

SHORELINE PERMIT APPLICATION

Attach an additional sheet if needed

The proposed action requires approval of:

- Shoreline Substantial Development Permit (SSDP)**
- Shoreline Conditional Use Permit (SCUP)
- Shoreline Variance (SV)

All Shoreline Permits must provide the following information:

1. Identify the name of the shoreline (water body) with which the site of the proposal is associated. **The name of the water body/shoreline is the Spokane River.**
2. Provide a general description of the proposed project, including the proposed use or uses and the activities necessary to accomplish the project.
A portion of Avista's stormwater disposal system currently collects and directly discharges into the Spokane River untreated stormwater from portions of the campus parking lot, and several building roof drains. This project involves collecting said stormwater and roof drainage into a manhole and pumping it into a new 5,960 s.f. bio-infiltration swale for treatment, infiltration, and overflow into drywells. The swale will be located within an existing lawn area north of Mission Avenue, between Upriver Drive and the Centennial Trail, approximately 100 feet from the Spokane River. The swale and associated disturbed ground will be re-vegetated with native and adaptive grasses, shrubs, and trees to reduce impacts and create additional wildlife habitat.
3. Provide a general description of the property and adjacent uses, including physical characteristics, intensity of development, improvements, and structures. **The property on which the swale will be constructed is currently lawn. The Avista Campus office building(s), parking, and other related uses are situated across Upriver Drive to the west. The Spokane River Centennial Trail and Spokane River is located east of the property. Mission Park is across Mission Avenue to the south.**
4. What is the estimated total Fair Market project cost within the Shoreline Jurisdiction? **The swale project is estimated at \$50,000.**
5. Will the proposed development intrude waterward of the ordinary high water? YES NO If yes, describe the intrusion:
6. Will the proposed use or development affect existing views of the shoreline or adjacent waters? YES NO If yes, describe: **The swale construction ultimately will improve/enhance the views in the shoreline area, as the plan is to replace the existing lawn area with native and adaptive trees, shrubs, and grasses both within the swale and a small area between the Centennial Trail and top of the Spokane Riverbank.**
7. Explain how the proposed use will not unreasonably interfere with the normal public use of public shorelines. **The current use is lawn and open area, which is virtually unused by the public. Replacing lawn with native/adaptive trees, shrubs, and grasses will not change how the public uses this space.**
8. Please explain how the proposal is consistent with the map, goals, and policies of the Shoreline Master Program.

This proposal will collect and treat untreated stormwater that currently discharges directly to the Spokane River. The overall purpose of this project will reduce pollutants into the shoreline and help water quality.

The shoreline in this area is designated Limited Urban Conservancy. The section of the shoreline does not adequately reflect the actual conditions in relationship to the designation, as the area where this project is proposed has been planted in irrigated turf to the top of the Spokane Riverbank. Upriver Drive, Mission Avenue, and the Spokane River Centennial Trail have each been constructed within this shoreline area. The majority of natural area is located from the top of the Spokane Riverbank to the water's edge. This will remain undisturbed with this project. Revegetating the swale with native and adaptive trees, shrubs, and grasses will bring the property closer to conforming to its urban conservancy designation.

9. A detailed narrative of how the impacts of the proposal have been analyzed to achieve no net loss of shoreline ecological functions, including each step of the mitigation sequencing process, as defined in Section 17E.060.220 SMC. **Impacts of the proposal have been analyzed by visual inspection of the site. The area is very void of any significant vegetation that enhances the shoreline. Much of the absence of high quality shoreline area in this vicinity is due to the past and existing development, Upriver Drive and Centennial Trail bisecting the 200' shoreline area. The existing vegetation is manicured with grass sod. The eventual placement of the native vegetation is expected to enhance the overall quality of area. The construction of the swale will eliminate untreated stormwater from discharging into the Spokane River, thereby improving water quality and habitat.**

10. List of permits required from other than City of Spokane agencies, include name of agency, date of application, and number of application. **Approval of the Shorelines Substantial Development Permit, Floodplain Permit, and design plans for the drainage swale and its revegetation will be needed prior to construction.**

In addition to Questions 1-10, all Shoreline Conditional Use Applications must ALSO provide the following information:

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

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

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

14. 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.

15. Please explain how the cumulative impact of several additional conditional use permits on the shoreline in the area will not preclude achieving the goals of the shoreline master program.

In addition to Questions 1-15, all Shoreline Variance Applications must provide the following additional information:

16. Fill out the following information for the variance being requested:

	<i>REQUIRED</i>	<i>PROPOSED</i>
Front yard setback		
Rear yard setback		
Side yard setback		
Lot coverage percentage		

Lot size		
Lot width		
Height		
Other (specify):		

17. What physical characteristics of the property interfere with your ability to meet the required standards?

18. How does this property physically differ from other similarly zoned properties in the area and how do the physical characteristics of the subject property prevent developing to the same extent?

19. What hardship will result if the requested variance is not granted?

20. Does compliance with the requirement eliminate or substantially impair a natural, historic, or cultural feature of area-wide significance? If yes, please explain.

21. Will surrounding properties suffer significant adverse effects if this variance is granted? Please explain.

22. Will the appearance of the property be inconsistent with the development patterns of the surrounding property? Please explain.

23. Variance permits for development that will be located **landward** of the ordinary high water mark (OHWM), as defined in RCW 90.58.030(2)(b), and/or landward of any wetland as defined in RCW 90.58.030(2)(h), may be authorized; provided, the applicant can demonstrate all of the following:

- a. That the strict application of the bulk, dimensional or performance standards set forth in the applicable master program precludes, or significantly interferes with, reasonable use of the property.
 - b. That the hardship described in (a) of this subsection is specifically related to the property, and is the result of unique conditions such as irregular lot shape, size, or natural features and the application of the master program, and not, for example, from deed restrictions or the applicant's own actions.
 - c. That the design of the project is compatible with other authorized uses within the area and with uses planned for the area under the comprehensive plan and shoreline master program and will not cause adverse impacts to the shoreline environment.
 - d. That the variance will not constitute a grant of special privilege not enjoyed by the other properties in the area;
 - e. That the variance requested is the minimum necessary to afford relief.
 - f. That the public interest will suffer no substantial detrimental effect.
24. Variance permits for development that will be located **waterward** of the ordinary high water mark (OHWM), as defined in RCW 90.58.030(2)(b), or within any wetland as defined in RCW 90.58.030(2)(h), may be authorized; provided, the applicant can demonstrate all of the following:
- a. That the strict application of the bulk, dimensional or performance standards set forth in the applicable master program precludes all reasonable use of the property.

b. That the proposal is consistent with the criteria established under WAC 173-27-170(2)(b) through (f).

c. That the public use of the shorelines will not be adversely affected.

Robin Sekkedahl Aug 28, 2015