Staff Report Date: March 5, 2020

Hearing Date and Location: March 26, 2020, beginning at 6:00 p.m., Spokane Valley City Hall Council Chambers, 10210 East Sprague Avenue, Spokane Valley, Washington 99206.

<table>
<thead>
<tr>
<th>Project Number:</th>
<th>CPA-2020-0003</th>
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</thead>
<tbody>
<tr>
<td>Application Description:</td>
<td>Request to change the Comprehensive Plan Land Use Designation from Multifamily Residential (MFR) to Corridor Mixed Use (CMU) and to change the Zoning District from Multifamily Residential (MFR) to Corridor Mixed Use (CMU)</td>
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<tr>
<td>Location:</td>
<td>Parcel numbers 45094.0133, 45094.0134, and 45094.0121 addressed as 1723 and 1724 N Union Road, further located in the SE ¼ of Section 09, Township 25 North, Range 44 East, Willamette Meridian, Spokane County, Washington</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Jay Rambo, PO Box 212011, Spokane Valley, WA 99214</td>
</tr>
<tr>
<td>Owners:</td>
<td>Revere-Dece III, LLC; Revere-Dece 202 (building owner), 760 SW 9th Ave St 200, Portland OR 97205; Brill Properties LLC, 2910 E 57th 5-122 Spokane WA 99223</td>
</tr>
<tr>
<td>Date of Application:</td>
<td>October 29, 2019</td>
</tr>
<tr>
<td>Staff Contact:</td>
<td>Chaz Bates, Senior Planner, 10210 E Sprague Avenue, Spokane Valley, WA 99206</td>
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</table>


Attachments:
- Exhibit 1: Application
- Exhibit 2: Vicinity Map
- Exhibit 3: Comprehensive Plan Map
- Exhibit 4: Zoning Map
- Exhibit 5: Aerial
- Exhibit 6: SEPA Checklist
- Exhibit 7: Environment Determination
- Exhibit 8: Notice of Public Hearing
- Exhibit 9: Agency and Public Comments
- Exhibit 10: Trip Generation and Distribution Letter

A. BACKGROUND INFORMATION

The Comprehensive Plan Map and Zoning Map amendment is a privately initiated request to change the Comprehensive Plan Land Use Designation for parcels 45094.0133, 45094.0134, and 45094.0121 from Multifamily Residential (MFR) to Corridor Mixed Use (CMU) and to change the Zoning from Multifamily Residential (MFR) to Corridor Mixed Use (CMU).

The existing use on parcels 45094.0133, 45094.0134 is a 204 unit multifamily development (Revere Ridge) and a single-family residence on parcel 45094.0121. The site is moderate to steeply sloped and
does not contain any critical areas. To the east of the properties are duplexes and a self-storage facility, to
the north is I-90, to the east are offices, and to the south are single family homes.

The property is accessed via Union Road, a local access road that ends in a cul-de-sac at the properties.
Union Road connects to Mission Avenue about 500 feet to the north and is approximately ¼ mile west of
Pines Road. Union Road does not have sidewalks but sidewalks were installed along Mission in 2019,
connecting to Pines on the east and Mission Park to the west. The Average Daily Traffic (ADT) for
Mission Avenue at Union, in 2015, was estimated at just over 7,600 vehicular trips per day with a level of
service of D.

**PROPERTY INFORMATION:**

<table>
<thead>
<tr>
<th>Size and Characteristics:</th>
<th>The properties consists of three parcels totaling 6.24 acres in size.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Comprehensive Plan:</td>
<td>Multifamily Residential (MFR)</td>
</tr>
<tr>
<td>Zoning:</td>
<td>Multifamily Residential (MFR)</td>
</tr>
<tr>
<td>Existing Land Use:</td>
<td>An apartment complex with approximately 200 units and a single-</td>
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<td></td>
<td>family home is located on one of the properties.</td>
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**SURROUNDING COMPREHENSIVE PLAN, ZONING, AND LAND USES:**

| North                          | Comp Plan: Industrial (I)                                         |
|                               | Zoning: Industrial (I)                                            |
|                               | Uses: I-90                                                        |
| South                         | Comp Plan: Single Family Residential (SFR)                        |
|                               | Zoning: Single Family Residential Urban (R-3)                     |
|                               | Uses: Single-family homes                                         |
| East                          | Comp Plan: Corridor Mixed Use (CMU)                              |
|                               | Zoning: Corridor Mixed Use (CMU)                                 |
|                               | Uses: professional office                                         |
| West                          | Comp Plan: Corridor Mixed Use (CMU)                              |
|                               | Zoning: Corridor Mixed Use (CMU)                                 |
|                               | Uses: Duplex homes                                               |

**IMPLICATIONS:**
The adopted Comprehensive Plan describes the CMU designation as “allow[ing] for light manufacturing,
retail, multifamily, and offices along major transportation corridors. It is primarily used along Sprague
Avenue, and the north-south arterials.” Mission Avenue is an improved east-west Minor Arterial that
generally meets the description of the CMU designation. While the subject properties do not have
frontage on Mission, they are sandwiched between CMU properties to the east, west and portions to the
north.

The designation change and rezone of the site to CMU allows for a broader range of uses than the MFR
zone, including retail and office uses. The CMU also would allow increased density. The residences to
the north may experience impacts from the increased intensity of use on the property, though the Mission and
Pines area already provides fairly intense uses. Any development on the property adjacent to the R-3 zone
will be subject to the adopted transitional provisions to minimize the impacts to the neighboring zone.
The transitional provisions include height limitations, screening and landscaping requirements.
APPLICATION PROCESSING: Chapter 17.80 Permit Processing Procedures in the SVMC. The following summarizes key application procedures for the proposal.

<table>
<thead>
<tr>
<th>Pre-Application Meeting:</th>
<th>October 2, 2019</th>
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</thead>
<tbody>
<tr>
<td>Application Submitted:</td>
<td>October 2, 2019</td>
</tr>
<tr>
<td>SEPA Determination of Non-Significance Issue date (expected)</td>
<td>February 21, 2020</td>
</tr>
<tr>
<td>End of Appeal Period for DNS:</td>
<td>March 6, 2020</td>
</tr>
<tr>
<td>Date of Published Notice of Public Hearing:</td>
<td>March 6 &amp; 13, 2020</td>
</tr>
<tr>
<td>Date of Mailed Notice of Public Hearing:</td>
<td>March 10, 2020</td>
</tr>
</tbody>
</table>

B. FINDINGS AND CONCLUSIONS SPECIFIC TO SEPA

1. Findings:

Pursuant to Title 21 (Environmental Controls) SVMC, the lead agency has determined that the proposal does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). The city issued a Determination of Non-Significance (DNS) for the proposal on February 21, 2020. The determination was made after review of a completed environmental checklist, the application, Titles 19, 21, and 22 SVMC, a site assessment, public and agency comments, the Comprehensive Plan and associated Environmental Impact Statement.

2. Conclusion(s):

The procedural requirements of the State Environmental Policy Act (SEPA) and Title 21 SVMC have been fulfilled.

C. FINDINGS AND CONCLUSIONS SPECIFIC TO THE COMPREHENSIVE PLAN AMENDMENT AND REZONE

1. Compliance with Title 17 (General Provisions) of the Spokane Valley Municipal Code

a. Findings:

SVMC 17.80.140(H). Comprehensive Plan Amendment and Rezone Approval Criteria

i. The City may approve Comprehensive Plan amendments and area-wide zone map amendments if it finds that:

(1) The proposed amendment bears a substantial relationship to the public health, safety, welfare, and protection of the environment;

**Analysis:** The proposed amendment changing the land use designation from Multiple Family Residential to (MFR) to Corridor Mixed Use (CMU) has a relationship to the public health, safety, welfare, and protection of the environment. The adopted Comprehensive Plan describes the CMU designation as “allow[ing] for light manufacturing, retail, multifamily, and offices along major transportation corridors. It is primarily used along Sprague Avenue, and the north-south arterials.” The subject properties are between CMU properties to the west, east, and south. Access is provided by Union Road via Mission Avenue. Mission Ave is a Minor Arterial. Changing the land use designation to CMU increases the flexibility of allowed uses and allowed
density on the sites in an area with supportive infrastructure, which has benefit to public health, safety, and welfare.

The amendment area is not covered by critical areas or designated natural resources. The public health, safety, welfare and protection of the environment are promoted by standards established by the state and the City’s regulations.

(2) The proposed amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City’s adopted plan not affected by the amendment;

**Analysis:** The Growth Management Act (GMA) adopts thirteen goals to guide the development of local comprehensive plans and development regulations. The request allows opportunity to provide an expansion of the multiple family development on the site and the opportunity to provide the neighborhood will access to daily goods and services in a centralized area with adequate public facilities; there are two projects in the 6-year TIP along Mission Avenue just south of this area to improve capacity. The proposal does not conflict with any other GMA goals. The amendment is not in conflict with any other portions of the comprehensive plan.

(3) The proposed amendment responds to a substantial change in conditions beyond the property owner’s control applicable to the area within which the subject property lies;

**Analysis:** The amendment does not respond directly to a substantial change in conditions beyond the owner’s control. However, the 2016 legislative update to the Comprehensive Plan eliminated the Office designation generally replacing it with the CMU designation, which was the case for the parcels to the west, east, and south. While the 2016 plan changed the designation of the surrounding vacant lands from Office to CMU, the properties subject to the amendment request had a multiple family development and the designation of Multiple Family was not changed. The CMU designation provides more flexibility than the Office and Multiple Family designations. The changing of the surrounding properties from Office to CMU created a situation whereby the subject properties may not use their property to the similarly situated properties to the west, east, and south.

(4) The proposed amendment corrects an obvious mapping error; or

**Analysis:** The amendment is not in response to a mapping error and would not correct any error.

(5) The proposed amendment addresses an identified deficiency in the Comprehensive Plan.

**Analysis:** The proposed amendment adds little capacity to the CMU designation; all three parcels have existing structures and two have multiple family developments on them. Changing the designation from Multiple Family Residential to Corridor Mixed Use on an existing developed parcel provides the opportunity to increase density on developed parcels using pre-existing infrastructure and provide flexibility to add service retail oriented to the area. While the proposal does not address a direct deficiency, the Comprehensive Plan identifies the following goals and policies that support the proposed change:

*LU-G1  Maintain and enhance the character and quality of life in Spokane Valley.*
LU-P16 Maximize the density of development along major transit corridors and near transit centers and commercial areas.

H-G1 Allow for a broad range of housing opportunities to meet the needs of the community.

H-G3 Allow convenient access to daily goods and services in Spokane Valley’s neighborhoods.

CF-P2 Optimize the use of existing public facilities before investing in new facilities.

ii. The City must also consider the following factors prior to approving Comprehensive Plan amendments:

(1) The effect upon the physical environment;

Analysis: The change to CMU will allow existing uses as well as commercial, office and higher residential development of the properties. The properties will have the opportunity to transition, add density and add a mix of uses to serve the surrounding neighborhood. There is no concern on effect of physical environment.

(2) The effect on open space, streams, rivers, and lakes;

Analysis: There are no known critical areas associated with the site, such as wetlands, fish and wildlife habitat areas, frequently flooded areas or geologically hazardous areas. The parcels are not located within shoreline jurisdiction, and there are no known surface water quality or quantity issues. The City’s critical areas ordinance will ensure that adequate protection of the critical areas and adjacent land use are addressed should future development occur.

(3) The compatibility with and impact on adjacent land uses and surrounding neighborhoods;

Analysis: The 6.25-acre site is currently developed with a multiple family development and a one single family home. The adjacent use to the south is single family, to the west self-storage, to the east office, multiple family and vacant CMU. The CMU land use designation surrounds the amendment site to the west, east, and north. The amendment is consistent with the adjacent land use designations.

If approved future development of the site will be subject to the transitional provisions adopted in the development regulations. Potential development consistent with the CMU zone will be compatible with properties to the west, east, and south. The projected impact to the surrounding neighborhood is minimal. Any future development will be evaluated for compliance with all municipal requirements as it relates to adjacent uses at the time of development.

(4) The adequacy of and impact on community facilities including utilities, roads, public transportation, parks, recreation, and schools;

Analysis: Mission Avenue is a Minor Arterial. There are two projects in the 6-year TIP along Mission Avenue just south of this area, one of which is the intersection capacity improvement and signal modification at Pines/Mission. Site-specific improvements and their impact to this project would be identified through the development review process, and development on the parcels within the Mirabeau Subarea Study area.
The subject properties are considered infill development, as such, the expansion of allowed uses and increased densities are supported by the infrastructure that is in place.

(5) The benefit to the neighborhood, City, and region;

**Analysis:** The proposed change would allow the property to increase density and support infill development in an area planned for growth. The change may support increased housing opportunities, office, employment, or access to daily goods and services. The change benefits the neighborhood, city, and region by supporting the following adopted Comprehensive Plan goal and policy:

**ED-G1**  Support economic opportunities and employment growth for Spokane Valley

**ED-P3**  Encourage businesses that provide jobs and grow local markets.

(6) The quantity and location of land planned for the proposed land use type and density and the demand for such land;

**Analysis:** The proposal would add approximately 6.5 acres of CMU property to the 1,666 acres of existing CMU designated property within the city. While additional demand for CMU property may be limited, the CMU designation in this place would allow for increased options for development including retail services serving the existing multiple family development. The proposal is limited to a reasonable area and if developed under CMU standards the type of use and density would be appropriate for the location.

(7) The current and projected population density in the area; and

**Analysis:** Under the existing conditions and there is one dwelling unit proposed to be removed. While CMU allows residential development, it is not expected that residential development would occur and therefore the City would lose one single-family house as a result of the amendment. The change is not expected to have significant impacts to population density in the area.

(8) The effect upon other aspects of the Comprehensive Plan.

**Analysis:** The CMU designation will support the goals and policies identified above. It would have very little to no effect on other elements of the Comprehensive Plan, including Housing, Capital Facilities and Public Services, Public and Private Utilities, Parks and Open Space and Natural Resources.

**Conclusion(s):**

For the reasons outlined above the proposed amendment is consistent with SVMC 17.80.140(H).

2. **Consistency with the Comprehensive Plan**

   a. **Findings:** The amendment is consistent with the Comprehensive Plan. The Comprehensive Plan describes the CMU designation as “allow[ing] for light manufacturing, retail, multifamily, and offices along major transportation corridors. It is primarily used along Sprague Avenue, and the north-south arterials.” The subject properties are between CMU properties to the west, east, and south. Access is provided by Union Road via Mission Avenue. Mission Ave is a Minor Arterial. Changing the land use designation to CMU increases the flexibility of allowed uses and allowed density on the sites in an area with supportive infrastructure. Additionally, the amendment is supported by the following adopted Comprehensive Plan goals and policies:

   **ED-G1**  Support economic opportunities and employment growth for Spokane Valley
ED-P3  Encourage businesses that provide jobs and grow local markets.
LU-G1  Maintain and enhance the character and quality of life in Spokane Valley.
LU-P16 Maximize the density of development along major transit corridors and near transit centers and commercial areas.
H-G1  Allow for a broad range of housing opportunities to meet the needs of the community.
H-G3  Allow convenient access to daily goods and services in Spokane Valley’s neighborhoods.
CF-P2  Optimize the use of existing public facilities before investing in new facilities.

**Conclusion(s):**

*The proposed amendment is consistent with the City’s adopted Comprehensive Plan.*

3. Adequate Public Facilities

   a. Findings:
   
   The Growth Management Act (GMA) and the City’s Comprehensive Plan requires that public facilities and services be adequate to serve the development at the time the development is available for occupancy.

   The area is currently served with adequate public facilities and services. Modern Electric Water Company, Spokane County Environmental Services, Spokane Valley Fire District, and East Valley School district provide water, sewer, and fire protection and schools services in this area.

   Regarding transportation, future development on the subject properties would be subject to the Mirabeau Subarea Update, which identified costs for developments within the area to ensure the City will have the street infrastructure needed to support planned development. As a result, it is expected that sufficient roadway capacity exists or is programmed to exist with future road improvements on the City street system to accommodate the uses resulting from the CPA.

   Urban services are available. Specific site needs will be addressed at the time a development is proposed for the site.

   b. Conclusion(s):
   
   *The proposed amendment will have adequate urban services at the time of development.*

D. FINDINGS AND CONCLUSIONS SPECIFIC TO PUBLIC COMMENTS

1. Findings:

   Staff has received no public comments to date. Comments received following the date of this report will be provided to the Planning Commission at the March 12, 2020 meeting.

2. Conclusion(s):

   Notice of Public Hearing (NOPH) was published on March 6 and March 13, 2020. The NOPH was posted on site on March 6, 2020 and mailed on March 10, 2020 to residents within a 400-foot radius of the subject property.
E. FINDINGS AND CONCLUSIONS SPECIFIC TO AGENCY COMMENTS

1. Findings:

Staff has not received any agency comments of significance to date.

<table>
<thead>
<tr>
<th>Agency</th>
<th>Received Comments</th>
<th>Comments Dated</th>
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<tbody>
<tr>
<td>City of Spokane Valley Senior Traffic Engineer</td>
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<td>City of Spokane Valley Development Engineering</td>
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<td>City of Spokane Valley Building &amp; Planning</td>
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<td>Spokane Valley Fire Department</td>
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<td>City of Millwood</td>
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<td>Spokane County, Building and Planning</td>
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<td>Spokane County, Clean Air Agency</td>
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<td>Spokane Aquifer Joint Board</td>
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<td>Spokane Transit Authority (STA)</td>
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<td>Washington State Parks &amp; Recreation Commission</td>
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<td>WA Archaeological &amp; Historic Preservation</td>
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<td>Modern Electric Water Company</td>
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<td>Central Valley School District #356</td>
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<td>Comcast</td>
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<td>Model Irrigation District #18</td>
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<td>Consolidated Irrigation District #19</td>
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<td>East Spokane Water District #1</td>
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<td>Vera Water &amp; Power</td>
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<tr>
<td>Spokane Tribe of Indians</td>
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2. Conclusion(s):

   No concerns are noted.

F. CONCLUSION:

For the reasons set forth in Section C (1 and 2) the proposed amendment to change the land use designation from MFR to CMU and the rezone from MFR to CMU is consistent with the requirements of the SVMC 17.80.140(H) and the Comprehensive Plan.
## Part II - Application Information

X Map Amendment; or □ Text Amendment

<table>
<thead>
<tr>
<th>Applicant Name:</th>
<th>Jay Rambo</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mailing Address:</td>
<td>PO Box 142011</td>
</tr>
<tr>
<td>City:</td>
<td>Spokane Valley</td>
</tr>
<tr>
<td>State:</td>
<td>WA</td>
</tr>
<tr>
<td>Zip:</td>
<td>99214</td>
</tr>
<tr>
<td>Phone:</td>
<td>509-879-0865</td>
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<td>Fax:</td>
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<tr>
<td>Cell:</td>
<td></td>
</tr>
<tr>
<td>Email:</td>
<td><a href="mailto:jay@jrambo.net">jay@jrambo.net</a></td>
</tr>
</tbody>
</table>

**Property Owners:** Revere-Dece III Inv, LLC, Revere-Dece 202 Building Owner, LLC and Brill Properties, LLC

| Mailing Address: | 760 SW 9th Ave., St. 200 / 2910 E. 57th Ave. 5-122 |
| City: | Portland / Spokane |
| State: | OR / WA |
| Zip: | 97205 / 99223 |
| Phone: | |
| Fax: | |
| Cell: | |
| Email: | |

**Site Address:** 1723 and 1724 N. Union

**Comprehensive Plan Designation:** Multi-Family Residential (MFR)

**Proposed Comprehensive Plan Designation:** Commercial Mixed Use (CMU)

**Zoning Designation:** Multi-Family (MF)

**Proposed Zoning Designation:** Corridor Mixed Use (CMU)

**Briefly Explain Reason for Map or Text Amendment** (attached full explanation on separate sheet of paper): Change from Multi-Family Residential to Corridor Mixed Use to more fully conform with the surrounding designations.
PART III – AUTHORIZATION
(Signature of legal owner or applicant)

I, ___________________________ (print name) swear or affirm that the above responses are made truthfully and to the best of my knowledge.

Signature

Oct 22, 2019
(Date)

STATE OF WASHINGTON
COUNTY OF SPOKANE

SS:

SUBSCRIBED AND SWORN to before me this _______________ day of _______________ 2019.

NOTARY SEAL

NOTARY SIGNATURE

Notary Public in and for the State of Washington

Residing at: Vancouver, WA

My appointment expires: 4-12-2020

LEGAL OWNER AUTHORIZATION:
If the applicant is not the legal owner(s), the owner must provide the following acknowledgement;

I, ___________________________, owner of the above described property do hereby authorize ________________________ to represent me and my interests in all matters regarding this application.
PART III – AUTHORIZATION

(Signature of legal owner or applicant)

I, C. William Clark Jr. (print name) swear or affirm that the above responses are made truthfully and to the best of my knowledge.

(Signature)  

10/22/2019  

(Date)

STATE OF WASHINGTON) ss:
COUNTY OF SPOKANE )

SUBSCRIBED AND SWORN to before me this 22nd day of October, 2019

NOTARY SEAL

SEAN C SALMON
Notary Public
State of Washington
Commission # 205368
My Comm. Expires Dec 19, 2022

NOTARY SIGNATURE

Notary Public in and for the State of Washington

Residing at: 722 N. Sullivan Rd
Spokane Valley, WA 99037

My appointment expires: Dec. 19, 2022

LEGAL OWNER AUTHORIZATION:

If the applicant is not the legal owner(s), the owner must provide the following acknowledgement;

I, C. William Clark Jr. owner of the above described property do hereby authorize ____ Jay Rambo to represent me and my interests in all matters regarding this application.
Below in **bold** text are the approval criteria, in *italic* text is the analysis in responding to criteria.

a. The proposed amendment bears a substantial relationship to the public health, safety, welfare, and protection of the environment;
   *The proposed amendment would be entirely consistent with the surrounding zoning designations and thereby be consistent with public health, safety, welfare and protection of the environment.*

b. The proposed amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City’s adopted plan not affected by the amendment;
   *The proposed amendment would modify the zoning and make all of the adjoining properties consistent with the CMU designation.*

c. The proposed amendment responds to a substantial change in conditions beyond the property owner’s control applicable to the area within which the subject property lies;
   *The proposed amendment does not respond to a substantial change in conditions beyond the owner’s control but rather modifies the uses of the property so that it may be developed consistently with the neighboring properties.*

d. The proposed amendment corrects an obvious mapping error; or
   *The amendment is not in response to a mapping error and would not correct any error.*

e. The proposed amendment addresses an identified deficiency in the Comprehensive Plan.
   *There is no apparent reason or justification for the differing zones in the Comprehensive Plan.*

Additional factors prior to approving Comprehensive Plan amendments:

a. The effect upon the physical environment;
   *Other than adding structures to the parcels, the proposal will have no adverse effect on the physical environment.*

b. The effect on open space, streams, rivers, and lakes;
   *The proposed change should have no effect on any open space, streams, rivers or lakes.*

c. The compatibility with and impact on adjacent land uses and surrounding neighborhoods;
   *The current zoning designation essentially does not allow the owners of Parcel #45094.0139 to utilize their property as the City does not allow the development of mixed zones in a single project. Since it is necessary for Parcel #45094.0121 to provide access to Parcel #45094.0139 (as Parcel #45094.0139 does not otherwise have access), it is necessary for Parcel #45094.0121 to have its zoning designation modified so that Parcel #45094.0139 may be utilized. If the zoning for Parcel #45094.0121 is modified,*
the remaining two parcels (45094.0133 &.0134) should be modified as well to be consistent with all adjoining parcels.

d. The adequacy of and impact on community facilities including utilities, roads, public transportation, parks, recreation, and schools;
   The proposed Comprehensive Plan Amendment should have no impact on utilities, roads, public transportation, parks, recreation and schools since this infrastructure is already in place and would merely be utilized by the community as a whole.

e. The benefit to the neighborhood, City, and region;
   The neighborhood would benefit as Parcel #45094.0121 would be able to be utilized as currently allowed by the Comprehensive Plan.

f. The quantity and location of land planned for the proposed land use type and density and the demand for such land;
   The land quantity, location and demand for this land is such that it would be immediately utilizable in accordance with the Comprehensive Plan.

g. The current and projected population density in the area; and
   While there may be no density limitation for the CMU zone, it will be necessary for the parcels to comply with the parking and transitional requirements imposed by the City of Spokane Valley.

h. The effect upon other aspects of the Comprehensive Plan.
   There should be no effects on other aspects of the Comprehensive Plan.
EXHIBIT 2
EXHIBIT 3
Comprehensive Plan Map

Study Area

Legend

- CMU
- NC
- POS
- I
- MU
- IMU
- RC
- SF
- MF

CPA-2020-0003
Owner: Revere-Dece III Inv LLC
Revere-Dece 202 Building Owner LLC
Brill Properties LLC
Parcel#: 45094.0133, 0134, 0121
Address: 1723/1724 N Union Rd

Request:
Proposed change: Land Use
designation from MF to CMU
and Zoning from MF to CMU
EXHIBIT 4
CPA-2020-0003
Owner: Revere-Dece III Inv LLC
Revere-Dece 202 Building Owner LLC
Brill Properties LLC
Parcel#: 45094.0133, 0134, 0121
Address: 1723/1724 N Union Rd

Request: Proposed change: Land Use designation from MF to CMU and Zoning from MF to CMU
2018 Aerial Map

CPA-2020-0003

Owner:
Revere-Dece III Inv LLC
Revere-Dece 202 Building Owner LLC
Brill Properties LLC

Parcel#: 45094.0133, 0134, 0121
Address: 1723/1724 N Union Rd

Request:
Proposed change: Land Use designation from MF to CMU and Zoning from MF to CMU
EXHIBIT 6
PART I – REQUIRED MATERIAL

**THE APPLICATION WILL NOT BE ACCEPTED IF THE REQUIRED MATERIALS ARE NOT PROVIDED**

- [ ] Completed SEPA Checklist
- [ ] Application Fee
- [ ] Reduced Site Plan of proposal in 8½" by 11" or 11" by 17" size
- [ ] Trip Distribution and Generation Letter, if requested by Development Engineering.

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 help 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 NON-PROJECT PROPOSALS:
Complete this checklist for non-project proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS (Part D).
A. BACKGROUND

1. Name of proposed project, if applicable
   Revere Ridge Apartments

2. Name of applicant:
   Jay Rambo

3. Address and phone number of applicant and contact person:
   PO Box 142011, Spokane Valley, WA 99214
   509-879-0865

4. Date checklist prepared:
   October 24, 2019

5. Agency requesting checklist:
   City of Spokane Valley

6. Proposed timing or schedule (including phasing, if applicable):
   Checklist is required as part of Comp Plan Amendment. Not sure of proposed timing.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
   No.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
   None

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.
   Not aware of any applications pending for government approval.

10. List any government approvals or permits that will be needed for your proposal, if known.
    Not aware of any government approvals for permits needed for our proposal.

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. (Lead agencies may modify this form to include additional specific information on project description.)
This is necessary as part of the Comp Plan Amendment.

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 applications related to this checklist.

The location of this proposal is at 45094.0133, 45094.0134 & 45094.0121

13. Does the proposed action lie within the Aquifer Sensitive Area (ASA)? No. The general Sewer Service Area? Yes. Priority Sewer Service Area? (See: Spokane County's ASA Overlay zone Atlas for boundaries).

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).

None.

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.

No chemicals will be stored in sufficient quantities to warrant concern.

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

No.
b. Stormwater

1. What are the depths on the site to groundwater and to bedrock (if known)?
   Approximately 100+ feet to groundwater.

2. Will stormwater be discharged into the ground? If so, describe any potential impacts.
   Property owners will work with City of Spokane Valley staff to contain runoff.

B. ENVIRONMENTALELEMENTS

1) Earth
   a. General description of the site (check one): ☑ flat, ☑ rolling, ☐ hilly, ☐ steep slopes, ☐ mountainous, other

   b. What is the steepest slope on the site (approximate percent slope)?
      **DO NOT KNOW**

   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. **DO NOT KNOW**

   d. Are there surface indications or history of unstable soils in the immediate vicinity?
      If so, describe.
      Not aware of any unstable soils.

   e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Also indicate source of fill.
      There is no proposed grading at this time.

   f. Could erosion occur as a result of clearing, construction, or use?
      If so, generally describe. Any potential erosion would be mitigated and contained in conjunction with the requirements of the City of Spokane Valley.

   g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
      Not known at this time.
h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

2) Air

a. What types 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. No air emissions are anticipated at this time.

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.

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. No.

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

4) Will the proposal require surface water withdrawals or diversions? 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 discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

b. Ground:

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

No.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No.

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.

There should be no runoff. What runoff there is will be contained and treated on site in accordance with the requirements imposed by the City of Spokane Valley.

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:

No.
4) Plants

a. Check or circle types 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

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

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:
   A Landscape Plan will be developed in conjunction with the City of Spokane Valley.

5) Animals

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:
   - [ ] birds: hawk, heron, eagle, songbirds, other:
   - [ ] mammals: deer, bear, elk, beaver, other:
   - [ ] fish: bass, salmon, trout, herring, shellfish, other:

b. List any threatened or endangered species known to be on or near the site.
   None.

c. Is the site part of a migration route? If so, explain.
   No.

d. Proposed measures to preserve or enhance wildlife, if any:
   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. Electricity and possibly gas will be used for lighting and possibly heating.

   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:
   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
   None.

   1) Describe special emergency services that might be required.
   None.

   2) 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)?
   Traffic noise from I-90.

   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.
   There would be no meaningful increase in noise from the property.

   3) Proposed measures 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?
   Multi-Family Residential and Commercial.

b. Has the site been used for agriculture? If so, describe.
   No.

c. Describe any structures on the site.
   Apartments and garages.

d. Will any structures be demolished? If so, what?
   Garages may possibly be demolished.

e. What is the current zoning classification of the site?
   Multi-Family

f. What is the current comprehensive plan designation of the site?
   Multi-Family Residential

g. If applicable, what is the current shoreline master program designation of the site?
   Not Applicable.

h. Has any part of the site been classified as an "environmentally sensitive" area? No.
   If so, specify.

i. Approximately how many people would reside or work in the completed project?
   Not known at this time.

j. Approximately how many people would the completed project displace?
   The project should not displace anyone.

k. Proposed measures to avoid or reduce displacement impacts, if any: Not Applicable.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: None.
9) Housing
   a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. Not known at this time.

   b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. None.

   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? Not known at this time.

   b. What views in the immediate vicinity would be altered or obstructed? None.

   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? None. What time of day would it mainly occur?

   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? Parks and trails.
   
   b. Would the proposed project displace any existing recreational uses? No. If so, describe.
   
   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? No. If so, generally describe.
   
   b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site. None.
   
   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. Union Road. Show on site plans, if any.
   
   b. Is site currently served by public transit? No. If not, what is the approximate distance to the nearest transit stop? Approximately 500 feet.
   
   c. How many parking spaces would the completed project have? Not known. How many would the project eliminate? None.
d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? Assume a private road will be necessary. If so, generally describe (indicate whether public or private). Private road or driveway.

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

f. How many vehicular trips per day would be generated by the completed project? Not known. If known, indicate when peak volumes would occur.

g. 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, health care, schools, other)? Probably not.
   If so, generally describe.

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 - describe.

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.
C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:  

Jay Rambo  

10.24.19  

Date Submitted:

D. SUPPLEMENTAL SHEET FOR NON-PROJECT 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 the 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? No.

   a. Proposed measures to avoid or reduce such increases are: Owners with work with City of Spokane valley staff to mitigate any increases.

2. How would the proposal be likely to affect plants, animals, fish, or marine life? No affect.

   a. Proposed measures to protect or conserve plants, animals, fish, or marine life are: No measures should be needed.

3. How would the proposal be likely to deplete energy or natural resources? No.
a. 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, floodplains, or prime farmlands? No affect.

   a. Proposed measures to protect such resources or to avoid or reduce impacts are: No measures needed.

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? Not likely.
a. Proposed measures to avoid or reduce shoreline and land use impacts

Are none are needed.

6. How would the proposal be likely to increase demands on transportation or public services and utilities? Not likely.

a. 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. There should be no conflicts.

E. 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 check list.

Date: 10-24-19 Signature: [Signature]

Please print or type:

Proponent: ________________________________

Address: ________________________________

Phone: ________________________________

Person completing form (if different from proponent):

Name: Jay Rambo

Address: PO Box 142011, Spokane Valley, WA 99214

Phone: 509-879-0865
FILE NUMBERS: CPA-2020-0001; CPA-2020-0002; CPA-2020-0003; CPA-2020-0006; CPA-2020-0007

PROPOSAL DESCRIPTIONS: CPA-2020-0001: Privately initiated map amendment to change the designation for parcel 45152.1004 (0.47 acres) from Single Family Residential (SFR) to Corridor Mixed Use (CMU). CPA-2020-0002: Privately initiated map amendment to change the designation for parcel 35133.2321 (2.98 acres) from Industrial (I) to Regional Commercial (RC). CPA-2020-0003: Privately initiated map amendment to change the designation for parcels 45094.0133, 45094.0134, and 45094.0121 (6.24 acres total) from Multifamily Residential (MFR) to CMU. CPA-2020-0006: City initiated map amendment to change the designation for parcel 45013.9024 (8.8 acres) from I to CMU. CPA-2020-0007: City initiated text amendment to Chapter 2 Goals and Policies for alternative housing types and area-wide rezone to implement new policies


PROPOSAL LOCATIONS:
CPA-2020-0001: 1311 N. McDonald Road, further located in the NW ¼ of Section 15, Township 25 North, Range 44 East, Willamette Meridian, Spokane County, Washington
CPA-2020-0002: 5901 E. Sprague Avenue, further located in the SW ¼ of Section 13, Township 25 North, Range 43 East, Willamette Meridian, Spokane County, Washington
CPA-2020-0003: 1723 and 1724 N Union Road, further located in the SE ¼ of Section 09, Township 25 North, Range 44 East, Willamette Meridian, Spokane County, Washington
CPA-2020-0006: 3830 N Sullivan, further located in the SW ¼ of Section 01, Township 25 North, Range 44 East, Willamette Meridian, Spokane County, Washington
CPA-2020-0007: Spokane Valley/Citywide

LEAD AGENCY: City of Spokane Valley.

DETERMINATION: Determination of Non-Significance is issued under Washington Administrative Code (WAC) 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date issued. Comments must be received by 5:00 p.m. on March 6, 2020. Pursuant to Title 21, Environmental Controls of the Spokane Valley Municipal Code (SVMC), the lead agency has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement is not required under Revised Code of Washington 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

STAFF CONTACT: Chaz Bates, AICP, Senior Planner, City of Spokane Valley, 10210 East Sprague Avenue, Spokane Valley, WA 99206, PH: (509) 720-5337; cbates@spokanevalley.org

RESPONSIBLE OFFICIAL: Mike Basinger, AICP, Economic Development Manager, City of Spokane Valley, 10210 East Sprague Avenue, Spokane Valley, WA 99206, PH: (509) 720-5333, mbasinger@spokanevalley.org

DATE ISSUED: February 21, 2020

APPEAL: An appeal of this determination shall be submitted to the Community & Public Works Department within fourteen (14) calendar days after the date issued. The appeal must be written and specific factual objections made to the City’s threshold determination. Appeals shall be conducted in conformance with SVMC 17.90 Appeals, and any required fees pursuant to the City’s adopted Fee Schedule shall be paid at the time of appeal submittal. Pursuant to WAC 197-11-680, appeals shall be limited to a review of a final threshold determination.
EXHIBIT 8
Notice of Public Hearing
City of Spokane Valley
2020 Comprehensive Plan Amendments

Hearing Date and Time: March 26, 2020 beginning at 6:00 p.m.
Hearing Location: Spokane Valley City Council Chambers, 10210 E. Sprague Ave., Spokane Valley, WA 99206
Hearing Body: Spokane Valley Planning Commission
The Planning Commission will hold a public hearing to receive public comment on the proposed Comprehensive Plan Amendment Requests. The Planning Commission will conduct the public hearing and make a recommendation to the City Council on each of the following applications.

FILE NO.: CPA-2020-0001
DESCRIPTION OF PROPOSAL: Privately initiated map amendment to change the designation for parcel 45152.1004 (0.47 acres) from Single Family Residential (SFR) to Corridor Mixed Use (CMU).
LOCATION OF PROPOSAL: 1311 North McDonald Road

FILE NO.: CPA-2020-0002
DESCRIPTION OF PROPOSAL: Privately initiated map amendment to change the designation for parcel 35133.2321 (2.98 acres) from Industrial (I) to Regional Commercial (RC).
LOCATION OF PROPOSAL: North Fancher Road, Unaddressed

FILE NO.: CPA-2020-0003
DESCRIPTION OF PROPOSAL: Privately initiated map amendment to change the designation for parcels 45094.0133, 45094.0134, and 45094.0121 (6.24 acres total) from Multifamily Residential (MFR) to Corridor Mixed Use (CMU).
LOCATION OF PROPOSAL: 1723 and 1724 North Union Road

FILE NO.: CPA-2020-0006
DESCRIPTION OF PROPOSAL: City initiated map amendment to change the designation for parcel 45013.9024 (8.8 acres) from Industrial (I) to Corridor Mixed Use (CMU).
LOCATION OF PROPOSAL: 3830 North Sullivan Road Bldg 1

FILE NO.: CPA-2020-0007
DESCRIPTION OF PROPOSAL: City initiated text amendment to Chapter 2 Goals and Policies for alternative housing types.
LOCATION OF PROPOSALS: Citywide

Staff Contact: Chaz Bates, AICP, Senior Planner; (509) 720-5337 cbates@spokanevalley.org

Environmental Determination: The City issued a Determination of Non-significance (DNS) on February 21, 2020 pursuant to the State Environmental Policy Act (SEPA) and chapter 21.20 Spokane Valley Municipal Code (SVMC).

Hearing Procedures: The Spokane Valley Planning Commission will conduct the hearing pursuant to Planning Commission rules of procedure. Interested persons may testify at the public hearing and may submit written comments and documents before or at the hearing. The Planning Commission may limit the time given to speakers. The Planning Commission will forward a recommendation on the request to the Spokane Valley City Council.

Staff Report and Inspection of File: A staff report will be available for inspection seven calendar days before the hearing. The staff report and application file may be inspected at the Community and Public Works Department, located at the Spokane Valley City Hall, 10210 E. Sprague Ave., between 8:00 am and 5:00 pm, Monday-Friday, excluding holidays. Copies of documents will be made available at a reasonable cost. Send written comments to City of Spokane Valley, Attn: Chaz Bates, 10210 E. Sprague Ave., Spokane Valley, WA 99206; or email to the project planner listed above.

NOTICE: Individuals planning to attend the meeting who require special assistance to accommodate physical, hearing, or other impairments may contact the City Clerk at (509) 720-5102 prior to the meeting so that arrangements may be made.

Carrie Koudelka, Spokane Valley Deputy City Clerk
Publish: March 6, 2020 and March 13, 2020
EXHIBIT 9
Public and Agency Comments

(Will be inserted as received)
This Trip Generation and Distribution Letter (TGDL) is being prepared to support the State Environmental Policy Act (SEPA) for the Comprehensive Plan Amendment (CPA) for changing an existing Multifamily Residential (MFR) to a Corridor Mixed Use (CMU) land designation. This letter estimates the trip generation of the current zoning versus the trip generation that could occur if the land were developed under the proposed new land use.

**Project Description**

CPA-2020-0003 is bounded to the north by I-90 and the Pines Road exit ramp and to the south by parcels zoned R-3 and CMU adjacent to the 11900 block of Mission Avenue, between Wilbur Road and Union Road. The CPA is situated between interchanges of I-90’s Exit 287 at Argonne and Exit 289 at Pines (SR27), as shown in Figure 1.

![Vicinity Map](image)

**Figure 1. Vicinity Map**

**Trip Generation**

There are 3 parcels for this proposed comprehensive plan amendment totaling approximately 6.24 acres. Under the current zoning (MFR), the available density allows 22 apartments per acre. If these densities could be realized, 137 apartment units could be built within the area. There are currently 103 multifamily units within the area. This would allow for 35 additional MFR units to be developed. The total expected trips for existing and available property using the current land use is shown in Table 1 for both the AM and PM peak periods.

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<thead>
<tr>
<th>Land Use (220)</th>
<th>Zoning</th>
<th>Allowable Units</th>
<th>AM Peak Hour Trips</th>
<th>PM Peak Hour Trips</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Volume @ 0.46 AM Trips per Unit</td>
<td>Directional Distribution</td>
<td>Volume @ 0.56 PM Trips per Unit</td>
</tr>
<tr>
<td></td>
<td></td>
<td>23% In</td>
<td>77% Out</td>
<td>63% In</td>
</tr>
<tr>
<td>Multifamily Housing (Low Rise)</td>
<td>MFR</td>
<td>137</td>
<td>64</td>
<td>15</td>
</tr>
</tbody>
</table>
Corridor Mixed Use under the City of Spokane Valley’s (City) zoning allows for apartments, general and medical/dental offices, retail and commercial development, and storage uses. A land-to-building ratio of 4.5 is typical in the City, which would result in a building square footage of 60,403. Because of the site’s area, opportunities with the proposed zoning includes more multifamily housing and potentially an extension of the storage unit (mini-warehouse) development to the west. This could result in 32 additional multi-family housing units and a 7,200 square-foot mini warehouse.

The potential development if the Comprehensive Plan Map Amendment is permitted includes the land uses and expected peak hour trips summarized in Table 2.

### Table 2. Estimated CMU Generated Trips

<table>
<thead>
<tr>
<th>Land Use (220)</th>
<th>Zoning</th>
<th>Units</th>
<th>AM Peak Hour Trips</th>
<th>PM Peak Hour Trips</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Volume @ 0.46 AM Trips per Unit</td>
<td>Directional Distribution</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>AM Trips</td>
<td>In</td>
</tr>
<tr>
<td>Multifamily Housing (Low Rise)</td>
<td>CMU</td>
<td>135</td>
<td>63</td>
<td>14</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Land Use (151)</th>
<th>Zoning</th>
<th>Units</th>
<th>KSF</th>
<th>AM Peak Hour Trips</th>
<th>PM Peak Hour Trips</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Volume @ 0.1 AM Trips per Unit</td>
<td>Directional Distribution</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>AM Trips</td>
<td>In</td>
</tr>
<tr>
<td>Mini-Warehouse</td>
<td>CMU</td>
<td>7.2</td>
<td>1</td>
<td>1</td>
<td>0</td>
</tr>
</tbody>
</table>

Subtracting the peak hour trips for the current zoning of MFR from those that would be expected if CMU were allowed to develop gives a difference between the two land uses. The Comprehensive Plan Map Amendment could have a net increase on traffic volumes of 0 during the AM peak hour and 1 during the PM peak hour. This is summarized in Table 3.

### Table 3. Trip Generation Summary

<table>
<thead>
<tr>
<th>Summary</th>
<th>Zoning</th>
<th>AM Peak Hour Trips</th>
<th>PM Peak Hour Trips</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Potential</td>
<td>MFR</td>
<td>64</td>
<td>15</td>
</tr>
<tr>
<td>Future Potential</td>
<td>CMU</td>
<td>64</td>
<td>15</td>
</tr>
<tr>
<td>Net New Trips</td>
<td>CMU</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>
Traffic Trip Distribution

Using current traffic information for Argonne and Pines and the CPA-20202-0003 location, a trip distribution on a percentage of trips is shown in Figure 2.

Traffic Mitigation

The City initiated an evaluation of the street network traffic operations through the Mirabeau Subarea Study in 2016 and the Mirabeau Subarea Study Update in 2019. The Mirabeau and North Pines Subareas identified in the 2019 update generally include the Pines Road (SR-27) corridor from Valleyway Avenue to Trent Avenue between University Road and Adams Road. The proposed CPA parcels are within the North Pines Subarea.

The Mirabeau Subarea Study Update identified costs for developments within the designated areas based on trips generated within the area to ensure the City will have the street infrastructure needed to support planned development. If land owners were to redevelop upon the approval of this Comprehensive Plan Amendment, a mechanism exists as outlined in the Mirabeau Subarea plan to mitigate for traffic impacts. Redevelopment fees could be charged for a proportionate share of the new street improvements in lieu of a traffic analysis and mitigation. As a result, it is expected that sufficient roadway capacity exists or is programmed to exist with future road improvements on the City street system to accommodate the uses resulting from the CPA.