



SPOKANE COUNTY

COMPREHENSIVE PLAN AMENDMENT - REQUEST FOR INITIATION

Annual Amendment Review

Preconference Information Sheet

Applicant Information

Name JAY BONNETT - JR BONNETT ENGINEERING (AGENT)Address 803 E. 3RD AVENUECity/State/Zip SPOKANE, WA 99202Phone Number(s) 509-534-3929Email Address JBONNETT@JRBONNETT.COM

Owner Information

Owners DOUGLASS 40 ACRE INVESTMENT, LLCAddress 5520 N. FLORIDA ST.City/State/Zip SPOKANE, WA 99217Phone Number(s) 509-487-9792

Email Address _____

Parcel Information

Parcel Number(s) 36215.9026Type of Access Private - N KaiserSite Size 45.49 acres

Site Information

Existing Zone HIProposed Zone RCComprehensive Plan Category Heavy IndustryProposed Comprehensive Plan Category REGIONAL COMMERCIALFire District FIRE District #9Water District Kaiser South

School District MEAD #354
Sewer District _____
Roadway Classification Private
Joint Planning Area Yes -- North METRO JPA
Inside UGA Yes
Environmental or cultural resources None Identified.
Subarea planning area/group _____
Floodplain No
Public Transit Benefit Area (PTBA) Yes
Within 1,000' notification boundary of Natural Resource Lands? No, but some do exist in the general area.
Airport Overlay Zone No
Any other Overlay Zone No

Critical Areas

Critical Aquifer Recharge Area designation Moderate, Small portion of high on west portion.
Wetlands No, Small wetland Identified 500+ feet away
Geologically hazardous area None Identified
List hazard type N/A
Designated Shorelines No
Fish and wildlife habitat area No
Permanent or seasonal streams No, closest Mapped PNR stream is 450+ feet away.

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:

Urban Land Use Chapter
Multi-Family sections, goals, & policies of Comp Plan
Is the project "NEAR" commercial?
Does/will the project have "good" access?

Services and Facilities Issues: Other Issues:

Please explain how the proposed C/A will be accessed.

Other Issues:

Prepare for TRAFFIC ANALYSIS

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	City of Spokane		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: 12/20/21

Representative: Jay R. [Signature]

Date: 12/17/21

Planner: Saayn [Signature]

Amount Paid 576.12	Receipt #: 2021009941
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