



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.

The project proposes the construction of a 1,975 square foot grated, fish-friendly, floating dock, with a ramp, walkway, kayak launch, moorage slips, and watercraft storage. The dock will be constructed using 60% light-penetrable decking with a carbon steel rod and rock anchor system, securing the floating dock in place. Two 3-inch pin piles will be used to support a fixed pier structure. The piles will be installed at low water levels and in the dry.

3. Provide a general description of the property and adjacent uses, including physical characteristics, intensity of development, improvements, and structures.

The property is within the favorably developed area of downtown Spokane. All surrounding parcels are zoned as the downtown core, community business, general commercial, and residential high-density. Non-residential buildings in this area have height limitations. Riverfront Park provides large areas of open space in the mix of the downtown urban setting. Gonzaga University to the east is also developed with many outdoor sports fields and open spaces in the mix of their student-centered campus.

4. What is the estimated total Fair Market project cost within the Shoreline Jurisdiction?

\$425,000

5. Will the proposed development intrude waterward of the ordinary high water? ☒ YES ☐ NO If yes, describe the intrusion:

Work waterward of the OHWM will consist of installing the floating dock and anchors.

6. Will the proposed use or development affect existing views of the shoreline or adjacent waters? ☐ YES ☒ NO If yes, describe:

7. Explain how the proposed use will not unreasonably interfere with the normal public use of public shorelines.

Given the property's high volume of recreational activities, including walking, biking, kayaking, fishing, sightseeing, paddleboarding, and educational interpretation of the riparian ecosystem, this area represents an ideal location for a floating dock. Such an installation would serve as a safe and unifying amenity, attracting a diverse range of community members to the shoreline and delivering significant benefits to the entire Spokane community.

8. Please explain how the proposal is consistent with the map, goals, and policies of the Shoreline Master Program.

The proposed floating dock is located in an area designated for water-oriented recreational use and shoreline access. The project is considered consistent with mapped shoreline uses, and adheres to applicable location and design standards. The SMP prioritizes enhancing public access to the water and providing recreational opportunities consistent with environmental protection. This dock directly supports these goals by providing safe, controlled access to the water for activities like kayaking, paddleboarding, and canoeing, promoting enjoyment of the shoreline environment..

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 currently degraded with large outpourings of concrete and riprap from past developments, along with trash and abandoned items. The project proposes to plant native vegetation in the riparian area to enhance the ecological functions of the shoreline from its current conditions. Mitigation measures taken by the hotel will include cleaning any existing debris at the site and planting native vegetation at a 1:1.5 ratio in areas where survivability will be at its highest potential. Please see section 8.1 Mitigation Sequencing in the Habitat Management Plan (HMO) for a full discussion of no net loss as defined in Section 17E.060.220 SMC.

10. List of permits required from other than City of Spokane agencies, include name of agency, date of application, and number of applications.

Section 401 Water Quality Certification (DOE), Hydraulic Project Approval (WDFW), Aquatic Use Authorization (DNR)

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.

Per SMC 17E.060.430.C, docks and piers are permitted along this stretch

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

The Ruby River Hotel floating dock aligns with the goals of the City of Spokane's Comprehensive Plan by supporting the community's vision for enhancing public access, promoting recreational opportunities, and fostering a strong connection to the Spokane River and other natural resources

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

Floating docks generally do not generate significant traffic volumes or place demands on water, sewer, or stormwater systems, thus maintaining existing levels of service. The proposal has ensured that adequate public facilities and services are available to support the proposed use.

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.

Construction activities will likely have direct impacts on the Spokane River and will likely have direct impacts on habitat for aquatic species, small mammals, and any invertebrates/amphibians in the area. Aquatic species may experience minor turbidity as the anchors become established along the bottom of the river. Noise levels have been calculated for the site, with the noise radius for impact estimated at 281 feet for terrestrial noise and 9 feet for in-water noise. Short-term direct impacts to wildlife from construction noise may include behavioral disturbances, increased stress levels, and potential displacement from the Action Area. Many wildlife species are sensitive to sudden or persistent noise, which can disrupt foraging, breeding, nesting, and communication behaviors. No habitat known to be used by any ESA-listed or sensitive species will be directly affected.

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.

The project has been designed to be the least impactful alternative, besides no work performed, to minimize cumulative impacts. The project encourages further public use of the shoreline and educational awareness and interest in the river, which is consistent with the goals of the shoreline master program. If other shoreline conditional use applications for docks and piers take the same approach, the river will be even more utilized by the Spokane community. One of the intentions of the project is to also raise interest and awareness of the Spokane River's water quality and cleanliness issues.

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: The proposed project is **not** requested a shoreline variance

	REQUIRED	PROPOSED
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.