



1. List the provisions of the land use code that allows the proposal. *See Attached.*
2. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property.
3. Please explain how the proposal meets the concurrency requirements of SMC Chapter 17D.010.
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.
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.

(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.

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LIST SPECIFIC PERMITS REQUESTED IN THIS APPLICATION:

Type III Conditional Use Permit

DOES OWNER/APPLICANT OWN PROPERTY ADJACENT TO SUBJECT PROPERTY?

If yes, provide all parcel numbers.

Yes:

26225.0143

26225.0144

26225.0146

26225.0147

26225.0150

26225.0152

26225.0154

I acknowledge, as a part of this application, that I am responsible for all notification requirements as described in SMC 17G.060. for public hearing and community meeting. Copies of these instructions are available from the Planning Services Department or on www.spokaneplanning.org.

SUBMITTED BY:



Tom Johnson, Lexcom Development, On Behalf of T-Mobile

Applicant Property Owner Property Purchaser Agent

Lexcom Development Corporation
Attn: Tom Johnson
1711 12th Avenue, Suite 410
Seattle, WA 98122
206-351-0893 mobile
tom.johnson@lexcomcorp.com

November 10th, 2015

City of Spokane
Department of Planning and Development
3rd Floor, City Hall
808 West Spokane Falls Boulevard
Spokane, WA 99201

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PLANNING & DEVELOPMENT

**RE: T-Mobile/Parallel Infrastructure Site SP01263C Assumption
Proposed New Wireless Communications Facility – Narrative/CUP Questionnaire
9001 North Indian Trail Road, Spokane, WA 99208
Parcel 26225.0153**

From the City of Spokane's Conditional Use Permit Application:

1. List the provisions of the land use code that allow the proposal:

Applicant's proposal falls within the new code requirements adopted on November 2nd, 2015 as set forth in 17C.355 SMC, Wireless Communication Facilities Site Development Standards.

2. Explain how the proposal is consistent with the comprehensive plan designation goals, objectives and policies for the property:

The property is developed and is zoned CC2-NC. The proposed use is now explicitly consistent with the comprehensive plan insofar as it improves the communications network for the property and surrounding areas. The proposed use is allowed within the zone under revised 17C.355.040 and 17C.355.050.

3. Explain how the proposal meets the concurrency requirements of SMC Chapter 17D.010:

Applicant's proposed facility is unmanned. Utilities will be limited to electricity and telephone. Impact under this section is non-existent or minimal. Moreover, Applicant's facility aligns itself with the concurrency objective by providing, expanding and improving the ability of its subscribers to access fire, police and emergency services through its communications network infrastructure,

improving E-911 location and response services and the communications ability of those emergency services that use Applicant's network.

4. If approval of a site plan is required, demonstrate how the property is suitable for the proposed use. 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:

The current use of the property as a shopping center conforms with the proposed use. Topography is relatively flat, the proposed location is already impervious and drainage is sufficient. Applicant's proposal will not alter soils, slope, drainage, or water characteristics.

The size of the property, just over 12 acres, is large enough to accommodate the proposed facility proportionally.

As a matter of course, Applicant assessed the natural, historic and cultural features of the property. No significant characteristics within these parameters are present on or near the property.

5. 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 the neighboring property or the surrounding area, considering the design and intensity of the proposed use:

The facility will be unmanned. Maintenance personnel may visit the site 1-2 times per month per carrier. There will be little or no impact to the surrounding areas with regard to vehicular traffic, water/sewer, etc.

As a matter of due diligence, Applicant has conducted a Phase I environmental review of the property to ensure that the existing and proposed use are consistent and compliant with any environmental issues. However, the Phase I document is proprietary in nature and will not be available to the jurisdiction. The relatively small footprint the facility has on the property will have little or no impact on the environment.

The Osprey Excluder device previously proposed is now hereafter stricken from Applicant's plans. The excluder had ensured Ospreys would be encouraged to seek their natural habitats.

The property is zoned commercial (CC2-NC). The proposed use is consistent with the zone designation and the existing uses of the property.

No interference is anticipated as a result of Applicant's proposal. However, Applicant will use matte paint or non-reflective materials to ensure the tower does not produce nuisance light or reflection.

The increased population and commercial traffic in the area, along with increasingly more digital communications subscribers, makes it necessary to in-fill the coverage gaps in T-Mobile's network. Moreover, Applicant is very aware of the need for collocation facilities to ensure other carriers use and conform to the City of Spokane's requirements for minimizing the quantity of such facilities.

Questions 6 and 7 regarding shoreline CUPs do not apply to the proposal.