

JRP Land, LLC
Preliminary Long Plat Application

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

The proposal is consistent with the underlying zoning for the site, which is listed as Residential Agricultural (RA) and Residential Single Family (RSF). Furthermore, this proposal is consistent with RCW 58.17 *et seq.*, RCW 90.58 *et seq.*, WAC 197-11 *et seq.*, SMC 17G.070, SMC 17G.080.050 and SMC 17E.010-.070.

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

The comprehensive plan designation for the site is listed as Agricultural (AG) and Potential Open Space (OS). The general comprehensive plan designations are different than the more specific zoning designations. However, where there are conflicts between a general comprehensive plan and a specific zoning code, the conflict is resolved in the zoning code's favor. *Citizens for Mount Vernon v. City of Mount Vernon*, 133 Wn.2d 861, 874 (1997); *see also Lakeside Indus. v. Thurston County*, 119 Wn.App. 886, 895 (2004)(To the extent a comprehensive plan prohibits a use that the zoning code permits, the use is permitted.). As discussed in response to Question #1 above, the proposal is consistent with the underlying zoning designations of the site (RA and RSF).

It is important to note that the proposal contains open spaces totaling more than one-half (½) of the property. These open spaces will provide the homeowners and the general public with access to the shoreline area, and will serve to connect the development to the existing City-owned open space in upland areas as well. Specifically, the Comprehensive Plan goals and policies supported by this feature of the proposal are:

- PRS 1.1 Open Space System. Provide an open space system within the urban growth boundary that connects with regional open space and maintains habitat for wildlife corridors.
- PRS 1.2 River Corridors. Protect river and stream corridors as crucial natural resources that need to be preserved for the health and enjoyment of the community.
- PRS 1.4 Property Owners and Developers. Work cooperatively with property owners and develops to preserve open space areas within or between developments, especially those that provide visual or physical linkages to the open space network.
- PRS 2.1 Amenities Within Each Neighborhood. Provide open space and park amenities within each neighborhood that are appropriate to the natural and human environment of the neighborhood, s determined by the neighborhood and the Spokane Park Board.

- PRS 2.2 Proximity to Open Space. Provide open space in each city neighborhood.
- PRS 2.3 Urban Open Space Amenities. Continue to develop urban open space amenities that enhance the local economy.
- PRS 3.1 Trails and Linkages. Provide trails and linkages to parks that make minimal use of streets, especially arterial streets, in order to maximize the recreation experience and safety of all users.
- PRS 5.1 Recreation Opportunities. Provide and improve recreational opportunities that are easily accessible to all citizens of Spokane.
- PRS 5.6 Outdoor Recreational Facilities. Provide facilities and programs that allow the public the opportunity to participate in a broad range of outdoor recreational activities.
- PRS 5.8 Recreation for Youth. Provide a diversity of recreation opportunities, in a safe, healthy manner that meet the interests of the community's youth.

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

Pursuant to SMC 17D.010.020 a concurrency test will be performed during the processing of Applicant's long plat submittals. As such, the timing is premature to discuss in depth the satisfaction of concurrency requirements. However, based upon the comments received from the applicable City departments during the Applicant's pre-development conference, the capacity of concurrency facilities (either existing or as planned) is equal to or greater than the capacity required by the project at full build-out.

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 developable portion of the site (outside critical areas, setbacks, buffers etc.) is generally flat and well suited for development. The final project will be serviced with municipal sewer and water that will run across a bridge that accesses the project, and all stormwater will be disposed of under the conditions imposed by an accepted and approved stormwater management plan. Furthermore, in the course of preparing Applicant's long plat application, Applicant will submit the following studies and/or documents related to work in the shoreline area: Habitat Management Plan, SEPA Checklist, Critical Areas Checklist, Geotechnical Analysis, Stormwater Management Plan, Conceptual Sewer Plan and a Conceptual Water Plan. These studies will provide the basis for any proposed mitigation or enhancements to address issues raised with regard to site compatibility issues.

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 Applicant is unaware of any significant adverse impacts created by the proposal at this time. A SEPA Checklist will be included as a part of Applicant's project submittals. The Responsible Official will determine whether "significant adverse impacts" exist for the entire project. It is anticipated that any project-related impacts to the environment will be mitigated through modifications or enhancements conditioned by the Responsible Official's SEPA Determination. Moreover, Applicant will be submitting the documents listed in response to Question #4 above that will provide further analysis of environmental issues.

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

a. *public health, safety and welfare*

City of Spokane and State of Washington development regulations were adopted by their respective legislative bodies pursuant to a finding that these regulations uphold the public health, safety and welfare. The proposed project is consistent with City and State development regulations, and thus upholds the public health, safety and welfare.

b. *open spaces*

More than 50% of the overall project site will be dedicated to open space through a combination of buffer areas, critical areas and undevelopable space. Furthermore, the project will incorporate trail systems in the shoreline area and will provide connectivity to the immediately-abutting City Park trails to the east.

c. *drainage ways*

Applicant has submitted a geotechnical study and a conceptual storm water drainage plan for review by the City. These studies indicate that the site will have no problems with drainage. A final drainage plan will be approved by the City's Hearing Examiner.

d. *streets, roads, alleys and other public ways*

All internal streets and roads within the development will be designed to meet City standards. Using the PUD overlay, all internal streets will be private.

e. *transit stops*

There are no transit stops proposed as a part of the project. The nearest transit stop is located near the intersection of Inland Empire Way and Oak Street.

f. *potable water supplies*

The project will be serviced by City of Spokane water, which is located on the property. The City's Utility Department has indicated that the City's water system has capacity to accommodate the full build-out of the development.

g. sanitary wastes

The project will utilize City of Spokane sewer, which is located on the property. The City's Utility Department has indicated that the City's sewer system has capacity to accommodate the full build-out of the development.

h. parks, recreation and playgrounds

The project will incorporate trail systems in the shoreline area and will provide connectivity to the immediately-abutting City Park trails to the east. In total, this provides residents of the development with access to hundreds of acres of open space and recreation.

i. schools and school grounds

The project is situated in Spokane School District #81. To date, the District has not indicated any capacity issues.

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

The project's internal road systems and pathways will be designed to meet City standards.