



Conditional Use Permit Application

Rev.20180102

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 17C.110.110.

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

The proposed water reservoir is proposed to provide a more reliable drinking water/fire suppression supply to Spokane's south hill and is therefore in the public interest.

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

The proposed water reservoir expands the capacity of the drinking water system and, therefore, meets concurrency. This reservoir will also help other area projects meet concurrency.

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 selected for the proposed reservoir was chosen for several reasons. 1) it is amongst the highest points on the south hill thus reducing the overall required height of the reservoir, 2) rock is located at just a couple feet below the surfacing making this an ideal site upon which to situate a reservoir, 3) it is located within several hundred feet of the the large diameter transmission main which will connect this reservoir to the source of supply for this zone which is the Lincoln Heights booster station which makes this an ideal location hydraulically, 4) it is on publicly owned property.

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:

The proposed reservoir will have no significant adverse impacts to the environment but will have visual impacts on adjacent homes. Those impacts include seeing a tall reservoir where no reservoir exists today and the shade this reservoir will cast (although note that adjacent homes already experience substantial shading from the existing tall trees). As for obscuring the proposed reservoir following construction, trees will be planted around the tank (but note that it will be many years before they match the 60'-75' tree height of the existing trees and in any case, the proposed reservoir is approx. twice that height).

