



Shoreline Permit Application

Rev.20210817

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.
Construction of an indoor baseball practice facility adjacent to the existing baseball field and locker room. The current baseball field and parking area already have an approved shoreline permit.
3. Provide a general description of the property and adjacent uses, including physical characteristics, intensity of development, improvements, and structures.
The new baseball practice facility will lie west of the current baseball field and south of the current team locker room. The new practice facility will connect to the existing locker room facility.
4. What is the estimated total Fair Market project cost within the Shoreline Jurisdiction?
\$5,572,000.00
5. Will the proposed development intrude waterward of the ordinary high water? YES NO If yes, describe the intrusion:
6. Will the proposed use or development affect existing views of the shoreline or adjacent waters? YES NO
If yes, describe:
The only view affected would be from inside the current baseball complex. The arrangement of the current seating does not face the river.
7. Explain how the proposed use will not unreasonably interfere with the normal public use of public shorelines.
This complex will be east of the shoreline setback, and will not affect the current River Walk trail.

8. Please explain how the proposal is consistent with the map, goals, and policies of the Shoreline Master Program.
University uses are allowed outside of the 75' shoreline setback. This project does not change or alter the current access to, nor along, the existing River Walk trail.
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 is outside of the construction zone and will not be altered.
10. List of permits required from other than City of Spokane agencies, include name of agency, date of application, and number of applications. N/A

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.
Athletic facilities are considered to be a use associated with college and university facilities. Also, college and university uses are allowed in the shoreline area by conditional use permit
12. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property.
This portion is a part of the Institutional Land Use designation and is a part of the Gonzaga University campus. This addition is attached to and adjacent to other university athletic uses and the Law School.
13. Please explain how the proposal meets the concurrency requirements of SMC Chapter 17D.010.
All needed services are available (water, sewer, power, natural gas) and fire department access is maintained. No additional staff will use the facility and there will be no increase in student enrollment.
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.
There should be no adverse impacts. The building replaces a portion of the parking lot/service area. Field lighting remains nearly the same. The River Walk is not modified. Public access is maintained.

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.

This portion of the campus is pretty well "built-out". However, if there should be a future request, there should be minimal impact, as the set back ensures shoreline access and continued access to the existing River Walk.

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

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

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?

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

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