



Shoreline Permit Application

Rev.20210817

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.
A unit lot subdivision project with 5 residential lots proposed. Utility connections and normal construction activity anticipated.
3. Provide a general description of the property and adjacent uses, including physical characteristics, intensity of development, improvements, and structures.
The property is flat and vacant with residential homes and church on adjacent lots with street frontage on the north side.
4. What is the estimated total Fair Market project cost within the Shoreline Jurisdiction?
\$800,000
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:
7. Explain how the proposed use will not unreasonably interfere with the normal public use of public shorelines.
E. South Riverton Ave. lies on the south side of the river. There is direct access to the river from that street, so public use of the public shorelines is provided by that street. The proposed project lies on the landward side of the street. There is no access needed to the river through the subject property, so this project will in no way interfere with the public use of the public shorelines.

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

This project will not affect state or local interests in the shoreline with no change in publicly owned areas, or recreational opportunities. The project is south of South Riverton and in a platted neighborhood, with homes to the east and west of the site.

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.

The properties to the east and west are developed home sites with South Riverton being between this property and the Spokane River. This analysis shows the site will result in no loss of shoreline ecological function because there is no ecologically functional connection between the site and the shoreline due to the existing public roadway.

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

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.

Section 17G.061.310 (D) 2; Section 17E.060.310; Section 17E.060.690, TABLE 17E.060.690-1; Section 17E.060.720 D; Section 17E.060.730, TABLE 17E.060.770-1; Section 17C.111.115 (B), TABLE 17C.111.115-1; Section 17C.111.205; Section 17G.080.065.

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

It meets these them because it is proposing development on the landward side of a public street ensuring no restricted public access to the shoreline, achieves the minimum density of the underlying zone to meet the development pattern envisioned by the land use designation, and provides the extra front yard to deliver the Visual Access Setback required.

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

Sanitary sewer and water services to each proposed new lot in the development are shown on the existing plans, and coordination with the local agencies was done in the form of Pre-Development meetings, comments, and follow-up. Services to each lot will be provided prior to home occupancy.

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.

No significant adverse impact on the environment or surrounding properties will occur as a result of the project. It is on the landward side of an existing public street and adjacent to other residential developments. Required setbacks will be met as utility services are provided.

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 goals of the shoreline master program will not be limited by this or other similar conditional use applications because it is on the landward side of an existing public street parallel to the river with adjacent similar development ensuring public access to the shoreline from the street. The meeting of height restrictions set, and setbacks provided, will ensure Visual Access to and from the shoreline.

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 90.58030(2)(b), and/or landward of any wetland as defined in RCW 90.58030(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.