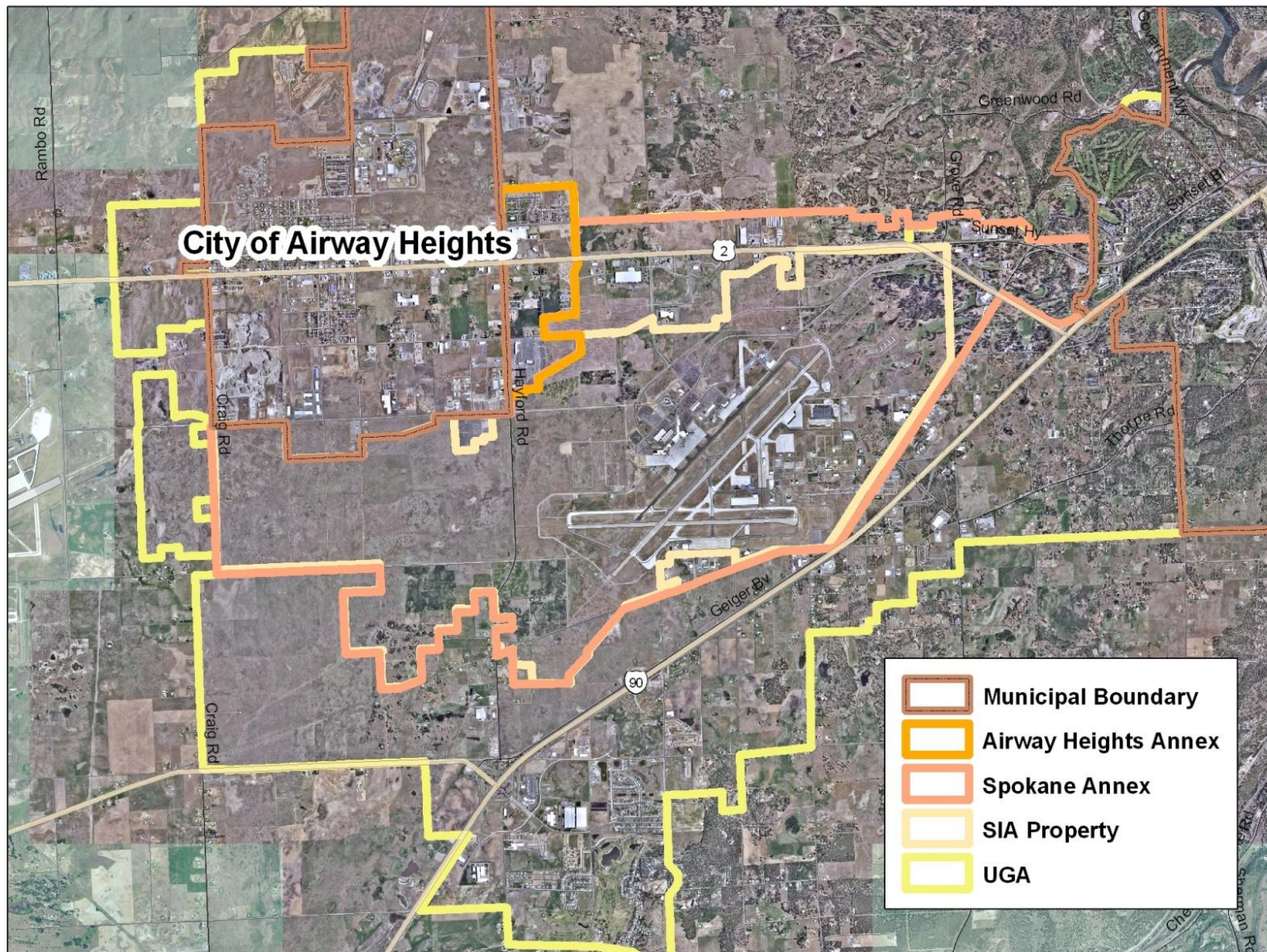


Plan Commission Hearing - 11/10/10

West Plains and Airfields



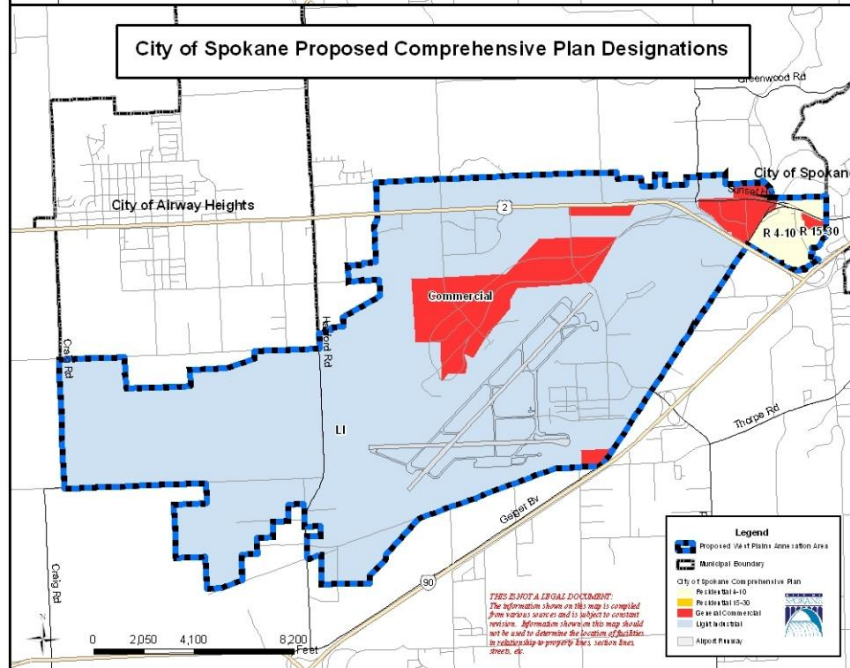
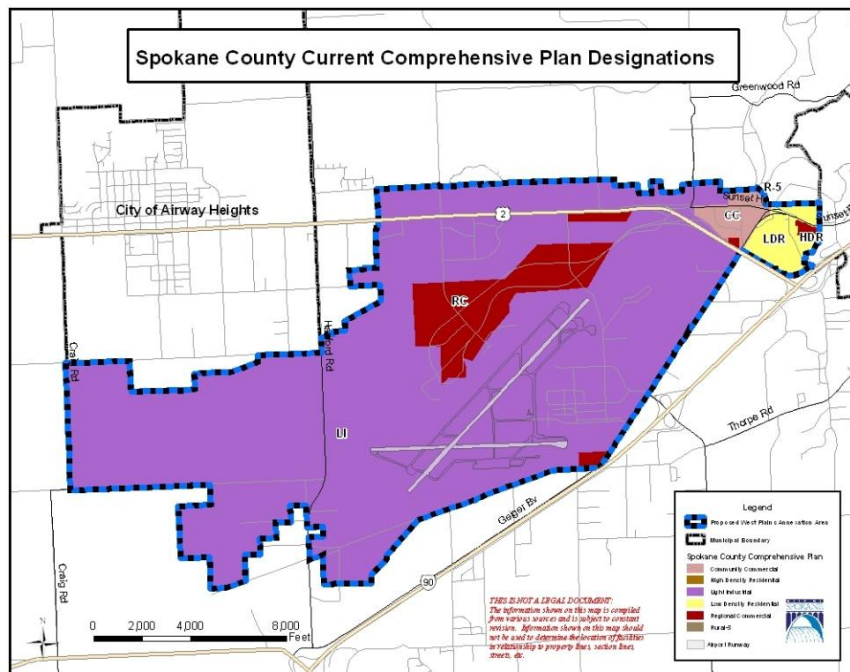


State Law

- RCW 35.13.177 & RCW 35A.14.330
 - allows for the preparation of Comprehensive Plan policy and zoning for expected annexations.
 - effective upon annexation

Comprehensive Plan Policy

LU 10.3 Existing Plans states, *“Recognize the interests of the residents of the annexing area and, in the absence of specific policies and standards adopted by the city, honor the intent of adopted county plans and ordinances for areas proposed to be annexed.”*

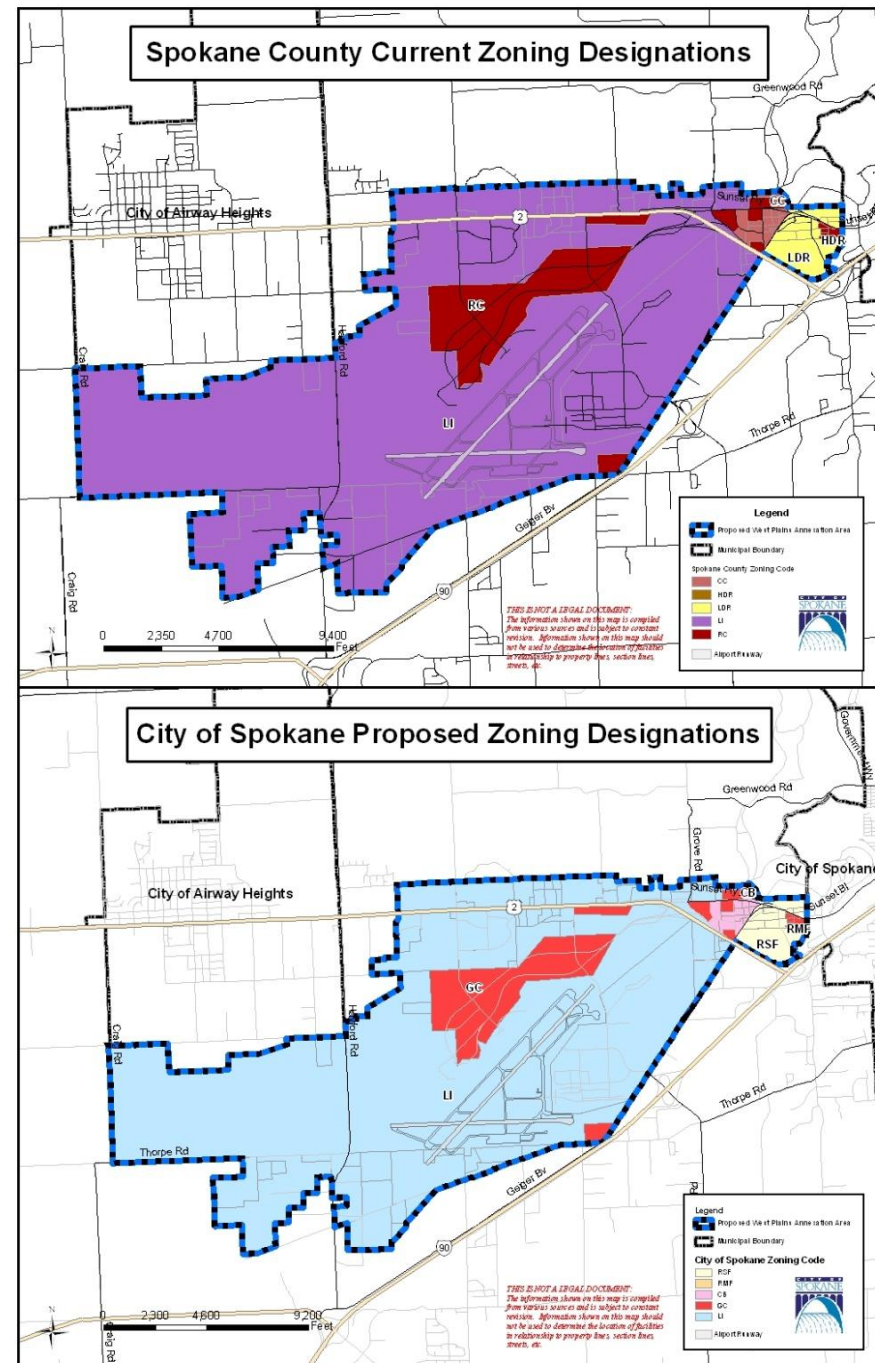


Comprehensive Plan Land Use Designation Conversion

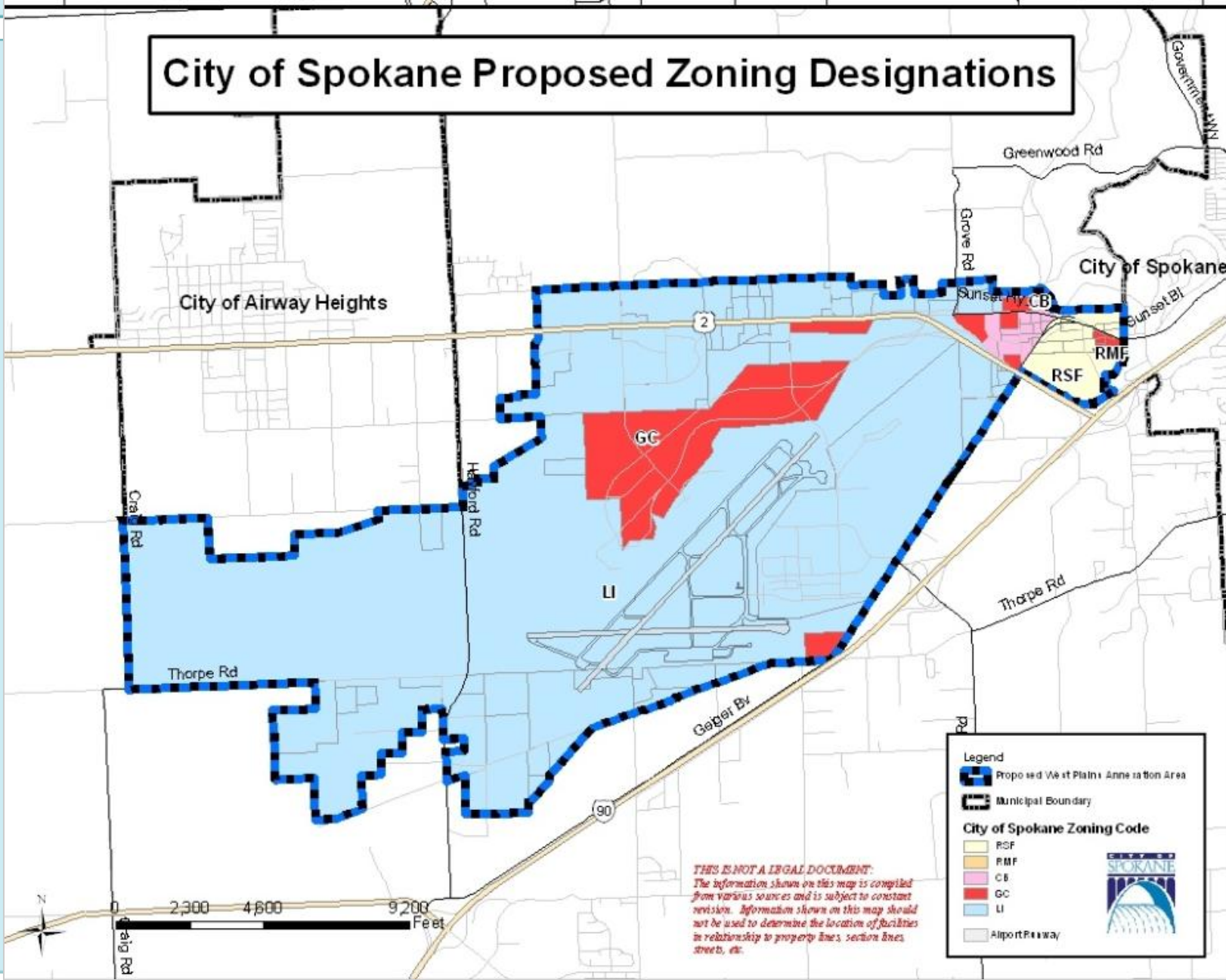
Convert County designations as closely as possible to City designations

Zoning Conversion

Convert County zoning as closely as possible to City zoning



City of Spokane Proposed Zoning Designations

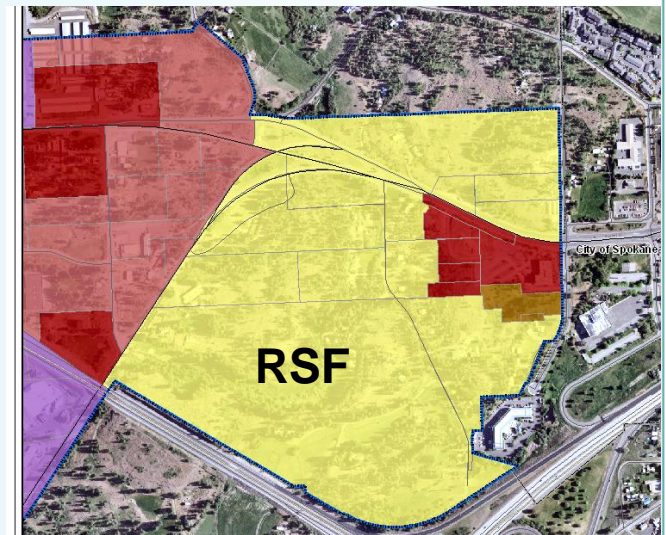


County Zoning vs. City Zoning

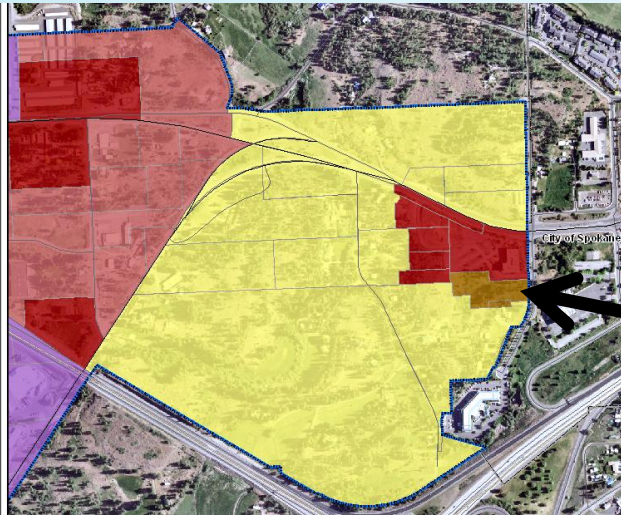
- No residential uses in West Plains industrial zones in both the County and City
- Setbacks, lot coverage, height requirements generally less restrictive in the City industrial and commercial zones.
- Generally the same uses are allowed in both the City & County industrial and commercial zones.

Low Density Residential→ Single Family Residential

- County LDR & City RSF Zones largely the same density and dimensional standards.
- Duplexes and dependent manufactured homes not permitted in City RSF.
- Garden sales not permitted in the City RSF.
- Concerns about non-conforming large domestic animals.
Inventory these for permit system.



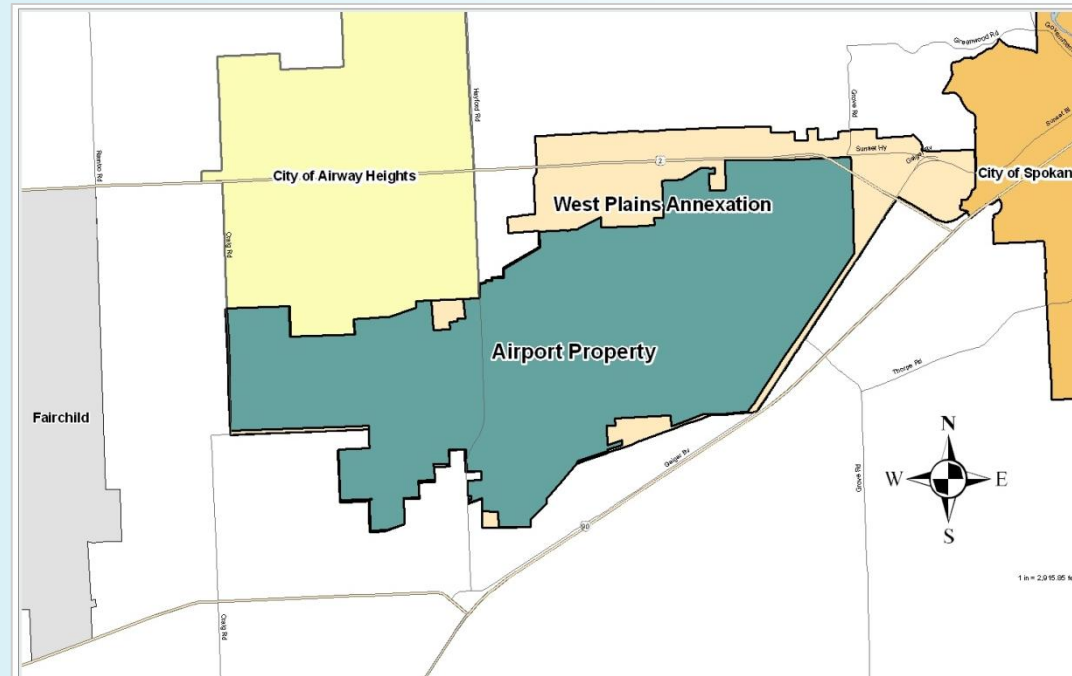
High Density Residential → Residential Multifamily



RMF

- County HDR not density not limited
- City RMF 30 units per acre max
- Office uses more limited in City RMF

Airfields



- The SIA Property makes up a majority of the West Plains Annexation
- Aviation Facilities are a functionally and economically vital to the Region.

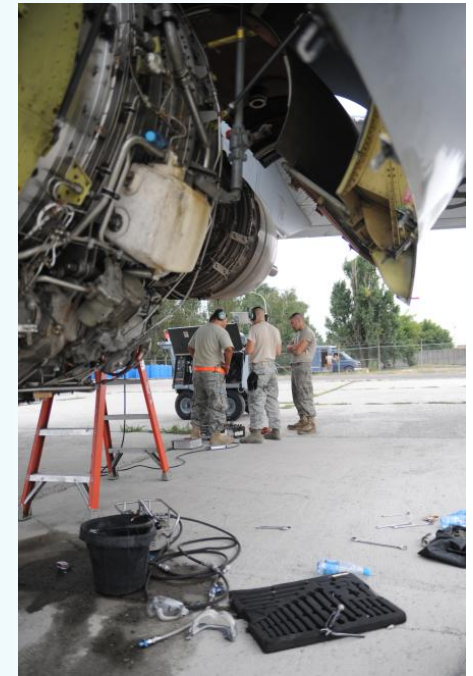
Spokane International Airport



- Major regional port
- 3.4 million passengers in 2008
- 52,076 air cargo tons in 2008
- 2,000 people work at the airport
- 1,000 more in the surrounding business park
- \$895.5 Million annual economic impact (2007 EWU Study)

Fairchild Air Force Base

- Mission- train, equip, deploy and support law enforcement in promoting public safety for Washington State
- ~5,000 jobs
- One of the largest employers in Eastern WA



Felts Field

- 13 business operations-350 employees
- ~ 200 based aircraft
- ~ 66,900 operations annually
- Business and recreational resource
- Medstar-public health resource



Encroachment by Incompatible Development

- Restricts airport development
- Limits capacity expansion and safety improvements
- Restricts aircraft operation → system delays
- Lost value of public investment
- Increase risk of aviation accidents
- Litigation and noise abatement costs

Incompatible Uses

- Residential
- High-Intensity Uses
- Vulnerable Occupant Uses
- Critical Community Infrastructure
- Hazardous Uses



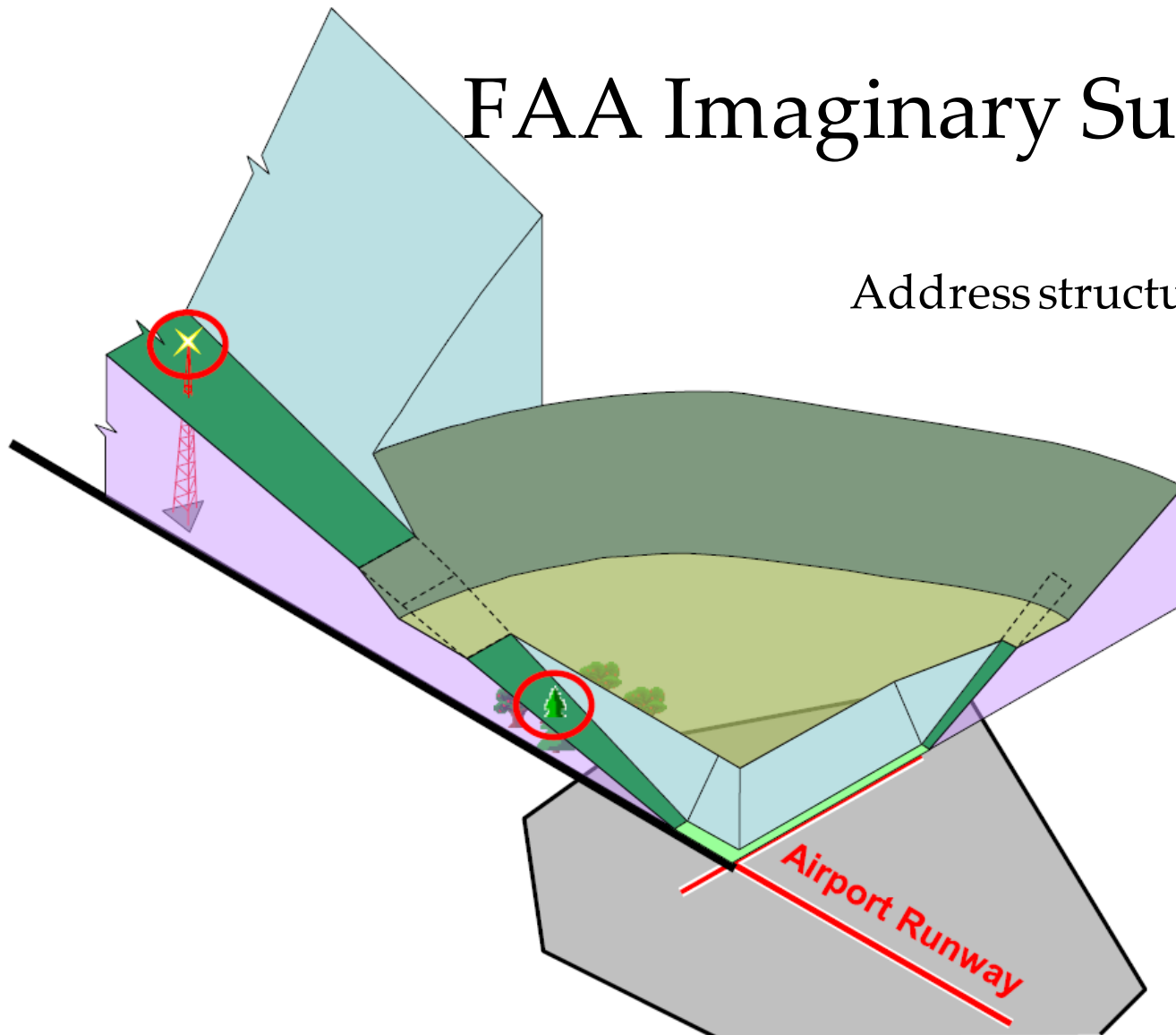
Consequences of Incompatible Development

To people who live near airports:

- Noise Exposure
- Emission exposure
- Risk of accident
- Decline in aviation services
- Limits on economic advantages aviation facilities can provide

FAA Imaginary Surfaces-

Address structure height



Airfield Overlay Zones-

address land use compatibility

- Zones determined by:
 - risk of accident
 - noise modeling
 - air traffic patterns
 - proximity to runways
- Washington Department of Transportation (WSDOT) and FAA Land Use Guides

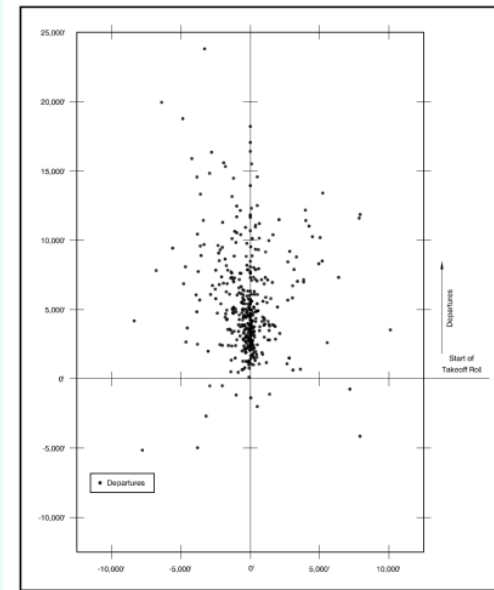
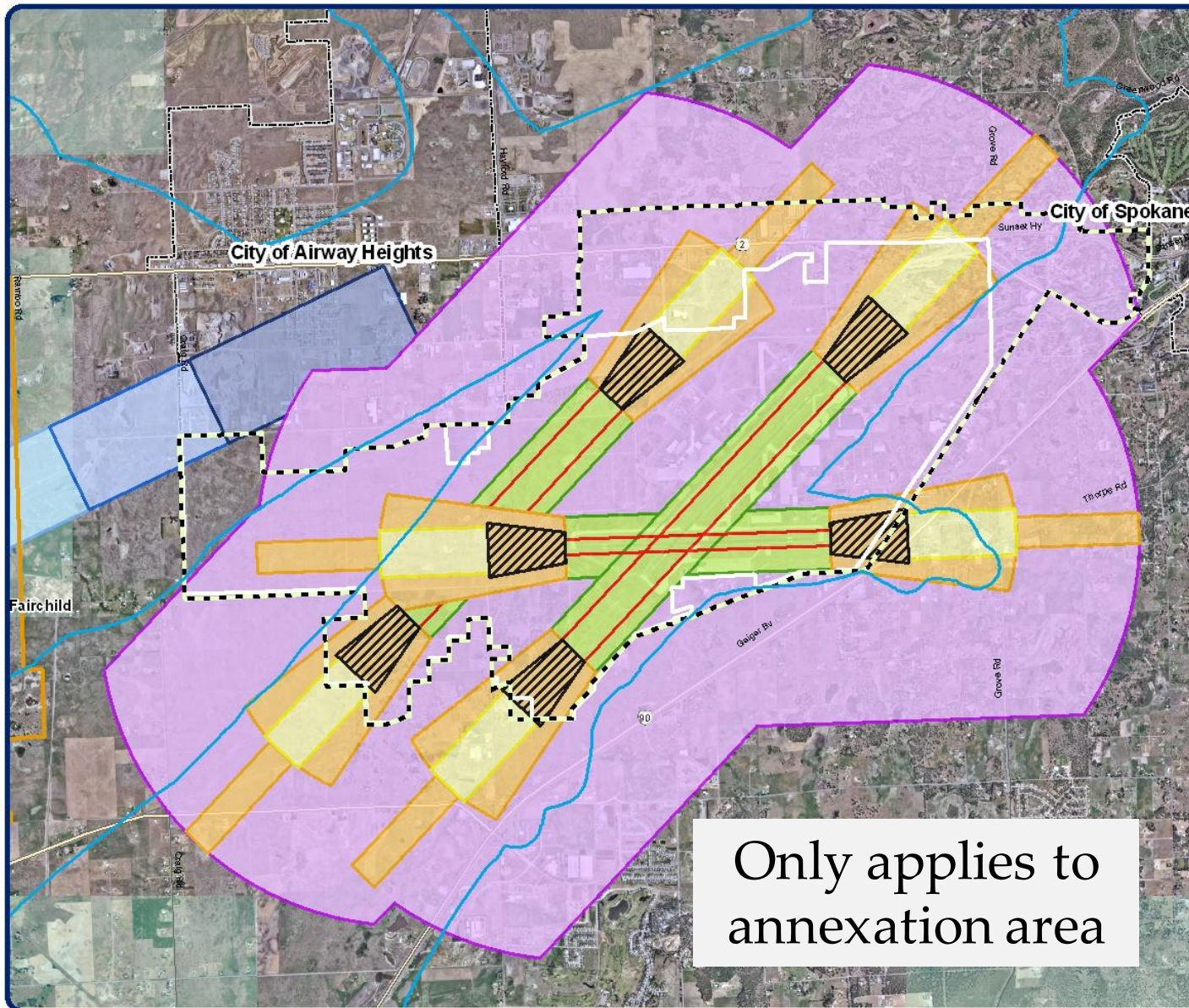


FIGURE 8F
Departure Accidents





DRAFT

Airfield Overlay Zones- SIA and FAFB

Legend

Airfield Overlay Zones

Zone Name

- Runway
- Primary Surface
- ACZ-1
- ACZ-2
- ACZ-3
- ACZ-4
- ACZ-5
- Clear Zone
- APZ I
- APZ II
- Airfield Noise Zone
- Annexation Area
- SIA Property
- FAFB Boundary
- Municipal Boundary



Source: Planning Services
Date: 09/20/2010



THIS IS NOT A LEGAL DOCUMENT.
The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, roads, etc.




Only applies to
annexation area

DRAFT

Airfield Overlay Zones- Felts Field

Legend


Municipal Boundary

-  Municipal Boundary
-  Urban Growth Area
-  Airfield Noise Zone

Airfield Overlay Zones

 Runway

 Primary Surface

 ACZ-1


 ACZ-2


 ACZ-4

 ACZ-3

 ACZ-5

 Highway

 Arterial

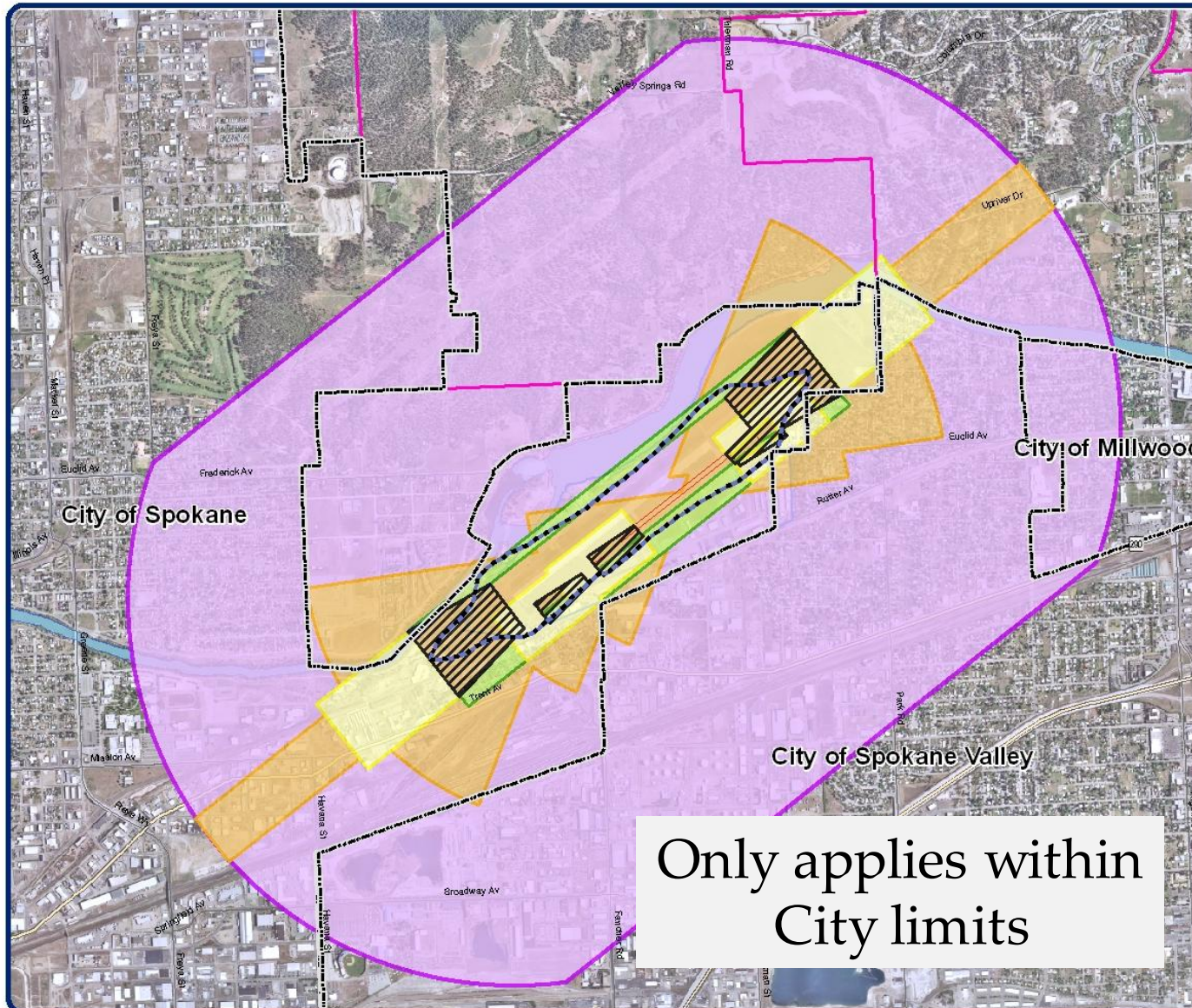
 River



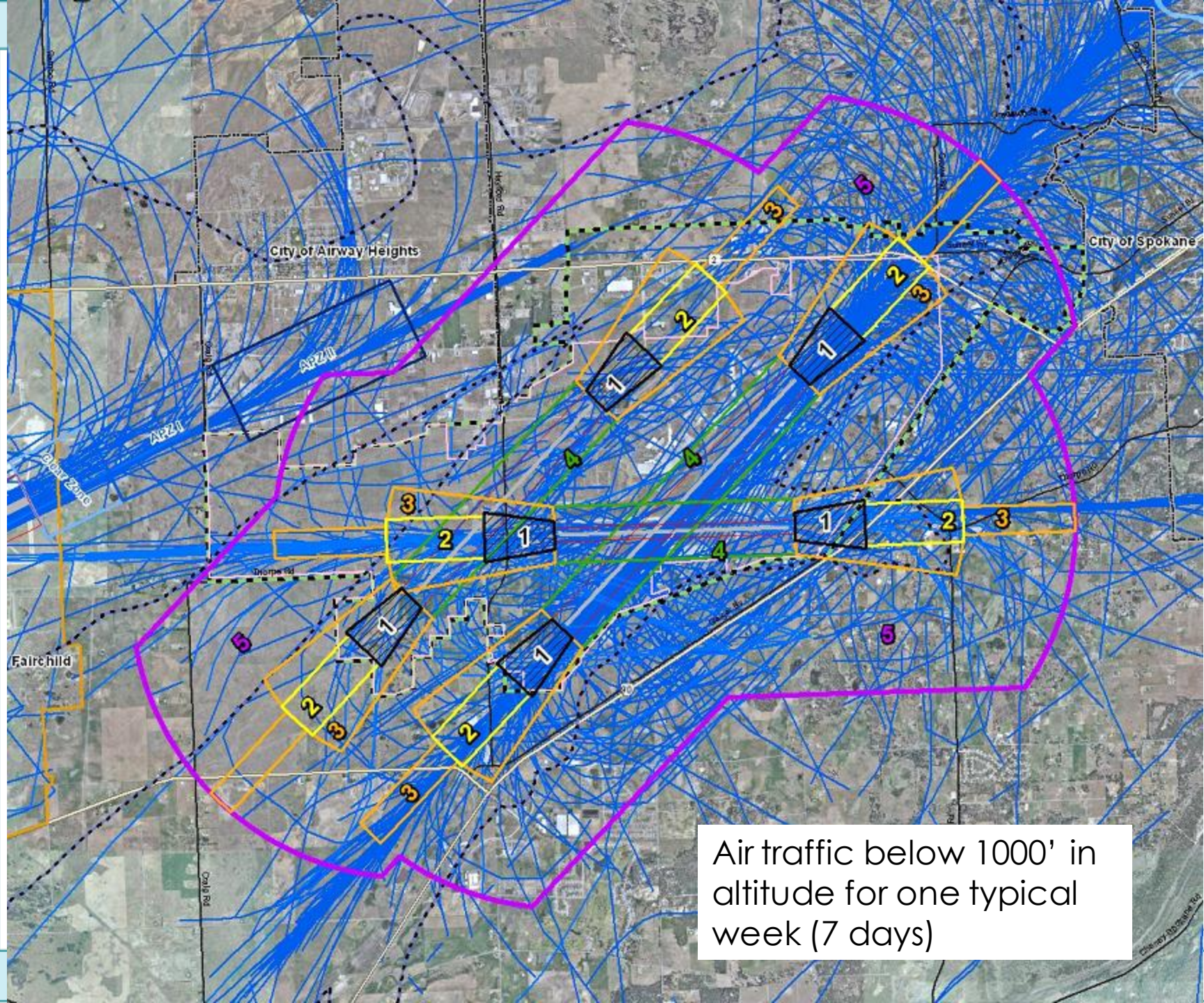
Source: Planning Services
Date: 09/20/2010



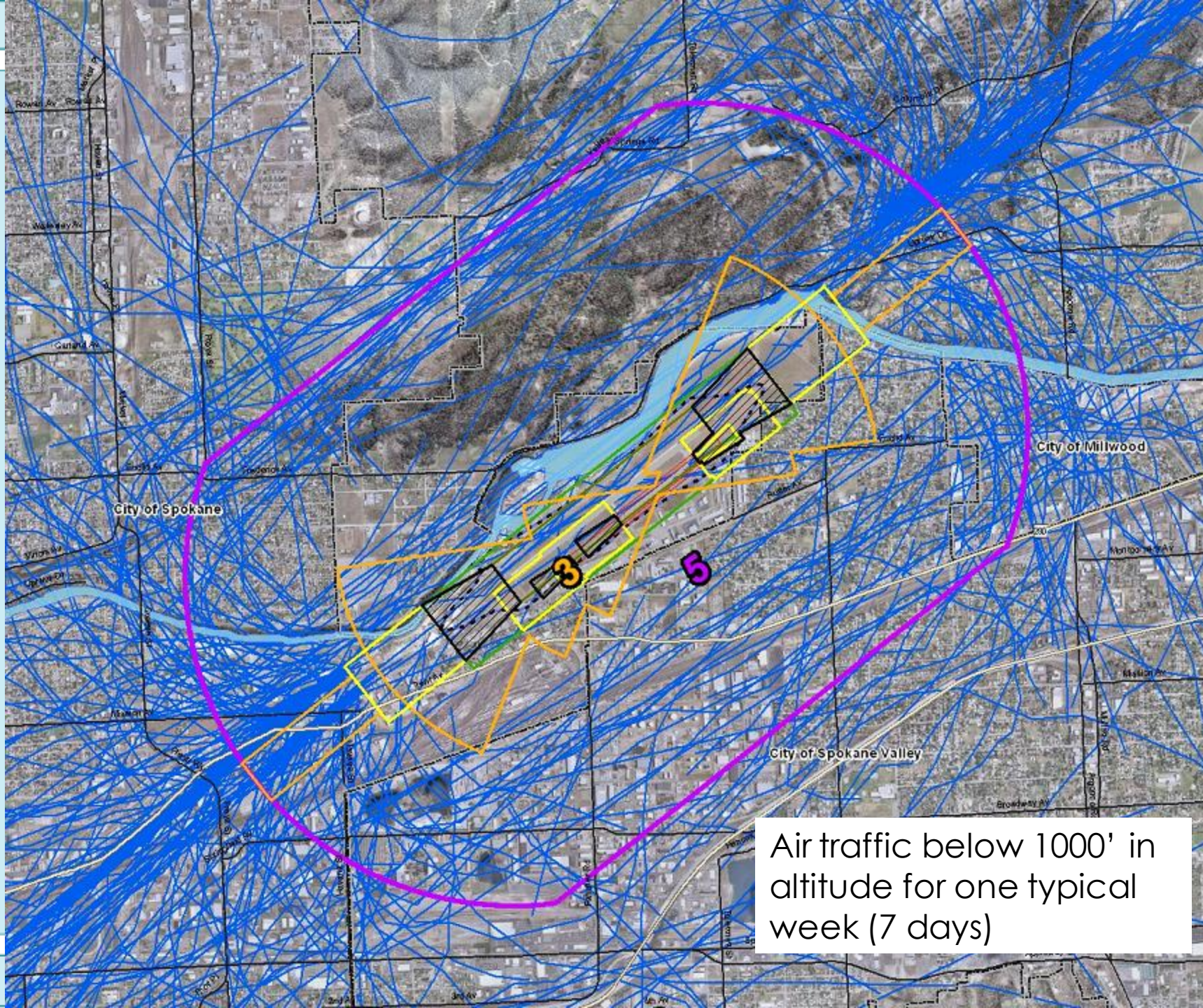
THIS IS NOT A LEGAL DOCUMENT.
The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship property lines, section lines, roads, etc.



Only applies within
City limits



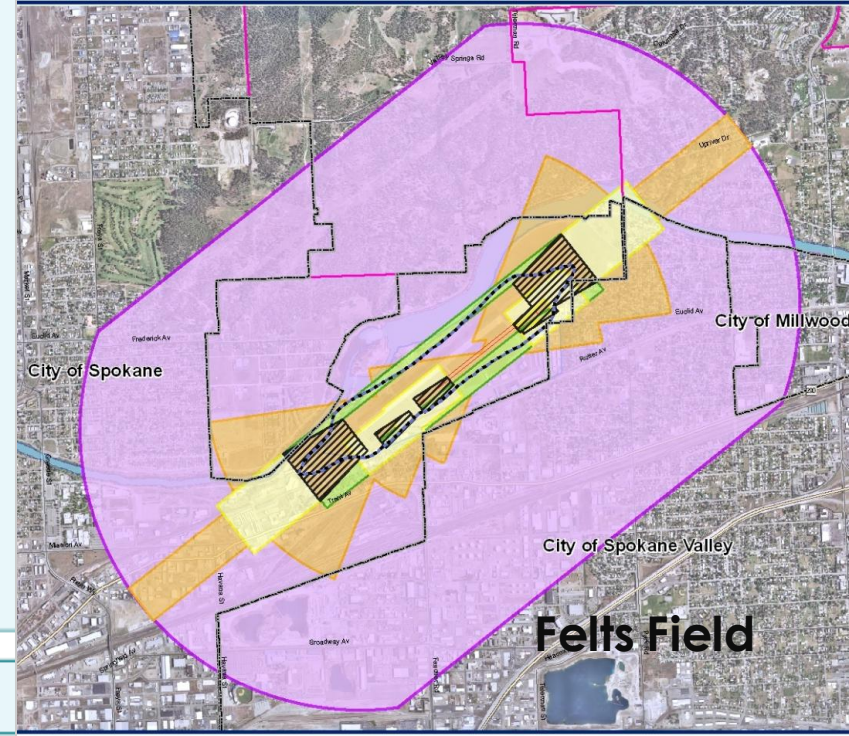
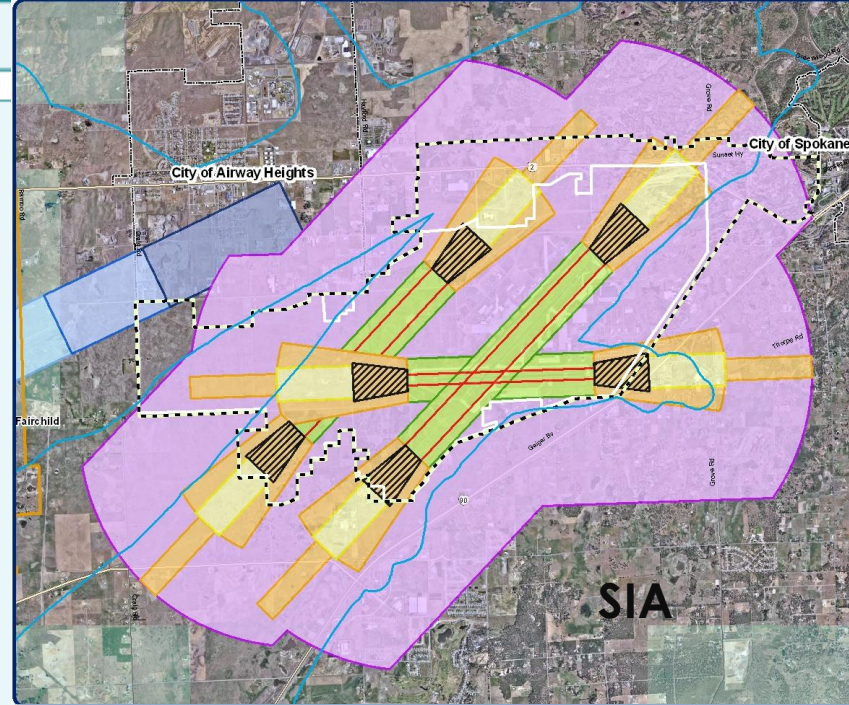
Air traffic below 1000' in altitude for one typical week (7 days)



Air traffic below 1000' in altitude for one typical week (7 days)

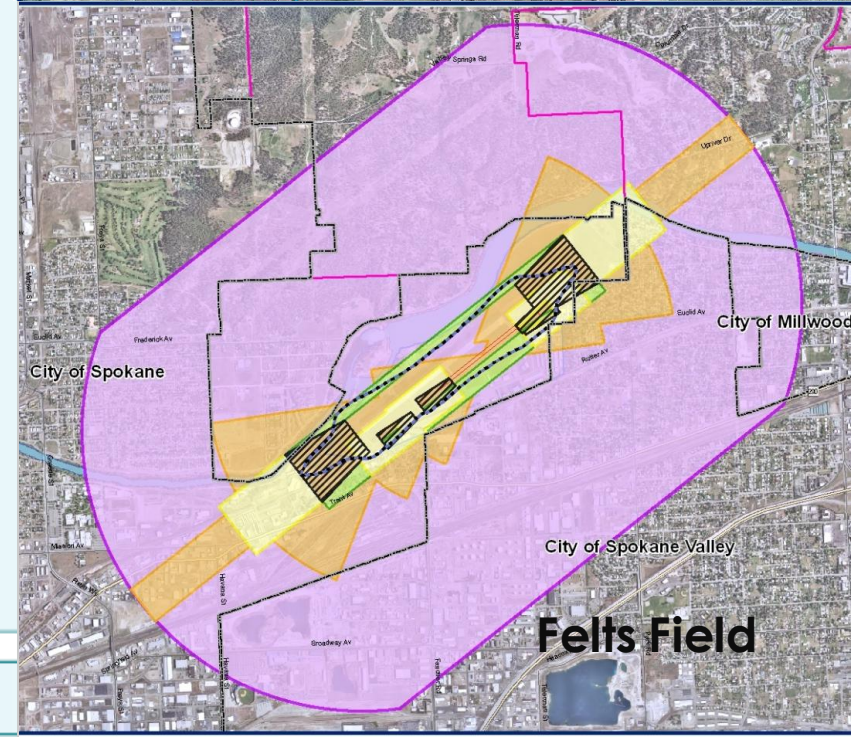
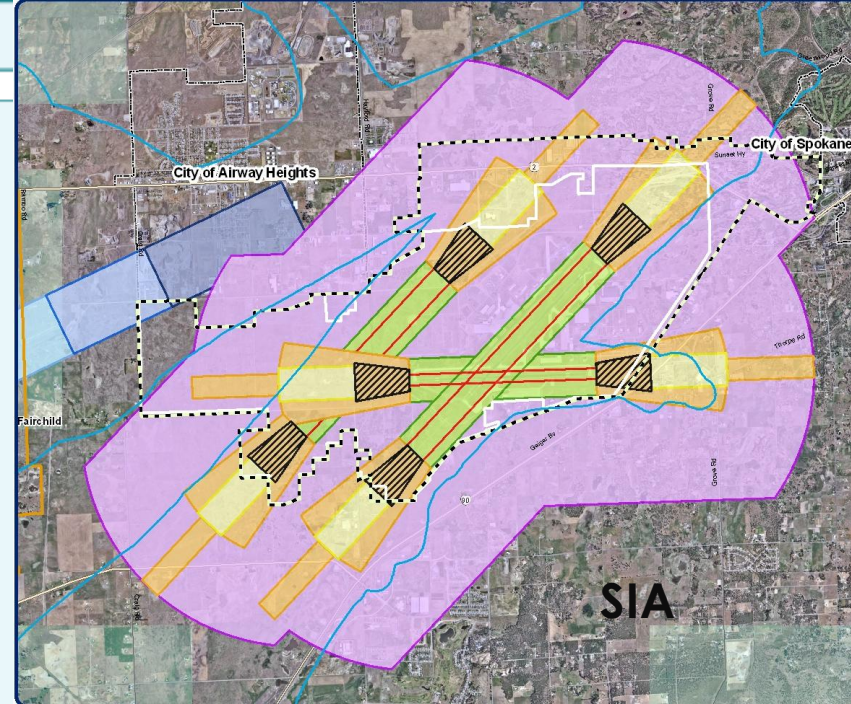
ACZ-1

- Highest risk zone
- Clear of aboveground structures.
- Except for existing legal structures
- Residential on existing residentially zoned lot



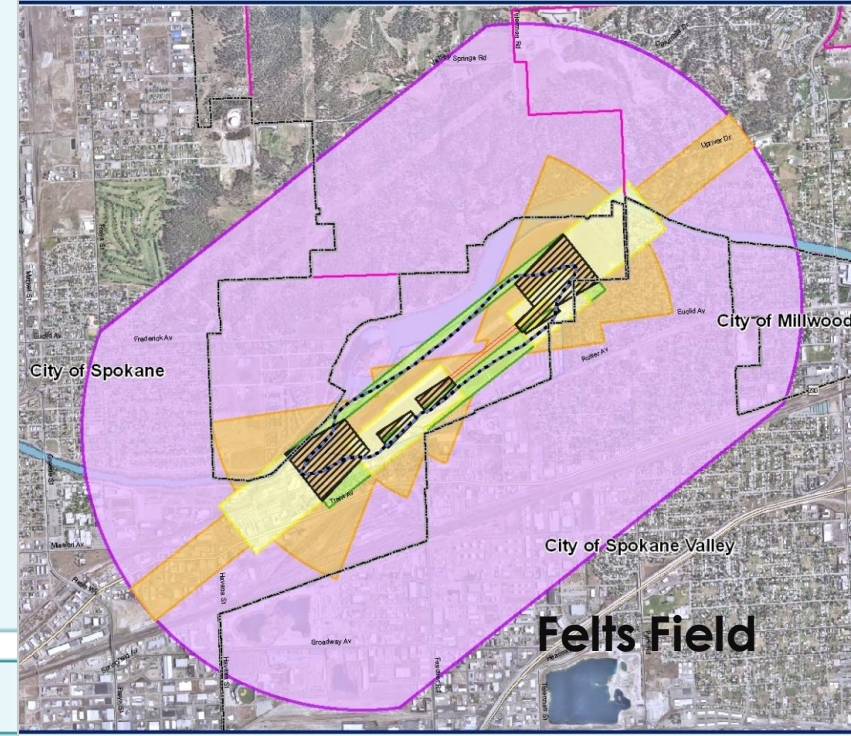
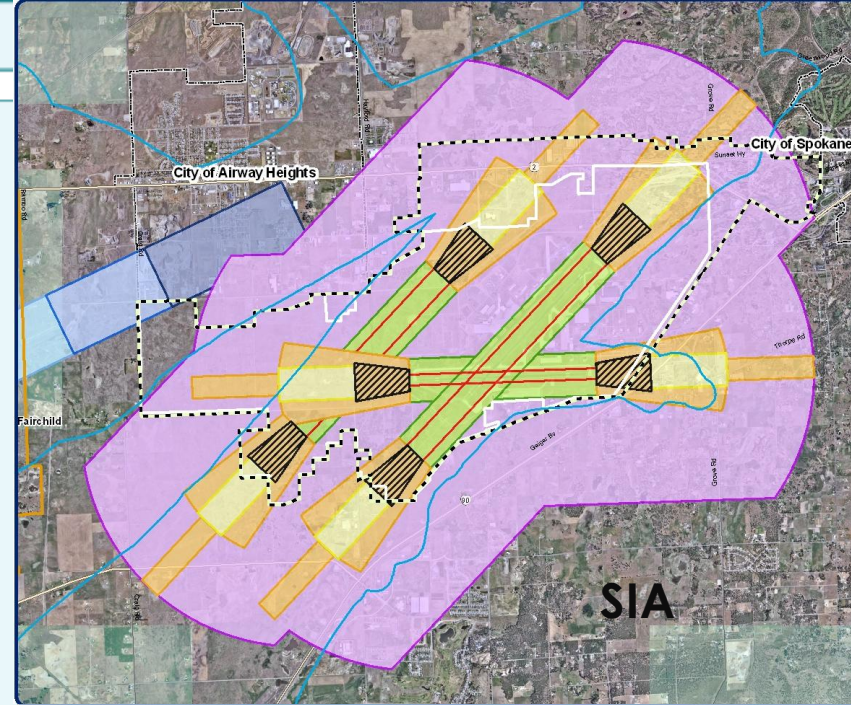
ACZ-2

- Residential on existing residentially zoned lots only.
- No religious institutions, funeral homes, libraries, theaters, stadiums, schools, hospitals, daycare, convalescent homes, critical community infrastructure or hazardous uses.
- Low intensity uses ok.
- Offices, hotels/motels, retail eating and drinking establishments not exceeding 40 people per acre ok. Typically very low density for this kind of use.



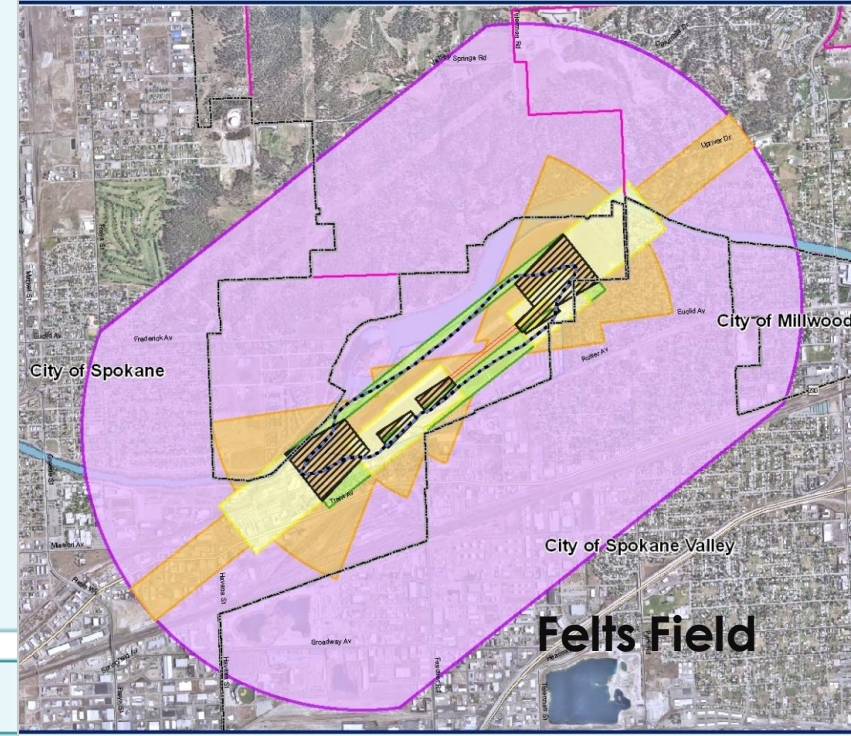
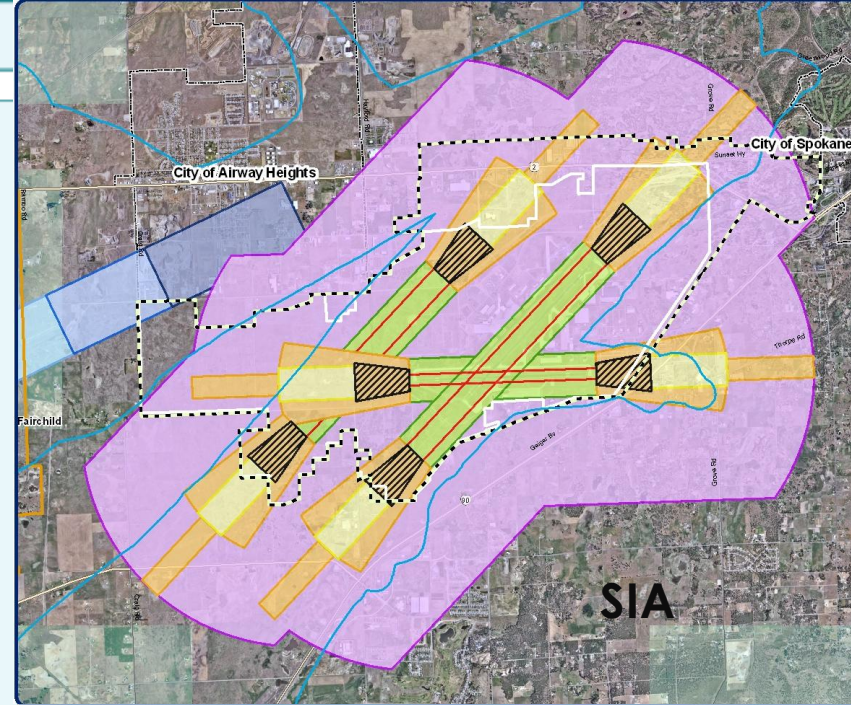
ACZ-3

- Residential on existing residentially zoned lots only
- No religious institutions, funeral homes, libraries, theaters, stadiums, schools, hospitals, daycare, convalescent homes, critical community infrastructure or hazardous uses.
- Low intensity uses ok.
- Offices, hotels/motels, retail eating and drinking establishments not exceeding 70 people per acre ok.



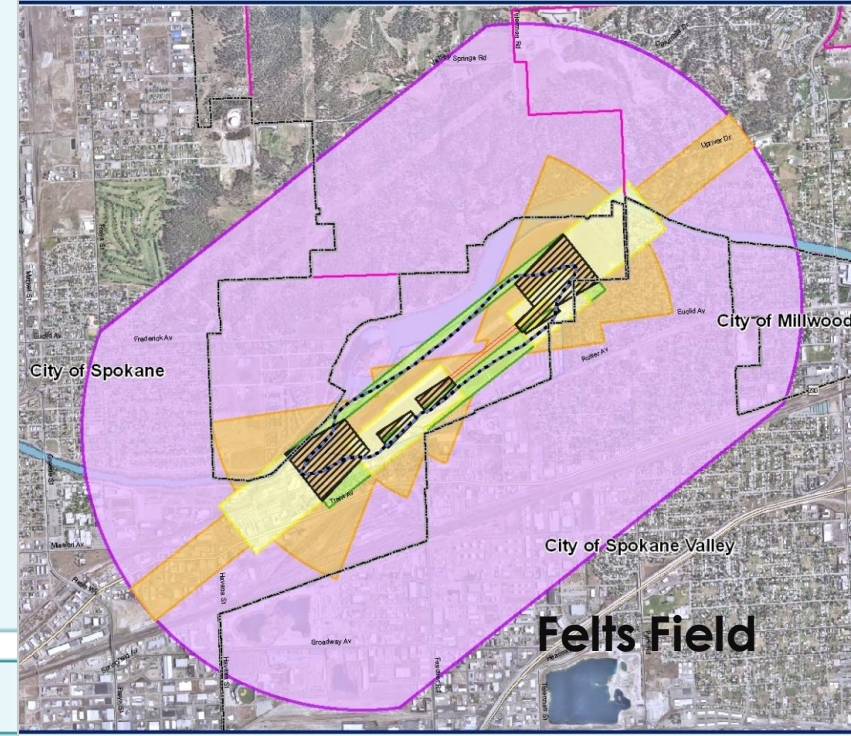
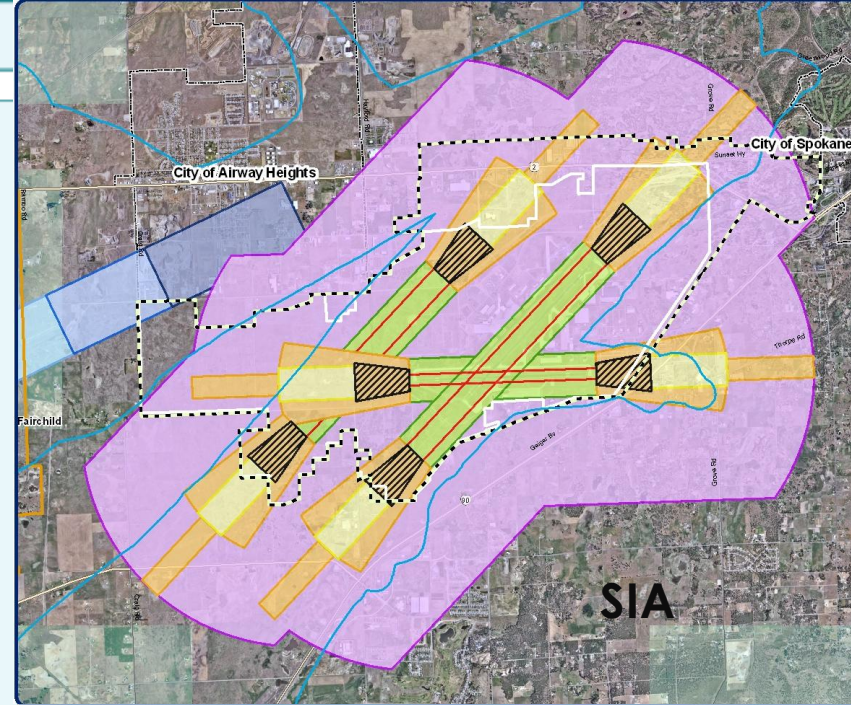
ACZ-4

- Residential on existing residentially zoned lots only
- Only airport serving High Intensity uses.
- Low intensity uses ok.



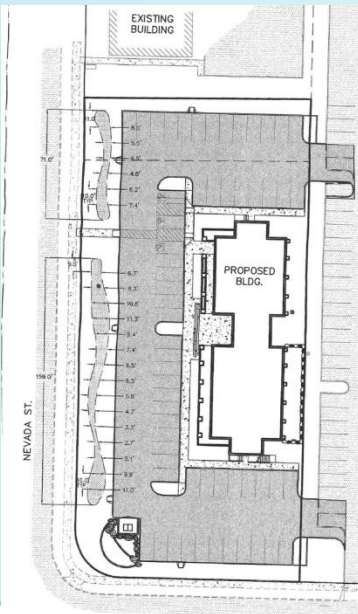
ACZ-5

- No horse racing tracks, speedways, stadiums, non-aviation related museums, hospitals or schools (K-12).
- Other high intensity uses may not exceed 180 people per acre.



Building Occupancy Example

- The Point Office Building at 9708 N Nevada.
- Building occupancy of 155 on 1.04 Acres





Jimmy Johns
1,672 sq. ft.
Building Occupancy: 51

T-Mobile
1,548 sq. ft.
Building Occupancy: 51

Great Clips
1,005 sq. ft.
Building Occupancy: 10

Taco Bell
2,394 sq. ft.
Building Occupancy: 50





Sundance Daycare
6,247
Building Occupancy: 178

Christ Clinic
4,800 sq. ft.
Building Occupancy: 48





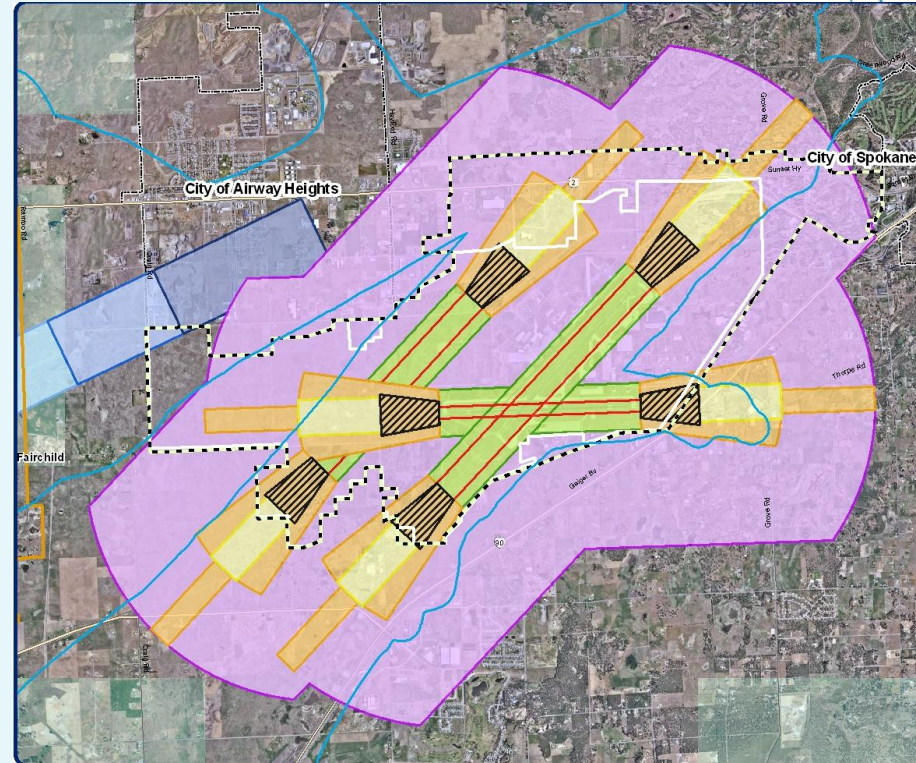
Church Offices
2,700 sq. ft.
Building Occupancy: 49

Diamond Espresso
1,020 sq. ft.
Building Occupancy: 10

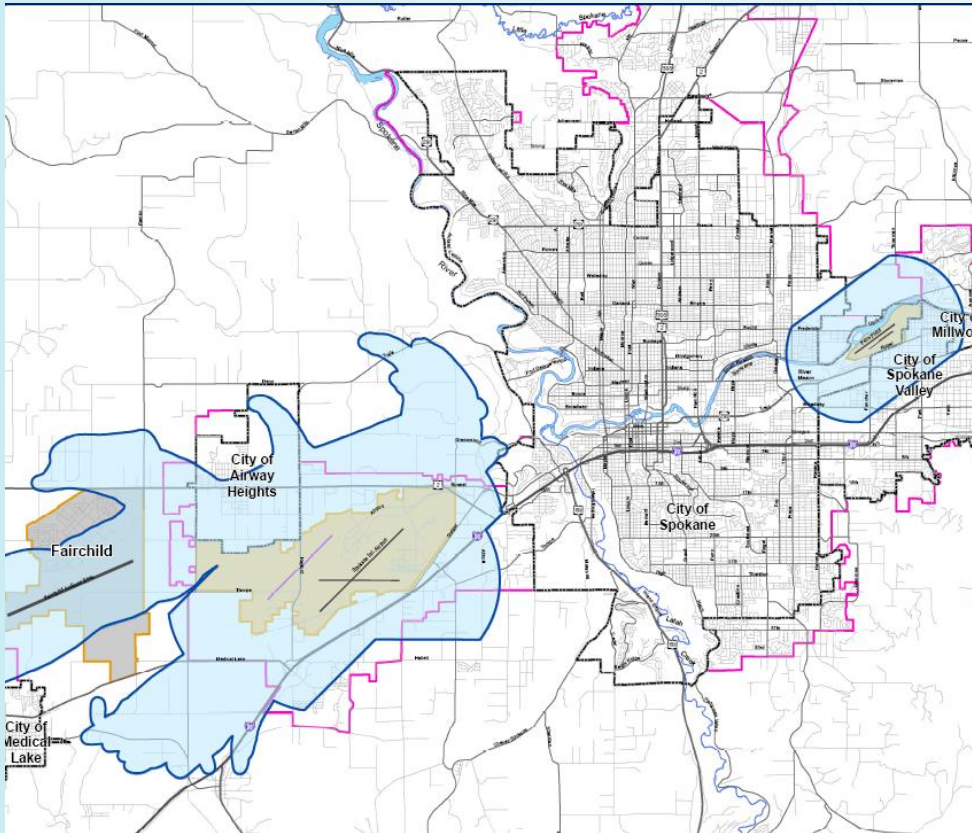


Airfield Noise Zone

- Residential on existing residentially zoned lots only.
- No religious institutions, libraries, outdoor theaters, schools, hospitals, daycares or convalescent homes.
- All other uses must have sound attenuation in human occupied buildings.



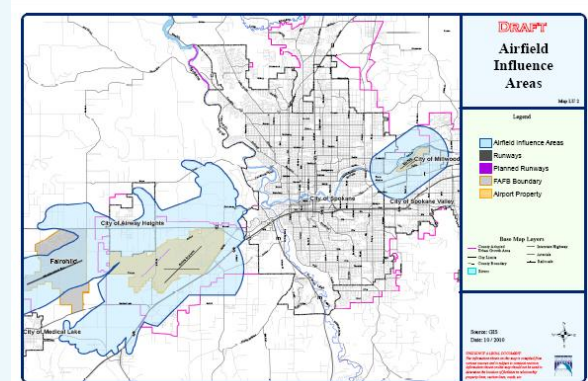
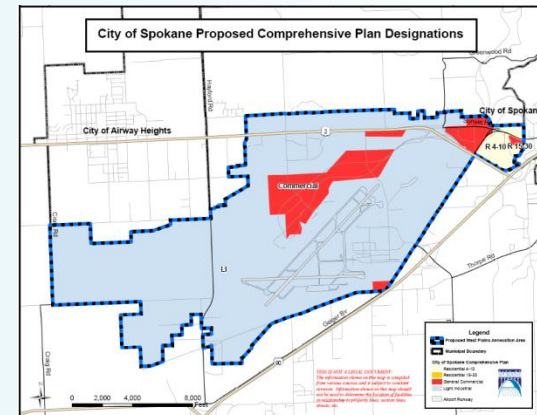
Comprehensive Plan Designation



- Prohibit incompatible uses.
- No new residential designations.
- Maintain existing residential densities.

Summary of Comprehensive Plan Changes

- Add proposed West Plains designations to Land Use map
- Adopt Airfield Influence Area map
- Add new Airfield Influence Area policy to Land Use chapter
- Text amendment to Transportation chapter
 - TR 8.4 Include Fairchild Air Force Base and change “airports” to “airfields”



Summary of Zoning Changes

- Adopt West Plains zoning map effective at time of annexation
- Adopt Airfield Overlay Zone maps effective within City limits
- Adopt new chapter of the Municipal Code
 - 17C.180 Airfield Overlay Zones
- Adopt new section of the Non-conforming Situations Chapter
 - Section 17C.210.085 Nonconforming Situations-
Resulting from the Airfield Overlay Zoning

Process

- Ongoing consultation with WSDOT and Airport/Air Force staff
- 3 Plan Commission Workshops
- Open house meetings at West Plains and Felts Field locations- 3,000+ post cards
- Webpage
- Consultation with Airway Heights and Spokane County Planning
- SEPA - DNS issued Oct. 26th
- Open house and Plan Commission hearing today



Public Comments

- Received several phone calls- questions
- Support for protection of aviation facilities
- Desire for protection of water runway at Felts Field
- Suggested technical advise
- Concern for development rights
- Slow down the process

Upcoming

- Present to Airport Board Nov. 17th
- City Council study session(s)
- At least 1 City Council hearing for Airfield Overlays
- 2 Council Hearings for annexation area changes