

City of
Spokane



Planning Services
Department

Administrative Conditional Use Permit

Application

1. List the provisions of the land use code that allows the proposal.
*Chapter 27C.355 Wireless Communication Facilities
Section 17C.355.030 Wireless Communication Support Towers - Permitted by type II permit within the Residential zones by administrative decision, provided the tower has low visual impact technology and is 60 feet in height or less. The proposal meets all the above necessary requirements.*
2. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property.
See attached document.
3. Please explain how the proposal meets the concurrency requirements of SMC Chapter 17D.010.
The proposed Wireless Communication Facility is not manned and proposes power and fiber only. The existing access will be utilized and the construction will take place on asphalt and creating no additional impervious surface. There will be no impact on all the services listed in Section 17D.010.101.
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 facility will be located in the rear of the property that is flat within an existing parking area that is already paved. The surrounding uses are multifamily residences and local businesses. The proposed facility will be constructed with stealth technology and landscaping to minimize adverse impact to the surrounding uses. There are no Critical Areas mapped on the site or any known historical and 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 effects or interference with the use of neighboring property or the surrounding area, considering the design and intensity of the proposed use.
There will be no significant adverse impact on the environment or the surrounding properties. The proposed facility will incorporate stealth technology with a evergreen tree facade that will conceal all antennas and better beld the propoed facility with existing vegetation. A 6-foot high wood fence and landscape buffer will be placed around the lease area.

(FOLLOWING QUESTIONS FOR SHORELINE SUBSTANTIAL DEVELOPMENT 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.

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Conditional Use Permit Admin Application

Spokane Lincoln-Wireless Communication Facility

#2

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

The proposed structure is consistent with the comprehensive plan designation and goals, objectives and policies for the property, specifically in Chapter 5 Capital Facilities and Utilities, Sections; CFU 3.4 Natural and Man-Made Disasters, CFU 5.7 Telecommunication Structures and CFU 5.14 Private Utilities, Chapter 7 Economic Development, section ED 6.4 Communication Facilities and Networks, Chapter 8 Urban Design and Historic Preservation, Section DP 3.17 Telecommunication Facilities.

The proposed structure meets Chapter 5 Capital Facilities and Utilities, Section CFU 3.4 Natural and Man-Made Disasters states in that the proposed public service in the event of a power outage caused by natural or man-made disaster will have a backup generator in place. Section CFU 5.7 Telecommunication Structures states the use of existing structures to support telecommunication facilities should be used first before new or stand alone facilities are constructed. An existing structure is not located within a one mile radius of the proposed facility, therefore a new telecommunication facility is proposed. The proposed structure will accommodate for future co-location and will be built using stealth technology to minimize any adverse impact to the surrounding area. Section CFU 5.14 Private Utilities states the Growth Management Act (GMA) requires a utilities element including the proposed electrical and telecommunication lines to be inventoried with the utilities coordinator. All utility requirements will be meet at the time of building permit. Chapter 7 Economic Development, Section ED 6.4 Communication Facilities and Networks states the proposed structure should support the expansion and development of communication facilities required by industries that use high technology. The proposed facility will improve and expand the existing communication network to local business and residences in the immediate area while encouraging growth in the economy. Chapter 8 Urban Design and Historic Preservation states the proposed structure should have minimal visual impact. The structure is a minimum of one mile from an existing telecommunication facility and is placed in the most efficient and effective location as possible. The facility will have the ability for future co-location and will use stealth technology, landscaping, and screening techniques to minimize impact.

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