



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 99206
Phone Number(s) (509) 893-2617
Email Address bgoodmansen@whipplece.com

Owner Information

Owners Baggett, Stephen M & Barbara P; Russell, Daniel & Mary
Address PO Box 18821; 4315 E Valley Springs Rd
City/State/Zip Spokane, WA, 99228-0821; Spokane, WA, 99217
Phone Number(s) _____
Email Address _____

Parcel Information

Parcel Number(s) 36353.0104; 36353.0122
Type of Access N. Havana St.
Site Size 1.17 + 1.96

Site Information

Existing Zone LI
Proposed Zone MDR
Comprehensive Plan Category LI Light Industrial
Proposed Comprehensive Plan Category MDR Medium Density Residential
Fire District Spokane County Fire District #9.
Water District City of Spokane

School District District 81
Sewer District City of Spokane
Roadway Classification Local Access: Urban Major Collector
Joint Planning Area Yes, Hillyard JPA
Inside UGA Yes
Environmental or cultural resources No critical areas or cultural resources
Subarea planning area/group No *Identified*
Floodplain No
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 No
Geologically hazardous area None Identified.
List hazard type None Identified.
Designated Shorelines No
Fish and wildlife habitat area No
Permanent or seasonal streams None mapped by DNR.

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:

Multi family

- Goals + objectives

Urban Chapter

- Adjacent Comp plan designations from the city are residential designations to the east, south, & southwest

Services and Facilities Issues: Other Issues:

- Slopes exist, but are not steeper than 30%.

Other Issues:

Parcels are not contiguous. Staff's opinion, is the project should be processed as separate requests

- Comments from city of Spokane

- Resulting land use patterns.

- Does the proposal leave an island of light industrial.

We would argue that a parcel owned by a jurisdiction has no incentive to adjust a land use designation and would be similar to that of a right-of-way, thus making the parcels contiguous.

Otherwise the charging of 2 base fees at \$7,728 each would be considered an undue burden upon the applicants.

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: 12/17/21

Representative Bruce Dordick

Date: 12/15/2021

Planner: Saegun

Amount Paid	Receipt #:
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