



**DESCRIPTION OF PROPOSAL:**

Map Amendment from R 4-10 to Open Space and R 1 zone; R 4-10 to R 15-30 (Residential Moderate) and RMF zone; 4-10 to GC and CB 55 zone.

**ADDRESS OF SITE OF PROPOSAL:** (if not assigned yet, obtain address from Public Works before submitting application)

3754 W Indian Trail Rd

**APPLICANT:**

**Name:** Excelsior Youth Center C/O Andrew Hill, CEO  
**Address:** 3754 W Indian Trail Rd Spokane WA 99208  
**Phone (home):** **Phone (work):** 509 559-3100  
**Email address:** [Andrew.Hill@excelsiorwellness.org](mailto:Andrew.Hill@excelsiorwellness.org)

**-PROPERTY OWNER:**

**Name:** Same as above  
**Address:**  
**Phone (home):** **Phone (work):**  
**Email address:**

**AGENT:**

**Name:** Land Use Solutions and Entitlement c/o Dwight Hume  
**Address:** 9101 N Mt. View Lane Spokane WA 99218  
**Phone (home):** **Phone (work):** 509-435-3108  
**Email address:** [dhume@spokane-landuse.com](mailto:dhume@spokane-landuse.com)

**ASSESSOR'S PARCEL NUMBERS:**

26262.0010; 26262.0018; 26262.0054; 26262.0055 and 26265.0046

**LEGAL DESCRIPTION OF SITE:**

See Attached

**SIZE OF PROPERTY:**

32.05 acres

**LIST SPECIFIC PERMITS REQUESTED IN THIS APPLICATION:**

Map Amendment and Zone Change

**SUBMITTED BY:**

Land Use Solutions & Entitlement by Dwight Hume

Applicant     Property Owner     Property Purchaser     Agent

In the case of discretionary permits (administrative, hearing examiner, landmarks commission or plan commission), if the applicant is not the property owner, the owner must provide the following acknowledgement:

I, Excelsior Youth Center, owner of the above-described property do hereby authorize Dwight Hume to represent us and our interests in all matters regarding this application.

Andrew Hill, CEO, Excelsior Wellness DBA Excelsior Youth Center

**ACKNOWLEDGMENT:**

STATE OF WASHINGTON    )  
  ) ss.  
COUNTY OF SPOKANE    )

On this 31 day of October, 2023, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Andrew Hill, to me known to be the individual that executed the foregoing instrument and acknowledged the said instrument to be free and his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year first above written.



Notary Public in and for the State of Washington,  
residing at Washington



# Comprehensive Plan or Land Use Code Amendment

Pre-Application

Rev.20180102

## DESCRIPTION OF THE PROPOSED AMENDMENT:

*(Please check the appropriate box(es))*

- |   |   |
|---|---|
| <input type="checkbox"/> Comprehensive Plan Text Change | <input checked="" type="checkbox"/> Land Use Designation Change |
| <input type="checkbox"/> Regulatory Code Text Change    | <input type="checkbox"/> Area-Wide Rezone                       |

**Please respond to these questions on a separate piece of paper. Incomplete answers may jeopardize your application's chances of being reviewed during this amendment cycle.**

### 1. General Questions *(for all proposals):*

- a. Summarize the general nature of the proposed amendment.
- b. Why do you feel this change is needed?
  
- c. In what way(s) is your proposal similar to or different from the fundamental concepts contained in the comprehensive plan?
  
- d. For text amendments: What goals, policies, regulations or other documents might be changed by your proposal?
  
- e. For map amendments:
  1. What is the current Land Use designation and zoning for each affected parcel?
  2. What is the requested Land Use designation and zoning for each affected parcel?
  3. Describe the land uses surrounding the proposed amendment site(s); e.g. land use type, vacant/occupied, etc.
  
- f. Do you know of any existing studies, plans or other documents that specifically relate to or support your proposal?
  
- g. Why did you decide to pursue a comprehensive plan amendment rather than address your concern through some other aspect of the Development Services department's work program (e.g. neighborhood planning, public input on new regulations, etc.)?
  
- h. Has there been a previous attempt to address this concern through a comprehensive plan amendment?  
 Yes       No
  
- i. If yes, please answer the following questions:
  1. When was the amendment proposal submitted?
  2. Was it submitted as a consistent amendment or an inconsistent amendment?
  3. What were the Plan Commission recommendation and City Council decision at that time?
  4. Describe any ways that this amendment proposal varies from the previously considered version.

# Comprehensive Plan Pre-Application Supplement

## Excelsior Youth Center

### General Questions:

- 1) Summarize the general nature of the proposed amendment.

*Amend 32+ acres from R 4-10 to Open Space, RMH and GC on 32 acres owned by Excelsior Youth Center.*

- 2) Why do you feel this change is needed?

*Excelsior has changed their business model and needs to add multiple services and housing for a community setting. The current designation will not allow this range of uses.*

- 3) In what way(s) is your proposal like or different from the fundamental concepts contained in comprehensive plan?

*Within Chapter 3, Land Use, we find the proposed changes for Excelsior to be consistent with Section 3.2 Visions and Values wherein, we are preserving historic and natural areas; controlling urban sprawl; developing convenient access and opportunities for shopping services and employment and guaranteeing a variety of densities that support a mix of land uses.*

- 4) For text amendments: What goals, policies, regulations or other documents might be changed by your proposal? *Not Applicable to this request.*

- 5) For map amendments:

- a. What is the current Land Use designation and zoning for each affected parcel?

*R-4-10 and RSF zone*

- b. What is the requested Land Use designation and zoning for each affected parcel?

*Open Space; RMF and Regional Commercial*

- c. Describe the land uses surrounding the proposed amendment site(s); e.g., land use type, vacant/ occupied, etc.

*North: S/F*

*West: S/F*

*East Open Space and S/F*

*South: Church*

- 6) Do you know of any existing studies, plans or other documents that specifically relate to or support your proposal?

*A Memorandum of Agreement between Excelsior Youth Center, the Spokane Tribe, the Washington State Department of Commerce and The Washington State Department of Archaeology and Historic Preservation regarding the Five Mile Prairie Pictograph Site located on the subject property and proposed to be designated Open Space.*

- 7) Why did you decide to pursue a comprehensive plan amendment rather than address your concern through some other aspect of the Planning Services department's work program (e.g., neighborhood planning, public input on new regulations, etc.)?

*The CPA is the only means of changing the zone for the proposed land uses envisioned by Excelsior.*

- 8) Has there been a previous attempt to address this concern through a comprehensive plan amendment? *No*

End of Pre-Application Supplement



**DESCRIPTION OF THE PROPOSED AMENDMENT** Please check the appropriate box(es):

*(Inconsistent Amendments will only be processed every other year beginning in 2005.)*

- |   |   |
|---|---|
| <input type="checkbox"/> Comprehensive Plan Text Change | <input checked="" type="checkbox"/> Land Use Designation Change |
| <input type="checkbox"/> Regulatory Code Text Change    | <input type="checkbox"/> Area-wide Rezone                       |

**Please respond to these questions on a separate piece of paper. Incomplete answers may jeopardize your application's chances of being reviewed during this amendment cycle.**

**1. General Questions (for all proposals):**

- a. Describe the nature of the proposed amendment and explain why the change is necessary.
- b. How will the proposed change provide a substantial benefit to the public?
- c. Is this application consistent or inconsistent with the Comprehensive Plan goals, objectives and policies? Describe and attach a copy of any study, report or data, which has been developed that supports the proposed change and any relevant conclusions. If inconsistent please discuss how the analysis demonstrates that changed conditions have occurred which will necessitate a shift in goals and policies.
- d. Is this application consistent or inconsistent with the goals and policies of state and federal legislation, such as the Growth Management Act (GMA) or environmental regulations? If inconsistent, describe the changed community needs or priorities that justify such an amendment and provide supporting documents, reports or studies.
- e. Is this application consistent with the Countywide Planning Policies (CWPP), the comprehensive plans of neighboring jurisdictions, applicable capital facilities or special district plans, the Regional Transportation Improvement District, and official population growth forecasts? If inconsistent please describe the changed regional needs or priorities that justify such an amendment and provide supporting documents, reports or studies.
- f. Are there any infrastructure implications that will require financial commitments reflected in the Six-Year Capital Improvement Plan?
- g. Will this proposal require an amendment to any supporting documents, such as development regulations, Capital Facilities Program, Shoreline Master Program, Downtown Plan, critical areas regulations, any neighborhood planning documents adopted after 2001, or the Parks Plan? If yes, please describe and reference the specific portion of the affected plan, policy or regulation.
- h. If this proposal is to modify an Urban Growth Area (UGA) boundary, please provide a density and population growth trend analysis. Changes to the Urban Growth Area may occur only every five years and when the Board of County Commissioners (BoCC) reviews all UGA's countywide.

**2. For Text Amendments:**

- a. Please provide a detailed description and explanation of the proposed text amendment. Show proposed edits in "line in/line out" format, with text to be added indicated by underlining, and text to be deleted indicated with ~~strikeouts~~.
- b. Reference the name of the document as well as the title, chapter and number of the specific goal, policy or regulation proposed to be amended/added.

**3. For Map Change Proposals:**

- a. Attach a map of the proposed amendment site/area, showing all parcels and parcel numbers.
- b. What is the current land use designation? **R 4-10**
- c. What is the requested land use designation? **Open Space; Residential Moderate; and GC**
- d. Describe the land uses surrounding the proposed amendment site (land use type, vacant/occupied, etc.)

Existing: Excelsior Youth Center and vacant

North: S/F

East: Open Space and S/F

South: Church

West: S/F



# Comprehensive Plan Application Supplement

## 1. General Questions:

- a) Describe the nature of the proposed amendment and explain why the change is necessary.

*The current designation for Excelsior Youth Center is R 4-10. The uses are institutional and allowed by CUP. Excelsior has changed its business model and is expanding its services to include skilled care, behavioral health care, child care, multi-purpose conference and social service facility, community recreation facility, food and other retail services. Residential components would include multi-generational housing, as well as detached and multi-unit housing. All of this would include a walking district for other retail and social services, centrally located for the entire residential use as well as neighboring properties. Consequently, the existing R 4-10 designation can not be used to accommodate this range of use and community service.*

- b) How will the proposed change provide a substantial benefit to the public?

*The proposed change will enable workers of these social and health services to live within walking distance to work, and extends an opportunity for the nearby residents to enjoy the convenience of these services as well.*

- c) Is this application consistent or inconsistent with the Comprehensive Plan goals, objectives and policies? Describe and attach a copy of any study, report or data, which has been developed that supports the proposed change and any relevant conclusions. If inconsistent please discuss how the analysis demonstrates that changed conditions have occurred which will necessitate a shift in goals and policies.

*Within Chapter 3, Land Use, we find the proposed changes for Excelsior to be consistent with Section 3.2 Visions and Values wherein, we are preserving historic and natural areas; controlling urban sprawl; developing convenient access and opportunities for shopping services and employment and guaranteeing a variety of densities that support a mix of land uses.*

*This request for higher intensity of use, (General Commercial and RMF) within an area dominated by R 4-10 and RSF is based upon the need to develop future housing and retail uses within the constraints of the existing developable conditions and, to enable the use of a binding site plan for ease of separating various liens and encumbrances. Protection from excessive use of these zoning tools can be provided by a development agreement to control intensity of use.*

*With the limitations on intensity of use via a Development Agreement, the use of the entire site could be akin to a mixed use or neighborhood center concept. Unfortunately, a sub-area plan is required for that type of designation, and a neighborhood mini center would not enable the use of a Binding Site Plan to separate lots for finance purposes.*

*LU 1.8 addresses General Commercial use and acknowledges approval of a GC when it fronts along an arterial and does not intrude into an existing neighborhood where*



*incompatible and implements a transitional land uses with the intent of protecting neighborhood character.*

*This is an isolated 32-acre property owned by Excelsior. It fronts along a major arterial and backs up to an adjacent upland HOA common area as well as the 7.8 acre Five Mile Prairie Pictograph site of the Spokane Indian Tribe. The proposed mix of housing and retail services within the 32 acres, would not intrude into any other neighborhood and would be integral to the entire development of Excelsior. Moreover, the Development Agreement could restrict the site from becoming a single big box retailer. Hence the designation of 6.8 acres for GC and CB-55 zoning is consistent with the intent of LU 1.8.*

*The use of the remainder of the 32 acres for RMH use, is compatible with the internal land uses on site that are institutional in nature. That, together with the proximity of community business uses of the proposed walking district, lends itself to better use of the residential component of the Excelsior 32-acre development plan.*

- d) Is this application consistent or inconsistent with the goals and policies of state and federal legislation, such as the Growth Management Act (GMA) or environmental regulations? If inconsistent, describe the changed community needs or priorities that justify such an amendment and provide supporting documents, reports or studies.

*The request is consistent with applicable GMA regulations.*

- e) Is this application consistent with the Countywide Planning Policies (CWPP), the comprehensive plans of neighboring jurisdictions, applicable capital facilities or special district plans, the Regional Transportation Improvement District, and official population growth forecasts? If inconsistent please describe the changed regional needs or priorities that justify such an amendment and provide supporting documents, reports or studies.

*The request is consistent with the CWPP. No neighboring jurisdictions are affected and SRTC will provide comments and conditions under formal review of this application. Similarly, an analysis of capital facility services will be provided during the review process.*

- f) Are there any infrastructure implications that will require financial commitments reflected in the Six-Year Capital Improvement Plan?

*The development will require significant improvements to Indian Trail intersections and frontage. These expenses will be borne by the developer and not the City.*

- g) Will this proposal require an amendment to any supporting documents, such as development regulations, Capital Facilities Program, Shoreline Master Program, Downtown Plan, critical areas regulations, any neighborhood planning documents adopted after 2001, or the Parks Plan? If yes, please describe and reference the specific portion of the affected plan, policy or regulations.

*These impacts will be determined prior to the final action on this request.*

- h) If this proposal is to modify an Urban Growth Area (UGA) boundary, please provide a density and population growth trend analysis. Changes to the Urban Growth Area may occur only every five years and when the Board of County Commissioners (BoCC) reviews all UGA's countywide.

*Does not apply to this request.*



**DESCRIPTION OF PROPOSAL:**

Map Amendment from R 4-10 to Open Space and R 1 zone; R 4-10 to R 15-30 (Residential Moderate) and RMF zone; 4-10 to GC and CB 55 zone.

**ADDRESS OF SITE OF PROPOSAL:** (if not assigned yet, obtain address from Public Works before submitting application)

3754 W Indian Trail Rd

**APPLICANT:**

**Name:** Excelsior Wellness C/O Andrew Hill CEO  
**Address:** 3754 W Indian Trail Rd  
**Phone (home):** **Phone (work):** 509-559-3100  
**Email address:** [Andrew.Hill@excelsiorwellness.org](mailto:Andrew.Hill@excelsiorwellness.org)

**PROPERTY OWNER:**

**Name:** Excelsior Youth Center dba Excelsior Wellness C/O Andrew Hill CEO  
**Address:** 3754 W Indian Trail Rd  
**Phone (home):** **Phone (work):** 509-599-3100  
**Email address:**

**AGENT:**

**Name:** Land Use Solutions & Entitlement, Dwight J Hume  
**Address:** 9101 N Mt. View Lane Spokane WA 99218  
**Phone (home):** **Phone (work):** 509-435-3108  
**Email address:** [dhume@spokane-landuse.com](mailto:dhume@spokane-landuse.com)

**ASSESSOR'S PARCEL NUMBERS:**

26262.0010; 26262.0018; 26262.0054; 26262.0055 and 26265.0046

**LEGAL DESCRIPTION OF SITE:**

To Be Determined

**SIZE OF PROPERTY:**

32.05 acres

**LIST SPECIFIC PERMITS REQUESTED IN THIS APPLICATION:**

Comp Plan Map Amendment

**DOES OWNER/APPLICANT OWN PROPERTY ADJACENT TO SUBJECT PROPERTY?**

**If yes, provide all parcel numbers.**

All property is listed above.

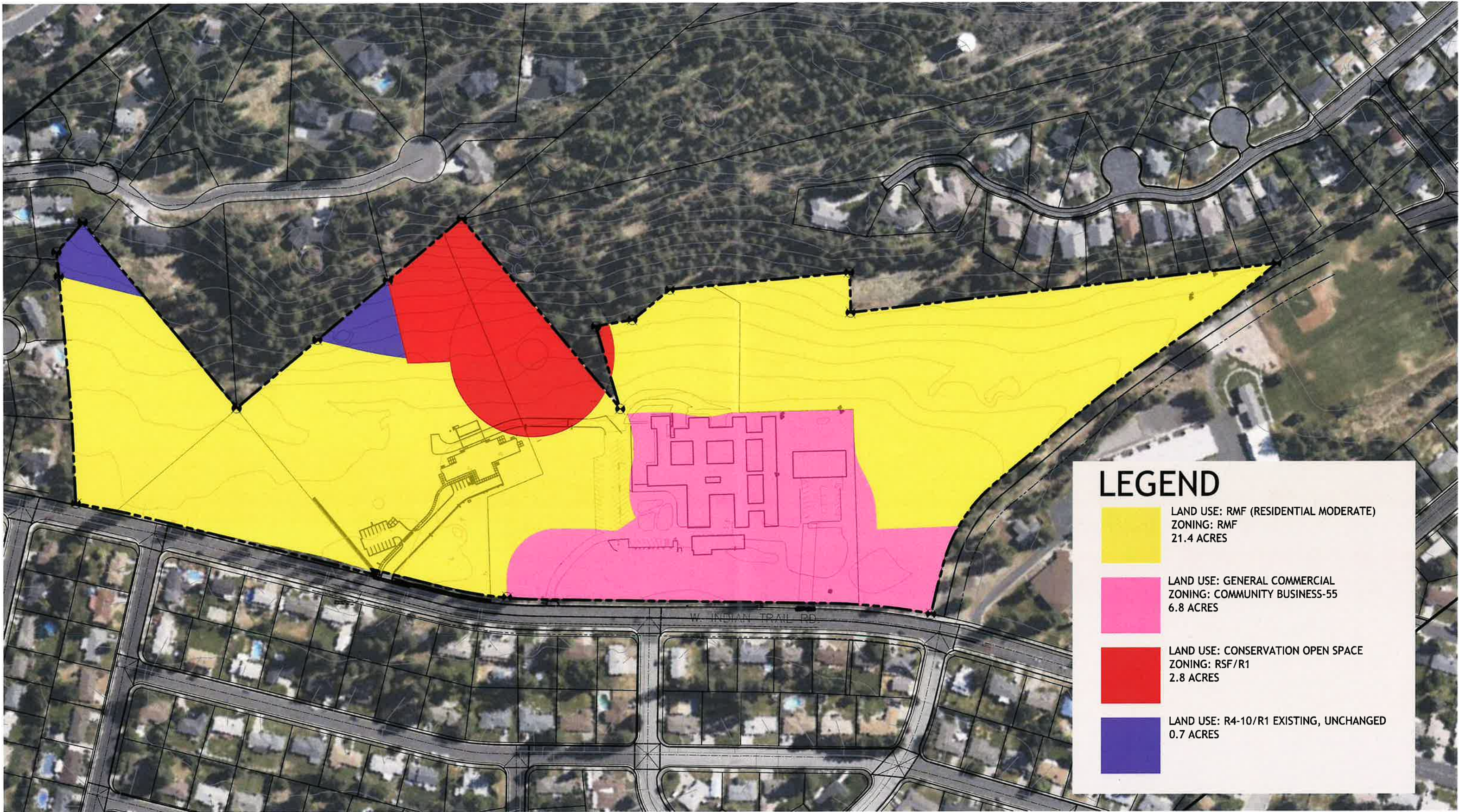
I acknowledge, as a part of this application, that I am responsible for all notification requirements as described in SMC 17G.060. for public hearing and community meeting. Copies of these instructions are available from the Planning Services Department or on [www.spokaneplanning.org](http://www.spokaneplanning.org).

**SUBMITTED BY:**



Applicant     Property Owner     Property Purchaser     Agent







**dhume@spokane-landuse.com**

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**From:** Davida Condron <Davida.Condron@excelsiorwellness.org>  
**Sent:** Tuesday, October 31, 2023 12:29 PM  
**To:** Dwight Hume (dhume@spokane-landuse.com)  
**Subject:** FW: Excelsior Wellness Visit and Tour Request

Dwight,

I also called and left a message. I am not at the office to show the number I called. I can get that to you.

I will return tomorrow.

**Davida Condron**

Pronounced: də-vē-də kən-drən  
Chief of Staff



Your Homegrown Healthcare System Alternative

3754 West Indian Trail Road  
Spokane, WA 99208  
T: (509) 588-7437  
F: (509) 328-7582  
[www.excelsiorwellness.org](http://www.excelsiorwellness.org)

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**From:** Davida Condron  
**Sent:** Wednesday, October 25, 2023 2:25 PM  
**To:** cgangof4@gmail.com  
**Subject:** Excelsior Wellness Visit and Tour Request

Good Afternoon Claudette,

Excelsior Wellness's CEO and team are interested in setting up a one-hour meeting with you in the upcoming weeks to share our plans and provide you with a tour of the renovations we have in progress.

Do you have any availability next week for this meeting? The Excelsior Wellness team is available for a one-hour meeting on the following dates and times:

- Monday, Oct 30
  - 10:00 to 12:00 PM
  - 1:00 to 3:00 PM
- Tuesday, Oct 31
  - 10:00 AM to 12:00 PM
  - 3:00 PM
- Friday, Nov 3
  - 1:00 PM to 3:00 PM

Please let us know which of these options work for you, or if you have alternative dates and times in mind. We are flexible and will do our best to accommodate your schedule.

Thank you for considering our request, and we look forward to the opportunity to discuss our plans and show you the exciting renovations taking place at Excelsior Wellness.

Best regards,

**Davida Condrón**

Pronounced: də-vē-də kăn-drən

Chief of Staff



Your Homegrown Healthcare System Alternative

3754 West Indian Trail Road

Spokane, WA 99208

T: (509) 588-7437

F: (509) 328-7582

[www.excelsiorwellness.org](http://www.excelsiorwellness.org)

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