



1. Fill out the following information for the variance being requested:

	REQUIRED	PROPOSED
Front yard setback	15'	-
Rear yard setback	25'	-
Side yard setback	-	-
Lot coverage percentage	-	-
Lot size	-	-
Lot width	-	-
Height	35'	100'
Other (specify):	-	-

2. What physical characteristics of the property interfere with your ability to meet the required standards?

The proposed reservoir height is approx. 100', a height necessary to match the other reservoirs in this pressure zone which is a requirement if they are to all fill equally. If the property were 65' higher, the reservoir would only need to be 35' tall. So the physical characteristics of the property which interfere with my ability to meet the required standards is that the property is not as high as would be idea.. It's just that reservoirs must be tall to supply the required water pressure.

3. 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?

The property itself does not differ from similarly zoned properties in the area (except that it is somewhat high due to the large rock knob which covers much of the parcel) but rather it is the requirement for the reservoir to be a certain height (approx. 100') to match the other reservoirs in the pressure zone that prevents us from complying with the zoning code.

4. What hardship will result if the requested variance is not granted?

The City will not be able to build a reservoir on this site which, as noted in the CUP application, is the highest site on the south hill and is also close to a large transmission main. This reservoir will provide water and fire storage to close to more than 50,000 people on the south hill.

5. Is the hardship merely economic or self-created? Please explain.

Please refer to the responses for questions #2 - #4.

6. Does compliance with the requirement eliminate or substantially impair a natural, historic, or cultural feature of area-wide significance? If yes, please explain.

No.

7. Will surrounding properties suffer significant adverse effects if this variance is granted? Please explain.

The proposed reservoir will have visual impacts to adjacent residential units which are located not far to the north and west. Those impacts include seeing a tall reservoir where no reservoir exists today and the shade this reservoir will cast on residences to the north, particularly during the winter months when the sun is in the southern sky.

8. Will the appearance of the property be inconsistent with the development patterns of the surrounding property? Please explain.

The proposed water reservoir will be different than surrounding buildings, both existing and proposed. There are approximately 30 reservoirs in the City of varying dimensions constructed at various times over the last 75 years. While these existing reservoirs are an accepted and largely overlooked part of the urban landscape, a new reservoir may initially seem out of place before it is accepted, over time, as a necessary part of the urban landscape.



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

See attached.

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

See attached.

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

See attached.

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 attached.

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 attached.

(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.

Lincoln Heights Reservoir Project Narrative

The proposed Lincoln Heights reservoir project proposes to construct an approx. 2 MG reservoir approx. 100' tall on a vacant lot at the approx. intersection of 31st and Napa at the highest point on the south hill. Also included would be site piping and a small single story building (max 20' x 20') for reservoir controls.

Much of the proposed 2 ac reservoir site consists of a large rock outcrop which is the highest place on the south hill and therefore an ideal site for a reservoir.

The shape of the proposed reservoir has not been determined for certain. Three shapes as shown on the attached figure are under consideration.

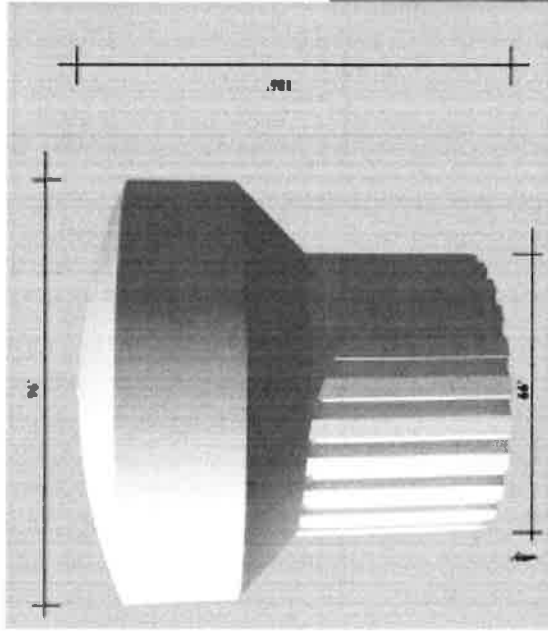
Conditional Use Permit

1. 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. The proposed reservoir is to be constructed to provide a more reliable drinking water/fire suppression supply to Spokane's south hill and is therefore in the public interest.
3. The proposed reservoir expands the capacity of the potable water system and, therefore, meets concurrency.
4. The site selected for the proposed reservoir was chosen for several reasons, all having to do with location
 - a. it is the highest point on the south hill thus reducing the required height of the reservoir
 - b. it is mostly solid rock making it an ideal site upon which to situate a reservoir
 - c. it is located within several hundred feet of the large diameter transmission main which connects other reservoirs in this zone to the primary source of supply for this zone, the Lincoln Heights booster station which makes it an ideal location hydraulically.
5. The proposed reservoir will have no significant adverse impacts to environment. The proposed reservoir will have visual impacts to adjacent residential units which are located not far to the north and downhill. Those impacts include seeing a tall reservoir where no reservoir exists today and the shade this reservoir will cast on residences to the north, particularly during the winter months when the south is in the southern sky.

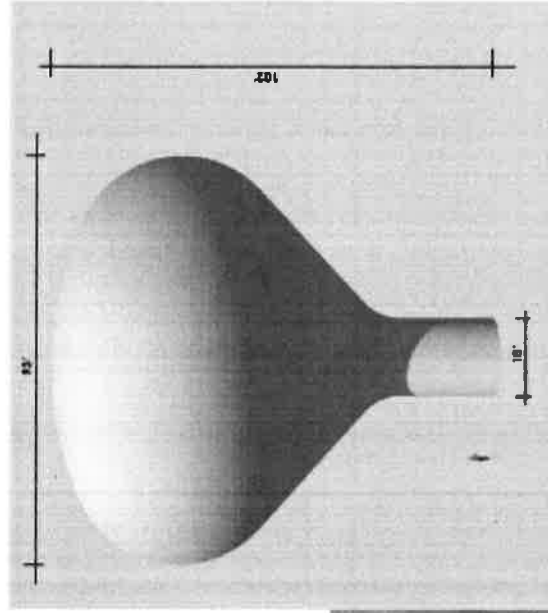
In terms of obscuring the ability to see the reservoir, there are limited options given that the area around the tank is solid rock and even the tallest trees would be 50'± in 20 years but the tank will rise more than 90' into the air.

There are also not a lot of options to eliminate shadow that will inevitably result from this water tower.

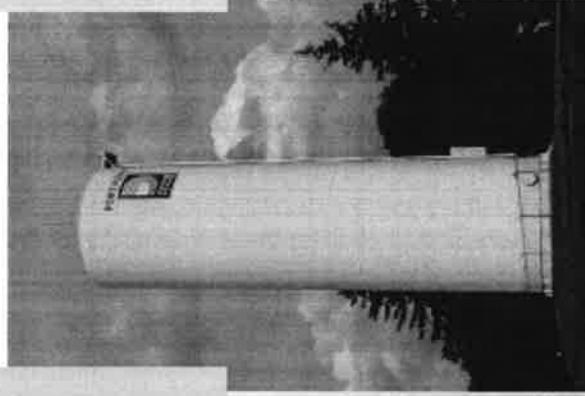
RESERVOIR TYPES CONSIDERED



**Hydropillar
(Composite)**



Water Spheroid



Standpipe