



Conditional Use Permit

Planning Services Department

Application

The proposed action requires approval of:

- Administrative Conditional Use Permit (Type II)
- Hearing Examiner Conditional Use Permit (Type III)

All Conditional Use Permits must provide the following information:

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

The proposed use is "basic utility" as defined in SMC 17C.190.400. The zoning of this site is RSF. SMC 17C.110 regulates land use in this zone. Utility expansion of this scale requires a CUP Type III as described in SMC 17C.110.110.

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

The proposed water reservoir is proposed to provide a more reliable drinking water/fire suppression supply to Spokane's low pressure zone in accordance with Washington State Department of Health requirements and is therefore in the public interest.

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

The proposed water reservoir expands the capacity of the drinking water system and therefore, meets concurrency. The reservoir will also help other area projects meet concurrency.

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.

The site is ideally suited for a new reservoir. The existing reservoir on site was constructed in approximately 1983; at the time of the construction of the initial reservoir, design was done to accommodate a second reservoir onsite. The location, site, topography, soils and drainage are ideally suited for a second reservoir onsite. It can be served by the existing booster station onsite and the transmission main in Thorpe Road. The site belongs to the City of Spokane.

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.

The proposed reservoir will have no significant adverse impacts to the environment but will have visual impacts to adjacent homes. Those impacts include seeing a second reservoir where only one reservoir exists today and the shade the reservoir will cast (although not that adjacent home already experience

substantial shading from the existing tall trees). As for obscuring the proposed reservoir following construction, in any areas not buffered by remaining trees, trees will be planted around the tank (but note that it will be many years before they match the tree height of existing trees).

In addition to Questions 1-5, all Institutional or Other Uses in a Residential Zone must ALSO address the following approval criteria as required by SMC 17C.320.080:

6. Proportion of Residential Household Living Uses.

The overall residential appearance and function of the area will not be significantly lessened due to the increased proportion of uses not in the residential household living category in the residential area. Consideration includes the proposal by itself and in combination with other uses in the area not in the residential household living category and is specifically based on the:

- a. number, size and location of other uses not in the residential household living category in the residential; and
- b. intensity and scale of the proposed use and of existing residential household living uses and other uses.

This project will not significantly impact the overall appearance and function of the residential area. The function of the site does not change.

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7. Physical Compatibility.

- a. The proposal will be compatible with adjacent residential developments based on characteristics such as the site size, building scale and style, setbacks and landscaping; or
- b. The proposal will mitigate differences in appearance or scale through such means as setbacks, screening, landscaping and other design features.

The proposed tank does not change the nature of the use of the site; only adds water storage. The second tank is closer to the property line than the existing tank but retains buffer trees between the tank and the property line that screen the tank. Additional trees will be planted for screening if needed.

8. Livability.

The proposal will not have significant adverse impacts on the livability of nearby residential zoned lands due to:

- a. noise, glare from lights, late-night operations, odors and litter; and
- b. privacy and safety issues.

There will be minimal onsite lighting for safety/security. An exterior light will be added to the new valve building. It will be designed so that it will not impact neighboring properties. Late night operations would only occur during emergency situations and would be extremely infrequent. These would not be different than what has occurred for the existing tank. Increases in odor and litter will not result from this project. Because the site already has a drinking water reservoir, the site is securely fenced with a locking gate; this will not change. The site is not continuously occupied; City staff may visit up to once daily; unchanged from current operations.

9. Public Services.

- a. The proposed use is in conformance with the street designations of the transportation element of the comprehensive plan.
- b. The transportation system is capable of supporting the proposed use in addition to the existing uses in the area. Evaluation factors include:
 - i. street capacity, level of service and other performance measures;
 - ii. access to arterials;
 - iii. connectivity;
 - iv. transit availability;
 - v. on-street parking impacts;
 - vi. access restrictions;
 - vii. neighborhood impacts;
 - viii. impacts on pedestrian, bicycle and transit circulation;

- ix. safety for all modes; and
- x. adequate transportation demand management strategies.

This project occurs fully on City property and does not impact traffic. 1-2 City employees visit the site up to once daily currently and this will remain unchanged.

- c. Public services for water supply, police and fire protection are capable of serving the proposed use, and proposed sanitary waste disposal and stormwater disposal systems are acceptable to the engineering services department.

Correct.