

NOTICE OF APPLICATION
“Avista Gas Pipeline Addition” Wetland Conditional Use Permit
File No. Z21-307CUP2

Notice is hereby given that Avista Utilities applied for a Wetland Conditional Use Permit on November 19, 2021. This application was determined to be technically complete on December 16, 2021.

APPLICATION INFORMATION:

Applicant: Avista Utilities, Todd McLaughlin
PO Box 3727 MSC-21
Spokane, WA

Owner(s): Granite Investments, LLC
and
City of Spokane Airport Board

File Number: Z21-307CUP2

Public Comment Period: Written comments may be submitted on this application by **January 12, 2022**. Written comments should be sent via mail or email to the Planning and Development address listed at the end of this document.

SEPA: This proposal is subject to SEPA; an environmental checklist can be found on file with the Planning Department.

Location Description: The proposal is located within the existing gas trench line in the West Plains. Starting at the intersection of 21st Ave and Russell Rd in Airway Heights, running approximately 3.5 miles to the east at Spotted Rd on Airport property.

Description of Proposal: Avista Utilities proposes to install a new 12” High Pressure Natural Gas Pipeline within the existing utility corridor that runs through the West Plains to reinforce expanding service in the area. The trench currently contains an 8” gas line, which will remain. Installation will be open trench for the majority of the corridor, with bores in five locations. The SEPA Checklist encompasses the entirety of the line, not just the portion within the City of Spokane limits.

There is one wetland delineated along the existing route, so temporary work will occur within the wetland buffer, but in an area that has already been disturbed – an abandoned roadbed. The new pipeline in the wetland buffer is what triggers this Conditional Use Permit process. A Stormwater Pollution Prevention Plan will be developed and implemented during construction to reduce the likely discharge of sediment into the wetland. Full construction plans are available upon request.

Legal Description: The complete legal description is available with the Planning Department.

Current Zoning: Light Industrial and General Commercial (City of Spokane zoning)

Public Notice Process: This Notice of Application will be posted on the property and mailed to property owners and residents within four hundred feet of the subject property. This Notice of Application will initiate a 15-day public comment period in which interested persons may submit written comments to the address of the City Staff, which appears at the beginning of this document. Once the public comment period has ended, staff will prepare a decision, which will include an appeal deadline.

Written comments should be mailed, delivered or emailed to:

Planning and Development
Attn: Ali Brast, Assistant Planner
808 West Spokane Falls Boulevard
Spokane, WA 99201-3329
Phone (509) 625-6638
Email: abrast@spokanecity.org