

AUG 11 2015

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City of
Spokane



PLANNING & DEVELOPMENT SERVICES

Conditional Use Permit

Planning Services
Department

Application

1723 S Ray St. NR-35 Zone - Replace existing 60' pole request

1. List the provisions of the land use code that allows the proposal. SEC 17C.355.040 A.(1) Landscaping Existing Landscaping. Survey and addition of plants as required. A.(2) Fencing - there is existing wood fence which will remain. B.(1) Mature existing trees help conceal new tower. Antennas are mounted close to the new pole. Tower to be painted brown to match existing wood pole. B(2) no lighting is required. C. Setbacks are maintained.

2. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property. The proposed tower is REPLACING a wood tower that does not have sufficient capacity for the new technology antennas proposed. It is proposed as close to the existing tower (which will be removed) as possible, is of the same height and approximate width but is steel. It will accommodate future collocation and is consistent with requirements of setbacks, screening and fencing.

3. Please explain how the proposal meets the concurrency requirements of SMC Chapter 17D.010. 17D.010.030 D.4 No impact. This proposal creates no additional impacts on any concurrency facility. This is a replacement structure with no change in use.

4. If approval of a site plan is required, demonstrate how the property is suitable for the proposed use and site plan. Consider the following: physical characteristics of the property, including but not limited to size, shape, location, topography, soils, slope, drainage characteristics, the existence of ground or surface water and the existence of natural, historic or cultural features.

This proposal is to replace an existing facility that is not structurally sufficient to allow upgrades as required for the usefulness of the structure. As the facility was previously approved it is a suitable use. The primary change is to make the tower more capable of collocation as is required by code.

5. 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.

A construction plan with potential drainage mitigation (during construction), access and placement of heavy construction equipment and replacement of any vegetation and fencing to be provided with the Building Permit application. (FOLLOWING QUESTIONS FOR SHORELINE CONDITIONAL USE PERMIT ONLY)

6. Demonstrate how the proposed use will not interfere with the normal public use of the public shorelines.

7. 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.

NOTE: THE VERIZON ANTENNAS ON THE EXISTING TOWER WILL BE MOVED TO THE NEW POLE UNDER A SEPERATE PERMIT OBTAINED BY ODELIA, TRAVIS GRIFFITH