



# Spokane County

WASHINGTON

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Thursday, August 15, 2024, at 9:00 A.M.

## **Spokane County Planning Commission**

[www.spokanecounty.org/623/Planning-Commission](http://www.spokanecounty.org/623/Planning-Commission)

Commissioner's Hearing Room, Lower Level, Public Works Building

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### **Attachments:** (Click the Following Links to Review)

Agenda

Legal Notice

Minutes of July 11, 2024 – DRAFT

ZTA-0001-2024 - Draft Staff Report

ZTA-0001-2024 - Draft Proposed Zone Code Text Amendment

**\*Additional supporting documents for ZTA-0001-2024 are located on the Spokane County Website and can be found using the following link:** <https://www.spokanecounty.org/3559/Code-Amendments>

Affordable Housing Countywide Planning Policies – Draft Version 2.2 (Clean Copy)

Affordable Housing Countywide Planning Policies – Draft Version 2.2 (Tracked Changes)

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### **Public and Zoom Webinar Information**

Public comments may be limited to three (3) minutes per speaker. The Planning Commission reserves the right to adjust the time frame allotted to speakers. Chat functions are not recognized for commenting—please use the web link.

For additional assistance, contact us at <https://www.spokanecounty.org/5175/Planning-Commission-News>, by calling 509-477-1500, or by emailing [planningcommission@spokanecounty.org](mailto:planningcommission@spokanecounty.org).

All public hearings are conducted in the Commissioner's Hearing Room, Public Works Bldg. 1026 W. Broadway, Spokane, WA. Facilities are physically accessible for individuals with disabilities.

Questions or special needs may be directed to Elya Miroshin at [emiroschin@spokanecounty.org](mailto:emiroschin@spokanecounty.org) or (509) 477-7139.

### **Webinar Link:**

<https://us06web.zoom.us/j/81213204662?pwd=sVofnVf6CYEASWhmGnYg9XPbeWmLWs.1>

**Telephone:** 1-253-215-8782 (toll free) | Meeting ID: 812 1320 4662 | Passcode: 814919



# Spokane County

WASHINGTON

## AGENDA (AMENDED 08/12/2024 TO ADD ZTA-0004-2024)

### Spokane County Planning Commission

Thursday, August 15, 2024, at 9:00 A.M.

Commissioners Hearing Room, Lower Level, Public Works Building

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Chair Stephen Pohl, Vice Chair Pete Rayner, Clyde Haase, Wayne Brokaw,  
Melissa Wittstruck, Logan Camporeale, Lonnie Edwards

[www.spokanecounty.org/623/Planning-Commission](http://www.spokanecounty.org/623/Planning-Commission)

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*The public may participate in person or remotely by utilizing our weblink  
and telephone conference links (\*9 to raise hand and \*6 to speak).  
Individuals are limited to one three-minute comment period for any item.  
Please keep your comments specific to the current agenda item.  
Chat is not supported.*

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Call to Order 9:00 AM

Open Forum *Public Comment on any item **not** on the current agenda*

Workshop **ZTA-0001-2024:** A board-initiated zoning text amendment related to small-scale animal processing or slaughterhouses. The initiative proposes changes allowing small-scale custom slaughtering operations on certain rural lands with a conditional use permit.

**ZTA-0004-2024:** Commercial Wind Energy Facilities. Presentation and discussion on commercial wind energy facilities. The proposed zoning text amendment would allow for commercial wind energy facilities as a conditional use in Large Tract Agricultural and Small Tract Agricultural zones.

Workshop **Affordable Housing Countywide Planning Policies:** Presentation and discussion of the current draft of the Countywide Planning Policies related to affordable housing. These policies provide guidance on how to implement the regional housing allocation and the recently established Growth Management Act requirements related to housing.

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### Spokane County Building & Planning Department

Spokane County Public Works Building ♦ Spokane Washington ♦ 509.477.1500

[www.spokanecounty.org/BP](http://www.spokanecounty.org/BP)

Staff Report

Minutes July 11, 2024

Next Meeting August 29, 2024 & September 12, 2024

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**Spokane County Building & Planning Department**

Spokane County Public Works Building ♦ Spokane Washington ♦ 509.477.1500

[www.spokanecounty.org/BP](http://www.spokanecounty.org/BP)

## SPOKANE COUNTY PLANNING COMMISSION

**NOTICE IS HEREBY GIVEN** by the Spokane County Planning Commission pursuant to Chapter 36.70 and 36.70A RCW that a public meeting with a virtual participation option will be held in the Commissioner's Hearing Room, Lower Level, Public Works Building, located at 1026 W. Broadway, Spokane, WA, on Thursday, August 15th, 2024, at 9:00 a.m. The meeting will also be available via Zoom.

### WEBINAR LINK:

<https://us06web.zoom.us/j/81213204662?pwd=sVofnVf6CYEASWhmGnYg9XPbeWmLWs.1>

**TELEPHONE:** 1-253-215-8782 (toll-free)  
Meeting ID: 812 1320 4662  
Passcode: 814919

## SPOKANE COUNTY PLANNING COMMISSION

Thursday, August 15th, 2024 -- 09:00 AM Pacific Time (US and Canada)

### DISCUSSION ITEMS

**ZTA-01-2024:** A workshop on this board-initiated zone text amendment related to small-scale slaughterhouses will occur. The initiative proposes changes allowing small-scale custom slaughtering operations on certain rural lands with a conditional use permit. Comments may be made anytime at the Building & Planning web page (<https://www.spokanecounty.org/3559/Code-Amendments>).

**Affordable Housing Countywide Planning Policies:** This is a presentation and discussion of the current draft of the Countywide Planning Policies related to affordable housing. These policies, created at the request of the Spokane County Growth Management Steering Committee of Elected Officials, provide guidance on how to implement the regional housing allocation and the recently established Growth Management Act requirements related to housing. Comments on the Affordable Housing Countywide Planning Policies can be sent to [2026Compplan@spokanecounty.org](mailto:2026Compplan@spokanecounty.org)

Public comments are welcome. Comments may be limited to three (3) minutes per speaker. The Planning Commission reserves the right to adjust the time frame allotted to speakers. Chat functions are not recognized for commenting.

For additional assistance, contact us at <https://www.spokanecounty.org/5175/Planning-Commission-News>, by calling 509-477-1500, or by email: [planningcommission@spokanecounty.org](mailto:planningcommission@spokanecounty.org).

All public meetings are conducted in the Commissioners' Hearing Room, Public Works Building., 1026 W. Broadway, Spokane, Washington.

Facilities are physically accessible for individuals with disabilities.

Questions or special needs may be directed to Elya Miroshin at [emiroshin@spokanecounty.org](mailto:emiroshin@spokanecounty.org) or by calling 509-477-7139.

DATED THIS JULY 31, 2024  
SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING

**SPOKANE COUNTY PLANNING COMMISSION**

**MINUTES OF THE PUBLIC MEETING**

**JULY 11, 2024**

<b>Planning Commission Members Present</b>	<b>Spokane County Department of Building and Planning Staff Present</b>
Stephen Pohl, Chair	Elya Miroshin, Clerk
Peter Rayner, Vice Chair	Scott Chesney, AICP, Planning Director
Waye Brokaw	Bongo Thompson, Planner
Melissa Wittstruck	Tate Andrie, Planner
Logan Camporeale (present via zoom)	Michael Weir, Planner
Lonnie Edwards	Graham Zickefoose, Planner
	Joshua Warwick, Planner

The July 11, 2024, meeting of the Spokane County Planning Commission was called to order by Chairman Stephen Pohl at 9:00 a.m. A quorum was present. The meeting was accessible to the public in the Commissioners’ Hearing Room, Lower Level, Public Works Building, located at 1026 West Broadway Avenue, Spokane, WA, and via Zoom, with web and telephone links provided on the Building and Planning website and in a public notice published in the Spokesman-Review on June 26, 2024.

Chairman Pohl opened the public comment for items not on the agenda. No public comment was received.

**WORKSHOP**

**Housing Allocation Methodology** – Mr. Chesney reviewed the updates to the Commerce allocated housing tools, Method A (allocates housing based on growth from 2020-2024) and Method B (allocates housing based on the share of the projected population from 2020-2046).

PTAC has proposed Method C1 (an updated Method A in which factors planned availability of transit to adjust allocations) or Method C2 (an updated Method A in which would allocate more low-income housing to jurisdictions with a greater share of residents in lower AMIs). Peer counties have been reviewed for various options.

**Countywide Planning Policies on Affordable Housing** – Proposed general language edits have been made to the Countywide Planning Policies on Affordable Housing for clarity and consistency, such as softening of the language as well as using language from the Growth Management Act (GMA) to add specificity.

The planning commission members voiced their concerns regarding legislation creating and passing development standards that contradict affordable housing, which creates hurdles and barriers when implementing.

During a discussion about “green energy,” it was noted that Spokane County has implemented an ordinance to enact a program called C-PACER (Commercial Property Assessed Clean Energy and Resiliency). This is an innovative financing mechanism to help commercial, industrial, and multi-family buildings become more

efficient and resilient by providing low income, low interest rate funding to existing building owners to retrofit for energy conversions and improvements.

**2026 Comprehensive Plan Charrette** – Planning staff conducted a charrette on population and housing allocations to Spokane County places and the land use impacts on the Spokane County Urban Growth Area (UGA) boundary, explaining how visioning principles and scenario building will better help guide the 2026 Comprehensive Plan Update.

Discussion ensued. Questions were asked and answered regarding population allocation to the West Plains (factoring in their current water contamination), future 10-acre parcels needing water rights to drill wells, and concerns about creating concentrations of poverty and wealthy enclaves.

#### **PUBLIC COMMENT**

- Mike Peterson (Spokane Ponderosa) suggests adding criteria to prioritize future sites for development that don't have urban forest cover on them in order to help preserve mature tree canopies.
- Sarah Olson (Village Co. Housing Works) suggests focusing on projects that fit the need of the community long term, as well as adding a requirement that new projects within the urban growth area have to be housing in order to receive approval.
- Dave Schaub (Inland Northwest Land Conservancy) spoke in favor of protecting land that favors public benefit from permanent conversion due to land development by increasing density and providing affordable housing close to urban infrastructure and services.
- Suzanne Savall inquired if the areas of expansion within the urban growth area and boundary adjustments were going to be addressed at this meeting.

Discussion ensued. Questions were asked and answered regarding tree requirements for plats within Spokane County and infill development strategies.

**STAFF REPORT** - The Planning Commission meeting for July 25, 2024, has been canceled.

**MINUTES** - Mr. Rayner moved to adopt the June 27, 2024, minutes; seconded by Mr. Camporeale. No discussion. Motion carried unanimously 6-0.

**Mr. Camporeale moved to adjourn, seconded by Ms. Wittstruck. The meeting was adjourned at 10:16 a.m. The next Planning Commission meeting is scheduled for August 15, 2024.**

Stephen Pohl, Chair \_\_\_\_\_ Date \_\_\_\_\_

Scott Chesney, AICP, Planning Director \_\_\_\_\_



## Spokane County Building & Planning

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### Zoning Text Amendment

*Staff Report for ZTA-01-2024*

*July 23, 2024*

#### **Proposal**

This zoning text amendment (ZTA) would allow for small-scale slaughtering operations in rural traditional (RT), small tract agriculture (STA), and large tract agriculture (LTA) lands in unincorporated Spokane County. It would specifically add language to chapters 14.300.100, 14.618.220, 14.618.230, 14.616.220, and 14.616.230. A full text of the proposed amendment is attached to this document as “Attachment A.” The Spokane County Board of County Commissioners initiated the ZTA on May 7, 2024. The planning commission is scheduled to conduct a public hearing on the proposal at the Planning Commission’s August 29, 2024, meeting.

#### **Background**

On September 7, 2023, a constituent of County Commissioner Joshua Kerns who lives near Elk, Washington, expressed difficulty getting an appointment with a USDA-inspected butcher (a facility that is beholden to USDA regulations for processing meat), noting that the nearest facilities of that description were in Chewelah, Washington, Moses Lake, Washington, and Ponderay, Idaho, none of which are in Spokane County. The constituent wanted a way to get locally processed meat available for purchase as just a few steaks, burgers, or other cuts of meat at a time, which would necessitate a USDA-inspected slaughtering facility.

Slaughtering operations exist in Spokane County, but they are mobile operations that can only process meat owned by other parties and sell it in halves or quarters. This constituent wanted a stationary facility where meat could be processed and sold in smaller cuts (requiring USDA certification) for local sale and consumption.

According to the Spokane County Zoning Code, slaughterhouses are currently not allowed anywhere in Spokane County. The size of the operation desired by the constituent could be described as “small-scale” or “boutique,” as its main customer base would all be Spokane County residents. Therefore, this amendment was initiated to allow rural Spokane County residents to produce, buy, and consume locally sourced meats.

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## **Initiation Of Zone Text Amendment**

The Spokane County Planning Commission was introduced to the ZTA during a Planning Commission workshop on March 28, 2024, and again reviewed it in a Planning Commission public hearing on April 25, 2024. After the public hearing, the Planning Commission formally recommended to the Spokane County Board of County Commissioners that the ZTA be initiated. The Board of County Commissioners was briefed about the ZTA on April 30, 2024, received the Planning Commission's findings of fact on May 7, 2024, and finally initiated the ZTA on May 14, 2024. Following its initiation, the ZTA draft text was circulated throughout the Spokane County Building and Planning office for review, and the ZTA draft text and the completed SEPA checklist were submitted to the Department of Commerce for a 60-day review period on July 17, 2024. On July 24, 2024, the ZTA draft text and the SEPA checklist were circulated to various agencies for comment.

## **Environmental Review**

A non-project SEPA environmental checklist was circulated for review to agencies on July 24, 2024. Agencies had the opportunity to comment on the ZTA draft text and checklist until August 7, 2024. A Planning Commission public hearing for this ZTA is presently set for August 29, 2024.

## **Initiation Public / Agency Comments**

### **Public Comment by Kevin Koesel, 5K Farms; March 28, 2024**

Mr. Koesel, who attended the public meeting, submitted his comment on the Planning Commission workshop on March 28, 2024, via email that same day. In his feedback, he stated that while the Commission focused heavily on how to limit the size of potential slaughtering operations in Spokane County, he believed doing so was not necessary, as Spokane County does not, in his opinion, have the agricultural resources necessary to sustain a large slaughterhouse. He also cited the cost of energy and water rights being difficult to obtain as reasons why a large slaughterhouse would be unlikely, even if there were no size limits placed on them in the zoning code.

However, Mr. Koesel stated that if some sort of size regulation were necessary for this ZTA, the code should simply require that slaughtering facilities be separate from feed lots. Large slaughterhouses require on-site feed lots to be economically viable operations, so separating those uses would, in effect, curtail the development of large slaughterhouses.

Mr. Koesel finished his comment by stating that limiting slaughterhouse size by the number of animals would be problematic because different animals require different processing techniques and have different costs associated with them. Regardless, he fully supports the development of small-scale slaughterhouses in rural areas of Spokane County.

### **Public comment by Jay Allert, Allert Cattle Ranch; May 1, 2024:**

“After reviewing, I would only offer a couple of thoughts:

It seems to me the requirement of being a part of a public water system could be a problem when the facilities are quite limited to very rural locations.



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I understand trying to limit the size of the operations, but as a business guy, as I read that in conjunction with all of the mandates and regulations involved with such operations, I go directly to scale and being able to have enough volume to pay for an expensive facility?”

**Agency Comment by The Spokane County Public Works Wastewater System Division; July 25, 2024**

This agency notified Spokane County Planning that it has no objection to the finalization of ZTA 0001-2024.

**Existing Spokane County Zoning Code Language**

No existing language from the Spokane County Zoning Code will be amended as a part of this ZTA. All language added as a result of this ZTA will comprise new passages and rows in some of the tables.

**Staff Analysis**

**Section 14.402.040**

The county may amend the Zoning Code when, at a minimum, **one** of the following standards apply.

- 1. The amendment is consistent with or implements the Comprehensive Plan and is not detrimental to the public welfare.**

*This amendment would introduce a land use that would serve the needs of rural residents, and is related to rural activities, as is stipulated in the Comprehensive Plan. It also aligns with the intended purposes of commercial development in resource lands: encourage local production and consumption of food and farm products, and do not conflict with agricultural practices. While slaughtering and meat processing are intensive land uses, the small-scale nature of these land uses would ensure that surrounding agricultural and resource lands would not be negatively impacted.*

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.

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**5. An amendment is necessary to provide for a use(s) that was not previously addressed by the Zoning Code.**

*While slaughterhouses are generally addressed in the Spokane County Zoning Code, it only disallows them from commercial and industrial zones, and it provides no definition or size parameters for them. This new small-scale slaughterhouse use category, which can only exist on select rural and resource lands, would address the wishes of rural Spokane County residents to have close access to locally sourced and processed meats.*

**6. An amendment is deemed necessary by the Commission and/or Board as being in the public interest.**

*When the Planning Commission and the Board of County Commissioners heard this amendment, they were enthusiastic about the economic opportunities that this land use would provide for Spokane County farmers and ranchers. The Planning Commission unanimously recommended, and the Board initiated the amendment, sending it to the Planning Department for study and recommendation. elected to initiate this amendment.*

## **Conclusion**

The Planning Commission, Board of County Commissioners, and members of the public have all shown enthusiastic support for this amendment. The Department believes the amendment would provide economic opportunities for rural Spokane County residents while ensuring that the intensity of this land use does not negatively impact the surrounding environment. For the reasons stated above in the staff analysis, these changes would be in accordance with Section 14.402.040 of the Spokane County Zoning Code, consistent with the Growth Management Act, the Spokane County Comprehensive Plan, and in the best interest in the health safety and welfare of the public.

**Chapter 14.300  
Definitions**

**14.300.100 Definitions**

**Small-scale slaughterhouse: A facility operating as a small business or cooperative, subject to state and federal regulations, for slaughtering and processing animals and the refining of their byproducts.**

**Slaughtering:** means the killing and processing of animals for human consumption.

**Staff Comment:**

*These new terms and definitions are meant to address constituents' desires to have USDA-inspected slaughtering operations and create standards and criteria that will mitigate any potential future efforts to establish slaughtering operations of a larger scale, as these would more likely be detrimental to the rural character and environment of Spokane County. The size of these small-scale slaughtering operations will be mitigated by a conditional use that keeps these operations separate from feed lots, which should prevent large-scale slaughtering operations from existing cost-effectively. This definition is differentiated from regular "slaughterhouses," classified as high-impact uses in the SCC and not allowed anywhere in Spokane County.*

**Additions to the Rural and Resource Lands tables:**

Resource Lands, Table 616-1			
Agricultural Uses	Large Tract Agricultural	Small Tract Agricultural	Forest Lands
Small-scale Slaughterhouse	CU	CU	N

Rural Lands, Table 618-1					
Agricultural Uses	Rural-5	Rural Traditional	Rural Activity Center	Urban Reserve	Rural Conservation
Small-scale Slaughterhouse	N	CU	N	N	N

**Staff Comment:**

*In the resource land zones, both large and small tract agriculture lands could support uses that would make having small-scale slaughtering or butchering operations nearby convenient. However, there is no need for slaughtering operations on forest lands. In rural land zones, rural traditional could support small-scale slaughtering without negatively impacting other land uses. However, urban reserve land is meant to be reserved for increased densities, and small-scale slaughtering operations allowed in these*

*areas may prevent greater densities from developing there, going against the zone's intended purpose. Similarly, rural conservation land would also most likely not be suitable for small-scale slaughtering operations because of the risk a slaughtering operation, regardless of size, might have on the critical areas within this zone. Rural Activity Centers are meant to provide a place for various commercial uses to exist in closer proximity in rural areas. However, because of the high-impact nature of even small-scale slaughterhouses, this land use should not be allowed in this zone. Finally, while there could be areas suitable for this type of development in rural-5 zones, it could also prevent clustering of homes in some cases and is therefore not permitted there.*

#### **Conditional Uses (LTA, STA): Standards and Criteria**

- Small-scale Slaughterhouses on STA and LTA land shall be located, designed, and operated to not interfere with and to support the continuation of the overall agricultural use of the property and the neighboring properties.
- The parcel shall be no closer than 1/2 mile from any incorporated city or urban growth area boundary.
- Small-scale USDA Slaughterhouses must be designed to prevent the infiltration of animal byproducts and waste into the groundwater or directly into surface waters.
- The parcel shall be no closer than 1,000 feet from an existing residence.
- The parcel shall be located landward of the 100-year flood plain or, in the event such cannot be determined, 300 feet landward of the ordinary high-water mark of all irrigation canals, intermittent streams, lakes, and waterways.
- Small-scale Slaughterhouses cannot be located within 250 feet of a naturally occurring body of water or a well-used for domestic or municipal purposes.
- Any building and/or structure housing large and/or small animals and any yard, runway, pen, or manure pile shall be no closer than 100 feet, or, in the case of swine, 300 feet, from any occupied structure other than the dwelling unit of the occupant of the premises. Manure piles shall not be located within 150 feet of a water well.
- Small-scale USDA slaughterhouses are prohibited from having an attached feed lot.
- The parcel shall be subject to conditions resulting from a recommendation of the USDA NRSC and/or any agency charged with health, air, and water quality protection.
- The use shall be subject to restrictions and conditions, as may be imposed by the Hearing Examiner under Chapter 14.404.

#### **Conditional Uses (RT): Standards and Criteria**

- The parcel shall be located landward of the 100-year flood plain or, in the event such cannot be determined, 300 feet landward of the ordinary high-water mark of all irrigation canals, intermittent streams, lakes, and waterways.
- The parcel shall be no closer than 1/2 mile from any urban growth area boundary.

- Small-scale USDA Slaughterhouses cannot be located within 250 feet of a naturally occurring body of water or a well-used for domestic or municipal purposes.
- Small-scale USDA Slaughterhouses must be designed to prevent the infiltration of animal byproducts and waste into the groundwater or directly into surface waters.
- Small-scale USDA Slaughterhouses must be at least 1,000 feet away from any residential uses.
- Any building and/or structure housing large and/or small animals and any yard, runway, pen, or manure pile shall be no closer than 100 feet, or, in the case of swine, 300 feet, from any occupied structure other than the dwelling unit of the occupant of the premises. Manure piles shall not be located within 150 feet of a water well.
- Small-scale USDA slaughterhouses are prohibited from having an attached feed lot.
- The parcel shall be subject to conditions resulting from a recommendation of the USDA NRSC and/or any agency charged with health, air, and water quality protection.
- The use shall be subject to restrictions and conditions, as may be imposed by the Hearing Examiner under Chapter 14.404.

**Staff Comment:**

*The above standards and criteria for Small-scale Slaughterhouses were derived from conditional use standards for Benton County and Adams County slaughterhouses, as well as similar Conditional Use standards and criteria for similar land uses that exist in the SCC (feed lots, animal raising and keeping, etc.). Additional limitations were dictated based on operation information and public comments from local farmers. Slaughterhouse operations of any size should not be in floodways, floodplains, or anywhere near important groundwater or surface water sources. Because small-scale slaughtering operations may produce odors and fumes, locating them at least 1,000 feet from any residential uses and at least half a mile from any UGA is also prudent.*

## **Policy Topic 7 Affordable Housing**

### **Overview of GMA Requirements**

The GMA stresses the importance of housing by requiring local governments to include it in their comprehensive plans and for affordable housing to be addressed in countywide planning policies.

The housing element in a jurisdiction's comprehensive plan must minimally include the following:

- An inventory and analysis of existing and projected housing needs
- A statement of goals, policies, and objectives for the preservation, improvement, and development of housing
- Identification of sufficient land allocated for housing
- Adequate provisions for the existing and projected housing needs of all economic segments of the community
- Identification of local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing
- Implementation of policies and regulations that address and begin to undo racially disparate impacts, displacement, and exclusion in housing
- Identification of areas that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and capital investments
- Establishment of anti-displacement policies

### **Overview of Countywide Planning Policies**

Affordable housing applies to a wide range of incomes, requiring both local and regional strategies to ensure our communities have access to quality, safe housing. Encouraging the supply of affordable housing concurrent with employment and population growth, along with adequate transportation access, will require regional coordination using mechanisms such as innovative regulatory reform, affordable housing subsidies, and community partnerships to encourage various housing types and ownership models to meet the needs of a diverse community.

Affordable housing policies provide a framework by which jurisdictions can meet countywide housing needs in a just, fair, consistent, and coordinated fashion. They direct jurisdictions to accommodate a wide variety of development and housing types; incentivize affordable housing production; and encourage reform of housing practices that have created racially disparate impacts in the housing market.

### **Policies**

#### **1. Housing allocation implementation**

- 1.1 Jurisdictions' comprehensive plans shall make provisions to accommodate existing and projected housing needs, with a specific assessment of housing needs by economic segments. These provisions should consider the following strategies:
  - a. Avoid concentrations of low-income and special needs housing.
  - b. Increase opportunities for affordable housing in areas where it is currently lacking.
  - c. Increase opportunity and capacity for affordable housing close to employment, education, shopping, public services, and public transportation.
  - d. Support additional housing types in single-family neighborhoods, such as triplexes, quadplexes, accessory dwelling units, and other innovative housing types, to bridge the gap between single-family and multi-family development.

- 1.2 Jurisdictions' comprehensive plans shall specify the strategies for attaining their affordable housing objectives. These strategies should minimally include the following:
  - a. allow a diverse mix of housing types, densities, and affordability levels.
  - b. establish regulatory or financial incentives to support extremely low, low, and moderate-income housing options.
- 1.3 In conjunction with other policy topics, coordinate housing, transportation, and economic development strategies to ensure that sufficient land and densities for affordable housing are provided in locations readily accessible to employment centers.

## **2. Diversify and increase housing stock**

- 2.1 Spokane County and jurisdictions shall implement zoning that allows for a range of housing types, including, but not limited to, duplexes, triplexes, quadplexes, townhomes, condos, and apartments.
- 2.2 Jurisdictions shall encourage regulatory support for the construction of accessory dwelling units.
- 2.3 Jurisdictions should consider developing pre-approved designs for a range of housing types, arrived at through coordination with neighborhoods and local groups, that can be permitted expeditiously.
- 2.4 Jurisdictions should encourage multi-family zoning in areas near transit and employment centers and other areas with urban governmental services best suited for higher densities.

## **3. Plan for and accommodate housing for all**

- 3.1 Jurisdictions should prioritize local, regional, state, and federal funding for income-restricted housing projects for those with disproportionately greater housing needs, such as extremely low-income households and other vulnerable populations.
- 3.2 Jurisdictions should partner with for-profit and non-profit developers to achieve housing allocation targets. These partnerships should use strategies such as:
  - a. land dedications for non-profit developers, resident-owned communities, and community land trusts
  - b. encouraging homeowners to adopt affordable housing covenants
- 3.3 Jurisdictions shall provide for the opportunity to create affordable housing for all economic segments of their communities using strategies such as:
  - a. innovative zoning and regulatory incentives
  - b. financial incentives and subsidies
- 3.4 Jurisdictions' comprehensive plans shall include policies and strategies to promote accessibility to service/activity centers, jobs, and public transportation.
- 3.5 Regional collaboration efforts with diverse partners on provisions of resources (e.g., funding, surplus property) and programs should be pursued to promote and contribute to an adequate supply of affordable and diverse housing countywide.
- 3.6 Jurisdictions shall ensure that standards in existing or future development regulations encourage the construction of affordable housing.

3.7 Jurisdictions should encourage increased homeownership rates through affordable homeownership programs, such as:

- a. tenant purchase programs
- b. affordable housing covenant programs for homeowners
- c. community land trusts
- d. shared equity and cooperative housing ownership models
- e. downpayment assistance

#### **4. Identify and undo racially discriminatory impacts**

4.1 Jurisdiction shall document the local history of racially exclusionary, classist, and discriminatory zoning and housing practices and the extent to which that history is reflected in current development patterns, housing conditions, tenure, and access to services by examining:

- a. trends in minority homeownership
- b. trends in cost burden among minority households
- c. trends in the diversity among residents

4.2 Jurisdictions shall demonstrate how current strategies are undoing the impacts of historically discriminatory practices. If current strategies are insufficient, new regulations shall be developed to undo racially disparate impacts.

#### **5. Mitigate displacement and exclusion**

5.1 Spokane County and jurisdictions shall identify potential physical, economic, and cultural displacement and exclusion of low-income households and marginalized populations that may result from planning, public investments, private redevelopment, and market pressure.

5.2 Jurisdictions should use a range of strategies to mitigate displacement and exclusion, such as:

- a. tenant purchase programs
- b. community land trusts
- c. anti-speculation taxes
- d. property tax relief for income-qualified homeowners
- e. property tax relief for homeowners that adopt affordable housing covenants

5.3 Jurisdictions should support tenant-based rental assistance and mobility opportunities using a range of strategies, such as:

- a. supplemental programs that allocate additional funds to tenant-based rental assistance provided through the Housing Choice Voucher and/or HOME programs.
- b. identifying high-cost areas for increased voucher payment standards
- c. tenant right to counsel programs

#### **6. Plan for emergency shelters and permanent supportive housing**

6.1 Jurisdictions shall work to improve the availability and quality of emergency shelters for homeless individuals and families.

6.2 Jurisdictions shall support efforts that swiftly move those experiencing homelessness into permanent supportive housing through the coordination of available resources.



## **7. Preserve existing affordable housing**

- 7.1 Jurisdictions should support the continued viability of existing affordable units, using strategies including:
- a. create affordable housing covenant programs for property owners
  - b. establish tenant purchase programs
  - c. create financial assistance and subsidies for non-profit housing administrators
  - d. preserve and revitalize manufactured homes
  - e. prioritize funding for grants and loans that preserve or rehabilitate existing affordable housing
  - f. adjust loan terms for affordable housing developments at risk of default

## **8. Preserve historic housing**

- 8.1 Jurisdictions shall ensure that standards in existing or future development regulations facilitate rehabilitation, restoration and relocation of existing structures.

## **10. Monitor housing development**

- 10.1 As part of their five-year implementation progress report, jurisdictions should create a monitoring program that tracks their progress toward achieving their housing goals and evaluates the effectiveness of their implementation actions.

## **Policy Topic 7 Affordable Housing**

### **Overview of GMA Requirements**

The GMA stresses the importance of housing by requiring local governments to include it in their comprehensive plans and ~~that affordable housing for affordable housing to~~ be addressed in ~~Countywide Planning Policies~~.

The housing element in ~~each jurisdiction's~~ a ~~jurisdiction's~~ comprehensive plan must minimally include the following:

- An inventory and analysis of existing and projected housing needs
- A statement of goals, policies, and objectives for the preservation, improvement, and development of housing
- Identification of sufficient land ~~allocated~~ for housing
- Adequate provisions for the existing and projected housing needs of all economic segments of the community
- ~~Identification of local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing~~
- ~~Implementation of policies and regulations that address and begin to undo racially disparate impacts, displacement, and exclusion in housing~~
- ~~Identification of areas that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and capital investments~~
- ~~Establishment of anti-displacement policies~~

### **Overview of Countywide Planning Policies**

Affordable housing applies to a wide range of ~~incomes, requiring both local and regional strategies to ensure our communities have access to quality, safe housing. Encouraging the supply of affordable housing concurrent with employment and population growth, along with adequate transportation access, will require regional coordination using mechanisms such as housing types at varying costs which can meet the needs of a diverse community. Affordable housing mechanisms may include innovative regulatory reform, affordable housing subsidies, and community partnerships to encourage various housing types and ownership models zoning, mixed use developments, incentives for increased housing densities and other incentives to encourage a variety of housing types~~ to meet the needs of a diverse ~~community population~~.

Affordable housing policies provide a framework by which ~~each jurisdiction~~s can ~~help~~ meet ~~countywide housing needs in a just, the overall housing needs of Spokane County in a~~ fair, consistent, and coordinated fashion. They direct ~~each jurisdiction~~s to accommodate a wide variety of development and housing types; ~~incentivize affordable housing production; and encourage reform of housing practices that have created racially disparate impacts in the housing market. they call for consistency in development regulations and standards within UCAs and they encourage reform of regulations which are unnecessary or costly barriers to the provision of affordable housing~~.

### **Policy Categories**

- ~~Housing allocation implementation~~
- ~~Diversify and increase housing stock~~
- ~~Plan for and accommodate housing for all~~
- ~~Identify and undo racially disparate impacts~~

- ~~Mitigate displacement and exclusion~~
- ~~Plan for emergency shelters and permanent supportive housing~~
- ~~Preserve existing affordable housing~~
- ~~Preserve historic housing~~
- ~~Environmental Sustainability~~
- ~~Monitor housing development~~

## **Policies**

### **1. Housing allocation implementation**

1.1 Jurisdictions' comprehensive plans shall make provisions to accommodate existing and projected housing needs, with a specific assessment of housing needs by economic segments. These provisions should consider the following strategies:

- a. Avoid concentrations of low-income and special needs housing.
- b. Increase opportunities for affordable housing in areas where it is currently lacking.
- c. Increase opportunity and capacity for affordable housing close to employment, education, shopping, public services, and public transportation.
- d. Support additional housing types in single-family neighborhoods, such as triplexes, quadplexes, accessory dwelling units, and other innovative housing types, to bridge the gap between single-family and multi-family development.

1.2 ~~Each jurisdiction's~~ Jurisdictions' comprehensive plans shall specify the strategies for attaining their affordable housing objectives. These strategies should minimally include the following:

- a. allow a diverse mix of housing types, densities, and affordability levels. ~~and prices~~
- b. establish regulatory or financial incentives to support extremely low, low, and moderate-income housing options., including low-income housing ~~All jurisdictions should establish consistent residential development regulations and standards within Urban Growth Areas:~~

1.3 In conjunction with other policy topics, coordinate housing, transportation, and economic development strategies to ensure that sufficient land and densities for affordable housing are provided in locations readily accessible to employment centers.

### **2. Diversify and increase housing stock**

2.1 Spokane County and jurisdictions, ~~within their respective urban growth areas,~~ shall implement zoning that allows for a range of housing types, including, but not limited to, duplexes, triplexes, quadplexes, townhomes, condos, and apartments.

2.2 Jurisdictions shall encourage regulatory support for the construction of accessory dwelling units.

2.3 Jurisdictions should consider developing pre-approved designs for a range of housing types, arrived at through coordination with neighborhoods and local groups, that can be permitted expeditiously.

- 2.4 Jurisdictions should encourage multi-family zoning in areas near transit and employment centers and other urban areas with urban governmental services best suited for higher densities.
3. **Plan for and accommodate housing for all**~~3.1 Each jurisdiction's development policies, regulations and standards should provide for the opportunity to create affordable housing in its community, such policies may include regulatory tools, such as inclusionary zoning, performance/impact zoning, mixed-use development and incentives for increasing density to promote greater choice and affordable housing.~~
- 3.1 Jurisdictions should prioritize local, regional, state, and federal funding for income-restricted housing projects for those with disproportionately greater housing needs, such as extremely low-income households and other vulnerable populations.~~with special needs.~~
- 3.2 Jurisdictions should partner with for-profit and non-profit developers to achieve housing allocation targets. These partnerships should use strategies such as:
- a. land dedications for non-profit developers, resident-owned communities, and community land trusts
  - a.b. encouraging homeowners to adopt affordable housing covenants
- 3.3 Jurisdictions shall provide for the opportunity to create affordable housing for all economic segments of their communities using strategies such as:
- a. innovative zoning and regulatory incentives
  - b. financial incentives and subsidies
- 3.4- ~~Each jurisdiction's~~ Jurisdictions' comprehensive plans shall include policies and strategies to promote accessibility to service/activity centers, jobs, and public transportation.~~for special-needs populations.~~
- 3.5 ~~Multi-jurisdictional affordable housing strategies and cooperative~~ Regional collaboration efforts with diverse partners on provisions of resources (e.g., funding, surplus property) and programs should be pursued to promote and contribute to an adequate supply of affordable ;~~special needs;~~ and diverse housing countywide.
- 3.6 Jurisdictions shall ensure that standards in existing or future development regulations encourage the construction of affordable housing.
- 3.7 Jurisdictions should encourage increased homeownership rates through affordable homeownership programs, such as:
- a. tenant purchase programs
  - b. affordable housing covenant programs for homeowners
  - c. community land trusts
  - d. shared equity and cooperative housing ownership models
  - e. downpayment assistance

~~2. Each jurisdiction's comprehensive plan and development regulations should recognize and incorporate the mandates of federal and state fair housing laws, particularly as they relate to siting and development of housing for special-needs populations:~~

#### **4. Identify and undo racially discriminatory impacts**

4.1 Jurisdiction shall document the local history of racially exclusionary, classist, and discriminatory zoning and housing practices and the extent to which that history is reflected in current development patterns, housing conditions, tenure, and access to services by examining:

- a. trends in minority homeownership
- b. trends in cost burden among minority households
- c. trends in the diversity among residents

4.2 Jurisdictions shall demonstrate how current strategies are undoing the impacts of historically discriminatory practices. If current strategies are insufficient, new regulations shall be developed to undo racially disparate impacts.

#### **5. Mitigate displacement and exclusion**

5.1 Spokane County and jJurisdictions shall identify ~~at the local and regional level,~~ potential physical, economic, and cultural displacement and exclusion of low-income households and marginalized populations that may result from planning, public investments, private redevelopment, and market pressure.

5.2 Jurisdictions should use a range of strategies to mitigate displacement and exclusion, such as:

- a. tenant purchase programs
- b. community land trusts
- c. anti-speculation taxes
- d. property tax relief for income-qualified homeowners
- e. property tax relief for homeowners that adopt affordable housing covenants

5.3 Jurisdictions should support tenant-based rental assistance and mobility opportunities using a range of strategies, such as:

- a. supplemental programs that allocate additional funds to tenant-based rental assistance provided through the Housing Choice Voucher and/or HOME programs.
- b. identifying high-cost areas for increased voucher payment standards
- c. tenant right to counsel programs

#### **6. Plan for emergency shelters and permanent supportive housing**

6.1 Jurisdictions shall work to improve the availability and quality of emergency shelters for homeless individuals and families.

6.2 Jurisdictions shall support efforts that swiftly move those experiencing homelessness into permanent supportive housing through coordination of available resources.

#### **7. Preserve existing affordable housing**

7.1 Jurisdictions should support the continued viability of existing affordable units, using strategies including:

- a. [create affordable housing covenant programs for property owners](#)
- b. [establish tenant purchase programs](#)
- c. [create financial assistance and subsidies for non-profit housing administrators](#)
- d. [preserve and revitalize manufactured homes](#)
- e. [prioritize funding for grants and loans that preserve or rehabilitate existing affordable housing](#)
- f. [adjust loan terms for affordable housing developments at risk of default](#)

## 8. [Preserve historic housing](#)

8.1 ~~Each~~ [jurisdiction](#)s shall ensure that standards in existing or future development regulations facilitate rehabilitation, restoration and relocation of existing structures, ~~or new construction of affordable housing.~~

## ~~9. [Encourage/promote nvironmental ustainability](#)~~

~~9.1 [To reach housing and climate resiliency targets, jurisdictions' development policies, regulations, and standards should address housing affordability and environmental sustainability. Jurisdictions should encourage using environmentally sensitive housing development practices and environmentally sustainable building techniques and materials to minimize growth impacts on the county's natural environment.](#)~~

~~9.2 [Jurisdictions should consider adopting, through incentives or requirements, tree canopy standards for new housing developments.](#)~~

## 10. [Monitor housing development](#)

10.1 [As part of their five-year implementation progress report, jurisdictions should create a monitoring program that tracks their progress toward achieving their housing goals and evaluate](#)ss the effectiveness of their implementation actions. [Items in the monitoring program could include:](#)

[the supply of developable residential building lots at various densities and the supply of rental and for-sale housing at various price levels](#)

[a comparison of actual housing development to the targets, policies, and goals contained in the housing element](#)

[identification of the thresholds at which steps should be taken to adjust and revise goals, policies, and strategies](#)

[a description of the types of adjustments and revisions that the jurisdiction may consider](#)