

MEMORANDUM

To:	Steering Committee of Elected Officials (SCEO)
From:	Planning Technical Advisory Committee (PTAC)
Via:	Spokane County Building and Planning
Date:	September 16, 2024
Re:	PTAC Recommendation, Countywide Planning Policies

Background Summary

The Planning Technical Advisory Committee (PTAC) is established by an interlocal agreement to advise and support the Steering Committee of Elected Officials (SCEO) on proposed changes to the Countywide Planning Policies (CPP). The PTAC comprises staff from Spokane County, cities within Spokane County, the Spokane Regional Transportation Council, the Spokane Transit Authority, and representatives from the Spokane and Kalispel Tribes of Indians.

The Growth Management Act (GMA) requires the CPPs, which provide a regional framework for jurisdictions to develop their comprehensive plans. The CPPs and the coordinated effort to develop them help ensure consistency between the county and cities comprehensive plans.

When CPPs were updated in 2022, policy topic 7 (affordable housing) was tabled for later consideration so that it could account for the new GMA housing requirements. Equipped with a better understanding of said requirements and guidance from the Department of Commerce, PTAC has prepared a comprehensive revision of policy topic 7 for the SCEO's consideration.

Process

On May 15, 2024, the SCEO subcommittee requested that PTAC review and provide recommended updates to the CPPs in preparation for the mandated periodic update scheduled for June 30, 2026. PTAC began its review in May of 2024 and met regularly until August of 2024 to revise and refine its recommendation, with the final version (Draft V3) being drafted on August 23, 2024.

County planning staff also sought feedback from stakeholders (including home builders, local agencies and members of the public) and the Spokane County Planning Commission.

The SCEO will review and recommend the CPPs in advance of their adoption by the Spokane County Board of County Commissioners.

Recommendation

Today, the SCEO is asked to take testimony from the public, consider the draft CPP as presented by the PTAC and recommend that the Board of County Commissioners approve the amendment.

The proposed changes are attached to this memo and are provided in a legislative format for the SCEO's consideration as they develop their recommendation to the Board of County Commissioners.

Summary

Policy Topic 7 – Affordable Housing Update

- Expanded to incorporate the requirements of HB 1110 and HB 1220
- Incorporated guidance on how housing allocations should be implemented

Glossary

- Updates to definitions and new terms added to reflect current practices and clarify meaning

Potential Amendments

Typo corrections

- 2.3 Change of “arrive” to “arrived”
- 3.3 Removal of duplicative “for the opportunity”

Minor policy changes

- 1.2b Addition of “very-low” income
 - “Establish regulatory or financial incentives to support extremely low, very low, low, and moderate-income housing options.”
- 3.2b Addition of “and property owners”
 - “Encourage homeowners and property owners to adopt affordable housing covenants.”

Major policy changes

- Throughout: Change of all “should” language to “may”
 - Suggested by Lisa Key (Liberty Lake), Tirrell Black (City of Spokane), Chaz Bates (Spokane Valley), Heather Trautman (Airway Heights), and Brett Lucas (Cheney)