



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

Applicant Information

Name Whipple Consulting Engineers, Inc
Address 21 S. Pines Road
City/State/Zip Spokane Valley, WA 99216
Phone Number(s) (509) 893-2617
Email Address bgoodmansen@whipplece.com

Owner Information

Owners North Woods Apartments on Farwell, LLC
Address 1402 E Magnesium Avenue Suite 202
City/State/Zip Spokane, WA 99217
Phone Number(s) _____
Email Address _____

Parcel Information

Parcel Number(s) 36043.0129, 36043.0136
Type of Access Urban Principal Arterial
Site Size 6.41 Acres

Site Information

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

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

Critical Areas

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

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 Spo. Co. Comp Plan (Urban Land use)
- Residential Categories
- Multi Family Residential subchapter
- Residential Density
- Transportation

Services and Facilities Issues: Other Issues:

- TRAFFIC
 - Expect Traffic analysis
- Will need Sp. Comment?

Other Issues:

Existing "High Density" designations nearby

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.

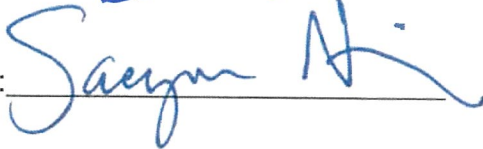
✓	Agencies		✓	Agencies	
	Adjacent City			Spokane Regional Health District	324-1560
✓	Spokane County Public Works	477-3600		Neighborhood Association(s)	
	Spokane County Parks & Recreation	477-4730		Spokane Regional Transportation Council	
✓	Spokane County Environmental Services	477-3604		Spokane Transit 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: 12/1/21

Representative: 

Date: 11/29/21

Planner: 

Amount Paid	Receipt #:
-------------	------------