



CITY OF CHENEY
ALLEY VACATION APPLICATION

FILED

DEC 09 2022

Date: 12/7/22

CITY CLERK
CHENEY, WASHINGTON

Applicant - Please print or type all information

Application is Hereby Made for the Vacation of:

see attached

From: To:

The reasons for the vacation are;

see attached

Public Benefits to be derived from the vacation are;

see attached - but hope to build new medical clinic on enlarged property and need alley to do so

Lot 7-12 Block 31

Chris H. Hayden
Proponent's (Record Owner's) Signature

509 869 8593
Phone Number

Reservoir Addition to
City of Cheney
Addition

237th Street Cheney WA 99004
Address

Lot Block

Proponent's (Record Owner's) Signature

Phone Number

Addition

Address

Lot Block

Proponent's (Record Owners) Signature

Phone Number

Addition

Address

Return the completed application to:
City of Cheney - City Clerk
609 2nd St; Cheney, WA 99004

CITY OF CHENEY
ALLEY VACATION APPLICATION

Date: December 5, 2022

Applicant – Please Print or type all information

Application is Hereby Made for the Vacation of:

The alley extending in a north – south direction, located in the central portion of Block 31, Reservoir Addition to the City of Cheney, as recorded in the Plat thereof, recorded in Volume “C” of Plats, page 41, records of Spokane County, Washington.

From: Elm Street To: Cedar Street

The reasons for the vacation are:

The petitioners, Hough C./Pearce PLLC and Emmanuel Lutheran Church, are requesting the vacation of the above named alley which is situated between their respective properties. Emmanuel Lutheran Church is closing operations as of the end of 2022 and is selling the property to Hough C./Pearce PLLC., which operates a medical clinic adjacent to the church property. The alley separates the two parcels, and it is the intention of the purchaser to combine the properties. The purchaser intends to expand the medical clinic in the future, and the expansion or new construction will be impeded by the continued existence of the alley.

Public Benefits to be derived from the vacation are:

The medical clinic owned by Hough C./Pearce PLLC. and currently leased to MultiCare – Rockwood Clinic, is the only generally accessible medical facility located in the Cheney area. This clinic provides medical services including primary care and walk-in treatment to the general public. It also has a contract with Eastern Washington University to provide medical services for the student body including the athletic department. As such, it plays a vital role in the community which would be difficult to replace. The existing clinic was constructed in 1968, and while it has been renovated, it currently does not meet the requirements of the tenant/medical provider. The owner and tenant have been discussing options for upgrading the clinic for at least the last four years. When the opportunity to purchase the adjacent church property was presented, both the clinic owner and tenant immediately recognized the advantages of having the full block available for redevelopment. MultiCare and the clinic owner desire to expand the size of the clinic, modernize and integrate the appearance of the property, provide additional parking, and increase the services available and the hours of operation. The alley separates the two properties and restricts the options for expansion or reconstruction. If the alley remains, compromises in the future construction plans will need to be made, and these may restrict the size, layout, and location of the clinic, as well as what services can be offered. By vacating the alley, the medical provider will have a clean design slate, resulting in the best possible medical facility being provided for the community. Vacation of the alley will provide the added benefit of undergrounding the existing overhead utility lines, thus increasing public safety, and ridding the immediate area of a visual nuisance.

Lots: 7-12 Block: 31 _____ . (509) 869-8593
Proponent's (Record Owners) Signature Phone Number

Reservoir Addition to the City of Cheney . 23 7th Street, Cheney, WA. 99004
Addition Address

CITY OF CHENEY
ALLEY VACATION APPLICATION

Lots: 1-6 Block: 31 W.B.H. Hoyle for Hoyle (509) 865 8593
Proponent's (Record Owners) Signature Perce LLC Phone Number

Reservoir Addition to the City of Cheney . 639 Elm Street, Cheney, WA. 99004 .
Addition Address

FILED

DEC 09 2022

**CITY CLERK
CHENEY, WASHINGTON**

Charley Hough
19 N 7th
Cheney, WA 99004
509 869 8593
Imdoomed54@gmail.com

12-7-2022

Cindy Niemeier
City Clerk
City of Cheney
609 2nd St
Cheney, WA 99004

Dear Cindy Niemeier:

Greetings!!! Hope all is well and you, your beloved, and your crew are prospering!!!! I am working part time as a fill in but plan to totally retire this May –we will see. Anyway, I have enclosed an application for the vacation of the alley between Emmanuel Lutheran and the Clinic. I hope to build a new facility on the enlarged property at some point and need the alley to do so. You will be receiving a signed application from Jake Rehm as well who is the legal representative for the church. I appreciate your help in this matter. Please reach out to me if you need any other information or if I missed something on the application.

Sincerely,



Charley Hough

Enclosure