

CITY OF SPOKANE PLANNING SERVICES DEPARTMENT

Shoreline/Critical Areas Checklist

The Shorelines/Critical Areas Checklist is to be filled out by any person preparing a Land Use Permit Application for the City of Spokane. The purpose of the Checklist is to enable City staff to determine whether any potential Shoreline or Critical Areas are, or may be, present on the subject property. The information you provide will help you and reviewing agencies comply with regulations that assure the protection of public and private property, public safety, and the values and functions of environment, water quality, and fish and wildlife. This checklist does not constitute project approval.

A property owner or his/her authorized representative, must fill out the checklist, sign and date it, and submit it to the City as part of a Land Use Permit application process. The City will review the checklist and make a determination of the subsequent steps necessary to complete a Land Use Permit Application.

Directions: Please fill out the checklist to the best of your knowledge. The information should be easily available from site observations, agency websites, or data available at City Hall. Maps, supporting data, drawings to scale, and photos must accompany this checklist. *Attach a sheet if more space is required.*

APPLICANT INFORMATION

Property Owner Name Sonneland Commercial Properties		Date 6/21/18
Address PO Box 562 - Colbert, WA 99005		
Phone	E-mail Address	
Agent Name NAC Architecture c/o Doug Heyamoto, AIA		
Address 1203 W Riverside Ave - Spokane WA 99201		
Phone 509-838-8240	E-mail Address dheyamoto@nacarchitecture.com	

SITE INFORMATION (Attach area, topographical, and orthographic maps, and photos)

Site Address 1812 E 32nd Ave (plus numerous other addresses, attached)	
Property Tax Parcel No. 35332.1307	Approximate Parcel Size (acres or square feet) 5 acres
Land Use Designation Res. 4-10	Zoning Designation Residential Single Family
Is the site currently developed? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	

If Yes, list existing structures and dimensions:

Are you aware of any environmental studies that have been prepared related to or including the subject property or related to any property located within 300 feet of the subject property? If yes, list titles on an attached sheet. YES NO

Describe the project:

The applicant, Touchmark Development, is proposing a new Health and Fitness Facility and a new Memory Care Facility, both service the adjacent Touchmark community residents.

Indicate by circling whether or not the following are potentially located on-site or within 300 feet of the subject property:

Fish and Wildlife Habitat	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Floodplain or Floodway	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Wetlands	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	Critical Aquifer Recharge	YES <input type="checkbox"/> NO <input type="checkbox"/>
Geological Hazard	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Spokane River	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
Streams	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Latah Creek	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>

SHORELINES

Is any part of the subject property located within the 200 foot Shoreline Jurisdiction? YES NO

Shoreline Environmental Designation	Shoreline Buffer Setback
Shoreline Design District	Shoreline Construction Setback
Will any structures be located within the Shoreline Buffer setback? YES <input type="checkbox"/> NO <input type="checkbox"/>	

If YES, what structures will be located within the Shoreline Buffer setback:

Will any vegetation need to be removed within the 200 foot Shoreline Jurisdiction as part of the project? YES NO

Project Value

GENERAL SITE TOPOGRAPHY (Provide site specific information, refer to maps and provide support data)

Describe the general site topography. Check all that apply.

- Flat (less than 5-ft elevation changes over entire site)
- Rolling (slopes on site generally less than 15% - a vertical rise of 10 ft over a horizontal distance of 66 ft).
- Hilly: (slopes present on site of more than 15% and less than 30% - a vertical rise of 10 ft over a horizontal distance of 33 to 66 ft).
- Steep (grades of greater than 30% present on site - a vertical rise of 10 ft over a horizontal distance of less than 33 ft).
- Other - please describe:

Is there any surface water body or indication of surface water bodies on or in the immediate vicinity (300 feet) of the proposed site or adjacent sites? Check all that apply.

- gullies
- drainage ways
- creeks
- rivers
- lakes ponds
- wetlands/potential wetland
- year-round or seasonal streams

Site is Primarily?

- forested
- meadow
- shrubs
- mixed
- agriculture
- disturbed and/or degraded
- urban landscaped (lawn, shrubs, etc)

List all major natural and manmade features: Two (2) delineated wetlands affect the proposed project. Delineation reports are available for review. The remaining site is natural and moderately covered with evergreen and deciduous trees, tall brush and rock outcroppings.

ACTIVITIES

Types of Project Activities (within the Shoreline Jurisdiction, Critical Area or associated buffer):

Will activities alter man-made or natural drainage features? YES NO

Does project involve any clearing, filling, grading, paving, surfacing, and/or dredging? YES

1. If activity includes paving indicate amount of new impervious areas: Approximately 40,000 sq. ft. of paved parking and sidewalks.
2. If activities include clearing and grading, indicate square feet: Approximately 70,000 sq. ft. of clearing and grading.
3. Will activities involve placing fill materials? YES
If yes, will fill materials exceed one foot in depth? YES Depth will likely exceed one foot, but is undetermined until geotechnical reports confirm bearing capacity of on-site soils. The site is covered with basalt rock close to the ground surface.
4. If fill materials exceed 50 cubic yards, indicate cubic yards: Fill materials will likely exceed 50 cubic yards, but is undetermined until geotechnical reports confirm bearing capacity of on-site soils.
5. If activities involve earth removal exceeding 2 feet in depth excluding foundation excavation, indicate depth: Undetermined until geotechnical reports confirm bearing capacity of on-site soils. It is anticipated that rock removal will be required for foundation placement.

DISCLAIMER AND SIGNATURE

I, the undersigned, swear under penalty of perjury that the above responses are made truthfully and to the best of my knowledge. I also understand that, should there be any willful misrepresentation or willful lack of full disclosure on my part, the agency must withdraw any approvals that it might issue in reliance upon this checklist.

Signature *Douglas A. Aronstein*

Date *6/22/18*

FOR USE BY AGENCY

Received By _____ Date _____

Reviewed By: _____ Date _____

Notes: