

**NOTICE OF APPLICATION AND SEPA REVIEW  
PROPOSED COMPREHENSIVE PLAN AMENDMENT  
LAND USE MAP CHANGE**

Notice is hereby given that Ms. Robin Bekkedahl of the Avista Corporation applied for a Comprehensive Plan Land Use Map Change on October 31, 2015. This application was complete on December 1, 2015. This proposal concerns 14 properties on North Crescent Ave and Ross Ct. adjacent to North Center St. Any person may submit written comments on the proposed action or call for additional information at:

*Planning Services Department  
Attn: Kevin Freibott, Assistant Planner  
808 West Spokane Falls Boulevard  
Spokane, WA 99201-3333  
Phone (509) 625-6184  
[kfreibott@spokanecity.org](mailto:kfreibott@spokanecity.org)*

**APPLICATION INFORMATION**

**SUBJECT:** This proposal is to change the land use of 14 parcels from “Residential, 15 to 30 units per acre” to “Light Industrial”.

**APPLICANT/  
AGENT:**

**Ms. Robin Bekkedahl, Avista Corporation  
PO Box 3727, MSC-21 Spokane WA 99218  
509-495-8657; [Robin.Bekkedahl@avistacorp.com](mailto:Robin.Bekkedahl@avistacorp.com)**

**PROPERTY OWNER: Avista Corporation**

**File Number:** Z1500078COMP, Avista Corporation. Documents relating to this amendment are available for download at <https://my.spokanecity.org/projects/avista-corporation-comprehensive-plan-amendment/>

**Location:** The subject site includes 14 parcels bounded on the north by N. Crescent Ave, on the west by N. Center St., and on the south by Ross Ct., generally located NE of the existing Avista headquarters (parcels 35093.1106 to 1107, and 35093.1201 to 1212), SW1/4, Section 9, T25N, R43E, WM. See the attached map for details.

**SEPA:** This proposal for a non-project action will be reviewed under the State Environmental Policy Act (SEPA) under Spokane Municipal Code Section 17E.050. The Environmental Checklist is available for review at the website identified above.

**Description of Proposal:** The proposal is to change the land use of the properties from “Residential 15-30” to “Light Industrial” with a concurrent change in zoning from “Residential Multi Family” to “Light Industrial.” The properties concerned total approximately 2.78 acres.

**Legal Description:** Full legal descriptions of the subject properties are available in the Planning Services Department, located on the 3<sup>rd</sup> Floor of City Hall, 808 West Spokane Falls Blvd., Spokane, WA 99201-3329.

**Current Zoning:** RMF (residential multi-family)

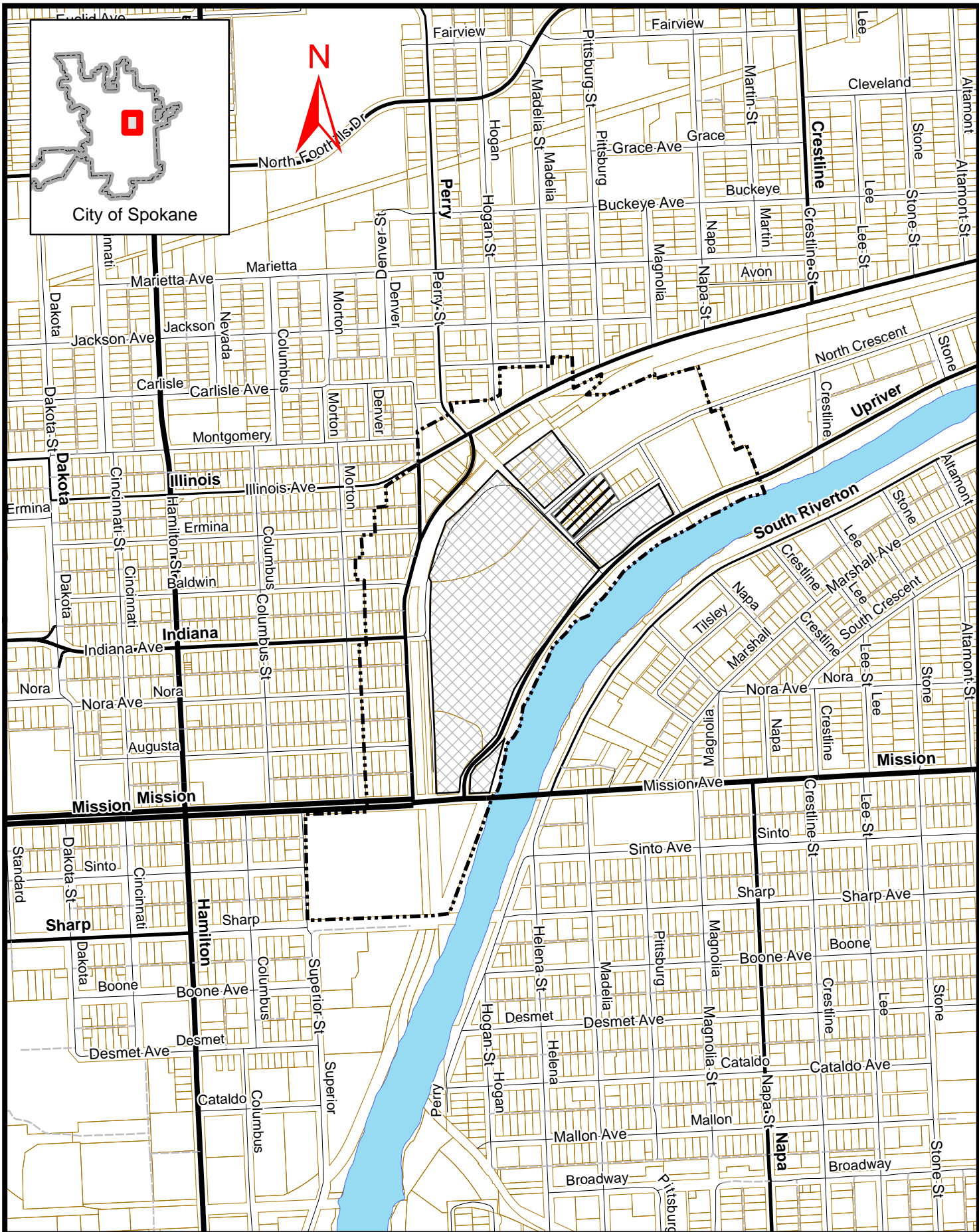
**Proposed Zoning:** LI (Light Industrial)

**Comment Deadline:** Written comments may be submitted on this application and any environmental issues related to it by July 11, 2016. Written comments should be sent to the Planning Services Department address or email listed above, Attn: Kevin Freibott.

**Neighborhood Council Meeting:** The applicant or agent will present the proposal to the Logan Neighborhood Council during the 60-day comment period. See the neighborhood's website for the date and time of the meeting:  
<http://logan.spokaneneighborhoods.org/>

**Public Hearing Process:** A Notice of Application will be posted on the property, the main City Library, local branch libraries, published in the newspaper, published in the Official Gazette and mailed to all **property owners** and **taxpayers** of record, as shown by the most recent Spokane County Assessor's record, and **occupants** of addresses of property located within a four hundred foot radius of any portion of the boundary of the subject property, including any property that is contiguous and under the same or common ownership and control. This Notice of Application will initiate a 60-day public comment period in which any interested person may submit written comments to the address of the City Staff, which appears at the beginning of this document. A presentation of the proposal to both Neighborhood Councils will be held during the comment period.

Once the public comment period has ended, staff will issue a threshold determination for the project and obtain a public hearing date from the Plan Commission and then the City Council. Notices of Public Hearing for the Plan Commission will be posted and mailed (similar to the Notice of Application). These notices will contain the date, time and location of the public hearings. Written comments and oral testimony at the subsequent public hearings for this proposed action will be made part of the public record. **Only the applicant, persons submitting written comments and persons testifying at a hearing may appeal the decision of the Plan Commission and City Council.**



City of Spokane



North Fork

**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