



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 Storhaug Engineering, Clifton Trimble
Address 510 E 3rd Ave.
City/State/Zip Spokane, WA. 99202
Phone Number 509-242-1000 cell _____ fax _____
Email address CliftonT@storhaug.com

Property Owner Information

Legal Owner(s) Anderson KA & JE / JR & KG & JKA Properties LLC & Anderson, Jane & Keith
Address 11516 N KING ARTHUR & 12505 / 12525 N PITTSBURG RD
City/State/Zip Spokane, WA. 99218
Phone Number _____ cell _____ fax _____
Email Address _____

Amendment Information

Address or Location 1618 E Farwell Rd & 12505 N Pittsburg St & 12525 N Pittsburg St
Parcel Number(s) 36092.9047 & 36092.9034 & 36092.9042
Type of Access Direct off E Farwell & Direct off N Pittsburg
Project Size 4.12 acres total
Existing Comprehensive Plan Category LDR
Proposed Comprehensive Plan Category HDR
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.

See attached

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

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

See attached

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

See attached

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

Our proposal meets the *General Goals* of the Urban Land Use section of the Comprehensive Plan under UL.1a as to “provide a healthful, safe and suitable urban environment that offers a variety of opportunities for affordable housing and employment”. More specifically under Residential Land Use Goal UL.7 stated as to “Guide efficient development patterns by locating residential development in areas where facilities and services can be provided in a cost-effective and timely fashion”, this goal is achieved and referenced in the below bullets. Policies under these goals further support our proposal as seen in UL.7.3 noting that “New urban development must be located within the Urban Growth Area (UGA) boundary. Our proposal’s intent is to aim higher density around the below listed attributes catering to higher density development. We believe the Board of County Commissioners will support this Amendment to the Comprehensive Plan and Zoning Designation from Low Density Residential to High Density Residential for the following reasons:

- Close proximity to the Mead Master Planned Development, sharing high density
- The parcel frontage is on Farwell Road which is an Urban Principal Arterial.
- Farwell has bike lanes so it can connect to the Children of the Sun Trail and Hastings Park and Ride - sidewalks on Farewell connect to these destinations serving more dense communities.
- Close proximity to Commercial Use, Costco, Fred Meyer, Jimmy Johns, ACE Hardware
- Close proximity to Mead High School, Northwood Middle School, and Farewell Elementary School
- It’s located in the North Metro UGA.
- County Sewer
- Water District #3

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

Under section 14.402.040, The County may amend the Zoning Code when one of the following is found to apply.

If, ‘The amendment is consistent with or implements the Comprehensive Plan and is not detrimental to the public welfare’: This is true of our proposal; as stated and listed in question #1, our application supports positive growth and caters to the public welfare by accommodating population growth around those listed amenities, as well as in tandem with the current development projects noted in the area.

3. *What changes in economic, technological, or land use conditions has occurred to warrant modification of the Zoning Code':*

To underscore as well as add detail to the noted economic and land use conditions under item #1, there is a Master Planned Development in its inception which will be developed in close proximity to these parcels, near the Costco off HWY 2. This is the Mead Master Planned Development. The Mead Master Planned Development by Greenstone will consist of roughly 1,000,000 sf of office, commercial, and retail space and provide over 1000 residential units with a mix of housing types. In our calculations regarding land use inventory, these factors compounded by the goals and policies supported in this application solidifies compatibility with the HDR zoning and Comprehensive Plan Designation. We believe that the *"Amendment is deemed necessary by the Commission and/or Board as being in the public interest"* based on the above criteria, including the UGA and populations forecasts, surrounding zoning and the proximity of those parcels to community amenities and provided connectivity. We believe that this proposal serves the public interest and we respectfully request your approval of this application.

Request to Initiate Amendment

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

I, Jacob Anderson (Print Name), being the owner of property described by tax

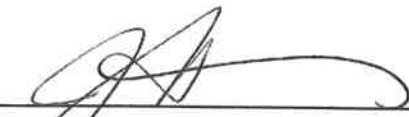
Parcel number(s) 36092.9047, 36092.9034, 36092.9042

Hereby give permission to Storhaus Engineering (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, Jacob Anderson (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.

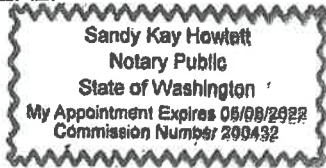
Signed: 

Address: _____

Phone No. _____

Date: 12.15.2021

NOTARY SEAL:



Signed: 
Notary Public in and for the State of Washington

Residing at: 4215 East 11th Ave

My appointment expires: May 8, 2022

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 [Signature] Date 12.15.2021

Address 11516 N King Arthur Phone _____
City Spokane State WA Zip 99218

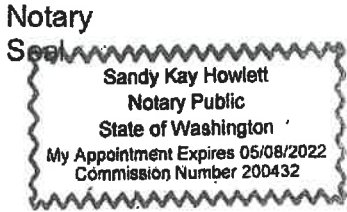
_____ Date 12.15.2021

Signature of Applicant or Representative Date

State of Washington)
) ss:
County of Spokane)

Signed and sworn or affirmed before me on this 17th day of December, 20 21
By _____

_____ [Signature: Sandy Howlett]



Notary Public in and for the State of Washington residing at 4815 East 11th Ave Spokane
My appointment expires May 8, 2022

Date 12.15.2021 Applicant: [Signature]

Date 11/1/21 Planner: [Signature]

Amount Paid \$576.12 Receipt # 2021008662