



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) SLIDE ROCK LLC

Address PO Box 28

City/State/Zip Colbert, WA 99005

Phone Number \_\_\_\_\_ cell \_\_\_\_\_ fax \_\_\_\_\_

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

Amendment Information

Address or Location 1121 E Hastings Road

Parcel Number(s) 36081.9074

Type of Access Driveway Access on Hastings Frontage and Farwell Frontage

Project Size 1.46 acres +/-

Existing Comprehensive Plan Category Low Density Residential

Proposed Comprehensive Plan Category Medium Density Residential

Existing Zoning Classification LDR

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 property is within an area of increased residential and industrial development, combined with the North-south freeway, and the economic demand for more housing within Spokane County.

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

The subject property is located on an Urban Minor Arterial (Hastings Road) and a local access road (Farwell Road), with a neighboring developed MDR Property and HDR properties to the west. The subject property is 0.4 miles +/- from the commercial property to the west, the subject property is 0.4 miles +/- from Northwood Middle School, and 0.75 miles +/- from Farwell Elementary School.



**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 12-15-21

Address 21 S. Pines Road Phone (509) 893-2617  
City Spokane Valley State WA Zip 99206

Ben Goodmansen 12-15-21  
Signature of Applicant or Representative Date

State of Washington )  
 ) ss:  
County of Spokane )

Signed and sworn or affirmed before me on this 15 day of December, 2021  
Alyson Andrade, By Ben Goodmansen



Alyson Andrade  
Notary Public in and for the State of Washington residing  
at Spokane County  
My appointment expires 12/15/21

Date 1/27/22 Applicant: Sang Ni  
Date 1/27/22 Planner: Sang Ni  
Amount Paid 576.12 Receipt #: 2021009827

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

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I, Jeffrey B. Boies (Print Name), being the owner of property described by tax Parcel number(s) 36081.9074

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

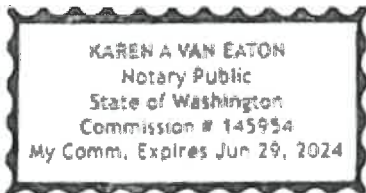
I have read and am familiar with the Comprehensive Plan (text and map) and Zoning Code (map and text) and understand how the amendment(s) may change land uses for the property.

STATE OF WASHINGTON)  
COUNTY OF SPOKANE)

I, Jeffrey B. Boies (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: Jeff B. Boies  
Address: PO Box 28  
Colbert WA 99005  
Phone No. 509.220.2325  
Date: October 22, 2021

NOTARY SEAL:



Signed: Karen A Van Eaton  
Notary Public in and for the State of Washington  
Residing at: Spokane WA  
My appointment expires: June 29, 2024