



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

See attached Narrative

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

See attached Narrative

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

See attached Narrative

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.

See attached Narrative

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.

See attached Narrative

(FOLLOWING QUESTIONS FOR SHORELINE CONDITIONAL USE PERMIT ONLY)

6. Demonstrate how the proposed use will not interfere with the normal public use of the public shorelines.

N/A

7. 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.

N/A

Conditional Use Permit Application Narrative

1. The existing Avista Westside Electrical Substation is located on a parcel (26281.0024) that is zoned Residential Single Family (RSF). The proposed project is to expand the current facility from 220,005 square feet to 415,000 square feet. Under Section 17C.110.110(C) of the City of Spokane land use code, this expansion is permitted; however, since the proposed expansion of the existing is greater than 1,500 square feet, the proposed project will require a Type III conditional use permit.

2. The current comprehensive plan designation of the site is Conservation Open Space, but since the property is privately owned, it should be Designated Residential Single Family, which is the comprehensive plan designation of the surrounding properties.

To be consistent with the comprehensive plan designation and goals, the proposed project must protect the character of single-family residential neighborhoods by focusing higher intensity land uses in designated centers and corridors. The project meets this goal by being consistent with the existing land use code for properties zoned RSF. In addition, the project will provide opportunities for new single family residential areas in the City of Spokane by providing the necessary electrical power and reliability for existing and new developments in this area and in northwest Spokane. Lastly, the proposed project will not negatively impact surrounding properties by implementing project specific best management practices (BMPs) during project construction and during future operation as well. The completed substation will also be quieter than the existing facility which will benefit residences. The fencing will provide added security and screening and will minimize safety concerns from children or others entering the substation.

3. The proposal is likely exempt from the concurrency requirements of SMC Chapter 17D.010 since the existing substation is an unoccupied facility and that will not change as a result of the proposed expansion. There will be no changes to the existing level of public services, transportation, or utilities as a result of the project being constructed.

4. The property is currently used for the existing Avista Westside Electrical Substation and a site plan has been developed for the proposed expansion of the substation. The existing site is flat, well drained, and no existing surface water features exist on the property. A search of the Department of Ecology's hazardous material databases found that no contamination is known to occur on the site. According to the Department of Historic and Archaeological Preservation (DAHP) WISAARD database, no cultural resources have been identified on the site.

The substation expansion will be away from the residences towards the north, west and south. Erosion control measures such as reseeded and dust control will be designed and submitted as a part of the Grading Permit process. Minimal grading will occur in the interior of the parcel, not closer than 90 feet to property boundary. Once the project is completed, less than 1% of the site surface will be impervious, and storm water will sheet flow across the site in much the same manner as the current undeveloped part of the property. Dust abatement will include using MgCl on the dirt access road.

5. The proposed project will not have any significant adverse impact on the environment or on the surrounding properties. The project will reduce the 15 oil filled transformers from 17 to 2 and will also provide impervious containment under the transformers which does not currently exist. A search of the Information for Planning and Conservation (IPaC) database found that there were no threatened or endangered species or critical habitat present on the property or nearby. According to the Department of Historic and Archaeological Preservation (DAHP) WISAARD database, no cultural resources have been identified on the site.

As part of the proposed project, Avista will only remove trees that are necessary for building the substation expansion and to comply with transmission line vegetation clearance requirements. Trees on the remainder of the property will be retained as a buffer to adjacent properties. In addition, Avista will replant new utility friendly vegetation in selected nearby residential yards where irrigation is available and at the landowners' requests.

Prior to project construction, a Spill Prevention, Control, and Countermeasure (SPCC) plan and erosion control BMPs will be developed and implemented. The SPCC Plan will be for after construction has been completed and will specify that:

- No chemicals will be stored at this site.
- Each transformer consists of a sealed container located over secondary containment that is 110% of the volume of the mineral oil that is contained in the transformer.
- Each transformer is equipped with alarms that are monitored 24/7 and response time is less than 30 minutes should there be an issue with the transformer that would engage the secondary containment.
- Mineral oil is used as a coolant in the transformers and will be handled in order to fill the transformers. Secondary containment is set up around the filling operation to prevent spill from entering the ground.

6. Not applicable, outside of shoreline program designations.

7. Not applicable, outside of shoreline program designations.