

SHORELINE PERMIT APPLICATION

Attach an additional sheet if needed

The proposed action requires approval of:

- Shoreline Substantial Development Permit (SSDP)
- Shoreline Conditional Use Permit (SCUP)
- Shoreline Variance (SV)

All Shoreline Permits must provide the following information:

1. Identify the name of the shoreline (water body) with which the site of the proposal is associated.
Spokane River
2. Provide a general description of the proposed project, including the proposed use or uses and the activities necessary to accomplish the project.
Construct a trail 10'-12' wide connecting Ben Burr Trail with Centennial Trail. On the south side of Trent the trail is proposed atop the river bank. At Trent, the trail is proposed beneath the bridge proposed either along the west side of Iron Ct. or between the river and existing bldg on the west side of Iron Ct currently under renovation.
3. Provide a general description of the property and adjacent uses, including physical characteristics, intensity of development, improvements, and structures. South of Trent - graveled disturbed old RR yard
North of Trent - adjacent to proposed trail is an old building currently being remodeled into condos
4. What is the estimated total Fair Market project cost within the Shoreline Jurisdiction?
\$750,000
5. Will the proposed development intrude waterward of the ordinary high water? YES NO If yes, describe the intrusion:
The portion of the proposed beneath Trent Ave. will be below the OHWM as necessary to get below the bridge beams - required permitting is underway. The remainder of the trail is above the OHWM.
6. Will the proposed use or development affect existing views of the shoreline or adjacent waters? YES NO
If yes, describe:
7. Explain how the proposed use will not unreasonably interfere with the normal public use of public shorelines.
The primary purpose of the proposed project is to ENABLE public access to public shorelines.

8. Please explain how the proposal is consistent with the map, goals, and policies of the Shoreline Master Program.
A goal of the Shoreline Master Program (SMP) is to preserve, to the greatest extent feasible, the public's opportunity to enjoy the physical and aesthetic qualities of the shorelines of the state. The proposed trail not only preserve, but also enhance public access to the shoreline of the Spokane River. There is no purpose for the proposed trail aside from providing public access to the river.
9. A detailed narrative of how the impacts of the proposal have been analyzed to achieve no net loss of shoreline ecological functions, including each step of the mitigation sequencing process, as defined in Section 17E.060.220 SMC.
South of Trent - the proposed trail will be located in a heavily disturbed (by historic RR usage) area. North of Trent - the proposed trail will be located either adjacent to an existing roadway separated from the (continued below)
10. List of permits required from other than City of Spokane agencies, include name of agency, date of application, and number of application.
HPA (WSDFW & Army Corps of Engineers)

In addition to Questions 1-10, all Shoreline Conditional Use Applications must ALSO provide the following information:

9. (continued)

river by a building or immediately adjacent to the building on the river side of the building at the top of river bank in an already graded area. Neither north nor south of Trent has significant ecological function. Beneath Trent - the proposed trail in this area is proposed on fill in the river for which mitigation has been defined in an HMP.

15. 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.

In addition to Questions 1-15, all Shoreline Variance Applications must provide the following additional information:

16. Fill out the following information for the variance being requested:

	<i>REQUIRED</i>	<i>PROPOSED</i>
Front yard setback		
Rear yard setback		
Side yard setback		
Lot coverage percentage		
Lot size		
Lot width		
Height		
Other (specify):		

17. What physical characteristics of the property interfere with your ability to meet the required standards?
18. How does this property physically differ from other similarly zoned properties in the area and how do the physical characteristics of the subject property prevent developing to the same extent?
19. What hardship will result if the requested variance is not granted?
20. Does compliance with the requirement eliminate or substantially impair a natural, historic, or cultural feature of area-wide significance? If yes, please explain.

21. Will surrounding properties suffer significant adverse effects if this variance is granted? Please explain.
22. Will the appearance of the property be inconsistent with the development patterns of the surrounding property? Please explain.
23. Variance permits for development that will be located **landward** of the ordinary high water mark (OHWM), as defined in RCW 90.58.030(2)(b), and/or landward of any wetland as defined in RCW 90.58.030(2)(h), may be authorized; provided, the applicant can demonstrate all of the following:
- a. That the strict application of the bulk, dimensional or performance standards set forth in the applicable master program precludes, or significantly interferes with, reasonable use of the property.
 - b. That the hardship described in (a) of this subsection is specifically related to the property, and is the result of unique conditions such as irregular lot shape, size, or natural features and the application of the master program, and not, for example, from deed restrictions or the applicant's own actions.
 - c. That the design of the project is compatible with other authorized uses within the area and with uses planned for the area under the comprehensive plan and shoreline master program and will not cause adverse impacts to the shoreline environment.
 - d. That the variance will not constitute a grant of special privilege not enjoyed by the other properties in the area;
 - e. That the variance requested is the minimum necessary to afford relief.

f. That the public interest will suffer no substantial detrimental effect.

24. Variance permits for development that will be located **waterward** of the ordinary high water mark (OHWM), as defined in RCW 90.58.030(2)(b), or within any wetland as defined in RCW 90.58.030(2)(h), may be authorized; provided, the applicant can demonstrate all of the following:

a. That the strict application of the bulk, dimensional or performance standards set forth in the applicable master program precludes all reasonable use of the property.

b. That the proposal is consistent with the criteria established under WAC 173-27-170(2)(b) through (f).

c. That the public use of the shorelines will not be adversely affected.