



## COMPREHENSIVE PLAN AMENDMENT - REQUEST FOR INITIATION

Annual Amendment Review

## Preconference Information Sheet

## Applicant Information

Name Dwight HomeAddress 9101 N Mt. View LnCity/State/Zip Spokane, WAPhone Number(s) 435-3108Email Address dhome@spokane-landuse.com

## Owner Information

Owners Mons Terram LLC c/o Gary SchimnellsAddress Po box 19351City/State/Zip Spokane WA 99219Phone Number(s) 435-3108

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

## Parcel Information

Parcel Number(s) 25342.9097; 25345.9109; 25342.9084; 25243.9111Type of Access Abbott Rd. (Urban Local Access) / Thorpe (Minor Arterial)Site Size 108.24 acres

## Site Information

Existing Zone LIProposed Zone MUComprehensive Plan Category Light IndustrialProposed Comprehensive Plan Category Mixed UseFire District Fire District #10Water District City of Spokane

School District Cheney #360  
Sewer District City of Spokane  
Roadway Classification Urban Local Access / Urban Minor Arterial  
Joint Planning Area West Plains/Thorpe Rd.  
Inside UGA Yes  
Environmental or cultural resources Mapped Wetlands  
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 Chapter 14.702 Spokane County Zoning Code  
Any other Overlay Zone No

### Critical Areas

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

### 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:

Chapter 2 urban land use (Spokane County Comp Plan)

- Mixed Use Categories
- Mixed Use Area

14.608.100

14.702 Airport Overlay Zones

Multi Family Goals and objectives

Services and Facilities Issues: Other Issues:

- Traffic

- Land Use Patterns

- FAFB

- Geiger Int.

Other Issues:

Access? Abbot Rd only Urban

**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 Assoc.
	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	City of Spokane
/	Washington State Dept of Transportation	324-6000	/	School District	Cheney #360
/	Washington State Dept of Ecology	329-3400	/	Fire Protection District	FR#10
	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 [Signature]

Date: 12/20/21

Planner: [Signature]

Amount Paid <u>576.12</u>	Receipt #: <u>2021009834</u>
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