

# Comprehensive Plan Amendments

## 2024 Annual Review Cycle



Spokane County Building & Planning

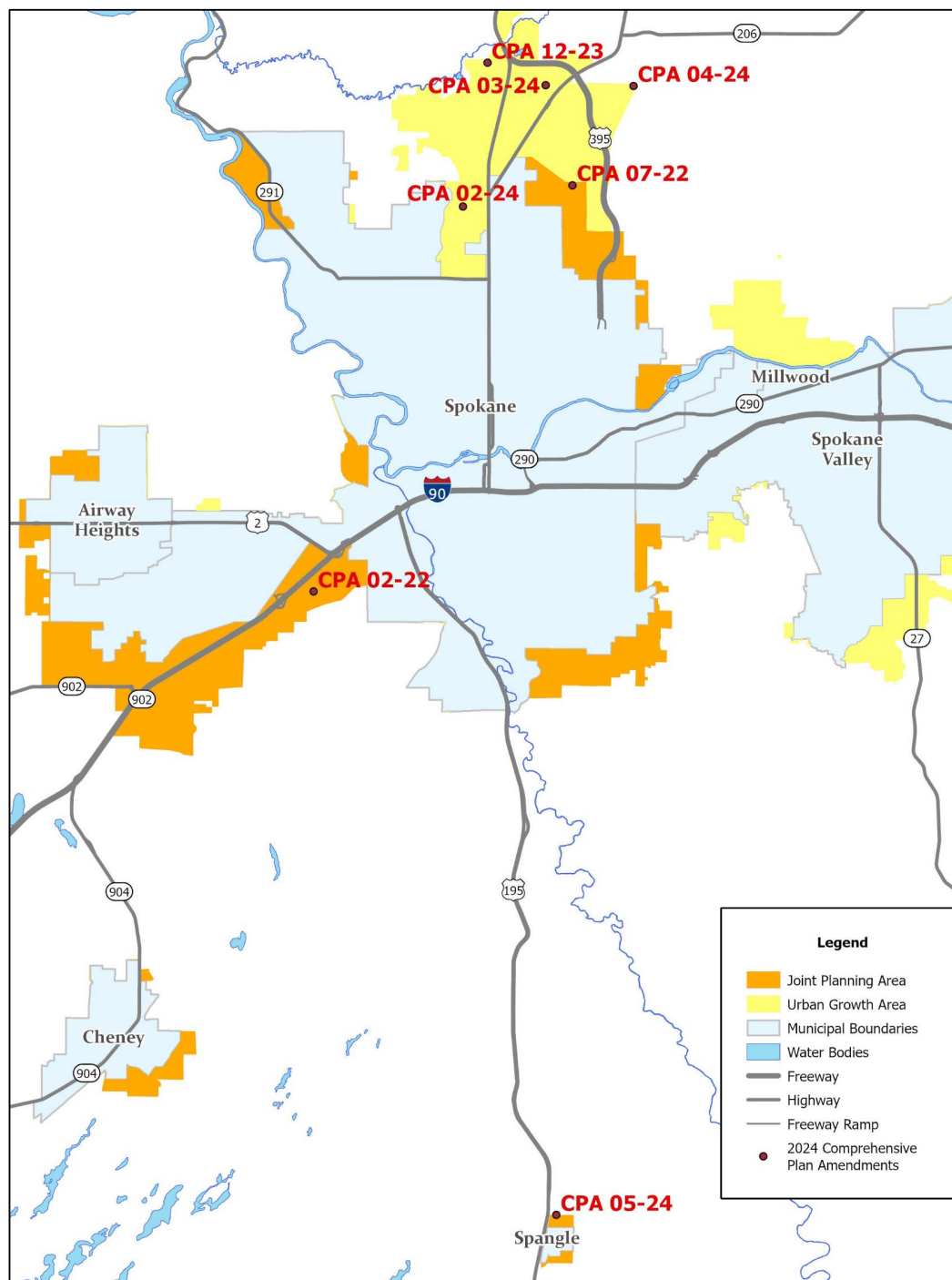
# Comprehensive Plan Amendments

The Growth Management Act allows counties to amend their comprehensive plan once a year with the caveat that the county must consider the collective and cumulative impact of all proposed amendments on their impact on capital facilities and act on all proposed amendments simultaneously.

Spokane County Planning evaluated four new amendments and two continued from prior years for consideration by the Planning Commission — five propose to increase land availability or density for housing, one proposes to change rural lands to Regional Commercial.

Today's Public Hearing is to take public testimony in support or opposition to the amendments and for the Planning Commission to recommend consideration of these proposed amendments by the Board of County Commissioners.





# 2024 Comprehensive Plan Amendments



# 2024 Proposed Plan Amendments

CPA-02-24	0.82 ac	Wall & Country Homes	LDR to HDR
CPA-03-24	2.97 ac	Hastings Farwell Corridor	LDR to HDR
CPA-04-24	5.22 ac	Mead area - Farwell and BNSF	LI to MDR
CPA-05-24	11.5 ac	North Spangle	RT to RC
CPA-02-22	±38 ac	West Plains - <i>continued</i>	LI to MU
CPA-07-22	45.49 ac	North Metro UGA - <i>withdrawn</i>	HI to RC
CPA-12-23	2.64 ac	North Mill Road - <i>continued</i>	LDR to MDR



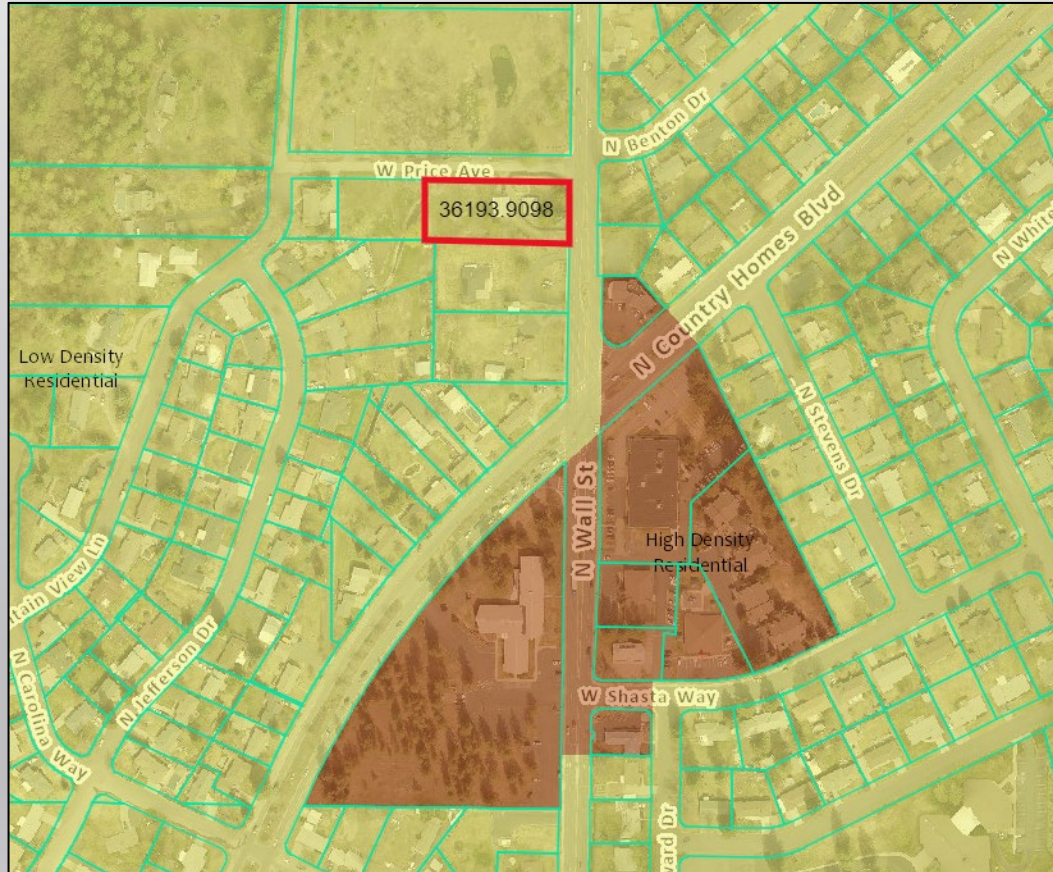
# Zoning Code Criteria for Amendment

## **Spokane County Code 14.402.040**

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.



## Site Location



## Site Information

Request: LDR → HDR

Site Size: 0.82 Acres

North Metro Urban Growth Area

Access: North Wall Street

Spokane County wastewater

Whitworth Water

Mead Schools

Fire District 9



## Site Location

Located in the County 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.

## Population Impact

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

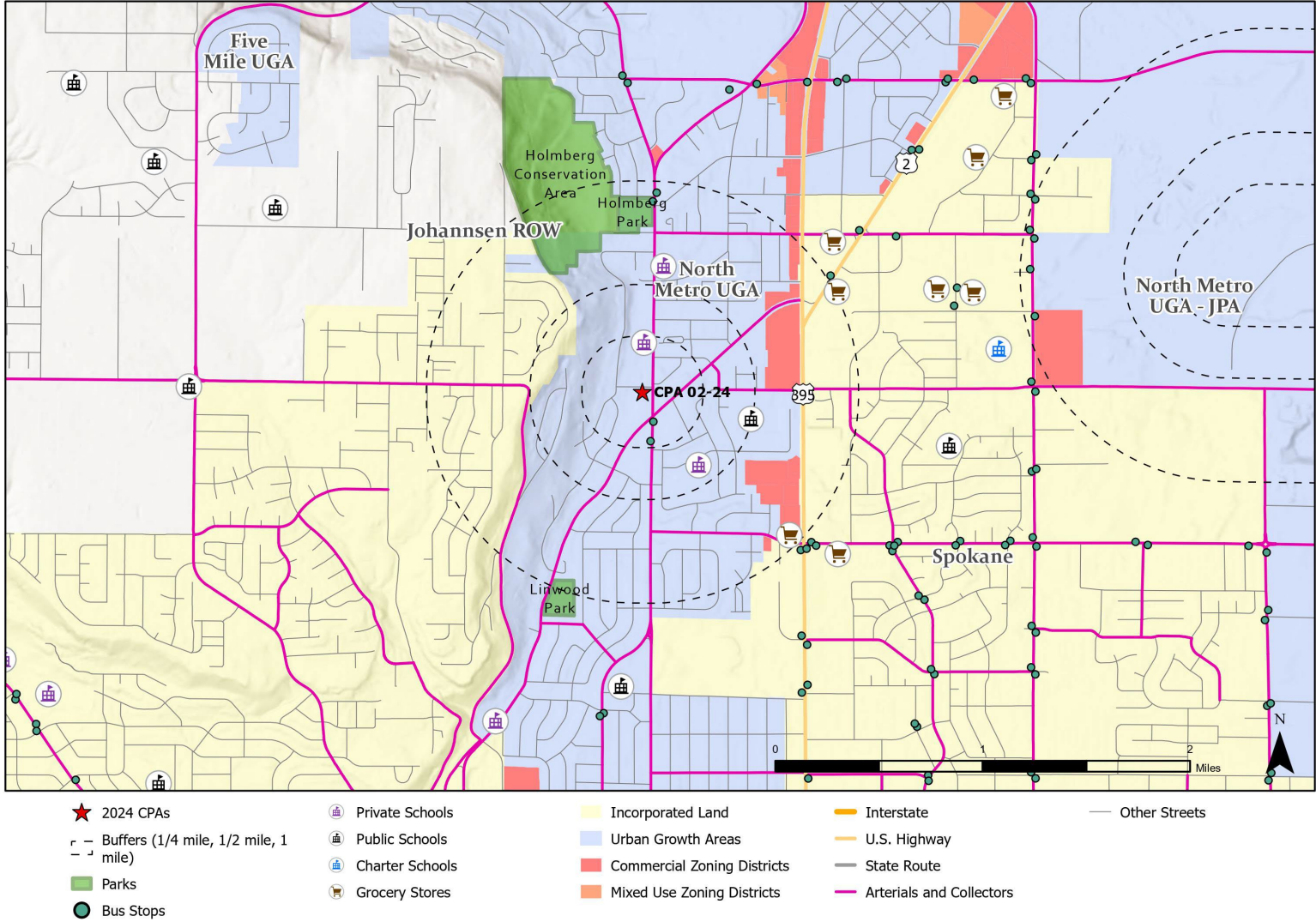


## Public Comments

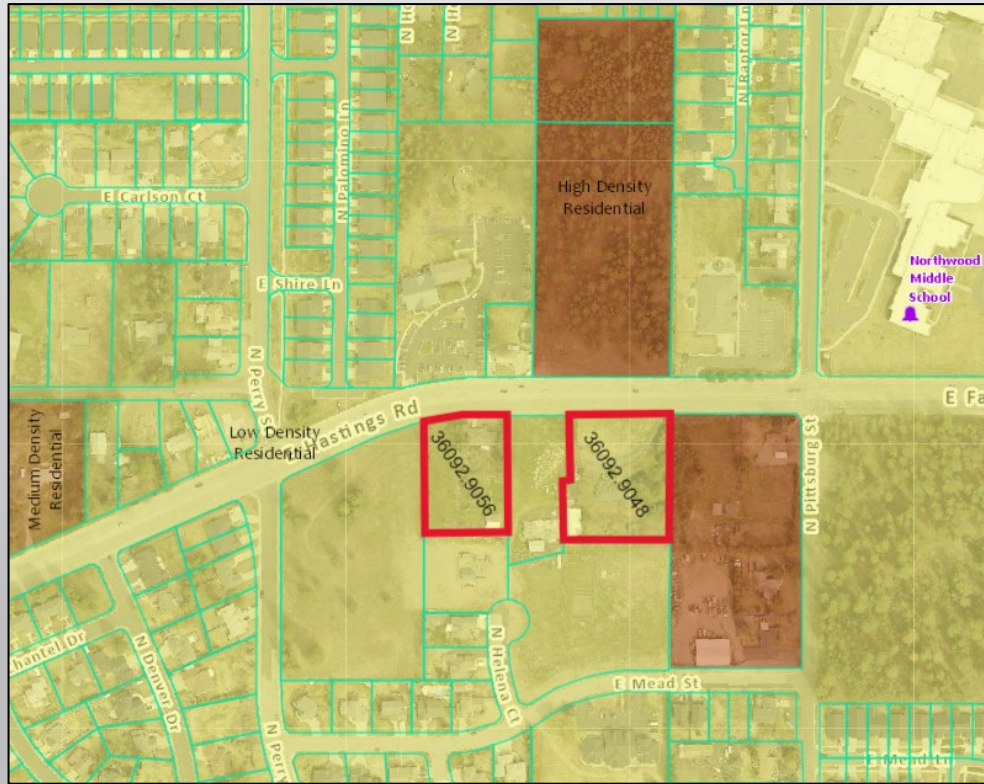
Concern	Response
Traffic	The applicant's traffic letter, which was accepted by the Spokane County Public Works Department, showed no major impact to area arterials.
Water runoff	Staff has communicated with stormwater officials at the County, who stated that issues for construction of this site would require following Spokane County code.
Parking	If the parcel is developed as multi-family, it would require 1.5 parking spaces per units, plus 5% for guest parking. There are no on-street parking requirements.
Emergency vehicle access	Staff has no comment.
Safety	Staff is not aware of any connection between multi-family developments and crime rates.
Property values	Staff has no comment.



CPA 02-2024 Surrounding Area



## Site Location



## Site Information

Request: LDR → HDR

2.97 acres

North Metro UGA

Access: Farwell/ Hastings

Water District 9

Spokane County Sewer

Mead Schools

Fire District 9



## Site Description

Located along East Hasting 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 planning and zoning designations include two lots directly across East Farwell Road designated HDR totaling 6.41 acres and to the east adjoining the subject property, a 4.18-acre parcel zoned HDR. Surrounding uses across East Farwell Road of the subject property include a church, preschool, Northwood Middle School, and the Farwell Elementary School.

## Population Impacts

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

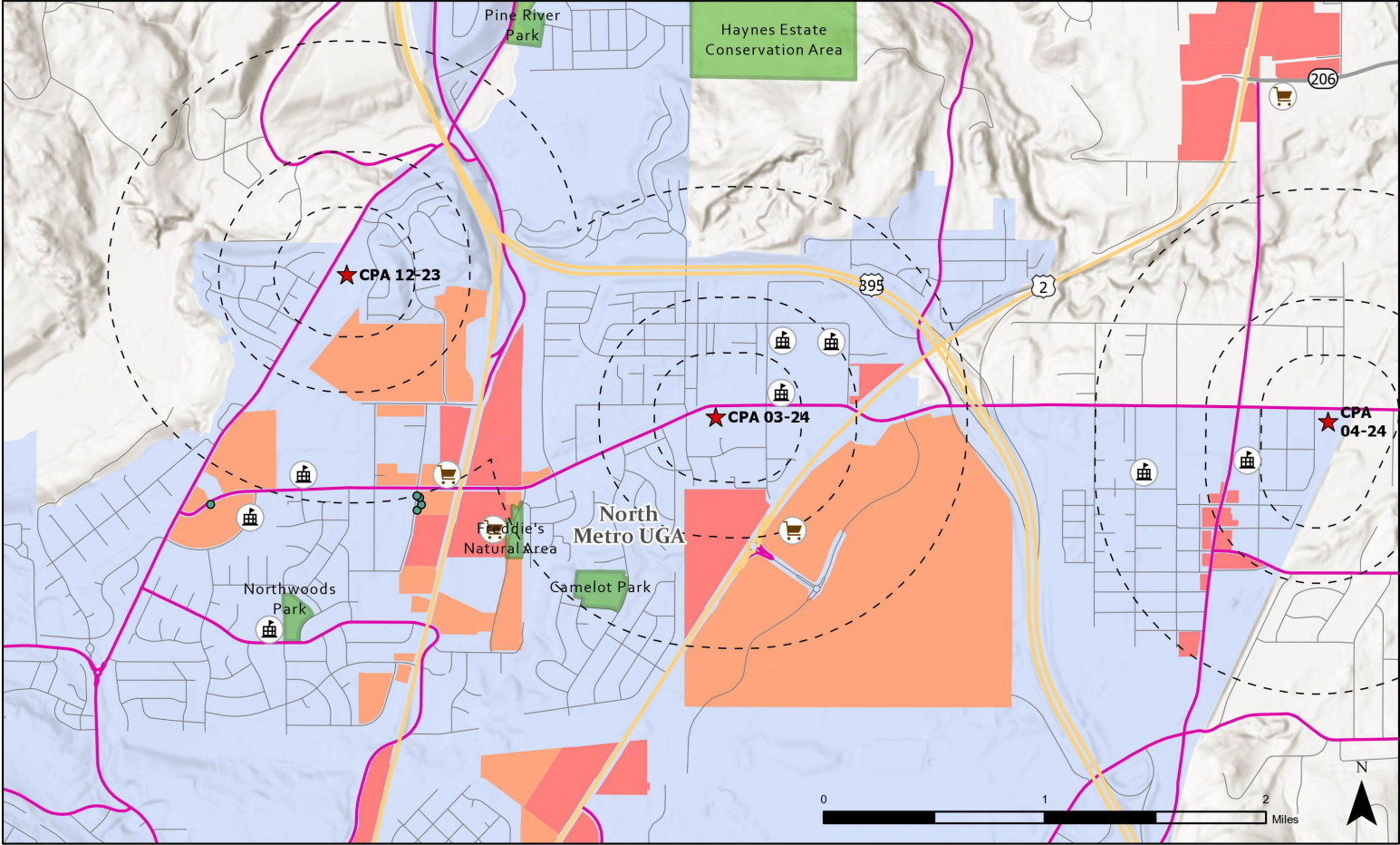


## **Public Comments**

No public comments were received at the time of report publication.



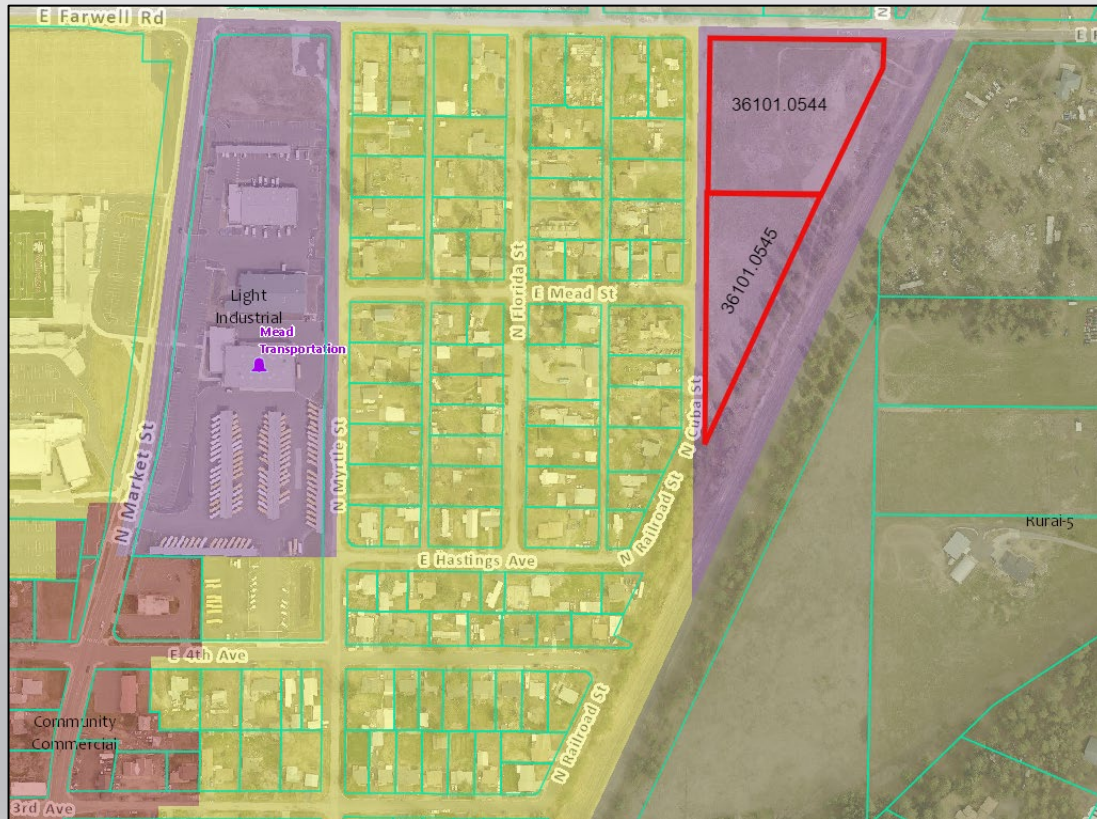
CPA 03-24 Surrounding Area



- |  |                 |                             |                          |               |
|--|-----------------|-----------------------------|--------------------------|---------------|
| ★ 2024 CPAs                              | Private Schools | Incorporated Land           | Interstate               | Other Streets |
| --- Buffers (1/4 mile, 1/2 mile, 1 mile) | Public Schools  | Urban Growth Areas          | U.S. Highway             |               |
| Green Box Parks                          | Charter Schools | Commercial Zoning Districts | State Route              |               |
| Green Circle Bus Stops                   | Grocery Stores  | Mixed Use Zoning Districts  | Arterials and Collectors |               |



## Site Location



## Site Information

Request: LI → MDR

5.22 acres

North Metro UGA

Access: East Farwell

Water District 3

Spokane County Sewer

Mead Schools

Fire District 9



## Site Description

Located 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. 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 available at the subject parcels and will need to be installed prior to development.*

## Population Impact

	Light Industrial	MDR	Potential Increase
Residential Units	0	83	83
Population	0	124.5	124.5



## Public Comments

Comment	Response
Traffic	A trip generation letter was distributed to WSDOT and Spokane County Public Works. They have provided no further comment on the project.
Community Cohesion	Properly designed multi-family development fits into community cohesion/community character.
Safety	The Burlington Northern Sante Fe line was provided with an opportunity to provide comment on the project during SEPA circulation and prior to SEPA circulation. BNSF has not provided comment on the proposed project.
Population Density	Spokane County staff has conducted a concurrency analysis for its capital facilities. Spokane County can serve the zone change without exceeding its Level of Service Standards.
Impact on Taxpayers	Comment Noted
Impact on Quality of Life	Comment Noted
Environmental Concerns	Relevant agencies have been notified including State of Washington Department of Fish and Wildlife, their comment stated that, “None of the parcels in the CPAs have habitat features that meet the definition of shrub steppe habitat. There were no other PHS features identified on the parcels in question”
Infrastructure Strain	Spokane County Planning Staff have created a concurrency analysis to ensure that the zone change will not exceed the capacity of our capital facilities. WSDOT and Spokane County Public Works have not demonstrated any concerns with the project. Staff can confirm that Spokane County can serve this zone change without exceeding the level of service standards. Spokane County Water District 3 has stated that Water System upgrades may be required. The developer must consult with Spokane Water District 3 and must be able to provide proof of concurrent water prior to permit issuance.
Property Value	Best planning practices do not suggest that siting multi-family development reduces neighborhood property values.



## SEPA (Mitigated Determination of Nonsignificance)

### Spokane County Water District 3

Spokane County Water District 3 has stated that water systems upgrades may be required.

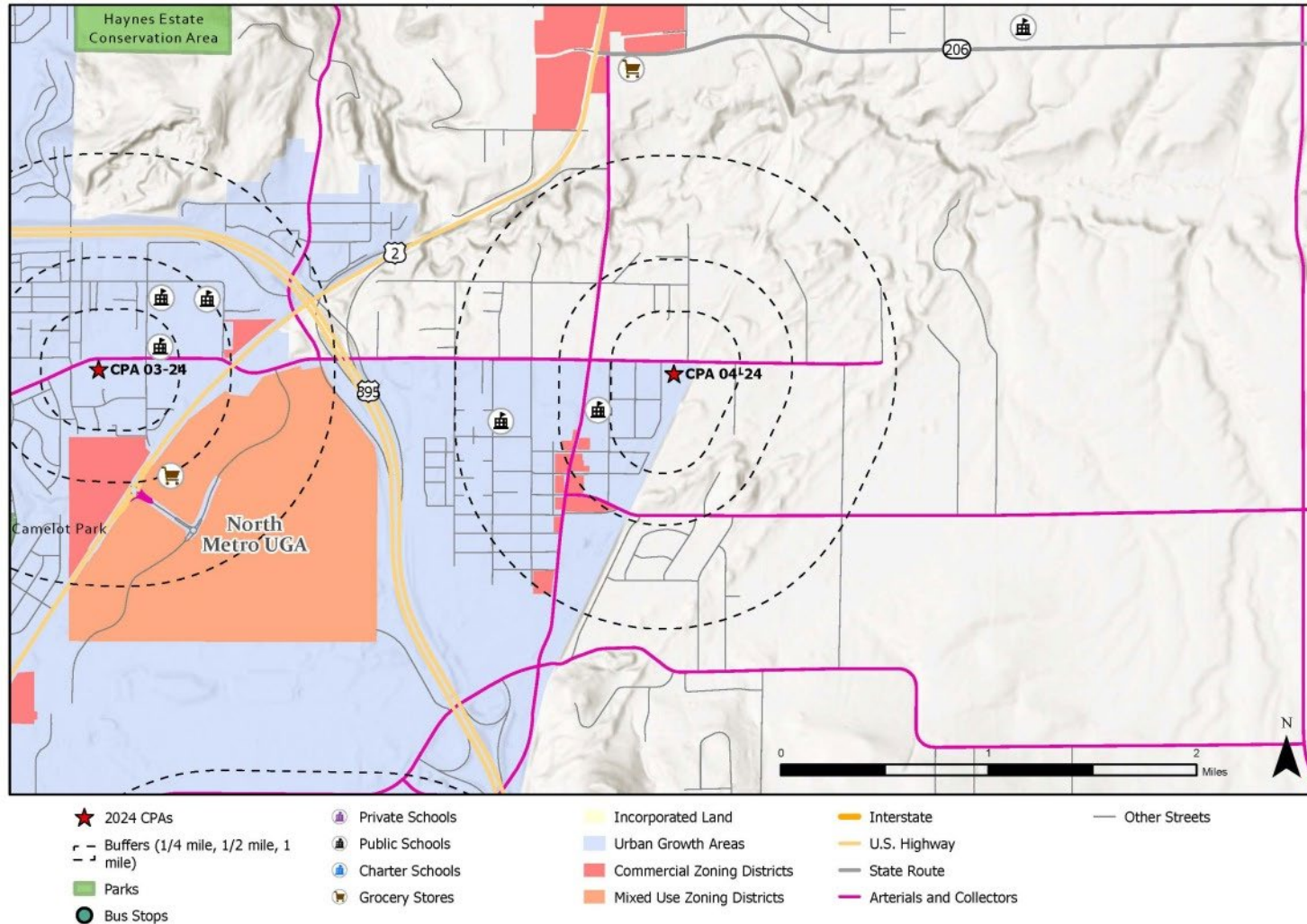
**Spokane County shall not issue any building permits until water concurrency is provided to the satisfaction of Spokane County Water District 3.**

### Spokane County Public Works

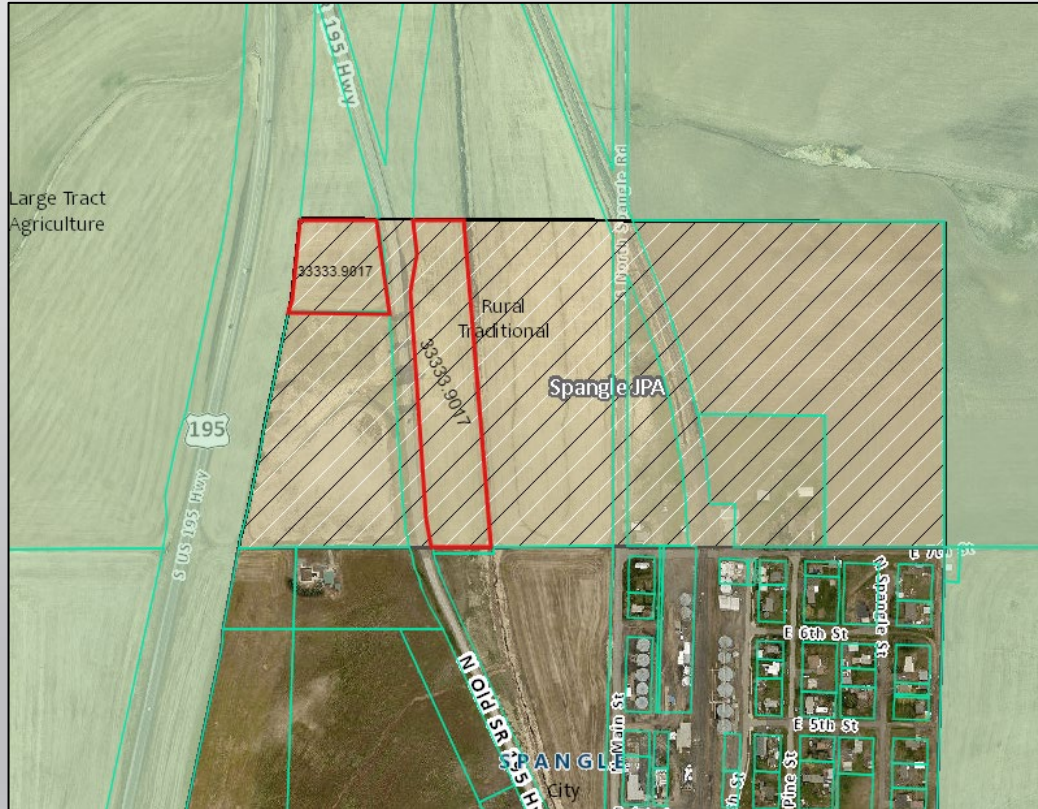
Spokane County Public Works has clarified the proposed site does not have an active sewer service serving the proposed site. Additionally, Public Works indicated there is no sewer improvements planned for the proposed site in the current County six-year sewer plan. As per the development regulations/zoning code of the governing authority as amended projects that fall within the boundaries of the UGA are required to connect to a sanitary sewer system. ***No building permit shall be issued until the developer has demonstrated sewage concurrency to the satisfaction of Spokane County Public Works.***



CPA 04-2024 Surrounding Area



## Site Location



## Site Information

Request: RT → RC

11.5 acres

Spangle UGA

Access: U.S. 195

City of Spangle Water

City of Spangle Sewer

Liberty Schools

Fire District 3

*This amendment is subject to a concurrent development agreement limiting development type and intensity as generally described by the applicant as well as future connection to municipal water and sewer.*

## **Development Agreement**

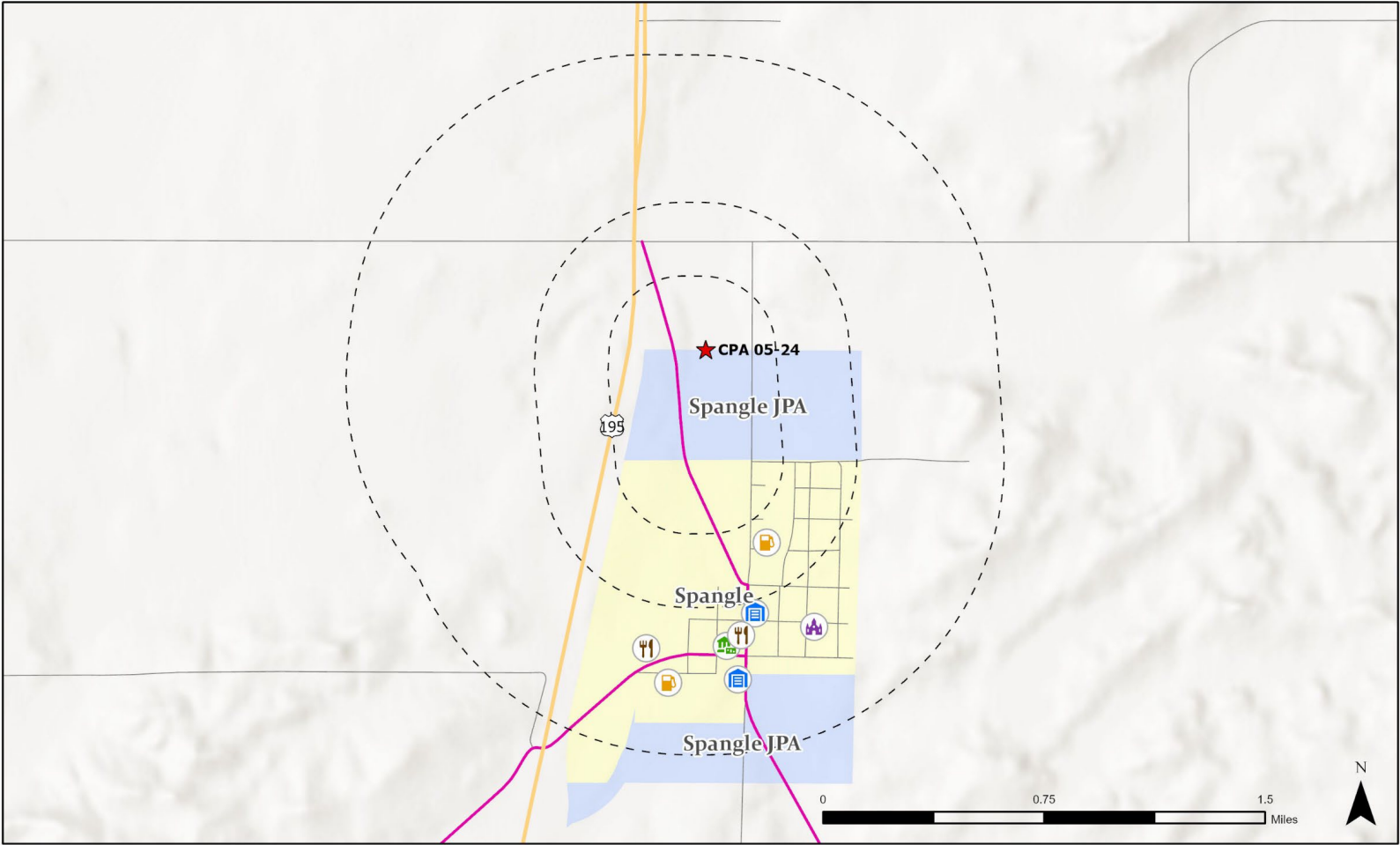
Approval of this CPA is contingent upon the entry of a development agreement that defines the intensity and use allowed in this Regional Commercial Zone.

1. Use is limited to small scale retail and service activities that can be supported on a well and septic system.
2. Additional retail activity beyond what can be legally served by the interim well and septic must be connected to public water and sewer when provided by the Town of Spangle's capital facilities.
3. Pathway Enterprises, Spokane County, and the Town of Spangle would all need to agree upon the above points for the agreement to move forward.

*This development agreement should be entered into no sooner than the expiration of the appeal deadline or at the conclusion of any filed appeal, whichever occurs later.*



CPA 05-2024 Surrounding Area

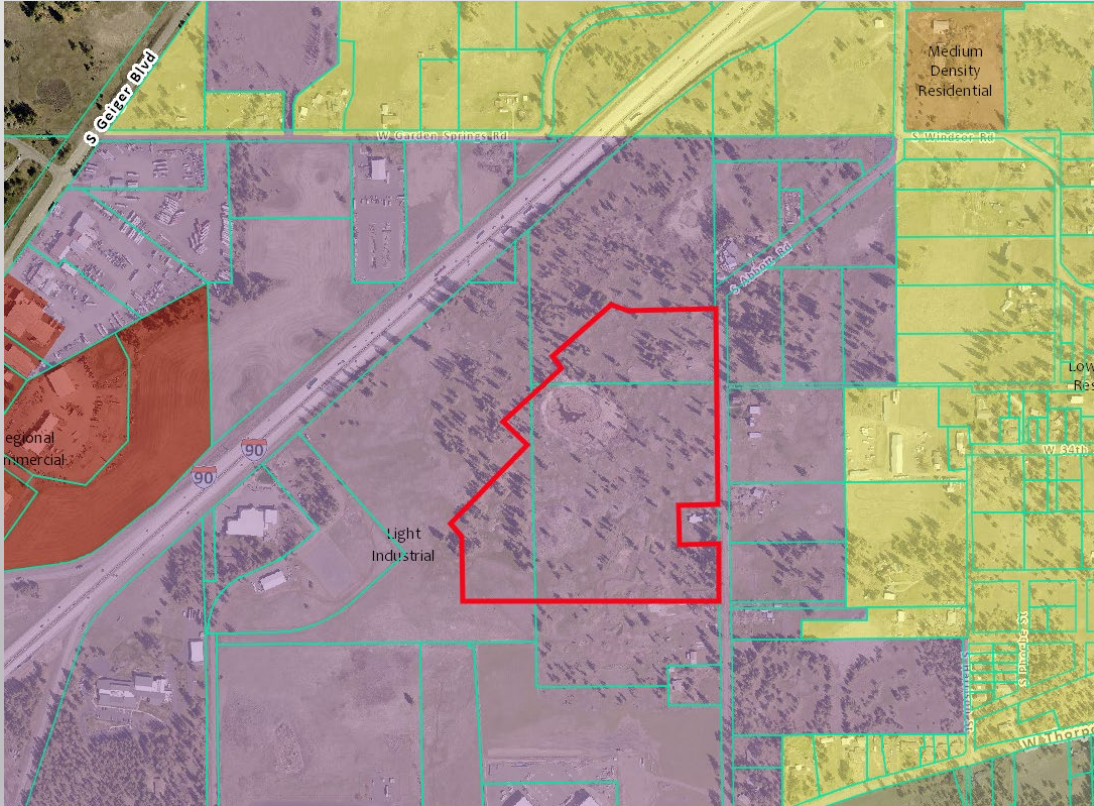


- |  |                             |                          |             |              |
|--|-----------------------------|--------------------------|-------------|--------------|
| ★ 2024 CPAs                              | Urban Growth Areas          | U.S. Highway             | Restaurants | Gas Stations |
| --- Buffers (1/4 mile, 1/2 mile, 1 mile) | Commercial Zoning Districts | State Route              | Bank        | Church       |
| Parks                                    | Mixed Use Zoning Districts  | Arterials and Collectors | Auto Repair |              |
| Incorporated Land                        | Interstate                  | Other Streets            |             |              |



# CPA-02-22 – *recommend continuance to 2026*

## Site Location



## Site Information

Request: LI → MU

±38 acres

West Plains/Thorp UGA

City of Spokane Water

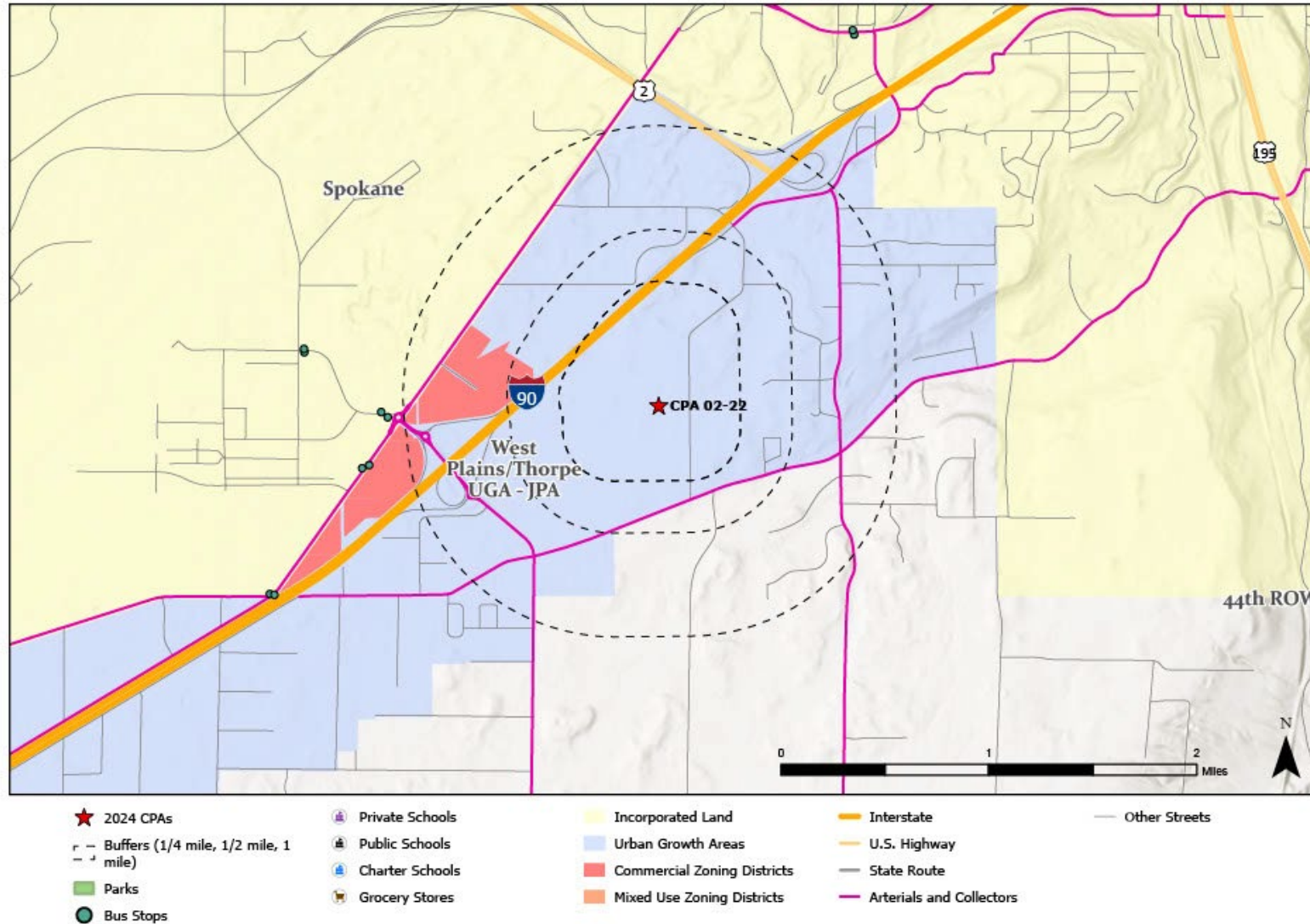
City of Spokane Sewer

Cheney Schools

Fire District 10



CPA 02-2022 Surrounding Area

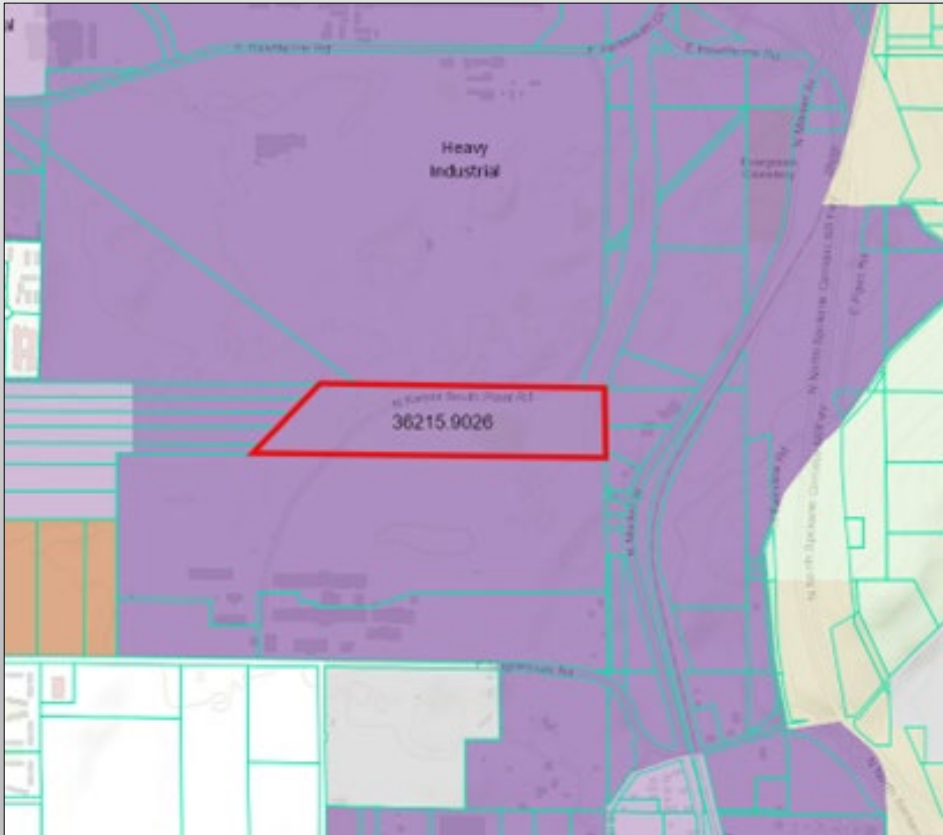


## **Suggested PC action**

Move that the Planning Commission recommend to the Board of County Commissioners that the BOCC continue CPA-02-22 for inclusion in the analysis of the 2026 Comprehensive Plan Periodic Update.



## Site Location



## Site Information

Request: HI → RC

45.49 acres

North Metro UGA

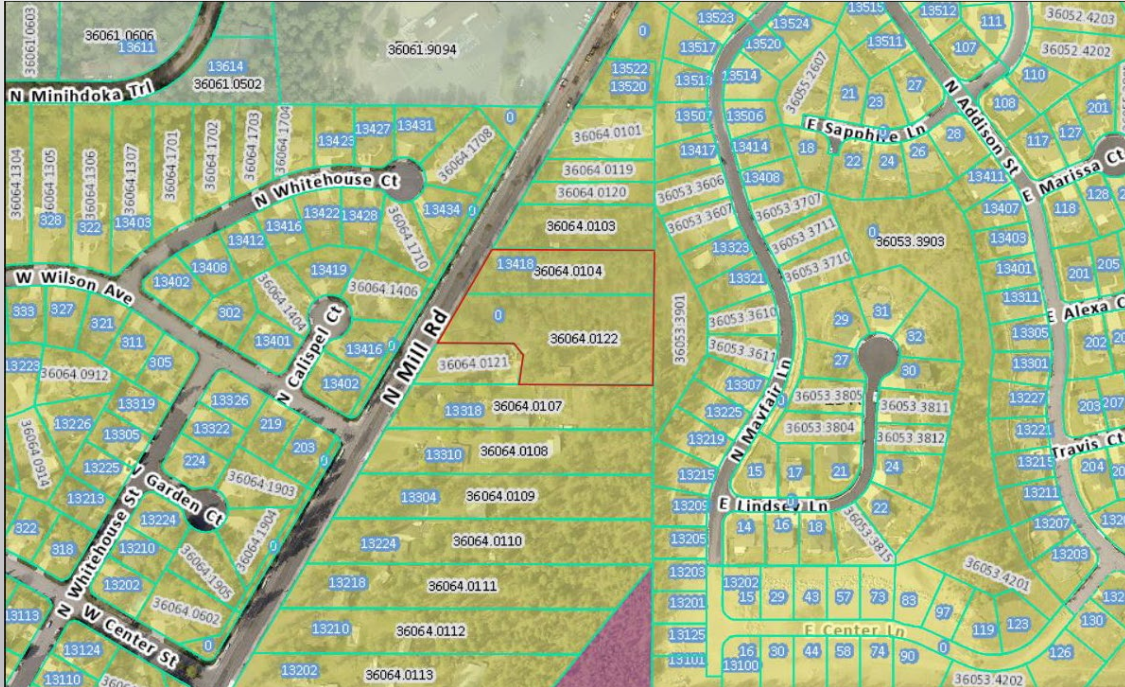
Water – *to be determined*

Spokane County Sewer

Mead Schools

Fire District 9

## Site Location



## Site Information

Request: LDR → MDR

2.64 Acres

North Metro UGA

Access: North Mill Road

Whitworth Water District

Spokane County Sewer

Mead Schools

Fire District 9



# CPA-12-23

## Site Description

CPA-12-23 is between North Mill Road and North Mayfair Lane in the Fairwood area. The 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.

## Population Impacts

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

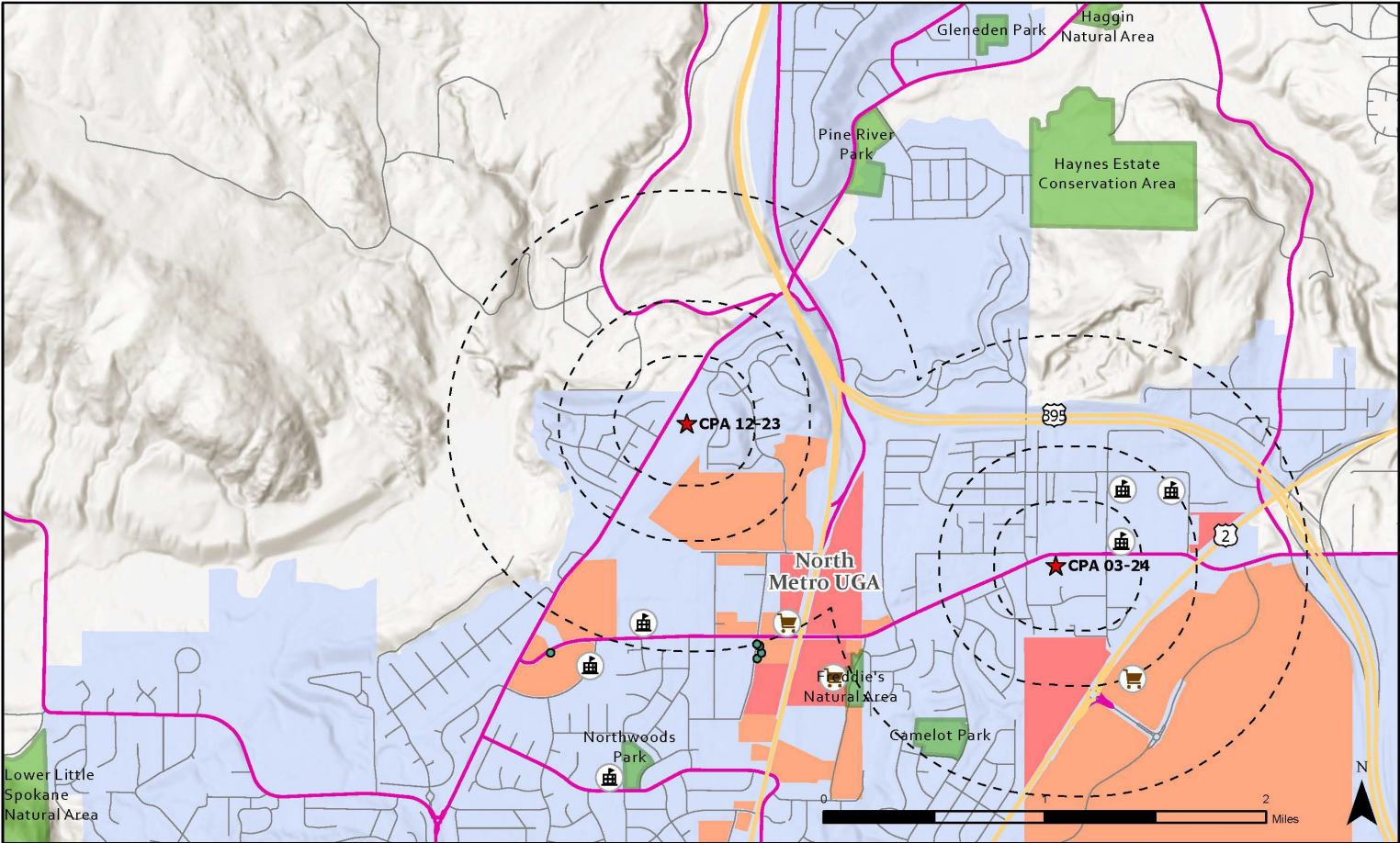


## Public Comments

Comment Category	Response
Traffic	Traffic analysis and trip report showed that minimal impact to traffic would result from this CPA.
Wastewater Capacity	Spokane County Public Works did not issue any comment to the planning department regarding any concerns with wastewater capacity.
Increased Tax Assessments and Bonds	There is no way of knowing exactly how any new developments will impact property taxes, if at all.
Lack of Public Participation	Public participation process was extended by the Board of County Commissioners from 2023 to the 2024 cycle to reflect the concerns of citizens regarding this CPA last time it was considered.
Neighborhood Character	The comprehensive plan encourages upzoning of properties where appropriate in Urban Growth Areas. Given the location of this CPA on busy road near transit and other urban amenities, this seems like a good location for this kind of development.
Property Values	There is no empirical evidence that shows that multifamily development, or higher density development in general, leads to decreased property values for nearby properties.
Safety	Public Works and other agencies may ask the developer to employ mitigating measures to ensure pedestrian safety during the development stage.



CPA 12-2023 Surrounding Area



- |  |                 |                             |                          |               |
|--|-----------------|-----------------------------|--------------------------|---------------|
| ★ 2024 CPAs                              | Private Schools | Incorporated Land           | Interstate               | Other Streets |
| --- Buffers (1/4 mile, 1/2 mile, 1 mile) | Public Schools  | Urban Growth Areas          | U.S. Highway             |               |
| Parks                                    | Charter Schools | Commercial Zoning Districts | State Route              |               |
| Bus Stops                                | Grocery Stores  | Mixed Use Zoning Districts  | Arterials and Collectors |               |



# Cumulative Impacts – 2024 CPA Cycle

## How are facility impacts analyzed?

Facility impact assumptions created for each proposed amendment involves using the adopted levels of service and the county’s site impact assumptions. The assumptions applied in this analysis are derived from the 2024 Spokane County CPA Population Impacts and Service Assumptions table, which is formulated to reflect the current development conditions and densities within Unincorporated Urban Growth Areas of Spokane County.

Each CPA’s population and unit potential are based on the maximum allowable buildout allowed under the proposed zoning. Further consideration for system capacity may also rely on the responses provided by facility staff and purveyors during the project circulation and request for comment phase.

Service and Facility Assumptions

Service or Facility	Assumption or Level of Service (LOS)
Libraries	0.41 sf per capita
Parks	1.4 acres of parkland per 1,000 persons
Schools	0.5 students per residential unit
Law Enforcement	1.01 officers per 1,000 persons
Wastewater	100 GPD MF, 130 GPD MU, 175 GPD SF
Domestic Water	180 GPD MF, 240 GPD MU, 590 GPD SF

Dwelling Units

Classification	Assumption
Low Density Residential	4.43 dwelling units per acre
Medium Density Residential	16.02 dwelling units per acre
High Density Residential	24.25 dwelling units per acre
Mixed Use	75% of MU area at 14.32 units per acre
Light Industrial	0

Population Capacity

Dwelling Unit Type	Assumption
Single Family Residential	2.5 residents per unit
Multi-family Residential	1.5 residents per unit
Mixed Use	2.0 residents per unit
Light Industrial	0



# Cumulative Impacts – 2024 CPA Cycle

## Why analyze facility impacts?

By analyzing the facility impacts of the proposed amendments the county can accomplish the following

- Concurrency with the Capital Facilities Plan
- Ensure established levels of service will continue to be met
- Assess the impacts of potential future growth from the original adoption of the comprehensive plan
- Make informed decisions that account for the impact's amendments will have on our infrastructure and public services
- Identify potential needed improvements
- Provides an opportunity for collaboration between service providers and the county prior to development occurring



# Cumulative Impacts – 2024 CPA Cycle

## Conclusion of analysis

Through this effort of collaboration with facility and service providers, the county was able to identify potential impacts the amendments may have on our levels of service. In some circumstances, agencies were able to identify the necessary improvements needed for the proposals to remain within the established levels of service if full potential build-out was to occur.

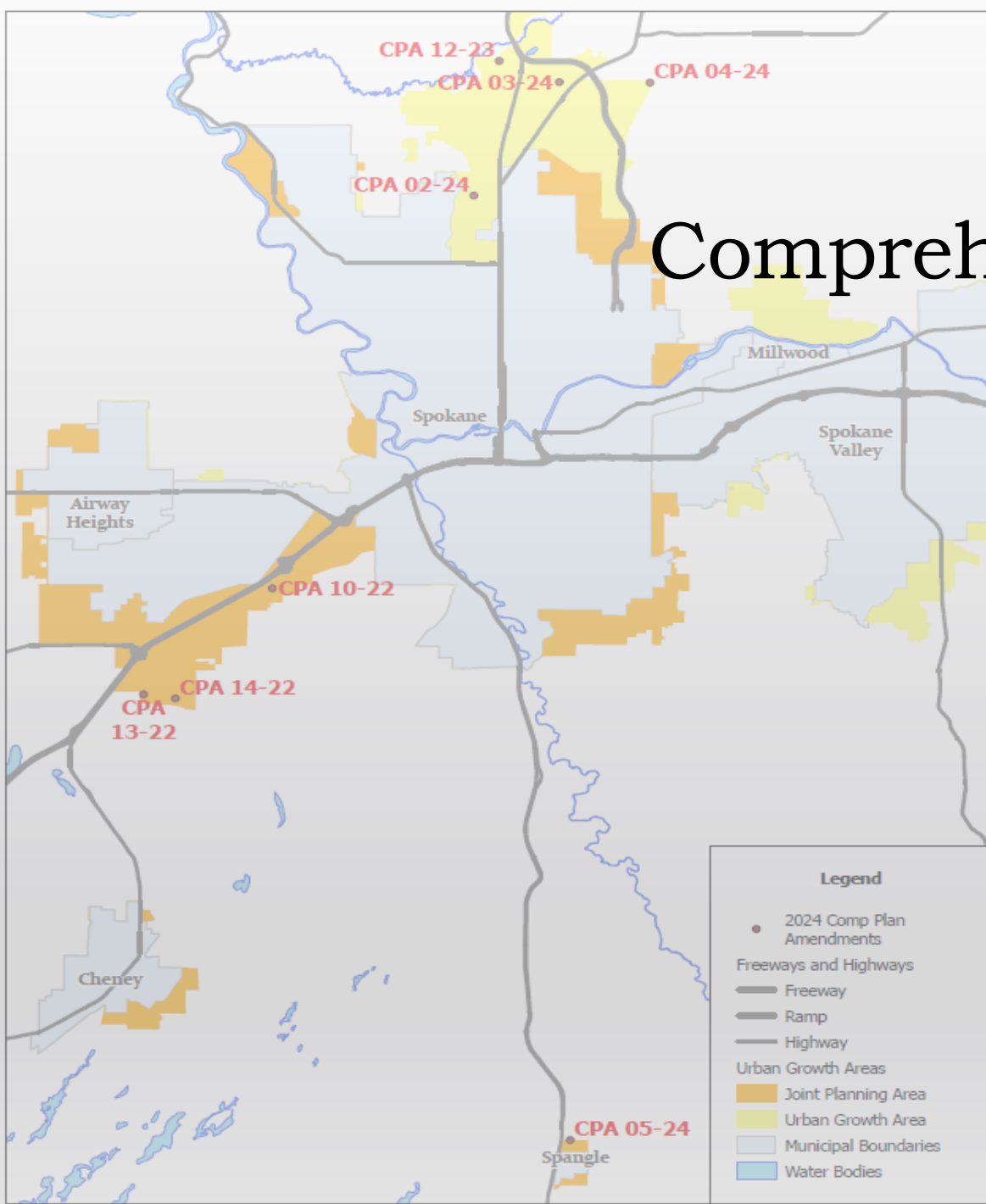
*Planning staff analysis finds that adoption of these amendments to the 2020 Comprehensive Plan will not result in any degradation of the levels of service below the minimum established standards.*



# Timeline – 2024 CPA Cycle

- December 20, 2023: Deadline for 2024 public CPA applications
- January 11, 2024: Planning Commission pre-initiation workshop
- February 15, 2024: Planning Commission review workshop
- March 14, 2024: Planning Commission recommendation to initiate CPAs
- April 23, 2024: BoCC initiation of 2024 CPAs
- June 21, 2024: Agency review and comment period closes
- August 29, 2024: Planning Commission CPA workshop
- September 12, 2024: Planning Commission Public Hearing
- September 26, 2024: Planning Commission Public Hearing and recommendation
- November 12, 2024: *scheduled* BoCC consideration of Comp Plan amendments





# Comprehensive Plan Amendments

## 2024 Annual Review Cycle

# Questions?

Spokane County Building & Planning