



1. List the provisions of the land use code that allows the proposal.

see attached cover letter + narrative

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

See attached cover letter + narrative

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

See attached cover letter + narrative

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.

See attached cover letter + narrative

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.

See attached cover letter + narrative

(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.

N/A

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.

N/A

RECEIVED

MAR 11 2015

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

February 12th, 2015

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

**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 code requirements set forth in Section 17C.355.040, 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 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.

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 or will be conducting 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 ensures Ospreys will 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.