



COMPREHENSIVE PLAN AMENDMENT - REQUEST FOR INITIATION

Annual Amendment Review

Preconference Information Sheet

Applicant Information

Name WCE

Address 21 S. Pines

City/State/Zip Spokane Valley, WA 99206

Phone Number(s) 893-2617

Email Address bgoodmansen@WhipplePCE.com

Owner Information

Owners Brown

Address _____

City/State/Zip _____

Phone Number(s) _____

Email Address _____

Parcel Information

Parcel Number(s) 24051.0402, 24051.0403 + 24051.0408

Type of Access Public local access 57th + Dowdy

Site Size 10.92

Site Information

Existing Zone L1

Proposed Zone LDR

Comprehensive Plan Category Light Industrial

Proposed Comprehensive Plan Category Low Density

Fire District Fire Dist #3

Water District ~~City of Spokane~~

School District Cheney #360
Sewer District _____
Roadway Classification S. Dowdy & 57th Urban Local Access.
Joint Planning Area Yes
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
Airport Overlay Zone Yes 14.702 (Zoning Code)
Any other Overlay Zone _____

Critical Areas

Critical Aquifer Recharge Area designation _____
Wetlands No
Geologically hazardous area None Identified
List hazard type _____
Designated Shorelines No
Fish and wildlife habitat area No
Permanent or seasonal streams None

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

Services and Facilities Issues: Other Issues:

Who serves water + Sewer
Airport overlay
14.702

Other Issues:

- Trip Generation letter

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)	Windsor Community
	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	Cheney #360
	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: 12/20/2021

Representative Ally C. [Signature]

Date: 12/20/2021

Planner: Sage [Signature]

Amount Paid <u>576.12</u>	Receipt #: <u>2021 009948</u>
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