



Spokane County Building & Planning

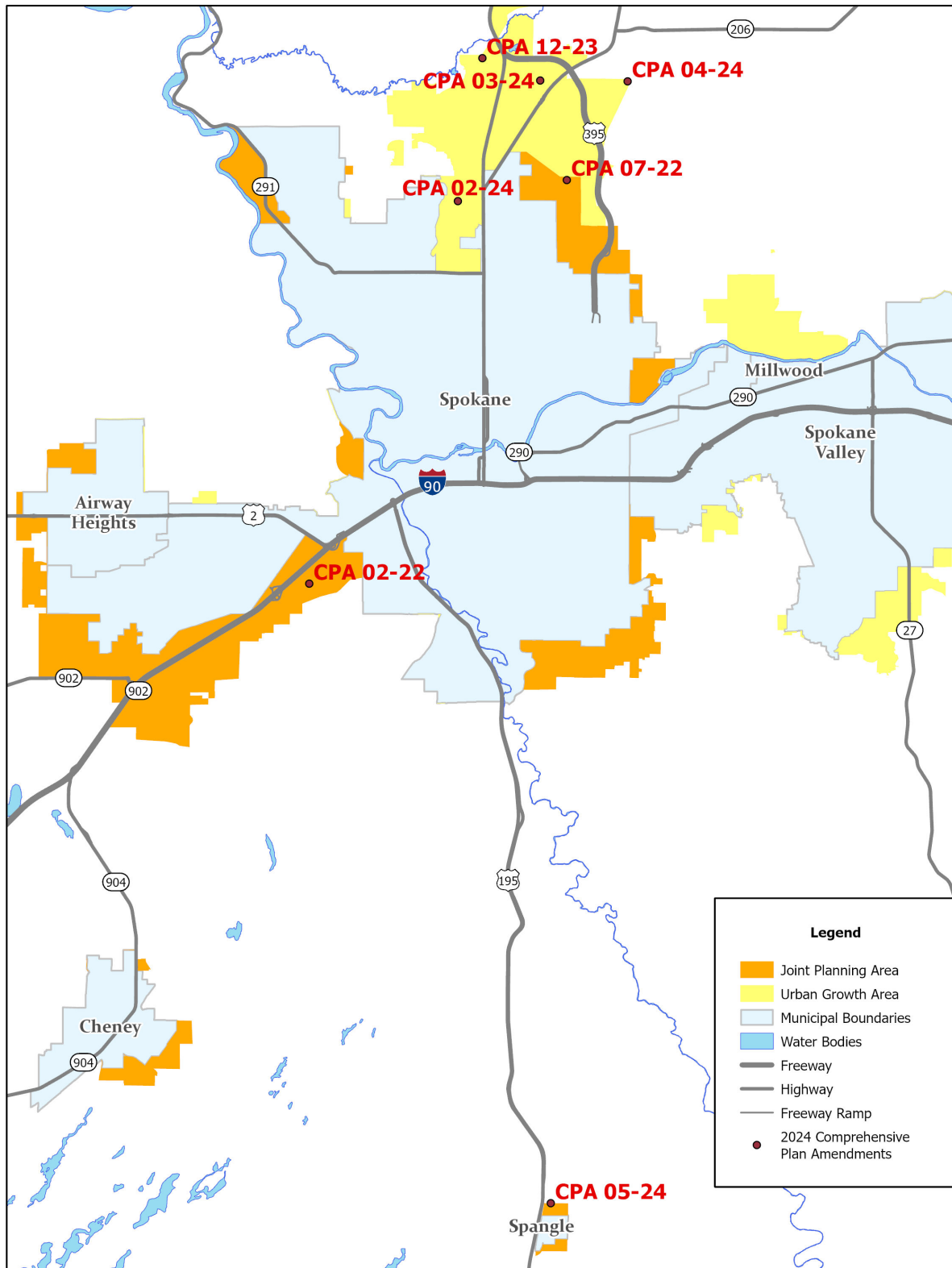
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2024 Comprehensive Plan Amendments

*Initiation Summary Report*

*March 14, 2023*

## Proposed Comprehensive Amendment Locations



## 2024 Comprehensive Plan Amendment Cycle Initiation Summary Report

The annual Comprehensive Plan Amendment (CPA) cycle allows property owners to request changes to the Comprehensive Plan and zoning map designations designated for a specific parcel or group of parcels.

Professional staff review evaluates population increases, services, capital facilities, land use, public comments, and other factors.

The Spokane County Comprehensive Plan, Zoning Code, and Revised Code of Washington provide the framework for considering Comprehensive Plan Amendments, including relevant definitions, goals, and policies for evaluating the proposed amendments.

Washington State Growth Management Act limits a county's consideration of comprehensive plan amendment requests to not more than once per year.

A pre-application conference between the applicant and the planning department begins the amendment process. Thereafter, applicants are required to submit a request for initiation to the Board of County Commissioners no later than December 20<sup>th</sup>, 2023.

Spokane County Building & Planning received four new 2024 Comprehensive Plan Amendment Cycle initiation requests. Requests from previous cycles continued by the Board include CPA-02-22, CPA-07-22, and CPA-12-23.

This initiation summary report summarizes the proposed CPAs for initiation into the 2024 CPA cycle.

## Cumulative Impact & Concurrency Analysis

A cumulative impact and concurrency analysis applies to those proposals located within the Spokane County Urban Growth Area. This analysis builds onto the Comprehensive Plan and Capital Facilities Plan by providing a cumulative impact the proposed CPA amendments could have on capital facilities.

Impact assumptions are formulated using the adopted service levels in the Capital Facilities Plan and the CPA Population Impact & Service Assumption table. The Cumulative Impact Analysis will occur after the initiation phase of the comprehensive plan amendments.

Concurrency is a function of the Growth Management Act that assesses whether a proposed amendment is supported by various elements necessary for growth, such as roads, schools, and urban services.

## Agency Preview Comments

Planning staff previewed and or requested comment of the proposed initiation request with the following agencies and special districts; Washington State Department of Transportation, City of Spokane, City of Spokane Valley, Spokane Transit Authority, Kalispel Tribe, Spokane Tribe, Fairchild Airforce Base, Spokane Airport, Spokane County Public Works Wastewater Division, Whitworth Water District, Spokane Water District Three and Nine, Spangle Public Works, City of Spokane Water and Sewer Department, Department of Archaeology & Historic Preservation, Department of Commerce, The schools districts of Mead, Liberty and Cheney, and Spokane County Fire Districts Three, Nine and Ten. Responses from agencies or special districts with a site-specific comment or request at this time are included in the individual Comprehensive Plan Amendment Proposals below.

## Zoning Code Criteria for Amendment (14.402.040)

The County may amend the Zoning Code when one of the following is found to apply:

1. The amendment is consistent with or implements the Comprehensive Plan and is not detrimental to the public welfare.
2. A change in economic, technological, or land use conditions has occurred to warrant modification of the Zoning Code.
3. An amendment is necessary to correct an error in the Zoning Code.
4. An amendment is necessary to clarify the meaning or intent of the Zoning Code.
5. An amendment is necessary to provide for a use(s) that was not previously addressed by the Zoning Code.
6. An amendment is deemed necessary by the Commission and/or Board as being in the public interest.

Any proposed amendment must be found to satisfy at least one of the aforementioned criteria as the initial evaluation for further consideration.



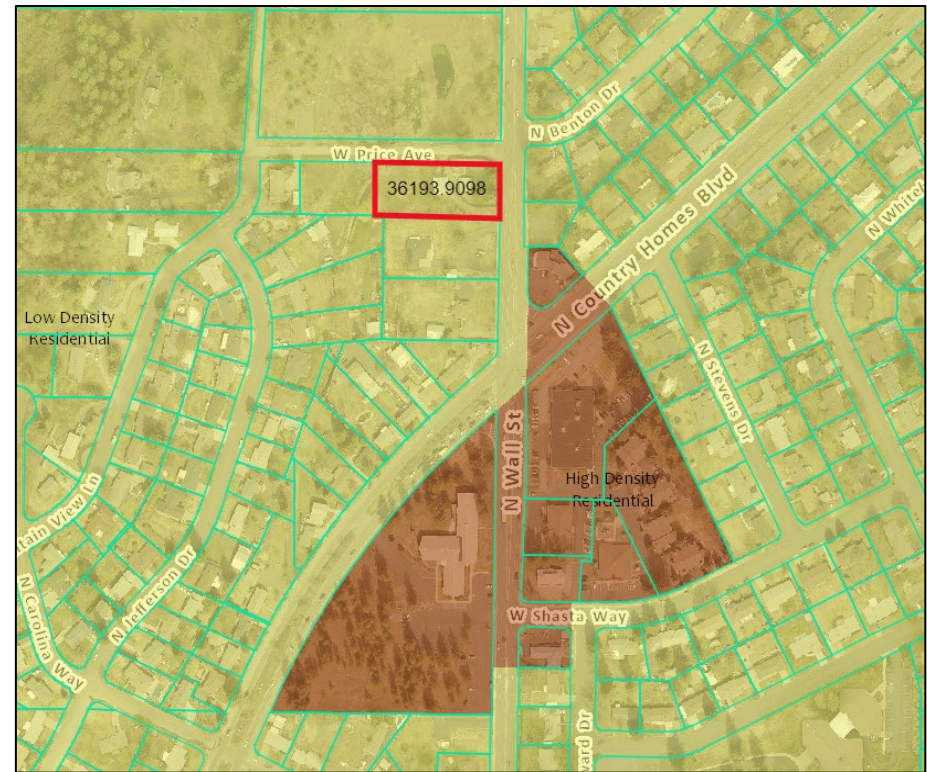
# Comprehensive Plan Amendment 02-2024

## Proposal

Proposed CPA-02-24 requests the designation of High-Density Residential (HDR) from the current Low-Density Residential (LDR) designation, including a concurrent zone reclassification on 0.82 acres of land.

## Site Description

CPA-02-24 is located in the Country Homes area along North Wall Street and West Price Avenue. Whitworth University is located approximately one mile north of the subject property. South of the subject property is HDR-designated parcels, including CPA-05-22, which was changed from LDR to HDR during the 2023 CPA cycle. Current service providers include Spokane County Environmental Services and Whitworth Water District.



<b>Parcel Number</b>	36193.9098
<b>Zone Change</b>	LDR > HDR
<b>Site Size</b>	0.82 Acres
<b>Urban Growth Area</b>	North Metro
<b>Applicant</b>	Clint Kalich
<b>Property Owner</b>	Clint Kalich
<b>Water</b>	Whitworth
<b>Sewer</b>	Spokane County
<b>Schools</b>	Mead
<b>Fire</b>	District 9

**Zoning Code Criteria for Amendment (14.402.040)**

The County may amend the Zoning Code when one of the following is found to apply:

1. The amendment is consistent with or implements the Comprehensive Plan and is not detrimental to the public welfare.
2. A change in economic, technological, or land use conditions has occurred to warrant modification of the Zoning Code.
3. An amendment is necessary to correct an error in the Zoning Code.
4. An amendment is necessary to clarify the meaning or intent of the Zoning Code.
5. An amendment is necessary to provide for a use(s) that was not previously addressed by the Zoning Code.
6. An amendment is deemed necessary by the Commission and/or Board as being in the public interest.

**Staff Comment**

*Staff concludes that this CPA is consistent with the comprehensive plan's goals (as will be explained in more detail later in this report) and is not detrimental to the public welfare.*

*Staff also concludes that the code amendment is consistent with criteria 2, given the increase in average home sale prices from \$192,200 in 2015 to \$440,000 in 2022 and the increase in average rents from \$748 in 2015 to \$1,314 in 2022.*

*Staff concludes that this economic context, which suggests a dearth in available housing units, warrants reevaluating the parcel's current low-density residential designation.*

**Critical Areas Review**

Critical Aquifer Recharge Area	<i>Moderate</i>
Fish and Wildlife Habitat	<i>None identified at this stage</i>
Floodplain	<i>Adjacent portions on the western edge are designated AE and X, respectively.</i>
Wetlands	<i>None identified at this stage</i>
Stream	<i>None identified at this stage</i>
Geohazards	<i>None identified at this stage</i>
Cultural Resources	<i>None identified at this stage</i>
Stormwater Risk	<i>Low risk on the majority of the parcel; there is a high-risk portion on the western edge</i>

## Population and Land Capacity

The proposed amendment will increase the population capacity within the Urban Growth Area (UGA). As shown in the table below, the existing Low Density Residential (LDR) designation has an assumed buildout of 4.43 dwelling units per acre while the High Density Residential (HDR) category has an assumed buildout of 24.25 dwelling units per acre (as noted in the 2023 Spokane County CPA Population Impacts and Service Assumptions). The County assumes that, on average, a single-family residence will include 2.5 people and that multi-residential units will contain 1.5 people.

Site Size (0.82 Acres)	LDR (Current)	HDR (Proposed)	Potential Increase
Residential Units	4	20	16
Population	10	30	20

## Comprehensive Goals and Policies Chapter 2 – Urban Land Use

### High Density Residential

The High Density Residential (HDR) zone is primarily for multi-family development at densities of greater than 15 dwelling units per acre. High-density residential zones are usually located near transit services, shopping, and major transportation routes. Cluster development, zero lot-line housing and other incentives are permitted to promote infill and preservation of open space. Offices are permitted in the HDR zone in order to provide some of the service needs generated by high-intensity land uses (14.606.100)

### Multifamily Residential

#### **UL.2.18**

Establish development requirements that encourage quality design within multifamily development areas.

#### **Staff Comment**

*The proposed site change would be subject to design standard regulations in Spokane County's zoning code 14.800 Development Standards.*

#### **UL.2.19**

Develop standards that prescribe maximum building heights and other building design features to give a residential scale and identity to multifamily developments.

#### **Staff Comment**

*Any proposed project would be subject to Spokane County Building and Planning's development regulations and design standards. The site would follow development standards found in 14.606.300 Development Standards and Spokane County's zoning code 14.800 Development Standards. If the site's zoning were amended, projects would be subject to section 14.606.300 of the Spokane County Zoning Code.*

## **Housing Variety**

### **UL.8**

Create urban areas with a variety of housing types and prices, including manufactured home parks, multifamily development, townhouses, and single-family development.

#### ***Staff Comment***

*An HDR designation allows for a greater quantity and range of housing options than is allowed by LDR, meaning that this CPA would likely facilitate a more diverse housing stock in its environs.*

## **Residential Density**

### **UL.9.2**

Spokane County shall seek to achieve an average residential density in the new development of at least 5 dwelling units per net acre in the Urban Growth Area through a mix of densities and housing types.

#### ***Staff Comment***

*Staff concludes that the new HDR designation would lead to a density increase of 16 units on the parcel compared to the current LDR.*

*A table showing this calculation may be seen in this report under the population and land capacity section.*

## **Nearness Analysis**

*As seen in the following map, the proposed amendment site has two parks, one grocery store, and one public school within a one-mile radius. Additionally, the site is within a one-mile radius of three commercial zoning districts and four bus stops. There are no mixed-use zoning districts within a one-mile radius.*

## **Preview Agency Comments**

### **Department of Historic Archeology and Historic Preservation (DAHP)**

The DAHP requested that the building currently on this parcel be evaluated for potential eligibility for the national register of historic places.

(See Appendix A)

### **Spokane County Public Works: Transportation**

Public Works reviewed and accepted the trip distribution letter.

(See Appendix L)

### **Spokane County Public Works: Wastewater**

Wastewater stated that there is sufficient capacity in this area and that they will serve new developments.

(See Appendix M)

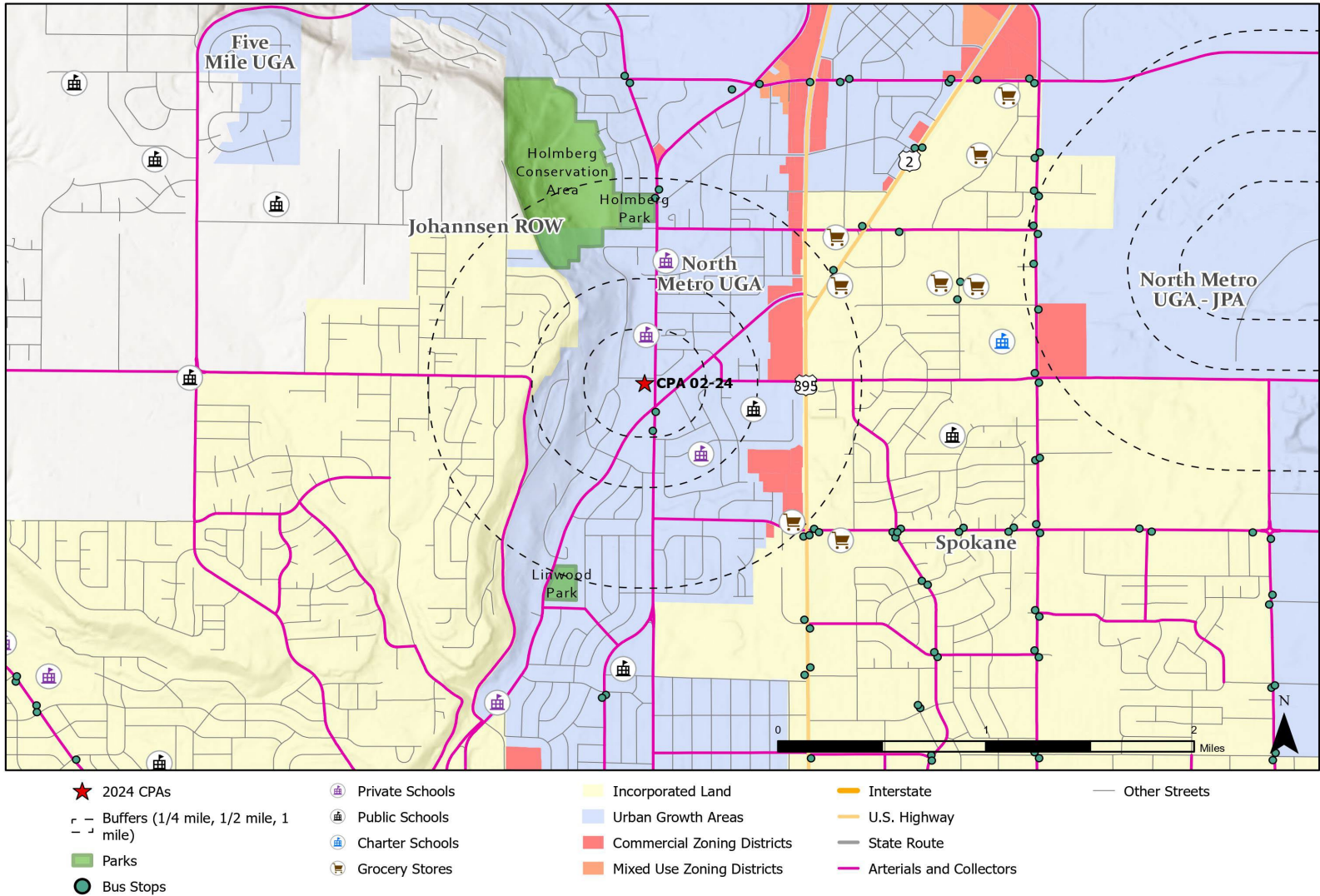
### **Spokane Transit Authority (STA)**

The STA noted that there is active weekday transit near this location, and that no plans exist to modify service in this area.

(See Appendix J)



## CPA 02-2024 Surrounding Area



# Comprehensive Plan Amendment 03-2024

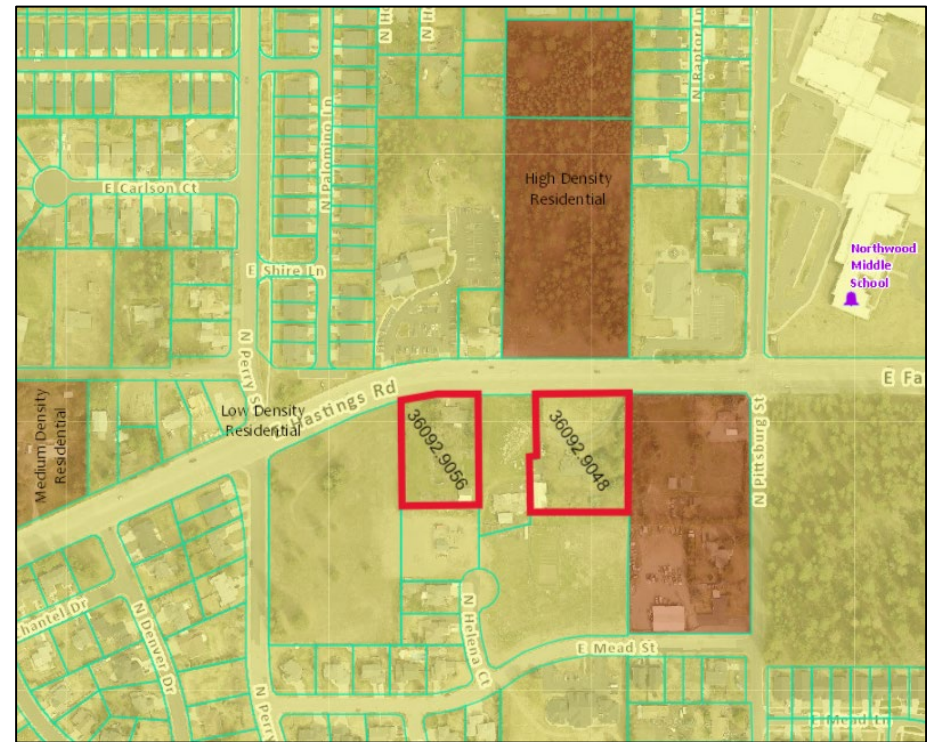
## Proposal

Proposed CPA-03-24 requests the designation of High-Density Residential from the current designation of Low-Density Residential, including a concurrent zone reclassification on two parcels totaling 2.97 acres of land.

## Site Description

CPA-03-2024 is located along East Hastings Road and East Farwell Road in the Fairwood area. Access to the subject property is from East Hasting and East Farwell Roads, both public urban principal arterials. The current surrounding comprehensive plan land use and zoning designations include two lots directly across East Farwell Road designated HDR totaling 6.41 acres, and a 4.18-acre parcel zoned HDR to the east adjoining the subject property. Surrounding uses across East Farwell Road of the subject property include a church, preschool, Northwood Middle School, and the Farwell Elementary School.

The current zoning of the parcel between the subject parcels and the parcel directly south of parcel 36092.9056 is HDR.



<b>Parcel Number</b>	36092.9056 & 36092.9048
<b>Zone Change</b>	LDR > HDR
<b>Site Size</b>	2.92 Acres
<b>Urban Growth</b>	North Metro
<b>Applicant</b>	Storhaug, Inc
<b>Property Owner</b>	Senior Homes Foundation of Eastern Washington
<b>Water</b>	Spokane County Water District 3
<b>Sewer</b>	Spokane County
<b>Schools</b>	Mead
<b>Fire</b>	District 9

### Zoning Code Criteria for Amendment (14.402.040)

The County may amend the Zoning Code when one of the following is found to apply:

1. The amendment is consistent with or implements the Comprehensive Plan and is not detrimental to public welfare.
2. A change in economic, technological, or land use conditions has occurred to warrant modification of the zoning code.
3. An amendment is necessary to correct an error in the zoning code.
4. An amendment is necessary to clarify the meaning or intent of the zoning code.
5. An amendment is necessary to provide for a use(s) that was not previously addressed by the Zoning Code.
6. An amendment is deemed necessary by the Commission and/or Board as being in the public interest.

### Staff Comment

*Staff concludes that the code amendment is consistent with 14.402.040(1), as this report sets forth further. Staff also concludes that the code amendment is consistent with 14.402.040(2) as the strong housing demand needed to meet Spokane County's estimated population increase of 115,326 over the next 20 years as well as an increase in average housing prices from \$192,200 in 2015 to \$440,000 in 2022 and an increase in average rental costs from \$748 in 2015 to \$1,314 in 2022 warrants a reevaluation in economic and land*

*use conditions since this proposal was assigned for Low-Density Residential development.*

### Critical Areas Review

Critical Aquifer Recharge Area	<i>High</i>
Fish and Wildlife Habitat	<i>None identified at this stage</i>
Floodplain	<i>None identified at this stage</i>
Wetlands	<i>None identified at this stage</i>
Streams	<i>None identified at this stage</i>
Geohazards	<i>None identified at this stage</i>
Cultural Resources	<i>None identified at this stage</i>
Stormwater Risk	<i>Low risk drainage areas</i>

### Staff Comment

*Wellhead protection zone is located on the parcel south of the proposed area (parcel 36092.9507).*

### Population Impacts

The proposed amendment will increase the population capacity within the Urban Growth Area (UGA). Low Density Residential uses have an assumed density of 4.43 dwelling units per acre while High Density Residential uses have an assumed density of 24.25 dwelling units per acre. To convert residential units to a population number, we assume that, on

average, a single-family residence will include 2.5 people and that multi-residential units will contain 1.5 people. The table below illustrates the impact of the proposed amendment on population capacity.

Site Size (2.97 Acres)	Low Density Residential (LDR)	High Density Residential (HDR)	Potential increase
Residential Units	13	72	59
Population	32.5	108	75.5

## Comprehensive Goals and Policies Chapter 2 – Urban Land Use

### High Density Residential (HDR)

The High Density Residential (HDR) zone is primarily for multi-family development at densities of greater than 15 dwelling units per acre. High-density residential zones are usually located near transit services, shopping, and major transportation routes. Cluster development, zero lot-line housing and other incentives are permitted to promote infill and preservation of open space. Offices are permitted in the HDR zone in order to provide some of the service needs generated by high-intensity land uses (14.606.100).

#### **UL.1a**

Provide a healthful, safe, and sustainable urban environment that offers a variety of opportunities for affordable housing and employment.

### **Staff Comment**

*Staff concludes that the plan amendment fulfills this policy because the designation change from LDR to HDR would allow for an increase in potential dwelling units needed to address housing need and affordability.*

### **Urban Character and Design**

#### **UL.2**

Maintain and enhance the quality of life in Spokane County through urban design standards.

### **Staff Comment**

*The proposed site change would be subject to urban design standards and guidelines in section 14.800 of the Spokane County Zoning Code.*

### **Residential Design**

#### **UL.2.13**

Provide a compatible mix of housing and commercial uses in all commercial districts, neighborhood centers, community centers and urban activity centers.

### **Staff Comment**

*Subject parcels are near neighborhood commercial, regional commercial, mixed-use development, and an urban activity center.*

### **Multifamily Residential**

#### **UL.2.16**

Encourage the location of medium and high-density residential categories near commercial areas and public open spaces and on sites with good access to major arterials. A



determination that a particular property has access to major arterials may be based on a condition of approval or development agreement requiring construction of new roads and/or access to particular major arterials.

**UL.2.17**

Site multifamily homes throughout the Urban Growth Area as follows:

- a) Integrated into or next to neighborhood, community, or urban activity centers.
- b) Integrated into small, scattered parcels throughout existing residential areas. New multi-family homes should be built to the scale and design of the community or neighborhood, while contributing to an area-wide density that supports transit and allows for a range of housing choices.

**Staff Comment**

*The subject parcels have direct access and frontage to East Farwell Road and East Hastings Road, both designated as Urban Principal Arterials per the Spokane County Arterial Road Plan. The subject parcels are near An Urban Activity Center and Regional Commercial area. Neighborhood Commercial land, Mixed-Use Development (Mead Master Planned Development), and Regional Commercial Development are located approximately 0.5 miles east of the subject parcels. Two (2) parks, Freddie's Natural Area and Camelot Park are within 1 mile of the subject parcels. Additionally, the subject parcels are located within the Mead school district, with three (3) public schools within 0.25 mile of the proposal, and Mead High School located approximately 1.3 miles from the proposal.*

**Residential Land Uses**

**UL.7**

Guide efficient development patterns by locating residential development in areas where facilities and services can be provided in a cost-effective and timely fashion.

**UL.7.1**

Identify and designate land areas for residential use, including categories for low-, medium- and high-density areas.

**UL.7.2**

Coordinate housing and economic development strategies to ensure that sufficient land is provided for affordable housing in locations readily accessible to employment centers.

**UL.7.3**

New urban development must be located within the Urban Growth Area (UGA) boundary.

**UL.7.10**

The phasing of land development shall be consistent with established levels of service for the provision of public facilities and services within UGAs.

**Staff Comment**

*Subject parcels are located within the North Metro UGA area. Urban services are currently available on the site. Urban uses and densities surround the property; thus, it would be considered an infill project and increase the density within an existing urban area.*

## **Housing Variety**

### **UL.8**

Create urban areas with a variety of housing types and prices, including manufactured home parks, multifamily development, townhouses, and single-family development.

#### ***Staff Comment***

*The subject parcels are located within the UGA. Spokane County serves sewer to this subject property. The proposed designation to HDR would allow for multifamily development, which would add to the variety of housing types in the area.*

## **Residential Density**

### **UL.9b**

Create efficient use of land and resources by reducing the conversion of land to sprawling, low-density development.

#### ***Staff Comment***

*Staff concludes the proposed zoning designation for LDR to HDR supports the reduction of land to sprawling, low-density development by allowing for a higher-density residential use. Additionally, the strong need for housing and increased housing costs warrant an evaluation of the subject parcels to ensure their efficiency.*

## **Nearness Analysis**

*As seen in the following map, the proposed parcels site have two parks, one grocery store, and three public schools within a one-mile radius. Additionally, the site location is within a one-mile radius of mixed-use and commercial zoning districts. There are no bus stops within a one-mile radius of the proposed parcel site.*

## **Preview Agency Comments**

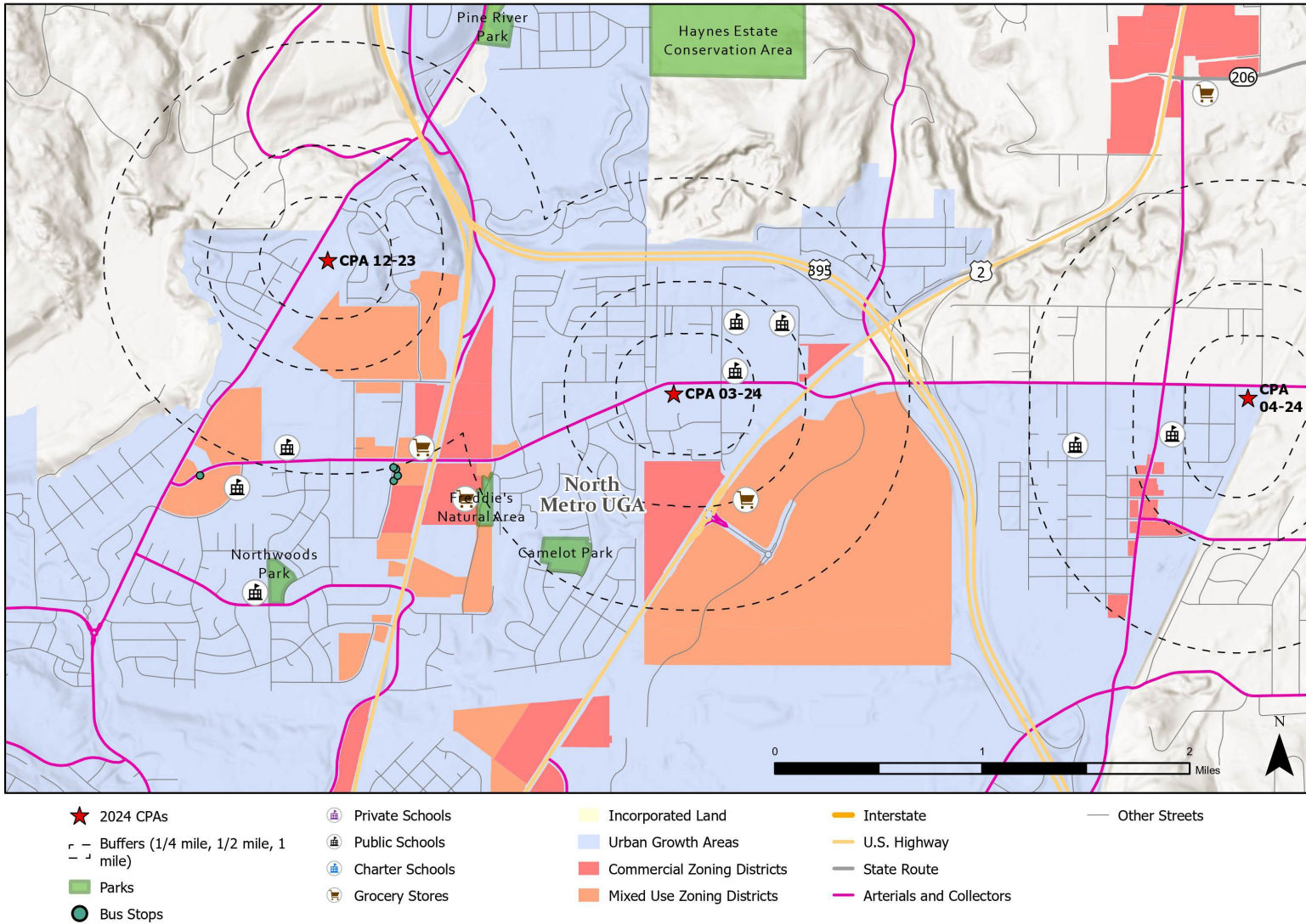
### **Spokane County Public Works - Engineering**

Request a Trip Generation and Distribution Letter for the potential increased trips produced by the proposal. (See Appendix B)

### **Spokane Transit Authority (STA)**

STA has plans for a stop at North Perry Street and East Hastings Road served by the future anticipated Division BRT. Hasting Park & Ride is approximately one mile to the west of the site, and STA does not currently directly serve the site area (See Appendix J)

## CPA 03-2024 Surrounding Area



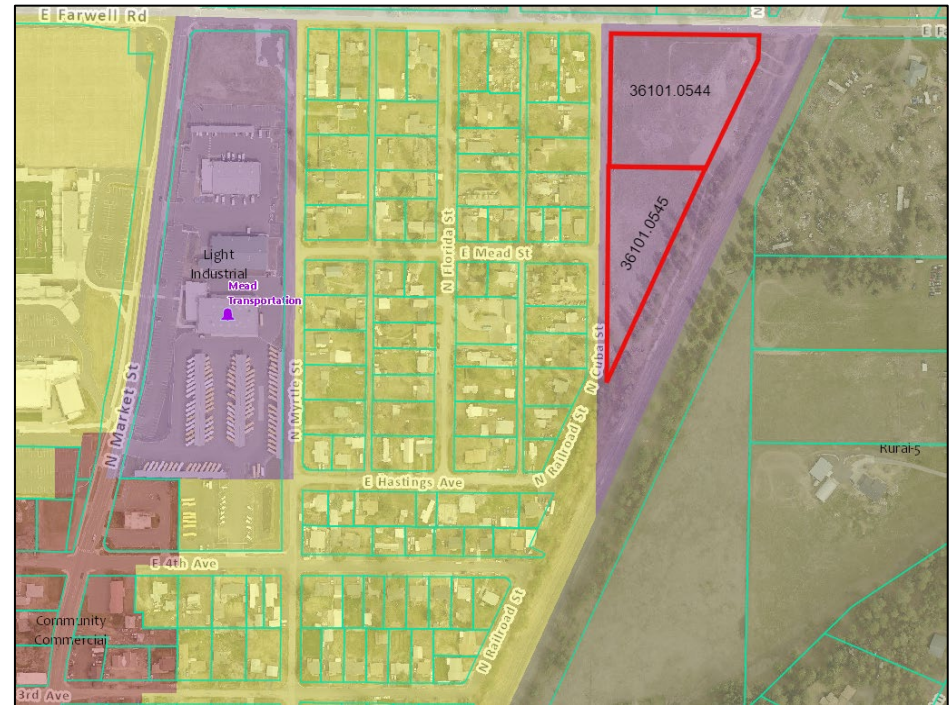
# Comprehensive Plan Amendment 04-2024

## Proposal

Proposed CPA-04-24 requests the designation of Medium-Density Residential from the current designation of Light Industrial, including a concurrent zone reclassification on two parcels totaling 5.22 acres of land.

## Site Description

CPA-04-2024 is in the Mead area along East Farwell Road, and North Cuba Street. The surrounding comprehensive plan zoning designations from the subject property include Urban Reserve to the north, Rural Traditional to the northwest, Rural-5 to the east, and Low-Density Residential to the west. Additionally, to the west are Light Industrial and Community Commercial properties. Adjoining the eastern property line of the subject property is an active BNSF train track. Sewer service is not currently served at the subject parcels and will need to be installed prior to development.



<b>Parcel Number</b>	36101.0544 & 36101.0545
<b>Zone Change</b>	LI > MDR
<b>Site Size</b>	5.22 Acres
<b>Urban Growth</b>	North Metro
<b>Applicant</b>	Whipple Consulting Engineers, Inc
<b>Property Owner</b>	Slide Rock, LLC
<b>Water</b>	Spokane County District 3
<b>Sewer</b>	Spokane County
<b>Schools</b>	Mead
<b>Fire</b>	District 9



## Zoning Code Criteria [SCC 14.402]

The County may amend the Zoning Code when one of the following is found to apply:

1. The amendment is consistent with or implements the Comprehensive Plan and is not detrimental to the public welfare.
2. A change in economic, technological, or land use conditions has occurred to warrant modification of the Zoning Code.
3. An amendment is necessary to correct an error in the Zoning Code.
4. An amendment is necessary to clarify the meaning or intent of the Zoning Code.
5. An amendment is necessary to provide for a use(s) that was not previously addressed by the Zoning Code.
6. An amendment is deemed necessary by the Commission and/or Board as being in the public interest.

## Staff Comment

*Staff concludes that CPA-04-2024 meets the requirements of 14.402.040) (2 based upon the increase of housing prices, increase in development, and an increase in population change. Staff concludes that these changes satisfy the requirements of an amendment to the comprehensive plan based on SCZC*

<sup>1</sup>Washington Center for Real Estate Research/University of Washington. Median Home Prices State of Washington and Counties Annual, 2015-2022.

<sup>2</sup> Runstad Center for Real Estate Studies/ University of Washington. Washington Apartment Market. Spring 2015

*14.402.040(2). For reference, housing prices in Spokane County have increased from an average of 192,000 in 2015 to 440,000 in 2022<sup>1</sup>. There was an increase in rent in Spokane County. Average rent was \$748 in 2015<sup>2</sup> compared to \$1,314 in 2022.<sup>3</sup> The proposed site is currently zoned as light industrial, which, according to section 14.614.220 of Spokane County's zoning code, does not allow for residential development. If the parcels were to be redesignated to medium-density residential, this would provide a range of densities from more than 6 units per acre and up to 15 units per acre and would allow for a wide range of housing types, which would create an increase of housing capacity in the North Metro UGA.*

*Staff also concludes that the proposed amendment meets the requirements of 14.402.040(1). The amendment would be consistent with the goals and policies of the Comprehensive plan. The proposal would also not be determined as a detriment to public warfare.*

## Critical Areas Review

Critical Aquifer Recharge Area	<i>High/Moderate</i>
Fish and Wildlife Habitat	<i>None identified at this stage</i>
Floodplain	<i>None identified at this stage</i>

<sup>3</sup> WASHINGTON CENTER FOR REAL ESTATE RESEARCH RUNSTAD DEPARTMENT OF REAL ESTATE COLLEGE OF BUILT ENVIRONMENT. WASHINGTON STATE APARTMENT MARKET REPORT. 1<sup>st</sup> Quarter 2023

Wetlands	<i>None identified at this stage</i>
Stream	<i>None Identified at this stage</i>
Geohazards	<i>None Identified at this stage</i>
Cultural Resources	<i>High Probability</i>
Stormwater Risk	<i>Low</i>

Critical aquifer recharge areas are areas that provide a critical recharging effect on aquifers used for potable water. Spokane County has provisions within the Critical Areas Ordinance and other County Ordinances to protect aquifers from the potential impacts of new development including stormwater treatment and restrictions on storage and use of potential contaminants.

### Population and Land Capacity

The proposed amendment will increase the population capacity within the Urban Growth Area (UGA). The existing light industrial category has an assumed buildout of 0 dwelling units per acre while the Medium Density Residential category has an assumed buildout of 16.02 dwelling units per acre. To convert residential units to population we assume that, on average, a single-family residence will include 2.5 people and that multi-residential units will contain 1.5 people.

The table below illustrates the impact of the proposed amendment on population capacity. The proposed site contains 5.22 acres of land.

Site Size (5.22 Acres)	Light Industrial	MDR	Potential Increase
Residential Units	0	83	83
Population	0	124.5	124.5

## Comprehensive Goals and Policies Chapter 2 – Urban Land Use

### Medium Density Residential

The Medium Density Residential (MDR) zone is primarily for a combination of single-family through multi-family uses at a density range of greater than 6 to and including 15 dwelling units per acre. Cluster development, zero lot-line housing and other incentives are permitted to promote infill and preservation of open space. Business and professional offices are permitted in this zone (14.606.100).

#### **UL.1a**

Provide a healthful, safe a safe, sustainable urban environment that offers a variety of opportunities for affordable housing and employment.

**Staff Comment**

*CPA-04-2024 fulfills UL.1a because a comprehensive plan designation change from light industrial to medium-density residential would allow a net increase in multi-family residential dwelling units, which could provide affordable housing options for residents.*

**Urban Character and Design**

**UL.2**

Maintain and enhance the quality of life in Spokane County through urban design standards.

**Staff Comment**

*For multi-family residential the proposed site would be subject to design standard regulations found in Spokane County's zoning code 14.800 Urban Design: Urban Design Standard and Guidelines. Development standards would follow the requirements of 14.606.300 Development Standards for Medium Density Residential.*

**Residential Design**

**UL.2.13**

Provide for a compatible mix of housing and commercial uses in all commercial districts, neighborhood centers, community centers and urban activity centers.

**Staff Comment**

*The subject property is near community commercial and regional commercial zoning. If the subject property was to be rezoned to be rezoned to medium density residential from light*

*industrial, it would provide for a wide range of housing options near commercial zoning.*

**Multi-Family Residential**

**UL.2.16**

Encourage the location of medium and high-density residential categories near commercial areas and open spaces and on sites with good access to major arterials. A determination that a particular property has access to major arterials may be based on a condition of approval or development agreement requiring construction of new roads and/or access to major arterials.

**Staff Comment**

*The proposed site is located on East Farewell Road, which is designated as an urban minor arterial, and North Cuba Street, which is a local access road. The site is also in near proximity to regional commercial zoning and community commercial to the southeast of the property located along North Market Street. The property is also near proximity to Creekside Elementary School. For open space, the property is near the Mead Sports Complex and Union Stadium. The property is also located within a Public Transit Benefit Area. The parcels do not have any transit stops in close proximity to the proposed site. The closest park to the proposed site is Camelot Park, which is approximately 2.24 miles from the site.*

**UL.2.17**

Site Multifamily homes throughout the Urban Growth Area as follows:

- a) Integrated into or next to neighborhood, community, or urban activity centers.

- b) Integrated into small, scattered parcels throughout existing residential areas. New multi-family homes should be built to the scale and design of the community or neighborhood while contributing to an area-wide density that supports transit and allows for a range of housing choices.

**Staff Comment**

*The proposed site is in the North Metro UGA and is adjacent to East Farwell Road to the North, which is categorized as an urban minor arterial and North Cuba Street to the west, which is a local access road. The project is located near Low Density Residential Development which has been built as single-family homes. The site is adjacent to the railroads to the east. The school is in near proximity to the Creekside elementary school.*

**UL.2.19**

Develop standards that prescribe maximum building heights and other building design features to give a residential scale and identity to multifamily developments.

**Staff Comment**

*Any proposed project would be subject to Spokane County Building and Plannings development regulations and design standards. The site would follow development standards found in 14.606.300 Development Standards. Multi-family residential is also subject to design standards found in 14.800 Development Standards of the Spokane County Zoning Code. If the site's zoning was amended projects would be subject to section 14.606.300 of the Spokane County Zoning Code.*

**Residential Land Use**

**UL.7.1**

Identify and designate land areas for residential uses, including categories for low, medium, and high-density areas.

**Staff Comment**

*This site is located on East Farwell Road, which is classified as an Urban Minor Arterial, and North Cuba Street, which is a local access road. The site is in near proximity to low-density residential zoning and regional commercial zoning to the west of the proposed site. The project is near a community commercial to the southwest along Market Street at approximately .34+/- miles from the proposed project.*

**UL.7.2**

Coordinate housing and economic development strategies to ensure that sufficient land is provided for affordable housing in locations readily accessible to employment centers.

**Staff Comment**

*If rezoned to Medium Density Residential the proposed site would have the zoning designation to provide for a wide range of housing types which would be near proximity to Regional and Community Commercial zoning designations.*

**UL.7.5**

Provide bonus densities, zero lot-line housing, auxiliary structures, accessory dwellings, or similar methods to promote infill development, where appropriate.

*Staff Comment: The subject property is located within the north metro Urban Growth Areas. The subject property is adjacent to low-density residential development to the west of the property,*



*across from North Cuba Street and additional low-density residential development south of East Hastings Avenue. If redesignated from Medium Density Residential from Light Industrial, the proposed zoning designation may qualify as infill development.*

### **Housing Variety**

#### **UL.8**

Create urban areas with a variety of housing types and prices, including manufactured home parks, multifamily development, townhouses, single-family development.

#### ***Staff Comment***

*The MDR comprehensive plan and zoning designation allows for density from 6-15 units per acre. Parcels to the east of the project are designated as low-density residential.*

### **Residential Density**

#### **UL.9.1**

Establish low-, medium-, and high-density residential categories to achieve population and economic growth objectives. Low-density residential areas shall range from 1 to and including 8 dwelling units per acre. Bonus density in the low-density residential category may allow an increase to 10 dwelling units per acre for qualifying infill projects. Medium-density residential shall range from greater than 6 to and including 15 dwelling units per acre, and high-density residential shall be greater than 15.0 residential units per acre. Mixed residential densities may be established through community-based neighborhood planning, subarea planning, or approval of traditional neighborhood developments

#### ***Staff Comment***

*CPA-04-2024 would fulfill Comprehensive Plan Policy UL 9.1 because the amendment would be established as a medium-density residential designation. This designation would allow for a range from greater than 6 to and including 15 dwelling units per acre.*

#### **UL.9.2**

Spokane County shall seek to achieve an average residential density in new the development of at least 5 dwelling units per net acre in the Urban Growth Area through a mix of densities and housing types.

#### ***Staff Comment***

*CPA-04-2024 would fulfill UL 9.2 because the amendment would create a medium-density residential designation that would allow for a density increase of a potential 15 dwelling units from the current designation of Light Industrial. The proposed designation would provide for a wide range of housing types and densities. Including single-family dwellings and multi-family housing.*

### **Nearness Analysis**

*The CPA-2024 Surrounding Area map notes that the proposed site is near commercial zoning. It is also between the quarter-mile and half-mile radius boundaries of a public school and within a half-mile and one-mile radius boundaries of another public school. The project is also near low-density residential and open spaces.*

## **Agency Requests/Recommendations Summary**

### **Department of Historic Archeology and Historic Preservation**

The Department of archeology and historic preservation has identified that there is a “high probability of encountering cultural resources within the proposed project area” This has resulted in the Department of Archeology and Historic Preservation requesting:

- *“[A] professional archeological survey of the project area be conducted, and a report be produced prior to ground disturbing activities. This report should meet the DAHP’s Standards for Cultural Resources Reporting” We also recommend that any historic buildings or structures (45 years in age or located within the project area are evaluated for eligibility for listing in the National Register of Historic Places on Historic Property Inventory (HPI Forms). (See Appendix C)*

### **Spokane County Public Works**

Spokane County Public Works has stated that, “Spokane County has reviewed the trip distribution letter and does not anticipate major impacts to area intersections. The traffic information has been accepted; no further information required. (See Appendix D)

### **Spokane County Public Works**

For CPA-04-2024, Spokane County Public Works has commented, “The project lies outside of the County six year sewer plan and inside of the Urban Growth Area. As per the development regulations/zoning code of the governing authority as amended, projects that fall within this area are

required to connect to a sanitary sewer system” (See Appendix E).

### **Washington State Department of Health**

For CPA-04-2024, The Washington State Department of Health has provided comments regarding potential septic hookup for the following project. (See Appendix F).

### **Spokane Regional Health District**

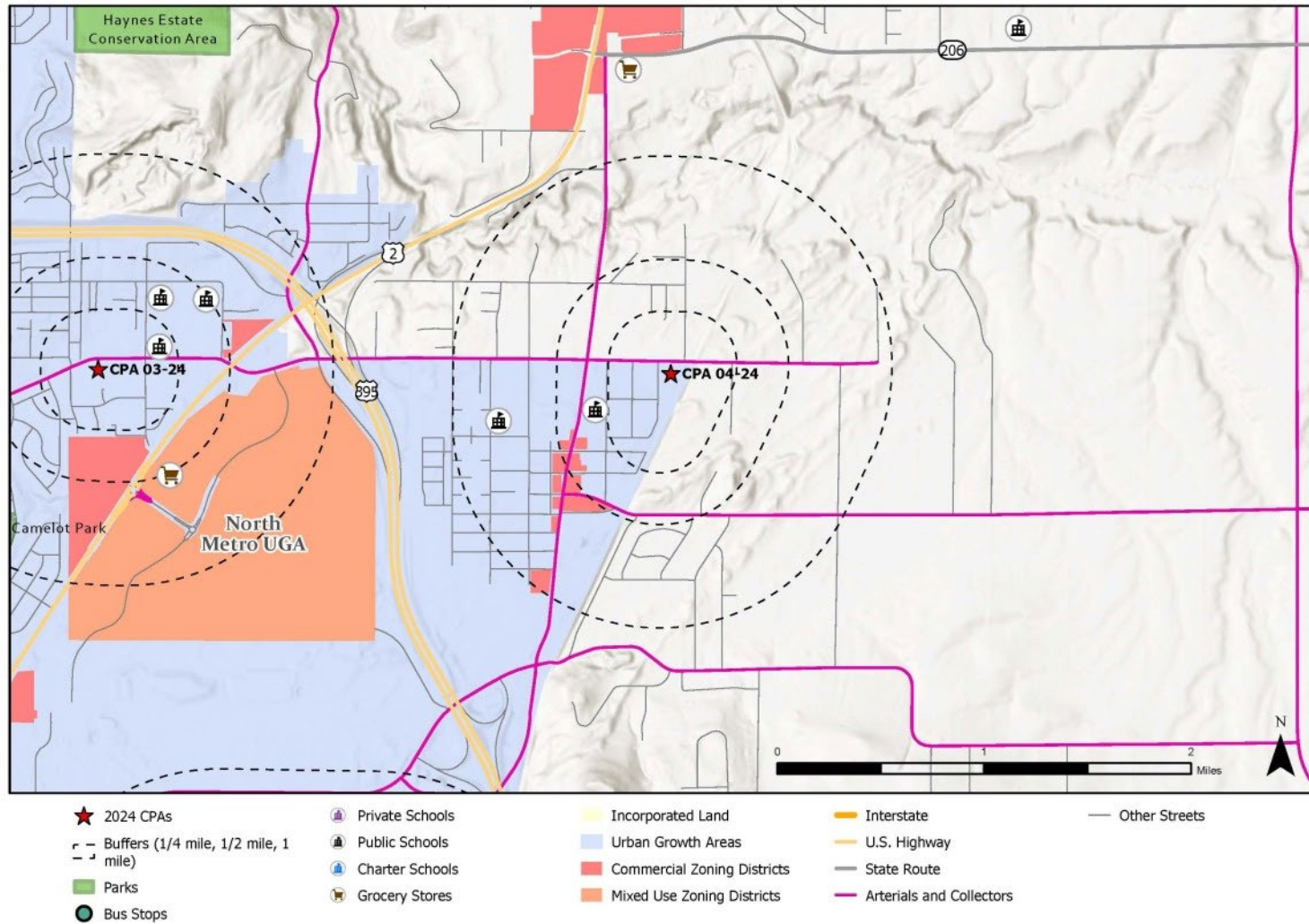
For CPA-04-2024, The Spokane Regional Health District has provided comments on potential septic hookup for the project (See Appendix G).

### **Spokane Transit Authority**

Spokane Transit Authority has provided comment for CPA-04-2024. Spokane Transit Authority has stated, “This request is for 5.22 acres in the Mead area along East Farwell Road, and North Cuba Street. The proposal is to change the classification from LI(light industrial to HDR. There is currently no STA service in this area, and there will not likely be service in the short or mid-term timeframe. In the long-term STA is exploring potential routes in Mead, however there are no official plans at this time. (See Appendix J)

**Staff Comment:** The zone change would be from LI to MDR.

## CPA 04-2024 Surrounding Area



# Comprehensive Plan Amendment 05-2024

## Proposal

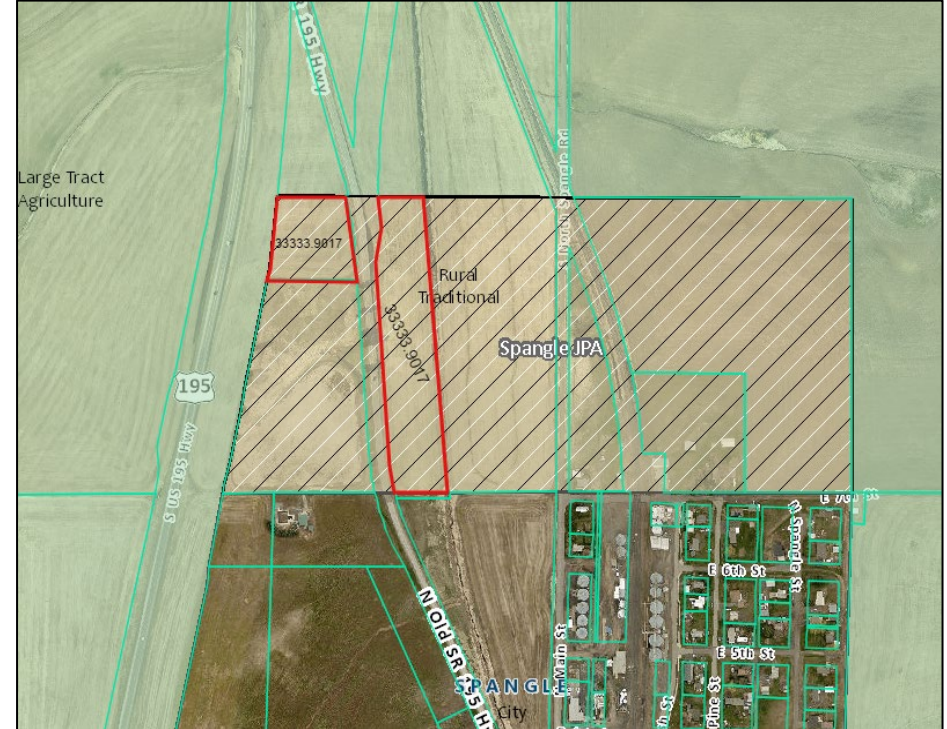
Proposed CPA-05-24 requests the designation of Regional Commercial from existing Rural Traditional designation, including a concurrent zone reclassification. The proposal is for a section of parcel 33333.9017, totaling 11.5 acres of land, not the entire parcel.

## Site Description

CPA-05-2024 is located in the Spangle area along Old State Route 195 and the current US-195 Highway. The current surrounding comprehensive plan zoning designation is Large Tract Agriculture. The subject proposal is located in the Spangle joint planning agreement. The Spangle wastewater treatment plant is south of the western subject area. A designated Department of Natural Resource stream is on the easterly boundary portion of the proposal.

Transportation facilities fragment the parcel. Only portions of the parcel are proposed for this amendment.

The site is unserved by urban services.





### Zoning Code Criteria [SCZC 14.402.040]

The County may amend the Zoning Code when one of the following is found to apply:

1. The amendment is consistent with or implements the Comprehensive Plan and is not detrimental to the public welfare.
2. A change in economic, technological, or land use conditions has occurred to warrant modification of the Zoning Code.
3. An amendment is necessary to correct an error in the Zoning Code.
4. An amendment is necessary to clarify the meaning or intent of the Zoning Code.
5. An amendment is necessary to provide for a use(s) that was not previously addressed by the Zoning Code.
6. An amendment is deemed necessary by the Commission and/or Board as being in the public interest.

### Staff Comment

*Staff concludes that converting land in a UGA to urban use is consistent with criteria 1, and proposing a commercial use that creates jobs is consistent with public welfare.*

### Critical Areas Review

Critical Aquifer Recharge Area	<i>Low Susceptibility</i>
Fish and Wildlife Habitat	<i>Spangle Creek, on the eastern edge of the project area, is a fish habitat</i>
Floodplain	<i>Area along Spangle Creek is in a 100-year floodplain, but the rest of the parcel is not in a floodplain</i>
Wetlands	<i>None identified at this stage</i>
Stream	<i>Spangle Creek</i>
Geohazards	<i>None identified at this stage</i>
Cultural Resources	<i>None identified at this stage</i>
Stormwater Risk	<i>None identified at this stage</i>

### Staff Comment

*Aside from the creek running along the eastern part of the project area, the CPA parcel does not contain any identified elements that would be cause for concern if it were rezoned as regional commercial land and redeveloped accordingly. Site development must follow all relevant shoreline ordinances along the creek and Critical Areas.*

**Population and Land Capacity**

Site size: 11.5 acres	Rural Traditional	Regional Commercial	Total Increase
Residential Units	1	278	277
Population	2.5	417	414.5

**Staff Comment**

According to SCC 14.618.300, the maximum rural traditional residential density is 1 unit per 10 acres. According to the 2024 density assumptions for future development, based on past permitting data for Spokane County, single-family units are assumed to have 2.5 residents on average. According to SCC 14.612.230(11)(b), regional commercial zones can support multi-family dwellings that abide by the same residential density standards as high-density residential zones. Finally, according to the 2024 density assumptions for future development, it is assumed that HDR multi-family projects will have a maximum density of 24.25 units per acre. With all of this considered, the maximum number of dwelling units could grow from 1 unit to 278 units total, and the maximum population could grow from 2.5 to 417. While the applicant has indicated only commercial, non-residential uses for the property, this possible residential increase on the property should be noted.

**Comprehensive Goals and Policies****Chapter 2 – Urban Land Use****Regional Commercial**

Zone that designates intensive commercial uses including regional shopping centers and major commercial areas, intended to draw customers from the County at large and from other outlying areas. Residences in conjunction with business and/or multifamily developments may be allowed with standards that ensure compatibility. Small-scale industrial areas may be allowed in this zone, provided neighborhood concerns are addressed through a public hearing process (SCZC 14.612.100).

**UL.13**

Provide adequate commercial land within urban growth areas to conveniently serve the local and regional trade areas.

**Staff Comment**

Staff concludes that this CPA will add regional commercial services that will serve both local and regional customers.

**UL 13.1**

Designate a variety of strategically located commercial areas that will be accessible from roadways of major arterial classification or higher, served with utilities and free of major environmental constraints.

**Staff Comment**

This CPA is located right next to U.S. Highway 195 and can be accessed by S. Old U.S. Highway 195 right off the highway. As was noted in the critical areas review above, nothing about this land indicates that development would have any major adverse

*environmental impacts. The Spangle Public Works department stated that the project area does not have water or sewer lines currently running to it. Any development will have to install water service and sewer connected to Spangle's waste treatment facilities.*

**UL.13.6 (a-g)**

Zoning and other land use regulations shall provide the following improvements for commercial development:

- a. Paved streets
- b. Sidewalks and bicycle lanes in commercial and retail areas
- c. Parking, bike racks and transit facilities for employees and customers (some facilities may be communal)
- d. Landscaping along streets, sidewalks, and parking areas to provide an attractive appearance
- e. Adequate stormwater control, including curbs, gutters, and stormwater management facilities
- f. Public sewer and water supply
- g. Controlled traffic access to arterials and intersections

**Nearness Analysis**

*As can be seen in the following map, nearly the entire city of Spangle is within a one-mile radius of CPA 05-2024. Because it would be changed to a regional commercial zone if approved, many Spangle residents would be within walking distance of whatever the development has to offer. If any housing is erected on the site, residents and visitors would have access to two restaurants and two gas stations within a mile radius. Within a quarter mile of the property to the west is U.S.*

*Highway 195, running north to Spokane. Currently, no parks, schools, or transit stops exist within a mile radius of CPA 05-24.*

**Agency Comments**

**Spangle Public Works**

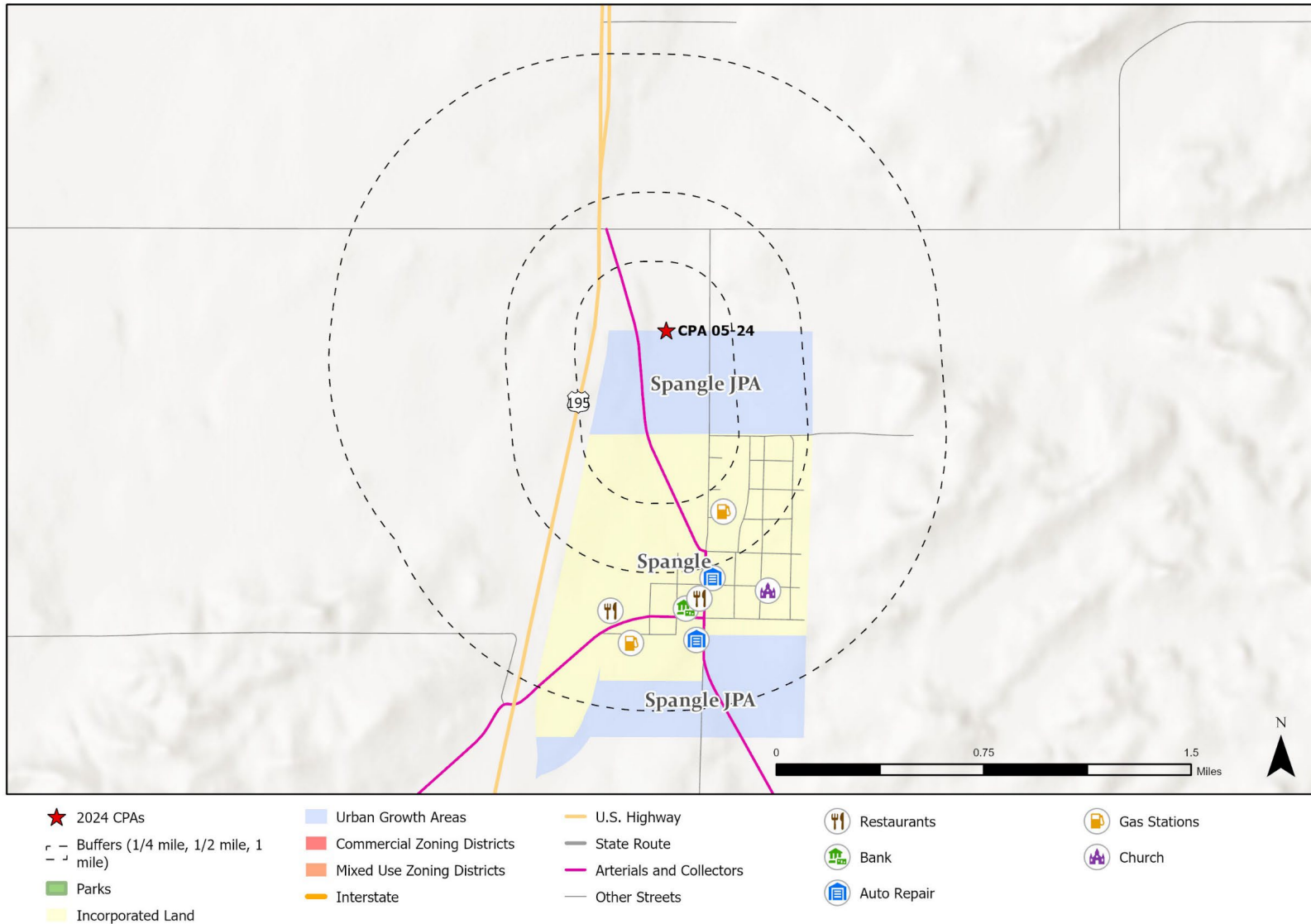
“...the town has no water or sewer lines to the property. The closest water and sewer lines to that property would be at 675 N old SR. 195, South of the property on Old Highway 195 where the main water and sewer lines end just about at the city limits. Also, that sewer line is pressurized going to the wastewater treatment plant, so that may change design planning and needs for connecting to the system.” (See Appendix H)

**Spokane County Public Works**

“Spokane County is requesting a Trip Generation and Distribution Letter for the potential increased trips produced by this proposal.

“The trip distribution letter shall include the property's existing use, the proposed use, and the highest and best use allowed under the proposed zone.”  
(See Appendix I)

## CPA 05-2024 Surrounding Area





# Comprehensive Plan Amendment 02-22

## History

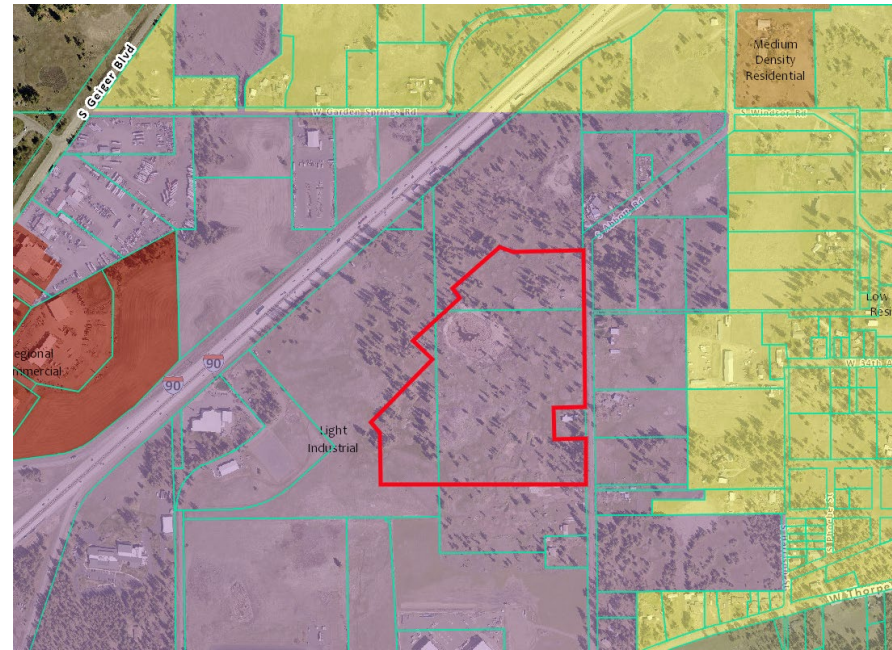
CPA-02-22 was initiated by the board during the 2022 CPA cycle and was continued for reconsideration in a future CPA cycle.

## Proposal

Proposed CPA-02-22 requests the designation of Mixed Use from the existing Light Industrial designation, including a concurrent zone reclassification on a portion of 3 parcels totaling approximately 38 acres of land.

## Site Description

CPA-02-22 is located in the West Plains area. The site is approximately 500 feet south of Interstate 90 and a ½ mile northeast of the Grove Road/I-90 interchange. The east side has a frontage on Abbott Road. The site is substantially flat, with some rolling terrain, low-lying vegetation, and a scattering of pine trees. There are several documented wetlands present on the site. Surrounding zoning designations include Low-Density Residential to the east, Rural-5 to the southeast, and Regional Commercial to the west.



<b>Parcel Number</b>	Portions of 25342.9084, 25342.9097, 25345.9109
<b>Zone Change</b>	LI > MU
<b>Site Size</b>	Approximately 38 Acres
<b>Urban Growth Area</b>	West Plains-Thorpe/UGA-JPA
<b>Applicant</b>	Land Use Solutions & Entitlement
<b>Property Owner</b>	Mons Terram, LLC
<b>Water</b>	City of Spokane
<b>Sewer</b>	City of Spokane
<b>Schools</b>	Cheney
<b>Fire</b>	District 10

### Zoning Code Criteria [SCC 14.402]

The County may amend the Zoning Code when one of the following is found to apply:

1. The amendment is consistent with or implements the Comprehensive Plan and is not detrimental to the public welfare.
2. A change in economic, technological, or land use conditions has occurred to warrant modification of the Zoning Code.
3. An amendment is necessary to correct an error in the Zoning Code.
4. An amendment is necessary to clarify the meaning or intent of the Zoning Code.
5. An amendment is necessary to provide for a use(s) that was not previously addressed by the Zoning Code.
6. An amendment is deemed necessary by the Commission and/or Board as being in the public interest.

### Staff Comment

*The proposal must meet one of the above standards to obtain approval. Staff concludes that CPA 02-2022 meets the requirements of criteria 1 and 2.*

*Staff concludes that this CPA is consistent with the goals of the comprehensive plan (as will be explained in more detail later in this report) and is not detrimental to the public welfare.*

*Staff also concludes that the code amendment is consistent with criteria 2, given the increase in average home sale prices from \$192,200 in 2015 to \$440,000 in 2022, as well as the increase in average rents from \$748 in 2015 to \$1,314 in 2022.*

*Staff concludes that this economic context, which suggests a dearth of available housing units (along with the fact that the parcels have not developed with the current LI designations), warrants a reevaluation of the parcels' current light industrial (LI) designations.*

### Critical Areas Review

Critical Aquifer Recharge Area	<i>Moderate</i>
Fish and Wildlife Habitat	<i>Open space corridor, priority species site buffer</i>
Floodplain	<i>None identified at this stage</i>
Wetlands	<i>Yes</i>
Stream	<i>None identified at this stage</i>
Geohazards	<i>None identified at this stage</i>
Cultural Resources	<i>None identified at this stage</i>
Stormwater Risk	<i>High risk drainage area</i>

## Population and Land Capacity

The proposed amendment will increase the population capacity within the urban growth area (UGA). As shown in the table below, the existing light industrial designation has an assumed buildout of 0 dwelling units per acre while the proposed mixed use (MU) category has an assumed buildout of 14.32 dwelling units per acre on 50% of the site (as noted in the 2023 Spokane County CPA Population Impacts and Service Assumptions). The County assumes that, on average, a single-family residence will include 2.5 people and that multi-family units will contain 1.5 people.

Site Size (38 Acres)	LI (Current)	MU (Proposed)	Potential Increase
Residential Units	0	272	272
Population	0	408	408

## Mixed Use Designation

The intent of the Mixed-use zone classification is to implement the Mixed-use Area, Community Center, and Urban Activity Center categories of the Comprehensive Plan. These mixed-use categories encourage development that fosters pedestrian activity, supports transit, and provides for a mix of diverse land uses. The Mixed-use zone supports many activities of daily life that can occur within easy walking distance, giving independence to those who do not drive. Mixed-use areas support higher intensity development, but compatibility of uses is ensured through special design standards. Mixed-use

areas often provide a central focus point with transportation linkages to the broader community (14.608.100)

## Comprehensive Goals and Policies

### Chapter 2 – Urban Land Use

#### UL.1a

Provide a healthful, safe, and sustainable urban environment that offers a variety of opportunities for affordable housing and employment.

#### Staff Comment

A purposely built, master-planned development within a Mixed-Use zone has a high likelihood of producing a sustainable urban environment in the form of an identifiable neighborhood. The variety of housing types allowed in the Mixed-Use zone and the emphasis on pedestrian orientation and design could encourage both affordable housing and employment opportunities.

### Urban Character and Design

#### UL.2

Maintain and enhance the quality of life in Spokane County through urban design standards.

#### Staff Comment

*The Mixed-Use zone has enhanced design and development criteria found in SCC 14.608.300. The size of this site and its undeveloped state are an opportunity for a purposely built, master-planned development.*

## **Mixed Use Areas**

### **UL.12**

Encourage the development of mixed-use areas that foster community identity and are designed to support pedestrian, bicycle, and transit transportation.

#### **UL.12.1**

The specific size and boundaries of mixed-use areas shall be established through comprehensive plan adoption, comprehensive plan amendments, and/or future subarea planning efforts, based on regional and local needs and constraints.

### **Staff Comment**

*Based upon this site's location, close to the Interstate 90 interchange (Grove Road), and its proximity to the downtown core of Spokane, the travel options for new residents and employees should be enhanced. STA buses pass by this site, on I-90, more than 160 times per day. The agency has been in discussions with County Planning about service to the site and indicated in a letter dated 9-16-22 that their Horizon 2045 plan has consideration for service along Thorpe Road.*

*The site is also near a developing trail network. A pathway was recently completed on the north side of Sunset Blvd. which leads to downtown. A new separate pathway was recently installed along the north side of Geiger Blvd from Grove Road past the Amazon facility and connecting to the West Plains Transit Center. The Grove Road interchange was recently updated to include roundabouts, and portions of a separated pathway were installed on the east side of the road, on both the north and south sides of the overpass. The MDNS for this proposal contains a WSDOT condition to provide appropriate*

*pedestrian accommodations over the Grove Road I-90 Interchange bridge.*

*The Mixed-Use zone has the characteristics that make it possible to create places people want to be and neighborhoods (community) they want to live in and protect. A master-planned development within the Mixed-Use zone, on a site such as this, has a high likelihood of containing a thoughtful mix of uses.*

#### **UL.12.2**

Identify and designate mixed-use areas that support mixed-use, high-density development. Establish mixed-use areas as a land use category in the Comprehensive Plan.

#### **UL.12.3**

The characteristics of a mixed-use area include:

- a) Housing and employment densities to support frequent transit service.
- b) Public transit connections to other Centers and Corridors.
- c) Safe, attractive bus stops and pedestrian and bicycle ways.
- d) Buildings which front wide sidewalks with attractive landscaping, benches and frequent transit stops.
- e) Multi-story buildings oriented to the street rather than parking lots; and
- f) Parking spaces located behind, or to the side of buildings or under/over structures.

**Staff Comment**

*The site size, 38 acres, should be sufficient to support transit service when developed. Spokane Transit Authority has indicated that nearby Thorpe Road is considered for a future bus route in their Horizon 2045 Plan. The site is located near the Grove Road interchange of I-90 which has more than 160 STA buses pass by it daily. The MDNS has a condition from STA that addresses safe and convenient pedestrian crossings and provisions for ADA-compatible bus stops. The Mixed-Use zone has enhanced development standards found in SCC 14.608 which address UL 12.3 characteristics d, e, and f.*

**UL.12.4**

The mix of land use in a mixed-use area includes:

- a) A variety of housing styles—apartments, condominiums, row houses, two-family and single-family houses on small lots;
- b) There could be a full range of retail goods and services—grocery stores serving several neighborhoods, theaters and restaurants, dry cleaners, hardware stores and specialty shops;
- c) A mix of residence types in close proximity to commercial uses and business and government offices;
- d) An emphasis on community-serving rather than regional-serving commercial uses.
- e) Commercial uses that require large land areas but have low employment density and are auto-dependent (lumber yards, nurseries, warehouses, auto dealerships, etc.) are prohibited; and

- f) Residential density within a mixed-use area shall range from 6 units per acre to 30 units per acre.

**Staff Comment**

*The Mixed-Use zone found in SCC 14.608 allows a variety of housing densities and a range of retail goods and services to be sited in close proximity to one another.*

**Housing Variety**

**UL.8**

Create urban areas with a variety of housing types and prices, including manufactured home parks, multifamily development, townhouses, and single-family development.

**Staff Comment**

*Mixed-use areas are envisioned by the Comprehensive Plan to provide multi-family townhomes, rowhouses, and condominiums, which add to the variety of housing stock and can create housing opportunities at lower price points than traditional detached single-family dwellings.*

**Urban Character and Design**

The design of our urban environment has a significant effect on community identity. Well-designed communities contribute to a healthful, safe, and sustainable environment that offers a variety of opportunities for affordable housing and employment. The Urban Character and Design section provides the goals and policies to preserve and enhance neighborhood character. Some of the concepts considered here include:



- Community appearance, including signs and placement of utilities.
- Neighborhood considerations in the review of development projects.
- Integration of neighborhoods, including bicycle and pedestrian orientation.
- The effect of traffic patterns and parking on neighborhood character.
- Encouragement of exemplary development through planned unit developments; and
- Considerations for public art.

#### **Staff Comment**

*The Mixed Use) zone, chapter (14.608, is contains enhanced development standards designed with the intent of encouraging development that supports pedestrian activity, and transit opportunities, and provides a mix of diverse uses in close proximity to each other. The Mixed-Use zone provides Spokane County's most flexible regulatory building blocks for new urban neighborhood creation.*

*The proposed Mixed-use area is roughly the same size as the downtown area bounded by Monroe Street to Howard Street, from Riverfront Park to Sprague Ave.*

#### **Buffering**

##### **UL.2.26**

Require effective landscape buffers and/or transitional uses (e.g., pedestrian plazas or low-intensity offices) between incompatible industrial, commercial, and residential uses to

mitigate noise, glare and other impacts associated with the uses.

#### **Staff Comment**

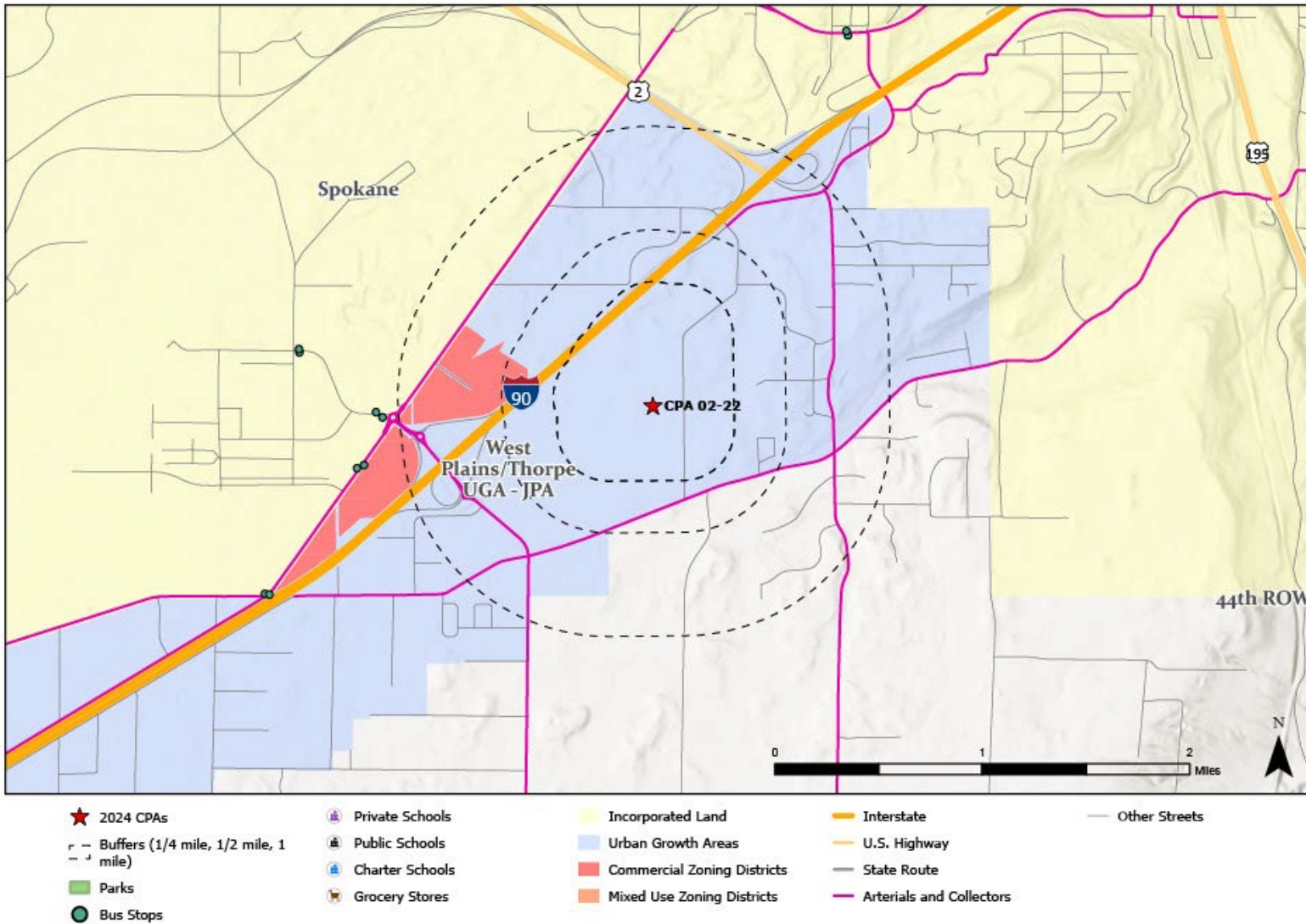
*A Mixed-Use site adjacent to a Light Industrial site would be subject to the development code standards for site buffering with landscaping. Spokane County Code, 14.806.060, Table 806-1 would require a 10-foot Type 1 landscaping buffer between any multi-family use and a Light Industrial zone. Type 1 landscaping is the densest category in the code and is required to be sight-obscuring.*

*The applicant has modified their original proposal, creating substantial buffers of Light Industrial land between their Mixed-Use proposal and the neighboring uses on Light Industrial land.*

#### **Nearness Analysis**

*As can be seen in the map below, the proposed amendment site is within a 1-mile radius of commercial zoning districts. There are no parks, grocery stores, public schools, bus stops or mixed use zones within a 1-mile radius.*

## CPA 02-2022 Surrounding Area



# Comprehensive Plan Amendment 07-22

## History

CPA-07-22 was initiated by the board during the 2022 CPA cycle and was continued for reconsideration in a future CPA cycle.

## Proposal

Proposed CPA-07-22 requests the designation of Regional Commercial (RC) from the existing Heavy Industrial (HI), including a concurrent zone reclassification on one parcel totaling 45.49 acres.

## Site Description

CPA-07-22 is located north of East Magnesium Road and west of North Market Street. The current surrounding adjacent comprehensive plan zoning designations are all Heavy Industrial.

Surrounding businesses include, to the north, a US Department of Energy complex with warehouses, storage buildings, an office, and an electrical substation. To the south is an industrial site recently purchased by Finnoe Design, which has steel fabrication activities on site and expansion plans that include rail-served shipping and receiving.

Further from the proposed site periphery, uses include High Density Residential and Regional Commercial to the southwest and Light Industrial to the West. To the east, there are two businesses with frontage on Market Street. The northern 6-acre site is Norcan Parts and Equipment



<b>Parcel Number</b>	36215.9026
<b>Zone Change</b>	HI > RC
<b>Site Size</b>	45.49 Acres
<b>Urban Growth Area</b>	North Metro /UGA-JPA
<b>Applicant</b>	Bonnett Engineering
<b>Property Owner</b>	Douglas 40 Acre Investment, LLC
<b>Water</b>	<i>tbd</i>
<b>Sewer</b>	Spokane County
<b>Schools</b>	Mead
<b>Fire</b>	District 9



Company, and it contains several industrial-style warehouses and an outdoor parts yard. West of the subject property are five narrow parcels owned by the sponsor, which are vacant and have frontage on Nevada Street.

### **Zoning Code Criteria for Amendment (14.402.040)**

1. The County may amend the Zoning Code when one of the following is found to apply:
2. The amendment is consistent with or implements the Comprehensive Plan and is not detrimental to public welfare.
3. A change in economic, technological, or land use conditions has occurred to warrant modification of the zoning code.
4. An amendment is necessary to correct an error in the zoning code.
5. An amendment is necessary to clarify the meaning or intent of the zoning code.
6. An amendment is necessary to provide for a use(s) that was not previously addressed by the Zoning Code.
7. An amendment is deemed necessary by the Commission and/or Board as being in the public interest.

### **Staff Comment**

*Staff is concerned that rezoning of Heavy Industrial lands is not in the public interest as this zoning classification is likely untenable to be placed anywhere in the metro area. The supply of HI land is therefore limited and finite. New steel fabrication activity to the south suggests that heavy industrial lands are warranted for jobs and economic development. Staff concludes*

*that the code amendment may be consistent with 14.402.040(2) as the strong housing demand remains needed to meet Spokane County's estimated population increase of 115,326 over the next 20 years. Data do not yet support a conclusion that warrants a reevaluation in economic and land use conditions since this proposal was assigned for Heavy Industrial development.*

### **Critical Areas Review**

Critical Aquifer Recharge Area	<i>Moderate</i>
Fish and Wildlife Habitat	<i>None identified at this stage</i>
Floodplain	<i>None identified at this stage</i>
Wetlands	<i>None identified at this stage</i>
Streams	<i>None identified at this stage</i>
Geohazards	<i>None identified at this stage</i>
Cultural Resources	<i>None identified at this stage</i>
Stormwater Risk	<i>Low Risk Drainage Area</i>

### **Population Impacts**

The proposed amendment will increase the population capacity within the Urban Growth Area. The existing Heavy category has an assumed buildout of zero dwelling units per acre. The Department of Building and Planning has assumed

this site's future residential population capacity. The assumption is 175 single-family units and 130 multi-family units. To convert residential units to the population we assume that, on average, a single-family residence will include 2.5 persons and that a multi-residential unit will contain 1.5 persons. The table below illustrates the impact of the proposed amendment on population capacity.

Site Size (45.49 Acres)	Heavy Industrial (HI)	Regional Commercial (RC)	Potential increase
Residential Units	0	175 SFU 130 MFU	305
Population	0	633	1,118

#### **Staff Comment**

*The parcel is located within the Urban Growth Area, and urban-level services are available to serve this site. None is currently adjacent to the site and will require longer connections.*

#### **Regional Commercial (RC)**

The Regional Commercial (RC) zone designates intensive commercial uses including regional shopping centers and major commercial areas, intended to draw customers from the County at large and from other outlying areas. Residences in conjunction with business and/or multifamily developments may be allowed with standards that ensure compatibility. Small-scale industrial areas may be allowed in this zone,

provided neighborhood concerns are addressed through a public hearing process.

### **Comprehensive Goals and Policies**

#### **Chapter 2 – Urban Land Use**

##### **UL.1a**

Provide a healthful, safe, and sustainable urban environment that offers a variety of opportunities for affordable housing and employment.

##### **Staff comment**

*Regional Commercial has development standards that require sidewalks, allowing both residential and commercial uses in close proximity.*

##### **Buffering**

##### **UL.2.26**

Require effective landscape buffers and/or transitional uses (e.g., pedestrian plazas or low intensity offices) between incompatible industrial, commercial, and residential uses to mitigate noise, glare and other impacts associated with the uses.

##### **Staff Comment**

*A Commercial site adjacent to a Heavy Industrial site would be subject to the development code standards for site buffering with landscaping. Spokane County Code, 14.806.060, Table 806-1 would require a 10-foot Type 1 landscaping buffer between any multi-family use and a Heavy Industrial zone. Type 1 landscaping is the densest category in the code and is required to be sight-obscuring.*

## **Housing Variety**

### **UL.8**

Create urban areas with a variety of housing types and prices, including manufactured home parks, multifamily development, townhouses, and single-family development.

#### **Staff Comment**

*The Regional Commercial zone allows for the full spectrum of residential uses from single-family to multi-family. This would provide additional land which could add to the variety and the supply of housing stock.*

## **Industrial Land Use**

### **UL.14a**

Provide for the development of well-planned industrial areas that create higher-income jobs, provide economic growth, and improve the overall tax base of Spokane County.

#### **Staff comment**

*The Comprehensive Plan states the County should maintain an adequate supply of industrial land. During the 2022 amendment cycle, the applicant indicated that this land had no development interest for over 20 years despite efforts to attract users and buyers. Building permit data indicates that the last building permit issued for land designated Heavy Industrial occurred in 2005, and the last grading permit was issued in 2016.*

*Finau Design purchased the former Hanson property in 2023 and operates a steel fabrication facility. They have stated plans for expansion on the property including reestablishing rail-served shipping and receiving.*

### **UL.14b**

Ensure the long-term holding of appropriate land in parcel sizes adequate to allow for future development as industrial uses.

#### **Staff comment**

*Per the 2022 amendment cycle, County Geographical Information Services estimated that there are 1,707 acres within the County's land use jurisdiction zoned Heavy Industrial. 1,521 of the 1,707 acres are contiguous to this site.*

### **UL.14.1**

Identify and designate industrial land areas for heavy industry and light Industry.

#### **Staff Comment**

*Both Light Industrial and Heavy industrial land categories have been designated. Over 1,707 acres of Heavy Industrial land are within the County's land use jurisdiction.*

## **Heavy Industry**

### **UL.15**

A variety of strategically located heavy industrial areas should be designated and protected from conflicting land uses.

### **UL.15.1**

Identify and designate land areas for heavy industry.

### **UL.15.2**

Areas designated for heavy industry may include a variety of industrial, mining and transportation uses.

### **UL.15.3**

Commercial, residential, and recreational uses shall not be

allowed in areas designated for heavy industry, except for small-scale ancillary commercial and recreational uses which serve the industrial area.

**UL.15.4**

Conversion of designated industrial lands to other uses shall be strictly limited to ensure adequate land supply and prevent inflation of land prices.

**UL.15.5**

Interim uses of heavy industrial property such as agriculture, animal raising and training, recreation including off road vehicle parks and miniature golf/driving ranges should be allowed to occupy undeveloped property pending more intensive utilization.

**UL.15.6**

Carefully consider the designation of comprehensive plan categories adjacent to heavy industrial areas to ensure compatibility between uses and limit land use conflicts.

**Staff comment**

*Goal UL.15 and policy UL.15.1 have been addressed by the County as both Light Industrial and Heavy Industrial land categories have been designated in locations where they existed in the past. There are over 1,706 acres of Heavy Industrial land within the County's land use jurisdiction, 1,521 acres are contiguous to this site. Policy UL.15.3 is addressed by the zoning code section 14.614, which, through exclusionary techniques, limits commercial, residential, and recreational uses within Heavy Industrial designations. Policy UL.15.4 has been satisfied as the conversion rate of Heavy Industrial designation has been rare since the Comprehensive Plan was*

*adopted in 2004, despite the low number of new uses initiated on these HI lands since its adoption.*

*Policy UL.15.6 is addressed by the Comprehensive Plan Amendment process which has public, agency, and neighboring property owner notification requirements together with public hearings before the County Planning Commission to carefully consider a conversion request. SCC 14.806 contains landscaping and screening standards that would be applicable to commercial and multi-family uses adjacent to Heavy Industrial zones that would require 10-feet of type 1 visual screen landscaping which includes a sight-obscuring fence.*

**Regional Commercial**

**UL.13**

Provide adequate commercial land within urban growth areas to conveniently serve the local and regional trade areas.

**UL.13.1**

Designate a variety of strategically located commercial areas that will be accessible from roadways of major arterial classification or higher, served with utilities and free of major environmental constraints.

**Staff comment**

*The site is not currently connected to the public roadway network. At the time of the 2022 comprehensive plan cycle, the applicant is proposed an east-west road that would attach to Nevada (a five-lane signalized roadway with sidewalks on both sides) on the west and Market (an Urban Principal Arterial) on the east that would be constructed at the time of site development. The site is in a Critical Aquifer Recharge Area with moderate susceptibility.*

**Nearness Analysis**

*As can be seen in the following map, the proposed parcel site has five (5) bus stops within a one (1) mile radius of the site area, all along Nevada. A commercial zoning district is within one (1) mile of the site area.*

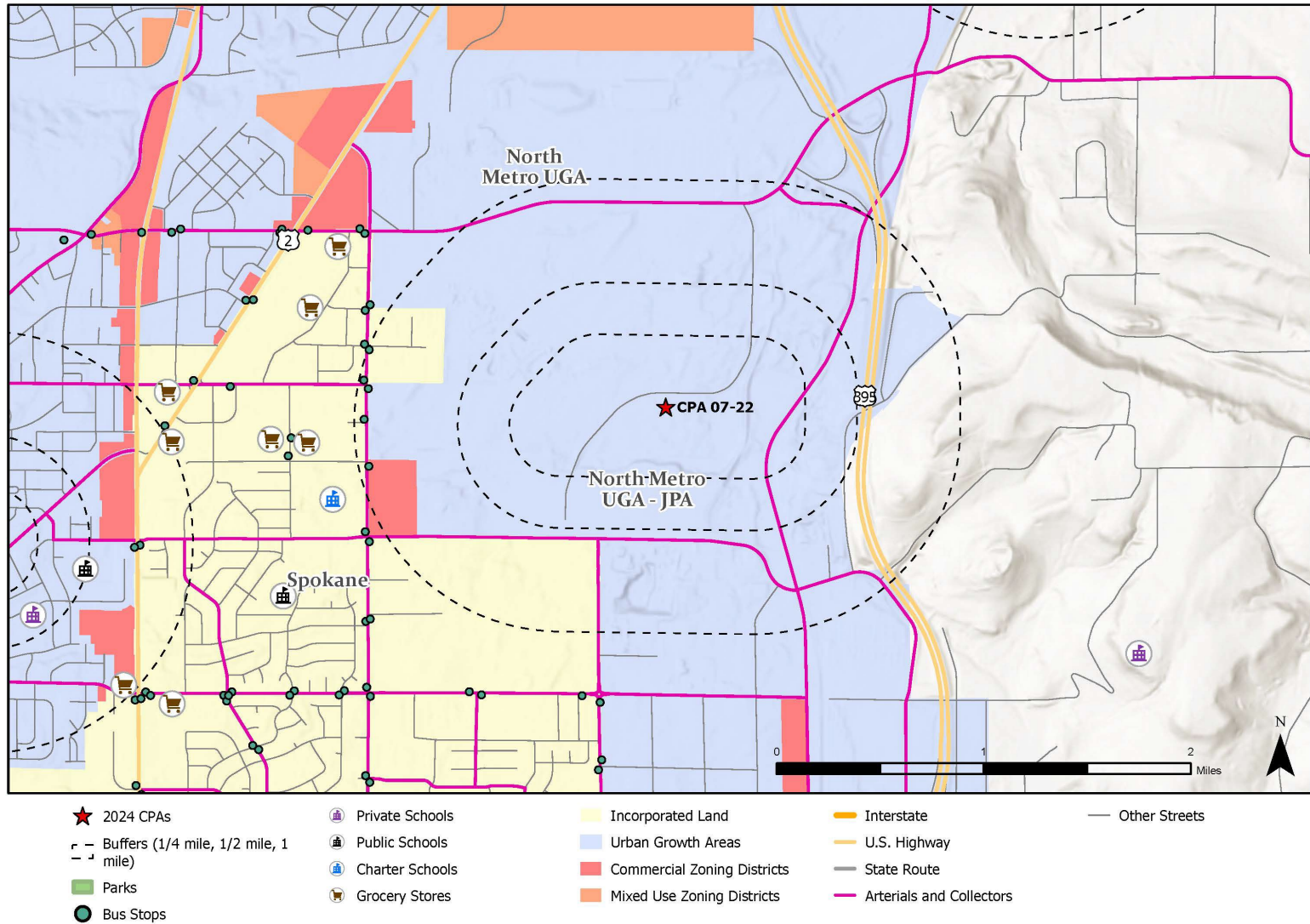
*No schools, parks, or grocery stores are within one (1) mile of the site area.*

*There is no public road access to the site.*

**WITHDRAWN**



## CPA 07-2022 Surrounding Area



# Comprehensive Plan Amendment 12-23

## History

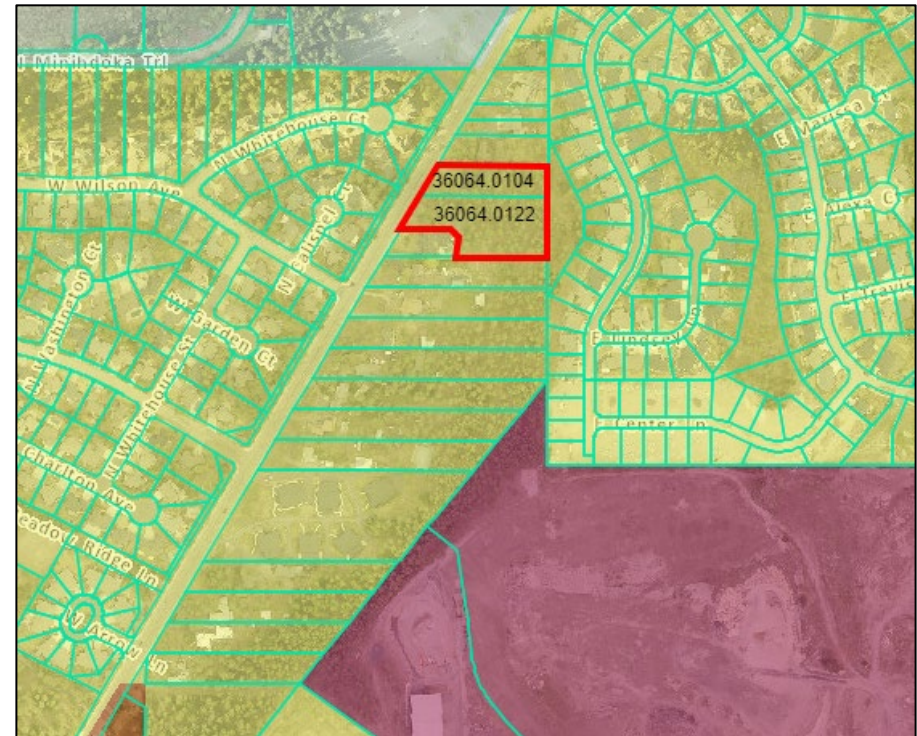
Proposed CPA-12-23 was continued by the Board of County Commissioners in 2023 to allow for additional public comment.

## Proposal

It requests the designation of Medium Density Residential from the existing Low-Density Residential designation, including a concurrent zone reclassification on two parcels totaling 2.64 acres of land.

## Site Description

CPA-12-23 is between North Mill Road and North Mayfair Lane in the Fairwood area. The current surrounding comprehensive plan zoning designations include Rural Conservation to the north, Urban Activity Center to the south and High-Density Residential to the southwest, approximately 0.33 miles away. Access to the subject property is located along North Mill Road, designated as an Urban Principal Arterial. Sewer access is currently located on the subject property.



<b>Parcel Number</b>	36064.0104 & 36064.0122
<b>Zone Change</b>	LDR > MDR
<b>Site Size</b>	2.64 Acres
<b>Urban Growth Area</b>	North Metro UGA
<b>Applicant</b>	Whipple Consulting Engineers,
<b>Property Owner</b>	Gallatin 20, LLC
<b>Water</b>	Whitworth
<b>Sewer</b>	Spokane County
<b>Schools</b>	Mead
<b>Fire</b>	District 9

### Zoning Code Criteria [SCZC 14.402.040]

The County may amend the Zoning Code when one of the following is found to apply.

1. The amendment is consistent with or implements the Comprehensive Plan and is not detrimental to the public welfare.
2. A change in economic, technological, or land use conditions has occurred to warrant modification of the Zoning Code.
3. An amendment is necessary to correct an error in the Zoning Code.
4. An amendment is necessary to clarify the meaning or intent of the Zoning Code.
5. An amendment is necessary to provide for a use(s) not previously addressed by the Zoning Code.
6. An amendment is deemed necessary by the Commission and/or Board as being in the public interest.

### Staff Comment

*The proposal must meet one of the above standards to obtain approval. Staff concludes that the demand for housing, increase in housing prices, and general population growth within the county show a change in economic and land use conditions since the proposal was assigned the Low-Density Residential designation. Increasing the residential density of these parcels will also likely not be a detriment to public welfare, and the proposed zoning is consistent with the comprehensive plan (UL.9a).*

### Critical Areas Review

Critical Aquifer Recharge Area	<i>Moderate</i>
Fish and Wildlife Habitat	<i>None identified at this stage</i>
Floodplain	<i>None identified at this stage</i>
Wetlands	<i>None identified at this stage</i>
Stream	<i>None identified at this stage</i>
Geohazards	<i>None identified at this stage</i>
Cultural Resources	<i>None identified at this stage</i>
Stormwater Risk	<i>Low-Risk Drainage Area</i>

### Staff Comment

*Given the lack of critical areas associated with these parcels, they will likely pose no problems for any development that would occur on them.*

### Population and Land Capacity

Site Size (2.64 acres)	Low-Density Residential (Max allowed)	Medium Density Residential (Max allowed)	Total Increase
Residential Units	11	42	31
Population	27	63	36

## **Comprehensive Plan Designations**

### **Medium Density Residential (MDR)**

MDR is primarily for a combination of single-family through multi-family uses at a density range of greater than 6 to and including 15 dwelling units per acre. Cluster development, zero lot-line housing, and other incentives are permitted to promote infill and preservation of open space. Business and professional offices are permitted in this zone (SCZC 14.606.100).

## **Comprehensive Plan Goals and Policies (Ch. 2, Urban Land Use)**

### **UL.1a**

Provide a healthful, safe, and sustainable urban environment that offers a variety of opportunities for affordable housing and employment.

### **UL.1b**

Create a future rich in culture and ethnic diversity that embraces family and community values and recognizes housing and employment.

## **Urban Character and Design**

### **UL.2**

Maintain and enhance the quality of life in Spokane County through urban design standards.

The design of our urban environment has a significant effect on community identity. Well-designed communities contribute to a healthful, safe, and sustainable environment that offers a variety of opportunities for affordable housing and employment. The Urban Character and Design section

provides the goals and policies to preserve and enhance neighborhood character. Some of the concepts considered here include:

- Community appearance, including signs and placement of utilities.
- Neighborhood considerations in the review of development projects.
- Integration of neighborhoods, including bicycle and pedestrian orientation.
- The effect of traffic patterns and parking on neighborhood character.
- Encouragement of exemplary development through planned unit developments; and
- Considerations for public art.

### ***Staff Comment***

*Multi-family development is subject to the landscaping and design standards in Spokane County Zoning Code chapter: 14.800 Development Standards. Aesthetic related development standards are required to be installed prior to building permit issuance.*

### **UL.2.16**

Encourage the location of medium and high-density residential categories near commercial areas and public open spaces and on sites with good access to major arterials. A determination that a particular property has access to major arterials may be based on a condition of approval or development agreement requiring construction of new roads and/or access to particular major arterials.



### **Staff Comment**

*Mill Road is within a right-of-way that is owned and maintained by Spokane County. Mill Road is classified by Spokane County Public Works as an Urban Minor Arterial. The site is near land use designations Mixed Use, and Urban Activity Centers (about 500 feet to the south of the project site). However, the zones that allow for commercial uses that are near the project site do not currently contain commercial businesses. Multifamily condominium units exist near the project site on Mill Road, about 850 feet to the south. North Mill Road does have a protected shoulder and pedestrian facilities such as sidewalks. STA does not provide transit service to the site and has not identified a future route to serve this site.*

#### **UL.2.17**

Site multi-family units throughout the Urban Growth Area as follows:

- a) Integrate into or next to neighborhood, community, or urban activity centers.
- b) Integrated into or next to neighborhood, community, or urban activity centers.

### **Residential Land Uses**

#### **UL.7**

Guide efficient development patterns by locating residential development in areas where facilities and services can be provided in a cost-effective and timely fashion.

#### **UL.7.1**

Identify and designate land areas for residential uses, including categories for low, medium, and high-density areas.

#### **UL.7.5**

Provide bonus densities, zero lot-line housing, auxiliary structures, accessory dwellings, or similar methods to promote infill development, where appropriate.

### **Housing Variety**

#### **UL.8**

Create urban areas with a variety of housing types and prices, including manufactured home parks, multifamily development, townhouses, and single-family development.

### **Staff Comment**

*The neighborhoods surrounding the subject site are generally single-family dwellings on quarter-acre lots. Multi-family housing would add another housing-type option within the North Mill Road area.*

### **Nearness Analysis**

*As shown in the map below, CPA 12-23 is immediately surrounded by low density residential uses, with an undeveloped mixed-use zone within a quarter mile of the site. Commercial districts, a school, a grocery store, and transit stops are within one mile of the site. approximately two miles away in multiple directions, there are more schools, parks, and mixed-use areas as well.*

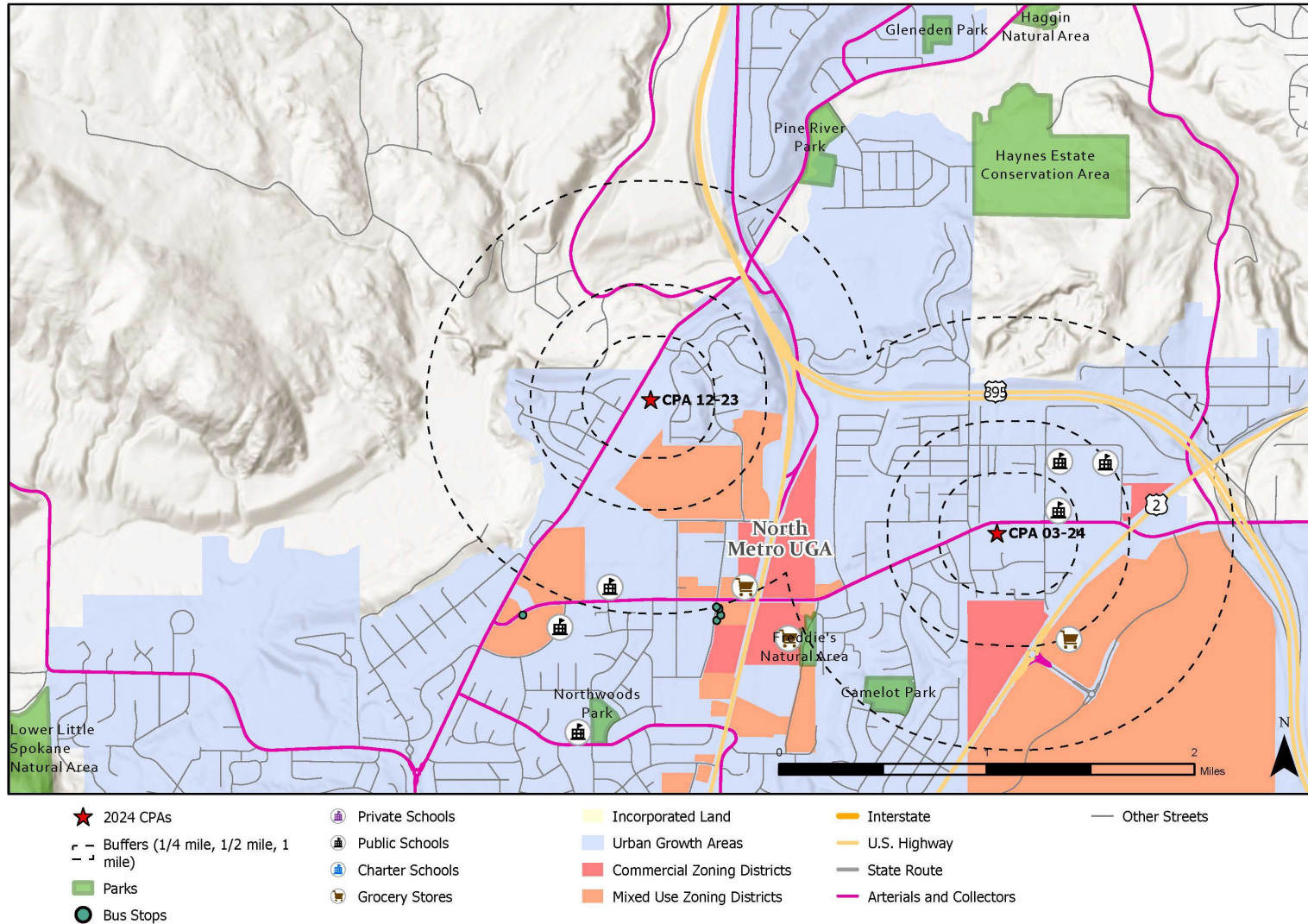
### **Agency Comments**

#### **Spokane Transit Authority**

Fairwood Park & Ride is approximately one mile to the south of the site. STA has no current plans to provide direct service to the site this time. *(See Appendix J)*



## CPA 12-2023 Surrounding Area



Appendix A:

*Department of Historic Archeology & Historic Preservation CPA-02-24 Preview Comment*



Allyson Brooks Ph.D., Director  
State Historic Preservation Officer

February 7, 2024

Bongo Thompson  
Spokane County  
1026 W. Broadway Avenue  
Public Works Building, 1st Floor  
Spokane, WA 99260

In future correspondence please refer to:  
Project Tracking Code: 2024-02-00909  
Property: Spokane County Comprehensive Plan Amendment -02-2024  
Re: Survey Requested

Dear Bongo Thompson:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance Washington State law. Should additional information become available, our assessment may be revised.

We recommend that the property at 8727 N Wall St, Spokane, WA 99218 be evaluated for eligibility for listing in the National Register of Historic Places on a Historic Property Inventory (HPI) form. We highly encourage the SEPA lead agency to ensure that these evaluations are written by a cultural resource professional meeting the SOI Professional Qualification Standards in Architectural History.

Thank you for the opportunity to comment on this project and we look forward to receiving the survey report. Please ensure that the DAHP Project Number (a.k.a. Project Tracking Code) is shared with any hired cultural resource consultants and is attached to any communications or submitted reports. Should you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Maureen Elenga', with a long horizontal flourish extending to the right.

Maureen Elenga, M.A.  
Architectural Historian - Transportation Reviewer  
(360) 972-4539  
Maureen.Elenga@dahp.wa.gov

---

State of Washington • Department of Archaeology & Historic Preservation  
P.O. Box 48343 • Olympia, Washington 98504-8343 • (360) 586-3065  
www.dahp.wa.gov



Appendix B:

*Spokane County Public Works Roads CPA-03-24 Preview Comment*



**Spokane County**  
PUBLIC WORKS

**DEVELOPMENT  
SERVICES**

*Matt Zarecor, P.E. – County Engineer*

# Memo

**To:** Tate Andrie, Planner  
**From:** David Istrate, Land Development Coordinator  
**Date:** January 25, 2024  
**RE:** CPAIR-03-24 Initial Comments

---

**Public Works has reviewed the proposed Comp Plan Amendment and have the following comments:**

- Spokane County is requesting a Trip Generation and Distribution Letter for the potential increased trips produced by this proposal. Trip Letters can be sent to David Istrate in PDF form at [DCISTRATE@spokanecounty.org](mailto:DCISTRATE@spokanecounty.org).
- The trip distribution letter shall include the existing use of the property, the proposed use, and the highest and best use of the property allowed under the proposed zone.

End

Appendix C:

Department of Historic Archeology & Historic Preservation CPA-04-24 Preview Comment



Allyson Brooks Ph.D., Director  
State Historic Preservation Officer

February 5, 2024

Josh Warwick  
Spokane County  
1026 W. Broadway Avenue  
Public Works Building, 1st Floor  
Spokane, WA 99260

In future correspondence please refer to:  
Project Tracking Code: 2024-02-00844  
Property: Spokane County\_Comprehensive Plan Amendment-04-2024  
Re: Survey Requested

Dear Josh Warwick:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance Washington State law. Should additional information become available, our assessment may be revised.

Our statewide predictive model indicates that there is a high probability of encountering cultural resources within the proposed project area. Further, the scale of the proposed ground disturbing actions would destroy any archaeological resources present. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, we recommend a professional archaeological survey of the project area be conducted and a report be produced prior to ground disturbing activities. This report should meet DAHP's [Standards for Cultural Resource Reporting](#).

We also recommend that any historic buildings or structures (45 years in age or older) located within the project area are evaluated for eligibility for listing in the National Register of Historic Places on Historic Property Inventory (HPI) forms. We highly encourage the SEPA lead agency to ensure that these evaluations are written by a cultural resource professional meeting the [SOI Professional Qualification Standards in Architectural History](#).

Please note that the recommendations provided in this letter reflect only the opinions of DAHP. Any interested Tribes may have different recommendations. We appreciate receiving any correspondence or comments from Tribes or other parties concerning cultural resource issues that you receive.

Thank you for the opportunity to comment on this project. Please ensure that the DAHP Project Tracking Number is shared with any hired cultural resource consultants and is attached to any communications or submitted reports. Please also ensure that any reports, site forms, and/or historic property inventory (HPI) forms are uploaded to WISAARD by the consultant(s).

State of Washington • Department of Archaeology & Historic Preservation  
P.O. Box 48343 • Olympia, Washington 98504-8343 • (360) 586-3065  
[www.dahp.wa.gov](http://www.dahp.wa.gov)



Should you have any questions, please feel free to contact me.

Sincerely,



Sydney Hanson, M.A.  
Local Government Archaeologist  
(360) 280-7563  
[Sydney.Hanson@dahp.wa.gov](mailto:Sydney.Hanson@dahp.wa.gov)

---

State of Washington • **Department of Archaeology & Historic Preservation**  
P.O. Box 48343 • Olympia, Washington 98504-8343 • (360) 586-3065  
[www.dahp.wa.gov](http://www.dahp.wa.gov)





Appendix D:

*Spokane County Public Works Roads CPA-04-24 Preview Comment*



**Spokane County**  
PUBLIC WORKS

**DEVELOPMENT  
SERVICES**

*Matt Zarecor, P.E. – County Engineer*

# Memo

**To:** Josh Warwick, Planner  
**From:** David Istrate, Land Development Coordinator  
**Date:** January 25, 2024  
**RE:** CPAIR-04-24 Initial Comments

---

**Public Works has reviewed the proposed Comp Plan Amendment and have the following comments:**

- Spokane County has reviewed the trip distribution letter and does not anticipate major impacts to area intersections. The traffic information has been accepted; no further information required.



**Spokane County**  
PUBLIC WORKS

**DEVELOPMENT  
SERVICES**

*Matt Zarecor, P.E. – County Engineer*

## TRIP DISTRIBUTION LETTER REVIEW CHECKLIST

PROJECT NAME: CPAIR-04-24 LETTER DATE: 12/14/23

STUDY PREPARED BY: Whipple Consulting Engineers

COUNTY REVIEWER: David Istrate REVIEW DATE January 25, 2024

### TRIP GENERATION

Checked. Ok.

### TRIP DISTRIBUTION

Checked. Ok.

### COMMENTS

No comment. The TGDG has been accepted, no further traffic information required.

End

Appendix E:  
Spokane County Public Works Sewer CPA-04-24 Preview Comment

1



**Spokane County**  
PUBLIC WORKS

**PROJECT COMMENT TRANSMITTAL**

**To:** JWARWICK@SpokaneCounty.org  
**From:** Dawn Dompier  
**Date:**

Planning Number	Name	Parent Parcels	Project Type
CPA-04-24 (County)	COMPREHENSIVE PLAN AMENDMENT (COUNTY)	36101.0544 36101.0545	Comprehensive Plan Amendment

General Sanitary Sewer Links

- Sewer Plan Submittal: To submit a sewer plan for review, please follow this link: [Sewer Plan Submittal](#)
- If your project requires a sewer plan submittal, please refer to the requirements here:
  - [Development Plan Review Checklist](#)
- Additional General Commercial Sewer information can be found here:
  - [General Commercial Sewer Info](#) | [Water Usage Estimate Form](#)
  - Sewer Planning and Design webpage: [Sewer Planning & Design](#)

Pretreatment

- IF GREASE PRODUCING STATUS IS NOT KNOWN:
  - Pretreatment review is required for your business or project. Please complete and return the "Commercial Pretreatment Questionnaire" located at: [www.spokanecounty.org/FOG](http://www.spokanecounty.org/FOG). Additionally, pretreatment requirements under our Industrial Pretreatment Program may apply to your business or project, for more information, please visit: [www.spokanecounty.org/IPP](http://www.spokanecounty.org/IPP).
- IF FACILITY IS ALREADY KNOWN TO NEED GREASE CONTROL (FOOD SERVICE ONLY):
  - Pretreatment review is required for your business or project. Please complete the "GCD Sizing & Permitting Checklist," located at: [www.spokanecounty.org/FOG](http://www.spokanecounty.org/FOG) and email to: [ESPretreatment@spokanecounty.org](mailto:ESPretreatment@spokanecounty.org). Additionally, pretreatment requirements under our Industrial Pretreatment Program may apply to your business or project, for more information, please visit: [www.spokanecounty.org/IPP](http://www.spokanecounty.org/IPP).
- IF FACILITY IS ALREADY KNOWN TO NEED GREASE CONTROL (OIL-WATER SEPARATORS ONLY):
  - Pretreatment review is required for your business or project. Please visit [www.spokanecounty.org/FOG](http://www.spokanecounty.org/FOG) to download the "OWS Sizing" and "OWS Fact Sheet" for guidance on oil-water separators. Additionally, pretreatment requirements under our Industrial Pretreatment Program may apply to your business or project, for more information, please visit: [www.spokanecounty.org/IPP](http://www.spokanecounty.org/IPP)

**PROJECT-SPECIFIC COMMENTS START ON PAGE 2**

FA01	The Spokane County Public Works Wastewater System Division has no objection to the finalization of the above mentioned project.	
SS091	The project lies outside of the County six year sewer plan and inside of the Urban Growth Area. As per the development regulations/zoning code of the governing authority as amended, projects that fall within this area are required to connect to a sanitary sewer system.	

Appendix F:  
Washington State Department of Health CPA-04-24 Preview Comment

**Miroshin, Elya**

**From:** Warwick, Joshua  
**Sent:** Tuesday, February 6, 2024 9:26 AM  
**To:** bgoodmansen@whipplece.com  
**Cc:** Weir, Michael  
**Subject:** FW: CPA-04-2024 (Septic Information from the Department of Health)



Joshua Warwick | Associate Planner 1 | O: 509.477.7142 | Spokane County Building & Planning | <http://www.spokanecounty.org/BP>

**From:** Jones, Andrew (DOH) <andrew.jones@doh.wa.gov>  
**Sent:** Monday, February 5, 2024 3:24 PM  
**To:** Warwick, Joshua <JWARWICK@SpokaneCounty.org>  
**Cc:** Weir, Michael <MWEIR@SpokaneCounty.org>  
**Subject:** RE: CPA-04-2024

Hi Josh, took a look at the information for CPA-04-2024 and have the following comments/thoughts:

- Total Project Area = 5.22 Acres
  - Your rule allows for 15 dwelling units per acre
  - My rule allows for up to 1,450 GPD/acre in soil types 3-5, and 900 GPD/acre in soil types 1-2. (7,569/4,698 GPD)
  - For multifamily housing we use 120 GPD per bedroom, so the maximum number of bedrooms we can allow under the LOSS rule is **63 bedrooms in soil types 3-5, and 39 bedrooms in soil types 1-2.**
- Existing soil conditions
  - The area in question appears to have some driveways or at least regular pathways used by vehicles. LOSS require native and undisturbed soils in order to install an effective drainfield.
  - It will be important to identify a suitable area to situate the drainfield. Drainfields cannot be installed in poor soils, compacted soils, or fill material.
  - Assuming 45 bedrooms and type 5 soils (max sizing requirements), you would need to find around 36,000-40,000 square feet of area to fit the active and reserve drainfields accounting for set-backs.
- Sewer availability
  - If sewer is available within 1000 feet of the project then we would recommend they connect to sewer.
- Environmental concerns
  - I don't see any immediately obvious environmental concerns on the map.
  - When we assess environmental impacts of a system we usually look at the property line. The closer a LOSS is placed to the property line, the more likely treatment will be required.

These are the initial thoughts I had when looking at the project. It's difficult to determine if a LOSS is feasible without looking at the soils. That would be the biggest piece of information for anytime of onsite sewage system. No LOSS or OSS would be feasible if there isn't enough room for the drainfield.

Please reach out with any follow-up questions you might have.

**Andrew Jones, P.E.**  
Gender Pronouns: he/him



Environmental Engineer V  
Large On-site Sewage Program Supervisor  
Environmental Public Health  
Washington State Department of Health  
[Andrew.jones@doh.wa.gov](mailto:Andrew.jones@doh.wa.gov)  
360-236-3378 | [www.doh.wa.gov](http://www.doh.wa.gov)



**From:** Warwick, Joshua <[JWARWICK@SpokaneCounty.org](mailto:JWARWICK@SpokaneCounty.org)>  
**Sent:** Thursday, February 1, 2024 11:15 AM  
**To:** Jones, Andrew (DOH) <[andrew.jones@doh.wa.gov](mailto:andrew.jones@doh.wa.gov)>  
**Cc:** Weir, Michael <[MWEIR@SpokaneCounty.org](mailto:MWEIR@SpokaneCounty.org)>  
**Subject:** CPA-04-2024

External Email

Hello Andrew:

Thank you so much for your help today. The attached document is a site description for the proposed site. Could you please provide a comment on septic for CPA-04-2024 of the Initiation Summary Report. The maximum density for Medium Density Residential is 15 dwelling units per acre. If you need any additional information on the proposed site, feel free to contact me.

Best,

Joshua Warwick

Appendix G:  
*Spokane Regional Health District CPA-04-24 Preview Comment*

**Warwick, Joshua**

---

**From:** Jeff Harris <jharris@srhd.org>  
**Sent:** Tuesday, February 6, 2024 12:56 PM  
**To:** Warwick, Joshua  
**Cc:** Weir, Michael  
**Subject:** FW: CPA-04-2024  
**Attachments:** Version 1 CPA-2024 Initiation Summary Report.pdf

Joshua,

I am the technical advisor for the liquid waste program at SRHD. In regards to CPA-04-2024, based on WAC 246-272A and minimum land area requirements within the code, Medium Density Residential with a maximum of 15 dwelling units per acre would not be conducive for on-site septic systems. With that said, SRHD cannot give a definitive answer without a complete soil evaluation as density requirements are depending on soil type. The developer and/or applicant would want to work with an OSS Designer or Engineer to determine exact density requirements for the parcels in question.

Hope this helps and please reach out if needed.

Jeff



Jeff Harris | Environmental Health Specialist 3 | Spokane Regional Health District | EPH  
Direct: 509.324.1584 | Cell: 509.280.0307 | [jharris@srhd.org](mailto:jharris@srhd.org) | [srhd.org](http://srhd.org)

**From:** Paul Savage <psavage@srhd.org>  
**Sent:** Monday, February 5, 2024 11:45 AM  
**To:** Mike LaScuola <mlascuola@srhd.org>; Kasey Wilberding <kwilberding@srhd.org>; Jeff Harris <jharris@srhd.org>  
**Subject:** FW: CPA-04-2024

Hello all,

The county is looking for our feedback on a density change. This area is served by onsite septic and a change to 15 dwelling units per acre would obviously not be very conducive to onsite septic systems. Let me know opinions on who from our group should respond.

Thanks,

Paul Savage | Environmental Health Specialist | Environmental Public Health Division  
Spokane Regional Health District  
Direct: 509.324.1578 | Fax: 509.324.3603  
[psavage@srhd.org](mailto:psavage@srhd.org) | [srhd.org](http://srhd.org)

Appendix H:

*City of Spangle Public Works CPA-05-24 Preview Comment*

---

**Miroshin, Elya**

**From:** Logan Billington <spanglepublicworks@outlook.com>  
**Sent:** Monday, February 5, 2024 10:23 AM  
**To:** Zickefoose, Graham  
**Subject:** Re: Official Comment on need for Sewer Connection to parcel 33333.9017, CPA 05-24

Good morning Graham,

Sorry for the delay and to answer your question, the town does not have any water or sewer lines to the property. The closest water and sewer lines to that property would be at 675 N old SR. 195, That would be South of the property on old highway 195 where the main water and sewer lines end just about at the city limits. Also, that sewer line is pressurized going to the wastewater treatment plant so that may change design planning and needs for connecting to the system.

Thank you and let me know if you have any other questions.

**Logan Billington**  
**Spangle Public Works Director**  
**Office: (509) 245-3260**  
**Cell: (509) 981-5331**  
**spanglepublicworks@outlook.com**

---

**From:** Zickefoose, Graham <GZICKEFOOSE@SpokaneCounty.org>  
**Sent:** Monday, February 5, 2024 8:50 AM  
**To:** spanglepublicworks@outlook.com <spanglepublicworks@outlook.com>  
**Subject:** RE: Official Comment on need for Sewer Connection to parcel 33333.9017, CPA 05-24

Good morning Logan,

I just wanted to follow up with you on this. Are you able to provide a written comment?

Thank you,

Graham Zickefoose



Graham Zickefoose | Associate Planner I | 509.477.7153 |  
Spokane County Building & Planning | <http://www.spokanecounty.org/BP>

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**From:** Zickefoose, Graham  
**Sent:** Wednesday, January 31, 2024 7:54:54 AM  
**To:** spanglepublicworks@outlook.com <spanglepublicworks@outlook.com>  
**Subject:** Official Comment on need for Sewer Connection to parcel 33333.9017, CPA 05-24

Appendix I:  
*Spokane County Public Works Roads CPA-05-24 Preview Comment*



**Spokane County**  
PUBLIC WORKS

**DEVELOPMENT  
SERVICES**

*Matt Zarecor, P.E. – County Engineer*

# Memo

**To:** Graham Zickefoose, Planner  
**From:** David Istrate, Land Development Coordinator  
**Date:** January 25, 2024  
**RE:** CPAIR-05-24 Initial Comments

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**Public Works has reviewed the proposed Comp Plan Amendment and have the following comments:**

- Spokane County is requesting a Trip Generation and Distribution Letter for the potential increased trips produced by this proposal. Trip Letters can be sent to David Istrate in PDF form at [DCISTRATE@spokanecounty.org](mailto:DCISTRATE@spokanecounty.org).
- The trip distribution letter shall include the existing use of the property, the proposed use, and the highest and best use of the property allowed under the proposed zone.

End

Appendix J:  
*Spokane Transit Authority Comment*

# Memo



## PLANNING & DEVELOPMENT

To: Michael Weir, Planner, Spokane County  
From: Lukas Yanni, Associate Planner  
Date: January 17, 2024  
Subject: Spokane County 2024 Comprehensive Plan Amendments

### Background

Spokane County Building and Planning received eight initiation requests for the 2024 Comprehensive Plan Amendment review cycle. These were shared with Spokane Transit on January 9th, 2024 for review. STA staff met with Spokane County staff on January 17th to discuss the requests further and identify any obvious concerns. Below please find STA's written comments on several of the initiation requests.

#### CPAIR-02-24

This request is for 0.82 acres in the Country Homes area of North Spokane along North Wall Street and West Price Avenue. The proposal is to change the classification from LDR (low-density residential) to HDR (high-density residential).

STA currently has a bus stop pair at North Wall Street and West Shasta Way served by the commuter-oriented Route 124 North Express, which means this stop only has bus service in the morning and evening commute time on weekdays, and no weekend service. STA has no current plans to alter service at this location.

#### CPAIR-03-24

This request is for 2.96 acres along East Hasting Road and East Farwell Road in the Fairwood Area of North Spokane. The proposal is to change the classification from LDR to HDR.

STA has plans for a stop pair at North Perry Street and East Hastings Road served by the future anticipated Division BRT. Hasting Park & Ride is approximately one mile to the west of the site, and STA does not currently directly serve the site area.

#### CPAIR-04-24

This request is for 5.22 acres in the Mead area along East Farwell Road, and North Cuba Street. The proposal is to change the classification from LI (light industrial) to HDR.

1/17/2024 | 1



There is currently no STA service in this area, and there will not likely be service in the short or mid-term timeframe. In the long-term STA is exploring potential routes in Mead, however there are no official plans at this time.

[CPAIR-05-24](#)

This request is for 11.5 acres in the Spangle area along Old State Route 195 and the current US 195 Highway. The proposal is to change the classification from RT (Rural Traditional) to RC (Regional Commercial).

Spangle is outside of the STA service area and PTBA, and STA has no plans for future service to Spangle.

[CPAIR-10-22](#)

This request is for 6 acres in the Thorpe Westwood area between South Cheatham Road and South Ben Franklin Lane. The proposal is to change the classification from LI (light industrial) to LDR.

STA has no current plans to provide service to this area at this time.

[CPAIR-12-23](#)

This request is for 2.64 acres in the Fairwood area in North Spokane between North Mill Road and North Mayfair Lane. The proposal is to change the classification from LDR to MDR (Medium Density Residential).

Fairwood Park & Ride is approximately one mile to the south of the site. STA has no current plans to provide direct service to the site this time.

[CPAIR-13-22](#)

This request is for 9.78 acres in the West Plains area between South Hayford Road and South Colwood Road. The proposal is to change the classification from LDR to MDR.

The West Plains Transit Center is approximately a half mile to the northwest of the site. STA has no current plans to provide direct service to the site this time.

[CPAIR-14-22](#)

This request is for 102.5 acres in the West Plains area near the Medical Lake Interchange with Interstate-90 at the former Fairway Golf Course. The proposal is to change the classification from LDR to MDR and NC (Neighborhood Commercial).

The West Plains Transit Center is approximately one mile to the northwest of the site. STA has no current plans to provide direct service to the site this time.

1/17/2024 | 2

### Conclusion

Any new route or expansion of STA service will depend on population growth, growth in associated destinations, such as employment, shopping, school, and entertainment destinations, funding availability and future actions by the STA Board of Directors. While none of the proposals have truly fatal flaws, only a couple of the proposals lend themselves to the provision of transit access (or increased transit access) anytime in the near or mid-term. In addition, STA strongly encourages Spokane County to fully develop active transportation facilities to provide connections to transit, with easy to navigate streets that avoid cul-de-sacs and circuitous road networks that make trips by foot and by bike difficult and lengthy.

1/17/2024 | 3

Appendix K:  
Mead School District Comment

**Weir, Michael**

**From:** Ned Wendle <Ned.Wendle@mead354.org>  
**Sent:** Wednesday, February 21, 2024 8:15 AM  
**To:** Weir, Michael  
**Cc:** Neiman, Saegen M.; Chesney, Scott; Carver, Laurie; Thompson, Bongo; Andrie, Tate; Warwick, Joshua; Miroshin, Elya; Travis Hanson  
**Subject:** Re: Spokane County 2024 Comprehensive Plan Amendment Initiation Requests

Hello Michael,

CPA 02-24  
03-24  
04-24  
07-22  
12-23

When considering zoning changes from low density to high density and the potential impact on school districts, it's crucial to delve into the specifics of the proposed developments. Understanding the unit mix and the target renter population can provide valuable insights into the potential requirements and challenges that the school district may face. For instance, if the high-density project primarily consists of one- or two-bedroom apartments, it might attract young professionals or couples without children, resulting in fewer additional students for the school district to accommodate. However, if the development includes a significant number of three- or four-bedroom units or is a HUD-subsidized project, it could potentially bring in more families with school-aged children, leading to a greater strain on school resources.

Additionally, the target renter population can influence the socioeconomic dynamics within the community, impacting factors such as academic performance, student support services, and the need for specialized programs. Therefore, thorough analysis and collaboration between county planners, developers, and school district officials are essential to anticipate and address the potential implications of zoning changes on education effectively.

Please let me know if you have any questions, comments, and or concerns.

Thank you

On Fri, Feb 16, 2024 at 12:54 PM Miroshin, Elya <[EMIROSHIN@spokanecounty.org](mailto:EMIROSHIN@spokanecounty.org)> wrote:

Good afternoon Ned,

Spokane County would like to follow up on our previous email and provide you with a final opportunity to provide comments on the following proposed 2024 Comprehensive Plan Amendments. As a reminder, we are still in the initiation phase of the amendment process and need your comments to identify any early and obvious concerns,

service deficiencies or required studies. The Comprehensive Plan Amendment Initiation requests within your agency or district boundary are **CPA-02-24**, **CPA-03-24**, and **CPA-04-24**.

Information on the proposed amendments can be found on the Spokane County website here.

<https://www.spokanecounty.org/5553>

Planning staff intends to present the 2024 initiation requests to the Spokane County Planning Commission at a Public Hearing on March 14, 2024.

Please provide your comments via email to Michael Weir at the following email address [mweir@spokanecounty.org](mailto:mweir@spokanecounty.org) no later than February 23, 2024.

Thank you,

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Elya Miroshin | Spokane County Building & Planning | O: 509.477.7139

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**From:** Miroshin, Elya

**Sent:** Friday, January 19, 2024 12:08 PM

**To:** Ned Wendle <[ned.wendle@mead354.org](mailto:ned.wendle@mead354.org)>

**Cc:** Neiman, Saegen M. <[SNEIMAN@spokanecounty.org](mailto:SNEIMAN@spokanecounty.org)>; Weir, Michael <[MWEIR@SpokaneCounty.org](mailto:MWEIR@SpokaneCounty.org)>; Chesney, Scott <[SCHESENEY@SpokaneCounty.org](mailto:SCHESENEY@SpokaneCounty.org)>; Carver, Laurie <[LCarver@spokanecounty.org](mailto:LCarver@spokanecounty.org)>

**Subject:** Spokane County 2024 Comprehensive Plan Amendment Initiation Requests

Good afternoon Ned,

Spokane County Building and Planning has received new initiation requests for the 2024 Comprehensive Plan Amendment review cycle.

Appendix L:  
*Spokane County Public Works Roads CPA 02-24 Preview Comment*



**Spokane County**  
PUBLIC WORKS

**DEVELOPMENT  
SERVICES**

*Matt Zarecor, P.E. – County Engineer*

# Memo

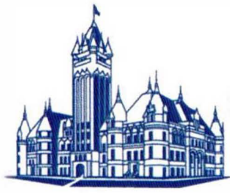
**To:** Bongo Thompson, Planner  
**From:** David Istrate, Land Development Coordinator  
**Date:** January 16, 2024  
**RE:** CPAIR-02-24 Initial Comments

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**Public Works has reviewed the proposed Comp Plan Amendment and have the following comments:**

- Spokane County has reviewed the trip distribution letter and does not anticipate major impacts to area intersections. The traffic information has been accepted, no further information required.





**Spokane County**  
PUBLIC WORKS

**DEVELOPMENT  
SERVICES**

*Matt Zarecor, P.E. – County Engineer*

## TRIP DISTRIBUTION LETTER REVIEW CHECKLIST

PROJECT NAME: CPAIR-02-24 LETTER DATE: 1/10/22

STUDY PREPARED BY: Storhaug Engineering

COUNTY REVIEWER: David Istrate REVIEW DATE January 25, 2024

TRIP GENERATION

Checked. Ok.

TRIP DISTRIBUTION

Checked. Ok.

COMMENTS

No comment. The TGDL has been accepted, no further traffic information required.

End

Appendix M:

Spokane County Public Works Wastewater CPA 02-24 Preview Comment

1



**PROJECT COMMENT TRANSMITTAL**

To: BTHOMPSON@SpokaneCounty.org  
From: Dawn Dompier  
Date:

Planning Number	Name	Parent Parcels	Project Type
CPA-02-24 (County)	COMPREHENSIVE PLAN AMENDMENT (COUNTY)	36193.9098	Comprehensive Plan Amendment

General Sanitary Sewer Links

- Sewer Plan Submittal: To submit a sewer plan for review, please follow this link: [Sewer Plan Submittal](#)
- If your project requires a sewer plan submittal, please refer to the requirements here:
  - [Development Plan Review Checklist](#)
- Additional General Commercial Sewer information can be found here:
  - [General Commercial Sewer Info](#) | [Water Usage Estimate Form](#)
  - Sewer Planning and Design webpage: [Sewer Planning & Design](#)

Pretreatment

- IF GREASE PRODUCING STATUS IS NOT KNOWN:
  - Pretreatment review is required for your business or project. Please complete and return the "Commercial Pretreatment Questionnaire" located at: [www.spokanecounty.org/FOG](http://www.spokanecounty.org/FOG). Additionally, pretreatment requirements under our Industrial Pretreatment Program may apply to your business or project, for more information, please visit: [www.spokanecounty.org/IPP](http://www.spokanecounty.org/IPP).
- IF FACILITY IS ALREADY KNOWN TO NEED GREASE CONTROL (FOOD SERVICE ONLY):
  - Pretreatment review is required for your business or project. Please complete the "GCD Sizing & Permitting Checklist," located at: [www.spokanecounty.org/FOG](http://www.spokanecounty.org/FOG) and email to: [ESPretreatment@spokanecounty.org](mailto:ESPretreatment@spokanecounty.org). Additionally, pretreatment requirements under our Industrial Pretreatment Program may apply to your business or project, for more information, please visit: [www.spokanecounty.org/IPP](http://www.spokanecounty.org/IPP).
- IF FACILITY IS ALREADY KNOWN TO NEED GREASE CONTROL (OIL-WATER SEPARATORS ONLY):
  - Pretreatment review is required for your business or project. Please visit [www.spokanecounty.org/FOG](http://www.spokanecounty.org/FOG) to download the "OWS Sizing" and "OWS Fact Sheet" for guidance on oil-water separators. Additionally, pretreatment requirements under our Industrial Pretreatment Program may apply to your business or project, for more information, please visit: [www.spokanecounty.org/IPP](http://www.spokanecounty.org/IPP)

**PROJECT-SPECIFIC COMMENTS START ON PAGE 2**

FA01	The Spokane County Public Works Wastewater System Division has no objection to the finalization of the above mentioned project.	Spokane County Wastewater System Division is capable of and will supply sewer service to the referenced project.
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