



# General Application

Rev.20180104

## DESCRIPTION OF PROPOSAL

Rezone and Comprehensive Plan Amendment of parcel no. 35222.4802 from RTF/Residential 10-20 (existing zoning and land use designation) to CB-55/General Commercial 15-30 (proposed zoning and land use designations).

Amended by LJT, 11/22/2021

Address of Site Proposal (if not yet assigned, obtain address from Public Works before submitting application):

**514 S Freya St (parcel no. 35222.4802)**

## APPLICANT

Name: **Storhaug Engineering (Liam J. Taylor)**

Address: **510 E Third Ave, Spokane, WA 99202**

Phone: **509-242-1000** Email: **liamt@storhaug.com**

## PROPERTY OWNER

Name: **3526 E 5th, LLC (James Walsh)**

Address: **1324 N Liberty Lake Rd, STE 3711, Liberty Lake, WA 99019**

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

## AGENT

Name: **Same as applicant.**

Address: \_\_\_\_\_


Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Assessor's Parcel Numbers: **35222.4802**

Legal Description of Site: **PARKWOOD L3-4 B1**

SEPA.

## Storhaug Engineering (Liam J. Taylor)

SIGNED BY: Jim Walsh for  
3526 E 5<sup>th</sup> Ave  


On this 15 day of October, 2021, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared James Walsh 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  
Liberty Lake



# 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 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 Amendment Pre-Application

Prepared by Storhaug Engineering, Liam J. Taylor

- a. Summarize the general nature of the proposed amendment.

**Proposal to rezone parcel no. 35222.4802 from RTF to CB-55.**

- b. Why do you feel this change is needed?

**To allow for a greater number of residential units to be developed in a zone with less restrictions.**

- c. In what way(s) is your proposal similar to or different from the fundamental concepts contained in the comprehensive plan?

**This is a proposal is consistent with section LU 1.8 General Commercial Uses, which allows for expansion of existing commercial areas outside of Centers and Corridors.**

- d. For text amendments: What goals, policies, regulations, or other documents might be changed by your proposal?

**N/A**

- e. For map amendments:

1. What is the current Land Use designation and zoning for each affected parcel?  
**Residential 10-20**
2. What is the requested Land Use designation and zoning for each affected parcel?  
**General Commercial**
3. Describe the land uses surrounding the proposed amendment site(s); e.g. land use type, vacant/occupied, etc.  
**General commercial, single-family housing, two-family housing.**

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

**Spokane Comprehensive Plan section LU 1.8 General Commercial Uses supports this proposal by allowing for the expansion of existing commercial areas outside of Centers and Corridors.**

- 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.)?

**Rezoning in the City of Spokane are processed through Comprehensive Plan Amendments.**

- h. Has there been a previous attempt to address this concern through a comprehensive plan amendment?

**No.**

- i. If yes please answer the following questions:

**N/A**



# Comprehensive Plan Amendments

## Threshold Review

### **Pre-application:**

*The first step in applying for an amendment to the City's Comprehensive Plan is to submit a threshold review application. Prior to submitting this application, a private applicant is required to schedule a no-fee pre-application conference with staff. In the case of a map amendment, the applicant is also required to make reasonable efforts to schedule a meeting with the appropriate neighborhood council(s) and document any support or concerns expressed by the neighborhood council(s). Applications are accepted through October 31 each year, during business hours. Applicants are strongly encouraged to make an appointment with Planning Department staff prior to submitting an application.*

### **Description of the Proposed Amendment:**

- In the case of a proposed text amendment, please describe the proposed amendment and provide suggested amendment language.
- In the case of a map amendment, please describe using parcel number(s), address, and a description including size, and maps.

***In addition to describing the proposal, please describe how your applications satisfies the threshold review criteria in SMC 17G.020.026, which are restated below. You may need to use a separate piece of paper.***

1. Describe how the proposed amendment is appropriately addressed as a Comprehensive Plan Amendment.
2. The proposed amendment does not raise policy or land use issues that are more appropriately addressed by an ongoing work program approved by the City council or by a neighborhood or subarea planning process.
3. The proposed amendment can be reasonably reviewed within the resources and time frame of the Annual Comprehensive Plan Amendment Work Program.
4. In the case of a private application for a land use map change, nearby properties may also seem to be candidates for amendment. At the time of docketing or during plan commission review, expansion of the geographic scope of an amendment proposal may be considered, shared characteristics with nearby, similarly situated property may be identified and the expansion is the minimum necessary to include properties with those shared characteristics. Has the applicant had any outreach to surrounding property owners whose property may be so situated?
5. Describe how the proposed amendment is consistent with current general policies in the comprehensive plan for site-specific amendment proposals. The proposed amendment must be consistent with policy implementation in the Countywide Planning policies, the GMA, or other state or federal law, and the WAC.
6. The proposed amendment is not the same as or substantially similar to a proposal that was considered in the previous year's threshold review process, but was not included in the Annual Comprehensive Plan Amendment Work Program, unless additional supporting information has been generated.
7. If this change is directed by state law or a decision of a court or administrative agency, please describe.
8. Please provide copy of agenda or other documentation of outreach to neighborhood council made prior to application.

Planning & Development Services, 808 West Spokane Falls Boulevard, Spokane, WA 99201-3336  
[my.spokanecity.org](http://my.spokanecity.org) | Phone: 509.625.6300

(Rev Sept 2017)

## Comprehensive Plan Amendment Threshold Review

Prepared by Storhaug Engineering, Liam J. Taylor

1. Describe how the proposed amendment is appropriately addressed as a Comprehensive Plan Amendment.

**Rezoning in the City of Spokane is processed via a Comprehensive Plan Amendment.**

2. The proposed amendment does not raise policy or land use issues that are more appropriately addressed by an ongoing work program approved by the City council or by a neighborhood or subarea planning process.

**There are no ongoing work programs approved by the City Council, neighborhood, or subarea planning process that address this area and request.**

3. The proposed amendment can be reasonably reviewed within the resources and time frame of the Annual Comprehensive Plan Amendment Work Program.

**The rezoning/Comprehensive Plan Amendment will affect only one parcel and can easily be reviewed within the resources and time frame of the Annual Comprehensive Plan Amendment Work Program.**

4. In the case of a private application for a land use map change, nearby properties may also seem to be candidates for amendment. At the time of docketing or during plan commission review, expansion of the geographic scope of an amendment proposal may be considered, shared characteristics with nearby, similarly situated property may be identified and the expansion is the minimum necessary to include properties with those shared characteristics. Has the applicant had any outreach to surrounding property owners whose property may be so situated?

**The client nor the agent has had any outreach to the surrounding property owners. Efforts to contact and meet with the East Central Neighborhood Council have been made.**

5. Describe how the proposed amendment is consistent with current general policies in the comprehensive plan for site-specific amendment proposals. The proposed amendment must be consistent with policy implementation in the Countywide Planning policies, the GMA, or other state or federal law, and the WAC.

**The proposed amendment follows the guiding principles of the annual amendment process as found in SMC 17G.020.010.B, by following the correct procedure to change and improve the**

**Comprehensive Plan, as well as change and improve the neighborhood and the city. The proposed amendment is also consistent with the policy implementation in the Countywide Planning polices, specifically Policy Topics 3 and 8, as well as the GMA planning goals, specifically goals 1, 2, 4, and 5. The proposal meets these goals by changing the zoning of a vacant parcel from Residential Two Family (RTF) to Community Business (CB). This zone change will allow for multiple apartments to be constructed as opposed to one duplex, increasing the housing supply of the city, and promoting economic development, both during construction and after.**

6. The proposed amendment is not the same as or substantially similar to a proposal that was considered in the previous year's threshold review process, but was not included in the Annual Comprehensive Plan Amendment Work Program, unless additional supporting information has been generated.

**This proposal is not the same as or substantially similar to a proposal that was considered in the previous year's threshold review process and was not included in the Annual Comprehensive Plan Amendment Work Program.**

7. If this change is directed by state law or a decision of a court or administrative agency, please describe.

**N/A**

8. Please provide copy of agenda or other documentation of outreach to neighborhood council made prior to application.

**Neighborhood Council meeting with East Central to take place on October 19th at 6:00.  
Agenda/minutes to be forwarded to the City ASAP.**





**DESCRIPTION OF PROPOSAL:**

Rezone/Comp. Plan Amendment. Changing parcel no.  
35222.4802 From RTE to CB-55.

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

514 S Freya St.

**APPLICANT:**

Name: Storhang Engineering (Liam J. Taylor)

Address: 510 E Third Ave, Spokane, WA 99202

Phone (home):

Phone (work): 509-242-1000

Email address: liamt@storhang.com

**PROPERTY OWNER:**

Name: 3526 E 5<sup>th</sup> LLC (James Walsh)

Address: 1324 N. Liberty Lake Rd STE 3711, Liberty Lake, WA 99019

Phone (home):

Phone (work):

Email address:

**AGENT:**

Name: Same as applicant

Address:

Phone (home):

Phone (work):

Email address:

**ASSESSOR'S PARCEL NUMBERS:**

35222.4802

**LEGAL DESCRIPTION OF SITE:**

Parkwood L3-4 B1

**SIZE OF PROPERTY:**

Approx. 0.30 acres

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

SEPA, Comp. Plan Amendment

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

If yes, provide all parcel numbers.

No.

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

REZONE/COMPREHENSIVE PLAN AMENDMENT

# FREYA REZONE

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 03,  
TOWNSHIP 27 NORTH, RANGE 37 EAST, W.M.  
CITY OF SPOKANE, WASHINGTON

## OWNER

3526 E 5TH, LLC  
1324 N LIBERTY LAKE RD  
UNIT 3711  
LIBERTY LAKE, WA 99019

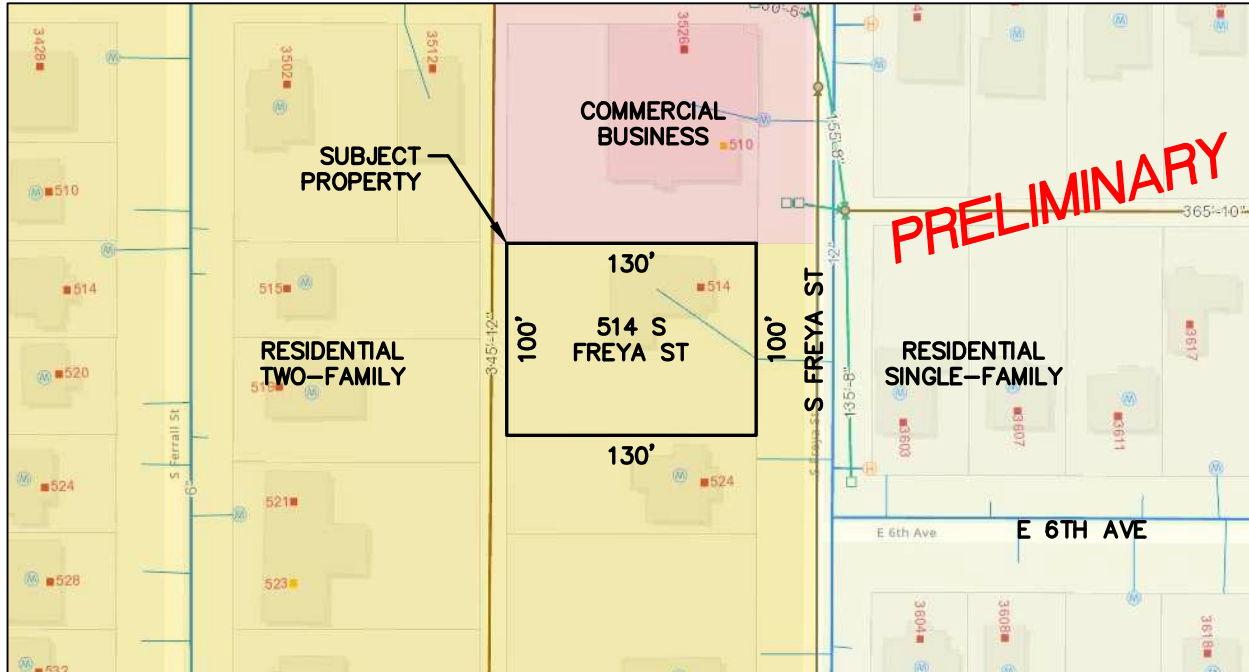
## LEGAL DESCRIPTION

PARKWOOD L3-4 B1

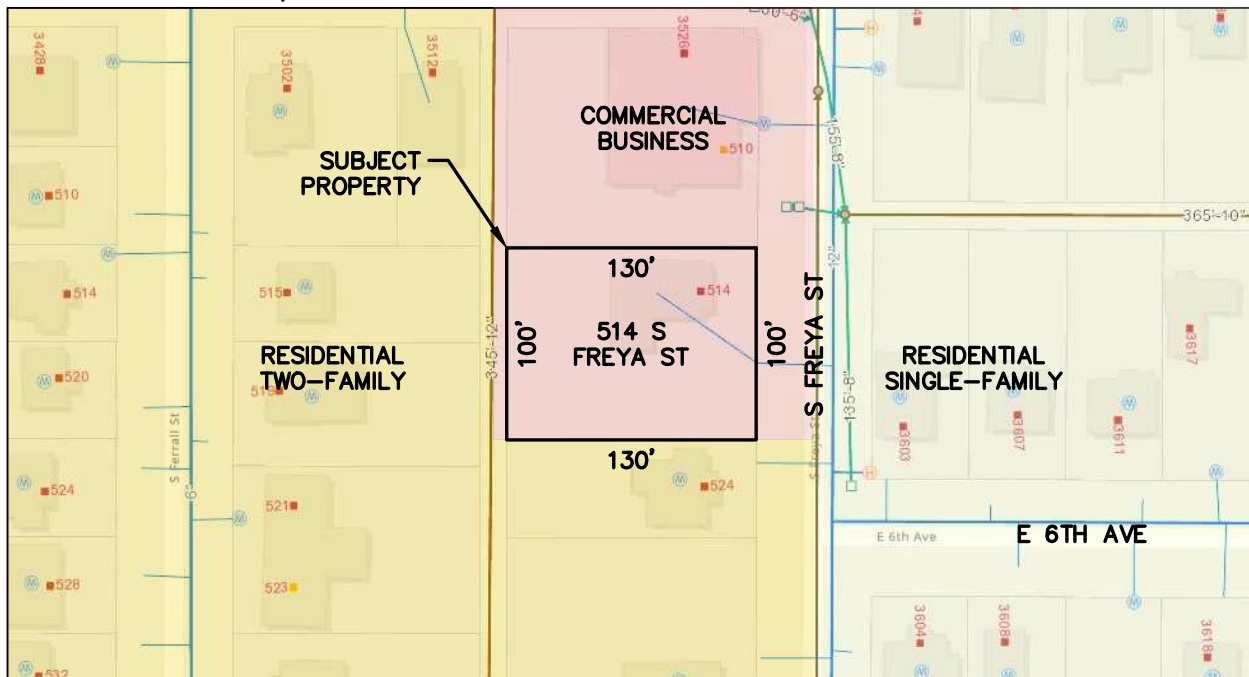
## APPLICANT

STORHAUG ENGINEERING  
510 E THIRD AVE  
SPOKANE, WA  
509-242-1000

### EXISTING ZONING/LAND USE PLAN:



### PROPOSED ZONING/LAND USE PLAN:



CALL BEFORE YOU DIG 8-11



510 east third avenue | spokane, washington 99202 | p 509.242.1000 f 509.242.1001

**FREYA REZONE**  
REZONE/COMPREHENSIVE PLAN AMENDMENT  
SPOKANE, WA.

DRAWN	LJT	DATE	10/11/2021	EXHIBIT	1 OF 1
CHECKED	AJS	SCALE	1" = 100'	PROJECT	21-287

**From:** [Liam Taylor](#)  
**To:** [Freibott, Kevin](#)  
**Cc:** [Evan Verduin](#); [Austin Storhaug](#)  
**Subject:** 21-287: Pre-Submission Meeting for Comp Plan Amendment  
**Date:** Monday, October 18, 2021 9:52:04 AM  
**Attachments:** [image005.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[21-287 Comp Plan Pre-App.pdf](#)  
[21-287 Notification Map.pdf](#)  
[21-287-REZONE-EXHIBIT.pdf](#)  
[CounterCompleteChecklist-2019.pdf](#)  
[21-287 Threshold Questions.pdf](#)  
[21-287-GEN-APP.pdf](#)

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**[CAUTION - EXTERNAL EMAIL - Verify Sender]**

Good Morning Kevin,

I have assembled the submittal items for this Comp Plan Amendment, attached. If you need any hard copies, including the wet copy of the notarized general application, please let me know. I will forward the payment options to our client.

Also, I have a neighborhood meeting tomorrow, October 19, @ 6:00, with the East Central Council. I will follow up with you once I get the minutes/notes of the meeting, or whichever method they use to document their meetings. Please let me know if you have any questions or comments. Looking forward to hearing back from you!

Sincerely,

**Liam J. Taylor, CESCL, Planner II**



civil engineering | planning  
landscape architecture | surveying  
510 east third avenue | spokane, wa 99202  
p. 509.242.1000 | [www.storhaug.com](http://www.storhaug.com)



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**From:** Freibott, Kevin <kfreibott@spokanecity.org>  
**Sent:** Thursday, October 7, 2021 1:53 PM  
**To:** Liam Taylor <liamt@storhaug.com>  
**Cc:** Black, Tirrell <tblack@spokanecity.org>; Mowery Frashefski, Kara <kmoweryfrashefski@spokanecity.org>  
**Subject:** Pre-Submission Meeting for Comp Plan Amendment

Thanks again, Liam, for meeting with us today. I have attached the necessary forms for a

Comprehensive Plan Amendment. Please check the attached Counter Complete Checklist for a complete list of the requested items. Also, as I've mentioned previously, the SEPA checklist template is attached but feel free to leave that off until after the new year, when Docketing occurs. As you know, applications are due November 1 this year—please be sure to contact the East Central Neighborhood before submitting your application and offer to present your proposal to them. We will need a copy of that letter/email as part of your application. You can find contact information for the East Central Neighborhood at the following website:

<https://my.spokanecity.org/neighborhoods/councils/east-central/>

Also, it will help you to fill out some of the application questions if you reference the Comprehensive Plan policies. Chapter 3, Land Use, is the most pertinent to your proposal, but you might check the other chapters as well for applicable information. All chapters of the Comp Plan can be found at [www.shapingspokane.org](http://www.shapingspokane.org).

I'm happy to answer any questions you might have as you prepare your application. Once you have your materials assembled please contact me to arrange submittal. Thanks again and have a great day.

Kevin



**Kevin Freibott** | Planner II | City of Spokane - Planning and Development Services

509.625-6184 | <mailto:kfreibott@spokanecity.org> | [spokanecity.org](http://spokanecity.org) | [spokaneplanning.org](http://spokaneplanning.org)







**From:** [Liam Taylor](#)  
**To:** [chair@ecspokane.org](mailto:chair@ecspokane.org); [vice-chair@ecspokane.org](mailto:vice-chair@ecspokane.org)  
**Subject:** 21-287: Freya Rezone: Neighborhood Outreach  
**Attachments:** [image001.png](#)

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Hello Randy and Laverne,

We are reaching out to you regarding a possible rezone via a Comprehensive Plan Amendment located within the East Central Neighborhood. The subject parcel number is [35222.4802](#), located at 514 South Freya Street. Currently, the parcel is zoned Residential Two Family (RTF), and we are proposing a change to the Community Business (CB) zone. Our client is considering a multifamily project at this location, which is an allowed use in the CB zone. If you have any questions, comments, or would like to schedule a meeting to further discuss please feel free to get in touch.

Sincerely,

**Liam J. Taylor, CESCL, Planner II**



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landscape architecture | surveying  
510 east third avenue | spokane, wa 99202  
p. 509.242.1000 | [www.storhaug.com](http://www.storhaug.com)



# Comprehensive Plan Amendment

**Record/Permit Number: Z21-281COMP**



**Development Services Center**  
808 W Spokane Falls Blvd  
Spokane, WA 99201  
Phone: (509) 625-6300  
my.spokanecity.org

**Job Title:** Rezone of parcel # 35222.4802 from RTF to CB-55

**Expires:**

**Site Information:**

**Address:** 514 S FREYA ST

**Permit Status:** Pending  
**Status Date:** 11/03/2021

**Parcel #:** 35222.4802

**Parent Permit:**

**Applicant**

**Owner**

**Storhaug Engineering**  
**510 E Third Ave**  
**SPOKANE WA 99202**

**3526 E 5TH, LLC**  
**1324 N LIBERTY LAKE RD UNIT 3711**  
**LIBERTY LAKE WA 99019**

**Description of Work:** Rezone of parcel # 35222.4802 from RTF to CB-55

**Contractor(s)**

<b>Fees:</b>	<b>Qty:</b>	<b>Amount:</b>	<b>Payments:</b>	<b>Ref#</b>	<b>Amount:</b>
Amend Comp. Plan, Map, Text or Other Land Use Codes (pre app fee has been paid)	500	\$500.00			
		<u>\$500.00</u>	<b>Estimated Balance Due :</b>		<b>Amount:</b> \$500.00

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## CONDITIONS OF APPROVAL