



Conditional Use Permit Application

The proposed action requires approval of:

- Administrative Conditional Use Permit (Type II)
- Hearing Examiner Conditional Use Permit (Type III)

All Conditional Use Permits must provide the following information:

See attached document for responses

1. List the provisions of the land use code that allows the proposal.
2. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property.
3. Please explain how the proposal meets the concurrency requirements of SMC Chapter 17D.010.
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.
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.

In addition to Questions 1-5, all Institutional or Other Uses in a Residential Zone must ALSO address the following approval criteria as required by SMC 17C.320.080:

6. Proportion of Residential Household Living Uses.
The overall residential appearance and function of the area will not be significantly lessened due to the increased proportion of uses not in the residential household living category in the residential area. Consideration includes the proposal by itself and in combination with other uses in the area not in the residential household living category and is specifically based on the:
 - a. number, size and location of other uses not in the residential household living category in the residential; and
 - b. intensity and scale of the proposed use and of existing residential household living uses and other uses.

(Continued on back)

7. Physical Compatibility.

- a. The proposal will be compatible with adjacent residential developments based on characteristics such as the site size, building scale and style, setbacks and landscaping; or
- b. The proposal will mitigate differences in appearance or scale through such means as setbacks, screening, landscaping and other design features.

8. Livability.

The proposal will not have significant adverse impacts on the livability of nearby residential zoned lands due to:

- a. noise, glare from lights, late-night operations, odors and litter; and
- b. privacy and safety issues.

9. Public Services.

- a. The proposed use is in conformance with the street designations of the transportation element of the comprehensive plan.
- b. The transportation system is capable of supporting the proposed use in addition to the existing uses in the area. Evaluation factors include:
 - i. street capacity, level of service and other performance measures;
 - ii. access to arterials;
 - iii. connectivity;
 - iv. transit availability;
 - v. on-street parking impacts;
 - vi. access restrictions;
 - vii. neighborhood impacts;
 - viii. impacts on pedestrian, bicycle and transit circulation;
 - ix. safety for all modes; and
 - x. adequate transportation demand management strategies.
- c. Public services for water supply, police and fire protection are capable of serving the proposed use, and proposed sanitary waste disposal and stormwater disposal systems are acceptable to the engineering services department.

Narrative for City of Spokane Conditional Use Permit

Re: Avista 12" NP Natural Gas pipeline installation

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

The proposed 2.3 mile 12" Natural Gas Pipeline will be installed across four parcels w/in the City of Spokane municipal boundary. These parcels have two zoning designations: Light Industrial (LI) and General Commercial (GC).

This use is defined as a Rail Lines and Utility Corridor per SMC 17C.190.560.A: *This category includes railroad tracks and lines for the movement of trains. The land may be owned or leased by the railroad. The category also includes public or private passageways, including easements, for the express purpose of transmitting or transporting electricity, gas, oil, water, sewage, communication signals or other similar services on a regional level.*

Per SMC Title 17C (Land Use Standards), Utility Corridors are a Permitted Use in Light Industrial zones (Table 17C.130.100), but require a Conditional Use Permit within a General Commercial zone (Table 17C.120-1).

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

Chapter 3: Land Use

LU 1: Citywide Land Use 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.

- The proposed Natural Gas reinforcement will facilitate the City of Spokane's goal of efficient utility services for both residential and non-residential development in the fast growing West Plains neighborhood. This will be achieved through improved higher capacity Natural Gas transmission.

Chapter 5: Capital Facilities and Utilities CFU 3.3: Utilities Coordination

Local criteria for siting utilities should address locations and densities of projected growth and land use, public service obligations, optimal siting for effective service, and design considerations

- The proposed 2.3 mile route will be installed adjacent to existing utilities. This corridor is already encumbered with utility easements and the new proposal will not restrict projected growth and land use in this area.

Chapter 7: Economic Development ED 6.4: Infrastructure Maintenance

Streets, sewers, water delivery, gas and electric power distribution, communication systems, and solid waste disposal all affect how efficiently companies conduct their business. Maintaining existing infrastructure in proper working order is imperative for efficient business operation.

- This proposal will reinforce Natural Gas delivery to businesses and residential developments expanding into the West Plains area. This benefit will add value to existing properties for future commercial ventures.

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

The proposal is likely exempt from the concurrency requirements of SMC Chapter 17d.010 since the 2.3 mile 12" Natural Gas pipeline will be installed in an existing utility corridor. There will be no change to the existing level of public services, transportation, or other utility service providers as a result of the project being constructed.

4. 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 route from Hazelwood Rd. to Spotted Rd. is an ideal location in terms of physical characteristics. The route is relatively flat and is within an existing utility corridor, a good portion sits in an abandoned access road.

There is one wetland delineated along the route and we will be operating in the wetland buffer. This activity will be temporary, within an already disturbed location (abandoned road bed), and will not contribute to a net loss of ecological function. This feature will not be impacted by the installation and a Stormwater Pollution Prevention Plan (SWPPP) will be developed and implemented during construction to reduce the likely discharge of sediment to the wetland.

Additionally, this route has no evidence of historic or cultural features. This was confirmed through a review of WA Dept. of Archaeology and Historic Preservation (DAHP) WISAARD database for known cultural sites.

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 will not have any significant adverse impact on the environment or on the surrounding properties. The following agency databases were reviewed and it was determined there are no federal or state listed species or habitats present with the proposed route:

- WA Department of Fish and Wildlife (WDFW) Priority Habitat and Species (PHS)
- US Fish and Wildlife Service (USFWS) Information for Planning and Conservation (IPaC)

Prior to project construction, the following environmental and cultural documents will be reviewed and implemented:

- Spill Prevention, Control, and Countermeasure (SPCC) plan
- Stormwater Pollution Prevention Plan (SWPPP), to include a dust control and abatement requirement
- Inadvertent Discovery Plan for Cultural Resources

