



# Conditional Use Permit 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.

As an extension of Life Services and the Headquarters for the Fatherhood program, the building will be used for educational meetings and small gatherings, and as such the requested change in use permit will not have significant impact on the surrounding area or the current land use code.

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

We believe that strong fathers are a significant factor in restoring healthy families. Over the past three years, Life Services has consistently seen 1400+ individuals through our clinic and maternity home each year. For every pregnancy, there was a potential father attached to the situation but often absent. Fatherlessness is at crisis levels in our in our state. In Spokane County, 30% of children live without a father in their home. Father-absent homes have ten times the incidence of substance abuse, and 4 times the poverty rate.

This property is a Headquarters for our Fatherhood program. As part of a comprehensive plan Life Services will use this for gatherings, for a fatherhood mentoring program and for educational meetings that teach prospective fathers life skills and allow them to be an involved father to their children.

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

Planned interior renovations will allow for educational meeting space and small gathers and will not change use or increase the number of dwelling units which creates no additional impacts on any concurrency requirements.

### 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.

For almost 20 years Life Services has offered help and support to women and families. As an extension of Life Services this property will act as the headquarters for a Fatherhood program designed to engage young fathers-of-the-baby in relationship, mentoring, education, and ultimately gainful employment. Both the physical characteristics and the proximity to Life Services main offices make this an ideal location and suitable to all purposes related to CUP.

### 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.

Proposal will have no significant adverse impact on the environment or the surrounding properties

**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.

The house will not be a residence and the planned use is for educational meeting space and small gatherings. The overall appearance and footprint of the exterior of the house will not include significant changes and will remain similar to the residential household living category. The intensity and scale of this project in both design and usage is to maintain the look and feel of similar homes in the neighborhood.

**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.

Our plan is to remodel the interior of the building to meet the needs of Life Services with no significant changes to the current footprint or appearance of the house, beyond possible ADA requirements and a secondary egress for the downstairs.

**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.

Based on our proposed use and changes the use of the property will not have significant adverse impact on the livability of nearby residential zoned lands.

**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.

- 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.

Based on the proposed use of the house, current public services are acceptable, and no mitigation is required.