



CITY OF CHENEY ALLEY VACATION APPLICATION

Date: 12/5/2022

Applicant – Please print or type all information

Application is Hereby Made for the Vacation of: PLEASE SEE ATTACHED

From: ELM STREET To: CEDAR STREET

The reasons for the vacation are; THE PETITIONERS, HOUGH C./PEARCE PULL AND EMMANUEL LUTHERAN Church, ARE REQUESTING THE VACATION OF THE ABOVE-NAMED ALLEY WHICH IS SITUATED BETWEEN THEIR PROPERTIES. EMMANUEL LUTHERAN IS CENSING OPERATIONS AT THE END OF 2022 AND IS SELLING THE PROPERTY TO HOUGH C./PEARCE, PULL, WHICH OPERATES A MEDICAL CLINIC ADJACENT TO THE CHURCH PROPERTY. THE ALLEY SEPARATES 2 PARCELS, AND IT IS THE INTENTION OF THE PURCHASER TO COMBINE THE PROPERTY. PURCHASER INTENDS TO EXPAND THE MEDICAL CENTER IN THE FUTURE.

Public Benefits to be derived from the vacation are;
THE CLINIC PLAYS A VITAL ROLE TO THE COMMUNITY. CURRENT FACILITIES ARE IN NEED OF UPDATES/EXPANSION. MULTICARE + HOUGH C. HAVE COMMUNICATED THEIR DESIRE TO EXPAND CARE + CAPABILITIES. VACATING THE ALLEY PROVIDES A CLEAN SLATE TO DESIGN THE FACILITY, AND OFFERS BENEFITS TOWARD UTILITIES (IE, UNDERGROUND)

Lot 1-6 Block 31 Proponent's (Record Owner's) Signature [Signature] Phone Number 509-435-3477
Reservoir Addition to the Address 639 ELM ST CHENEY WA 99004
city of Cheney
Addition

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: *SEE ATTACHED*

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: *SEE ATTACHED*

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: *SEE ATTACHED*

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


Proponent's (Record Owners) Signature

(509) 869-8593
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



Proponent's (Record Owners) Signature

(509) ⁴³⁵ ~~357~~ 3477
Phone Number

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