



Shoreline/Critical Areas Checklist

Rev.20180103

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 another sheet if more space is required.*

APPLICANT INFORMATION

Property Owner Name: BIG HORN DEVELOPMENT, LLC ETAL Date: 3-4-26

Address: PO BOX 935, OTIS ORCHARDS, WA, 99027-

Phone: _____ Email: _____

Agent Name: Whipple Consulting Engineers, Inc.

Address: 21 S Pines Rd., Spokane Valley, WA, 99206

Phone: 509.893.2617 Email: permits@whipplece.com

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

Site Address: 9802 N. Nine Mile Road

Property Tax Parcel Number: See narrative Approx. Parcel Size: 125.91 ac

Land Use Designation: Residential Low Zoning Designation: R1

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Is the site currently developed? ☒ Yes ☐ No

If yes, list existing structures and dimensions: Two single-family residences and assc. outbuildings

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

See SEPA Checklist.

Describe the project: Subdivide approximately 136.52 ac into 792 units.

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

Fish and Wildlife Habitat ☒ Yes ☐ No

Wetlands ☐ Yes ☒ No

Geological Hazard ☒ Yes ☐ No

Streams ☐ Yes ☒ No

Floodplain or Floodway ☐ Yes ☒ No

Critical Aquifer Recharge ☒ Yes ☐ No

Spokane River ☐ Yes ☒ No

Latah Creek ☐ Yes ☒ No

SHORELINES *(Provide site specific information, refer to maps and provide support data)*

Describe the general site topography. Check all that apply:

☒ Flat *(less than 5 foot elevation changes over entire site)*

☒ Rolling *(slopes on site generally less than 15% - a vertical rise of 10ft over a horizontal distance of 33-66ft)*

☒ Hilly *(slopes on site more than 15% and less than 30% - vertical rise of 10ft over horizontal distance of 33-66 ft)*

☒ Steep *(grades of greater than 30% present on site - vertical rise of 10ft over horizontal distance of less than 30ft)*

☐ 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

☐ Wetlands/Potential Wetlands

☐ Lakes/Ponds

☐ Creeks

☐ Rivers

☐ Drainage Ways

☐ Year-round or Seasonal Streams

Site is primarily:

- | | |
|--|---|
| ☒ Forested | ☐ Mixed |
| ☒ Meadow | ☐ Agriculture |
| ☐ Disturbed and/or Degraded | ☐ Urban Landscaped (lawn, shrubs, etc) |
| ☐ Shrubs | |

List all major natural and man-made features: Hillside

ACTIVITIES

Types of Project Activities (within the shoreline jurisdiction, critical area or associated buffer):

Grading, construction, building

Will activities alter man-made or natural drainage features? ☐ Yes ☒ No

Does project involve clearing, filling, grading, paving, surfacing and/or dredging? ☒ Yes ☐ No

If yes, please answer the following:

1. If activity includes paving, indicate amount of new impervious areas: 25.09 ac +/-
2. If activities include clearing and grading, indicate square feet: 1,800,000 sf +/-
3. Will activities involve placing fill materials? ☒ Yes ☐ No
If yes, will fill materials exceed one foot in depth? ☒ Yes ☐ No Depth: 10' +/-
4. If fill materials exceed 50 cubic yards, indicate cubic yards: Unknown at this time
5. If activities involve earth removal exceeding 2 feet in depth excluding foundation excavation, indicate depth: Unknown at this time

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: Austin J Fuller Date: 5-11-26

For Use by Agency

Received by: _____ Date: _____

Reviewed by: _____ Date: _____