



Conditional Use Permit Application

Rev.20180102

1. List the provisions of the land use code that allows the proposal:
[Please see attached narrative](#)
2. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property:
[Please see attached narrative](#)
3. Please explain how the proposal meets the concurrency requirements of SMC Chapter 17D.010:
[Please see attached narrative](#)
4. If approval of a site plan is required, demonstrate how the property is suitable for the proposed use and site plan. Consider the following: physical characteristics of the property, including but not limited to size, shape location, topography, soils, slope, drainage characteristics, the existence of ground or surface water, and the existence of natural, historic or cultural features:
[Please see attached narrative](#)
5. Please explain any significant adverse impact on the environment or the surrounding properties the proposal will have, and any necessary conditions that can be placed on the proposal to avoid significant effects or interference with the use of neighboring property or the surrounding area, considering the design and intensity of the proposed use:

[The project will not create any significant adverse impacts on the environment or surrounding properties. On February 20, 2026, Spokane County, the designated lead agency for environmental review, issued a Determination of Non-Significance for the project pursuant to WAC 197-11-355.](#)

(FOLLOWING QUESTIONS FOR SHORELINE CONDITIONAL USE PERMIT ONLY)

6. Demonstrate how the proposed use will not interfere with the normal public use of the public shorelines.

N/A

7. Please explain how the cumulative impact of several additional conditional use permits on the shoreline in the area will not preclude achieving the goals of the shoreline master program.

N/A

Narrative for City of Spokane Conditional Use Permit.

RE: Avista Transmission Line

1. List the provisions of the land use code that allows the proposal:

The portion of the project subject to the conditional use permit is the installation of approximately 2,600 linear feet of new 203 kV transmission line crossing a portion of Parcel No: 25286.1201. This parcel has two zoning designations: Light Industrial (LI) and General Commercial (GC).

Chapter 17C.190.560 (Rail Lines & Utility Corridors) identifies “public or private passageways, including easements, for the express purpose of transmitting or transporting electricity...” and further identifies “regional electrical transmission lines” as an example of this use category.

Per SMC Title 17C (Land Use Standards), Utility Corridors area a Permitted Use in the Light Industrial zone (Table 17C.130-1) but require a Conditional use Permit within the General Commercial zone (17C.120.100-1).

2. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property:

The proposed transmission line will increase reliability for existing users and provide adequate power supply to accommodate future growth, and energy demands to a rapidly expanding area of Spokane County.

The request is further supported by the following provisions of the Comprehensive Plan:

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 non-residential development and design, and proactively reinforcing downtown Spokane’s role as a vibrant urban center.

The development of a new transmission line represents an important investment in Spokane County’s infrastructure, aligning with the City’s commitment to delivering efficient, reliable, and affordable utility services. This project will significantly enhance service stability for current residential and commercial customers while creating the capacity needed to support anticipated growth and economic development in one of the region’s fastest-growing areas. By strengthening the electrical grid, the transmission line ensures adequate power supply for future housing, business expansion, and emerging technologies, while also reducing the risk of outages and improving overall system resilience. Furthermore, this initiative underscores the City’s dedication to sustainable growth, energy security, and the long-term growth of Spokane County

ED 1: Cooperative Partnerships

Goal: Encourage cooperative partnerships to address the economic expansion of the city and region.

Spokane's West Plains is experiencing accelerated industrial and commercial growth, supported by economic development strategies and comprehensive land-use planning. This expansion demands robust infrastructure to maintain operational reliability and accommodate projected load increases. The proposed transmission line represents a critical component of the regional utility network, designed to ensure adequate electrical capacity for both new developments and the expansion of existing facilities. The continued build-out of commercial and industrial zones will generate secondary impacts, including increased residential development to support workforce housing. These dynamics underscore the importance of proactive grid reinforcement and capacity planning to sustain economic competitiveness and prevent service constraints in the West Plains growth corridor

ED 1.4: Continue to encourage public-private partnerships that advance economic development opportunities.

This project is designed to support long-term residential, commercial, and industrial development by delivering safe, reliable, and cost-effective electrical power to businesses and residents throughout the West Plains growth corridor. By reinforcing transmission capacity and improving grid resilience, the project ensures compliance with regional reliability standards while accommodating projected growth. The upgraded infrastructure will reduce the risk of service interruptions, improve operational efficiency, and provide adequate capacity for future economic expansion. In addition, the project aligns with strategic land-use planning objectives, enabling sustainable development patterns and supporting workforce housing needs associated with industrial clustering.

3. Please explain how the proposal meets the concurrency requirements of SMC Chapter 17D.101

Private utilities/Electric Transmission infrastructure is not identified as a facility/service requiring concurrency.

4. If approval of a site plan is required, demonstrate how the property is suitable for the proposed use and site plan. Consider the following: physical characteristics of the property including but not limited to size, shape, location, topography, soils, slope, drainage characteristics, the existence of ground or surface water, and the existence of natural, historic or cultural features:

The parcel is approximately 918 acres in size and is partially developed with a portion of Spokane International Airport including runways, vehicle parking and other facilities ancillary to airport operations. The area where the transmission line will be located is a portion of the parcel that is undeveloped and well away from airport activities. The new

facilities will be positioned directly south and adjacent to US Hwy 2 within an existing easement established in January 2000. The route is generally flat with areas of dense trees and other vegetation. There are multiple freshwater emergent wetlands present on the property however no wetlands are located along the path of the transmission lines.

