

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.

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.

The proposed project consists of a 0.8 – 1.0 million gallon tank approx. 55' wide x 275' long by 30' deep. Said tank is part of the City's Dept. of Ecology mandated combined sewer overflow (CSO) reduction program. The proposed site for this tank is currently a gravel parking lot which it will remain following construction.

3. Provide a general description of the property and adjacent uses, including physical characteristics, intensity of development, improvements, and structures.

The proposed project site is a gravel parking lot for City Hall employees and patrons of downtown businesses/Riverfront Park.

4. What is the estimated total Fair Market project cost within the Shoreline Jurisdiction?

\$2.5M

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:

7. Explain how the proposed use will not unreasonably interfere with the normal public use of public shorelines.

Except during construction, the impact of the proposed project on the environment will be entirely positive and unnoticed by area businesses. That is, following construction, the area will look essentially identical to it is today: a gravel parking lot. The unnoticed positive impact will be far fewer raw sewage discharge occurrences to the river.

During construction, area businesses will experience dust, noise and traffic inconveniences typically associated with large construction projects. These impacts are partially mitigated by requirements to water streets where pavement has been removed to control the dust, following the noise ordinance which restricts hours of construction and implementation of adequate traffic control plans.

8. Please explain how the proposal is consistent with the map, goals, and policies of the Shoreline Master Program.

The goals of the Shoreline Master Program (SMP) include ensuring the development of the shorelines in a manner which, while allowing for the limited reduction of the rights of the public in shoreline areas, will promote and enhance the public interests. This CSO tank will be entirely underground and will permit future above ground development of this site which could serve as an enhancement to the shoreline. Another identified goal of the SMP is to preserve, to the greatest extent feasible, the public's opportunity to enjoy the physical and aesthetic qualities of the shorelines of the state. Up to this point, this site has served as a surface parking lot, used in part for those accessing Riverfront Park and, by extension, public shorelines. Once the CSO tank is constructed, the site will continue to operate as a surface parking lot.

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.

No net loss of shoreline ecological function will occur. Proposed land use and land surfacing will be unchanged by the project.

10. List of permits required from other than City of Spokane agencies, include name of agency, date of application, and number of application.

None

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.

Per SMC 17E.060-04, this CSO tank is classified as the new construction of utilities or facilities, a Capital Facility and Utility. The construction of new utilities or facilities that are non-water oriented is allowed by a shoreline conditional use permit. The code also says that this use is allowed in the shoreline jurisdiction only if it can be demonstrated that no other feasible alternative is available. The original proposal for this use was shown in the intersection of Post St and Summit Pkwy, but the proposal was pushed to be completely on private property. This is City-owned property and is the best location for a use of this kind. A shoreline conditional use permit is a Type III application. In a Type III application, a Public Hearing is held and the decision maker is the Hearing Examiner.

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

CFU 5 of the Comprehensive Plan contains the goal of "minimizing impacts to the environment, public health and safety through the timely and careful siting and use of capital facilities and utilities". CFU 5.3 states "the City of Spokane should work continuously toward the reduction of existing combined sewer overflows wherever technically, economically and environmentally appropriate." The proposed project accomplishes both goals.

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

The proposed CSO tank expands capacity of the sanitary/storm sewer system & therefore meets concurrency.

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.

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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.

The proposed CSO tank will be buried and will not change existing land use above the tank which is a parking lot. Even if several additional CSO tanks of a like nature were proposed, because there is no change proposed to existing land use, "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:

N/A