SHORELINE PERMIT APPLICATION

Attach an additional sheet if needed

The proposed action requires approval of:

- [X] 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 proposed parking lot improvement is part of a broader trail project (South Gorge trail) which creates a trail loop with the Centennial trail. The Centennial trail is located across the Spokane River, connecting to the South Gorge Trail via the Sandifur pedestrian bridge. The proposed parking lot improvement project is located at the junction of these two trails adjacent to the Spokane River. The existing parking lot at this location is a gravel lot which is routinely filled to capacity during the summer months. The proposed project will pave and stripe this parking lot and bring it into compliance with current development standards pertaining to parking lots. In addition, the portion of the project closest to the river will include a trail segment connecting that portion of the South Gorge trail constructed in 2019 to the existing Sandifur pedestrian bridge. Finally, an informal river access trail just north of the parking lot and east of Sandifur bridge will be formalized by way of a concrete path from the proposed trail northward, terminating just above the ordinary high water mark.

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

   The project site is an existing gravel parking lot. The adjacent area is unimproved park land and private property. The nearest structure is an apartment complex approx. 600' away (and up the hill approx. 180 vertical feet).

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

   $250,000

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

   No

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

   No

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

   The proposed use will not interfere with but rather facilitate public use of the public shorelines. That is, the project constructs a missing link of the South Gorge trail as shown in the attached drawing and constructs parking which has the sole purpose of serving users seeking access to the Spokane River or the river front South Gorge Trail.

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

A goal of the Shoreline Master Program (SMP) is to preserve, to the greatest extent feasible, the public's opportunity to enjoy the physical and aesthetic qualities of the shorelines of the state. The proposed trail and associated parking lot not only preserve but also enhance public access to the shoreline of the Spokane River. There is no purpose for either the proposed trail or associated parking lot aside from providing public access to the Spokane River.

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.

No net loss of shoreline ecological function will occur. The project will pave a gravel parking area and bring it into compliance with development standards for parking lots including planting of shrubs and trees and will install a trail atop the river bank in a currently graveled area.

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

None