

USER GUIDE

West Plains/Airport Area PDA Reference Map

December 21, 2018

Summary

This document provides general information and use tips for the online West Plains/Airport Area PDA quick reference map created by the City of Spokane. This user guide and the attendant online map are subject to future update and revision.

Kevin Freibott
Assistant Planner II

April Gunderson
Project Planner



Introduction and Map Link

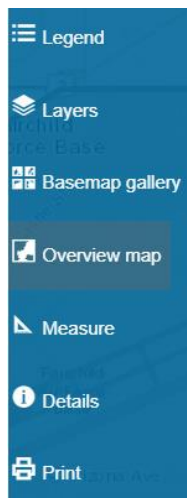
The City of Spokane has prepared an online map for the use of the West Plains/Airport Area Public Development Authority (PDA) when discussing and considering development projects in the PDA area. This map can be found at the following address:

<http://arcg.is/1iuu5v>

In general, the map provides important textual information on the left and a clickable, zoom-able map on the right showing various sets of useful information.

Tools

At the left of the map are several buttons, as follows:



Legend will open a popup showing the various symbols and colors used in the map and their meaning.

Layers allows the user to turn on or off certain types of information. These layers are summarized below.

Basemap Gallery allows the user to choose from among a range of background map types, from street maps to aerial photography.

Measure provides some based measurement tools for area and distance.

Print allows the user to print the map view currently showing.

Layers

Each layer of information can be turned on or off by the user, depending on what needs to be known. Also, when a layer is active the user can click on shapes on the map to find out more information about those layers. The layers currently included in the map are as follows:

- **West Plains/Airport Area PDA.** This layer shows the current boundary of the PDA.
- **Airport Overlay Zone.** This layer shows the airfield overlay zone, which modifies the density and land use standards of the underlying zoning districts. The use restrictions applied in these areas have been incorporated into the “uses” layers on this map.
- **Airfield Noise Zone.** This layer shows areas where the noise from airport operations is significant enough to require special construction

methods or other considerations for development. The use restrictions applied in these areas have been incorporated into the “uses” layers on this map.

- **Military Influence Areas.** This layer indicates special restriction areas related to Fairchild Air Force Base. The use restrictions applied in these areas have been incorporated into the “uses” layers on this map.
- **Urban Growth Area.** This layer indicates where in the County urban-style development is allowed under State law. This limitation applies more to the County, as the entirety of the City of Spokane lies within the Urban Growth Area.
- **Municipal Boundaries.** This layer shows all the municipalities in the county as well as the boundaries of Fairchild Air Force Base.
- **Airport Facilities.** This layer provides the current runway/taxiway layout for both Spokane International Airport and Fairchild Air Force Base. Also shown are draft locations for the new proposed runway at Spokane International as well as the taxiways planned to serve it. These are draft in nature and subject to changes in the future.
- **Residential Uses (Airport Overlay Zone).** This layer shows where residential uses are allowed (green), allowed with limitations (yellow), or not allowed (red). A description of what uses are considered “residential” is included on the left side of the window in the large text box.
- **Low-Intensity Uses (Airport Overlay Zone).** Similar to the previous layer, this layer shows where low-intensity uses are allowed. Likewise, see the text box at left for descriptions.
- **High-Intensity Uses (Airport Overlay Zone).** Similar to the previous layers, this layer shows where high-intensity uses are allowed. Likewise, see the text box at left for descriptions.
- **Vulnerable Occupant Uses (Airport Overlay Zone).** Similar to the previous layers, this layer shows where vulnerable occupant uses are allowed. Likewise, see the text box at left for descriptions.
- **Critical Community Infrastructure Uses (Airport Overlay Zone).** Similar to the previous layers, this layer shows where critical community infrastructure uses are allowed. Likewise, see the text box at left for descriptions.
- **Hazardous Uses (Airport Overlay Zone).** Similar to the previous layers, this layer shows where hazardous uses are allowed. Likewise, see the text box at left for descriptions.
- **Parcels (Zoom In).** You must zoom in close to see this layer. If you are zoomed in close enough, any vacant land parcels will be outlined in red.

Keep in mind that this layer comes from the County Assessor and may not be totally accurate. It's more for general information.

- **City Land Use.** Provided for reference, this layer indicates what land uses types have been assigned by the City of Spokane. The only way to change these land use types is by Comprehensive Plan Amendment.
- **City Zoning.** Provided for reference, this layer indicates the current zoning restrictions applied by the City of Spokane. Any proposed zoning changes must generally be consistent with the land use designation. Thus, the most common way to modify zoning is through a Comprehensive Plan Amendment.
- **County Land Use.** Similar to the City Land Use, this layer will show the land uses applied by the County outside the City of Spokane.
- **County Zoning.** Likewise, this layer indicates the current zoning applied by the County.

Legal Notice

The map provided by the City of Spokane is not a legal document. The information shown on the map is compiled from various sources and is subject to constant revision. Information shown on the map should not be used to determine the location of improvements in relationship to property lines, section lines, streets, etc. In all cases the maps and requirements of the individual jurisdictions who have authority over these lands takes precedence over what is shown in the map. Any user of the information provided in the map should contact the subject jurisdiction directly for more information as well as to confirm/clarify any information presented on the map.

Important Additional Information

The City of Airway Heights has a very different way of classifying and regulating land use and development within its boundaries. As such, the map does not indicate the current restrictions within the City of Airway Heights. Interested parties should contact the City of Airway Heights directly at (509) 244-5429.

The Spokane International Airport Master Plan supersedes and takes precedence over City of Spokane zoning or land use restrictions within the boundaries of the airport. As such, any parties interested in developing land within the airport boundary should first contact the airport before discussing development with the City of Spokane.

Each Jurisdiction holds responsibility for the lands within in. As such, any parties interested in development within a given jurisdiction should contact the permit office of that jurisdiction for additional information. The primary contact information for each of the three major jurisdictions involved are as follows:

City of Spokane

Development Services Center
City Hall, Third Floor
808 W Spokane Falls Blvd
Spokane, WA 99201
509.625.6300
my.spokanecity.org

County of Spokane

Building & Planning
1026 W Broadway Ave
Spokane, WA 99260
509.477.3675
www.spokanecounty.org/247/Building-Planning

City of Airway Heights

Planning Department
1208 S Lundstrom St
Airway Heights, WA 99001
509.244.5429
www.cawh.org/departments/planning-department