



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) Brown Etal, J A

Address XX

City/State/Zip XX

Phone Number _____ cell _____ fax _____

Email Address _____

Amendment Information

Address or Location Unassigned Address

Parcel Number(s) 24051.0402, 24051.0403, and 24051.0408

Type of Access Public local access Roads 57th Avenue and Dowdy Road

Project Size 10.92 acres +/-

Existing Comprehensive Plan Category Light Industrial

Proposed Comprehensive Plan Category Low Density Residential

Existing Zoning Classification LI

Proposed Zoning Classification LDR

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?

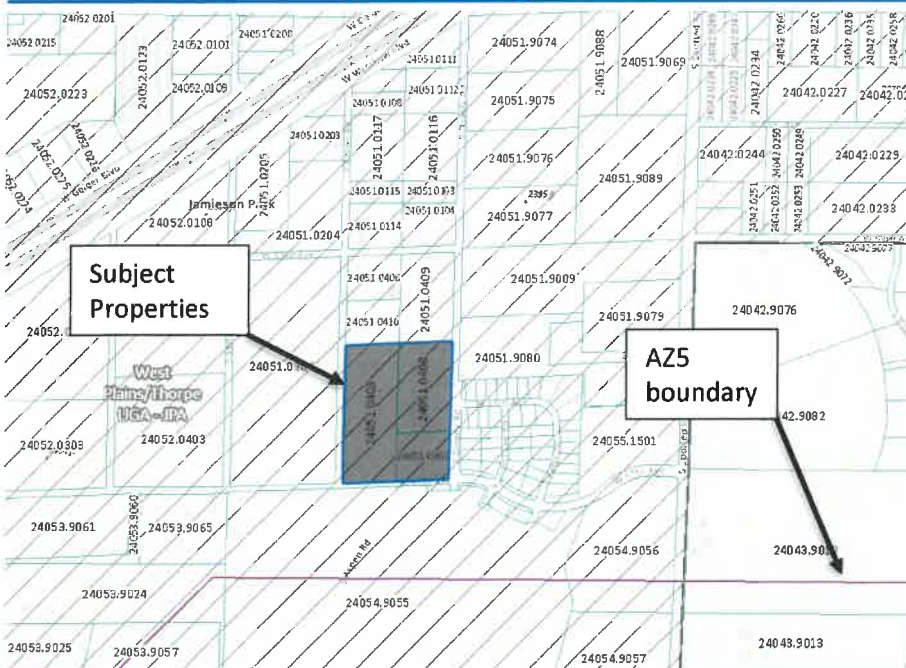
See Attached Cover letter

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

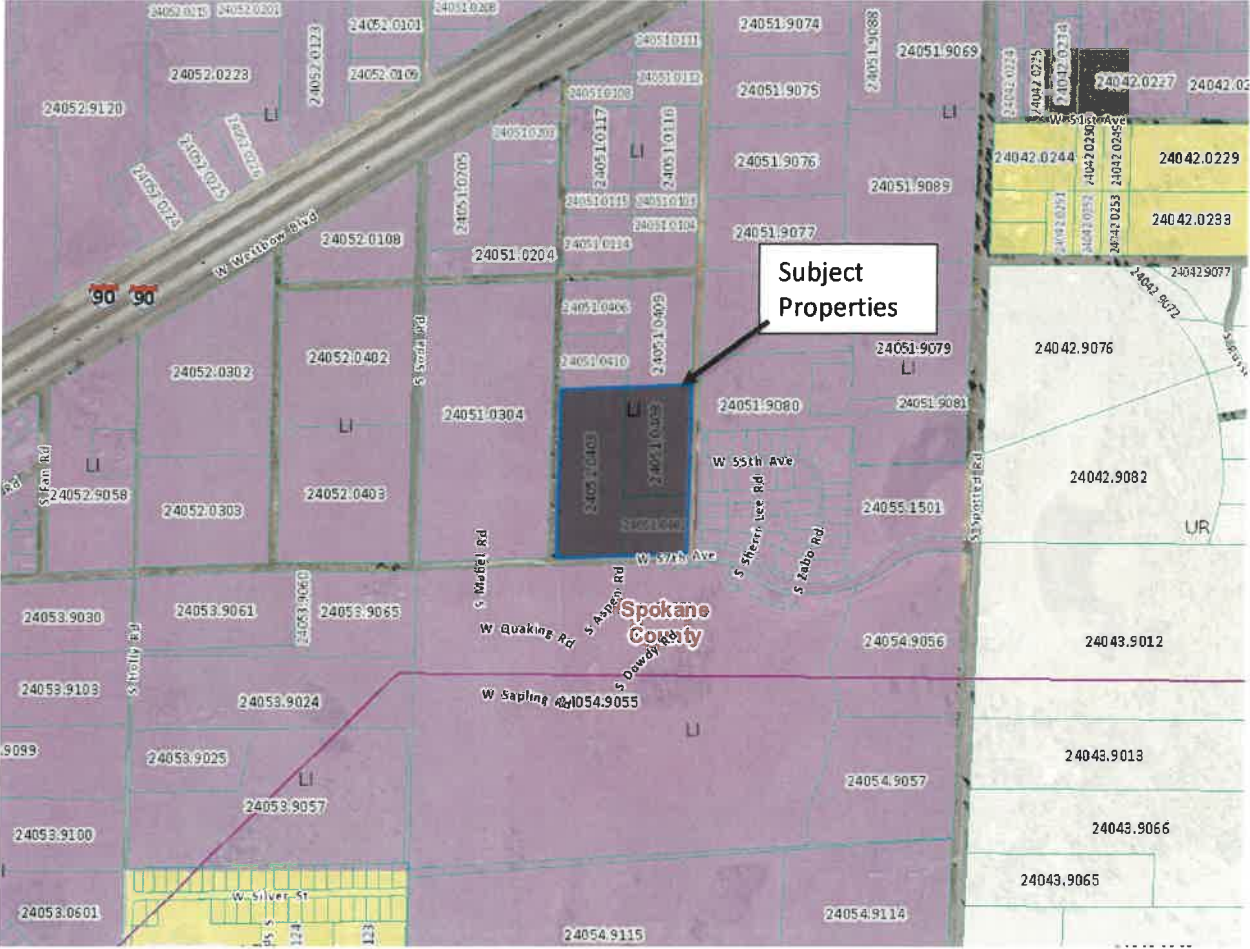
The subject properties are within an area of increased commercial and industrial development, which spurs an equal demand for affordable housing within close proximity, and the economic demand for more housing within Spokane County.

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

The subject properties while designated and zoned as light industrial are currently undeveloped and are adjacent to the low density residential development of Aspen Park PUD. With the adjacent development of Aspen Park comes the readily available public utilities needed for development.



The subject property is within the AZ5 Airport Overlay which limits the density of development to a 180 persons/acre SCZC 14.702.270, Which would include the housing and working of 1,966 people at any one time within the property.



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.

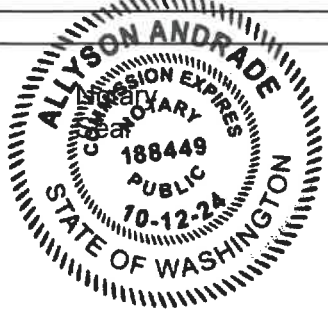
Signed Ben Goodmansen Date _____

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

[Signature] 12-17-20
Signature of Applicant or Representative Date

State of Washington)
) ss:
County of Spokane)

Signed and sworn or affirmed before me on this 20 day of December, 2021
By Allyson Andrade



[Signature]
Notary Public in and for the State of Washington residing at Spokane County
My appointment expires 10-12-24

Date _____ Applicant: _____
Date 12/20/21 Planner: [Signature]
Amount Paid 576.12 Receipt #: 2021009948