

SHORELINE PERMIT APPLICATION

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.
This project is for a new parking lot and swales that is located in the Shoreline Substantial Development Area, of the existing apartment buildings, 1608 E. Mission Ave, Parcel No. 35162.0501 that have limited off street parking. The parking lot will also be use by some of the apartments in building D, will be located on Sinto Ave. outside of the shoreline area. This project will improve the aesthetics of the shoreline area with reduced parking along N. South Riverton Ave. improving the view of the Spokane River.
3. Provide a general description of the property and adjacent uses, including physical characteristics, intensity of development, improvements, and structures.
This improvement is for a new parking lot approximately 8,300 sq ft, and swales for the existing apartment buildings, this project adds new Townhouses outside of the Shoreline Substantial Development Area, but is adjacent to this project. The scope of work includes four residential buildings, two buildings will have four residential units, and the other two buildings will have nine residential units. Building D, located North of Sinto Ave, and buildings A,B,C, are located of N. Madelia St.
4. What is the estimated total Fair Market project cost within the Shoreline Jurisdiction?
\$65,000, The addition of 25 Paved parking spaces, with two ADA parking spaces.
5. Will the proposed development intrude waterward of the ordinary high water? ⇒ YES ⇒ NO If yes, describe the intrusion:
No. This project will not effect the shoreline area.
6. Will the proposed use or development affect existing views of the shoreline or adjacent waters? ⇒ YES ⇒ NO
If yes, describe:
Yes, with reduce parking along N. South Riverton Ave, It will improve the view of the Spokane River, and add to the overall aesthetics and recreation in the area.

- **Shoreline Substantial Development Permit** – The Planning Services Director makes a decision within ten days of the end of the public comment period.
- **Shoreline Conditional Use Permit and Shoreline Variance** - The Hearing Examiner makes a decision within ten days of the date the record is closed. The Hearing Examiner provides notice of the decision to the applicant, all parties of record and all persons who have requested to be given notice. The Hearing Examiner may approve, approve with conditions, or deny the conditional use permit application. See SMC 17G.060.190.
- For conditional use permit and variance applications, the Washington State Department of Ecology has 30 days from the date the City approves the complete application to review it, and to approve it, approve it with conditions, or deny it.
- Following a Decision, construction pursuant to the permit shall not begin and is not authorized until twenty-one days from the “date of filing” by Ecology as defined in RCW 90.58.140(6) and WAC 173-27-130, or until all review proceedings initiated within twenty-one days from the date of such filing have been terminated; except as provided in RCW 90.58.149(5)(a) and (b).

Appeal:

The applicant or any other person who does not agree with the granting or denying of a Shoreline Permit or with the rescission of permit may seek review by the Shorelines Hearings Board within 21 days of the date of the Decision.

Time Limit on Approvals:

Pursuant to WAC 173-27-090, construction activities shall be commenced or, where no construction activities are involved, the use or activity shall be commenced within two years of the effective date of a Shoreline Permit. A single extension for a period not to exceed one year may be authorized, if a request for extension has been filed before the expiration date and notice of the proposed extension is given to parties of record on the Shoreline Permit and to the Planning Services Department.

7. Explain how the proposed use will not unreasonably interfere with the normal public use of public shorelines.
This project will improve access to the Spokane River and its shoreline with the reduce on street parking along N. South Riverton Ave.

8. Please explain how the proposal is consistent with the map, goals, and policies of the Shoreline Master Program.
This project is consistent with the Shoreline Master Program because there will be no change to the shoreline. There will not be any structures added within 200' of the Spokane River. There will be minimal disturbance or grading within 110' of the Spokane River, this project will follow all requirements of the Spokane Regional Clean Air Agency, Ref: SRCAA Regulations 1, Article VI Section 6.05 RE, and a detailed erosion and sediment control plan will be prepared, and Erosion Control Best Management Practices will be followed during during construction.

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 shoreline ecological function will not be effected or changed, The shoreline banks will not be developed or changed, and the area will function as it has for years.

10. List of permits required from other than City of Spokane agencies, include name of agency, date of application, and number of application.
State Construction Stormwater General Permit (DOE)

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.
N/A

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

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

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.
N/A
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.
N/A

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	N/A	N/A
Rear yard setback	N/A	N/A
Side yard setback	N/A	N/A
Lot coverage percentage	N/A	N/A
Lot size	N/A	N/A
Lot width	N/A	N/A
Height	N/A	N/A
Other (specify):	N/A	N/A

17. What physical characteristics of the property interfere with your ability to meet the required standards?
N/A
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?
N/A
19. What hardship will result if the requested variance is not granted?
N/A

20. Does compliance with the requirement eliminate or substantially impair a natural, historic, or cultural feature of area-wide significance? If yes, please explain.
N/A
21. Will surrounding properties suffer significant adverse effects if this variance is granted? Please explain.
N/A
22. Will the appearance of the property be inconsistent with the development patterns of the surrounding property? Please explain.
N/A
23. Variance permits for development that will be located **landward** of the ordinary high water mark (OHWM), as defined in RCW 90.58.030(2)(b), and/or landward of 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, or significantly interferes with, reasonable use of the property.
N/A
 - 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.
N/A
 - 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.
N/A
 - d. That the variance will not constitute a grant of special privilege not enjoyed by the other properties in the area;
N/A
 - e. That the variance requested is the minimum necessary to afford relief. N/A

- f. That the public interest will suffer no substantial detrimental effect.
N/A

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.
N/A

- b. That the proposal is consistent with the criteria established under WAC 173-27-170(2)(b) through (f).
N/A

- c. That the public use of the shorelines will not be adversely affected. N/A