

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

Notice is hereby given that Avista applied for a Comprehensive Plan Land Use Map Change on October 26, 2010. This application was complete on January 5, 2011. The properties are located at 1709 E. Upriver Dr., 1603, 1609, 1613, 1619, 1623, 1629, 1703, 1701, 1711, 1717, 1721, 1729 E. Ross Ct., 1603, 1604, 1610, 1611, 1618, 1619, 1622, 1623, 1626, 1630, 1631, 1702, 1708 E. North Crescent Ave., 2018, 2022, 2220 N. North Center St., 2021, and 2029 N. Hamlin St. Any person may submit written comments on the proposed actions or call for additional information at:

*Planning Services Department  
Attn: Tami Palmquist, City Planner  
808 West Spokane Falls Boulevard  
Spokane, WA 99201-3333  
Phone (509) 625-6157  
[tpalmquist@spokanecity.org](mailto:tpalmquist@spokanecity.org)*

**APPLICATION INFORMATION**

**SUBJECT:** Land Use Map Change for approximately 10 acres from Office and Residential 15-30 to Light Industrial.

**APPLICANT/ Avista Corporation**

**AGENT:** Attn: Robin Bekkedahl  
PO Box 3727 MSC-21  
Spokane, WA 99220-3727  
(509) 495-8657

**PROPERTY Avista Corporation (owns a majority of the parcels)**

**OWNER(S):** Attn: Robin Bekkedahl  
PO Box 3727 MSC-21  
Spokane, WA 99220-3727  
(509) 495-8657

**File Number:** Z1000046-COMP. All documents relating to this amendment are available for download at [www.spokaneplanning.org/comp\\_plan\\_amendments.html](http://www.spokaneplanning.org/comp_plan_amendments.html).

**Location:** The properties are located at 1709 E. Upriver Dr., 1603, 1609, 1613, 1619, 1623, 1629, 1703, 1701, 1711, 1717, 1721, 1729 E. Ross Ct., 1603, 1604, 1610, 1611, 1618, 1619, 1622, 1623, 1626, 1630, 1631, 1702, 1708 E. North Crescent Ave., 2018, 2022, 2220 N. North Center St., 2021, and 2029 N. Hamlin St. Parcel numbers 35093.1314, .1201, .1202, .1203, .1204, .1205, .1206, .1207, .1208, .1209, .1210, .1211, .1212, .1105, .1106, .1107, .1108, .1109, .1110, .1111, .1113, .0603, .0604, .0605, .0607, .0609, .0702, .0703, .0704, .0705, .0708, and .0709. Please refer to the attached map for more location information.

**SEPA:** This proposal will be reviewed under the State Environmental Policy Act (SEPA) under Spokane Municipal Code Section 17E.050. Comments will be accepted on environmental issues and any environmental documents related to the proposed action.

**Description of Proposal:** The applicant is proposing a Comprehensive Land Use Map amendment to change the Land Use of 32 properties, approximately 10 acres, located at the above locations, from Office and Residential 15-30 to Light Industrial. The zoning will then be changed from O-35 (Office) and RMF (Residential Multi Family) to LI (Light Industrial).

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

**Current Zoning:** O-35 (Office) and RMF (Residential Multi Family)

**Comment Deadline:** Written comments may be submitted on this application and any environmental issues related to it by **March 16, 2011**. Written comments should be sent to the Planning Services Department address listed above.

**Neighborhood Council Meeting:** The applicants or agent will present the proposal to the Logan Neighborhood Council during the 60-day comment period.

**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 the Logan Neighborhood Council will be held during the 60-day 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 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.**