

**NOTICE OF VIRTUAL PUBLIC HEARING
BEFORE THE SPOKANE COUNTY PLANNING COMMISSION**

NOTICE IS HEREBY GIVEN BY THE Spokane County Planning Commission pursuant to Chapter 36.70A RCW, that a virtual hearing via Microsoft Teams will be held on Thursday, August 27th, 2020 and will begin at 9:00 a.m.

The purpose of the public hearing is to consider amendments to the Spokane County Zoning Code to allow governmental agency training facilities in urban and rural zoning designations. The proposal includes changes to Section 14.300 Definitions, Section 14.618.230 Uses with Specific Standards, and the zone matrices for commercial, industrial, and rural zones. In addition, the proposal amends the performance standards for government offices/maintenance facilities and law enforcement facilities

Due to restrictions arising from the COVID-19 outbreak, the hearing will be conducted remotely utilizing web and telephone conference tools. Please download the Microsoft Teams application (<https://www.microsoft.com/en-us/microsoft-365/microsoft-teams/download-app>) in advance before the hearing. To access the public hearing, enter the following link in your web browser: https://teams.microsoft.com/l/meetup-join/19%3ameeting_YTY0ZWQ3NDgtMjlkMi00N2Q0LWI5OTQtNTBhNTYyYzU5N2M1%40thread.v2/0?context=%7b%22Tid%22%3a%224a1f23f8-6124-475a-9dd1-a66dc3f779bc%22%2c%22Oid%22%3a%2234363dcf-276b-410b-b14c-8402491e03dd%22%2c%22IsBroadcastMeeting%22%3atru%7d.

To access the hearing by telephone conference, call +1 509-703-4418 and enter the conference ID: 623 613 344#. To be considered during the hearing, written materials or visuals should be submitted by 4:00 pm on Wednesday, August 26, 2020. During the virtual meeting, there will be a period for public comment or response on the hearing matters, which can be submitted via the Q&A function in Microsoft Teams, provided the commenter includes their name and address for the record along with their question or comment. During the Public Comment portion of the meeting, public comments will be read to the Planning Commission by the clerk. Questions or assistance with remote connection or telephone conference prior to the hearing should be forwarded to Jane Farstrider, Planning Clerk, at (509) 477-7155.

Full text of the proposed amendment is available at the Spokane County Department of Building and Planning website at <https://www.spokanecounty.org/3559/Code-Amendments> . Testimony may be limited to three (3) minutes per speaker. The Planning Commission reserves the right to adjust the time frame allotted to speakers, as well as hearing procedures, prior to the hearing. The Planning Commission will forward a recommendation concerning the proposed amendment to the Board of County Commissioners following the public hearing. The Board of County Commissioners may adopt the Planning Commission's recommendation or decide to hold its own public hearing proposal.

NOTICE IS FURTHER GIVEN that a topic of discussion at the hearing(s) may be any environmental documents that have been prepared in conjunction with the proposal. An Environmental Checklist was prepared for the proposal as required by the State Environmental Policy Act, Chapter 43.21 RCW and the Spokane Environmental Ordinance. A Determination of

Nonsignificance (DNS) was issued on Wednesday, August 12th, 2020 by the Spokane County Department of Building and Planning with a comment and appeal period ending on Wednesday, August 26th, 2020 at 4:00 p.m.

DATE THIS 12TH DAY OF AUGUST 2020
SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING

STAFF REPORT TO THE PLANNING COMMISSION
PUBLIC HEARING: THURSDAY, AUGUST 27TH, 2020
PROPOSED ZONING CODE
SPOKANE COUNTY
BUILDING AND PLANNING DEPARTMENT
20-ZTA-02: GOVERNMENT AGENCY TRAINING FACILITIES

Proposal

Spokane County is considering development of a law enforcement training facility that could include classrooms, an indoor firing range, storage facilities and other associated uses. The proposal will amend the Spokane County Zoning Code by creating a new use in the matrix of allowed uses for a governmental agency training facility. This includes changes to Section 14.300 Definitions, Section 14.618.230 Uses with Specific Standards, and the zone matrices for commercial, industrial, and rural zones. In addition, the proposal amends the performance standards for government offices/maintenance facilities and law enforcement facilities.

Background

The proposed amendment was initiated by Spokane County Board of County Commissioners.

Process

Public Notice

Notice of the proposed text amendment was published in the Legal Notice section of the Spokesman Review on August 12, 2020. The proposal was mailed to agencies of jurisdiction, identified neighborhood and business groups, and individuals on August 12, 2020. The Washington State Department of Commerce and other state agencies were notified in accordance with RCW 36.70A.106. The Public Hearing Notice, SEPA Environmental documents, and proposed amendments were posted to the County website and available for viewing/download in anticipation of the public hearing. A virtual public hearing before the Spokane County Planning Commission is scheduled for August 27, 2020 at 9:00 a.m.

Environmental Review

A nonproject environmental checklist was reviewed by Building and Planning Staff and a Determination of Nonsignificance (DNS) was issued on August 12, 2020, with a comment and appeal period ending on August 26, 2020 by 4:00 p.m. The DNS was circulated to agencies of jurisdiction and published in the Spokesman Review on August 12, 2020.

Proposed Amendments to the Spokane County Zoning Code

The modification is highlighted in **yellow**, underlined, and ~~strikethrough~~.

Definitions

Governmental Agency Training Facility: A government facility for government employees and support staff that provides training related to protecting public health and safety. The facility may include but is not limited to classrooms, offices and uses associated with training.

**Chapter 14.612
Commercial Zones**

14.612.220 Commercial Zone Matrix

Table 612-1, Commercial Zones Matrix

<i>Institutional</i>	<i>Neighborhood Commercial</i>	<i>Community Commercial</i>	<i>Regional Commercial</i>	<i>LDA Commercial</i>
Governmental agency training facility	N	N	P	P

**Chapter 14.614
Industrial Zones**

14.614.220 Industrial Zone Matrix

Table 614-1, Industrial Zones Matrix

<i>Industrial</i>	<i>Light Industrial</i>	<i>Heavy Industrial</i>
Governmental agency training facility	P	P

**Chapter 14.618
Rural Zones**

14.618.220 Rural Zone Matrix

Table 618-1, Rural Zones Matrix

<i>Institutional Uses</i>	<i>Rural-5</i>	<i>Rural Traditional</i>	<i>Rural Activity Center</i>	<i>Urban Reserve</i>	<i>Rural Conservation</i>
Governmental agency training facility	P	P	P	P	P

14.618.230 Uses with Specific Standards

Uses that are categorized with an “L” in table 618-1, Rural Zones Matrix, are subject to the corresponding standards of this Section. In the case of inconsistencies between section 14.618.220 (Rural Zones Matrix) and section 14.618.230, section 14.618.230 shall govern.

- 15. Government offices/maintenance facilities (EPF) (RT, R-5, RAC, RCV UR zones)
 - a. The facility shall be directly related to rural County government service.
- 21. Law enforcement facility (EPF) (RT, R-5, RAC, RCV, UR zones)
 - a. The facility shall be directly related to rural County governmental service.
 - b. Detention facilities are prohibited except for short-term holding facilities (not to exceed 24 hours).

Review Criteria for a Zoning Code Amendment

The Zoning Code provides the following criteria regarding Zoning Code amendments that must be considered:

14.402.040 Criteria for Amendment

The County may amend the Zoning Code when one of the following is found to apply.

1. The amendment is consistent with or implements the Comprehensive Plan and is not detrimental to the public welfare.
2. A change in economic, technological, or land use conditions has occurred to warrant modification of the Zoning Code.
3. An amendment is necessary to correct an error in the Zoning Code.
4. An amendment is necessary to clarify the meaning or intent of the Zoning Code.
5. An amendment is necessary to provide for a use(s) that was not previously addressed by the Zoning Code.
6. An amendment is deemed necessary by the Commission and/or Board as being in the public interest.

Staff Comment: The proposed amendment is consistent with criteria #6.

Consistency with the Comprehensive Plan

In the Comprehensive Plan, there is limited text about governmental agency training facilities. However, the following Comprehensive Plan goals and/or policies are applicable to the proposed amendment to the Spokane County Zoning Code.

Chapter 2 – Urban Land Use

The Urban Land Use Chapter provides policy guidance for the development of Spokane County’s unincorporated urban areas. The policies in this chapter strive to improve quality of life, provide opportunities for innovative approaches to land use and protect our community character. The policies work in tandem with the Comprehensive Plan map, which illustrates the location of various land use categories.

Goal

UL.1a Provide a healthful, safe and sustainable urban environment that offers a variety of opportunities for affordable housing and employment.

Staff Comment: The Urban Land Use Chapter of the Spokane County Comprehensive Plan includes commercial and industrial zones. The County is proposing to permit government agency training facilities in the Regional Commercial (RC), Light Industrial (LI), and Heavy Industrial (HI) zones. The aforementioned general goal calls for providing a healthful, safe and sustainable urban environment that offers a variety of opportunities for affordable housing and employment. Government agency training facilities will afford the County a place to train its employees in conjunction with other municipalities for the purpose of maintaining a healthful and safe environment for the community.

Commercial Land Use

Regional Commercial

The regional commercial classification designates intensive commercial areas intended to draw customers from the County at large and other outlying areas. Regional shopping centers and major commercial areas will be designated with this classification. Residences in conjunction with business and/or multifamily developments may be allowed, with performance standards that ensure compatibility. Small-scale industrial areas may be allowed in this category, provided neighborhood concerns are addressed through a public hearing process.

Community Commercial

The community commercial classification designates areas for retail, service and office establishments intended to serve several neighborhoods. Community business areas should be located as business clusters rather than arterial strip commercial development. Community business centers may be designated through the adoption of the Comprehensive Plan, Comprehensive Plan amendments or through subarea planning. Residences in conjunction with business and/or multifamily developments may be allowed with performance standards that ensure compatibility.

Neighborhood Commercial

The neighborhood commercial classification designates areas for small-scale neighborhood-serving retail and office uses. Neighborhood business areas should be located as business clusters rather than arterial strip commercial development. Neighborhood business centers may be designated through the adoption of the Comprehensive Plan, Comprehensive Plan amendments or through neighborhood plans.

Goal

UL 13 Provide adequate commercial land within urban growth areas to conveniently serve the local and regional trade areas.

Policy

UL 13.1 Designate a variety of strategically located commercial areas that will be accessible from road roadways of major arterial classification or higher, served with utilities and free of major environmental constraints.

Staff Comment: The proposed use is similar to other uses permitted in urban commercial areas. The commercial zone matrix of the Zoning Code allows government offices/maintenance facilities as a permitted use and law enforcement facilities as a permitted use with limitations in the Regional Commercial (RC) zones.

Industrial Uses Land Use

Providing for industrial land is important for the economic health of Spokane County. Industrial businesses help drive the local economy and create an economic multiplier effect throughout the region. Providing an adequate supply of usable land with minimal environmental constraints and infrastructure in place helps ensure that Spokane County will be an attractive place for industrial businesses to locate and prosper.

Heavy Industry

Heavy industry is characterized by intense industrial activities which may have significant impacts to surrounding areas, including, but not limited to, noise, odor, or aesthetic impacts. Commercial, residential and recreational uses should not be allowed in areas designated for heavy industry, except for small-scale ancillary uses serving the industrial area. The conversion of designated industrial lands to other uses should be strictly limited. Limiting incompatible uses ensures a competitive advantage in business recruitment by providing adequate industrial land supply, reducing land use conflicts and preventing inflation of land prices.

Goal

UL.15 A variety of strategically located heavy industrial areas should be designated and protected from conflicting land uses.

Policy

UL.15.6 Carefully consider the designation of comprehensive plan categories adjacent to heavy industrial areas to ensure compatibility between uses and limit land use conflicts.

Staff Comment: The proposed use is similar to other uses permitted in industrial zones. The industrial zone matrix of the Zoning Code allows government offices/maintenance facilities and law enforcement facilities as a permitted use in the Heavy Industrial (HI) zone.

Light Industry

The Light Industry category is intended for industrial areas that have a special emphasis and attention given to aesthetics, landscaping and internal and community compatibility. Light Industry areas are comprised of predominantly industrial uses but may incorporate office and commercial uses that support and compliment the industrial area.

The Light Industry category may serve as a transitional category between heavy industrial areas and other less intensive land use categories. The category may also serve as a visual buffer for heavy industrial areas adjacent to aesthetic corridors.

Goals

UL.16 A variety of strategically located light industry areas should be designated and protected.

Policy

UL.16.2 Light Industrial areas shall be comprised of predominantly industrial uses but may incorporate office and commercial uses that support and compliment the industrial area. Residential use will not be allowed except for master planned industrial developments that provide residences intended to house employees for the planned industrial use.

Staff Comment: The proposed use is similar to other uses permitted in industrial zones. The industrial zone matrix of the Zoning Code allows government offices/maintenance facilities as a permitted use and law enforcement facilities as a permitted use with limitations in the Light Industrial (LI) zone.

Chapter 3 – Rural Land Use

Rural lands are lands located outside the Urban Growth Area and outside of designated agricultural, forest and mineral lands. Typically, rural areas have received their identity from a rural way of life rooted in history and resource-based industries, including farming and forestry. More recently, recreation and open space uses have played an increasing role in rural areas. Small towns and unincorporated communities provide services for surrounding rural areas and the traveling public.

Rural Character

Defining rural character is essential for development of rural goals and policies. Counties are required to include measures in the rural chapter that protect rural character. Through visioning and other citizen-participation efforts, the following principles for defining and preserving rural character have evolved:

- The rural landscape should reflect a traditional development setting with low population density.
- Interconnected open spaces and natural areas should be provided through clustering and other innovative techniques.
- Rural residents should be self-sufficient and accept a traditional lifestyle with low levels of governmental services.
- Rural towns and centers should provide a community focal point and offer opportunities for shopping and other services.
- Scenic roadways and vistas should be preserved by prohibiting billboards and strip commercial development.
- Agriculture and forestry uses within the Rural category should be accepted as being consistent with rural area lifestyles.
- Land use practices should be conducted in a way that protects the environment, providing for clean air and water.

Rural lands should have low population densities, allowing much of the area to be retained in a natural state, providing wildlife habitat and the preservation of natural systems.

Staff Comment: Proposed amendments to Rural Comprehensive Plan policies must be consistent with maintaining rural character.

Goal

RL.3 Provide a level of rural governmental service consistent with maintaining rural character.

Policy

RL.3.1 Designated rural lands shall have low densities which can be sustained by minimal infrastructure improvements, such as septic systems, individual wells and rural roads, without altering the rural character, degrading the environment or creating the necessity for urban level of services.

RL.3.2 Extension of storm and sanitary sewer services outside of the Urban Growth Areas (UGAs) should only be provided to maintain existing levels of service in existing urban-like areas or for health and safety reasons or to accommodate a major industrial development approved pursuant to RCW 36.70A.365, provided that such extensions are not inducement to growth.

RL.3.3 Rural governmental services shall include those public services and facilities historically and typically delivered at intensity usually found in rural areas and shall include domestic water either through individual wells or public water service. Rural governmental services shall not include new storm and sanitary sewers except as provided for in RL.3.2.

Staff Comment: Spokane County’s jurisdiction covers unincorporated urban and rural areas. The County is proposing to permit governmental agency training facilities in rural zones including in the Rural-5 (R-5), Rural Traditional (RT), Rural Activity Center (RAC), Urban Reserve (UR), Rural Conservation (RCV), Limited Development Area Commercial (LDAC) zones. The proposal would not require the use to be directly related to rural governmental services.

Industrial/Commercial Limited Rural Development Areas

Some industrial and commercial developments were built in rural areas prior to development of and/or adoption of the Comprehensive Plan and the establishment of Urban Growth Areas. These developments may be considered as limited areas of more intense development if they are designated and mapped within the Limited Development Area category of the Comprehensive Plan. Allowing infill industrial development within these areas can contribute to the economic diversity of unincorporated areas of the County and provide employment opportunities for the nearby rural population. Any industrial and/or commercial development other than natural resource-based industry must be delineated on the Comprehensive Plan map for it to be considered as an area of more intense rural development.

Policy

RL.5.2 The intensification and infill of commercial or non-resource-related industrial areas shall be allowed in rural areas consistent with the following guidelines:

- a) The area is clearly identified and contained by logical boundaries, outside of which development shall not occur. These areas shall be designated and mapped within the Limited Rural Development category of the Comprehensive Plan map.
- b) The character of neighborhoods and communities is maintained.
- c) Public services and public facilities can be provided in a manner that does not permit or promote low-density sprawl or leapfrog development.
- d) The intensification is limited to expansion of existing uses or infill of new uses within the designated area.
- e) The area was established prior to July 1, 1993.

Staff Comment: Similar uses are allowed in Limited Development Area Commercial. The commercial zone matrix of the Zoning Code allows government offices/maintenance facilities as a permitted use and law enforcement facilities as a permitted use with limitations in the Limited Development Area Commercial (LDAC) zone.

Chapter 7 – Capital Facilities and Utilities

Goal

CF. 4 Ensure that capital improvements are made in conformance with the goals and policies of the other elements of the Comprehensive Plan.

Policy

CF 4.1 Locate all County owned public facilities in conformance with the goals and policies of the Comprehensive Plan.

Staff Comment: On June 23rd, 2020, the Board of County Commissioners approved the Capital Facilities Plan, which located all County owned public facilities. The Plan states, “Current facility space for the Spokane County Sheriff’s Department is at capacity. There are no additional facilities in the area near the Public Safety building that could serve for expansion.” The proposed zone amendment would allow more opportunities for siting governmental training facilities throughout unincorporated Spokane County.

Police Protection

Goal

CF.11 Provide police protection efficiently and cost effectively to residence of Spokane County.

Policy

CF.11.1 Encourage interjurisdictional cooperation among law enforcement and corrections agencies to further develop, where practical, shared service and facility use.

Staff Comment: The recently adopted Capital Facilities Plan acknowledges facilities in the County Sheriff Department are at capacity. The proposed amendment would allow more opportunities for siting of governmental training facilities.

SPOKANE ENVIRONMENTAL ORDINANCE

(WAC 197-11-970) Section 11.10.230(3)
Determination of Non-significance (DNS)

File No. 20-ZTA-02

DETERMINATION OF NONSIGNIFICANCE

Description of proposal: Amendments to the Spokane County Code to allow governmental agency training facilities that could include classrooms, an indoor firing range, storage facilities and other associated uses in both rural and urban zoning categories. The proposal includes changes to Section 14.300 Definitions, Section 14.618.230 Uses with Specific Standards, and the zone matrices for commercial, industrial, and rural zones. In addition, the proposal amends the performance standards for government offices/maintenance facilities and law enforcement facilities.

Applicant: Spokane County Department of Building and Planning, 1116 West Broadway Ave. 1st Floor, Spokane, WA 99260, (509) 477-3675

Location of proposal, including street address, if any: Not Applicable. This is a nonproject action that will affect all zones in Spokane County in connection with specific uses.

Lead agency: Spokane County Building and Planning Department.

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

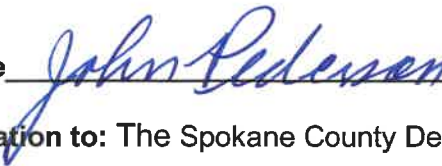
This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by 4:00 p.m. by August 26th, 2020.

Responsible official: John Pederson

Position/title: Planning Director, Department of Building and Planning
Phone: (509) 477-7212

Address: Spokane County Department of Building and Planning, 1026 W. Broadway Ave., Spokane, WA 99260

Date: August 12, 2020 **Signature** _____



You may appeal this determination to: The Spokane County Department of Building and Planning

at : 1026 W. Broadway Ave., Spokane, WA 99260

no later than: 4:00 p.m., Wednesday, August 26th, 2020

by: Filing a written appeal on prescribed forms, containing factual objections, and accompanied with applicable fees.

Contact the Department of Building and Planning to read or ask about the procedures for

SEPA appeals.

Attachments: SEPA Checklist

This DNS was mailed to:

Spokane County Department of Building and Planning; James Moore
Spokane County Public Works; Barry Greene
Spokane County Public Works; David Istrate
Spokane County Public Works; Gary Nyberg
Spokane County Environmental Services; Rob Lindsay
Spokane County Environmental Services; Kevin Cooke
Spokane County Parks and Recreation; Paul Knowles
Spokane County Sheriff; Ozzie Knezovich
Spokane Regional Health District; Paul Savage
Spokane Regional Transportation Council; Ryan Stewart
Spokane Regional Clean Air Agency; April Westby
Spokane Transit Authority; Mike Haynes
Washington State Department of Transportation; Greg Figg
Washington State Department of Ecology, Olympia; SEPA Register
Washington State Department of Fish and Wildlife; Leslie King
Washington State Department of Commerce; Benjamin Serr
City of Spokane Planning; Tirrell Black
City of Spokane Street Department; Inga Note
City of Spokane Development Services; Eldon Brown
City of Spokane Wastewater Management; Bill Peacock
City of Spokane Valley; SEPA Coordinator
City of Airway Heights; Heather Trautmen
Spokane Tribe of Indians; Frank Metlow
Kalispel Tribe of Indians; Tell Hamilton
Spokane International Airport; Larry Krauter
Fairchild Airforce Base; Jeffrey Johnson
WA. State Department of Transportation Aviation Division: Matt Platt
Spokane County Fire District 1
Spokane County Fire District 2
Spokane County Fire District 3
Spokane County Fire District 4
Spokane County Fire District 5
Spokane County Fire District 8
Spokane County Fire District 9
Spokane County Fire District 10
Spokane County Fire District 11
Spokane County Fire District 12
Spokane County Fire District 13

SPOKANE ENVIRONMENTAL ORDINANCE

(WAC 197-11-960) Section 11.10.230(1)

Environmental Checklist

File No. 20-ZTA-02

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 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).

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

A. BACKGROUND

1. Name of proposed project, if applicable: File # 20-ZTA-02. Amendments to the Spokane County Code to allow governmental agency training facilities that could include classrooms, an indoor firing range, storage facilities and other associated uses in both rural and urban zoning categories. The proposal includes changes to Section 14.300 Definitions, Section 14.618.230 Uses with Specific Standards, and the zone matrices for commercial, industrial, and rural zones. In addition, the proposal amends the

SPOKANE ENVIRONMENTAL ORDINANCE

(WAC 197-11-960) Section 11.10.230(1)

performance standards for government offices/maintenance facilities and law enforcement facilities. Amendments to the Zoning Code text are part of phased environmental analysis and will include subsequent review of project level actions.

2. Name of applicant: Spokane County Department Building & Planning
3. Address and phone number of applicant or contact person: 1026 West Broadway Avenue, Spokane, WA 99260, Maria Maynard (509) 477-7104
4. Date checklist prepared: **August 12, 2020**
5. Agency requesting checklist: Spokane County Department of Building and Planning
6. Proposed timing or schedule (including phasing, if applicable): The zoning code amendment, if adopted, would require a recommendation from the Spokane County Planning Commission and decision from the Spokane County Board of County Commissioners; a process that could take several months. Initial public hearing before the Planning Commission will be on **August 27, 2020**. Subsequent phasing will include execution of agreement with architect to design the project, execution of intergovernmental agreement with Fairchild AFB for use of site, acquisition of site by Spokane County, review of building permits at project level, and amendment of Capital Improvement Plan to identify source of funding for project. Timing of all phases unknown at this time except for text amendment to the Zoning Code.
7.
 - a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. Yes, see above response regarding phased review and future actions.
 - b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain. N/A
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to his proposal. None known. This is a non-project action under the State Environmental Policy Act. Subsequent phased environmental review will address site specific impacts and other non-project or project actions.
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. This is a non-project action under SEPA.
10. List any government approvals or permits that will be needed for your proposal, if known: The Planning Commission will make a recommendation on the proposal to the Board of County Commissioners who will make the final decision. See above response regarding subsequent actions and phased environmental review.
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. Spokane County is considering development of a training facility for law enforcement that could include classrooms, an indoor firing range, storage facilities and other associated uses. The proposal is an amendment to the Spokane County Zoning Code and Development Regulations to allow governmental agency training facilities in permitted zoning designations for public health

SPOKANE ENVIRONMENTAL ORDINANCE

(WAC 197-11-960) Section 11.10.230(1)

and safety purposes. This includes changes to Section 14.300 Definitions, Section 14.618.230 Uses with Specific Standards, and the zone matrices for commercial, industrial, and rural zones. In addition, the proposal amends the performance standards for government offices/maintenance facilities and law enforcement facilities.

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 zoning code amendment applies to rural, commercial, and industrial zones in Spokane County.

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.) N/A, Non-project action.

14. The following questions supplement Part A.

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

(1) Describe any systems, other than those designed for the disposal of sanitary waste, installed for the purpose of discharging fluids below the ground surface (includes systems such as those for the disposal of 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). NA Non-project action.

Evaluation for
Agency Use Only

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

(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. N/A Non-project action

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

b. Stormwater

(1) What are the depths on the site to groundwater and to bedrock (if known)? N/A Non-project action

(2) Will stormwater be discharged into the ground? If so, describe any potential impacts? N/A Non-project action

SPOKANE ENVIRONMENTAL ORDINANCE

(WAC 197-11-960) Section 11.10.230(1)

TO BE COMPLETED BY APPLICANT

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (circle one): *flat, rolling, hilly, steep slopes, mountains, other.*
N/A Non-project action
- b. What is the steepest slope on the site (approximate percent slope)?
N/A Non-project action
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.
N/A Non-project action
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
N/A Non-project action
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill:
N/A Non-project action
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
N/A Non-project action
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
N/A Non-project action
- h. Proposed measures to reduce or control erosion or other impacts to the earth, if any:
N/A Non-project action

Evaluation for
Agency Use Only

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.
N/A Non-project action
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
N/A Non-project action
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

SPOKANE ENVIRONMENTAL ORDINANCE

(WAC 197-11-960) Section 11.10.230(1)

N/A Non-project action

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.

N/A Non-project action

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

N/A Non-project action

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

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

N/A Non-project action

- (5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. N/A Non-project action

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

N/A Non-project action

b. GROUND:

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

N/A Non-project action

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

N/A Non-project action

c. WATER RUNOFF (INCLUDING STORMWATER):

- (1) Describe the source of runoff (including stormwater) and method of collection and disposal if any (include quantities, if

Evaluation for
Agency Use Only

SPOKANE ENVIRONMENTAL ORDINANCE

(WAC 197-11-960) Section 11.10.230(1)

known). Where will this water flow? Will this water flow into other waters? If so, describe.

N/A Non-project action

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

N/A Non-project action

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

N/A Non-project action

4. Plants - N/A Non-project action

Evaluation for
Agency Use Only

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

_____ Deciduous tree: *alder, maple, aspen, other.*

_____ Evergreen tree: *fir, cedar, pine, other.*

_____ Shrubs

_____ Grass

_____ Pasture

_____ Crop or grain

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

_____ Water plants: *water lilly, eelgrass, milfoil, other.*

_____ Other types of vegetation.

All of the above are found in rural Spokane County.

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

N/A Non-project action

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

N/A Non-project action

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

N/A Non-project action

5. Animals

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

N/A Non-project action

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

SPOKANE ENVIRONMENTAL ORDINANCE

(WAC 197-11-960) Section 11.10.230(1)

N/A Non-project action

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

N/A Non-project action

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

N/A Non-project action

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 Non-project action

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

N/A Non-project action

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: N/A Non-project action

Evaluation for
Agency Use Only

7. Environmental health

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

N/A Non-project action

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

N/A Non-project action

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

N/A Non-project action

- b. NOISE:

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

N/A Non-project action

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

N/A Non-project action

SPOKANE ENVIRONMENTAL ORDINANCE

(WAC 197-11-960) Section 11.10.230(1)

- (3) Proposed measure to reduce or control noise impacts, if any:
N/A Non-project action

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties?
N/A Non-project action
- b. Has the site been used for agriculture? If so, describe.
N/A Non-project action
- c. Describe any structures on the site. N/A Non-project action
- d. Will any structures be demolished? If so, which?
N/A Non-project action
- e. What is the current zoning classification of the site?
N/A Non-project action
- f. What is the current comprehensive plan designation of the site?
N/A Non-project action
- g. If applicable, what is the current shoreline master program designation of the site?
N/A Non-project action
- h. Has any part of the site been classified as a critical area? If so, specify.
N/A Non-project action
- i. Approximately how many people would reside or work in the completed project?
N/A Non-project action
- j. Approximately how many people would the completed project displace?
N/A Non-project action
- k. Proposed measures to avoid or reduce displacement impacts, if any:
N/A Non-project action N/A Non-project action
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
N/A Non-project action

Evaluation for
Agency Use Only

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income
N/A Non-project action

SPOKANE ENVIRONMENTAL ORDINANCE

(WAC 197-11-960) Section 11.10.230(1)

- b. Approximately how many units, if any, would be eliminated?
Indicate whether high-, middle- or low-income housing.
N/A Non-project action
- c. Proposed measures to reduce or control housing impacts, if any: N/A Non-project action

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
N/A Non-project action
- b. What views in the immediate vicinity would be altered or obstructed?
N/A Non-project action
- c. Proposed measures to reduce or control aesthetic impacts, if any:
N/A Non-project action

Evaluation for
Agency Use Only

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
N/A Non-project action
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
N/A Non-project action
- c. What existing off-site sources of light or glare may affect your proposal?
N/A Non-project action
- d. Proposed measures to reduce or control light and glare impacts, if any:
N/A Non-project action

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
N/A Non-project action
- b. Would the proposed project displace any existing recreational uses? If so, describe.
N/A Non-project action

SPOKANE ENVIRONMENTAL ORDINANCE

(WAC 197-11-960) Section 11.10.230(1)

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
N/A Non-project action

13. Historic and cultural preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.
N/A Non-project action
- b. Generally describe any landmarks or evidence of historic archaeological, scientific or cultural importance known to be on or next to the site.
N/A Non-project action
- c. Proposed measures to reduce or control impacts, if any:
N/A Non-project action

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.
N/A Non-project action
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
N/A Non-project action
- c. How many parking spaces would the completed project have? How many would the project eliminate?
N/A Non-project action
- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets not including driveways? If so, generally describe (indicate whether public or private).
N/A Non-project action
- e. Will the project use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe.
N/A Non-project action
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak would occur.
N/A Non-project action
- g. Proposed measures to reduce or control transportation impacts, if any:
N/A Non-project action

Evaluation for
Agency Use
Only

15. Public services

SPOKANE ENVIRONMENTAL ORDINANCE

(WAC 197-11-960) Section 11.10.230(1)

- 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.

N/A Non-project action

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

N/A Non-project action

16. Utilities

- a. Circle utilities currently available at the site: *electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:*

N/A Non-project action

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

N/A Non-project action

C. SIGNATURE

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

Date: **August 3, 2020**

Signature: MM/s

Please Print or Type:

Proponent: Spokane County Department of Building and Planning

Address: 1026 W. Broadway, Spokane WA 99026

Phone: (509) 477-7212

Person completing (form): **Maria Maynard, Planner**

Address: **1026 W. Broadway, Spokane WA 99026**

Phone: **477-7228**

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Staff member(s) reviewing checklist: Steve Davenport

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

- x A. there are no probable significant adverse impacts and recommends a Determination of Nonsignificance.

SPOKANE ENVIRONMENTAL ORDINANCE

(WAC 197-11-960) Section 11.10.230(1)

- B. probable significant adverse environmental impacts do exist for the current proposal and recommends a Mitigated Determination of Nonsignificance with conditions.
- C. there are probable significant adverse environmental impacts and recommends a Determination of Significance.

SPOKANE ENVIRONMENTAL ORDINANCE

(WAC 197-11-960) Section 11.10.230(1)

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 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? N/A Non-Project Action. Site specific analysis of facility impacts will occur when a detailed project is submitted for review.

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

N/A Non-project action

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

N/A Non-project action. Site specific analysis of facility impacts will occur when a detailed project is submitted for review.

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

N/A Non-project action

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

N/A Non-project action. Site specific analysis of facility impacts will occur when a detailed project is submitted for review.

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 Non-project action.

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

N/A Non-project action. Site specific analysis of facility impacts will occur when a detailed project is submitted for review.

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?

N/A Non-project action

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

N/A Non-project action Site specific analysis of facility impacts will occur when a detailed project is submitted for review.

SPOKANE ENVIRONMENTAL ORDINANCE

(WAC 197-11-960) Section 11.10.230(1)

- 6. How would the proposal be likely to increase demands on transportation or public services and utilities?
Allowing governmental training facilities would incrementally increase demands of these services.

Proposed measures to reduce or respond to such demand(s) are:
N/A Non-project action. Site specific analysis of facility impacts will occur when a detailed project is submitted for review.

- 7. Identify, if possible, whether the proposal may conflict with local, state or federal laws or requirements for the protection of the environment.
No conflicts known.

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: August 3, 2020

Signature: MM

Proponent: Spokane County Building & Planning
 Address: 1026 W. Broadway Avenue, Spokane WA 99260
 Phone: 509-477-3675

Person completing form: Maria Maynard, Planner
 Address: 1026 West Broadway Avenue, Spokane WA 99260
 Phone: 509-477-3675

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Staff member(s) reviewing checklist: Steve Davenport

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

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