



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

[Land use code section 17G.080.065 allows for the creation of unit lot subdivisions](#)

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

[see attached](#)

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

[see attached](#)

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 property is physically and contextually suitable for the proposed Unit Lot Subdivision and site plan. Its size, shape, and location support efficient and compatible residential development. The absence of environmental constraints and the availability of public services further affirm its readiness for development in accordance with Spokane Municipal Code and Comprehensive Plan policies](#)

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 proposed development is designed to minimize environmental and neighborhood impacts through thoughtful site planning, compliance with municipal codes, and implementation of mitigation measures. With these conditions in place, the project will not result in significant adverse effects or interfere with the use and enjoyment of surrounding properties. The City indicated a SEPA would not be required.](#)

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 attached](#)

2. LU 1 – Citywide Land Use

The project supports Spokane’s vision for compact, urban development by introducing middle housing options in an established neighborhood. Townhomes provide a transition between single-family and multifamily housing, increasing housing diversity.

LU 3 – Efficient Land Use

This subdivision maximizes land efficiency by clustering homes on a single parcel, reducing infrastructure costs and supporting sustainable development patterns.

LU 4 – Transportation

The site is located within proximity to public transit, promoting walkability and reducing reliance on personal vehicles. The design supports multimodal transportation goals outlined in the Comprehensive Plan.

LU 5 – Development Character

The townhomes are designed to complement the surrounding neighborhood through scale, materials, and orientation. The Unit Lot Subdivision allows for context-sensitive infill that maintains neighborhood character.

LU 8 – Urban Growth Area

The project is located within Spokane’s Urban Growth Area and contributes to the city’s goal of accommodating growth within designated boundaries, reducing sprawl and preserving rural lands.

3. **Transportation**

The project is located within an urban area with existing street infrastructure and access to public transit. The anticipated traffic generation from 8 townhomes is minimal and will not reduce LOS below adopted standards. If necessary, mitigation measures (e.g., sidewalks, curb cuts) will be incorporated.

Public Water

The site is served by Spokane’s municipal water system. Adequate water supply and pressure are available to support the proposed development. Coordination with the water utility provider will ensure service connections meet city standards.

Public Wastewater (Sewer and Stormwater)

The property is within the service area of Spokane’s sewer and stormwater systems. Available capacity has been confirmed through preliminary utility review. Stormwater will be managed on-site per Spokane’s stormwater regulations.

Solid Waste Disposal and Recycling

The development will be served by the City's solid waste and recycling services. No adverse impact on service levels is anticipated.

Fire and Police Protection

The site is within the service area of Spokane Fire Department and Spokane Police Department. The density and scale of the project are consistent with existing neighborhood development and will not negatively impact emergency response times or service levels.

Parks and Recreation

The project is located near existing parks and recreational facilities. The scale of the development does not warrant new park infrastructure, and residents will have access to nearby amenities.

Libraries

Library services are available within the vicinity and are not expected to be impacted by the proposed development.

Schools

The project is within the boundaries of Spokane Public Schools. The addition of 8 residential units is not expected to significantly impact school capacity.

6.

a. Public Health, Safety, and Welfare

The project complies with all applicable building, fire, and health codes, including the Spokane Municipal Code Title 17F and the International Building Code. Adequate emergency access is provided, and the site is within the service area of Spokane Fire and Police Departments, ensuring timely response and public safety.

b. Open Spaces

A designated **common lot** will serve as shared open space for residents, providing opportunities for passive recreation, landscaping, and community gathering. This supports the Comprehensive Plan's goals for livability and neighborhood cohesion.

c. Drainage Ways

Stormwater will be managed on-site through engineered systems that comply with Spokane's stormwater regulations.

d. Streets, Roads, Alleys, and Other Public Ways

The subdivision will require the development and construction of Pittsburg. Access points will be designed to meet city standards for safety, visibility, and circulation.

e. Transit Stops

The property is located within proximity to existing Spokane Transit Authority (STA) routes. The project's density and location support transit-oriented development and reduce reliance on personal vehicles.

f. Potable Water Supplies

The site is served by Spokane's municipal water system. Adequate water supply and pressure are available, and service connections will be coordinated to meet city standards.

g. Sanitary Wastes

The development will connect to the city's public sewer system. Capacity has been confirmed through preliminary utility review, and all connections will comply with city standards and specifications.

h. Parks, Recreation, and Playgrounds

While the project does not include a dedicated park, residents will have access to nearby public parks and recreational facilities. The common lot provides on-site open space for informal recreation.

i. Schools and School Grounds

The project is located within Spokane Public Schools boundaries. The modest increase in residential units (8 townhomes) is not expected to significantly impact school capacity.

j. Sidewalks, Pathways, and Safe Walking Conditions

The site plan includes pedestrian pathways and sidewalks that connect to the public right-of-way, ensuring safe walking conditions for residents and visitors. Design will comply with ADA and Spokane's accessibility standards