

**NOTICE OF PUBLIC HEARING AND NOTICE OF SEPA DETERMINATION
PROPOSED COMPREHENSIVE PLAN AMENDMENT
LAND USE MAP CHANGE**

Notice is hereby given that there will be a public hearing before the City of Spokane Plan Commission at their regularly scheduled meeting on **September 14, 2016, beginning at 4:00 PM** in the City Council Chambers, Lower Level of City Hall at 808 West Spokane Falls Boulevard, Spokane, Washington. This hearing or portions thereof may be continued at the discretion of the Plan Commission. Final Plan Commission deliberation and action on this matter is anticipated to be held at the regularly scheduled Plan Commission meeting on September 28, 2016. This public hearing is for an application by Avista Corporation. 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 & Development Services Department
Attn: Kevin Freibott, Assistant Planner
808 West Spokane Falls Boulevard
Spokane, WA 99201-3333
Phone (509) 625-6184
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”. If approved, a concurrent change in zoning will occur from “Residential Multi-Family” 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

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: A DNS was issued on August 23, 2016 under (WAC 197-11-970); the lead agency will not act on this proposal for at least 14 days. Comments regarding this DNS must be submitted no later than 5pm on September 13, 2016 if they are intended to alter or appeal the DNS.

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

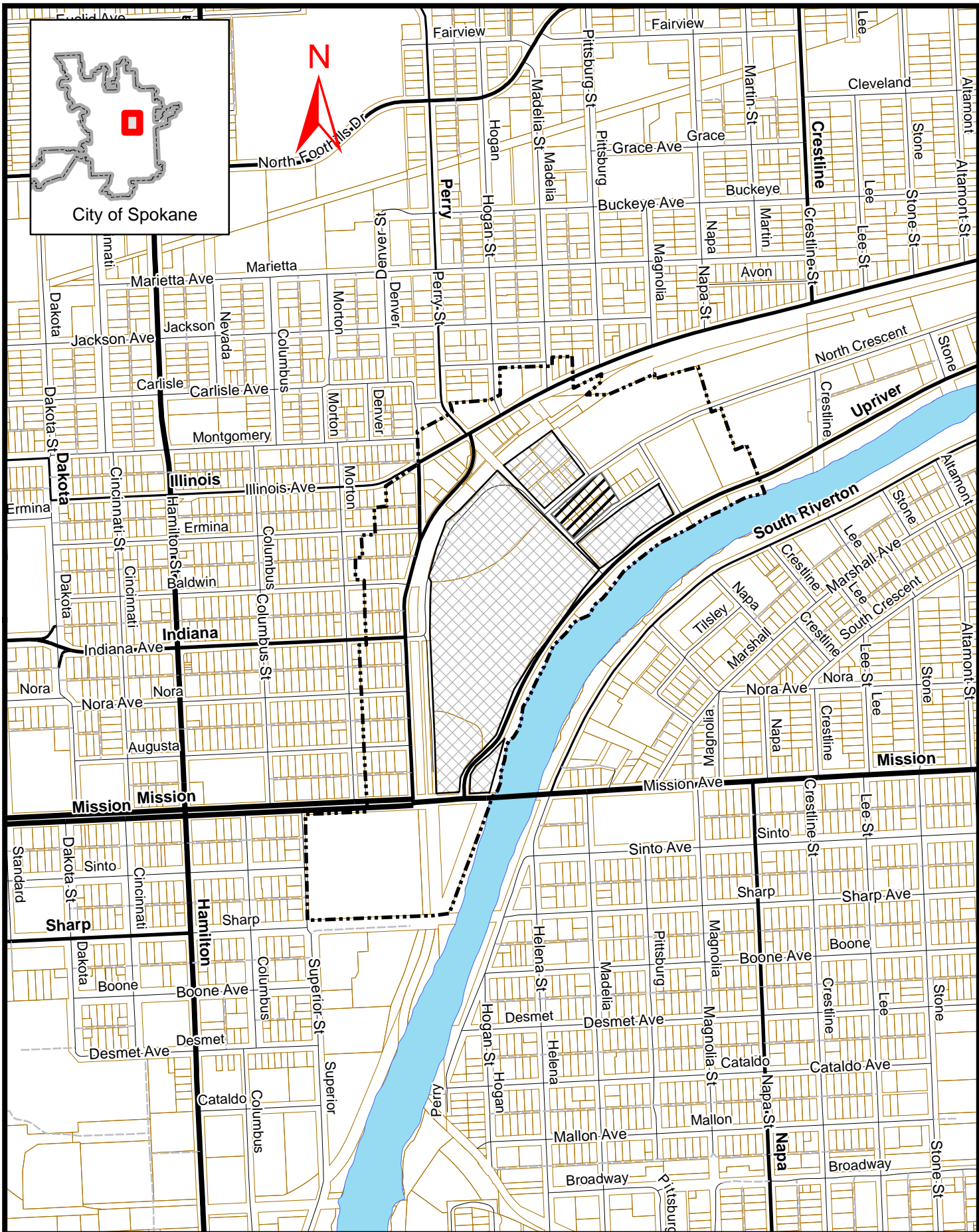
Services Department, located on the 3rd Floor of City Hall, 808 West Spokane Falls Blvd., Spokane, WA 99201-3329.

Process Notes: A Notice of Application was posted on the property, in the main City Library, local branch library, 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. The Notice of Application initiated a public comment period in which any interested person could submit written comments to the address of the City Staff, which appears at the beginning of this document. A presentation of the proposal to the Logan Neighborhood Council was held during the public comment period.

Once the public comment period ended, the Director of Planning issued a threshold determination for the project and obtained a public hearing date from the Plan Commission. Following the hearing before the Plan Commission a hearing date before the City Council will be requested. Notices of Public Hearing 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.**

No further mailings or postings are required by City Code. If you have not commented on this application or requested to be on the notification list and would like to be, email kfreibott@spokanecity.org or mail Kevin Freibott, Associate Planner, City of Spokane, 808 W. Spokane Falls Blvd, Spokane, WA 99201.

AMERICANS WITH DISABILITIES ACT (ADA) INFORMATION: The City of Spokane is committed to providing equal access to its facilities, programs and services for persons with disabilities. Individuals requesting reasonable accommodations or further information may contact Gita George-Hatcher 48 hours before the meeting date at (509) 625-7083, 808 W. Spokane Falls Blvd., Spokane WA, 99201, or ggeorge-hatcher@spokanecity.org. Persons who are deaf or hard of hearing may contact Ms. George-Hatcher at (509) 625-7083 through the Washington Relay Service at 7-1-1.



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