



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 Dwight Hume

Address 9101 N Mt. View Lane

City/State/Zip Spokane, WA 99218

Phone Number 509-435-3108 cell same fax none

Email address dhume@spokane-landuse.com

Property Owner Information

Legal Owner(s) Mons Terram LLC C/O Gary Schimmels

Address PO Box 19351

City/State/Zip Spokane WA 99219-9351

Phone Number 509-435-3108 cell same fax

Email Address unavailable

**Amendment
Information**

Address or Location 3616 S Abbott Rd

Parcel Number(s) .25342.9097, 25345.9109, 25342.9084, 25243.9111

Type of Access frontage public rd. Thorpe and Abbott Rds

Project Size 108.24 acres

Existing Comprehensive Plan Category Light Industrial

Proposed Comprehensive Plan Category Mixed Use

Existing Zoning Classification Light Industrial

Proposed Zoning Classification Mixed Use

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?

Not Applicable

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

Request to Initiate Amendment Supplement

- 1) What Comprehensive Plan Goals and Policies support, encourage, or are consistent with the proposal? List specific goals and policies.
Goal UL.7 Policies UL.7.1, 7.2, 7.3, 7.4, 7.5, 7.6, 7.11, 7.12
Goal UL.8 Policies UL.8.1
Goal UL.9a, 9b Policy UL.91
Goal UL.10 Policies UL.10.3, 10.4
Goal UL.12 Policies UL.12.1, 12.2, 12.3, 12.4
- 2) What specific criteria for Zoning Code Amendments are applicable to the proposal as found in Section 14.402.040 of the Zoning Code? N/A
- 3) What changes in economic, technological, or land use conditions have occurred to warrant the proposed amendment? Amazon and Fairchild have created a housing need for their respective employees and/or Air Force families within the west plains and this vicinity.
- 4) Please provide any additional information or comment which supports your application.
As stated above there has been a significant increase in job opportunities and an increase of military personnel at Fairchild which generated a housing shortage. In addition, the County has a significant supply of designated Industrial land which is more than the need and therefore could be reclassified for mixed use.

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

I, GARY SCITIMMELS (Print Name), being the owner of property described by tax
Parcel number(s) _____

Hereby give permission to DWIGHT HOME (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, GARY SCITIMMELS (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: [Signature]

Address: P O Box 19351
SPOKANE, WA 99219-9351

Phone No. 509-435-3108

Date: Dec. 17, 2021

NOTARY SEAL:



Signed: [Signature]
Notary Public in and for the State of Washington

Residing at: Spokane, WA

My appointment expires: Nov. 13, 2023

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.

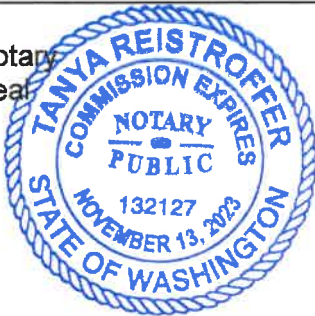
Signed _____ Date _____
Address _____ Phone _____
City _____ State _____ Zip _____

[Signature] _____ 12-17-21
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, 2021
_____, By _____

Notary
Seal



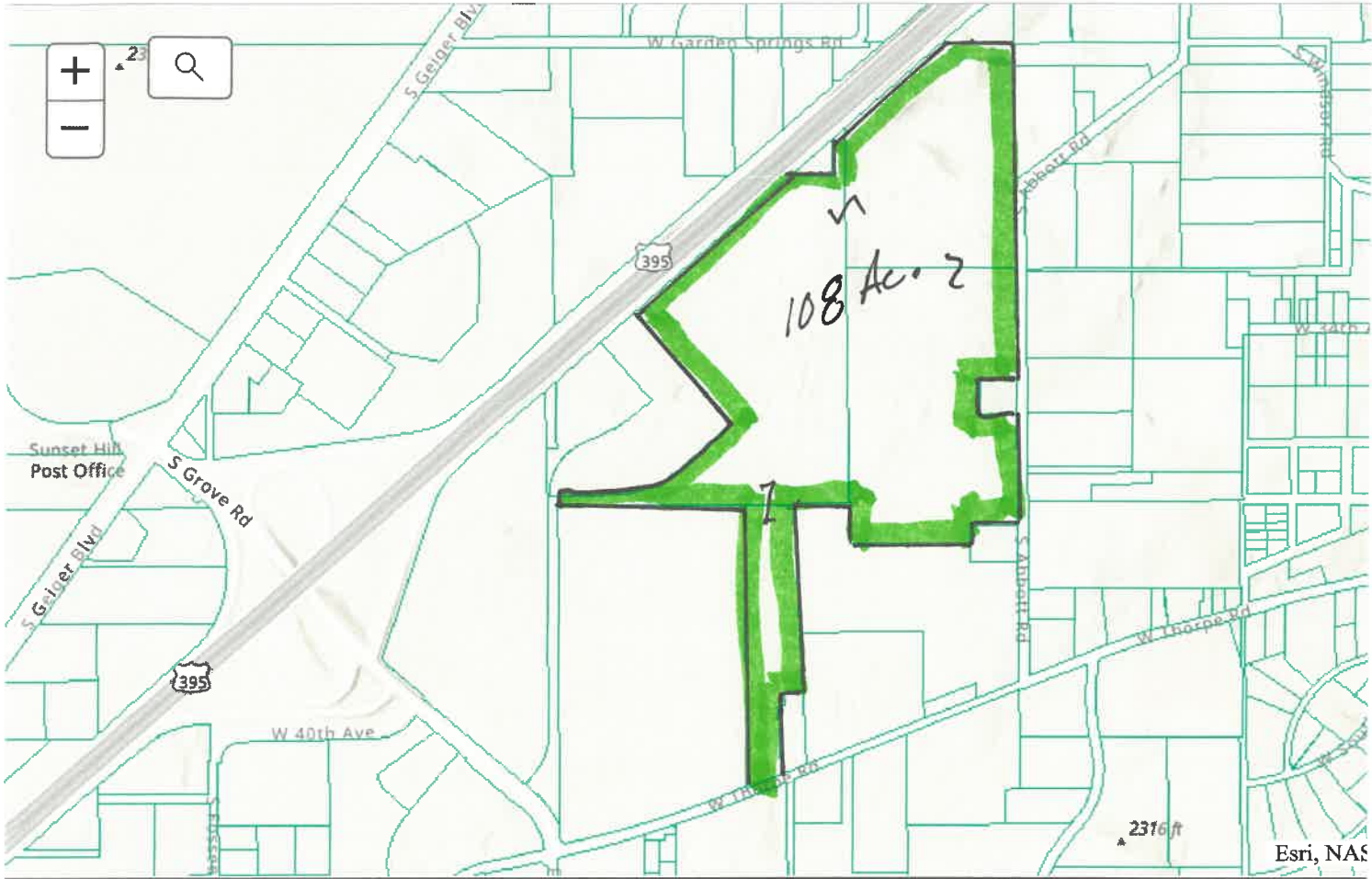
Tanya Reistroffer
Notary Public in and for the State of Washington residing
at Spokane, WA
My appointment expires Nov. 13, 2023

Date _____ Applicant: _____
Date 12/20/21 Planner: [Signature]

Amount Paid 576.12 Receipt #: 202100934

Measure

More Info



Tax Parcels

Districts

Permits

Zoning

Parcel History

Proposed Amendment LI to EDR

Address

6521 W THORPE RD

Measure

More Info



Tax Parcels

Districts

Permits

Zoning

Parcel History

25342.9097

25342.9097

[View more parcel information](#)

This property is scheduled for inspection between October 2024 and May of 2025

Site Address and Owner Info

Address	0 ADDRESS UNKI
City, State, & ZIP	SPOKANE, WA 9
Owner	MONS TERRAM

Most-Recent Sale

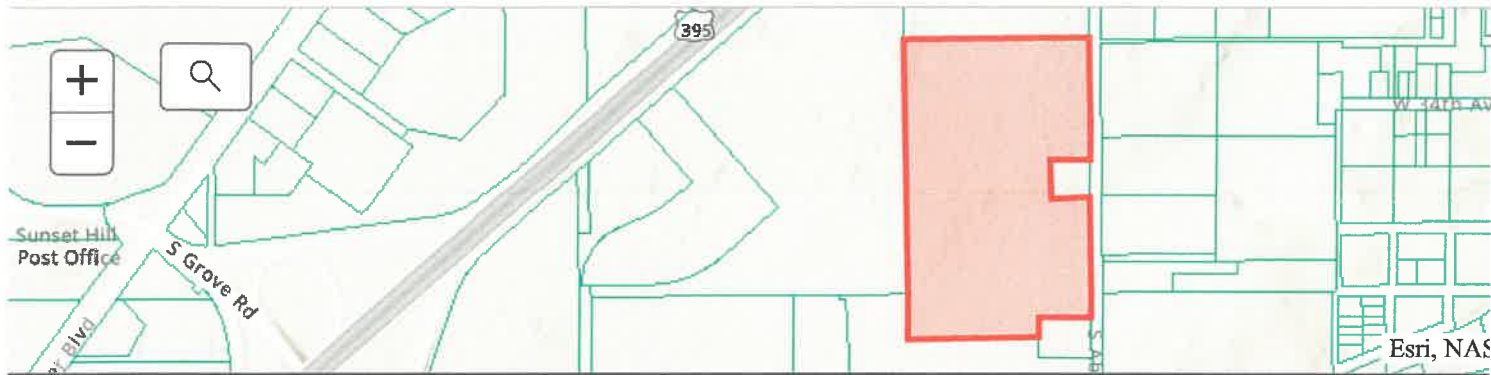
Excise Number	No recent sal
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Property Info

Sale Date	
Sale Price	
Transfer Type	
Property Use	Designated Forest
Tax Code Area	2048
Land Size (Acres)	25.86

Measure

More Info



Tax Parcels

Districts

Permits

Zoning

Parcel History

25345.9109

[View more parcel information](#)

This property is scheduled for inspection between October 2024 and May of 2025

Site Address and Owner Info

Address	3616 S ABBOT
City, State, & ZIP	SPOKANE, WA
Owner	MONS TERRAN

Most-Recent Sale

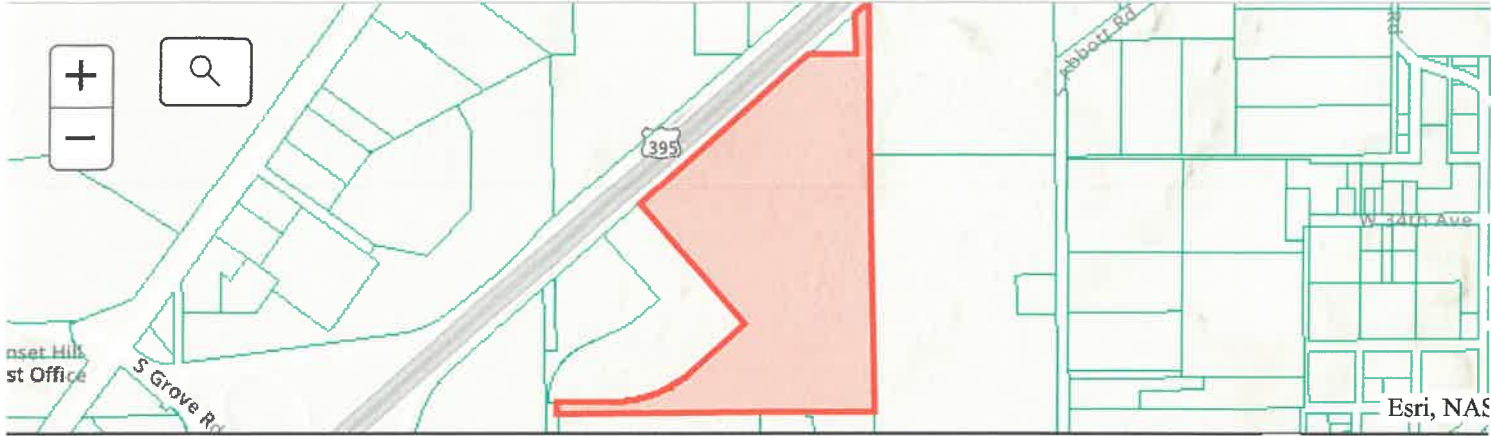
Excise Number	201901123
Sale Date	January 27th, 2024
Sale Price	\$750,000
Transfer Type	Statutory Warrant

Property Info

Property Use	Designated Fore
Tax Code Area	2040
Land Size (Acres)	33.57

Measure

More Info



Tax Parcels

Districts

Permits

Zoning

Parcel History

25342.9084

25342.9084

[View more parcel information](#)

This property is scheduled for inspection between October 2026 and May of 2027

Site Address and Owner Info

Address	Unassigned Ad
City, State, & ZIP	Spokane, WA 9
Owner	MONS TERRAN

Most-Recent Sale

Excise Number	201902781
Sale Date	March 3rd, 20
Sale Price	\$649,000
Transfer Type	Statutory Warrant

Property Info

Property Use	Designated Fore
Tax Code Area	2048
Land Size (Acres)	39



Tax Parcels

Districts

Permits

Zoning

Parcel History

25343.9111

25343.9111

[View more parcel information](#)

This property is scheduled for inspection between October 2026 and May of 2027

Site Address and Owner Info	Address	0 W THORPE
	City, State, & ZIP	SPOKANE, WA
	Owner	MONS TERRA
Most-Recent Sale	Excise Number	No recent s
	Sale Date	
	Sale Price	
	Transfer Type	
Property Info	Property Use	Vacant La
	Tax Code Area	2040
	Land Size (Acres)	9.81

Spokane County Comprehensive Plan Map

Comprehensive Plan	
	Large Tract Agriculture
	Small Tract Agriculture
	Forest Land
	Mixed Land
	Rural
	Rural Traditional
	Rural-5
	Rural Conservation
	Urban Reserve
	Rural Activity Center
	IDA Residential
	IDA Commercial/Industrial
	Residential
	Low Density Residential
	Medium Density Residential
	High Density Residential
	Neighborhood Commercial
	Community Commercial
	Regional Commercial
	Mixed Use
	Community Center
	Urban Activity Center
	Light Industrial
	Heavy Industrial

Other Features

- Urban Growth Area
- City Boundary
- Light Rail Stop
- North-South Freeway
- Neighborhood
- PG&E townships

Legend

- Urban Growth Area
- City Boundary
- Light Rail Stop
- North-South Freeway
- Neighborhood
- PG&E townships

Other Features

- Urban Growth Area
- City Boundary
- Light Rail Stop
- North-South Freeway
- Neighborhood
- PG&E townships

