



210000⁴¹⁶~~1211~~ COMP

DESCRIPTION OF PROPOSAL:

Comp Plan/Land Use Code Amendment

ADDRESS OF SITE OF PROPOSAL: (if not assigned yet, obtain address from Public Works before submitting application)

Ross Park Addn

APPLICANT:

Name: Avista Corporation

Address: P.O. Box 3727 MSC-21 Spokane WA 99220-3727

Phone (home):

Phone (work): 495-8657 or 495-8074

Email address:

Robin.Bekkedahl@avistacorp.com or
Clarice.garcia@avistacorp.com

PROPERTY OWNER:

Name: Same as above Avista Corporation + neighboring properties owned by others

Address:

Phone (home):

Phone (work):

Email address:

AGENT:

Name: Avista

Address:

Phone (home):

Phone (work):

Email address:

ASSESSOR'S PARCEL NUMBERS:

See attached, too numerous to list maps

35093.1314

LEGAL DESCRIPTION OF SITE:

See attached description & plat map

1709 E. Upriver Dr.

SIZE OF PROPERTY:

10.1 acres

LIST SPECIFIC PERMITS REQUESTED IN THIS APPLICATION:

Comp Plan/Land Use Code Amendment



DESCRIPTION OF THE PROPOSED AMENDMENT Please check the appropriate box(es):

(Inconsistent Amendments will only be processed every other year beginning in 2005.)

Comprehensive Plan Text Change

Land Use Designation Change

Regulatory Code Text Change

Area-wide Rezone

Please respond to these questions on a separate piece of hot pink 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.

NA

2. For Text Amendments:

- x 7 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~~.
- x 7 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.)

October 25, 2010

Avista Corporation Comprehensive Plan/Land Use Code Amendment Application

1. General Questions (for all proposals):

- a. Describe the nature of the proposed amendment and explain why the change is necessary. *Avista seeks a rezone of adjacent properties to the existing Avista main campus which is currently zoned as Light Industrial. The existing campus has been in operation at its current location since 1955. Avista has the need to expand its current operation to Avista owned property located across North Center Street. The proposed development of this adjacent property is needed for additional employee parking and covered canopy parking for large line trucks and other related equipment. The current land use designation for this property is O-35 (office).*

- b. How will the proposed change provide a substantial benefit to the public? *The public will benefit from this zone change in several ways including well lit evening and weekend paved parking for users of the Centennial Trail. Benches will also be added outside the fenced parking area along the Trail for public use. Landscaping that will be added along the perimeter on all four sides will beautify the area for both trail users and neighbors. The added trees, grassy swales and native plantings will enhance the overall appearance of the existing neighborhood.*

- 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.
The fundamental concepts of a comprehensive plan are to plan for growth in an orderly manner that maintains a balance between the environment, economics, safety, and general welfare of the public good. The proposed comprehensive plan and zone change is within an existing and developed area with the Avista Service Center Campus and Corporate Headquarters, Electrical Substation, and Riverview Retirement Community. There are a few areas of residential development intermixed within the requested proposal.

The Avista Service Center/Campus has helped to sustain the region with benefits both economically, environmentally, and socially for over 50 years. By allowing the comprehensive plan and zone change there will be no negative impacts to the environment, neighborhood, or to the public. The Avista Corporate headquarters is currently zoned Light Industrial. 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 beautify and 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 and compatible with the surrounding environment.

The proposed comprehensive plan and zone change will not impact any of the residences ability to maintain and keep their property as residential due to Section 17C.130.110 Limited Use Standards.

- 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 or inconsistent with the County wide Planning Policies (CWPPP).....

This application/proposal is consistent with the goals and policies of state and federal legislation. The Washington State Growth Management Act (GMA) is state legislation that plans for growth within urban areas and thereby preventing sprawl and the CWPPPs are the land use polices that guide growth in Spokane County. Typically capital facilities and infrastructure are accessible in these perimeters and growth is encouraged to develop in urban areas or close to urban areas thereby protecting other critical areas and agricultural lands. The GMA and CWPPPs also supports that comprehensive plans provide sufficient land capacity for development.

This application/proposal meets the purpose and intent of the GMA and the CWPPPs. If approved, Avista can stay within the City, where current services, including electric, natural gas, water, sewer, refuse pick up, telephone and other infrastructure exists. Planning development for the natural extension of the Avista service center operations is economically and financially prudent for the City and Avista. There are current regulations that protect the shoreline and critical areas and any development that occurs on the vacant property if the zone change is approved will need to comply with those regulations during the permitting process.

By approving the land designation to be changed to Light Industrial allows for "in-fill" of the vacant properties. 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.

The CWPPP clearly states that “Jurisdictions should first encourage new development in areas where all urban governmental services and public facilities currently exist and secondly encourage new development in areas where all urban governmental services and public facilities can be provided economically”.

- f. Are there any infrastructure implications that will require financial commitments reflected in the Six-Year Capital Improvement Plan?
No, there are no infrastructure implications that will require financial commitments from the Improvement Plan. Any improvements made to infrastructure will be at the expense of Avista as outlined and defined in the permit application for the development of the proposed parking lot and covered canopy structures. The street reroute project on North Center St recently completed in this area by Avista is an example of the commitment to quality and improvement to the neighborhood that will also be displayed in the proposed parking lot/covered truck canopy parking structure project.

- g. Will this proposal require an amendment to any supporting documents, such as development regulations, Capital Facilities Program, Shoreline etc.....
The comprehensive plan/zone change request will not require further amendments to any other supporting documents. Avista can develop the property accordingly with a comprehensive plan and zone change request.

- h. If this proposal is to modify an Urban Growth Area (UGA) boundary, provide a density/population growth analysis....
The proposal is all contained within the current City of Spokane and will not modify or affect any of the Urban Growth Area.

