



SPOKANE COUNTY

Annual Comprehensive Plan Amendment

Concurrent Zone Reclassification

Application

11-CPA-02

Applicant Information (If other than owner, provide owner affidavit permission form.)

Applicant or Designated Project Contact Dwight J Hume
 Address 9101N Mt. View Lane
 City/State/Zip Spokane, WA 99218
 Phone Number 509-435-3108 cell same fax 509-467-0229
 Email address dhume@spokane-landuse.com

Property Owner Information

Legal Owner See Attached Ownership List
 Address _____
 City/State/Zip _____
 Phone Number _____ cell _____ fax _____
 Email Address _____

Amendment Information

Address or Location See Attached Address List
 Parcel Number(s) 36171.0101 - 0111
 Type of Access SR-2 and Nevada
 Project Size 23.67 acres

Site Information

Site Description Flat partially developed commercial uses
 Existing Zone Mixed Use (MU)
 Proposed Zone Regional Commercial (RC)
 Existing Comprehensive Plan Category Mixed Use
 Proposed Comprehensive Plan Category Regional Commercial
 Fire District Fire District 9
 Water District Whitworth WD #2
 Sewer District Spokane County

School District Mead SD #354
Within a Joint Planning Area No
Inside the Urban Growth Area Yes, North Metro
Environmental or Cultural Resources None shown on maps
Neighborhood Group or Subarea Planning Group Citizens For Neighborhood Preservation
Affected by floodplain None shown on maps
Within 1,000 feet notification boundary of designated Natural Resource Lands N/A
Within a Public Transit Benefit Area Yes
Within an Airport Overlay zone? No

CRITICAL AREAS

Critical Area designation Yes, most moderate some high
Are wetlands identified on the site? If yes, describe
No
Fish and wildlife habitat N/A
Permanent or Seasonal Streams No
Geologically hazardous area None Shown
Designated Shoreline N/A

APPLICATION SUPPORT INFORMATION Provide information on the following questions; please attach separate sheet(s) as appropriate.

1. What changes in economic, technological, or land use conditions have occurred to warrant the proposed amendment?

See Attached

2. Please provide any additional information or comment which supports your application.

See Attached

Obtain signatures below from public service providers:

Spokane County, Division of Engineering and Roads: "I have discussed the transportation issues related to this proposal with the applicant or agent. Specific comments are as follows":

Prior to the release of a Building Permit or use of the property as described, the applicant shall submit a revised trip distribution letter to address the traffic generation.

Name: Greg Baldwin Title: Land Development Coordinator

Signature: Greg Baldwin Date: 3/22/11

Department of Transportation (Washington State): "I have discussed the transportation issues related to this proposal with the applicant or agent. Specific comments are as follows":

- TRAFFIC LETTER DOCUMENTING THE TRIP GENERATION FOR THE SITE IS NEEDED. IF ADDITIONAL TRIPS - MORE STUDY PLAN BA NEEDED.

Name: Greg Figg Title: TRANS. PLANNER

Signature: Greg Figg Date: 1/24/2010

Adjacent City Road Department: "I have discussed the transportation issues related to this proposal with the applicant or agent. Specific comments are as follows":

Name: _____ Title: _____

Signature: _____ Date: _____

Spokane County, Division of Utilities, Stormwater: "I have discussed the issues related to this proposal with the applicant or agent. Specific comments are as follows":

Any land development on the subject parcels will be subject to the Spokane Regional Stormwater Manual for all stormwater management &

Name: Colleen Little Title: Stormwater treatment & disposal Engineer

Signature: Colleen Little Date: 3/22/2011

Sewer Service: "Applicant has been informed of the status of sewer provision to the above location." Specific comments include:

APPLICANT UNDERSTANDS FACILITY NEEDS TO CONNECT TO
SEWER

Name: BILLY UHHAUSEN Title: PLAN REVIEW

Signature: [Signature] Date: 3.22.11

Solid Waste Services: "I have discussed the issues related to this proposal with the applicant or agent." Specific comments are as follows:

[Blank lines for comments]

Name: _____ Title: _____

Signature: _____ Date: _____

Public Water Service Provider: "Applicant has been informed of status of water provision to the above location." Specific comments include:

Water is already available at the site

Name: J Douglas Robin Title: MAINT SUPV.

Signature: [Signature] District: Whitworth Water Date: 01-21-2011

Fire District: "Applicant has been informed of the status of fire protection to the above location." Specific comments include:

FIRE PROTECTION REQUIREMENTS TO BE
DETERMINED AT PLAN SUBMITTAL

Name: DOUG BLEEKER Title: DEPUTY CHIEF

Signature: [Signature] Date: 1-21-11

School District: Applicant has been informed of the status of public school availability to the above location." Specific comments include:

No comment at this time.

Name: JOHN DORMAIER Title: DIRECTOR, FACILITIES & PLANNING

Signature: John Dormaier Date: 1/21/11

Signature of Property Owners or Letter of Authorization

I, the undersigned, swear and affirm under penalty of perjury that the above responses are made truthfully and to the best of my knowledge.

I further swear or affirm that I am the owner of record of the area proposed for the previously identified land use action, or, if not the owner, attached herewith is written permission from the owner authorizing my actions on his/her behalf.

Signed _____ Date _____
Address _____ Phone _____
City _____ State _____ Zip _____

Signature of Applicant or Representative _____ Date _____

State of Washington)
) ss:
County of Spokane)

(SEE ATTACHED)

Signed and sworn or affirmed before me on this _____ day of _____, 20____,
by _____

Notary Seal

Notary Public in and for the State of Washington residing
at _____

My appointment expires _____

Date _____ Applicant: _____

Date _____ Planner: _____

Amount Paid

Receipt #:

School District: Applicant has been informed of the status of public school availability to the above location." Specific comments include:

No comment at this time.

Name: John J. [unclear] Title: Executive Director of Planning
Signature: [Signature] Date: 1/21/11

Signature of Property Owners or Letter of Authorization

I, the undersigned, swear and affirm under penalty of perjury that the above responses are made truthfully and to the best of my knowledge.

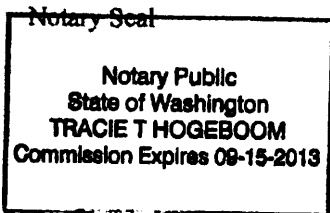
I further swear or affirm that I am the owner of record of the area proposed for the previously identified land use action, or, if not the owner, attached herewith is written permission from the owner authorizing my actions on his/her behalf.

Signed Richard A. Vandervort Date 1/21/11
Address 12906 N Addison Phone 509 465 3340
City Spokane State WA Zip 99218

[Signature] _____
Signature of Applicant or Representative Date 1-21-11

State of Washington)
) ss:
County of Spokane)

Signed and sworn or affirmed before me on this 21st day of January, 20 11,
by TRACIE T. HOGEBOOM



Tracie T Hogeboom
Notary Public in and for the State of Washington residing
at Spokane
My appointment expires 9-15-2013

Date 1-21-11 Applicant: [Signature]
Date _____ Planner: _____

Amount Paid _____ Receipt #: _____

School District: Applicant has been informed of the status of public school availability to the above location." Specific comments include:

Name: _____ Title: _____
Signature: _____ Date: _____

Signature of Property Owners or Letter of Authorization

I, the undersigned, swear and affirm under penalty of perjury that the above responses are made truthfully and to the best of my knowledge.


I further swear or affirm that I am the owner of record of the area proposed for the previously identified land use action, or, if not the owner, attached herewith is written permission from the owner authorizing my actions on his/her behalf.

Signed Marian Horton by Wheatland Bank Date 1/21/11
 Address 722 N. Wall Street m box 12 Phone _____
 City Spokane State WA Zip 99201

Marian M. Horton _____
 Signature of Applicant or Representative Date 1/21/11

State of Washington)
) ss:
 County of Spokane)

Signed and sworn or affirmed before me on this 21st day of January, 2011,
 by Susan M Horton, Chairman, CEO + President of Wheatland Bank.

 _____
 Notary Public in and for the State of Washington residing
 at Spokane
 My appointment expires 2/8/14

Date _____ Applicant: _____
Date _____ Planner: _____

Amount Paid _____ Receipt #: _____

School District: Applicant has been informed of the status of public school availability to the above location." Specific comments include:


Name: _____ Title: _____

Signature: _____ Date: _____

Signature of Property Owners or Letter of Authorization

I, the undersigned, swear and affirm under penalty of perjury that the above responses are made truthfully and to the best of my knowledge.

I further swear or affirm that I am the owner of record of the area proposed for the previously identified land use action, or, if not the owner, attached herewith is written permission from the owner authorizing my actions on his/her behalf.

Signed  Date 01/21/11
Address 1807 South Rockwood Blvd. Phone 509 220-0201
City Spokane, WA State WA Zip 99203-3456

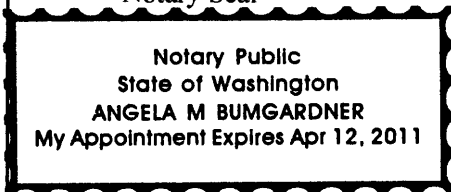
Signature of Applicant or Representative

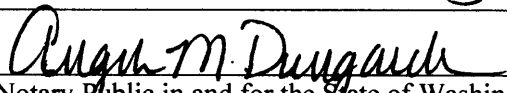
Date

State of Washington)
) ss:
County of Spokane)

Signed and sworn or affirmed before me on this 21 day of January, 20 11,
by Kenneth Belisk

Notary Seal




Notary Public in and for the State of Washington residing

at Spokane County

My appointment expires 4/12/2011

Date _____ Applicant: _____

Date _____ Planner: _____

Amount Paid

Receipt #:

OWNERSHIP LIST

First Ownership:

Pinewater Plaza LLC
12906 N Division St.
Spokane WA 99218

C/O Richard Vandervert 509-465-3340

Ownership: Lots A, B, C, D, F, G, H, of BSP-96-05 21.69 acres

Parcel #'s: 36171.0101, 0102,0103,0104, 0106, 0107, 0108, 0110 and 0111

Second Ownership:

Wheatland Bank
222 N Wall Street
Spokane WA 99201

C/O Susan Pittman Horton, CPA 509-242-5626

Ownership: Lot E BSP-96-05 .92 acres

Parcel #: 36171.0105

Third Ownership:

Pine Water Dirt LLC
PO Box 48130
Spokane, WA 99228

C/O Ken Belisle 509-483-3300

Ownership: Lot "I" BSP-96-05 1.06 acres

Parcel #: 36171.0109

Pinewater Plaza BSP (address	Size (ac)	Parcel #
Pinewater Plaza LLC 10721 N Nwpt. Hwy.	4.49	36171.0101
Pinewater Plaza LLC 10709 N Nwpt Hwy	1.72	36171.0102
Pinewater Plaza LLC 10701 N Nwpt Hwy	2.6	36171.0103
Pinewater Plaza LLC 10819 N Nwpt Hwy	5.92	36171.0104
Pinewater Plaza LLC 10823 N Nwpt Hwy	0.78	36171.0106
Pinewater Plaza LLC 10903 N Nwpt Hwy	0.61	36171.0107
Pinewater Plaza LLC 10919 N Nwpt Hwy	0.62	36171.0108
Pinewater Plaza LLC 10925 N Nwpt Hwy	2.82	36171.011
Pinewater Plaza LLC 10921 N Nwpt Hwy	2.13	36171.0111
sub total	21.69	
Weatland Bank 10801 N Nwpt Hwy	0.92	36171.0105
Pinewater Dirt LLC 10929 N Nwpt Hwy	1.06	36171.0109
subtotal	1.98	
	1.98	
	21.69	
	23.67	

PINEWATER PLAZA
Supplement

1) What changes in economic, technological, or land use conditions have occurred to warrant the proposed amendment?

There have been several changes of land use and economic conditions that warrant the amendment.

- a) A major mixed use component of residential and office was eliminated on adjacent property when the YWCA and YMCA consumed those portions of property lying west of the subject property.*
- b) An additional 340+ acres were approved for Mixed Use on the Kaiser property which significantly affects the potential of new MU tenants at this location.*
- c) The economic recession that we are currently experiencing on a nation-wide scale, has no clear signs of economic recovery, at least not in these parts of the region and the RC zone offers more options to catch a retail user during this economic downturn.*
- d) The eminent loss of major retail dollars when the West Plains annexation package takes affect.*

2) Additional supporting factors include:

- a) The subject property was originally zoned B-3 along SR-2 and the RC zone is the best fit replacement for the B-3 zone,*
- b) The market forces have demonstrated that there is little interest by allowable retailers to locate here despite the multi-million dollars spent on landscaping and infrastructure per this zones requirements;*
- c) Other nearby MU zoned properties are also experiencing tenant vacancies and foreclosures.*
- d) Regional Commercial zoning is directly across SR-2 fro the subject property and is therefore an indication that RC zoning is appropriate for this area.*
- e) The change of zoning from MU to RC would have no affect upon the points of ingress and egress to the property since these limitations and improvements have been built as part of the underlying BSP.*
- f) There are current RC uses willing to locate here if zoning can be provided to allow them.*
- g) The RC zone is intended to serve a regional public and the subject property fronts on a state highway serving Canada. It is also a nodal point of traffic from I-90 using the Nevada-Hamilton route which terminates at the existing built entry to the subject property.*

3) Consistency with the Comprehensive Plan

UL 13 states that the plan shall provide adequate commercial land within urban growth areas to conveniently serve the local and regional trade areas.

As stated above, the subject property is located along a state route to Canada and the nodal point of the Nevada Hamilton traffic to and from I-90. Thus the location, served by adequate infrastructure and utilities, should not be under-utilized for MU or lesser zones and restrictions. Clearly this site supports RC zoning and services better than most locations in Spokane County. Based upon these facts, Policy UL13.1 is fulfilled by this RC designation at this location. Accordingly, this amendment implements and is otherwise consistent with the Goals and Policies of the Comprehensive Plan.