



General Application

Rev.20180104

DESCRIPTION OF PROPOSAL

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

APPLICANT

Name: _____

Address: _____

Phone: _____ Email: _____

PROPERTY OWNER

Name: _____

Address: _____

Phone: _____ Email: _____

AGENT

Name: _____

Address: _____

Phone: _____ Email: _____

Assessor's Parcel Numbers: _____

Legal Description of Site: _____

Size of Property: Parcel is approx. .29 acres.

List Specific Permits Requested in this Application: _____

SUBMITTED BY:

Storhaug Engineering

- Applicant
- Property Owner
- Property Purchaser
- Agent

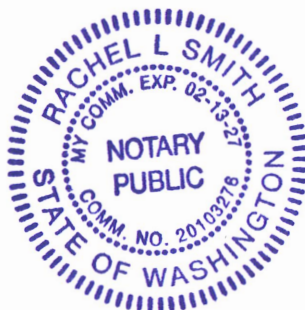
In the case of discretionary permits (administrative, hearing examiner, landmarks commission or plan commission), if the applicant is not the property owner, the owner must provide the following acknowledgement:

I, HARLAN HEISE, owner of the above-described property, do hereby authorize Storhaug Engineering to represent me and my interests in all matters regarding this application.



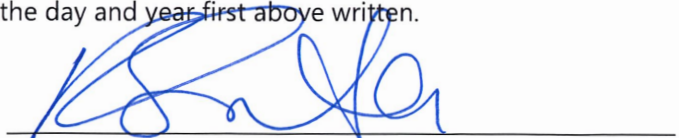
ACKNOWLEDGMENT

STATE OF WASHINGTON)
) ss.
COUNTY OF SPOKANE)



On this 26th day of October, 2023, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____ 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

Spokane County, WA



General Application

Rev.20180104

DESCRIPTION OF PROPOSAL

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

APPLICANT

Name: _____

Address: _____

Phone: _____ Email: _____

PROPERTY OWNER

Name: _____

Address: _____

Phone: _____ Email: _____

AGENT

Name: _____

Address: _____

Phone: _____ Email: _____

Assessor's Parcel Numbers: _____

Legal Description of Site: _____

Size of Property: Both parcels total approx. .28 acres

List Specific Permits Requested in this Application: _____

SUBMITTED BY:

Storhaug Engineering

- 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:

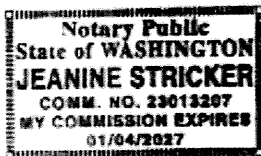
Douglas W. Heise
Douglas W. Heise, owner of the above-described property, do hereby authorize Storhaug Engineering to represent me and my interests in all matters regarding this application.

ACKNOWLEDGMENT

STATE OF WASHINGTON)
) ss.
 COUNTY OF SPOKANE)

On this 26 day of October, 2023, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Douglas Heise 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.



Jeanine Stricker
 Notary Public in and for the State of Washington, residing at
Stevens County

City of Spokane Comprehensive Plan Amendment

Pre-Application Answers

Northwest Renewables, Storhaug Engineering Project 23-165

General Questions:

- a. Summarize the general nature of the proposed amendment.
The proposed change in Land Use from Residential Low, Office, and Neighborhood Retail to General Commercial is necessary to develop commercial uses on-site. The potential uses would be more compatible than the current designation given the physical realities of the site, which are not ideal for single-family dwellings (the existing office is compatible with the current and proposed designations). The physical realities include being nearby to a busy road (Sunset Hwy), a railway viaduct (BNSF), and an I-90 on/off-ramp. The proposed zoning would likely become CB-55 to match the adjacent commercial zone.

- b. Why do you feel this change is needed?
The proposed change in Land Use from Residential Low, Office and Neighborhood Retail (split zoned parcel) to General Commercial is necessary to develop commercial uses on-site. The potential uses would be more compatible than the current designations given the physical realities of the site, which are not ideal for single-family dwellings or open space/public parks (the existing office is compatible with the current and proposed designations). The physical realities include being nearby to a busy road (Sunset Hwy), a railway viaduct (BNSF), and an I-90 on/off-ramp.

- c. In what way(s) is your proposal similar to or different from the fundamental concepts contained in the comprehensive plan?
The City of Spokane Comprehensive Plan, amended September 7, 2023, LU 1.8 states that “land designated for General Commercial use is usually located at the intersection of or in strips along principal arterial streets”. Our project is directly against a Major Arterial, supporting these scenarios with the incentive that Sunset HWY is an existing commercial corridor with compatible zoning. This application is consistent with the Comprehensive Plan goals, objectives, and policies, specifically but not limited to:

Chapter 3, Land Use

Vision:

- “Growth will be managed to allow a mix of land uses that fit, support, and enhance Spokane’s livability, protect the environment, sustain the downtown area, and broaden the economic base of the community.”

Values:

- “Celebrating the uniqueness of each neighborhood while allowing for growth and diversity everywhere;” and “Encouraging development in built areas while promoting complementary

changes in all parts of the city.”

Goals & Policies:

- LU 1.1 Neighborhoods, “Utilize the neighborhood concept as a unit of design for planning housing, transportation, services, and amenities.”
- LU 1.8 General Commercial Uses, “Direct new General Commercial uses to Centers and Corridors designated on the Land Use Plan Map.” (West Hills Mini-Center)
- LU 5.5 Compatible Development, “Ensure that infill and redevelopment projects are designed to be compatible with and complement surrounding uses and building types.”

The majority of the project site is designated as Conservation Open Space (LU 6.2), however, that is an inconsistent land use given the reality that this site has no park-like qualities other than a view of Latah Creek. It is vacant, directly adjacent to the highway, under a railroad viaduct, and is prone to vandalism, littering, camping, and other unwanted activities, which make it not ideal for a public park.

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

N/A

- e. For map amendments:

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

Land Use: Residential Low, Office/Neighborhood Retail (split zoned parcel).

Zoning: RSF, Office, Neighborhood Retail

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

Requested Land Use: General Commercial

- c. **Requested Zoning: CB-55**

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

The subject site is surrounded by several land uses: Conservation Open Space, Office, Residential Low, Neighborhood Retail, General Commercial, and the W Sunset Blvd & S Government Way Mini Center. There is an existing single-family home with a garage and the Northwest Renewables office, but the rest of the site is vacant except for some pillars of the BNSF railway viaduct. The site is directly adjacent to I-90 and one of its on-off ramps and a cliff that drops down to Latah Creek. The beforementioned Mini Center has several commercial and residential uses.

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

No.

- 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.)?

It is unlikely a variance will be granted for commercial uses in the exclusionary RSF zone. The comprehensive plan’s “Future Land Use Map” is usually directly tied to the zoning map

without much flexibility, so in most cases it is a requirement that we amend the comprehensive plan to subsequently amend the zoning map.

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

No. Question "i" will not be listed below.

City of Spokane Comprehensive Plan Amendment

Application Answers

Northwest Renewables, Storhaug Engineering Project 23-165

General Questions:

- a. Describe the nature of the proposed amendment and explain why the change is necessary. **The proposed change in Land Use from Residential Low, Office, and Neighborhood Retail to General Commercial is necessary to develop commercial uses on-site. The potential uses would be more compatible than the current designations given the physical realities of the site, which are not ideal for single-family dwellings (the existing office is compatible with the current and proposed designations). The physical realities include being nearby to a busy road (Sunset Hwy), a railway viaduct (BNSF), and an I-90 on/off-ramp. The proposed zoning would likely become CB-55 to match the adjacent commercial zone.**

- b. How will the proposed change provide a substantial benefit to the public?
The vacant portions of the site are prone to vandalism, littering, camping, and other unwanted activities. Adding development potential to the land by changing the land use/zoning to be less restrictive could invite new businesses in the area and put more “eyes on the street” to potentially deter such behavior.
The proposal would expand the commercial corridor adjacent to Sunset HWY where the traffic, circulation, and compatible existing commercial uses are located. This is consistent with best management planning and land use practice, as well as those policies previously referenced in the City’s Comprehensive Plan.

- 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.

This application is consistent with the Comprehensive Plan goals, objectives, and policies, specifically but not limited to:

Chapter 3, Land Use

Vision:

- “Growth will be managed to allow a mix of land uses that fit, support, and enhance Spokane’s livability, protect the environment, sustain the downtown area, and broaden the economic base of the community.”

Values:

- "Celebrating the uniqueness of each neighborhood while allowing for growth and diversity everywhere;" and "Encouraging development in built areas while promoting complementary changes in all parts of the city."

Goals & Policies:

- LU 1.1 Neighborhoods, "Utilize the neighborhood concept as a unit of design for planning housing, transportation, services, and amenities."

- LU 1.8 General Commercial Uses, "Direct new General Commercial uses to Centers and Corridors designated on the Land Use Plan Map." (West Hills Mini-Center)

- LU 5.5 Compatible Development, "Ensure that infill and redevelopment projects are designed to be compatible with and complement surrounding uses and building types."

- 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.

Yes. Specifically, but not limited to:

RCW 36.70A.020

- 1 Urban Growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

- 2 Reduce Sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

- 5 Economic Development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.

Our project continues to link commercial use along the HWY, while keeping and promoting the live/work dynamic close to these residential uses. This relationship optimizes commute times - placing commercial near residential, in some areas, while buffering the residential use promoting safety as well as the 'quaint' residential feel advances efficient land use planning.

Under LU 4.1 'Land Use and Transportation', it is noted that the Growth Management Act (GMA) intently focuses on the relationship between land use and transportation. This section of the Comp Plan, as it relates to the GMA, requires transportation that is consistent with the land use. Section LU 4.2 '*Land Uses That Support Travel Options and Active Transportation*' supports a goal of promoting "*a compatible mix of housing and commercial uses in Neighborhood Centers, District Centers, Employment Centers, and Corridors*". Our project, as previously presented, supports this programming.

- 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.
- Though this project is a (minor) map amendment to the City of Spokane's future land use map and not directly related to the CWPP, the comprehensive plans of neighboring jurisdictions, capital facilities or special district plans, the Regional Transportation Improvement District, and official population growth forecasts, it does run with Policy #3 in 'Promotion of Contiguous and Orderly Development and Provision of Urban Services'**

For Topic #3, Contiguous and Orderly Development and Provision of Urban Services:

- 'The GMA establishes a goal of encouraging development in urban areas where adequate public facilities and services exist or can efficiently be provided. Growth planning must ensure that needed facilities and services are adequate to serve new development without decreasing current service levels below locally established minimum standards'. We meet this policy by continuing infill where commercial uses are currently located (infill, not sprawl).
- 'The GMA requires that adequate urban governmental services and public facilities be available at the time growth occurs, commonly known as concurrency'. Utilities (both water and sewer mains, as well as electric) are available at the site, as well as other business uses currently in operation.
- To address the Policies under Topic #3 – in general, this areas is served by a fire district, municipal water and sewer, and is served by a Major Arterial. These policies are underscored by the proposed linkage of compatible uses, as well as by placing neighborhoods and corridors near commercial uses.

LU 1.12 relates to 'Public Facilities and Services' and is noted in the Comp Plan to "ensure that public facilities and services systems are adequate to accommodate proposed development before permitting development to occur" – "Capital Facilities and Utilities, ensures that necessary public facilities and services are available at the time a development". Our parcels are adjacent to and surrounded by existing Commercial and Community Business zoning, and has the infrastructure available to assume the proposed zoning designation (commercial). It fits like a glove in both compatibility and best planning practices. As stated in question D, above, LU section 4.1 Land Use and Transportation development works in concert towards reducing sprawl, traffic congestion, and air pollution. In this goal, transportation 'must'

forecast future traffic capacity needs as the population grows. As Spokane's population increases, the gap between Airway Heights and West Spokane will become closer and denser (essentially bridged into one), with goods and services placed along Sunset HWY, at least in a perfect world... Which, is what this proposal aims at aligning with.

Sunset HWY is a designated tailor truck route with good access for commercial uses, with plans to improve sections on Sunset HWY in the 2023-2028 Six-Year Transportation Improvements Program. Our application doesn't propose increasing density, per say, but for background - according to US Census data, Spokane County's current population is approximately 560,000, and has grown by approximately 80,000 residents in the last decade. With the Seattle squeeze, and more people coming to Spokane from the west side of the State, Spokane will continue to grow rapidly in the next ten years. According to the Spokane Journal, "projections imply a gain of 40,000 to 50,000 residents in the county by 2030. That addition is comparable to the populations of cities the size of Wenatchee and East Wenatchee combined in the next eight years." This is only relevant in the fact that Sunset HWY will most likely continue to grow as a commercial corridor.

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

Sunset HWY #0514 is slated for a scope of work to 'remove and scarify existing road. Ties to CRP' for the length of .11 mi in the '2023-2028 Six-Year Transportation Improvement Program 2023 Annual Construction Program'. We do not believe this would affect any aspect of our application; just a side note.

- 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.

No.

- 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.

N/A

Map Change Proposals:

- a. Attach a map of the proposed amendment site/area, showing all parcel numbers.

See attached.

- b. What is the current land use designation?

Residential Low and Office/Neighborhood Retail (split zoned parcel).

- c. What is the requested land use designation?

General Commercial.

- d. Describe the land uses surrounding the proposed amendment site (land use type, vacant/occupied, etc.)

The subject site is surrounded by several land uses: Conservation Open Space, Office, Residential Low, Neighborhood Retail, General Commercial, and the W Sunset Blvd & S Government Way Mini Center. There is an existing single-family home with a garage and the Northwest Renewables office, but the rest of the site is vacant except for some pillars of the BNSF railway viaduct. The site is directly adjacent to I-90 and one of its on-off ramps and a cliff that drops down to Latah Creek. The beforementioned Mini Center has several commercial and residential uses.



Notification Map Application

Rev.20180102

DESCRIPTION OF PROPOSAL:

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

APPLICANT

Name: _____

Address: _____

Email Address: _____ Phone: _____

PROPERTY OWNER

Name: _____

Address: _____

Email Address: _____ Phone: _____

AGENT

Name: _____

Address: _____

Email Address: _____ Phone: _____

ASSESSOR'S PARCEL NUMBERS: _____

LEGAL DESCRIPTION OF SITE: _____

SIZE OF PROPERTY: _____

LIST SPECIFIC PERMITS REQUESTED IN THIS APPLICATION:

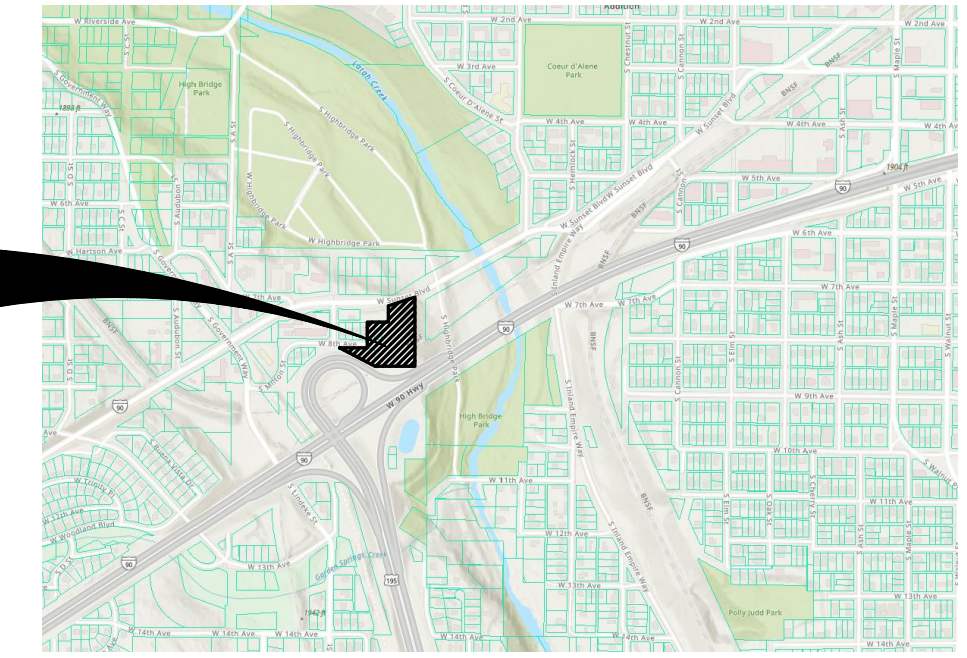
DOES OWNER/APPLICANT OWN PROPERTY ADJACENT TO SUBJECT PROPERTY? If yes, provide all parcel numbers.

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 Development Services Department or on www.spokaneplanning.org.

SUBMITTED BY:

 Applicant Property Owner Property Purchaser Agent

COMPREHENSIVE PLAN AMENDMENT
NW RENEWABLES CPA
 A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER,
 SECTION 24, TOWNSHIP 25 NORTH, RANGE 42 EAST, W.M.,
 CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON

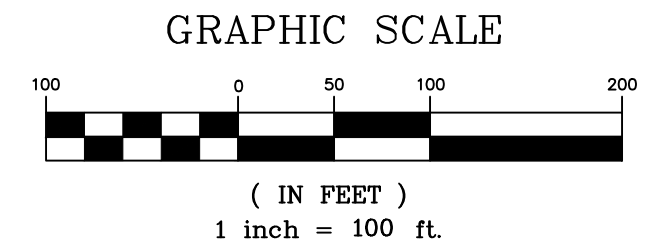


PROJECT AREA

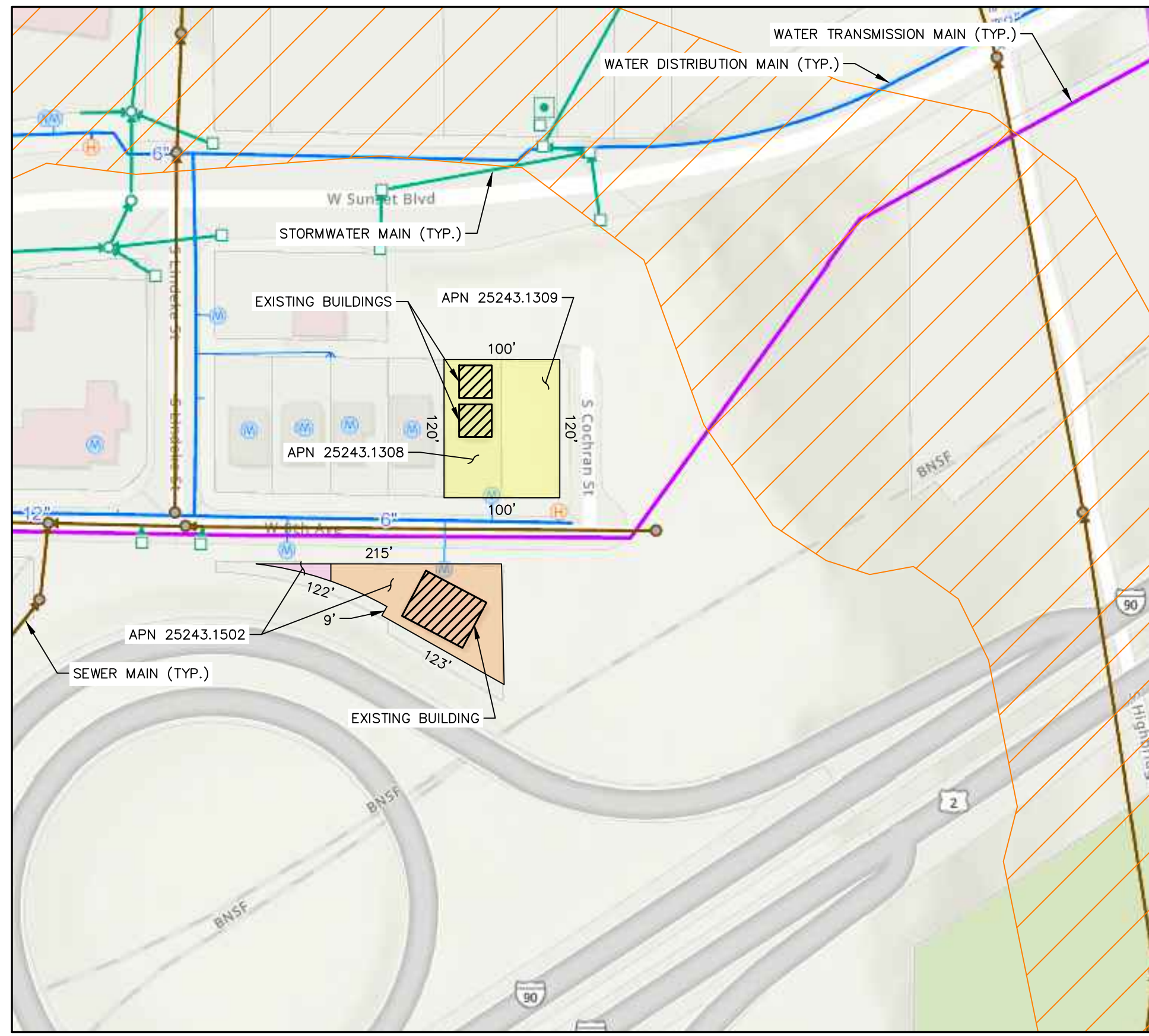
VICINITY MAP

PRELIMINARY

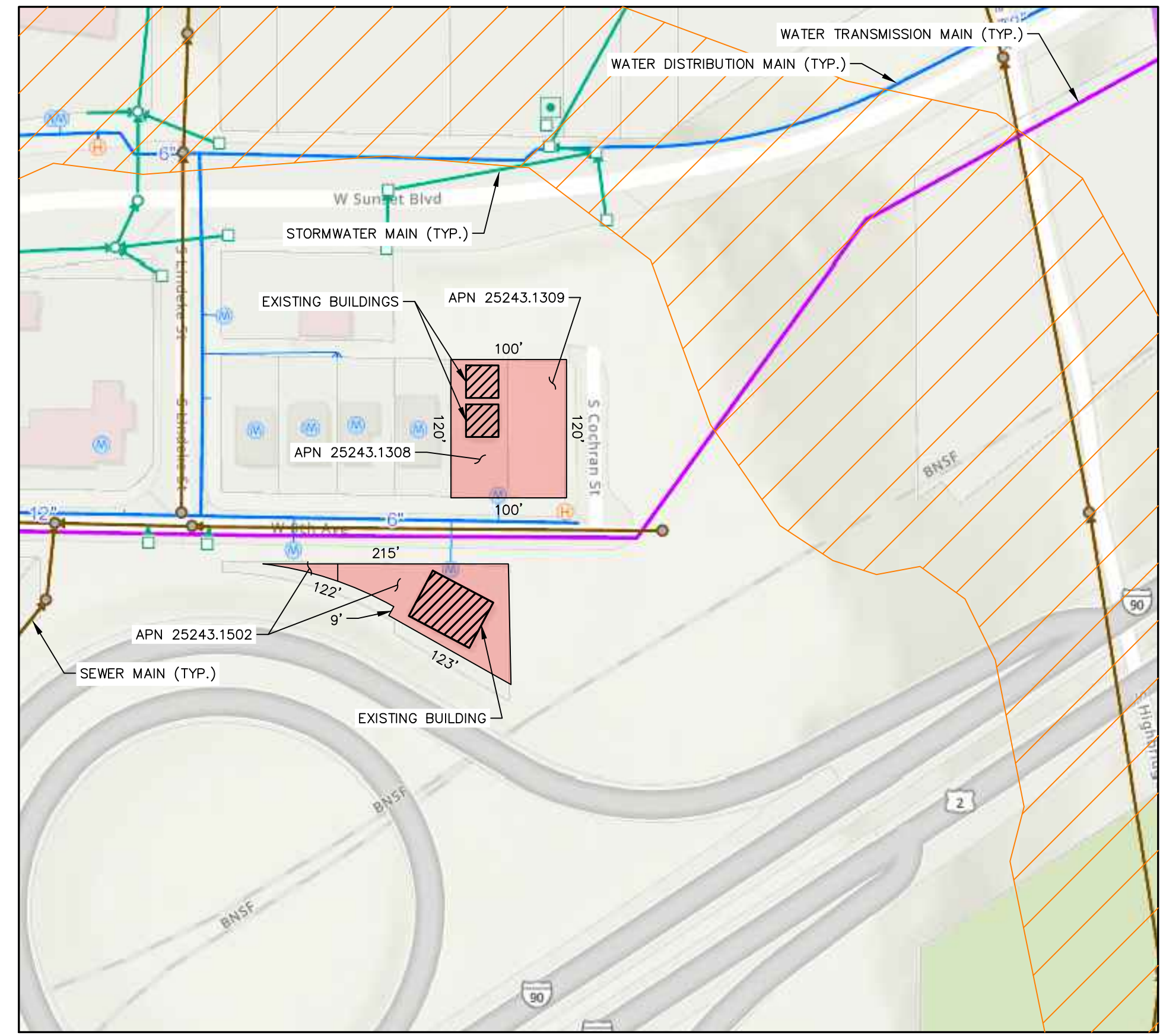
- LEGEND**
- RESIDENTIAL LOW
 - OFFICE
 - NEIGHBORHOOD RETAIL
 - GENERAL COMMERCIAL
 - ERODIBLE SOILS



EXISTING LAND USE DESIGNATION



PROPOSED LAND USE DESIGNATION

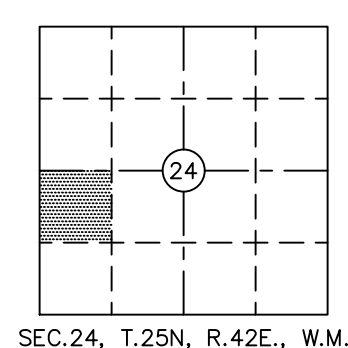


23-165-CPA.dwg EXHIBIT

OWNERS
 DOUGLAS & HARLAN HEISE
 2613 W 8TH AVE
 SPOKANE, WA 99224
 509-732-9255

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

NOTE
 INFORMATION SHOWN DOES NOT
 REPRESENT A SURVEY. EXACT
 LEGAL DESCRIPTION AND
 BOUNDARY DIMENSIONS TBD.



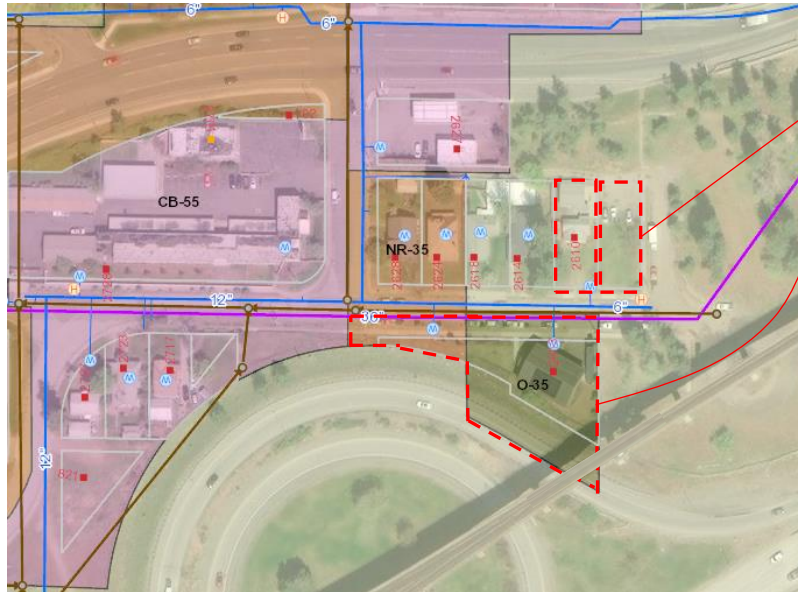
storhäug
 civil engineering planning
 landscape architecture surveying

510 east third avenue | spokane, wa | 99202
 509.242.1000 | www.storhaug.com

DATE 10/25/2023	SCALE 1" = 100'
FIELD BOOK N/A	DRAWN LJT
PROJECT NUMBER 23-165	DRAWING NO. 1 OF 1

NW RENEWABLES REZONE EXHIBIT

EXISTING ZONING: RSF & OFFICE

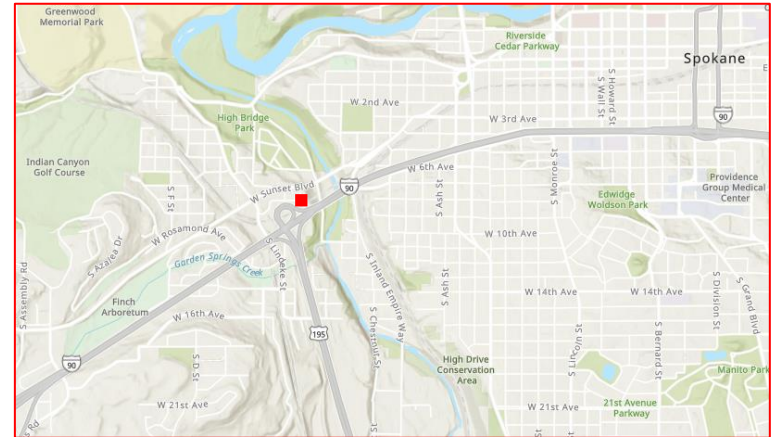


SUBJECT PARCELS

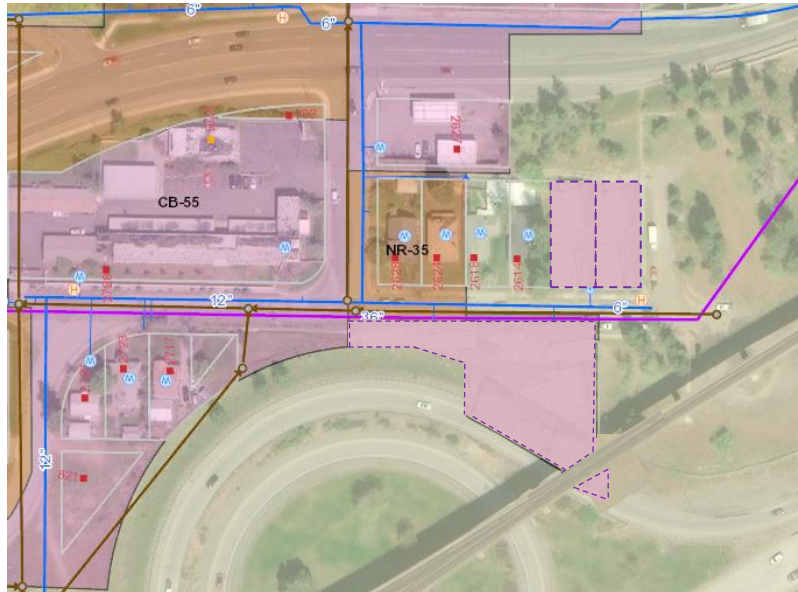
25243.1308 (.14 ACRES) & 25243.1309 (.14 ACRES) & 25243.1502 (.29 acres)

ADDRESSES: 2610 W 8TH AVE & 'Unassigned' & 2613 W 8TH AVE

LOCATION MAP







PROPOSED ZONING: CB-55



LEGAL DESCRIPTION

WINONA ADD LTS 3 THRU 7 B7 LYG
 NLY OF NLY LN OF SR 90 RAMP C &
 24-25-42: WINONA (3103405) LOT 12 BLOCK 5
 & WINONA ADD L11 B5

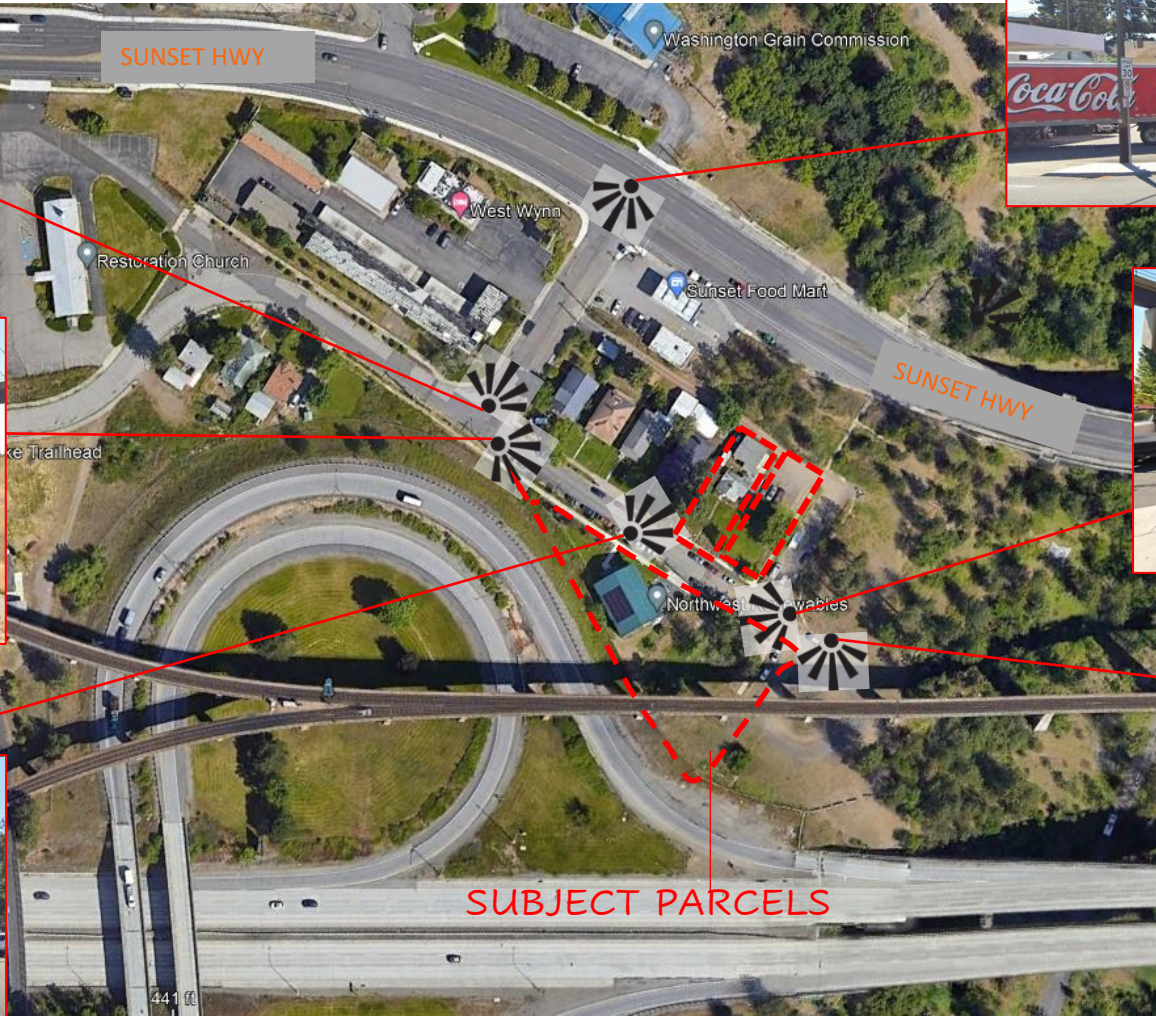
-  RESIDENTIAL LOW
-  NEIGHBORHOOD RETAIL
-  OFFICE
-  CB-55

OWNERS
 Douglas & Harlen Heise
 2613 W 8th Ave
 Spokane, WA. 99224
 (509) 723-9255

APPLICANT
 Storhaug Engineering
 510 E 3rd Ave.
 Spokane, WA. 99202
 (509) 242-1000



SURROUNDING AREA GRAPHIC



Liam Taylor

From: Freibott, Kevin <kfreibott@spokanecity.org>
Sent: Tuesday, August 22, 2023 5:00 PM
To: Allen T Miller; gavin@northwestrenewables.com; Austin Storhaug; Harlan Heise; Schram, Mike L
Cc: Whitmarsh, Brandon; Liam Taylor; Alex Durkin
Subject: Today's Pre-Submission Meeting for Northwest Renewables
Attachments: Spokane Municipal Code - Section 17C.190.310_ Industrial Service.pdf; chapter-3-land-use-v8-2023-09-07.pdf

Thank you, everyone, for your time during today's pre-submission meeting. You have met that requirement for your potential application to amend the Comprehensive Plan.

Please find attached the application materials required for complete application for a Comprehensive Plan Amendment. All but the SEPA checklist will be required by October 31 to certify your application complete. We don't require the SEPA checklist until your application is selected to be part of the docket next year by City Council., but you're welcome to fill it out before then if you'd prefer. Please note that a threshold application fee of \$500 will also be required upon receipt of your application.

In addition, there is one additional item I didn't have time to get to today was the neighborhood notification component. As part of the application process we require that you reach out to the neighborhood council and office to present your project to them. Now, because some neighborhoods don't meet every month and because sometimes it can be hard to get on their agendas, we don't require that you have completed a presentation to the neighborhood before applying, you just have to include a copy of an email asking to present your proposal to them. Your project is located within the West Hills neighborhood ([their information can be found here](#)) but also within 600 feet of both the [Grandview/Thorpe](#) and [Latah/Hangman](#) neighborhoods. Under the SMC you'll need to offer to present to them as well.

Today we discussed the various policies that might affect your proposal, all within Chapter 3 of the Comprehensive Plan. Because Chapter 3 was just recently amended, I have also attached the most current version of that chapter for your reference and use (the online one is set to upload September 7). The recent changes don't affect the policies we discussed today, but I want you to have the correct version. The policies I suggested you review were:

- LU 1.6: Neighborhood Retail Use
- LU 1.7: Neighborhood Mini-Centers
- LU 1.8: General Commercial Uses
- LU 1.10: Industry

If you want to read through the other chapters of the Comprehensive Plan to find other policy support for your proposal, they can be found at www.shapingspokane.org.

We also discussed various options to consider for the ultimate zoning you will propose. You mentioned that you would be interested in using the property for some parking, possible future office uses, and outdoor materials storage. While parking and office uses are permitted in many different possible land use/zoning combinations, I do have some questions related to your proposed use of the property for outdoor material storage. As we discussed, the zoning code has some strong language against such uses in most commercial zones. Industrial uses can be allowed in commercial zones with some size limitations (and possibly a Conditional Use Permit) but outdoor storage isn't allowed at all for those uses. If your use is categorized as commercial rather than industrial, then some outdoor storage can be permitted in certain cases (outdoor storage by *commercial* uses is covered by [SMC 17C.120.270](#)).

The crux of the matter is whether your use is industrial or commercial. From our brief conversations I'm afraid they sound more like what our code defines as Industrial Service (see SMC 17C.190.310). I have attached that section of code

with some helpful highlights. The exception I highlighted is most interesting, in that certain industrial services can be considered commercial but only if they don't include outdoor storage. If you're curious about the other use categories, they can all be found in [SMC 17C.190](#).

To resolve this issue, I will speak to the Planning Director and Current Planning and see what we can find out. If you could provide me with a paragraph describing what the business does on the site, etc. that would be most helpful. If we can classify the business as commercial you can likely seek NR, NMU, CB, or GC zoning. To understand the differences of those I suggest you read SMC 17C.120 carefully. However, if we can only classify your operations as industrial, your only path forward would likely be to request light industrial land use and light industrial zoning (see Policy LU 1.10 in the comp plan).

I have some homework to do and I'm sure you have much to discuss, read, and consider. Please send me a concise description of the business operations and I'll see about getting some idea of possible zones/etc. you might consider. I will also continue looking into the limited info I have on the Right-of-Way issue. If you have any new information on that front I'd be happy to see it as well.

Thanks again for your time today and please feel free to reach out to me or my team with any questions. Cheers!

Kevin



Kevin Freibott, MA ORGL | Senior Planner | City of Spokane - Planning and Economic Development
509.625-6184 | <mailto:kfreibott@spokanecity.org> | spokanecity.org | spokaneplanning.org



Please note that my work schedule is currently 6:30 AM – 5:30 PM, Monday through Thursday

From: Clifton Trimble

Sent: Thursday, October 26, 2023 2:04 PM

To: hagy_w@icloud.com; mshkg@hotmail.com; pfbundy0@gmail.com; derek.zandt@gmail.com; grandviewthorpe@hotmail.com; grandviewthorpe@hotmail.com; molly.marshall475@gmail.com; lkhope@verizon.net; thomaspestrin@msn.com; bwilkerson@spokanecity.org

Cc: Freibott, Kevin <kfreibott@spokanecity.org>; Liam Taylor <liam.taylor@storhaug.com>; Jerry Storhaug <jerry.storhaug@storhaug.com>

Subject: 23-165 8th Street Comp Plan Amendment Application

Dear West Hills, Grandview/Thorpe, and Latah/Hangman neighborhoods -

My name is Clifton Trimble and I work for Storhaug Engineering. We are pursuing a comprehensive plan change on the attached parcels near S Lindeke St and 8th Ave (maps attached) from Residential Low, Office, and Neighborhood Retail to General Commercial (zoned Community Business (CB-55)). We believe these associated uses would be more compatible than the current designation given the physical realities of the site, as well as the parcel's proximity to Sunset HWY. I would be happy to meet and speak with you, if you would like. And/or, will provide you with more information as to the process unfolds with the City, and community.

Feel free to call with any questions.

I look forward to speaking with you, soon.

Best,

Clifton Trimble, Planner 3



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