



# Conditional Use Permit Application

Rev.20180102

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

17C.110 Residential Zones - Manufactured Home Parks are a conditional use in the RSF Zone  
17C.345 Manufactured Homes and Mobile Home Parks

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

The Comp Plan land use category for the property is 'Residential 4-10.' The category is consistent with existing RSF zoning for the property. The proposal is to replace a non-conforming auto sales and salvage use with a residential use complimentary to the existing neighborhood character of an RV/Tiny Home lease site and a Mobile Home Park; it is anticipated to preserve significant topography and vegetation (LU 1.3, 5.4, 5.5).

Mobile Home Parks are recognized as an important affordable housing option worth preserving in the City of Spokane (LU 1.16).

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

The proposal includes approximately 157 manufactured homes on lease spaces and a community clubhouse. City utilities at the site; a 27" Sanitary Sewer Main and a 8" Water Main at the property.

Analyses and fees are anticipated to be required by facility and service providers, as needed, to ensure concurrency.

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 suitable for the proposed use and site plan. It is located near similar uses along a frontage road to the US-195 corridor. The site plan utilizes and accesses the the gently sloped areas available within the 42-acres for the development of the proposed manufactured home park and provides emergency and pedestrian access to previously inaccessible public ROW to the west. The site plan leaves significant areas of steeper slopes and existing trees and vegetation undeveloped in common open space.

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:

Pre-development comments from the City on this low-density development (4.49 d.u./acre - net) include a discussion of impacts to utilities and transportation facilities. Impact mitigations will be negotiated, as needed.

