



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

Spokane Municipal Code (SMC) Chapter 17 C.180.100 & 17E.070.

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

The proposed parking lot expansion is contained on the Spokane International Airport (SIA) Property. Due to the increased growth, the Airport has seen an increase in air travelers that has caused the Airport to develop additional parking facilities to accommodate the increased parking demand. The proposed parking lot expansion is consistent with the following Comprehensive Plan Policies:

- **Transportation (TR) 18 – Develop and administer vehicle parking policies that appropriately manage the demand for parking based upon the urban context desired.**
- **Capital Facilities and Utilities (CFU) 4.1 – Compact Development – Promote compact areas of concentrated development in designated centers to facilitate economical and efficient provision of utilities, public facilities, and services. CFU 4.1 applies specifically to the infill development component of the West Lot Expansion Project.**
- **Economic Development (ED) 6.1 – Promote infrastructure projects that enhance the city’s quality of life and business climate.**

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

‘Parking Lot Paving’ is exempt from SMC Chapter 17D.010, per Section 17D.010.030.D.6.

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 proposed project site is relatively flat and surrounded by existing parking facilities. The property is suitable to contain the proposed parking lot expansion, which would marry together the lots immediately to the south and east (please see the attached site plan exhibit).

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 project site is not water dependent, does not create a threat to the health or safety of people, and does not jeopardize any federally-listed species. Notably, the proposed project site contains two relatively small wetlands. These wetlands have been delineated and verified (totaling 0.17 acres) and are located within the central portion of the project site (GeoEngineers 2018). Both wetlands are classified as palustrine, emergent/scrub shrub wetlands and were rated to be Category IV wetlands based on their functional attributes. The identified depressional wetlands are isolated and are not connected to other water bodies or streams.

It is not practicable to develop a portion of the site to lessen the impact or preserve these existing wetlands. These wetlands are planned to be filled because of the project and will be mitigated for offsite. Compensatory mitigation is proposed to be achieved through purchase of wetland credits from the Meadowcroft Wetland Bank located in Stevens County, Washington (GeoEngineers 2018). In accordance with SMC Section 17E.070.130, the Washington State Department of Ecology was consulted in August of 2018 to confirm that this is an acceptable form of compensatory mitigation.