



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

Parcel No. 15355.9007 is zoned for Light Industrial (LI) use and is consistent with Section 176.130.030 of the Spokane Municipal Code.

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

Per the FAA-approved Airport Layout Plan, Parcel No. 15355.9007 is identified for non-aeronautical use and has been released as surplus property. The parcel is zoned for LI use and is consistent with the Airport Overlay Zone and the comprehensive plan as follows:

LU 1.1 - Industrial uses with a variety of sized that are nonconflicting

LU 3.1 - Adequate services and facilities are available

LU 5.5 - The short plat is compatible with the surrounding area

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

Only one lot (Block 1, Lot 1) has proposed plans for building/site development. All other lots do not have current plans and will address Code 17D.010 at the time of building permits in the future. Block 1, Lot 1 will be sold for LI use and the City of Spokane and Spokane County, c/o Spokane Airport Board will retain the remaining eight (8) lots under the short plat.

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 plat is consistent with the proposed use of LI development. Topography has been obtained on the majority of the property and has been identified as generally flat. Existing utilities, including sewer and water exist on site. There are current plans to provide additional sewer to the proposed segregated parcels. Construction is anticipated to begin in the Spring of 2025. DAHP and tribal coordination is underway for this project. Based on the geotechnical reports prepared for the site, stormwater will be contained on site.

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.

This short plat is consistent with municipal zoning and is surrounded by LI use on all sides of the parcel. The short plat will have no adverse effect on the environment or any neighboring properties.

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

a. **public health, safety and welfare** No impacts. Compatible with the Airport Overlay Zone and LI use.

b. **open spaces** Tracts are proposed within the short plat to consider access roads.

c. **drainage ways** Will be contained on site.

d. **streets, roads, alleys and other public ways** Tracts are proposed within the short plat.

e. **transit stops** none is available within this area at this time

f. **potable water supplies** City of Spokane

g. **sanitary wastes** City of Spokane

h. **parks, recreation and playgrounds** N/A

i. **schools and school grounds** N/A

j. **sidewalks, pathways and other features that assure safe walking conditions** Will be coordinated at time of each development when design is submitted and permits are requested