



Shoreline/Critical Areas Checklist

Rev.20180103

The Shorelines/Critical Areas Checklist is to be filled out by any person preparing a Land Use Permit Application for the City of Spokane. The purpose of the checklist is to enable City staff to determine whether any potential Shoreline or Critical Areas are, or may be, present on the subject property. The information you provide will help you and reviewing agencies comply with regulations that assure the protection of public and private property, public safety, and the values and functions of environment, water quality, and fish and wildlife. This checklist does not constitute project approval.

A property owner or his/her authorized representative, must fill out the checklist, sign and date it, and submit it to the City as part of a Land Use Permit application process. The City will review the checklist and make a determination of the subsequent steps necessary to complete a Land Use Permit application.

Directions: Please fill out the checklist to the best of your knowledge. The information should be easily available from site observations, agency websites, or data available at City Hall. Maps, supporting data, drawings to scale, and photos must accompany this checklist. *Attach another sheet if more space is required.*

APPLICANT INFORMATION

Property Owner Name: GVD Commercial Properties - Gerald Dicker Date: 12/19/18

Address: 909 W 1ST Avenue - Spokane, WA 99201

Phone: 509-534-5805 Email: gvd@gvdcommercial.com

Agent Name: Bernardo Wills Architects - Julia Culp

Address: 153 S Jefferson St. - Spokane, WA 99201

Phone: 509-838-4511 Email: jculp@bwarch.com

SITE INFORMATION *(Attach area, topographical and orthographic maps, and photos)*

Site Address: 700 N Division Street

Property Tax Parcel Number: 35172.3317, 35172.3405
35173.0017, 35175.0031 Approx. Parcel Size: 7.21

Land Use Designation: Commercial & Conservation Zoning Designation: CB-150

(continued on Page 2)

Is the site currently developed? Yes No

If yes, list existing structures and dimensions: 6 Existing Hotel Buildings - Total of Footprint Approx. 69,000 SF

Are you aware of any environmental studies that have been prepared related to or including the subject property or related to any property located within 300 feet of the subject property? If yes, list titles on an attached sheet. Yes No

The River Inn Hotel was built in the 1970's and minimal changes or updates to the exterior have occurred since it's construction. The landscape and site features are dated and in poor condition. This proposal includes overall site improvements which will include a new pool, a new restaurant patio, outdoor event patio, repair and repaving of the existing trail, new landscape and new or adjusted irrigation. This proposal also includes upgrades to the west building exterior including an entry canopy and new siding. The eastern most pool may be a future phase, with upgrades to the existing pool and addition of a children's splash pad. The proposed use of the property in question will not change from the existing use, a commercial hotel. Activities included in the development plan are consistent with existing hotel activities.

Indicate whether or not the following are potentially located on-site or within 300 feet of the subject property:

Fish and Wildlife Habitat	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Floodplain or Floodway	<input type="checkbox"/> Yes <input type="checkbox"/> No
Wetlands	<input type="checkbox"/> Yes <input type="checkbox"/> No	Critical Aquifer Recharge	<input type="checkbox"/> Yes <input type="checkbox"/> No
Geological Hazard	<input type="checkbox"/> Yes <input type="checkbox"/> No	Spokane River	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Streams	<input type="checkbox"/> Yes <input type="checkbox"/> No	Latah Creek	<input type="checkbox"/> Yes <input type="checkbox"/> No

SHORELINES *(Provide site specific information, refer to maps and provide support data)*

Describe the general site topography. Check all that apply:

- Flat (*less than 5 foot elevation changes over entire site*)
- Rolling (*slopes on site generally less than 15% - a vertical rise of 10ft over a horizontal distance of 33-66ft*)
- Hilly (*slopes on site more than 15% and less than 30% - vertical rise of 10ft over horizontal distance of 33-66 ft*)
- Steep (*grades of greater than 30% present on site - vertical rise of 10ft over horizontal distance of less than 30ft*)
- Other – please describe: _____

Is there any surface water body or indication of surface water bodies on or in the immediate vicinity (300 feet) of the proposed site or adjacent sites? Check all that apply:

- | | |
|--|---|
| <input type="checkbox"/> Gullies | <input checked="" type="checkbox"/> Rivers |
| <input type="checkbox"/> Wetlands/Potential Wetlands | <input type="checkbox"/> Drainage Ways |
| <input type="checkbox"/> Lakes/Ponds | <input type="checkbox"/> Year-round or Seasonal Streams |
| <input type="checkbox"/> Creeks | |

Site is primarily:

- Forested
- Meadow
- Disturbed and/or Degraded
- Shrubs
- Mixed
- Agriculture
- Urban Landscaped (lawn, shrubs, etc)

List all major natural and man-made features: _____

ACTIVITIES

Types of Project Activities (within the shoreline jurisdiction, critical area or associated buffer):

Demo and removal of old concrete, fencing and vegetation. Excavation for new pool. Pouring of new concrete flatwork and retaining walls. Planting new vegetation and repair of damaged turf. Utility extension for new pool.

Will activities alter man-made or natural drainage features? Yes No

Does project involve clearing, filling, grading, paving, surfacing and/or dredging? Yes No

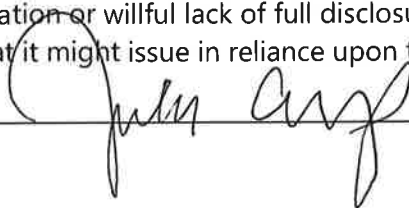
If yes, please answer the following:

Approx. 21,584 SF new - 16,513 SF existing removed.

1. If activity includes paving, indicate amount of new impervious areas: Total Approx. 5,071 SF. New
2. If activities include clearing and grading, indicate square feet: Approx. 19,567 SF
3. Will activities involve placing fill materials? Yes No
 If yes, will fill materials exceed one foot in depth? Yes No Depth: _____
Excess of 50 CY only anticipated at fill in of
4. If fill materials exceed 50 cubic yards, indicate cubic yards: existing peanut pool - Approx. 113 CF.
5. If activities involve earth removal exceeding 2 feet in depth excluding foundation excavation, indicate depth: Only area expected to exceed 2 FT in excavation depth is proposed pool.
Expected excavation depth between 5-6' at maximum.

DISCLAIMER AND SIGNATURE

I, the undersigned, swear under penalty of perjury that the above responses are made truthfully and to the best of my knowledge. I also understand that, should there be any willful misrepresentation or willful lack of full disclosure on my part, the agency must withdraw any approvals that it might issue in reliance upon this checklist.

Signature:  Date: 12/19/18

For Use by Agency

Received by: _____ Date: _____

Reviewed by: _____ Date: _____