

Site Scanner

12020 N NEWPORT HWY, SPOKANE, WA, 99218

Coordinates 47.767014, -117.384933 Report ID 235a5e2f-83eb-4ba5-9e67-3d37a20a706e
Created 2026-10-04T01:32:22.881Z

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FRANCHISE UTILITY

AVISTA CORP most likely — not confirmed

Ambiguous. This point falls inside 2 overlapping retail service territories. The utility named above is the highest-ranked candidate, not a confirmed determination. Sites on or near territory boundaries can genuinely be served by more than one utility. Verify the serving utility directly before relying on this field.

Other candidates at this location

UTILITY	OWNERSHIP	REGULATED	CUSTOMERS
INLAND POWER & LIGHT COMPANY	COOPERATIVE	REGULATED	45,692

Also overlapping (wholesale/federal, not a retail franchise)

- BONNEVILLE POWER ADMINISTRATION [FEDERAL]

Ownership type	INVESTOR OWNED
Regulated	REGULATED
Holding company	AVISTA CORP
Control area	AVA
Customers	410,798
Data year	2022

Source: HIFLD/EIA Electric Retail Service Territories (public ArcGIS mirror) · source date 2023-08-01
https://services3.arcgis.com/0YP7N6mAJJCyH6hd/arcgis/rest/services/Electric_Retail_Service_Territories_HIFLD/FeatureServer/0

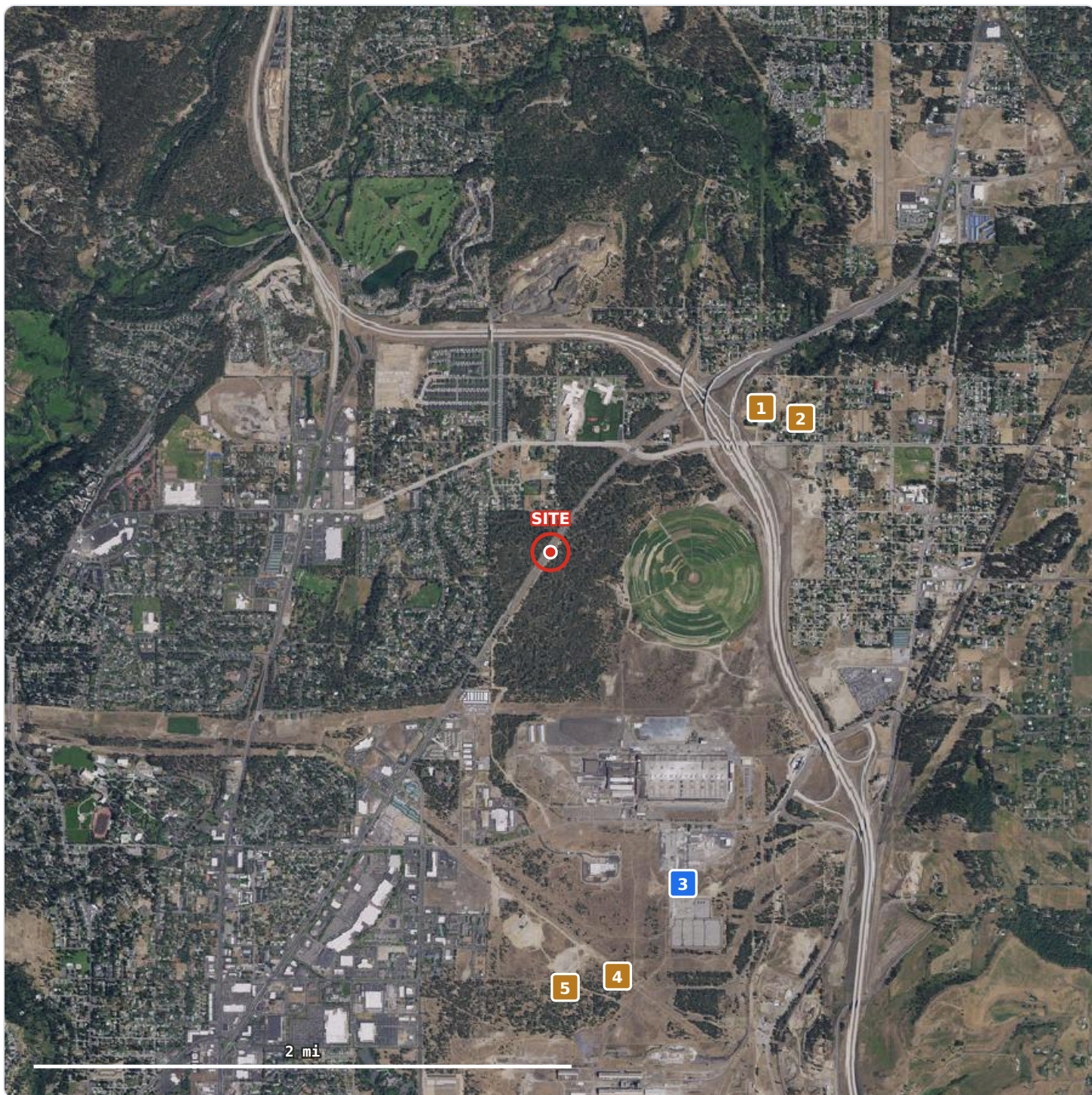
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NEAREST HIGH-VOLTAGE INFRASTRUCTURE

#	DISTANCE	VOLTAGE	LINES	NAME	FACILITY TYPE
1	0.95 mi	115 kV	2	line tap point * MEAD, WA	line tap point
2	1.06 mi	115 kV	1	unnamed in source data * MEAD, WA	unidentified terminal facility

#	DISTANCE	VOLTAGE	LINES	NAME	FACILITY TYPE
3	1.33 mi	500 kV	18	BELL SPOKANE, WA	utility substation
4	1.60 mi	115 kV	3	line tap point * SPOKANE, WA	line tap point
5	1.62 mi	115 kV	3	line tap point * SPOKANE, WA	line tap point

n/r = not recorded in source data · search radius 10 miles



1 unnamed record · 0.95 mi · 115 kV

2 unnamed record · 1.06 mi · 115 kV

3 BELL · 1.33 mi · 500 kV

4 unnamed record · 1.60 mi · 115 kV

5 unnamed record · 1.62 mi · 115 kV

Aerial imagery: USDA NAIP imagery via USGS The National Map — Public domain (USDA/USGS), retrieved 2026-09-27. Marker positions are the source dataset's own coordinates; where records coincide, markers are separated slightly so each stays visible. Distances in the key are measured, not scaled off this drawing. Not a survey.

*** Not necessarily an interconnection point.**

- **line tap point** — Named TAP<id> in the source data — a junction on a transmission line rather than a load-serving substation. Not normally an interconnection point.
- **unidentified terminal facility** — Unnamed in the source data with 1 transmission line connection. Radial topology of this kind is consistent with a customer-owned on-site substation, a private industrial service, or a small distribution tap. Ownership is not recorded in HIFLD; verify before treating this as a utility asset.

- Distances are straight-line (haversine), **not** engineering route length.
- HIFLD does not record substation ownership. Proximity does not imply availability — a nearby facility may be a customer-owned on-site substation serving an adjacent property.
- 4 of 5 carry a placeholder name in the source dataset.

Source: HIFLD Electric Substations (Oregon Explorer / OSU 2022 mirror)

https://services1.arcgis.com/CD5mKowwN6nIaqd8/arcgis/rest/services/project_renewable_us_substations_2022/FeatureServer/10

3 SITE CONTEXT

WATERSHED

Little Spokane

HUC-8 17010308

Source: USGS Watershed Boundary Dataset (WBD) · retrieved 2026-09-26

<https://hydro.nationalmap.gov/arcgis/rest/services/wbd/MapServer/4>

FEMA FLOOD ZONE

Zone X not in SFHA

AREA OF MINIMAL FLOOD HAZARD

Outside the 0.2% annual chance floodplain (minimal hazard)

FIRM panel 53063C

Parcel centroid only — a single point, not the whole site.

Source: FEMA National Flood Hazard Layer (NFHL) · retrieved 2026-09-26

<https://hazards.fema.gov/arcgis/rest/services/public/NFHL/MapServer/28>

LOCAL MORATORIA

1 instrument recorded for these jurisdictions 1 active or extended

Census places this point in Spokane County · Spokane CCD.

2 other instruments recorded within 25 miles (1 active or extended), measured to jurisdiction centroids.

Recorded is not the same as applicable, and the dataset is a lower bound: an absence here is not evidence that no moratorium exists. Detail and scope caveats: Appendix B.

Source: Moratorium Data 2026 (Bommarito) — local moratorium inventory · current through 2026-09-23

<https://github.com/mjbommar/moratorium-data-2026>

4 DATA COMPLETENESS

6 of 6 expected fields resolved

Resolved: location, franchiseUtility, nearestSubstation, substationVoltage, watershed, floodZone

Franchise utility is ambiguous: 2 retail territories overlap this point. A most-likely holder is named but not confirmed — sites near boundaries can genuinely be served by more than one utility.

1 of 5 nearby substations are unnamed in the source data.

5 WHAT THIS REPORT DOES NOT TELL YOU

- Available load capacity at any substation. No utility publishes this for large loads; this report is a screening aid, not a system impact study.
- Interconnection cost or timeline for a specific project.
- Zoning approval likelihood.
- Interconnection queue data is appended to the bottom of this report when a substation listed above is an exact name and county match against the queue dataset. Visit the [Queue Wire](#) for further research.
- Whether a local moratorium covers this site. Instruments recorded for the jurisdictions containing the point are listed in Appendix B, but their scope is set by their own text, which this report does not read.
- Transmission line proximity — substations only.
- Whether a substation is physically accessible, expandable, or has available bay positions.

This report is built to **rule out sites with no nearby transmission infrastructure**. A site with nothing in range is a defensible elimination. The reverse does not hold: proximity to the facilities listed above is not access to power, and nothing here establishes that a connection is available, affordable or achievable on any schedule.

6 SOURCES AND DATA VINTAGE

SUBSTATIONS

HIFLD Electric Substations (Oregon Explorer / OSU 2022 mirror)

https://services1.arcgis.com/CD5mKowwN6nIaqd8/arcgis/rest/services/project_renewable_us_substations_2022/FeatureServer/10

Publisher vintage 2022-06-03 · ingested 2026-08-30 · 78,373 records · None (Public Use) — HIFLD Open

FRANCHISE TERRITORIES

HIFLD/EIA Electric Retail Service Territories (public ArcGIS mirror)

https://services3.arcgis.com/OYP7N6mAJJCyH6hd/arcgis/rest/services/Electric_Retail_Service_Territories_HIFLD/FeatureServer/0

Publisher vintage 2023-08-01 · ingested 2026-08-30 · 2,845 records · HIFLD Open / EIA-861 derived (public-use US Government data)

GEOCODING

US Census Bureau Geocoding Services API

<https://geocoding.geo.census.gov/geocoder/locations/onlineaddress>

Benchmark Public_AR_Current · retrieved 2026-10-04

WATERSHED

USGS Watershed Boundary Dataset (WBD)

<https://hydro.nationalmap.gov/arcgis/rest/services/wbd/MapServer/4>

Retrieved 2026-09-26 · Public domain (USGS/USDA-NRCS)

FLOOD HAZARD

FEMA National Flood Hazard Layer (NFHL)

<https://hazards.fema.gov/arcgis/rest/services/public/NFHL/MapServer/28>

Retrieved 2026-09-26 · Public domain (FEMA)

LOCAL MORATORIA

Moratorium Data 2026 (Bommarito) — local moratorium inventory

<https://github.com/mjbommar/moratorium-data-2026>

Publisher vintage 2026-09-23 (commit dbaab04d84f8) · ingested 2026-10-04 · 1,291 records · CC-BY-4.0 (data) — attribution: Bommarito, Michael J. (2026), Moratorium Nation

JURISDICTIONS

US Census Bureau Geocoding Services — geographies by coordinates

<https://geocoding.geo.census.gov/geocoder/geographies/coordinates>

Retrieved 2026-10-04 · Public domain (US Government work)

Screening aid, not an engineering study. This report helps prioritize sites before committing to engineering due diligence. It is not a system impact study and carries no warranty. Underlying public datasets are published on their own schedules and may have changed since the retrieval dates shown above. Every figure in this report is reproducible from the cited sources; nothing is estimated, modelled, or generated.

B APPENDIX — LOCAL MORATORIA

Local moratorium instruments — temporary pauses on accepting or approving certain development, most often data centers — as recorded in a third-party research dataset. Rows are reproduced as published; this report does not read the instruments themselves. This dataset tracks moratoria only — not project proposals, planning-commission reviews, or permanent zoning rules — so active local debate over a specific project will not appear here.

A recorded instrument is not a determination that this site is covered. Which applications, zoning districts and sectors an instrument reaches — and whether a county instrument applies inside incorporated municipalities — is set by its text. Confirm with the jurisdiction before relying on any row.

Jurisdictions containing this point

Spokane County, WA active

Matched to the Census geography **Spokane County**, which contains this point · sectors: data centers · adopted 2026-08-18 · current end 2026-12-15 · ID wa-spokane-county-2026

STATUS AS RECORDED

Active as of 2026-09-23. Four-month pause (same legal effect as a moratorium) on acceptance/processing of County data center building permits in unincorporated Spokane County, set to expire 2026-12-15 (extendable if more time is needed); the Planning Commission is leading a Zoning Text Amendment process with multiple public hearings before a final Board decision.

LEGAL BASIS AS RECORDED

Spokane County Board of Commissioners action, approved 2026-08-18, pausing acceptance/processing of County building permits for data centers in unincorporated Spokane County; first proposed by Commissioners Chris Jordan and Amber Waldref on 2026-07-21

Within 25 miles

JURISDICTION	TYPE	STATUS	SECTORS	ADOPTED	ENDS	CENTROID
Spokane, WA	City	active	data centers	2026-06-23	n/r	7.8 mi
City of Cheney, WA	City	expired	crypto mining	2018-04-21	n/r	21.2 mi

Distance is to the jurisdiction's centroid, not its boundary — a large county can begin much closer than the figure shown.

State-level actions — WA

ACTION	STATUS	MECHANISM	PROVISIONS AS RECORDED
SB 5431 / SSB 5431 (2025-26)	enacted	incentive restriction	Clarified administration of data center sales and use tax exemptions, including treatment of existing employment positions for qualifying refurbishment or newly eligible facilities.

ACTION	STATUS	MECHANISM	PROVISIONS AS RECORDED
SB 5982 (2025-26)	enacted	other	Expands Clean Energy Transformation Act coverage to certain port districts, single-customer consumer-owned utilities, and affected market customers; committee reports describe the bill as closing data center clean-power compliance gaps.
SB 6231 (2025-26)	enacted	utility large load restriction	Expires or narrows certain data center sales and use tax exemption certificates, including certificates for qualifying refurbished data centers; bill reports document industry opposition and state revenue/ratepayer arguments.

5 state-policy actions tracked for WA in total; only those the publisher records as enacted or in force are listed. Where the publisher's legal-effect field reads "unknown", the current effect of an enacted measure has not been checked by the publisher, and it is omitted here rather than guessed. 42 local instruments recorded statewide.

Source: Moratorium Data 2026 (Bommarito) — local moratorium inventory · current through 2026-09-23 · commit dbaab04d84f8 · 1,291 instruments · CC-BY-4.0 (data) — attribution: Bommarito, Michael J. (2026), Moratorium Nation
<https://github.com/mjbommar/moratorium-data-2026>

- Each instrument is tied to a Census county, county subdivision or incorporated place only when the Census places the publisher's own centroid inside a geography of the same name and kind. 70 of 1,291 rows could not be tied this way and do not appear in this appendix.
- The publisher compiles the dataset from municipal records and news coverage with AI-assisted research and documents its known gaps in the repository.