



# 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.  
Spokane Community College currently owns a gravel lot on the north side of campus. The project will remove approximately one-third of the existing gravel lot and will construct a new fire training tower with a concrete area surrounding the new structure. The training tower is expected to consist of four modified steel shipping containers. The surrounding pavement areas will provide vehicle access for emergency and shipping vehicles. The project site is approximately 9,250 square feet.
3. Provide a general description of the property and adjacent uses, including physical characteristics, intensity of development, improvements, and structures.  
The proposed project is located on the northern portion of Spokane Community College's campus, bordered by Rebecca Street to the west and Ermina Avenue to the south. The address of Spokane Community College is 1810 N Greene St, Spokane WA 99217. The site is located in a well developed gravel lot east of the existing building 19 Fire Training program. The lot is currently being used by the Fire Sciences Training program. Existing trees, shrubs, grasses and gravel deposits surround the site.
4. What is the estimated total Fair Market project cost within the Shoreline Jurisdiction?  
\$298,287.50
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:
7. Explain how the proposed use will not unreasonably interfere with the normal public use of public shorelines.  
The proposed project will not impact normal public use of public shorelines as the site for the proposed training tower is to be located south of E. Ermina Ave. in the gravel lot currently being used by the fire training program. The public access of shorelines is north of Ermina Ave.

8. Please explain how the proposal is consistent with the map, goals, and policies of the Shoreline Master Program.  
The proposed fire training tower will not impact the map, goals, and policies of the shoreline master program. The site is existing to the college and fire training program and is within the current footprint of the training area currently being utilized. All activities and access that are existing to the public shoreline will remain as is and will not be encroached upon by the proposed training tower.
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 proposed project analysis has included assessing the scope, scale, and nature of the project, as well as its location and proximity to sensitive ecological areas to achieve no net loss of shoreline functions. The first priority is to avoid or minimize impacts wherever possible. This involved implementing best management practices, using innovative construction techniques, or incorporating protective measures during project implementation. The proposed project will not alter habitat quality, disrupt ecosystem processes, or harm sensitive species and achieve no net loss of shoreline functions.
10. List of permits required from other than City of Spokane agencies, include name of agency, date of application, and number of applications.  
SEPA - Spokane City - ASAP

**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.  
Section 17C.130.110.10 Colleges
12. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property.  
The proposed fire training tower is consistent with the current adjacent fire sciences training program and current training activities on the site and aims to enhance the training being provided on the site.
13. Please explain how the proposal meets the concurrency requirements of SMC Chapter 17D.010.  
The proposed fire training tower function meets the concurrency requirements as the adjacent fire training program and gravel lot are concurrency being used for this function. No change in concurrency or function is anticipated.
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.  
No adverse impact on the environment or surrounding properties is anticipated by the proposed fire training tower.

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 shoreline master program is in place to ensure that the cumulative impact of multiple permits is considered during the planning and decision-making process. Each conditional use permit involves evaluating factors such as environmental impact, habitat preservation, public access, and community well-being and contribute to the program's goals. If proposed project is found to have potential adverse effects, mitigation measures can be implemented to minimize these impacts. Mitigation could include habitat restoration, erosion control, or limiting the scope of the development. Engaging stakeholders, including local residents, environmental groups, and businesses, in the decision-making process can help ensure that the cumulative impact of multiple permits is carefully considered

**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.

21. Will surrounding properties suffer significant adverse effects if this variance is granted? Please explain.
22. Will the appearance of the property be inconsistent with the development patterns of the surrounding property? Please explain.
23. Variance permits for development that will be located **landward** of the ordinary high-water mark (OHWM), as defined in RCW 90.58030(2)(b), and/or landward of any wetland as defined in RCW 90.58030(2)(h), may be authorized; provided, the applicant can demonstrate all of the following:
- a. That the strict application of the bulk, dimensional or performance standards set forth in the applicable master program precludes, or significantly interferes with, reasonable use of the property.
  - b. That the hardship described in (a) of this subsection is specifically related to the property, and is the result of unique conditions such as irregular lot shape, size, or natural features and the application of the master program, and not, for example, from deed restrictions or the applicant's own actions.
  - c. That the design of the project is compatible with other authorized uses within the area and with uses planned for the area under the comprehensive plan and shoreline master program and will not cause adverse impacts to the shoreline environment.
  - d. That the variance will not constitute a grant of special privilege not enjoyed by the other properties in the area;
  - e. That the variance requested is the minimum necessary to afford relief.
  - f. That the public interest will suffer no substantial detrimental effect.

