



# General Application

## DESCRIPTION OF PROPOSAL:

Proposed Comprehensive Land Use Plan Map Revision from Residential 15-30 to Light Industrial and Zone Change from RMF to Light Industrial of approximately 2.78 acres.

## ADDRESS OF SITE OF PROPOSAL: (if not assigned yet, obtain address from Public Works before submitting application)

Multiple addresses on Crescent Avenue and Ross Court between Center Street and Granite Street.

## APPLICANT:

**Name:** Robin Bekkedahl, Avista Corporation  
**Address:** PO Box 3727 MSC-21, 1411 East Mission Ave., Spokane, WA 99220  
**Phone (home):** **Phone (work):** 509.495.8657  
**Email address:** Robin.Bekkedahl@avistacorp.com

## PROPERTY OWNER:

**Name:** Avista Corporation  
**Address:** PO Box 3727 MSC-21, 1411 East Mission Ave., Spokane, WA 99220  
**Phone (home):** **Phone (work):** 509.495.8657  
**Email address:** Robin.Bekkedahl@avistacorp.com

## AGENT:

**Name:** <Same as Applicant>  
**Address:**  
**Phone (home):** **Phone (work):**  
**Email address:**

## ASSESSOR'S PARCEL NUMBERS:

35093.1106-1107, 35093.1201-1212

## LEGAL DESCRIPTION OF SITE:

See Attached.

## SIZE OF PROPERTY:

Approx. 2.78

## LIST SPECIFIC PERMITS REQUESTED IN THIS APPLICATION:

None.

Tom Ekkedahl

☒ Applicant      ☒ Property Owner      ☐ Property Purchaser      ☐ Agent

In the case of discretionary permits (administrative, hearing examiner, landmarks commission or plan commission), if the applicant is not the property owner, the owner must provide the following acknowledgement:

I, \_\_\_\_\_, owner of the above-described property do hereby authorize \_\_\_\_\_ to represent me and my interests in all matters regarding this application.

### ACKNOWLEDGMENT:

[illegible]

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared \_\_\_\_\_, to me known to be the individual that executed the foregoing instrument and acknowledged the said instrument to be free and his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the State of Washington,  
residing at \_\_\_\_\_

# City of Spokane

Planning Services  
Department



## Notification Map

### Application

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#### AGENT:

**Name:** <Same as Applicant>  
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None.

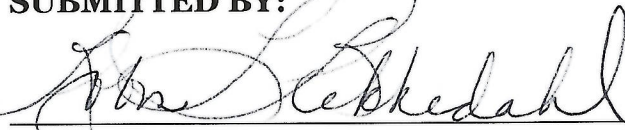
**DOES OWNER/APPLICANT OWN PROPERTY ADJACENT TO SUBJECT PROPERTY?**  
**If yes, provide all parcel numbers.**

Yes.

35093.2006, 35093.2104-2105, 35093.1404, 35093.2103, 35093.0603-0605, 35093.0607, 35093.0609,  
35093.0702-0704, 35093.0708-0709.

I acknowledge, as a part of this application, that I am responsible for all notification requirements as described in SMC 17G.060. for public hearing and community meeting. Copies of these instructions are available from the Planning Services Department or on [www.spokaneplanning.org](http://www.spokaneplanning.org).

**SUBMITTED BY:**



☒ Applicant    ☒ Property Owner    ☐ Property Purchaser    ☐ Agent



**DESCRIPTION OF THE PROPOSED AMENDMENT** Please check the appropriate box(es):

- |   |  |
|---|--|
| <input type="checkbox"/> Comprehensive Plan Text Change | <input type="checkbox"/> Land Use Designation Change |
| <input type="checkbox"/> Regulatory Code Text Change    | <input type="checkbox"/> Area-wide Rezone            |

**Please respond to these questions on a separate piece of paper. Incomplete answers may jeopardize your application's chances of being reviewed during this amendment cycle.**

1. Summarize the general nature of the proposed amendment.
2. Why do you feel this change is needed?
3. In what way(s) is your proposal similar to or different from the fundamental concepts contained in comprehensive plan?
4. For text amendments: What goals, policies, regulations or other documents might be changed by your proposal?
5. For map amendments:
  - a. What is the current Land Use designation and zoning for each affected parcel?
  - b. What is the requested Land Use designation and zoning for each affected parcel?
  - c. Describe the land uses surrounding the proposed amendment site(s); e.g., land use type, vacant/occupied, etc.
6. Do you know of any existing studies, plans or other documents that specifically relate to or support your proposal?
7. Why did you decide to pursue a comprehensive plan amendment rather than address your concern through some other aspect of the Planning Services department's work program (e.g., neighborhood planning, public input on new regulations, etc.)?
8. Has there been a previous attempt to address this concern through a comprehensive plan amendment?

☐ Yes      ☐ No

If yes, please answer the following questions:

- a. When was the amendment proposal submitted?
- b. Was it submitted as a consistent amendment or an inconsistent amendment?
- c. What were the Plan Commission recommendation and City Council decision at that time?
- d. Describe any ways that this amendment proposal varies from the previously considered version.



**Responses to Questions on the City of Spokane Comprehensive Plan or Land Use Code  
Amendment Pre-Application for Avista Comprehensive Plan Change from Residential 15-30 to  
Light Industrial**

October, 2015

1. *Avista seeks a comprehensive plan change of property owned by Avista Corporation adjacent to the existing Avista main campus. The proposed comprehensive plan is proposed to change from Residential 15-30 to Light Industrial. Zoning is proposed to change from RMF to Light Industrial. The existing campus has been in operation at its current location since 1955. Avista has acquired all previous single-family dwellings that were located between the higher-intensity uses of Avista's Main Campus and the Riverview Retirement Community. This re-designation and rezone would reflect the ownership boundary and distinct change of use between the Avista campus and Riverview Retirement Community. The area of the proposed rezone is approximately 2.78 acres.*
2. *The Avista Corporate headquarters is currently zoned Light Industrial, which is essential for the long-term operation of the corporate headquarters and supportive uses associated with serving the public. In December of 1979 the Ross Park substation located at 2021 N. Hamlin St. was approved and construction began. Over time this area has developed in a land use more conducive to Light Industrial without impacting adjoining properties. Allowing the approval of the comprehensive plan and zone change will benefit the immediate area and continue the existing partnership Avista has developed with the neighborhood and community. This request is a natural extension of the Avista campus, improves safety, provides a logical boundary of the Light Industrial comprehensive plan and zoning designations, and ensures the Avista campus is compatible with the surrounding land uses. This change will provide a logical boundary and well-defined eastern boundary for the Light Industrial designation instead of one half block zoned low density residential between light industrial and multi-family zoned property.*
3. *This proposal is similar to the fundamental concepts of the comprehensive plan as it provides for a logical boundary between office/industrial uses and residential uses. Avista Corporation provides a vital utility service to residents within the City of Spokane. Uses anticipated within this area are compatible with existing Avista adjacent to this property. By approving the land designation to be changed to Light Industrial allows for "in-fill" of the residential uses that previously were located on the subject property and making provision for a proper buffer between Avista Corporation and Riverview Retirement Community ownerships and uses. This area has a developed street system from North Crescent Drive and Upriver Drive, as well as a developed recreational trail known as the Centennial Trail. Approving a zone change of the properties listed within the application allows for a contiguous, orderly growth that will not impact the area but allows Avista to operate the existing service center in a manner that meets the federal, state, and local regulations.*
4. *N/A*
5.
  - a. *Existing Comp Plan Designation: Residential: 15-30  
Proposed Comprehensive Plan Designation: Light Industrial*
  - b. *Existing Zoning Designation: RMF  
Proposed Comprehensive Plan Designation: LI*
  - c. *The surrounding land includes the Avista corporate headquarters, including associated uses to the west and south and retirement community to the east.*
6. *A similar proposal was approved for property owned by Avista Corporation immediately south of this proposal several years ago.*
7. *Uses associated with Avista Corporation operations are only allowed within the Light Industrial comprehensive plan category.*

8. *A previous attempt was made to address this request through a comprehensive plan amendment in 2011. The portion of property was removed once the residences requested that their property not be included in the Comp Plan request. The request for the block area was at that time removed from the application before continuing with the process. Avista is now requesting Lots 1-12, Holes Subdivision of Ross Park Addition Block 13, and Lots 6 and 7, Wilkinson Subdivision of a part of Ross Park Addition Block 1, including Crescent Avenue, Center Street, and Ross Court right-of-way adjacent thereto be considered for a Comp Plan and land use amendment change. All located in the Southwest Quarter (SW1/4) of Section 9, Township 25 North, Range 43 East of the Willamette Meridian, in the City of Spokane, Spokane County, State of Washington.*



# Comprehensive Plan or Land Use Code Amendment

## Application

### DESCRIPTION OF THE PROPOSED AMENDMENT Please check the appropriate box(es):

*(Inconsistent Amendments will only be processed every other year beginning in 2005.)*

- |   |  |
|---|--|
| <input type="checkbox"/> Comprehensive Plan Text Change | <input type="checkbox"/> Land Use Designation Change |
| <input type="checkbox"/> Regulatory Code Text Change    | <input type="checkbox"/> Area-wide Rezone            |

**Please respond to these questions on a separate piece of paper. Incomplete answers may jeopardize your application's chances of being reviewed during this amendment cycle.**

#### 1. General Questions (for all proposals):

- a. Describe the nature of the proposed amendment and explain why the change is necessary.
- b. How will the proposed change provide a substantial benefit to the public?
- c. Is this application consistent or inconsistent with the Comprehensive Plan goals, objectives and policies? Describe and attach a copy of any study, report or data, which has been developed that supports the proposed change and any relevant conclusions. If inconsistent please discuss how the analysis demonstrates that changed conditions have occurred which will necessitate a shift in goals and policies.
- d. Is this application consistent or inconsistent with the goals and policies of state and federal legislation, such as the Growth Management Act (GMA) or environmental regulations? If inconsistent, describe the changed community needs or priorities that justify such an amendment and provide supporting documents, reports or studies.
- e. Is this application consistent with the Countywide Planning Policies (CWPP), the comprehensive plans of neighboring jurisdictions, applicable capital facilities or special district plans, the Regional Transportation Improvement District, and official population growth forecasts? If inconsistent please describe the changed regional needs or priorities that justify such an amendment and provide supporting documents, reports or studies.
- f. Are there any infrastructure implications that will require financial commitments reflected in the Six-Year Capital Improvement Plan?
- g. Will this proposal require an amendment to any supporting documents, such as development regulations, Capital Facilities Program, Shoreline Master Program, Downtown Plan, critical areas regulations, any neighborhood planning documents adopted after 2001, or the Parks Plan? If yes, please describe and reference the specific portion of the affected plan, policy or regulation.
- h. If this proposal is to modify an Urban Growth Area (UGA) boundary, please provide a density and population growth trend analysis. Changes to the Urban Growth Area may occur only every five years and when the Board of County Commissioners (BoCC) reviews all UGA's countywide.



**2. For Text Amendments:**

- a. Please provide a detailed description and explanation of the proposed text amendment. Show proposed edits in “line in/line out” format, with text to be added indicated by underlining, and text to be deleted indicated with ~~strikeouts~~.
- b. Reference the name of the document as well as the title, chapter and number of the specific goal, policy or regulation proposed to be amended/added.

**3. For Map Change Proposals:**

- a. Attach a map of the proposed amendment site/area, showing all parcels and parcel numbers.
- b. What is the current land use designation?
- c. What is the requested land use designation?
- d. Describe the land uses surrounding the proposed amendment site (land use type, vacant/occupied, etc.)

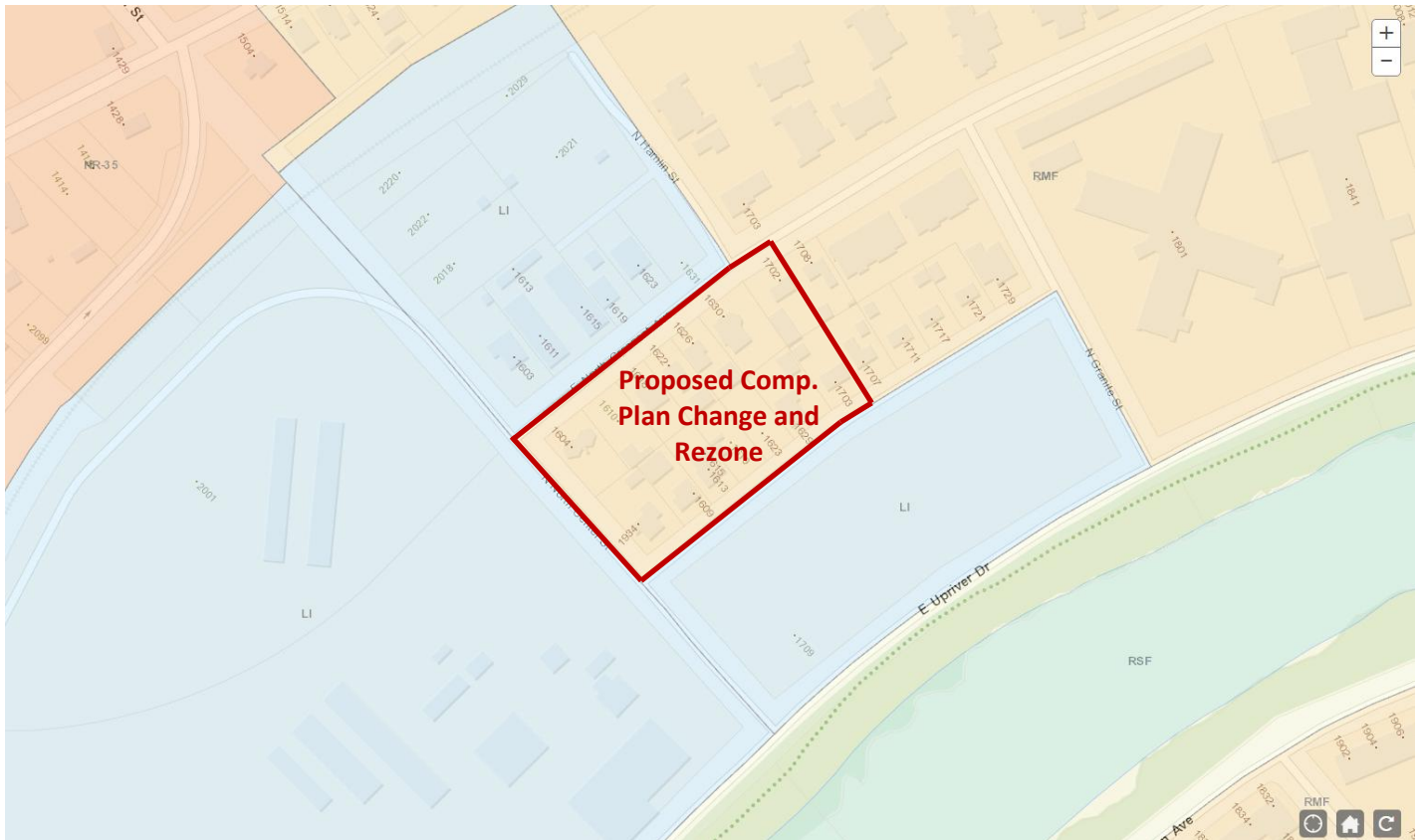
# **Responses to Questions on the City of Spokane Comprehensive Plan or Land Use Code Amendment Pre-Application for Avista Comprehensive Plan Change from Residential 15-30 to Light Industrial**

October, 2015

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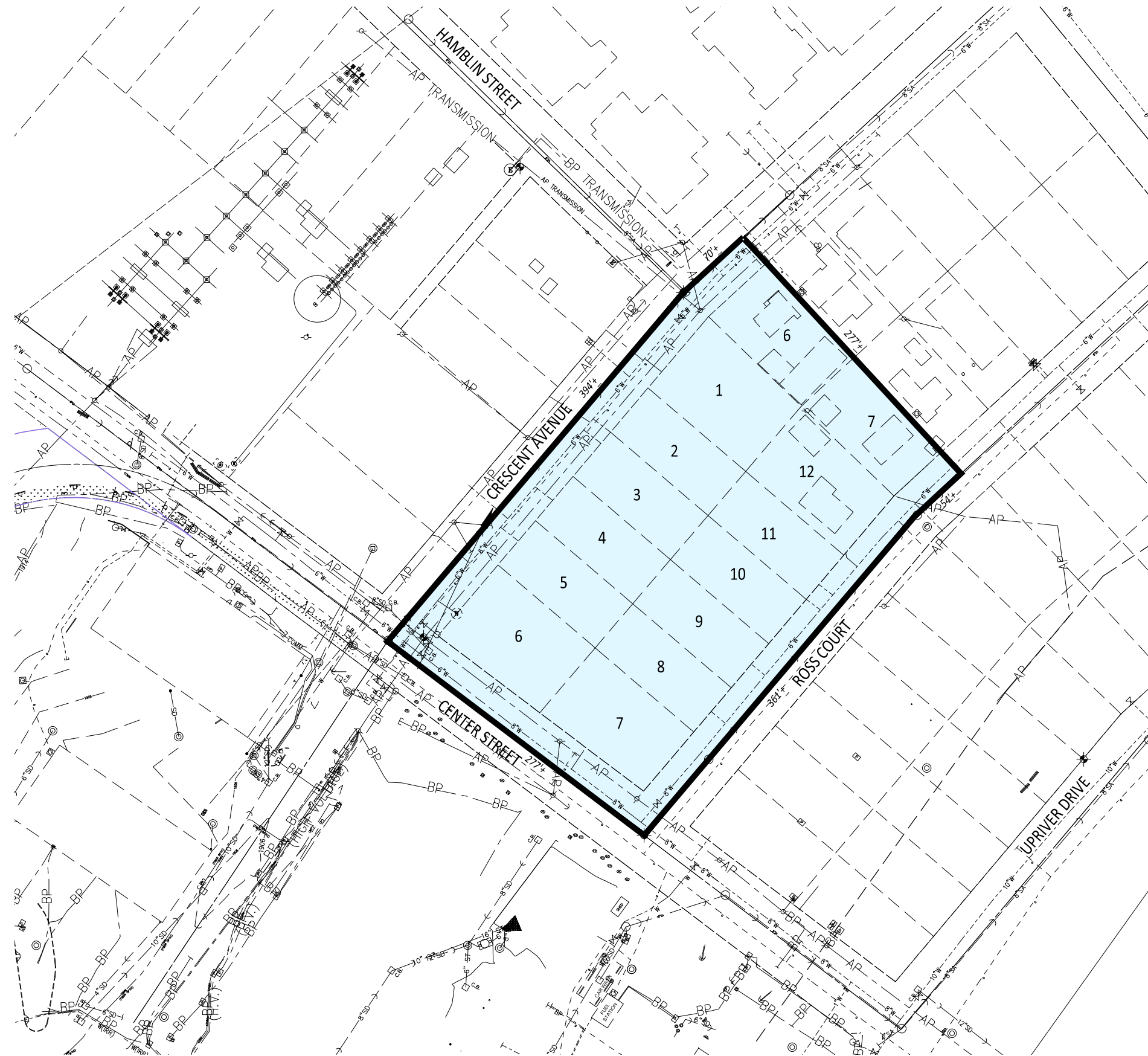
## Zone Change from RMF to LI



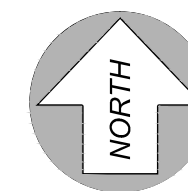
## LEGAL DESCRIPTION

Lots 1-12, Holes Subdivision of Ross Park Addition Block 13, and Lots 6 and 7, Wilkinson Subdivision of a part of Ross Park Addition Block 1, including Crescent Avenue, Center Street, and Ross Court right-of-way adjacent thereto.

All located in the Southwest Quarter (SW1/4) of Section 9, Township 25 North, Range 43 East of the Willamette Meridian, in the City of Spokane, Spokane County, State of Washington.



THIS MAP IS FOR EXHIBIT PURPOSES ONLY AND  
DOES NOT CONSTITUTE A PROPERTY BOUNDARY  
SURVEY



SCALE  
1"=100'

## PROPOSED COMPREHENSIVE PLAN MAP AMENDMENT

Avista Corporation  
P.O. Box 3727 MSC-21  
Spokane WA 99220-3727  
495-8657 or 495-8074

### LEGAL DESCRIPTION

Lots 1-12, Holes Subdivision of Ross Park Addition Block 13,  
including Crescent Avenue, Center Street, and Ross Court  
right-of-way adjacent thereto.

Lots 6 and 7, Wilkinson Subdivision of a part of Ross Park Addition  
Block 1, lying westerly of the centerline of Center Street, as  
realigned.

All located in the Southwest Quarter (SW1/4) of Section 9, Township  
25 North, Range 43 East of the Willamette Meridian, in the City of  
Spokane, Spokane County, State of Washington.

 **Taylor Engineering, Inc.**  
106 West Mission Avenue  
Spokane, Washington 99201  
(509) 328-3371

**AVISTA CORPORATION**  
**PROPOSED COMPREHENSIVE PLAN**  
**MAP AMENDMENT**