

# City of Spokane Receipt

**Receipt Number: 690044**



**Planning Services Department**  
808 W Spokane Falls Blvd  
Spokane, WA 99201  
Phone: (509) 625-6060  
Fax: (509) 625-6013  
www.spokaneplanning.org

**Site Information:**

Parcel #: 35331.0304  
  
Address: 2728 E 31ST AVE, SPOKANE, WA  
00000  
Permit #: Z1000059COMP

Date Issued: 11/01/2010  
Permit Type: Comprehensive Plan  
Amendment  
Parent Permit:  
Processed By: LPATRICK

**Applicant:**

Dwight Hume  
9101 N. Mt. View Ln.  
SPOKANE, WA 99218

509.435.3108

**Description of Work:**

Comp Plan Map Amend from R4-10 to Office and rezone to O-35

**Payee:** FOLLGER, R NICK & MICHELLE M

**Fees:**

Environmental Checklist Review	<b>Amount:</b>
Miscellaneous Fees	\$250.00
Notification District Map	\$5,000.00
	\$150.00
<b>Total Fees:</b>	\$5,400.00

<b>Payments:</b>	<b>Payment Comments:</b>	<b>Date Paid:</b>	<b>Cashier:</b>	<b>Ref #:</b>	<b>Amount:</b>
Check		11/01/2010	LPATRICK	12024	\$5,400.00

**Estimated Balance Due:** \$0.00

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**Estimated Balance Due:** \$0.00

FOLLGER

# City of Spokane



Planning Services  
Department

## Comprehensive Plan or Development Standard Amendment

### Counter Complete Checklist

This checklist includes all of the required information for submitting a COMPREHENSIVE PLAN OR DEVELOPMENT STANDARD AMENDMENT. It includes required information of the State Environmental Policy Act. Applications will not be processed until all of the following information is submitted and determined "Counter Complete."

- Predevelopment meeting summary (if applicable)
- Notification Map Application, completed and signed
- General Application, completed and signed
- Pre-application for Comprehensive Plan and Development Standard Amendments, and any additional comments from staff related to the Pre-application
- Supplemental application for Comprehensive Plan and Development Standard Amendments
- Environmental checklist, if required under SMC Chapter 17E.050
- For a map amendment, fourteen (14) copies of the site plan, drawn to a minimum scale of 1"=100', on a sheet no larger than 24"x36", which will include all of the following:

- Applicant's name, mailing address and phone number
- Section, township and range
- North arrow and scale
- Legal description
- Dimensions of property and property lines
- City limits and section lines
- Existing utilities in adjoining right-of-way
- Existing streets, alleys, major easements or public areas
- Location of existing buildings
- Unstable slopes (if applicable)
- Wetlands (if applicable)
- Water courses such as streams, rivers, etc. (if applicable)
- Flood plains, flood fringe or flood way (if applicable)
- Significant habitat or vegetation (if applicable)



- For a text amendment, instead of the site plan, please include the proposed amendment with the text to be added underlined and the text to be deleted with ~~strikeouts~~.
- Additional application information may be requested and may include, but is not limited to, the following: critical area studies, noise studies, air quality studies, visual analysis, transportation impact studies, geotechnical and wetland studies
- Planning Services Department filing fees, as required under SMC Chapter 8.02

## D J HUME

Land Use Planning Services  
9101 N. MT. VIEW LANE Spokane, WA 99218  
509-435-3108 (V) 509-467-0229 (F)

10-26-10

City of Spokane Planning Commission  
C/O Dave Compton  
3<sup>rd</sup> Floor City Hall  
808 W Spokane Falls Blvd  
Spokane, WA 99201

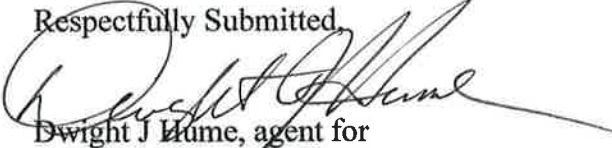
Ref: Comprehensive Plan Map Amendment from R4-10 to Office

To Whom This May Concern:

Enclosed for your review and consideration is a complete packet requesting an amendment per above located at E 2728 31<sup>st</sup> Avenue between Mt. Vernon and Regal. The subject property is currently being used as a photography studio and has been for several years. This amendment and zone change will finally make the use and zoning consistent with one another. It is a moot point as to how this use was established but the subtle message is that the conversion from a residence to a photography studio at this location never generated a zoning complaint from any neighbors, hence the evidence of land use compatibility. The only other explanation I would add is that there has been several discussions about the Lincoln Heights Neighborhood Council initiating their own District Center Plan which would have otherwise dealt with this site and provided appropriate zoning. Since this at times seemed eminent, nothing further was done to initiate this zone change on our own, until now.

A quick review of the attached map zoning map will indicate that the subject property is a "donut hole" of RSF zoning surrounded by RMF or O-35 zones. Needless to say, this can be considered somewhat a housekeeping amendment request and it is our expectation that both staff and the Commission will see it the same way. Thank you in advance for your consideration of this request.

Respectfully Submitted,



Dwight J Hume, agent for  
Follger Photography

Enclosure: CPA Map Amendment and fee.



**DESCRIPTION OF PROPOSAL:**

Proposed comprehensive plan map amendment from R4-10 to Office and rezone to O-35

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

2714 & 2728 E 31<sup>st</sup> Avenue.

**APPLICANT:**

**Name:** R Nick and Michele M Follger  
**Address:** 4241 E 20<sup>th</sup> Avenue Spokane WA 99223  
**Phone (home):** **Phone (work):** 535-7102  
**Email address:** Follger@aol.com

**PROPERTY OWNER:**

**Name:** R Nick and Michele M Follger  
**Address:** 4241 E 20<sup>th</sup> Avenue Spokane WA 99223  
**Phone (home):** **Phone (work):** 535-7102  
**Email address:** Follger@aol.com

**AGENT:**

**Name:** Dwight J Hume  
**Address:** 9101 N Mt. View Lane  
**Phone (home):** **Phone (work):** 435-3108  
**Email address:** dhume@spokane-landuse.com

**ASSESSOR'S PARCEL NUMBERS:**

2714 E 31<sup>st</sup>: 35331.0305 2728 E 31<sup>st</sup>: 35331.0304

**LEGAL DESCRIPTION OF SITE:**

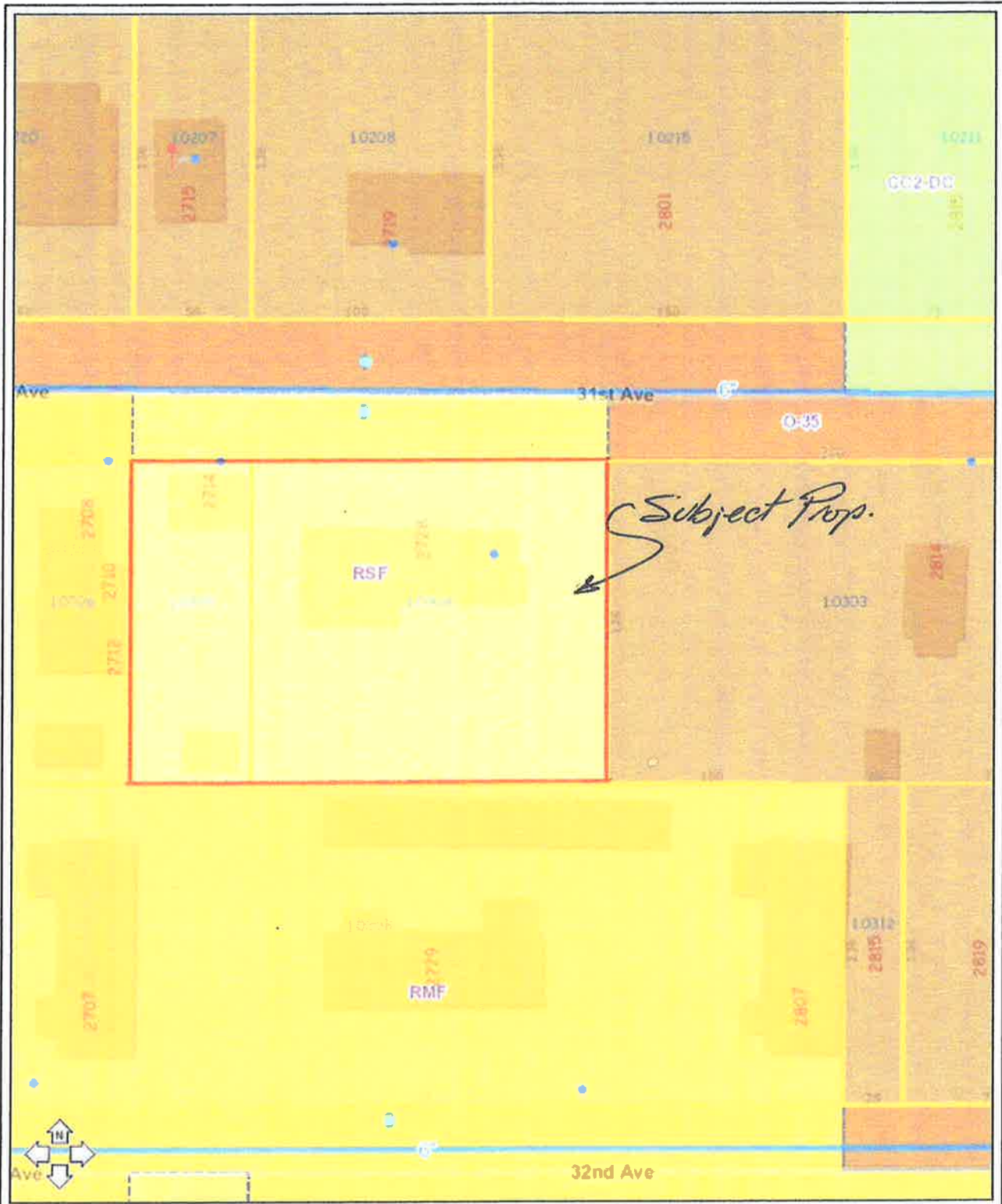
Lot 7-10 Blk 3 Spring Park

**SIZE OF PROPERTY:**

27325 sq ft. (.62 acres)







Disclaimer: This is not a legal document:  
The information shown on this map is  
compiled from various sources and is  
subject to revision. This map should not  
be used to determine the location of  
facilities in relationship to property lines,  
sections lines, streets, etc. Not suitable  
for design purposes.

City of Spokane Print Page





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

- Comprehensive Plan Text Change                       Land Use Designation Change
- Regulatory Code Text Change                       Area-wide Rezone

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

1. Summarize the general nature of the proposed amendment. *Change from R4-10 to Office*
2. Why do you feel this change is needed? *This is a donut whole of R4-10 surrounded by R15-30 or Office.*
3. In what way(s) is your proposal similar to or different from the fundamental concepts contained in comprehensive plan? *This is infill of the adjacent office category.*
4. For text amendments: What goals, policies, regulations or other documents might be changed by your proposal? *N/A*
5. For map amendments:
  - a. What is the current Land Use designation and zoning for each affected parcel? *R4-10 RSF*
  - b. What is the requested Land Use designation and zoning for each affected parcel? *Office and O-35*
  - c. Describe the land uses surrounding the proposed amendment site(s); e.g., land use type, vacant/occupied, etc. *East vacant Office; North Vacant and Office; South Apartments, West S/f and Apartments*
6. Do you know of any existing studies, plans or other documents that specifically relate to or support your proposal? *This is a designated District Center*
7. Why did you decide to pursue a comprehensive plan amendment rather than address your concern through some other aspect of the Planning Services department's work program (e.g., neighborhood planning, public input on new regulations, etc.)? *Waited since 2001 for City and LHNC to do a District Center Plan.*
8. Has there been a previous attempt to address this concern through a comprehensive plan amendment?

Yes                       No

If yes, please answer the following questions:

- a. When was the amendment proposal submitted?
- b. Was it submitted as a consistent amendment or an inconsistent amendment?
- c. What were the Plan Commission recommendation and City Council decision at that time?
- d. Describe any ways that this amendment proposal varies from the previously considered version.



**DESCRIPTION OF PROPOSAL:**

Comprehensive Plan Map Amendment from R4-10 to Office

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

2714 and 2428 E 31<sup>st</sup> Avenue

**APPLICANT:**

**Name:** Nick and Michele Follger

**Address:** 4241 E 20<sup>th</sup> Avenue

**Phone (home):**

**Phone (work):**

535-7102

**Email address:** Follger@aol.com

**PROPERTY OWNER:**

**Name:** Same as applicant

**Address:**

**Phone (home):**

**Phone (work):**

**Email address:**

**AGENT:**

**Name:** Dwight J Hume

**Address:** 9101 N Mt. View Lane Spokane WA 99218

**Phone (home):**

**Phone (work):**

435-3108

**Email address:** dhume@spokane-landuse.com

**ASSESSOR'S PARCEL NUMBERS:**

35331.0304, 3305

**LEGAL DESCRIPTION OF SITE:**

Lots 7-10 Block 3 Spring Park

**SIZE OF PROPERTY:**

27325 sq ft. (.62 acres)

**LIST SPECIFIC PERMITS REQUESTED IN THIS APPLICATION:**

Comp Plan Map Amendment

**DOES OWNER/APPLICANT OWN PROPERTY ADJACENT TO SUBJECT PROPERTY?**

**If yes, provide all parcel numbers.**

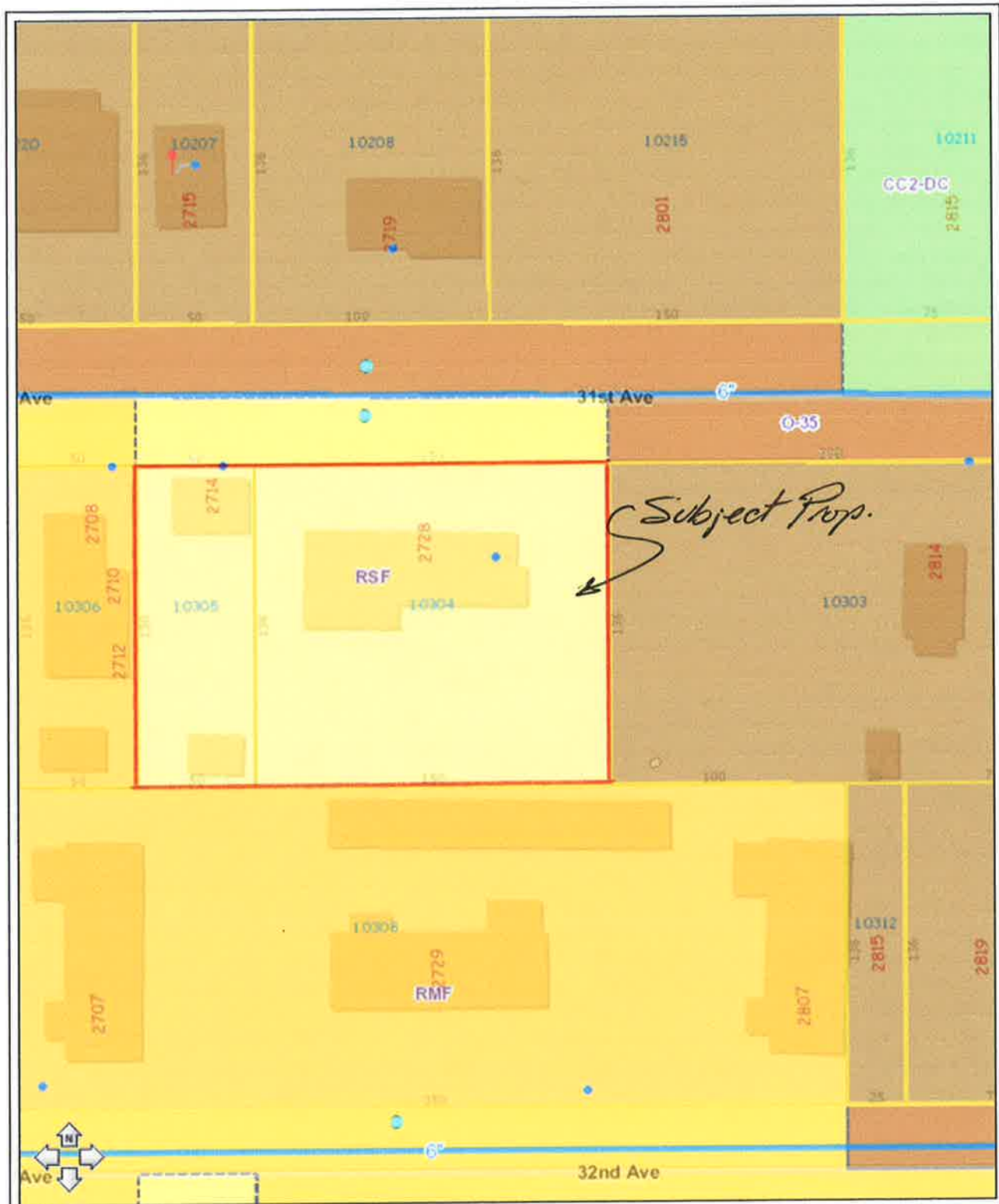
All property is listed above.

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

**SUBMITTED BY:**



Applicant     Property Owner     Property Purchaser     Agent



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subject to revision. This map should not  
be used to determine the location of  
facilities in relationship to property lines,  
sections lines, streets, etc. Not suitable  
for design purposes.

City of Spokane Print Page





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

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

Comprehensive Plan Text Change

Land Use Designation Change

Regulatory Code Text Change

Area-wide Rezone

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

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

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

*The request will change the property from the RSF zone to the O-35 zone. It is flanked by RMH on the south and west and O-35 on the east and north. The current designation is inappropriate for the site since it is surrounded by these zones and non-residential uses. The subject site has evolved from a home based business to a full use photography studio and needs to have the O-35 zone.*

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

*The site is the location of Follger Photography and it has been serving the public for many years with its quality services. Based upon circumstances stated above, it does not need to relocate and would be disruptive to both customers and the owner to do so. The proposed change is consistent with the surrounding zones and offers a transition to RMF uses.*

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

*See Attached Supplement*

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

*Yes, the proposal is consistent with the existing comprehensive plan goals and policies and that plan is consistent with applicable statewide plans and policies.*

- e. Is this application consistent with the Countywide Planning Policies (CWPP), the comprehensive plans of neighboring jurisdictions, applicable capital facilities or special district plans, the Regional Transportation Improvement District, and official population growth forecasts? If inconsistent

## Supplement

Is this application consistent or inconsistent with the Comprehensive Plan goals, objectives and policies?

*Yes, see the following explanation..*

The subject property is located within the influence area of a District Center designation. And is classified R4-10. Unfortunately, the Lincoln Heights sub-area has not developed an updated District Center Plan. However, the previous sub-area plan commonly known as the Lincoln Heights Neighborhood Plan had designated this area bound by Regal, 29<sup>th</sup> and the Southeast Boulevard By-Pass as suitable for either apartments and/or office uses. Indeed, the adjacent apartment and office uses are a manifestation of that former planning policy. Absent the formal evolution or development of a new District Center Plan, one can only speculate that there remains support for similar land use patterns to develop, were such a plan done. Based upon this, the following goals and policies apply.

### LU 1.2 Districts

*The narrative explains that District Centers contain a mix of uses and is the most intensive activity area of the neighborhood, including retail, offices and high density residential.*

LU 1.5 Office Uses Direct new office uses to centers and corridors designated on the land use plan map.

*This is a designated District Center and the use does serve as a transitional use between higher density residential to the south and commercial uses to the north.*

### LU 3.1 Coordinated and Efficient Land Use

*This is an in-fill within a designated District Center where offices uses are supposed to go.*

### LU 3.2 Centers and Corridors District Centers

*This is a designated District Center area and the infill of this office designation will not prejudice the outcome of future neighborhood center sub-area planning.*

### CFU 4 Service Provisions

*This is an area within the proposed District Center where existing utility service is provided and no new utility extensions are required.*

### ED 2.2 Revitalization Opportunities

*This are was one a residential street and the subject property contained two separate residential units. One has been removed since it was too small and dilapidated to restore and the other has been converted to the photography studio.*

### ED 3.6 Small Businesses

*Recognize the significant contribution of small businesses to the economy of Spokane and seek to enhance small business opportunities. This is indeed what the proposed amendment will provide by enabling the photography studio to remain at this location in a nicely renovated studio.*

End of Comp Plan Supplement

**SUPPLEMENT**  
**Photo Tour**



View of vacant O-35 zoned property east and adjacent to the subject property.

View looking northeast across 31<sup>st</sup> from subject property at vacant O-35 property.





Looking south from 31<sup>st</sup> Avenue at west end of subject property now void of any structures. Proposed on-site parking area.

View looking west from subject property toward apartments at the SEC of Mt Vernon and 31<sup>st</sup> and across Mt. Vernon at the end of this block.





Apartments located within the subject block southwesterly of the property at 32<sup>nd</sup> and Mt. Vernon.

Offices located at 31<sup>st</sup> and Mt. Vernon near the subject property.



(End of Photo Tour)

## Environmental Checklist

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

### **Purpose of Checklist:**

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

### **Instructions for Applicants:**

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

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

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

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

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

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

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

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

**A. BACKGROUND**

1. Name of proposed project, if applicable: *Follger Map Amendment* \_\_\_\_\_  
\_\_\_\_\_
2. Name of applicant: *Nick & Michele Follger* \_\_\_\_\_
3. Address and phone number of applicant or contact person: *Dwight J Hume  
9101 N Mt. View Lane Spokane WA 99218 509-435-3108* \_\_\_\_\_  
\_\_\_\_\_
4. Date checklist prepared: *10-25-10* \_\_\_\_\_
5. Agency requesting checklist: *City of Spokane Planning Services Department* \_\_\_\_\_
6. Proposed timing or schedule (including phasing, if applicable): *Upon completion  
of this amendment* \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
7. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. *No other plans for expansion* \_\_\_\_\_  
\_\_\_\_\_  
b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain. *All of the property is included in this amendment request* \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to his proposal. *Unknown* \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. *No* \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
10. List any government approvals or permits that will be needed for your proposal, if known. *Parking and landscape plans may be required to complete this improvement in full compliance with the applicable development standards.* \_\_\_\_\_

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. *The subject property consist of four platted lots totaling .62 acres and containing the existing residence conversion to photography studio on the easterly 3 lots and the balnce to the west has been cleared and is now vacant, used for parking.* \_\_\_\_\_

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 subject property is located within Lincoln Heights at 2428 E 31<sup>st</sup> Avenue between Regal on the west and Mount Vernon on the west. The proposal lies within an area in transition to Office, apartments and retail.* \_\_\_\_\_

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

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).

*It is unlikely that the site will require any storm drainage control due to the minimal nature of the parking for this use. Regardless, drainage improvements (if any) would be subject to design approval and inspection for construction to approved design standards.* \_\_\_\_\_

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

No \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(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.

*If storage were to occur, it would be stored within containment areas to prevent spilling onto and into the ground or entering sewer treatment systems.* \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(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?

*Unlikely, see above explanation.* \_\_\_\_\_  
\_\_\_\_\_

b. Storm water

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

*Unknown* \_\_\_\_\_  
\_\_\_\_\_

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

*Storm drainage may be contained within designed and approved storm pond areas.* \_\_\_\_\_  
\_\_\_\_\_

**TO BE COMPLETED BY APPLICANT**

**B. ENVIRONMENTAL ELEMENTS**

Evaluation for  
Agency Use  
Only

**1. Earth**

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

b. What is the steepest slope on the site (approximate percent slope)? *Not applicable* \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- 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* \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. *Unknown* \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill: *Unknown, no material is needed to be imported.* \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. *Unknown* \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? *Approximately 50%* \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- h. Proposed measures to reduce or control erosion or other impacts to the earth, if any: *The site is flat and the only additional improvement will be on site paving for minimal required parking. Improvements will follow approved design plans.* \_\_\_\_\_  
\_\_\_\_\_

## 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. *The site grading would generate dust. After completion of parking, no significant emissions will occur.* \_\_\_\_\_  
\_\_\_\_\_
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. *Yes, fast food restaurants are located to the north and east. Retail*

uses and traffic of the area also contribute to air quality issues in this vicinity. \_\_\_\_\_

Evaluation for  
Agency Use  
Only

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:  
*Parking and traffic circulation will be on hard surface.* \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**3. Water**

a. SURFACE:

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

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

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

- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.  
*No* \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- (5) Does the proposal lie within a 100-year floodplain? \_\_\_\_ If so, note location on the site plan.  
*No* \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

No \_\_\_\_\_

b. GROUND:

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

No \_\_\_\_\_

\_\_\_\_\_

- (2) Describe waste material that will be discharged into the ground from septic tanks or other 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.

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

\_\_\_\_\_

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.

*Approved storm drainage containment areas* \_\_\_\_\_

\_\_\_\_\_

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

No \_\_\_\_\_

\_\_\_\_\_

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

*Improved containment to approved design standards* \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**4. Plants**

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

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

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

X \_\_\_\_\_ Shrubs

X \_\_\_\_\_ Grass

\_\_\_\_\_ Pasture

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

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

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

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

b. What kind and amount of vegetation will be removed or altered? *None* \_\_\_\_\_

c. List threatened or endangered species known to be on or near the site. *None* \_\_\_\_\_  
\_\_\_\_\_

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: *No new landscaping is anticipated except as required for buffering parking improvements if applicable.* \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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.* \_\_\_\_\_

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

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

- b. List any threatened or endangered species known to be on or near the site.  
*Unknown* \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- c. Is the site part of a migration route? If so, explain. *No* \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- d. Proposed measures to preserve or enhance wildlife, if any:  
*N/A* \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**6. Energy and natural resources**

- a. What kinds of energy (electric, natural gas, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. *N/A* \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. *No* \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- 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:  
*N/A* \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. Environmental health**

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe. *No* \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

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

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

b. NOISE:

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

Noise of the area will not 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.

Possible grading and paving of parking area on site. No noise will be generated by this proposal except ingress and egress of customers and deliveries. \_\_\_\_\_

(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?

Subject Property: Photography Studio; North Vacant and office; East: Vacant and office; South apartments and single family; West: single family and apartments. \_\_\_\_\_

b. Has the site been used for agriculture? If so, describe. N/A \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- c. Describe any structures on the site. *Photography studio conversion of single-family residence* \_\_\_\_\_  
\_\_\_\_\_
- d. Will any structures be demolished? If so, which? *No* \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- e. What is the current zoning classification of the site? *RSF* \_\_\_\_\_  
\_\_\_\_\_
- f. What is the current comprehensive plan designation of the site? *R4 -10* \_\_\_\_\_  
\_\_\_\_\_
- g. If applicable, what is the current shoreline master program designation of the site? *N/A* \_\_\_\_\_  
\_\_\_\_\_
- h. Has any part of the site been classified as a critical area? If so, specify. *Unknown* \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- i. Approximately how many people would reside or work in the completed project?  
*Four* \_\_\_\_\_
- j. Approximately how many people would the completed project displace? *None* \_\_\_\_\_
- k. Proposed measures to avoid or reduce displacement impacts, if any: *N/A* \_\_\_\_\_  
\_\_\_\_\_
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:  
*Parking will be contained on site and screened if applicable* \_\_\_\_\_

**9. Housing**

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

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

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c. Proposed measures to reduce or control housing impacts, if any: *N/A* \_\_\_\_\_

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**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? *Single story* \_\_\_\_\_

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b. What views in the immediate vicinity would be altered or obstructed? *None, no new structur improvements are anticipated.* \_\_\_\_\_

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

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**11. Light and Glare**

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? *The proposed studio will ot generate any lighting affects or impacts.* \_\_\_\_\_

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b. Could light or glare from the finished project be a safety hazard or interfere with views? *No* \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

c. What existing off-site sources of light or glare may affect your proposal? *None* \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

d. Proposed measures to reduce or control light and glare impacts, if any: *None* \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**12. Recreation**

a. What designated and informal recreational opportunities are in the immediate vicinity? *Lincoln Heights Park and a park at 27<sup>th</sup> and Ray* \_\_\_\_\_  
\_\_\_\_\_

b. Would the proposed project displace any existing recreational uses? If so, describe. *No* \_\_\_\_\_  
\_\_\_\_\_

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 places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe. *No* \_\_\_\_\_  
\_\_\_\_\_

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

c. Proposed measures to reduce or control impacts, if any: *None* \_\_\_\_\_  
\_\_\_\_\_

**14. Transportation**

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. Regal, Mt. Vernon and 31<sup>st</sup> Avenue \_\_\_\_\_

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

c. How many parking spaces would the completed project have? How many would the project eliminate? *Unknown* \_\_\_\_\_

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). *No* \_\_\_\_\_

e. Will the project use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe. *No* \_\_\_\_\_

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak would occur. *Fewer than 20 VTD with 5 in PM peak.* \_\_\_\_\_

*(Note: to assist in review and if known indicate vehicle trips during PM peak, AM Peak and Weekday (24 hours).)*

g. Proposed measures to reduce or control transportation impacts, if any: *On site parking* \_\_\_\_\_

**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. *No* \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- b. Proposed measures to reduce or control direct impacts on public services, if any: *None* \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**16. Utilities**

- a. Circle 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. *No new services needed* \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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: 10-26-10 Signature: 

**Please Print or Type:**

Proponent: Dwight J Hume \_\_\_\_\_ Address: 9101 N Mt. View Lane \_\_\_\_\_

Phone: 435-3108 \_\_\_\_\_

Person completing form (if different from proponent): \_\_\_\_\_ Address: \_\_\_\_\_

Phone: \_\_\_\_\_

<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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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?

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

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

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

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 project is consistent with surrounding improvements and land use. No impacts are anticipated from this proposal.* \_\_\_\_\_  
\_\_\_\_\_

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

*Development to zone code standards* \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

*No impacts are anticipated* \_\_\_\_\_  
\_\_\_\_\_

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

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

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

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

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: 10-26-10 Signature: 

**Please Print or Type:**

Proponent: Dwight J Hume \_\_\_\_\_ Address: 9101 N Mt. View Lane \_\_\_\_\_

Phone: 509-435-3108 \_\_\_\_\_ Spokane WA 99218 \_\_\_\_\_

Person completing form (if different from proponent): \_\_\_\_\_

\_\_\_\_\_ Address: \_\_\_\_\_

Phone: \_\_\_\_\_

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