



**COMPREHENSIVE PLAN AMENDMENT - REQUEST FOR INITIATION**  
**Annual Amendment Review**  
**Preconference Information Sheet**

**Applicant Information**

Name Anderson KA & JE / JR & KG & JKA Properties LLC & Anderson, Jane & Keith 11516 N  
Address KING ARTHUR & 12505 / 12525 N PITTSBURG RD  
City/State/Zip Spokane, WA 99218  
Phone Number(s) 509.499.2231 (Jordan Tampien)  
Email Address JORDAN@4DEGREES.COM

**Owner Information**

Owners Anderson KA & JE / JR & KG & JKA Properties LLC & Anderson, Jane & Keith 11516  
Address N KING ARTHUR & 12505 / 12525 N PITTSBURG RD  
City/State/Zip Spokane, WA 99218  
Phone Number(s) 509.499.2231 (Jordan Tampien)  
Email Address JORDAN@4DEGREES.COM

**Parcel Information**

Parcel Number(s) 36092.9047 36092.9034, 36092.9042  
Type of Access Farwell (Urban Principal Arterial) Pittsburg (Urban local access)  
Site Size 2.27 acres (4.12 acres total)

**Site Information**

Existing Zone LDR  
Proposed Zone HDR  
Comprehensive Plan Category Low Density Residential  
Proposed Comprehensive Plan Category High Density Residential  
Fire District Spokane County Fire District #9  
Water District Spokane County Water district #3

School District Mead #354  
Sewer District Spokane County Environmental Services  
Roadway Classification Urban Principal Arterial + Urban Local Access  
Joint Planning Area No  
Inside UGA Yes  
Environmental or cultural resources None Mapped  
Subarea planning area/group \_\_\_\_\_  
Floodplain No  
Public Transit Benefit Area (PTBA) Yes  
Within 1,000' notification boundary of Natural Resource Lands? \_\_\_\_\_  
Airport Overlay Zone No  
Any other Overlay Zone No

#### Critical Areas

Critical Aquifer Recharge Area designation High  
Wetlands No  
Geologically hazardous area None mapped  
List hazard type N/A  
Designated Shorelines None Mapped  
Fish and wildlife habitat area No  
Permanent or seasonal streams None Mapped

#### Public Notice Requirements if Initiated for Public Review

The applicant is responsible for public notice:

- Notice to surrounding parcels by mailing information regarding the proposed amendment to property owners and taxpayers in the vicinity
- Posting the site with sign(s).

The Department of Building and Planning will provide the applicant with a Public Notice Packet when the proposal is scheduled for public hearing.

**Summary of preconference- Initial Review**

Comprehensive Planning/Zoning Issues and Land use issues:

**Chapter 2, Urban Land Use**

- Residential Categories
- Urban Character & Design
  - UL.2.16
  - UL.2.17
  - UL.2.18
  - UL.2.19

Services and Facilities Issues: Other Issues:

**Traffic - County, WSDOT  
Agencies**

Other Issues:

- Board
- Planning Commission
- Timeline

## AGENCIES TO CONTACT

Discussion of your proposal with affected agencies is strongly recommended as it will inform you of any issues that may need consideration in the process.


✓	Agencies		✓	Agencies	
	Adjacent City		/	Spokane Regional Health District	324-1560
/	Spokane County Public Works	477-3600		Neighborhood Association(s)	
	Spokane County Parks & Recreation	477-4730		Spokane Regional Transportation Council	
/	Spokane County Environmental Services	477-3604	/	Spokane Transit Authority	
/	Spokane County Stormwater Utility	477-3604		Water District	
/	Washington State Dept of Transportation	324-6000		School District	
	Washington State Dept of Ecology	329-3400	/	Fire Protection District	
	Washington State Dept of Fish & Wildlife	892-1001		Other	

I, the applicant or agent, acknowledge receipt of and understand the content of this document and submittal checklist. I acknowledge that initiation of a Comprehensive Plan and/or Zoning amendment is at the sole discretion of the Board of County Commissioners and that preconference fees are nonrefundable.

Date: 12/12/2021

Representative Clifton Trimble; Storhaug Engineering

Date: 11/1/2021

Planner: 

Amount Paid \$ 576.12 Receipt #: 2021008662