



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) 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 \_\_\_\_\_ cell \_\_\_\_\_ fax \_\_\_\_\_

Email Address \_\_\_\_\_

**Amendment Information**

Address or Location 4860 N Havana ST; 4315 E Valley Springs Rd

Parcel Number(s) 36353.0104; 36353.0122

Type of Access Driveway Access on Havana St and Valley Springs Frontage

Project Size 1.96 acres +/-; 1.17 acres +/- Total 3.13 acres +/-

Existing Comprehensive Plan Category Light Industrial

Proposed Comprehensive Plan Category Medium Density Residential

Existing Zoning Classification LI

Proposed Zoning Classification MDR

**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 Cover Letter](#)

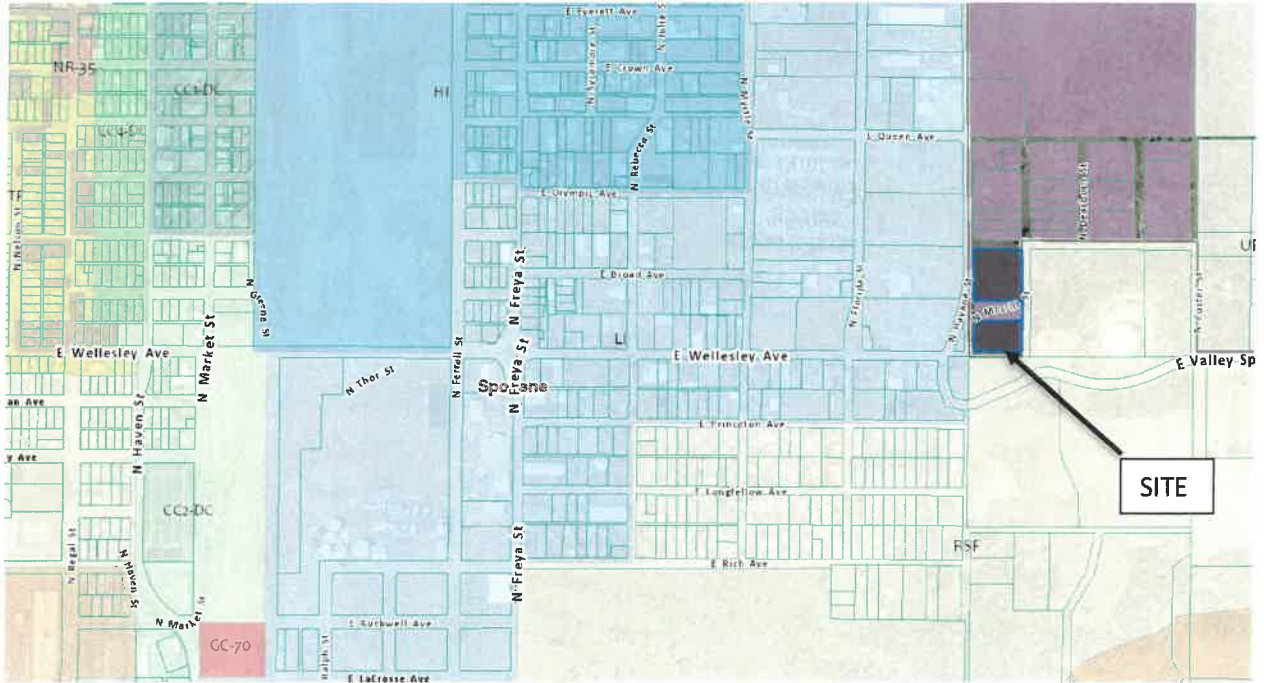
3. What changes in economic, technological, or land use conditions have occurred to warrant the proposed amendment?

The subject properties are within an area of increased industrial commercial and residential development, combined with the north-south freeway Wellesley ramps, and the economic demand for more housing within Spokane County. While the subject properties are zoned as Light industrial the properties are located on the hillside at the transition of the valley floor. So the properties are not really conducive for industrial development, when a flat property is preferred to maximize a material yard or warehouse building.



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

The subject properties are located on a local access roadway (Havana Street) and an Urban Major Collector (Valley Springs Road), with neighboring RSF in the City of Spokane properties to the east and to the south that allow up to 10 units per acre. And light industrial to the west. To the north in Spokane County is light industrial The subject properties are 0.8 miles +/- from the commercial properties to the west along Market Street. The subject properties are 1 mile +/- from Shaw Middle School, and Regal Elementary School. And 1.36 miles from Cooper Elementary School (Freya Street).



**Signature of Property Owners or Letter of Authorization**

I, the undersigned, request the Board of County Commissioners initiate a Comprehensive Plan and/or Zoning Code amendment as proposed.

I swear and affirm under penalty of perjury that the above responses are made truthfully and to the best of my knowledge.

I further swear or affirm that I am the owner of record of the area proposed for the previously identified land use action, or, if not the owner, attached herewith is written permission from the owner authorizing my actions on his/her behalf.

Signed Ben Goodmansen Date 12/14/2021

Address 21 S. Pines Road Phone (509) 893-2617

City Spokane Valley State WA Zip 99206

Ben Goodmansen

12/14/21

Signature of Applicant or Representative

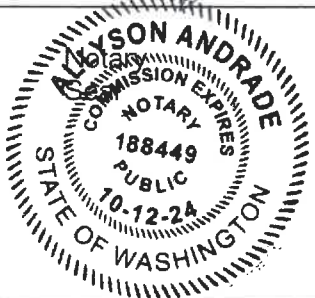
Date

State of Washington )

) ss:

County of Spokane )

Signed and sworn or affirmed before me on this 14 day of December, 2021  
Allyson Andrade, By Allyson Andrade



Notary Public in and for the State of Washington residing

at Spokane County

My appointment expires 10-12-2024

Date \_\_\_\_\_ Applicant: \_\_\_\_\_

Date \_\_\_\_\_ Planner: \_\_\_\_\_

Amount Paid

Receipt #:

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

---

I, Stephen M. Baggett (Print Name), being the owner of property described by tax  
Parcel number(s) 36353-0104

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

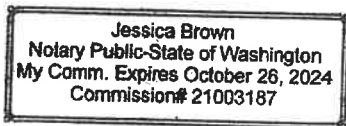
I have read and am familiar with the Comprehensive Plan (text and map) and Zoning Code (map and  
text) and understand how the amendment(s) may change land uses for the property.

STATE OF WASHINGTON)  
COUNTY OF SPOKANE)

I, Stephen M. Baggett (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: Stephen M. Baggett  
Address: 10102 N. Ridgecrest Dr  
Spokane WA 99208  
Phone No. 509 868 3977  
Date: 12/13/21

NOTARY SEAL:



Signed: J. Brown  
Notary Public in and for the State of Washington  
Residing at: 7115 N. Division St.  
My appointment expires: 10/26/2024

---

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

---

I, Daniel F Russell (Print Name), being the owner of property described by tax  
Parcel number(s) 36353-0122

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

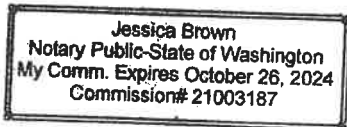
I have read and am familiar with the Comprehensive Plan (text and map) and Zoning Code (map and  
text) and understand how the amendment(s) may change land uses for the property.

STATE OF WASHINGTON)  
COUNTY OF SPOKANE)

I, Daniel F Russell (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: Daniel F Russell  
Address: 4315 E Valley Spring Rd  
Spokane, WA 99217  
Phone No. 509 483-9147  
Date: 12/13/21

NOTARY SEAL:



Signed: [Signature]  
Notary Public in and for the State of Washington  
Residing at: 7115 N. Division St.  
My appointment expires: 10/26/2024