



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

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

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

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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.

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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.

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

- a. public health, safety and welfare
- b. open spaces
- c. drainage ways
- d. streets, roads, alleys and other public ways
- e. transit stops
- f. potable water supplies
- g. sanitary wastes
- h. parks, recreation and playgrounds
- i. schools and school grounds
- j. sidewalks, pathways and other features that assure safe walking conditions

SEE ATTACHMENT

ATTACHMENT TO PRELIMINARY SHORT PLAT APPLICATION

APPLICANT: VLADYSLAV AND ANDRIAN DZIUBENKO

1. Residential uses are allowed under Spokane Municipal Code Chapter 17C.110. The proposed use is a single-family residential which is a permitted use in the underlying Residential Single Family (RSF) zone. The proposed lot sizes will be larger than the minimum required in the RSF zone and each lot will have the required frontage on S. Trainor Road. A short plat is permitted under SMC Chapter 17G.080.
2. The goals and policies of the City's Comprehensive Plan will be met with this subdivision. This area is just south of the West Plains/Thorpe Urban Growth area and west of the Westwoods Natural Area. We believe that the subdivision of this long narrow piece of land will be perfect for the area. Due to no public water or sewer a well and septic systems will be required and with current setback requirements this limits this 2.42-acre piece of land to two single-family homes. This will prevent the land from being overdeveloped with many structures and keep the area sparsely populated, thus preserving its wild and natural look while at the same time providing two family occupancy structures.
3. Public water and sewer are not available to the site from the City of Spokane and test holes have been dug and suitable locations for a well have been found as well as areas for septic tanks and drainage fields for two single family homes. Impacts to fire, police, parks, libraries and schools are not anticipated since this project will only create one additional single-family residence which is anticipated growth under the City's Comprehensive Plan and population allocation.
4. A short plat map is included in this application and shows how the site is suitable for the creation of one new lot and single-family home. There is a rocky outcrop in the middle of the property but a home can be built on the north and south sides of the property with ample room for a septic tank and drainage fields, as well as a well in the center with appropriate setbacks. Apart from the rocky outcrop in the center of the property there are no other natural, historic, or cultural features which would preclude its development.
5. None identified. The subject property is zoned for single family residential uses, which is the predominant use in the surrounding area. The proposal will create one new residential lot and single-family residence. Each lot will exceed the minimum lot size of the RSF zone and each will have the required frontage and access to S. Trainor Rd.
6. A. No impact. B. No impact as the Westwoods Natural Area is located east of the proposed lot and provides open spaces as well as the lot will be over an acre in size

which will provide ample open spaces. C. No impact as the lot size is over an acre for a single-family home. D. There is an existing public street which serves the subject property and no new streets or capacity is required. E. Transit routes are set by STA. F. A private well will be dug to supply potable water. G. Private septic tanks and drain fields will be installed north and south of the rocky outcropping. H. Westwoods Natural Area is located east of the subject property as well as the lot sizes exceeding an acre in size each. I. No impacts anticipated on schools because property is zoned and planned for residential use and only one new residency will be created. J. The subject property is in a rural area and no sidewalks or pathways are in place, there are no stores or parks within walking distance and most travel is done by vehicle. There are no walking features within miles of the subject property.