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SHORELINE PERMIT APPLICATION

Attach an additional sheet if needed

PLANNING & DEVELOPMENT SERVICES

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.

Remodel of an existing above-grade outdoor dining patio to provide a more year-round enclosure while still maintaining the views and character of the existing restaurant. The footprint of the existing patio will not be modified and no public areas will be affected by the development or construction.

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

Clinkerdagger Restaurant is part of the shops at the historic Flour Mill, which includes restaurants and shopping. The upper floors of the Flour Mill, as well as the nonhistoric building to the west of the Flour Mill are condominiums. There is a small strip mall located to the east of the property. Directly across the street is the Spokane Arena.

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

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:

As the existing patio already has a canopy structure on it, the effect of the proposed patio enclosure modification will have limited impact on the adjacent views, but they will be modified slightly - most significantly from the interior dining spaces of the restaurant which will have some views to the east cut back. All other neighboring properties are distant enough from the patio that their view angles will not be affected by more than a few degrees because of the further projection of the enclosed portion of the patio.

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

The footprint of the proposed modification is no different than the existing patio footprint. The work is limited to the existing concrete patio and no additional undeveloped shoreline will be touched for the modification.

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

The proposed modification won't affect the public's ability to access the shoreline. It also won't affect the ecological functions of the shoreline because there are no proposed modifications to any existing footprint. The proposed modification will also improve the public's relationship with the shoreline because it will allow year-round access to a more prominent exterior location.

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.

There is no change to the existing footprint of the site – it will therefore not affect the shoreline's ecological functions.

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

**Building Permit – Building Department
Certificate of Appropriateness – Landmarks Commission – rec'd 05/20/15**

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.