



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.

Central Ave Well Station Proposed Project Narrative

The proposed Central Ave. Well Pump Station includes of construction of a two well station buildings to replace the two existing underground vaults, installation of associated pumps and interior/site piping to connect the wells to the water transmission mains in the adjacent Normandie St. and Central Ave.

Each proposed well pump station building will be approx. 26' wide x 32' long by 20' high (to the ceiling plus 5' to the peak) and will sit with one wall essentially on the property line (one building on the property line on Normandie St., the other building on Central Ave.) as shown on the attached draft site plan.

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 well station station upgrades are being constructed to provide a more reliable drinking water/fire suppression supply to Spokane's north side and is therefore in the public interest.
3. The proposed well station improvements expand the capacity of the potable water system and, therefore, meets concurrency.
4. The proposed well pump station is a parcel that has been used as a well pump station for approx. 55 years. The only significant change to the existing well pump station is to locate pipes, pumps, motors and associated buildings above ground whereas now these facilities are located primarily below ground. The current suitability of the parcel for the existing well pump station in terms of size, shape, topography, soils, slope, drainage, surface/groundwater and natural/historic/cultural features is not changed by the proposed improvements.

The significant difference between the existing well pump station vs. the proposed pump station is that the proposed facilities will be above ground and, per the explanation in the associated variance, would not meet code requirements for setback and height.

5. The fact that code requirements for setback and height cannot be met is an adverse impact to surrounding properties. Landscaping and building architecture should therefore be a step above what would typically be required for a building of this usage. What a "step above" means should be worked out during design with appropriate personnel in the Planning Dept.