

City of Spokane

Planning Services
Department



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.

City of Spokane

Planning Services
Department



Notification Map

Application

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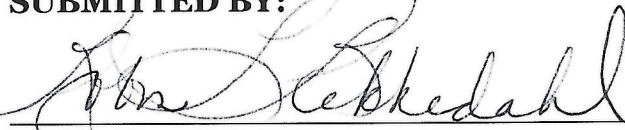
None.

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.

SUBMITTED BY:☒ Applicant ☒ Property Owner ☐ Property Purchaser ☐ Agent

City of
Spokane



Comprehensive Plan or Land Use Code Amendment

Planning Services
Department

Pre-Application

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.)

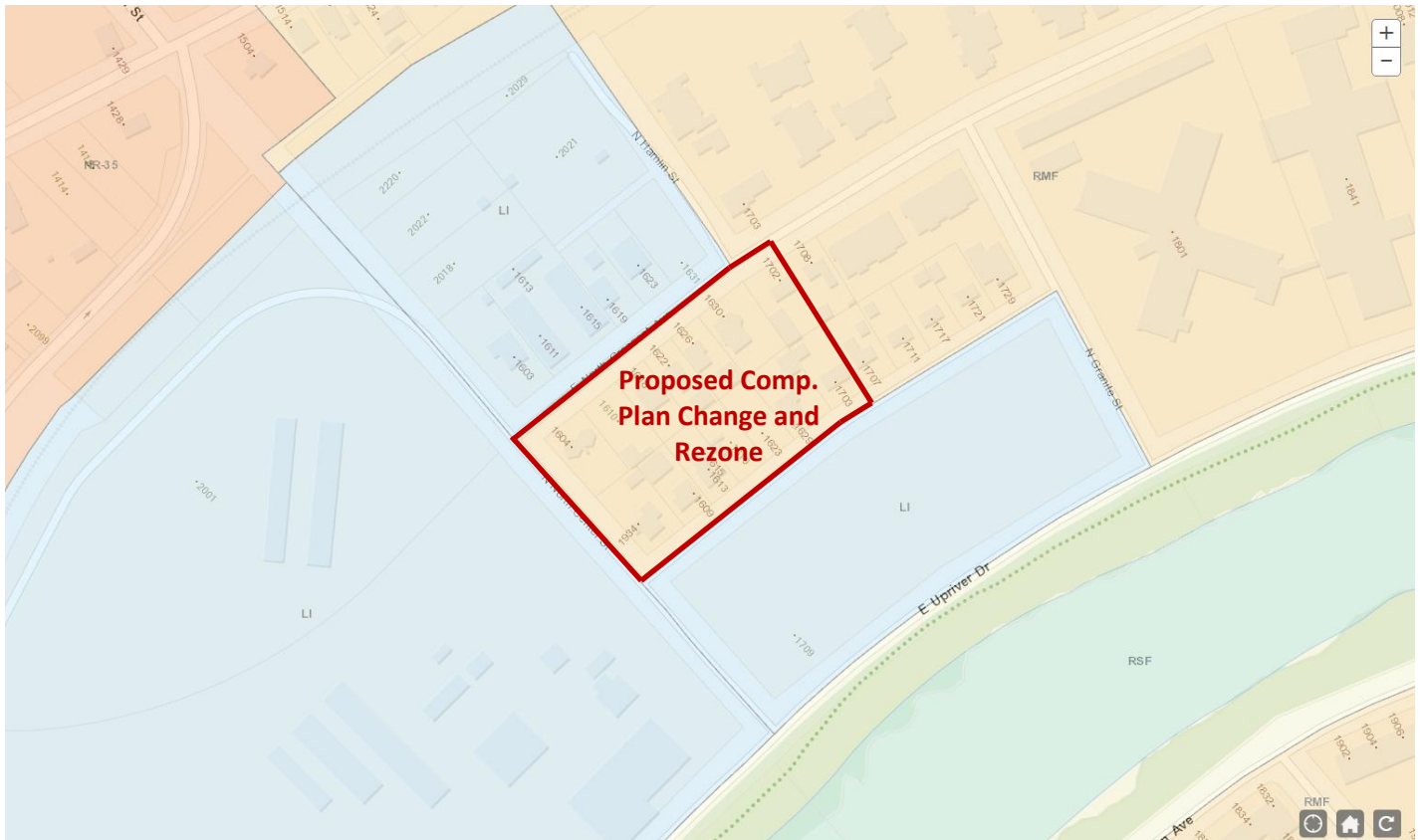
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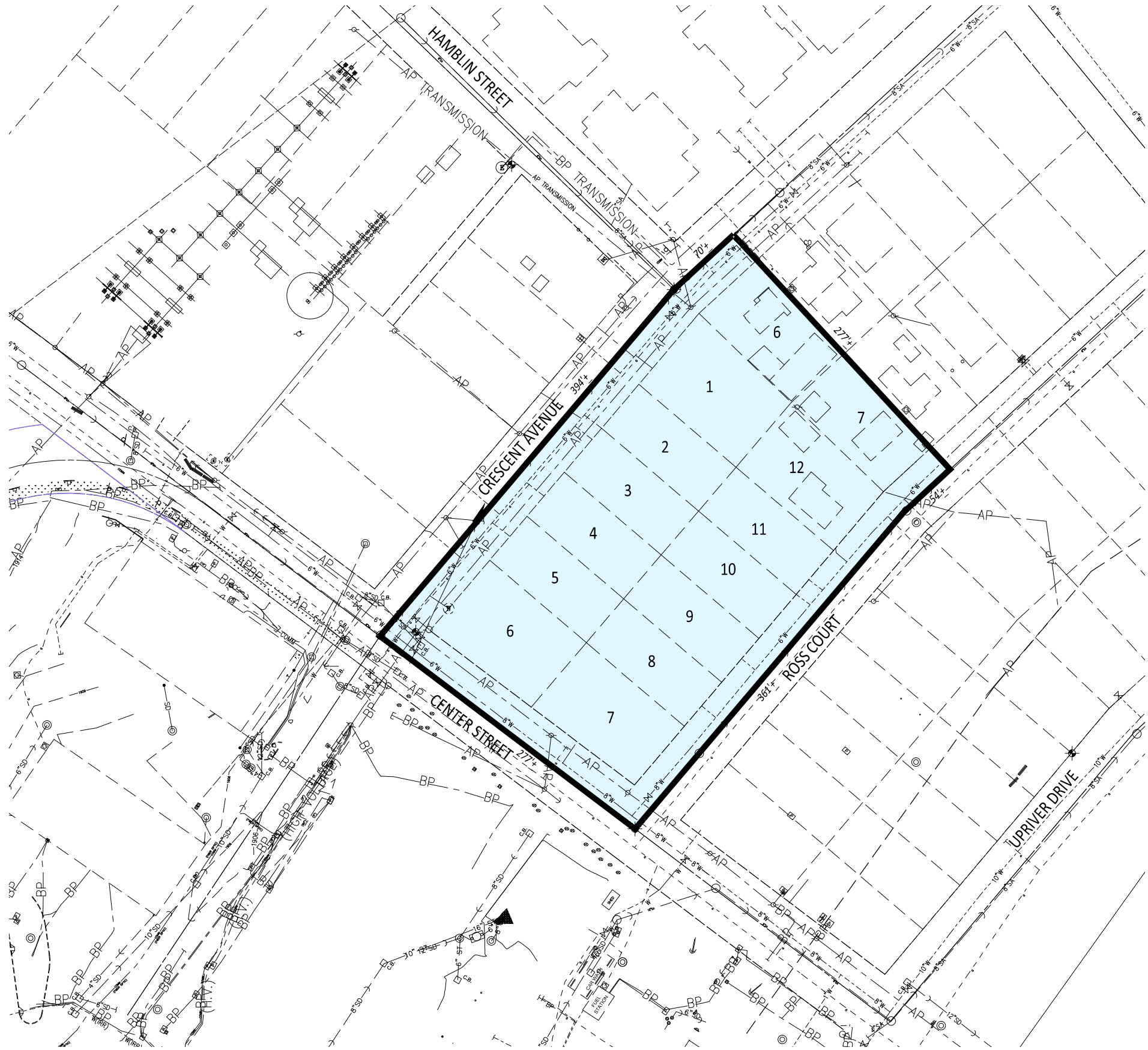
Zone Change from RMF to LI



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

**PROPOSED COMPREHENSIVE PLAN
MAP AMENDMENT**

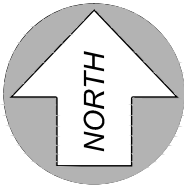
Avista Corporation
P.O. Box 3727 MSC-21
Spokane WA 99220-3727
495-8657 or 495-8074

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.



SCALE
1"=100'

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

**AVISTA CORPORATION
PROPOSED COMPREHENSIVE PLAN
MAP AMENDMENT**

ENVIRONMENTAL CHECKLIST

OCTOBER 2015

Environmental Checklist

File No. _____

Purpose of Checklist:

The State Environmental Policy Act (SEPA) chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An Environmental Impact Statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "*does not apply.*"

IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (Part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable:

Avista Comprehensive Plan/Land Use Code Amendment

2. Name of applicant:

Avista Corporation

2. Address and phone number of applicant or contact person:

*Robin Bekkedahl
Avista Corporation
PO Box 3727 MSC-21
1411 East Mission Avenue
Spokane, Washington 99220*

4. Date checklist prepared:

October 6, 2015

5. Agency requesting checklist:

City of Spokane

6. Proposed timing or schedule (including phasing, if applicable):

Requesting consideration of the Comprehensive Plan and Zone Change in the City's 2016 annual amendment cycle.

7. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

This checklist is for the comprehensive plan/land use amendment process only at this time. Avista has no future plans to rezone any additional areas within this vicinity. .

- b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain.

This proposal is owned by and adjacent to the Main Avista campus, which totals approximately 37.2 acres.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to his proposal.

An Environmental Checklist in August 2015 for the Center Street realignment, drainage swale construction, and shorelines permitting.

An Environmental Checklist for a new Avista building and storage yard relocation was submitted in August, 2014, which evaluated improvements adjacent to this proposal. This Checklist is incorporated by reference.

The Ross Court bio-infiltration swale was submitted in June 2015.

A transportation impact analysis for the realignment of North Center Street, prepared by Morrison Maierle, Inc., was submitted with the Center Street alignment and vacation request to the City.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None known.

10. List any government approvals or permits that will be needed for your proposal, if known.

No other government approvals or permits will be needed for the Comprehensive Plan/Land Use Amendment request.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

Avista is requesting an amendment to the comprehensive plan and land use designation to Light Industrial for approximately 2.8 acres adjoining the existing Avista campus and owned by Avista Corporation to allow for uses associated with Avista campus operations. This section of property was initially planned in 2012 to be rezoned. (See the attached map).

12. Location of the proposal. Give sufficient information to a person to understand the precise location of your proposed project, including a street address, if any, and section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit application related to this checklist.

The proposed comprehensive plan/land use designation change is bound by North Crescent Ave. to the north, existing North Center Street to the west, and Ross Court to the south. The eastern boundary includes and Lots 6 and 7, Wilkinson Subdivision of a part of Ross Park Addition Block 1 (See the attached map and legal description).

13. Does the proposed action lie within the Aquifer Sensitive Area (ASA)? The General Sewer Service Area? The Priority Sewer Service Area? The City of Spokane? (See: Spokane County's ASA Overlay Zone Atlas for boundaries.)

Yes, all of the above.

14. The following questions supplement Part A.

a. Critical Aquifer Recharge Area (CARA) / Aquifer Sensitive Area (ASA)

- (1) Describe any systems, other than those designed for the disposal of sanitary waste, installed for the purpose of discharging fluids below the ground surface (includes systems such as those for the disposal of stormwater or drainage from floor drains). Describe the type of system, the amount of material to be disposed of through the system and the types of material likely to be disposed of (including materials which may enter the system inadvertently through spills or as a result of firefighting activities).

N/A. This is a non-project action.

- (2) Will any chemicals (especially organic solvents or petroleum fuels) be stored in aboveground or underground storage tanks? If so, what types and quantities of material will be stored?

N/A. This is a non-project action.

- (3) What protective measures will be taken to insure that leaks or spills of any chemicals stored or used on site will not be allowed to percolate to groundwater. This includes measures to keep chemicals out of disposal systems.

N/A. This is a non-project action.

- (4) Will any chemicals be stored, handled or used on the site in a location where a spill or leak will drain to surface or groundwater or to a stormwater disposal system discharging to surface or groundwater?

N/A. This is a non-project action.

b. Stormwater

- (1) What are the depths on the site to groundwater and to bedrock (if known)?

Depths to groundwater and bedrock are unknown. A geotechnical evaluation was completed by Allwest, which included a test pit on the north side of the proposed swale in March 2015. This test pit, excavated to a depth of 15 feet, showed no groundwater to that depth.

- (2) Will stormwater be discharged into the ground? If so, describe any potential impacts?

N/A. This is a non-project action.

TO BE COMPLETED BY APPLICANT

Evaluation for
Agency Use
Only

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (circle one): *flat, rolling, hilly, steep slopes, mountains, other:*

Flat.

- b. What is the steepest slope on the site (approximate percent slope)?

Approximately 4%.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Recent evaluation indicates that the soil is generally silty sand for the top 6", silty gravel with sand from 6" to 4' deep, and poorly graded gravel with silt and sand from 4' to 15' below existing grade.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill:

N/A. This is a non-project action.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

N/A. This is a non-project action.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

N/A. This is a non-project action.

- h. Proposed measures to reduce or control erosion or other impacts to the earth, if any:

N/A. This is a non-project action.

Evaluation for
Agency Use
Only**2. Air**

- a. What type of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial, wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

N/A. This is a non-project action.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

N/A. This is a non-project action.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

N/A. This is a non-project action.

3. Water

- a. SURFACE:

- (1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

The Spokane River is south of the Avista ownership.

- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

N/A. This is a non-project action.

- (3) Estimate the amount of fill and dredge material that would be placed in or removed from the surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A. This is a non-project action.

- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

N/A. This is a non-project action.

Evaluation for
Agency Use
Only

- (5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

- (6) Does the proposal involve any discharge of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

N/A. This is a non-project action.

b. GROUND:

- (1) Will groundwater be withdrawn, or will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

N/A. This is a non-project action.

- (2) Describe waste material that will be discharged into the ground from septic tanks or other sanitary waste treatment facility. Describe the general size of the system, the number of houses to be served (if applicable) or the number of persons the system(s) are expected to serve.

N/A. This is a non-project action.

c. WATER RUNOFF (INCLUDING STORMWATER):

- (1) Describe the source of runoff (including stormwater) and method of collection and disposal if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

N/A. This is a non-project action.

- (2) Could waste materials enter ground or surface waters? If so, generally describe.

N/A. This is a non-project action.

- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any.

N/A. This is a non-project action.

4. Plants

Evaluation for
Agency Use
Only

- a. Check or circle type of vegetation found on the site: *All existing vegetation is non-native ornamental*

X _____ Deciduous tree: *alder, maple, aspen, other.* **Ornamental**

X _____ Evergreen tree: **fir**, *cedar, pine, other.* **Fir trees**

X _____ Shrubs **Ornamental**

X _____ Grass (**Lawn**)

_____ Pasture

_____ Crop or grain

_____ Wet soil plants, cattail, buttercup, bullrush, other.

_____ Water plants: *water lilly, eelgrass, milfoil, other.*

_____ Other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?

N/A. This is a non-project action.

- c. List threatened or endangered species known to be on or near the site.

No threatened or endangered species are known to be on or near the site.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

N/A. This is a non-project action.

5. Animals

- a. Circle any birds and animals which have been observed on or near the site are known to be on or near the site:

birds: hawk, heron, eagle, *songbirds*, other: **songbirds, osprey, geese, other.** mammals: deer, bear, elk, beaver, other: **Rodents, other.** fish: bass, salmon, trout, herring, shellfish, other: **None.**

Predominantly song birds, and smaller mammals within the existing lawn area and North Center Street corridor.

- b. List any threatened or endangered species known to be on or near the site.

None known.

Evaluation for
Agency Use
Only

- c. Is the site part of a migration route? If so, explain.

No.

- d. Proposed measures to preserve or enhance wildlife, if any:

N/A. This is a non-project action.

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

N/A. This is a non-project action.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

N/A. This is a non-project action.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

N/A. This is a non-project action.

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.

N/A. This is a non-project action.

- (1) Describe special emergency services that might be required.

N/A. This is a non-project action.

- (2) Proposed measures to reduce or control environmental health hazards, if any:

N/A. This is a non-project action.

- b. NOISE:

Evaluation for
Agency Use
Only

- (1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

None that affect this project.

- (2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

N/A. This is a non-project action.

- (3) Proposed measure to reduce or control noise impacts, if any:

N/A. This is a non-project action.

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties?

The site is currently vacant.

- b. Has the site been used for agriculture? If so, describe.

No.

- c. Describe any structures on the site.

There are currently 12 existing residences and outbuildings on the proposed property.

- d. Will any structures be demolished? If so, which?

All existing structures owned by Avista Corporation lying east of the current North Center Street will be relocated or demolished.

- e. What is the current zoning classification of the site?

The proposed site is zoned Residential Multi-Family (RMF).

- f. What is the current comprehensive plan designation of the site?

Residential 15-30.

- g. If applicable, what is the current shoreline master program designation of the site?

N/A

Evaluation for
Agency Use
Only

- h. Has any part of the site been classified as a critical area? If so, specify.

No.

- i. Approximately how many people would reside or work in the completed project?

N/A. This is a non-project action.

- j. Approximately how many people would the completed project displace?

N/A. This is a non-project action.

- k. Proposed measures to avoid or reduce displacement impacts, if any:

N/A. This is a non-project action.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

N/A. This is a non-project action.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing.

N/A. This is a non-project action.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high-, middle- or low-income housing.

N/A. This is a non-project action.

- c. Proposed measures to reduce or control housing impacts, if any:

N/A. This is a non-project action.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

N/A. This is a non-project action.

Evaluation for
Agency Use
Only

- b. What views in the immediate vicinity would be altered or obstructed?

N/A. This is a non-project action.

- c. Proposed measures to reduce or control aesthetic impacts, if any:

Lawn area will be replaced with native and adaptive plantings.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

N/A. This is a non-project action.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

N/A. This is a non-project action.

- c. What existing off-site sources of light or glare may affect your proposal?

N/A. This is a non-project action.

- d. Proposed measures to reduce or control light and glare impacts, if any:

N/A. This is a non-project action.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

The Spokane River Centennial Trail is located adjacent to the Avista Mission Campus on the southeasterly area. The Mission Park is located immediately to the south of the campus area.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

N/A. This is a non-project action.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

N/A. This is a non-project action.

Evaluation for
Agency Use
Only**13. Historic and cultural preservation**

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

None known.

- b. Generally describe any landmarks or evidence of historic archaeological, scientific or cultural importance known to be on or next to the site.

None known.

- c. Proposed measures to reduce or control impacts, if any:

N/A. This is a non-project action.

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

Upriver Drive and Mission Avenue are adjacent to the project areas. North Center Street serves the Avista Campus.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Yes.

- c. How many parking spaces would the completed project have? How many would the project eliminate?

N/A. This is a non-project action.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets not including driveways? If so, generally describe (indicate whether public or private).

N/A. This is a non-project action.

- e. Will the project use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe.

N/A. This is a non-project action.

Evaluation for
Agency Use
Only

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak would occur.

N/A. This is a non-project action.

- g. Proposed measures to reduce or control transportation impacts, if any:

N/A. This is a non-project action.

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

N/A. This is a non-project action.

- b. Proposed measures to reduce or control direct impacts on public services, if any:

N/A. This is a non-project action.

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

(Those underlined above)

- b. Describe the utilities that are proposed for the project, the utility providing the service and the general construction activities on the site or in the immediate vicinity which might be needed.

N/A. This is a non-project action.

C. 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 determination of Nonsignificance that it might issue in reliance upon this checklist.

Date:

Oct 22, 2015

Signature:

***Please Print or Type:***

Proponent:

AVISTA CORP / ROBIN BEKKEDAH

Address:

1411 E MISSION AVE

Phone:

509-495-8657SPOKANE, WA 99220

Person completing
form (if different from proponent):

Frank R. Ide, Taylor Engineering, Inc.
106 W. Mission Ave., Spokane, WA 99201
(509) 328-3371

FOR STAFF USE ONLY

Staff member(s) reviewing checklist: _____

Based on this staff review of the environmental checklist and other pertinent
information, the staff concludes that:

- ☐ A. there are no probable significant adverse impacts and recommends a Determination of Nonsignificance.
- ☐ B. probable significant adverse environmental impacts do exist for the current proposal and recommends a Mitigated Determination of Nonsignificance with conditions.
- ☐ C. there are probable significant adverse environmental impacts and recommends a Determination of Significance.

**Proposed Comprehensive Land Use Designation Change from
Medium Density Residential to Light Industrial
And
Zoning Designation Change from RMF to LI**



D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS
(Do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage or release of toxic or hazardous substances; or production of noise?

This property has historically been used for residential use. Whereas the Light Industrial designation allows a variety of uses, this site will become part of the Avista Campus and used for supportive services. Avista has a proven record of proactively pursuing environmentally sustainable design solutions and complying with all applicable environmental standards. There will be no manufacturing use, so there will be no discharges to water or emissions to air other than vehicular emissions, which currently exist. Noise is expected to predominantly be vehicular, similar to what presently exists.

Proposed measures to avoid or reduce such increases are:

North Center Street is proposed to be re-routed to the east under separate application. This relocation, and associated walls and landscaping, will provide a better buffer than what currently exists.

2. How would the proposal be likely to affect plants, animals, fish or marine life?

The site has historically been significantly altered. Its eventual development will not detrimentally affect plants, animals, fish, or marine life.

Proposed measures to protect or conserve plants, animals, fish or marine life are:

Perimeter landscaping and street trees could provide a level of habitat for urban wildlife.

3. How would the proposal be likely to deplete energy or natural resources?

This proposal will not deplete energy or natural resources.

Proposed measures to protect or conserve energy and natural resources are:

N/A.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, flood plains or prime farmlands?

The proposal is for a zone change, which will not use or affect environmentally sensitive areas.

Proposed measures to protect such resources or to avoid or reduce impacts are:

Avista will comply with all environmental regulations, as applicable, during specific project design.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The proposal will not affect shoreline use, as it is not within a shorelines jurisdiction.

Proposed measures to avoid or reduce shoreline and land use impacts are:

Avista will comply with all shorelines regulations for adjacent projects under their ownership which are within shorelines jurisdiction.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The re-designation of this property from Residential 15-30 to Light Industrial is not anticipated to increase demands on transportation or public services. All infrastructure to serve both the existing and proposed land use designations is currently in place with capacity to accommodate uses within either designation.

Proposed measures to reduce or respond to such demand(s) are:

Individual project applications will be reviewed to ensure transportation, public services, and utility needs are met.

7. Identify, if possible, whether the proposal may conflict with local, state or federal laws or requirements for the protection of the environment.

The proposal will not conflict with local, state, or federal laws or requirements for the protection of the environment.



PLANNING & DEVELOPMENT
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SPOKANE, WASHINGTON 99201-3343
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spokaneplanning.org

NONPROJECT DETERMINATION OF NONSIGNIFICANCE

FILE NO(S): Z1500078COMP

PROPONENT: Avista Corporation

DESCRIPTION OF PROPOSAL: The proposal is to change the land use of fourteen properties, a total of 2.78 acres in size, from "Residential 15-30" to "Light Industrial." If the requested Comprehensive Plan amendment is approved, the zoning would be changed from "Residential Multi-Family" to "Light Industrial." No specific development proposal is being approved at this time.

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 1604, 1610, 1618, 1622, 1626, 1630, and 1702 E North Crescent Avenue and 1603, 1609, 1613, 1619, 1623, 1629, and 1703 E Ross Court, located immediately northeast of the Avista Headquarters (parcels 35093.1106 to 1107, and 35093.1201 to 1212). Legal Description: Ross Park, Holes Subdivision Lots 1-4, parts of 5 and 6, and all of 7-12, as well as Ross Park, Wilkinson Subdivision Lots 6 and 7, all within SW1/4, Section 9, Township 25 North, Range 43 East, Willamette Meridian.

LEAD AGENCY: City of Spokane

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

- ☐ There is no comment period for this DNS.
- ☐ This DNS is issued after using the optional DNS process in section 197-11-355 WAC. There is no further comment period on the DNS.
- ☒ This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for at least 14 days from the date of issuance (below). Comments regarding this DNS must be submitted no later than 5 p.m. on September 13, 2016, if they are intended to alter the DNS.

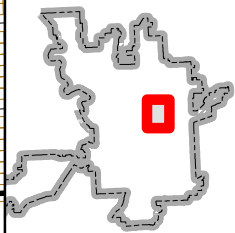
Responsible Official: Lisa D. Key

Position/Title: Director, Planning Services **Phone:** (509) 625-6300

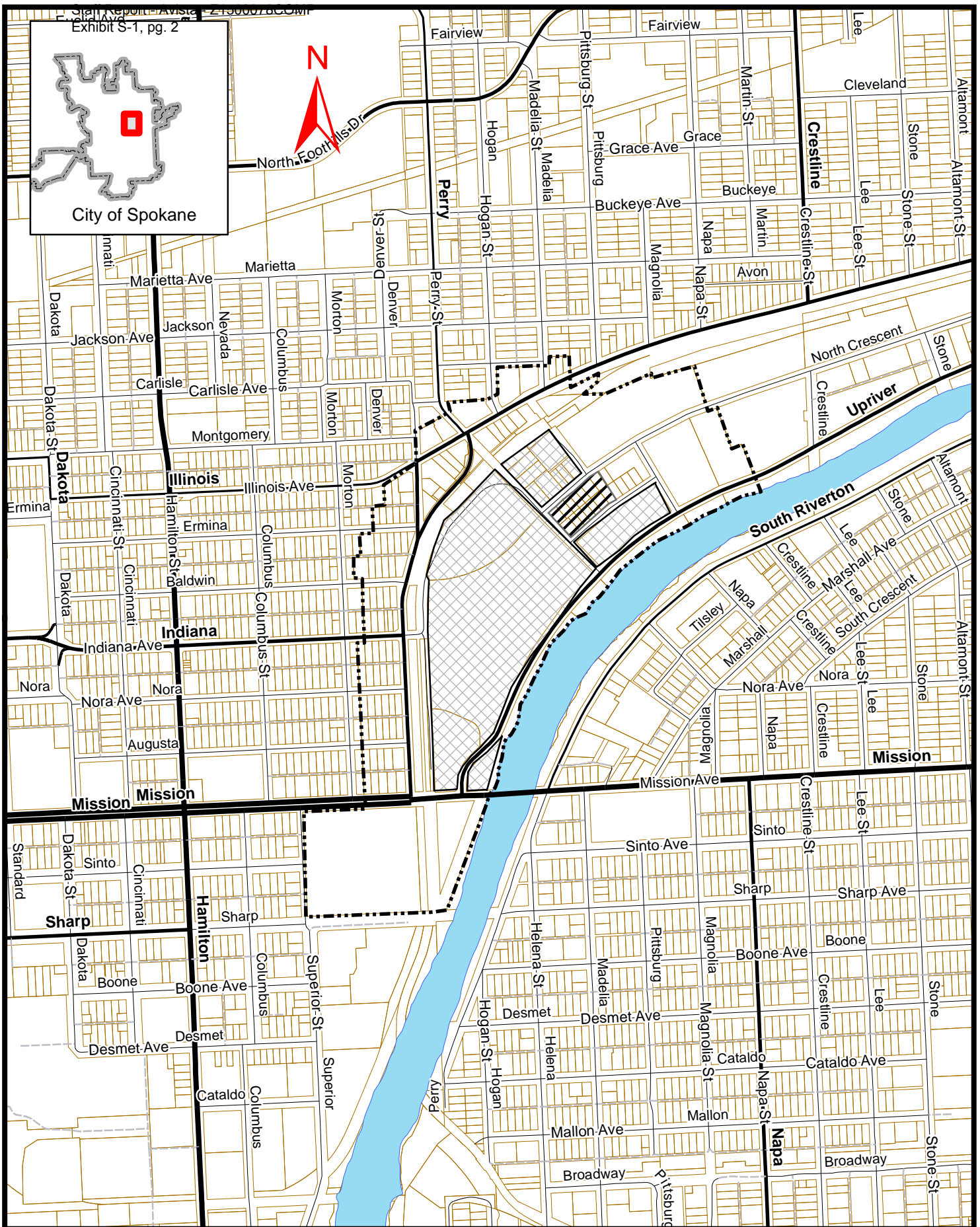
Address: 808 W. Spokane Falls Blvd., Spokane, WA 99201

Date Issued: August 23, 2016 **Signature:** Lisa D. Key

APPEAL OF THIS DETERMINATION, after it has become final, may be made to the City of Spokane Hearing Examiner, 808 West Spokane Falls Blvd., Spokane WA 99201. The appeal deadline is 5 p.m. on September 13, 2016 (21 days from the date of the signing of this MDNS). This appeal must be on forms provided by the Responsible Official, make specific factual objections, and be accompanied by the appeal fee. Contact the Responsible Official for assistance with the specifics of a SEPA appeal.



City of Spokane



Legend

- Parcels
- Notification district
- Project Site
- Adjacent Ownership

APPLICANT: Avista Corporation

PROPOSAL: Proposed Comprehensive Land Use Plan Map
Revision from R15-30 to Light Industrial and
Zone Change from RMF to LI

Prepared by: WTC
Date prepared: 11/02/15
QC'd by:
Date QC'd:

SE 1/4 8-25-43; W 1/2 9-25-43; NE 1/4 17-25-43

City of Spokane Comprehensive Plan - Selected Goals/Policies

For Discussion Purposes, these have been excerpted from the Comp Plan. For full copy of City of Spokane Comprehensive Plan go to: my.spokanecity.org/services/

From Chapter 3, Land Use:

LU 1 CITYWIDE LAND USE

Goal: *Offer a harmonious blend of opportunities for living, working, recreation, education, shopping, and cultural activities by protecting natural amenities, providing coordinated, efficient, and cost effective public facilities and utility services, carefully managing both residential and nonresidential development and design, and proactively reinforcing downtown Spokane's role as the urban center.*

Policy:

LU 1.10 Industry

Provide a variety of industrial locations and site sizes for a variety of industrial development and safeguard them from competing land uses.

Discussion: Planned industrial locations should be free from critical areas, not subject to conflicting adjacent land uses, readily accessible to adequate transportation, utility, and service systems, and convenient to the labor force.

Commercial and office uses have historically been permitted in most areas that are designated for industrial use. Continuation of this practice may lead to the displacement of the vital industrial lands needed for the economic vitality of the city. The industrial lands inventory in the city and the urban growth area should be evaluated to determine which industrial lands should be preserved for exclusive industrial use and which areas should continue to allow commercial use.

In most cases, residential use is not appropriate in the industrial designation because of off-site impacts generated by industrial uses and the lack of residential amenities in these areas. However, river-oriented residential use is allowed in areas along the Spokane River where residents can take advantage of the river amenity. Residential uses should be carefully designed to be compatible with industrial uses. This compatibility may be maintained by using slope to other means or separate uses, and through buffers, landscaping, setbacks, fencing or other appropriate measures. The intent is to avoid conflicts between residential and industrial uses permitted in these areas.

LU 4 TRANSPORTATION

Goal: *Promote a network of safe and cost effective transportation alternatives, including transit, carpooling, bicycling, pedestrian-oriented environments, and more efficient use of the automobile, to recognize the relationship between land use and transportation.*

LU 4.4 Connections

Design residential, commercial, and industrial development that takes into consideration the connections, both vehicular and pedestrian, to adjoining sites to reduce personal automobile trips.

LU 5 DEVELOPMENT CHARACTER

Goal: Promote development in a manner that is attractive, complementary, and compatible with other land uses.

LU 5.1 Built and Natural Environment

Ensure that developments are sensitive to and provide adequate impact mitigation so that they maintain and enhance the quality of the built and natural environment (e.g., air and water quality, noise, traffic congestion, and public utilities and services).

LU 5.2 Environmental Quality Enhancement

Encourage site locations and design features that enhance environmental quality and compatibility with surrounding land uses.

Discussion: Ensure the provision of adequate landscaping and other site design features that enhance the compatibility of development with the surrounding area.

LU 5.5 Compatible Development

Ensure that infill and redevelopment projects are well-designed and compatible with surrounding uses and building types.

From Chapter 5, Capital Facilities & Utilities:

CFU 2 CONCURRENCY

Goal: Ensure that those public facilities and services necessary to support development are adequate to serve the development and available when the service demands of development occur without decreasing current service levels below locally established minimum standards.

Policy CFU 2.1 Available Public Facilities

Consider that the requirement for concurrent availability of public facilities and utility services is met when adequate services and facilities are in existence at the time the development is ready for occupancy and use, in the case of water, wastewater and solid waste, and at least a financial commitment is in place at the time of development approval to provide all other public services within six years.

Discussion: Public facilities are those public lands, improvements, and equipment necessary to provide public services and allow for the delivery of services. They include, but are not limited to, streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, solid waste disposal and recycling, fire and police facilities, parks and recreational facilities, schools and libraries.

It must be shown that adequate facilities and services are available before new development can be approved. While occupancy and use imply an immediate need for water, wastewater and solid waste services, other public services may make more sense to provide as the demand arises. For example, a certain threshold of critical mass is often needed before construction of a new fire station, school, library, or park is justified. If these facilities and services do not currently exist, commitments for services may be made either from the public or the private sector. Public commitments are documented through the Capital Facilities Program and the relevant Six-Year Capital Improvement Plans.

If there is no public commitment to provide needed resources, the development could still proceed if the developer assumes responsibility for provision of all needed facilities and services, either through actual provision of the facility or service, or appropriate financial assurances that facilities and services will be provided

in a timely manner. In this case, the City of Spokane may enter into an agreement with the developer for repayment through latecomer fees, special connection fees, or other payments earmarked for or pro-ratable to the particular system improvement.

From Chapter 7, Economic Development:

ED 2 LAND AVAILABILITY FOR ECONOMIC ACTIVITIES

Goal: Ensure that an adequate supply of useable industrial and commercial land is available for economic development activities.

Policies:

ED 2.1 Land Supply

Ensure opportunities for locating a variety of desirable, livable wage industries in Spokane that are environmentally compatible with adjacent land uses and support a range of employment types.

Discussion: Land is a basic requirement for commercial and manufacturing activity. The City of Spokane encourages economic growth in locations suited for those uses based upon available public facilities, land capability, neighboring uses, and an orderly development pattern. These areas are identified in Chapter 3, Land Use.

Economic growth in the industrial sector is dependent, among other factors, on the availability of lands that are suitable for industrial use, are served by required urban services, and are of adequate size for business expansion or the location of new industries. Although well-served by city utilities and services, many of the industrial districts within the city limits are occupied with smaller industrial or commercial uses with limited opportunity for growth. The dominant pattern of small, separately owned parcels makes it difficult to expand existing business or create a large site to accommodate new, larger industries.

To ensure that the economy can reasonably be sustained over the next 20 years, an adequate supply and variety of land must be available to attract new employers and to allow existing businesses to expand. To ensure environmentally compatible economic activity, the city should explore the possibility of conducting State Environmental Policy Act (SEPA) Planned Action(s) for potential development sites to facilitate desired economic growth. Preplanning for specific areas of industrial and commercial development or employment centers allows the city to target funds for infrastructure improvements. In addition, prospective investors and businesses recognize a commitment to planned growth and economic development and the predictability they add.

Strategies to enhance the city's ability to attract new industry include:

- Maintain an urban land atlas that identifies and contains information on available land that can be developed or redeveloped and that offers information on public/private development opportunities.
- Prepare and maintain a market analysis of available infill sites.
- Continue efforts to aggregate small industrial parcels to form larger sites.
- Identify and obtain excess public and semi-public vacant or underutilized land resources.
- Improve opportunities for economic activity through capital improvement or financial development assistance.
- Identify potential areas for city-initiated SEPA Planned Actions.
- Aggressively seek funding to extend services to designated developable lands to attract new commercial and industrial development.

See the Draft Comprehensive Plan/EIS, Volume 2, Chapter 17, Land Use, for additional information on available commercial and industrial land.

ED 3 STRONG, DIVERSE, AND SUSTAINABLE ECONOMY

Goal: Foster a strong, diverse, and sustainable economy that provides a range of employment and business opportunities.

Policies

ED 3.1 Economic Growth

Stimulate economic growth by supporting the formation, retention, expansion, and recruitment of businesses.

Discussion: Business start-up, retention, expansion, and recruitment are strategies to foster economic growth. All options must be explored to create an environment where new businesses can start and develop. It is also important to protect the long-term viability of the economy through retention and expansion of existing employers. Recruitment of businesses and industries that diversify the region's economy or fill gaps in the goods and services available in the area should continue. The city is a partner with other organizations and can provide expertise in areas such as land use, infrastructure, and quality of life.

ED 6 INFRASTRUCTURE

Goal: Implement Infrastructure maintenance and improvement programs that support new and existing business and that reinforce Spokane's position as a regional center.

Policies

ED 6.1 Infrastructure Utilization

Locate development where infrastructure capacity already exists before extending infrastructure into new areas.

Discussion: In most cases, extending water, sewer, and roads to new areas of development is more expensive than building in developed areas served by the existing infrastructure.

ED 7 REGULATORY ENVIRONMENT AND TAX STRUCTURE

Goal: Create a regulatory environment and tax structure that encourage investment, nurture economic activity, and promote a good business climate.

Policies

ED 7.1 Collaborative Nurturing of the Business Climate

Work with the business community, labor, and residents to maintain a good business climate.

Discussion: Factors that contribute to a favorable business climate include relatively low direct taxation of businesses, development regulations that are flexible and efficiently administered, and community attitudes that support balanced and managed growth.

ED 8 QUALITY OF LIFE AND THE ENVIRONMENT

Goal: Improve and protect the natural and built environment as assets that attract economic development opportunities and enhance the City of Spokane's quality of life.

Policies

ED 8.1 Quality of Life Protection

Protect the natural and built environment as a primary quality of life feature that attracts new business.

Discussion: The importance of the city's high quality of life as a contributor to a favorable business climate is likely to increase as businesses make more decisions on where to locate based on the city's appeal. Good schools, good infrastructure and public services, high quality neighborhoods, an attractive community appearance, many natural areas, a variety of recreational opportunities, and the perception of clean air and water attract both businesses and residents. These benefits act as economic development tools and must be protected in order to continue to function as attractions to potential businesses and residents.

Individual programs and policies that respond to a particular business need may be of limited success in encouraging firms to expand or attracting new firms if they are not part of a comprehensive effort to upgrade the quality of life of the city. Improving the city's quality of life where it is poor can have a significant impact on decisions firms make regarding location and workforce changes.

From Chapter 8, Urban Design and Historic Preservation:

DP 1 PRIDE AND IDENTITY

Goal: *Enhance and improve Spokane's visual identity and community pride while striving to maintain its visual diversity.*

Policies**DP 1.4 New Development in Established Neighborhoods**

Ensure that new development is of a type, scale, orientation, and design that maintains or improves the character, aesthetic quality, and livability of the neighborhood.

Discussion: While compatibility is more of an issue in established neighborhoods, new development needs to take into account the context of the area and should result in an improvement to the surrounding neighborhood.

DP 3 FUNCTION AND APPEARANCE

Goal: *Use design to improve how development relates to and functions within its surrounding environment.*

Policies**DP 3.3 Buffers and Transitions**

Use landscaped buffers and less intense land uses between incompatible industrial, commercial, and residential uses.

Discussion: Buffers and intervening less intense land uses can mitigate noise, glare, and other impacts associated with a particular commercial or industrial land use. Increased density and intensity can create bothersome and potentially unsafe environmental factors for residents of a particular area.

DP 3.8 Infill Development

Ensure that infill construction and area redevelopment are done in a manner that reinforces the established neighborhood character and is architecturally compatible with the surrounding existing commercial and residential areas.

Discussion: Infill construction can represent a benefit to the community that does not necessitate an expansion of the infrastructure when done in a manner that does not detract from the area. Flexible design standards enable infill development that is architecturally compatible with the context of the proposed area by permitting higher intensity activities without detracting from the existing character of the area.

(end)




SPOKANE COUNTY
PUBLIC WORKS DEPARTMENT
Division of Engineering and Roads
Transportation Engineering
1026 West Broadway Avenue
Spokane, WA 99260-0170

(509) 477-3600 Fax (509) 477-7655
sengelhard@spokanecounty.org
gbaldwin@spokanecounty.org

Memo

Planner: Kevin Freibott, Assistant Planner

From: Scott Engelhard, Spokane County Engineering 

File #: Z1500078COMP, Avista Corporation

Date: February 1, 2016

RE: Proposed amendment of Land Use Plan Map from "R 15-30" (Residential, 15-30 units per acre) to "LI" (Light Industrial); if approved, with concurrent change to zoning map from RM (Residential Multi-Family) to LI (Light Industrial).

It is noted in the application and SEPA checklist that this proposed comprehensive plan and zone change is not being requested for a specific development proposal or site plan at this time.

At such time a site plan and additional SEPA information is submitted for review, we are requesting that Spokane County Engineering be included in the review process, to determine what traffic impacts, if any, that the development would have on surrounding infrastructure. The applicant is advised that mitigation maybe required for off-site improvements.

end

RECEIVED

FEB 03 2016

PLANNING & DEVELOPMENT

Freibott, Kevin

From: Kokot, Dave
Sent: Friday, February 05, 2016 1:55 PM
To: Freibott, Kevin
Subject: RE: City of Spokane Z1500078COMP #1 of 4 Comprehensive Plan Amendment

Categories: Avista COMP

The Fire Department has the following comments on this proposal:

1. Site access needs to be maintained with fire access lanes meeting the Fire Code.
2. Site fire flow needs to be maintained in accordance with the Fire Code.



Spokane
FIRE DEPARTMENT

David F. Kokot, P.E. | City of Spokane | Fire Protection Engineer
509.625-7056 | fax 509.625.7006 | dkokot@spokanefire.org | spokanefire.org

From: Freibott, Kevin
Sent: Monday, January 25, 2016 2:01 PM
To: Freibott, Kevin; nvelis@gmail.com; hazelimm@yahoo.com; bemissneighborhood@gmail.com; donnaf34@gmail.com; chiefgarryparknc@gmail.com; gunder@webband.com; Allenton, Steven; Arnold, Dale; Basinger, Mike; Becker, Kris; Brown, Eldon; Brown, Ken; Buller, Dan; Byrne, Ray; Caputo, Dee; Casci, Erin; Corley, Jacki; Coster, Michael; Dalrymple, Dana; Divens, Karin; Duvall, Megan; Engelhard, Scott; Environmental Review; Erkel, Tim; Figg, Greg; Gately, John; Halsey, John; Hanson, Tonilee; Howell, Gordon; Hughes, Rick; Hynes, Mike; Johnson, Candy; Kaehler, Gretchen; Kay, Char; Kegley, Daniel; Kells, Patty; Koch, Lori; Kokot, Dave; Madunich, Tony; Mallahan, Jonathan; McCann, Jacob; McClure, Jeff; Meyer, Eric; Miller, Katherine E; Moore, David; Moore, Michael; Morris, Mike; Neff, Julie; Neighborhood Services; Nilsson, Mike; Note, Inga; Nyberg, Gary; Palmquist, Tami; Peacock, William; Pederson, John; Qureshi, Megan; Ragaza-Bourassa, Anna; Richman, James; Sakamoto, James; Sanders, Theresa; SEPA Center; Sikes, Jeremy; Steele, David; Trautman, Heather; Wallace, Kevin; Weinand, Kathleen; Weingart, LuAnn; Wendle, Ned; Westby, April; Windsor, Scott
Cc: Black, Tirrell
Subject: RE: City of Spokane Z1500078COMP #1 of 4 Comprehensive Plan Amendment

Good afternoon. As you may remember from our emails in December, this year's round of proposed Comprehensive Plan Amendments are subject to a 60-day agency comment period. We felt this longer Agency Comment period would be useful given the complexity of some aspects of the proposals. As this has been an extra long Agency comment period, we wanted to remind all of you that the time to submit comments will end at **5:00 PM on February 8th**. If you plan to submit comments but have not yet done so, please submit your comments before that time to either Tirrell or me.

This will be one of four emails you will be receiving, one for each of the four proposals. As always, if you have any questions please feel free to contact Tirrell or me. Thank you and have a good day.

Kevin Freibott

MEMORANDUM



DATE: February 08, 2016

TO: Tirrell Black, Assistant Planner

FROM: *Ewb*
Eldon Brown, P.E., Principal Engineer – Planning & Development

File No: Z1500078COMP

SUBJECT: Comprehensive Plan Amendment – Request a change in the land designation from Residential 15-30 to Light Industrial as well as a Zone Change from RMF to Light Industrial

APPLICANT: Robin Bekkedahl, Avisa Corporation

Comp Plan Amendment Comments

1. Currently, no conflicts with city utilities (sewer and water) are foreseen by a land use zoning change as per this proposal. Sewer and Water is available in the area. Future development will require a review of existing public water and sewer before concurrency for the development is reached.

cc: Developer Services File
Kris Becker, P.E., Manager, Planning & Development
John Saywers, P.E., Senior Engineer, Planning & Development
Mike Nilsson, P.E., Associate Engineer, Planning & Development
Patty Kells, Traffic Engineering Assistant, Planning & Development