*

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

*Not applicable, this is a non-project action.*

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

*Not applicable, this is a 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?

*Not applicable, this is a non-project action.*

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

*Not applicable, this is a 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?

*Not applicable, this is a non-project action.*

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

*Not applicable, this is a non-project action.*

- c. What existing off-site sources of light or glare may affect your proposal?

*Not applicable, this is a non-project action.*

- d. Proposed measures to reduce or control light and glare impacts, if any:

*Not applicable, this is a non-project action.*

## 12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

*Not applicable, this is a non-project action.*

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

*Not applicable, this is a 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:

*Not applicable, this is a non-project action.*

## 13. Historic and cultural preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site?

*Not applicable, this is a non-project action.*

- b. Generally describe any landmarks or evidence of historic archaeological, scientific or cultural importance known to be on or next to the site.

*Not applicable, this is a non-project action.*

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

*Not applicable, this is a non-project action.*

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## 14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

*Not applicable, this is a non-project action.*

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

*Not applicable, this is a non-project action.*

- c. How many parking spaces would the completed project have? How many would the project eliminate?

*Not applicable, this is a non-project action.*

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets not including

driveways? If so, generally describe (indicate whether public or private).

*Not applicable, this is a non-project action.*

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

*Not applicable, this is a non-project action.*

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak would occur.

*Not applicable, this is a non-project action.*

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

*Not applicable, this is a non-project action.*

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## 15. Public Services

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

*Not applicable, this is a non-project action.*

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

*Not applicable, this is a non-project action.*

## 16. Utilities

- a. Circle 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.

*Not applicable, this is a 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: \_\_\_\_\_ Signature: \_\_\_\_\_

**Please Print or Type:**

Proponent: *City of Spokane*  
*Jo Anne Wright*  
*Acting Planning Director*  
*Responsible Official*

Address: *808 West Spokane Falls Blvd.,*  
*Spokane, WA 99201-3329*

Phone: *509-625-6300*

Person completing form (if different from proponent): *Tirrell Black, City Planner*  
Address: *808 West Spokane Falls, Blvd.*  
*Planning Services Department,*  
*Spokane, WA 99201-3329*

Phone: *509-625-6185*

<p><b>FOR STAFF USE ONLY</b></p> <p>Staff member(s) reviewing checklist: _____</p> <p>Based on this staff review of the environmental checklist and other pertinent information, the staff concludes that:</p> <p><input 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>
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**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?

*Not applicable. This is a proposed text amendment to the Comprehensive Plan.*

Proposed measures to avoid or reduce such increases are:

*Not applicable.*

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

*The proposed text amendment will not have an impact on plants, animals, fish or marine life.*

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

*Not applicable.*

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

*The proposed text amendment will not result in a depletion of energy or natural resources.*

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

*Not applicable.*

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 proposed text amendment will not have an impact on environmentally sensitive areas.*

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

*Not applicable.*

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 proposed text amendment will not have an impact on shoreline use.*

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

*Not applicable.*

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

*The requested text amendment will not increase demands on transportation systems, public services, or utilities.*

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

*Not applicable.*

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

*There are no known local, state, or federal laws or requirements with which the proposed text amendments are in conflict.*

### 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  
Jo Anne Wright  
Acting Planning Director  
Responsible Official*

Address: *808 West Spokane Falls Blvd.,  
Spokane, WA 99201-3329*

Phone: 509-625-6017

Person completing form (if different from proponent): *TIRRELL BLACK, City Planner*  
Address: *808 West Spokane Falls Blvd.*  
*Planning Services Department*  
*Spokane, WA 99201-3329*

*509-625-6185; tblack@spokanecity.org*

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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.