



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

*See below.*

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

*See below.*

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

*See below.*

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.

*See below.*

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.

*See below.*

### **(FOLLOWING QUESTIONS FOR SHORELINE CONDITIONAL USE PERMIT ONLY)**

6. Demonstrate how the proposed use will not interfere with the normal public use of the public shorelines.

7. 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.

## Conditional Use Permit

1. Stormwater facilities and conveyance systems are identified in SMC 17C.190.400 as Basic Utilities, an institutional Category of Use. As specified in SMC 17C.110.110, a Basic Utilities expansion is required to obtain a Conditional Use Permit and is processed as a Type III. In a Type III application, a Public Hearing is held and the decision maker is the Hearing Examiner.
2. 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. Proposed restoration of the site (CSO tank, swale and temporary storage area) will be dryland grasses and drip irrigated trees. and therefore meets NE 6.1 in part 9.4 of the Comprehensive Plan which states “Encourage the use of and development of standards for using native and non-native adaptive plants and trees in landscape designs for public and private projects.”
3. The proposed CSO tank expands capacity of the sanitary/storm sewer system & therefore meets concurrency.
4. The proposed CSO tank will be located below ground on undeveloped city property.
  - a. This property is an unused low area largely unseeable from any street and therefore used sometimes for makeshift camps. The proposed project will install a trail through the area and will result in periodic trips to the area by sewer maintenance personnel which should diminish the desirability of this area for makeshift camps.
  - b. The site is a low area and therefore is an ideal place to treat both onsite and offsite stormwater. The proposed project will modestly increase impervious area but all site stormwater will be treated/disposed on-site.
  - c. There are no surface bodies of water nearby. Groundwater will be protected by the construction of treatment swales.
  - d. The proposed project site is gently sloping (10% or less). The adjacent topography, which will be avoided, is more steeply sloping. A geotechnical engineering study has been performed and is guiding excavation decisions.
  - e. A cultural resource study has been performed..
5. Except during construction, the impact of the proposed project on the environment will be entirely positive and unnoticed by area residence. That is, following construction, the area will look essentially identical to it is today except for the loss of some trees. The tank will be buried and only its hatches and a couple ventilation structures. And a trail through the area, which will double as a sewer dept (only) access road will be constructed. The area will be seeded with dryland grasses and drip irrigated trees will be installed.

During construction, area residents 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.