Shoreline/Critical Areas Checklist

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@gvdcgcommercial.com

Agent Name: Bernado 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

35172.3317, 35172.3405

Property Tax Parcel Number: 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 | ☑ Yes  □ No | Floodplain or Floodway | ☑ Yes  □ No |
| Wetlands                  | □ Yes  □ No | Critical Aquifer Recharge | ☑ Yes  □ No |
| Geological Hazard         | □ Yes  □ No | Spokane River            | ☑ Yes  □ No |
| Streams                   | □ Yes  □ No | Latah Creek               | □ Yes  □ 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:

☑ Gullies

☑ Wetlands/Potential Wetlands

☑ Lakes/Ponds

☑ Creeks  ☑ Rivers

☑ Drainage Ways

☑ Year-round or Seasonal Streams
Site is primarily:

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

List all major natural and man-made features: ________________________________

ACTIVITIES

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

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:

1. If activity includes paving, indicate amount of new impervious areas: Approx. 21,584 SF new - 16,513 SF existing removed.

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: ________________________________

4. If fill materials exceed 50 cubic yards, indicate cubic yards: Excess of 50 CY only anticipated at fill in of 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: __________________________

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