



Building and Planning Department

Annual Comprehensive Plan Amendment
Concurrent Zone Reclassification

Request to Initiate Amendment

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

Applicant or Designated Project Contact Whipple Consulting Engineers

Address 21 S. Pines Rd.

City/State/Zip Spokane Valley, WA 99206

Phone Number (509) 893-2617 cell _____ fax _____

Email address bgoodmansen@whipplece.com

Property Owner Information

Legal Owner(s) North Woods Apartments on Farwell, LLC

Address 1402 E Magnesium Avenue Suite 202

City/State/Zip Spokane, WA 99217

Phone Number _____ cell _____ fax _____

Email Address _____

Amendment Information

Address or Location Unassigned Address, Unassigned Address

Parcel Number(s) 36043.0129, 36043.0136

Type of Access Driveway Frontage – Farwell Road

Project Size 279,421 sf 6.41 acres +/-

Existing Comprehensive Plan Category Low Density Residential

Proposed Comprehensive Plan Category High Density Residential

Existing Zoning Classification LDR

Proposed Zoning Classification HDR

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

- 1. What Comprehensive Plan Goals and Policies support, encourage, or are consistent with the proposal? List specific goals and policies.

Urban land Use - UL.1a, UL.1b

Urban Character and Design – UL.2, Policies UL 2.16, UL 2.17 (a) & (b), UL 2.18, UL 2.19,

Viewscapes Goals UL.5 -Policies -Utilities UL 5.7, UL 5.8

Residential Land Uses – Goals UL.7 policies UL 7.1, UL 7.2, UL 7.3, UL 7.5, UL 7.6, UL 7.7, UL 7.8, UL 7.9, UL 7.10, UL 7.11, UL 7.12

Housing Variety – Goals – UL.8 - Policies UL 8.1

Residential Density – Goals UL.9b – Policies UL.9.1, UL.9.2

2. What specific criteria for Zoning Code Amendments are applicable to the proposal as found in Section 14.402.040 of the Zoning Code?

See attached Narrative letter

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

The subject properties are within an area of increased residential and commercial development, combined with the North-south freeway, and the economic demand for more housing within Spokane County.

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

The subject properties are located on an Urban Principal Arterial (Farwell Road), with a neighboring developed MDR Property and a HDR property to the south. The subject properties are 0.6 miles +/- from the commercial property to the west, 0.3 miles +/- from the commercial property to the south, is 0.1 miles +/- from Northwood Middle School, and 0.5 miles +/- from Farwell elementary School.



Request to Initiate Amendment
Comprehensive Plan Amendment with Concurrent Zone Change
Property Owner – Authorized Agent Form

I, Lance G. Douglass (Print Name), being the owner of property described by tax
Parcel number(s) 36043.0129, 36043.0136

Hereby give permission to Whipple Consulting Engineers, Inc. (Print Name) to submit a request for
initiation of a Comprehensive Plan and/or Zoning amendment.

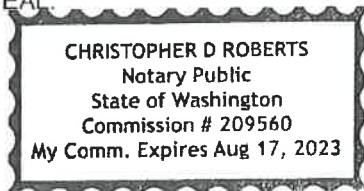
I have read and am familiar with the Comprehensive Plan (text and map) and Zoning Code (map and
text) and understand how the amendment(s) may change land uses for the property.

STATE OF WASHINGTON)
COUNTY OF SPOKANE)

I, Lance G. Douglass (Print Name), Swear, under penalty of perjury, that I am the
owner of record of said parcel(s) and all the above responses are made truthfully and to the best of my
knowledge.

Signed: Lance G. Douglass
Address: E. 1402 Magnesium Rd
Spokane WA 99217
Phone No. 509-483-6532
Date: 10-20-21

NOTARY SEAL:



Signed: ChDh
Notary Public in and for the State of Washington
Residing at: Spokane, WA
My appointment expires: August 17, 2023

