

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

17C.355A.050 17C.355 A-1 and A-2
17C355A.060
17C355A.070

2. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property. Apparent relevant sections of the comprehensive plan are listed below.

LU 1. Goal: Offer a harmonious blend of opportunities for living, working, recreation, education, shopping, and cultural activities by protecting natural amenities, providing coordinated, efficient, and cost-effective public facilities and utility services, carefully managing both residential and non-residential development and design, and proactively reinforcing downtown Spokane's role as a vibrant urban center.

Applicant response: The proposed WCF project is a cost-effective utility service that lends itself to the efficient use of transportation and communication and thus meets the requirements of Comprehensive Plan Goal LU 1.

LU 1.8 General Commercial Uses Contain General Commercial areas within the boundaries occupied by existing business designations and within the boundaries of designated Centers and Corridors.

Applicant response: Proposed project does not involve any expansion of the General Commercial aspects of the subject parcel, the existing commercial designation nor any zone change and thus meets Comprehensive Plan Goal 1.8.

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

Section 17D.010.010 indicates that the following facilities and services must be evaluated for concurrency.

Applicant Response: The potential impact of this proposed project is noted next to each facility and service:

- A. Transportation – **no impact.** Project adds no potential transportation users.
- B. Public Water – **no impact.** Project adds no potential public water users.
- C. Fire Protection – **potential impact** – adds potential use in the case of an accident or fire emergency. Back up batteries will be present at the site.
- D. Police Protection – **no impact** - Project adds no demand for additional police services.
- E. Parks and Recreation – **no impact.** Project has no residents or visitors therefore no impact on this category.
- F. Library – **no impact.** Project has no residents or visitors therefore no impact on this category.
- G. Solid Waste Disposal and Recycling – **no impact.** Project has no residents or visitors therefore no impact on this category. Any trash generated during construction will be removed by contractors.
- H. Schools – **no impact.** Project has no residents or visitors therefore no impact on this category.
- I. Public wastewater (sewer and stormwater) – **minimal impact** on stormwater as the site will actually remove impervious surface (asphalt parking lot) and install in its place permeable material (gravel) which will reduce surface run-off. **No impact** on sewer since no fixture equivalent units are being installed as a result of the project.

- 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.**

Applicant Response: The parent parcel site of 2.26A is flat and fully developed for use as a parking lot for a commercial hotel. This project will utilize only a small 30' x 30' portion of the SW corner of the property. Surface run-off on the parent parcel is currently managed by catch basin(s), pavement contours and other mechanisms which were originally approved during the development of the hotel. The existence of ground water is unknown at this time and there appears to be no surface water on the proposed site or in the immediate vicinity.

- 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.**

Applicant Response: There is no anticipated adverse impacts, significant effects or interference on the environment or surrounding properties all of which are zoned identical to the parent parcel of this application. Proposed project is, after construction, unmanned and will generate only 1 – 2 trips maintenance trips per month, usually after normal business hours. Site will generate no noise other than the regular testing of a 30KW standby emergency generator once per week. No lighting is proposed other than that potentially required by the FAA due to potential proximity to an active airport.