



Preliminary Long Plat Application

Rev.20180102

1. List the provisions of the land use code that allows the proposal.
 - A. **Per the City of Spokane Zoning map, the subject parcel is in the R1 Zone.**
 - B. **According to Spokane Municipal Code Section 17C.111.030- Characteristics of Residential Zones, the R1 zone is a low-intensity residential zone built at the general scale and height of detached houses. This includes both detached and attached homes and middle housing types.**
 - C. **Table 17C.111.205-1 allows for a minimum of four and a maximum of ten dwelling units per acre; however, there is no maximum density restriction on sites under two acres, such as the proposed project site. The R1 zone is applied to areas that are designated Residential Low on the land use plan map of the Comprehensive Plan.**
 - D. **Section 17C.111.115 states the following uses are allowed: single-unit residential building and middle housing options as defined in SMC 17A.020.130(J) as well as accessory dwelling units, manufactured homes and multi-unit residential buildings.**
 - E. **Section 17C.111.205 Development Standard Tables 17C.111.205-1 through 3 will be met for the parent lot, including density, lot frontage and lot setbacks, see 17C.111.210(I).**
 - F. **The remaining portions of Section 17C.111 are or will be met as appropriate.**
 - G. **SMC 17G.080.065 allows for and regulates unit lot subdivisions.**
 - H. **Services and Facilities are defined in RCW 365-196-2200(36): "Public facilities" include streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, parks and recreational facilities, and schools, and RCW 365-196-200(38): "Public services" include fire protection and suppression, law enforcement, public health, education, recreation, environmental protection, and other governmental services and further defined in SMC 17A.020.160(ZZ).**
2. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property.

LU 1 –Citywide Land Use

- **The Citywide Land Use Goal promotes the development of undeveloped or under-developed lands with additional housing opportunities. While developing the property, the owner will set aside steep or natural slopes/critical areas and utilize the built environment to avoid placing undue burden on city or urban services that has not been previously considered. Any additional impacts will be mitigated or avoided as required by city, state or federal code.**
- **This development as proposed will implement the following policy:**
- **LU 1.3 Lower Intensity Residential Areas**
 - **This project does not propose direct access to high-intensity land uses and is located away from designated Centers and Corridors. The closest Center or Corridor is the Downtown South zone located approximately 0.36 linear miles to the northeast.**

LU 3 – Efficient Land Use

- **We believe that the proposed long plat will continue to promote the efficient use of land by placing these lots adjacent to existing development and public services such as existing**

roads, water, sewer, storm, etc. This development as proposed will implement the following policies:

- *LU 3.1 Coordinated and efficient land use*
 - This project is located along Ash Place, where existing facilities are in place and can be reasonably extended into the development.
- *LU 3.7 Maximum and minimum lot sizes*
 - This project as proposed will follow maximum and minimum lot size standards. Per SMC Table 17C.111.205-1, the minimum lot size in the R1 zone is 1,200 square feet.

LU 4 –Transportation

- We believe that the proposed long plat will provide public streets and lots that will utilize existing transportation infrastructure and thereby promote the efficient use of the proposed and built environment. This development as proposed will implement the following policy:
- *LU 4.1 Land use and transportation*
 - This project application includes a trip generation and distribution letter, which forecasts the future transportation needs of the project. This project as required will participate in the city's impact fee ordinance per SMC 17D.075 to mitigate transportation impacts from this development.

LU 5 – Development Character

- We believe that the development of this long plat will continue to utilize geographic areas that will maintain both the existing and proposed built environments without placing undue burden on the area residents, facilities or services. This development as proposed will implement the following policy:
- *LU 5.5 Compatible development*
 - As an infill development, this project is compatible with the existing single-family residences to the north, east and south, and with the vacant land to the west.

LU 7 – Implementation

- We believe that the development of this long plat will ensure the implementation of the goals and policies of the City's Comprehensive Plan by promoting infill development, thereby limiting sprawl opportunities.

LU 8 – Urban Growth Area

- The development of this long plat within the UGA and within the City's corporate limits meets the goals of this policy. This development as proposed will implement the following policy:
- *LU 8.1 Role of Urban Growth Areas*
 - This project is located within the UGA and the City of Spokane, where public facilities exist adjacent to or in the nearby vicinity of the project site.

3. Please explain how the proposal meets the concurrency requirements of SMC 17D.010. Are the existing transportation systems, public facilities and services in the area adequate to support the proposed development? Are any of the improvements to transportation systems, public facilities and services necessary as a result of the proposed use funded in the City's capital improvement programs?
 - A. **As identified in this section, this project will meet concurrency as defined for all elements (A to I) listed under 17D.010.010 Applicability and will not impact overall levels of service below acceptable levels.**
 - i. **Transportation:** the project will not add any additional densities not considered in the City comprehensive plan and is agreeable to pay the City of Spokane Traffic Impact Fees associated with the Northwest region at the time of building permit.
 - ii. **Public Water:** the additional water services will be reviewed by The City of Spokane Public Works and is in the Retail Water Service Area. Comments from City of Spokane Water Department staff in the pre-development conference notes indicate that water is anticipated to be approximately 63 psi at surrounding hydrants, which will meet city requirements of 45 psi for potable water and 20 PSI for fire.
 - iii. **Fire Protection:** The City of Spokane Capital Facilities Plan (Appendix C of the comprehensive plan) references the Washington Survey and Rating Bureau and states that areas greater than five road miles from a fire station receive a 9A rating and typically an increase of insurance rates. The project site is located 1.4 road miles from Station 3 at 1713 W Indiana Avenue. The project will not add any additional densities not considered in the City comprehensive plan and should have no impact to fire ratings.
 - iv. **Police Protection:** The City of Spokane 2017 Six-Year Capital Facilities Plan identifies that the City had funding to support an adequate level of service for police through 2023. The current amended Capital Improvement Program (2025-2030) did not identify any unfunded deficiencies aside from two remodels in 2027 (Police Academy and the Gardner Building). The project will not add any additional densities not considered in the comprehensive plan.
 - v. **Parks and Recreation:** This project has no requirements for park or recreation spaces. The Drumheller Springs Historical Park is located across the street from the project site, and Audubon Park is approximately 0.8 miles to the west of the site via existing roadways.
 - vi. **Library:** The capital facilities plan identifies a recommendation of 0.813 sf per capita. Per the Spokane Library website (future.spokanelibrary.org), as of November 2018, Spokane voters approved a \$77 million bond measure to remodel 4 existing libraries and build 3 new libraries. This project will not add any additional densities that were not considered in the City Comprehensive Plan.
 - vii. **Solid Waste disposal and recycling:** Comments from City of Spokane Solid Waste staff in the pre-development meeting notes for the previous project indicate that the plans would be approved as shown. The City's existing levels of service standards indicate that both residential and recycling would require 4.33 collections per household per month.
 - viii. **Schools:** The project site is currently served by Audubon Elementary, Glover Middle School, and North Central High School. The City capital facilities plan identifies that North Central High School was or is planned to receive modernization improvements and increase capacity with a completion date set of 2017. As of 2025, the Together Spokane bond was passed, which allowed for further modernization of the North Central High School and other schools in the City. Also,

Glover Middle School is slated to be replaced in the future. The project will not add any additional densities not considered in the comprehensive plan.

- ix. **Public wastewater (sewer and stormwater): Sewer and storm sewer for the vicinity of the project, with stormwater leading to drywells or galleries for infiltration in accordance with the SRSM. The project will not add any additional densities not considered in the comprehensive plan for sewer.**
- B. **As required, it is understood that further concurrency tests will be made by staff and other affected agencies. If a concurrency test were to be marginal, appropriate provisions and/or conditions would be implemented to bring this plat back into level of service conformance such as the payment of traffic impact fees or other modifications that may be required to meet the appropriate and identified levels of services for the noted facilities and services.**
4. If approval of a site plan is required, demonstrate how the property is suitable for the proposed use and site plan. Consider the following: physical characteristics of the property, including but not limited to size, shape, location, topography, soils, slope, drainage characteristics, the existence of ground or surface water and existence of natural, historic or cultural features.
 - A. **A copy of the preliminary plat is attached utilizing topography obtained in the field and supplemented by Washington State Lidar and the proposed lots are adequate for the density as proposed. Grading should be expected to ensure the establishment of proper building pads, roads and utility extensions, see the approved SEPA Checklist for more information.**
 - B. **The lots proposed in the long plat are single-family attached residences on small lots with single-family residences to the north, east and south. To the west is vacant land on small platted lots. As the project consists of townhomes, which are a missing middle housing type, this project is proposed to be generally compatible with the single-family residences to the north, east and south.**
 - C. **Soils, slope and drainage features have been considered as a part of this project.**
 - D. **Public utilities including water and sewer are available to this project in Ash Place. At time of public hearing, the City of Spokane Engineering Department will have issued concurrency for water and sewer. This project will be required to provide water and sewer extensions for service. Preliminary design reports for water and sewer have been prepared and are a part of this application.**
 - E. **A Geotechnical report has been or will be prepared for this proposal.**
 - F. **There is no apparent evidence of historic or cultural features on site and a cultural resource survey was completed in July of 2024 under DAHP number 2024-01-00174.**
 - G. **As required by the SRSM, all storm water will be treated and disposed on site or discharged as pre-developed flows as allowed.**
5. Please explain any significant adverse impact on the environment or the surrounding properties the proposal will have and any necessary conditions that can be placed on the proposal to avoid significant effects or interference with the use of neighboring property or the surrounding area, considering the design and intensity of the proposed use.
 - A. **We believe that the SEPA checklist that was prepared for the prior proposal as well as the existing zoning and inclusion within the city limits would have contemplated the addition of these lots on this property and therefore, this project is not anticipated to have any substantial impact to the neighboring property or the surrounding area as whole; however, traffic impacts will be mitigated to maintain levels of service as the City deems necessary.**

The SEPA Checklist and additional documents prepared for the previous proposal discussed several environmental issues including wildlife and wetlands. Regarding wetlands specifically, a certified wetland biologist visited the site in 2024 and identified that the site was outside the 250-foot wetland buffer of the nearest potential wetland at/within Drumheller Springs Park, and that said wetland received daily foot traffic within the buffer area, which is generally inconsistent with the City CAO. Therefore, it is our position that the purported wetland is not a wetland and is a recreational resource and should be viewed as such.

6. Demonstrate how the proposed subdivision makes appropriate (in terms of capacity and concurrence) provisions for:

a. Public health, safety and welfare

This long plat will successfully implement the goals and policies of the City's Comprehensive Plan and declared housing emergency and therefore as noted in the comp plan will provide for the public's health, safety and welfare, by providing housing in an area where little to no new or affordable (market rate) housing is available.

b. Open spaces

The City of Spokane R1 Zone requires a minimum of 250 sf of outdoor area per unit, or 200 sf of common open area per unit for the first six lots and 150 sf of common open area for each unit thereafter, totaling $(200*6+150*14)$ 3,300 sf of common open space required. Approximately 18,013 square feet of open space/stormwater tracts will be provided, as well as an open space tract with a bench and trees on the northeast corner of the property; therefore, this criterion is met. Please note that there will be private open space for the townhomes at the front and rear of each lot, as well as large sloping backyards on the proposed lots to the east.

c. Drainage ways

This long plat is being developed in accordance with the Spokane Regional Stormwater Manual. This proposal, laying in the high susceptibility area, will use stormwater disposal methods consistent with the Spokane Regional Stormwater Manual (SRSM), which may include grassed percolation areas, evaporation ponds, L.I.D. Ponds, drywells, detention and/or retention ponds and gravel galleries depending upon soil types at the locations of the proposed facilities. Runoff from this plat breaks east and west as sheet or shallow concentrated flows.

d. Streets, roads, alleys and other public ways

This project will create one private access to access the proposed lots not fronting on Ash Place for both pedestrian and vehicular access. Frontage improvements are already present along both Ash Place and Ash Street.

e. Transit stops

The site is approximately 0.3 road miles from the nearest transit stop, Ash & Glass for bus routes #23 and #223.

f. Potable water supplies

This long plat is located within the city's water service boundary and will be served by city water, any extensions will be provided per the city comprehensive plan level of service standard pg 37. By existing policy, the City of Spokane Water Department requires that the water system provide the Specified LOS at a minimum service pressure of 45 psi with fire flows at 20 psi. Comments from City of Spokane Water Department staff in the pre-

development conference notes indicate that water is anticipated to be approximately 63 psi at surrounding hydrants; therefore, we believe that the standard of LOS will be met. There is a 6-inch distribution main within Ash Place with a 4-inch stub into the property that this project anticipates connecting into; however, specifics regarding water services will be finalized in the design phase of the plat.

g. Sanitary wastes

The proposal intends to connect into the existing gravity sewer system. There is an 8-inch sewer line located within Ash Place that is adequate to serve the development.

h. Parks, recreation and playgrounds

As a preliminary plat without a PUD overlay, there are no parks, recreation services or playgrounds proposed. Please note that the Drumheller Springs Park is located to the south and west of the project site, approximately 75 feet to the southwest of the site across Ash Place.

i. Schools and school grounds

The project site is currently served by Audubon Elementary, Glover Middle School, and North Central High School. The capital facilities plan identifies that North Central High School was planned to receive modernization improvements and increase capacity with a completion date set of 2017. Also, Glover Middle School is slated to be replaced in the future. As of 2025, the Together Spokane bond was passed, which allowed for further modernization of the North Central High School and other schools in the City. Also, Glover Middle School is slated to be replaced in the future. The project will not add any additional densities not considered in the comprehensive plan.

j. Sidewalks, pathways and other features that assure safe walking conditions

This long plat proposes sidewalks and/or paths and therefore will meet this requirement. If sidewalks are broken, heaved, or otherwise damaged within the frontage, they will be replaced per city code.