



1. List the provisions of the land use code that allows the proposal.

The project is located on land currently zoned for Heavy Industrial (HI) and the Comprehensive Plan designation for the property is also Heavy Industrial.

*"The HI zone is intended primarily for high impact industrial uses while allowing office and limited commercial uses which are harmonious with industrial uses. Commercial uses are limited in size to ensure that they do not dominate the character of the industrial area or adversely affect the intended industrial use of the area." (SMC 17C.130.030)*

*"The (purpose of the) industrial zone classifications (is to) reserve areas of the City for industrial uses and a mix of nonindustrial uses that are compatible with industrial uses." (SMC 17C.130.010)*

Commercial outdoor recreation, commercial parking, and office uses are outright permitted in the HI zone. The elements air dome project (large recreational area, small office, and a parking lot) includes all of those permitted uses. The only difference is this project will cover the outdoor recreation area for year around use.

The air dome is consistent and harmonious with the surrounding industrial uses. The roughly 2.2 acre site certainly will not *"dominate the character of the industrial area"* considering the hundreds of acres zoned heavy and light industrial east of the north/south freeway.

2. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property.

Again, the project is located on land currently zoned HI and the comprehensive plan designation for the property is also HI. The current zoning and the comprehensive plan designation for the property are consistent. Therefore, if the project meets current zoning objectives and the future zoning is the same as the current zoning, the project will be consistent with the goals, objectives, and policies of the comprehensive plan.

This project advances the comprehensive's plan goal PR5 5 Recreation Program.

*"Goal: Assure an indoor and outdoor recreation program, which provides well-rounded recreational opportunities for citizens of all ages." (Comprehensive Plan, page 12-8)*

Traditionally this goal is the responsibility of the Parks and Recreation department; however, there is no language in the comprehensive plan that precludes a private company from advancing the goal and providing recreational opportunities for the public.

*"PRS 5.1 Recreational Opportunities – Provide and improve recreational opportunities that are easily accessible to all citizens of Spokane." (Comprehensive Plan, page 12-8)*

- AND -

*"PRS 5.5 Indoor Recreational Facilities and Programs – Provide facilities and programs that afford the public the opportunity to participate in a broad range of indoor recreational activities." (Comprehensive Plan, page 12-9)*

One requirement for recreation is to have a “place” to conduct the activity. The facility will provide year around recreational opportunities for any activity that requires an open space, “grass” like area.

3. Please explain how the proposal meets the concurrency requirements of SMC Chapter 17D.010.

Transportation – Per the pre-development conference on November 19, 2020 the project must: 1) provide additional right-of-way along Myrtle Street; 2) provide a signed LID paving waiver for Julia, Myrtle, and Joseph; 3) provide a one-time grade and oiling of Joseph between Freya and Myrtle; and 4) pay impact fees. The project will comply and meet transportation concurrency.

Public Water – The facility is surrounded by the appropriate and adequately sized infrastructure. Water use is not anticipated to exceed what is normal and customary for an office.

Fire Protection – The site can and will comply with the City of Spokane’s requirements outlined by Dave Kokot. This project will not require special or unusual fire protection measures that would place a burden on the public.

Police Protections - This project will not require special or unusual police protection measures that would place a burden on the public.

Park and Recreation – This project will not adversely impact the Parks and Recreation department.

Library - This project will not adversely impact the Library system.

Solid Waste Disposal and Recycling – The quality or quantity of solid waste is anticipated to be what is normal and customary for an office. This project will not adversely impact the solid waste system.

Schools - This project will not adversely impact the school system.

Public Wastewater (Sewer and Stormwater) – We anticipate the stormwater being treated by swales and disposed via drywells. The quality or quantity of sanitary waste is anticipated to be what is normal and customary for an office. This project will not adversely impact the sanitary sewer system.

The project will meet concurrency in all of the above categories.

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 the existence of natural, historic or cultural features.

The site is ideal for the air dome project. The site is large enough to hold the air dome and have adequate parking for the facility. We anticipate the soils being suitable for stormwater infiltration. The existing public infrastructure is adequate for the project without significant upgrades or improvements.

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.

The project will not have any unusual adverse impacts on the environment or surrounding properties above and beyond what is customary for any commercial development. The surrounding

area is zoned either heavy industrial or light industrial so the proposed use is consistent and harmonious with the existing uses.