

City of Spokane

Planning Services
Department



General Application

DESCRIPTION OF PROPOSAL:

City of Spokane Water Dep.t proposes to construct an above ground 35'x50' building housing water booster pumps on City property just north of the intersection of 37th Ave. and Stone St. Also included in the project is buried site piping, electrical and landscape restoration.

ADDRESS OF SITE OF PROPOSAL: (if not assigned yet, obtain address from Public Works before submitting application)

North of the intersection of 37th Ave. & Stone St.

APPLICANT:

Name: Dan Buller - Department of Engineering Services
Address: 808 W. Spokane Falls Blvd. Spokane, WA 99201
Phone (home): **Phone (work):** (509) 625-6391
Email address: dbuller@spokanecity.org

PROPERTY OWNER:

Name: City of Spokane
Address: see above
Phone (home): **Phone (work):**
Email address:

AGENT:

Name:
Address:
Phone (home): **Phone (work):**
Email address:

ASSESSOR'S PARCEL NUMBERS:

35331.1901

LEGAL DESCRIPTION OF SITE:

The southeast quarter of lot 3 and the southwest quarter of lot 2 of block 3, Garden Park Addition

SIZE OF PROPERTY:

2.11 acres

LIST SPECIFIC PERMITS REQUESTED IN THIS APPLICATION:

Conditional Use Permit

SUBMITTED BY:

[Signature]
Dan Butler, Dept of Eng. Services

Applicant Property Owner Property Purchaser Agent

In the case of discretionary permits (administrative, hearing examiner, landmarks commission or plan commission), if the applicant is not the property owner, the owner must provide the following acknowledgement:

I, _____, owner of the above-described property do hereby authorize _____ to represent me and my interests in all matters regarding this application.

ACKNOWLEDGMENT:

STATE OF WASHINGTON)
) ss.
COUNTY OF SPOKANE)

On this 14th day of April, 2014, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Dan Butler, to me known to be the individual that executed the foregoing instrument and acknowledged the said instrument to be free and his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year first above written.

[Signature]
Notary Public in and for the State of Washington,
residing at Spokane, Co Washington





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

The proposed use is “basic utility” as defined in SMC 17C.190.400. The zoning of this site is RSF. SMC 17C.110 regulates land use in this zone. Utility expansion of this scale requires a CUP Type III as described in SMC 110.110.

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

Section 5.1 of the City’s Comprehensive Plan states “The essential services provided by capital facilities and utilities are crucial to the health, safety, and welfare of community residents.” The proposed water booster station project is such a utility.

The Comprehensive Plan also states in section 5.1 “Water, sewer and street facility improvements are addressed in the annually updated six-year capital improvement (CIP) programs. These CIP programs are reviewed for consistency with the Comprehensive Plan and are updated by the Plan Commission and adopted by the City Council.” The proposed booster station is on the Water Dept’s six year CIP and therefore, per the preceding sentence from the Comprehensive Plan, is consistent with the Comprehensive Plan.

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

The proposed booster station upgrades are being constructed to provide a more reliable drinking water/fire suppression supply to Spokane’s south hill and is therefore in the public interest.

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.

- The site of the proposed Garden Park booster station is the site of an existing booster station and water reservoir. The proposed booster station will be situated just east of the existing booster station and the existing booster station will be removed.
- The proposed will be approx. 35’ wide x 50’ long by 16’ high (at the roof peak, 9’ high at the eaves) and will sit approx. 35’ behind the curb on 37th Ave.
- The proposed building dimensions are roughly the same size (height, footprint and roof pitch) of the adjacent residences.
- The proposed site is slightly higher than surrounding properties so drainage does not present an issue
- Neither groundwater nor surface water is near the site.
- The proposed use of the site is consistent with the historic (50 years or more) of the site.
- There are no unique 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

