



Spokane County

WASHINGTON

AGENDA PACKET

STEERING COMMITTEE OF ELECTED OFFICIALS

September 25, 2024

Zoom 9:00 AM

ATTACHMENTS: (Click the following links for review)

Agenda

Legal Notice

Minutes (DRAFT – July 17, 2024, and August 21, 2024)

PTAC Report and Recommendation

- Countywide Planning Policy related to Housing
- HAPT “A Prime” method

Discussion

- Interlocal Agreement amendment for Tribal Participation and other issues

Report

- LCA Update
- Review of 2024-2025 SCEO calendar

Public Zoom Webinar Information

The meeting will be conducted in person and remotely utilizing web and telephone conference tools. To access meeting remotely please input the link below into your web browser:

Webinar Link:

<https://us06web.zoom.us/j/84251346645?pwd=KzB2DxRdgAH9flEoppwtoZ6lbDWqc3.1>

Telephone: 1-253-215-8782 (toll free)

- Meeting ID: 842 5134 6645
- Pass Code: 371799

All public hearings are physically accessible for individuals with disabilities. Questions or special accommodations may be directed to Elya Miroshin by calling (509) 477-7139 or emailing emiroshin@spokanecounty.org.



Spokane County

WASHINGTON

BUILDING & PLANNING DEPARTMENT
SCOTT CHESNEY, AICP, PLANNING DIRECTOR

DATE: September 6, 2024
TO: Steering Committee of Elected Officials
REGARDING: **September 25, 2024 – Agenda**
LOCATION: Zoom – <https://us06web.zoom.us/j/84251346645?pwd=RF7er3evJpM43OEsl6ogLYg3TmvoS.1>

Call to Order	9:00 A.M.
Minutes	July 17 and August 21, 2024 - Review and approval
Public Hearing	PTAC recommendation on proposed amendments to the Countywide Planning Policies related to Housing PTAC recommendation for HAPT "A prime" method
Workshop/discussion	Interlocal Agreement amendment for Tribal Participation and other issues
Report	LCA update.
Report	Review of the 2024-2025 SCEO calendar.
Public Comment	<i>Topics NOT on this agenda</i>
Next Meetings	November 20, 2024; January 15, and March 19, 2025
Adjourn	

**NOTICE OF PUBLIC HEARING
BEFORE THE SPOKANE COUNTY GROWTH MANAGEMENT
STEERING COMMITTEE OF ELECTED OFFICIALS (SCEO)**

NOTICE IS HEREBY GIVEN by the Spokane County Growth Management Steering Committee of Elected Officials pursuant to Chapter 36.70A RCW, a public meeting will be held on Wednesday, September 25, 2024, via Zoom and will begin at 9:00 A.M.

PUBLIC HEARING ITEM: Proposed Amendments to the Countywide Planning Policies

The Spokane County Steering Committee of Elected Officials will be conducting a public hearing on the proposed amendments to *Policy Topic 7 Affordable Housing* of the Countywide Planning Policies. The proposed amendments to the Countywide Planning Policies were written with the assistance of the Spokane County Planning Technical Advisory Committee in conjunction with elected officials, stakeholder groups, and the public in anticipation of the 2026 Comprehensive Plan Periodic Update. As the lead agency, the Spokane County Department of Building and Planning issued a Determination of Nonsignificance for this proposal, with a comment period ending on September 17, 2024, and an appeal period ending on September 24, 2024. Contact the department for the appeal procedures.

The draft documents can be found on the Spokane County Building and Planning webpage at <https://www.spokanecounty.org/5381/2026-Comprehensive-Plan-Update>.

PUBLIC HEARING ITEM: Housing for All Planning Tool (HAPT) Methodology

The Spokane County Steering Committee of Elected Officials will be conducting a public hearing on the HAPT methodology to be used for the 2026 comprehensive plan update's housing allocation. A recommendation on methodology was developed by the Spokane County Planning Technical Advisory Committee in conjunction with elected officials. Members of the public had the opportunity to comment on this item throughout the process. As the lead agency, Spokane County Department of Building and Planning issued a Determination of Nonsignificance for this proposal, with a comment period ending on September 19, 2024, and an appeal period ending on September 26, 2024. Contact the department for the appeal procedures.

The draft documents can be found on the Spokane County Building and Planning webpage at: <https://www.spokanecounty.org/5381/2026-Comprehensive-Plan-Update>

Meeting Details:

The meeting will be conducted remotely, utilizing web and telephone conference tools. To access the public hearing remotely, please input the link below into your web browser:

Webinar Link:

<https://us06web.zoom.us/j/84251346645?pwd=RF7er3evJpM43OEsl6ogLYg3TmyoS.1>

Telephone: 1-253-215-8782

• Meeting ID: 842 5134 6645

• Pass Code: 371799

Questions or assistance with remote connection or telephone conference prior to the hearing should be forwarded to PlanningHelp@spokanecounty.org. Individuals planning to attend the meeting in person who require special assistance to accommodate physical, hearing, or other impairments, please contact the Planning Commission Clerk as soon as possible so that arrangements can be made.

Information is available at the Spokane County Department of Building and Planning website at <https://www.spokanecounty.org/3473/Steering-Committee-News>. Requests for information should be directed to Scott Chesney, Planning Director, Spokane County Department of Building and Planning, 1026 West Broadway Ave., 1st Floor., Spokane, WA. 99260, Phone: 509-477-3675.

To ensure everyone attending has an opportunity to speak, testimony may be limited to three (3) minutes per speaker. Virtual chat is not supported. The Steering Committee reserves the right to adjust the time frame allotted to speakers during the public hearing.

DATED THIS 5th DAY OF September 2024
SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING



**SPOKANE COUNTY STEERING COMMITTEE OF ELECTED OFFICIALS
MINUTES OF THE PUBLIC HEARING
July 17, 2024**

Steering Committee of Elected Officials Voting Members Present	Steering Committee of Elected Officials Non-Voting Members Present and Interested Parties	Spokane County Staff Present
<ul style="list-style-type: none"> -Chair, Mayor Kevin Freeman, City of Millwood -Vice Chair, Commissioner Al French, Spokane County -Council Member Rod Higgins, City of Spokane Valley (present via zoom) -Council Member Michael Cathcart, City of Spokane -Council Member Kitty Klitzke, City of Spokane -Chris Grover, Mayor of City of Cheney -Commissioner Amber Waldref, Spokane County -Mayor Cris Kaminskas, City of Liberty Lake (present via zoom) -Council Member Paul Dillon, City of Spokane (present via zoom) -Council Member Larry Bowman, City of Airway Heights -Commissioner Josh Kerns, 	<ul style="list-style-type: none"> -Joel White, Spokane Homebuilders Association, Citizen-at-Large Patrick Birch (present via zoom) Dave Andersen, managing Director, Growth Management Services, Washington State Department of Commerce Laura Hodgson, Washington State Department of Commerce (present by Zoom) 	<ul style="list-style-type: none"> -Laurie Carver, Planning Business Manager -Elya Miroshin, Clerk -Scott Chesney, AICP, Director of Planning -Jessica Pilgrim, Legal Counsel -Tate Andrie, Planner -Bongo Thompson, Planner

CALL TO ORDER

July 17, 2024, the public hearing of the Steering Committee of Elected Officials was called to order by Chair Mayor Kevin Freeman at 9:02 a.m. A quorum was present. Chair Freeman took the gavel at 9:10 a.m.

The meeting was accessible to the public at the City of Spokane Central Library Event Room A, located at 906 West Main Avenue, Spokane, WA, 99201, and via Zoom, with web and telephone links provided in the Spokesman-Review on July 2, 2024.

MOTION

Chairman Freeman called for a motion for the minutes from the May 15, 2024, meeting. Klitzke made the motion Cathcart seconded the motion. No discussion. The minutes were approved unanimously.

MOTION

Chairman Freeman called for the nomination and election of a chair for the 2024 – 2025 term. Freeman proposed the traditional path to move the Vice Chair to the Chair role. The Vice Chair is Al French. Kaminskas

motioned to approve Al French to be Chair. Higgens seconded the motion. No discussion. The motion was carried unanimously. Al French will be the Chair starting on the next meeting.

MOTION

Freeman called for the nomination of a Vice Chair. Kerns nominated Cathcart for the position. Mayor Cooper seconded the motion. There were no other nominations. Council Member Michael Cathcart was elected as Vice Chair to the council by a unanimous vote.

WORKSHOPS

PTAC presentation on proposed amendments to the countywide planning policy as related to housing. Dave Andersen presented a Planning for Housing slide show from Washington State Department of Commerce.

Discussion ensued. Questions were asked and answered.

Housing Allocation Methodology & Countywide Planning Policies – Affordable Housing: Bongo Thompson, and Tate Andrie presented and discussed the growth management and tools used by Spokane and other counties.

Discussion ensued. Questions were asked and answered.

LCA update, The Interlocal Agreement for Tribal Participation, and the review of the calendar: Mr. Chesney presented and explained the progress and methods to establish the metrics for allocating land for the UGAs. A request for comments was made. The SCEO timeline for upcoming projects and target goals was presented.

PUBLIC COMMENTS

No comments were made.

Commissioner French moved to adjourn, seconded by council member Klitzke. The meeting adjourned at 10:39 a.m. The next meeting is scheduled for September 25, 2024.

Spokane County Steering Committee of Elected Officials, Chair Mayor Freeman

Date

Scott Chesney, AICP, Planning Director _____

Susan Bee Luna, SCEO Clerk, Spokane County Building & Planning



**SPOKANE COUNTY STEERING COMMITTEE OF ELECTED OFFICIALS
MINUTES OF THE PUBLIC HEARING
August 21, 2024**

Steering Committee of Elected Officials Subcommittee for Housing Voting Members Present	Steering Committee of Elected Officials Non-Voting Members and Interested Parties, Present	Spokane County Staff Present
<ul style="list-style-type: none"> -Council Member Michael Cathcart, City of Spokane -Council Member Kitty Klitzke, City of Spokane -Commissioner Josh Kerns, Spokane County -Mayor Cris Kaminskis, City of Liberty Lake (present via zoom) - Mayor Terri Cooper, City of Medical Lake 	<ul style="list-style-type: none"> -Joel White, Spokane Homebuilders Association, Citizen-at-Large -Paul Kropp, Citizen-at-Large (present via zoom) -Kevin Freibott, Senior Planner, City of Spokane -Ned Wendle, Director of Facilities & Planning 	<ul style="list-style-type: none"> -Laurie Carver, Planning Business Manager -Scott Chesney, AICP, Director of Planning -Tate Andrie, Planner -Bongo Thompson, Planner

CALL TO ORDER

The August 21, 2024, public hearing of the Steering Committee of Elected Officials was called to order by Bongo Thompson at 9:02 a.m. A quorum was present.

The meeting was held remotely via Zoom, with web and telephone links provided in the Spokesman-Review on August 6, 2024.

WORKSHOP

Bongo presented an overview of the Housing Allocation and Proportionality Tool, HAPT. Kevin Freibott further explained the use of the tool for the Spokane County jurisdiction and how it compared to King County and other geographies. The methods were explained and discussed. Questions were asked and answered. Tate Andrie presented updates to the Countywide Planning Policies. Feedback was requested before the August 22, 2024, draft would be completed.

MOTION

There were no motions.

PUBLIC COMMENT

There were no comments from the public.



Spokane County
WASHINGTON

**SPOKANE COUNTY STEERING COMMITTEE OF ELECTED OFFICIALS
MINUTES OF THE PUBLIC HEARING
August 21, 2024**

The Meeting adjourned at 9:52 am.

Spokane County Steering Committee of Elected Officials

Date

Scott Chesney, AICP, Planning Director_____

Susan Luna, SCEO Clerk, Spokane County Building & Planning

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)



Countywide Planning Policies for Spokane County

Originally Adopted:

*December 22, 1994, by
Spokane County Board of County Commissioners
Resolution No. 94-1719*

Amended: December 13, 2022

Resolution No. 22-0859

**Growth Management Program
2022 Printing**

Countywide Planning Policies for Spokane County

Table of Contents

Statement of Principles.....	1
Policy Topic 1 Urban Growth Areas	3
Policy Topic 2 Joint Planning within Urban Growth Areas.....	7
Policy Topic 3 Promotion of Contiguous and Orderly Development and Provision of Urban Services.....	8
Policy Topic 4 Parks and Open Space.....	10
Policy Topic 5 Transportation	11
Policy Topic 6 Siting of Capital Facilities of a Countywide or Statewide Nature	13
Policy Topic 7 Affordable Housing	14
Policy Topic 8 Economic Development.....	((16)) 18
Policy Topic 9 Fiscal Impacts	((18)) 20
Glossary.....	((19)) 21

Countywide Planning Policies for Spokane County

Statement of Principles

The Growth Management Act (GMA) mandates that each county develop Countywide Planning Policies (CPPs), which shall serve as “...written policy statements used solely for establishing a countywide framework from which county and city comprehensive plans are developed and adopted...” The policies are intended to guide interaction between the cities, towns, and county government and ensure consistency between individual jurisdictions’ comprehensive plans.

Spokane County and the constituent cities within hold the following topics as fundamental for the preservation and growth of the county and its cities:

Citizen Participation

A cornerstone of the GMA is citizen participation. That concept is first articulated in the GMA planning goals, specifically RCW 36.70A.020(11), which states that jurisdictions shall “...encourage the involvement of citizens in the planning process.” Opportunities for public involvement will be provided throughout the Comprehensive Plan Update to encourage early and continuous public participation.

Spokane County’s Public Participation Program Guidelines form the framework for achieving early and continuous participation and an interactive dialogue between local decision-makers, staff, and the public. These guidelines, as well as those from each constituent city and town, apply throughout the local planning process leading to adoption of the comprehensive plan, development regulations to implement the plan, and amendments to both.

The Growth Management Steering Committee of Elected Officials plays a key role in the regional coordination of the periodic Urban Growth Area Update providing a coordinated public review of the Countywide Planning Policies, to provide for oversight of regional planning activities and making recommendations for amendment by the Board of County Commissioners.

[Spokane County Public Participation Program Guidelines, BoCC Resolution 2022-0470 July 19, 2022]

Neighborhood Character

Spokane County has well-established neighborhoods, each with its unique identity and character. For most citizens, neighborhood character is one of the primary ingredients in their perceived quality of life. Growth in the region should be planned as to minimally disrupt quality of life outcomes while still allowing for neighborhoods to change and adapt. Planned growth will allow communities to take advantage of new investment opportunities and opportunities available from growth.

Aquifer Protection

Much of Spokane County’s developed area is dependent upon the Spokane Valley/Rathdrum Prairie aquifer for its drinking water supply. Protection of that aquifer is vital for the economic, environmental, and physical health of the area. Aquifer protection is identified in several specific policies, and numerous other policies support and strengthen that philosophy.

Environmental Justice

The fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation, and enforcement of environmental laws, rules, and policies. Environmental justice includes addressing disproportionate environmental and health impacts in all laws, rules, and policies with environmental impacts by prioritizing vulnerable populations and overburdened communities, the equitable distribution of resources and benefits, and eliminating harm (RCW 70A.02.010).

Environmental Sustainability

Through local action and policy making local governments are equipped with ensuring Spokane County's environmental assets are protected for future generations. As community members we are responsible for maintaining clean air, water, and forests to guarantee equitable access to places for relaxation and recreation. To ensure prolonged environmental health, local governments should promote good stewardship of their natural environment and work collaboratively to protect critical areas.

Urban Growth Areas

The designation, review, and update of Urban Growth Areas (UGAs) is a significant tool in the CPPs for managing growth. Within UGAs, lands will be developed with an urban character and supported by urban services and facilities, while lands outside will remain rural or retain the character they have today. Rural lands adjacent to incorporated city limits and UGAs are expected to remain rural until a UGA modification process has been undertaken under RCW 36.70A.110.

Economic Vitality

The economic vitality of Spokane County is brought about by a collaborative effort of the public and private sectors. A healthy economy maintains jobs, creates job opportunities, and provides for a full and sustainable range of development for the residential and economic segments of the community. A jobs-based economy brings together the environmental and the economic implications of managed growth and seeks a balance to preserve a high quality of life and secure a sustainable community for future generations.

Fairchild Air Force Base and the Spokane International Airport

Fairchild Air Force Base is a critical national security asset and installation. Spokane County and its constituent jurisdictions commit to protecting the current and future missions of Fairchild AFB from encroachment by incompatible development and avoid social, political, and economic pressure that could affect the base's ability to operate its National Defense Mission. This commitment recognizes the land use plans and zoning codes adopted by agencies under the 2012 JLUS process. Future amendments to land use plans and zoning codes will continue to ensure base compatibility as required under RCW 36.70A.530 and consistent with the interagency 2012 JLUS agreement. The western departure end of the FAFB runway shall have land use designation and zoning consistent with the 2007 Department of Defense AICUZ.

Policy Topic 1 Urban Growth Areas

Overview of Growth Management Act Requirements

The Growth Management Act (GMA) encourages development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner. The GMA takes a phased approach to growth where growth should first be located in areas already characterized by urban growth that have adequate existing public facility and service capacities; second in areas already characterized by urban growth that will be served adequately by a combination of both existing public facilities and services and any additional needed public facilities and services that are provided by either public or private sources; and third in the remaining portions of the urban growth areas. Urban Growth Areas (UGAs) are one of the primary tools to meet the goals of the GMA.

Each jurisdiction must propose a UGA within which urban growth shall be encouraged. The Board of County Commissioners has the final responsibility for designating UGAs. 'Urban growth' is defined as *"...growth that makes intensive use of land for buildings, structures and other impermeable surfaces to such a degree as to be incompatible with the primary use of such land for the production of food, other agricultural products or fiber, or the extraction of mineral resources"* [RCW 36.70A.030(14)].

UGAs will include sufficient land and densities to permit the urban growth that is projected to occur in the county for the next 20 years. Each city and town in the county is included within a UGA. Growth outside of the UGAs can occur only if not urban in character. UGA designations are a required element of Spokane County's comprehensive plan. UGAs must be adopted concurrently with the County's comprehensive plan.

Overview of Countywide Planning Policies

The Countywide Planning Policies provide direction, process, and a framework to analyze, propose, modify, and adopt or amend UGAs. UGAs must accommodate growth and may include greenbelts and other open space. Each jurisdiction must also protect sensitive environmental and wildlife habitat areas.

The Steering Committee will recommend standards for defining UGAs and distribution of future growth in UGAs

Policies

1. Urban Growth Areas (UGAs) are areas within which urban growth shall be encouraged and outside of which growth can occur only if it is not urban in nature.
2. UGAs shall include areas and densities sufficient in area and location to permit the urban growth that is projected to occur in Spokane County for the succeeding 20-year period [RCW 36.70A.110]
3. Within UGAs, it is most appropriate that urban government services be provided by cities and towns. Urban government services should not be provided in rural areas [RCW 6.70A.110(3&4)].
4. Urban Growth Areas may be established independent of incorporated areas. Within these independent Urban Growth Areas (UGAs), urban governmental services may be provided by Spokane County and its constituent cities.
5. All existing Spokane County cities, including cities in rural areas, are considered Urban Growth Areas.

6. Location of UGA growth may be planned based on emerging development patterns.
7. The location of critical areas and natural resource lands shall be a prime consideration in delineating UGAs.
 - a. Natural resource lands of long-term commercial significance shall not be included within UGAs unless or until the city or county in which they reside has enacted a program authorizing transfer or purchase of development rights.
 - b. Spokane County and each city or town will recommend land capacity by that particular jurisdiction's ability to accommodate growth within current city limits.
- c. Jurisdictions shall use as primary criteria the availability and capacity of urban governmental services, and public facilities.
8. In the event of incorporation of a new city or town, the population allocation should be evaluated and re-allocated as needed.
9. In determining how much additional population can be accommodated within an UGA, jurisdictions should first encourage new development in areas where all urban governmental services and public facilities currently exist and secondly encourage new development in areas where all urban governmental services and public facilities can be provided economically.
 - a. Each jurisdiction shall submit UGA growth projections and a land quantity analysis to support all proposed UGA boundary expansion to the Steering Committee at the time a jurisdiction is considering amendment of its Comprehensive Plan.
10. The Steering Committee shall analyze each proposed UGA through the use of a multi- jurisdictional planning team and make recommendations to the Board of County Commissioners for UGA revision.
11. Jurisdictions may propose new commercial/industrial land uses within UGAs based on methodologies or criteria established by the Steering Committee.
 - a. The Spokane County Comprehensive Plan will address expansion of existing commercial/industrial land uses which may be located outside of current UGA boundaries.
12. Each jurisdiction's comprehensive plan shall, at a minimum, demonstrate the ability to provide necessary domestic water, sanitary sewer, and transportation improvements concurrent with development.
13. Comprehensive plans for communities adjacent or in proximity to these airports and flight patterns shall contain land use, development, and redevelopment policies which provide protection for the continued viability of Fairchild Air Force Base, Spokane International Airport, Felts Field, Deer Park Airport, and other general aviation airports within Spokane County.
14. Jurisdictions should work together to protect natural resource lands outside of UGAs and protect critical areas and open space within UGAs.

15. Designated rural lands shall have low densities which can be sustained by minimal infrastructure improvements such as septic systems, individual wells, and rural roads, without altering the rural character, or creating the necessity for urban level of services.
16. Clustering of rural development may be permitted as a tool for the preservation of rural open space as long as rural character of the area is maintained.

Urban Growth Area Revisions

Mandated Review of County-wide UGA

1. The Urban Growth Area boundaries shall be reviewed to accommodate the succeeding twenty years of projected growth, as required by RCW 36.70A.130.
 - a. The County Commissioners shall initiate the review process approximately three years prior to the required review deadline.
 - b. This process shall re-evaluate population allocation, land quantity analysis and urban service delivery.
 - c. Any jurisdiction through its representative on the Steering Committee of Elected Officials may request that the Board of County Commissioners initiate a review of the Urban Growth Area boundaries prior to the scheduled time.

Triggers for Review of the UGA

2. Review of the Urban Growth Area shall be required when:
 - a. Population growth within the UGA (cities plus unincorporated UGA combined) equals or exceeds fifty percent of the additional population capacity estimated for the UGA at the start of a twenty-year planning period; or
 - b. Population growth within a city and its assigned, unincorporated UGA equals or exceeds fifty percent of the additional population capacity estimated for the city and its assigned UGA at the start of a twenty-year planning period; or
 - c. Population growth within all UGAs that have not been assigned to cities equals or exceeds fifty percent of the additional population capacity estimated for the unassigned UGAs at the start of a twenty-year planning period.
3. The start of the twenty-year planning period is defined as the adoption date of the comprehensive plan or the adoption date of a UGA update as required under RCW 36.70A.130(3).
4. The above review shall be consistent with the requirements of RCW.36.70A and the Countywide Planning Policies, and shall incorporate:
 - a. an updated population capacity and land quantity analysis using the most recent residential capacity estimates and assumptions; and
 - b. an evaluation of land use and capital facilities to determine land use and capital facility needs within the existing UGA and any proposed UGA expansion area.

5. Review of the Urban Growth Area to consider additional commercial or industrial land shall be required when:
 - a. Commercial or industrial land consumption within the UGA (cities plus unincorporated UGA combined) equals or exceeds fifty percent of the developable commercial or industrial land supply within the UGA at the start of the twenty-year planning period; or
 - b. Commercial or industrial land consumption within a city and its assigned, unincorporated UGA equals or exceeds fifty percent of the developable commercial or industrial land supply within the city and its assigned, unincorporated UGA at the start of the twenty-year planning period; or
 - c. Commercial or industrial land consumption within all UGAs that have not been assigned to cities equals or exceeds fifty percent of the developable commercial or industrial land supply within the unassigned UGAs at the start of the twenty-year planning period.
6. The above review shall be consistent with the requirements of RCW.36.70A and the Countywide Planning Policies, and shall incorporate:
 - a. the most recent commercial/industrial capacity estimates and assumptions; and
 - b. an evaluation of land use and capital facilities to determine land use and capital facility needs within the existing UGA and any proposed UGA expansion area.
7. Individual jurisdictions may consider UGA revisions as a part of their annual Comprehensive Plan Amendment process. Proposed amendments will be reviewed in the following sequence:
 - a. Conditionally approved amendments must be forwarded to the Steering Committee of Elected Officials. The Steering Committee shall consider the amendments at a public hearing and then forward a recommendation to the Board of County Commissioners. The Steering Committee shall consider cumulative effects of all UGA proposals in making their recommendation.
 - b. The Steering Committee of Elected Officials will review Urban Growth Area changes resulting from adoption of subarea plans and/or Comprehensive Plan Amendments for all jurisdictions once a year.
 - c. The Board of Commissioners will consider the Steering Committee's UGA recommendations at a public hearing. The Board of County Commissioners shall consider cumulative effects of all UGA proposals in making their decision. Urban Growth Area revisions must be approved and adopted by the Board of County Commissioners.

Policy Topic 2 Joint Planning within Urban Growth Areas

Overview of GMA Requirements

The GMA requires the establishment of Urban Growth Areas and policies for joint county and city planning within UGAs. A goal of the GMA is to encourage citizen involvement in the planning process and to ensure coordination between communities and jurisdictions to reconcile conflicts. The Spokane County Comprehensive Plan defines Joint Planning Areas as “*areas designated as Urban Growth Areas assigned to a city or town for future urban development but located in the unincorporated county where a coordinated planning process between the cities, towns and the County will be conducted.*”

Overview of Countywide Planning Policies

The Countywide Planning Policies recognize the need for joint planning to propose or modify a UGA, and generally for planning issues that are interjurisdictional in nature.

Policies

1. The joint planning process should:
 - a. Include all jurisdictions adjacent to the Urban Growth Area and Special Purpose Districts that will have a role in current or future provision of governmental services.
 - b. Recognize that Urban Growth Areas adjacent to incorporated areas will be potential annexation areas for cities.
 - c. Ensure a smooth transition of services amongst existing municipalities and emerging communities.
 - d. Ensure the ability to expand urban governmental services and avoid land use barriers to expansion; and
 - e. Resolve issues regarding how zoning, subdivision, infrastructure, and other land use approvals and development standards in joint planning areas will be coordinated.
 - f. Promote collaboration for effective design standards for development within the unincorporated UGA.
2. Joint planning may be accomplished through a memorandum of understanding, pursuant to an interlocal agreement, or an agreement established by resolution of both jurisdictions.
 - a. The absence of such an agreement between the County and Cities should not preclude coordination or consultation between them.
 - b. UGAs that have a formal agreement associated with it will be considered assigned.

Policy Topic 3 Promotion of Contiguous and Orderly Development and Provision of Urban Services

Overview of GMA Requirements

The Growth Management Act requires the adoption of Countywide Planning Policies concerning the promotion of contiguous and orderly development and the provision of urban services. The GMA establishes a goal of encouraging development in urban areas where adequate public facilities and services exist or can efficiently be provided. Growth planning must ensure that needed facilities and services are adequate to serve new development without decreasing current service levels below locally established minimum standards. The GMA requires that adequate urban governmental services and public facilities be available at the time growth occurs, commonly known as concurrency.

Fairchild Air Force Base is recognized as an urban center.

Overview of Countywide Planning Policies

The Countywide Planning Policies address these general areas.

- The planning for utilities, open space corridors, critical areas, natural resource lands and water management.
- The provision of urban governmental services and public facilities.
 - The distribution of future growth and population within the county.

Policies

1. Each jurisdiction's comprehensive plan shall include policies and levels of services to address how urban development will be managed to promote efficiency in the use of land and the provision of urban governmental services and public facilities.
2. Each jurisdiction shall include policies in its comprehensive plan to ensure sustainable growth beyond the 20-year planning horizon.
3. Each jurisdiction shall include policies in its comprehensive plan to provide open space corridors within the expanding urban landscape.
4. All jurisdictions shall coordinate plans that classify, designate and protect natural resource lands and critical areas.
5. Wellhead protection plans should be coordinated with water purveyors and implemented and updated as needed, by local jurisdictions. Each jurisdiction should encourage and pursue strategies within its jurisdiction for water resource management, which will sustain projected growth rates and protect the environment.
6. Each jurisdiction shall include provisions in its comprehensive plan for distribution of essential public facilities.

7. Each jurisdiction in its comprehensive plan should provide policies that support the compatible incorporation of utilities, greenbelts, and open space within common corridors.
8. The Steering Committee will recommend to the Board of County Commissioners the allocation of population to jurisdictions based, in part, on each jurisdiction's contribution to regional housing goals and the ability to serve special needs populations.
9. Each jurisdiction's comprehensive plan's policies should encourage construction in areas served by a fire protection district or within the corporate limits of a city providing its own fire department.

Policy Topic 4 Parks and Open Space

Overview of GMA Requirements

The GMA encourages the retention of open space and the development of parks and recreational opportunities. Within Urban Growth Areas, the GMA requires open space corridors to be identified and authorizes their purchase for use as greenbelts, parks or wildlife habitat. (RCW 36.70A.160).

Overview of Countywide Planning Policies

Included in the policies for Parks and Open Space are the following.

- Utilize open space corridors between major developments.
- Identify and protect large open space areas of regional significance.
- Develop parks and retain open space to support all land uses.
- Utilize utility corridors as open space and for recreational opportunities.
- Recognize conservation lands, waterways, school parks/playfields, bikeways, trails, and ski areas as recreation opportunities.

Policies

1. All jurisdictions shall identify and protect regional open space lands, natural areas and corridors of environmental, recreational and aesthetic significance to form a functionally and physically connected system which balances passive and active recreational uses.
 - a. The County in consultation with each jurisdiction shall identify potential parks and open space corridors within and between urban growth areas. (RCW 36.70A.160).
2. All jurisdictions shall identify implementation, management, preservation and conservation strategies, through both regulatory and non-regulatory techniques, to protect identified lands and corridors, to sustain their open space benefits and functions. Implementation and management strategies should include collaboration and coordination with land trusts and other land preservation organizations.

Policy Topic 5 Transportation

Overview of GMA Requirements

Regional transportation systems include major highways, transit systems, airports, and railroads, as well as bikeways, trails and pedestrian systems. The GMA encourages efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.

Coordination is necessary between transportation planning and the land use element of each jurisdiction's comprehensive plan.

The Spokane Regional Transportation Council (SRTC) has been established as the Regional Transportation Planning Organization (RTPO) in Spokane County to conduct regional, cooperative transportation planning. SRTC has completed a Regional Transportation Plan (RTP) including countywide transportation policies. The RTP has been approved by a regional transportation Board of Directors consisting of elected representatives of most area jurisdictions. The transportation chapter of the Spokane County Comprehensive Plan and the Comprehensive Plans for each of the cities must be consistent with the RTP as it is amended. The county and the cities will continue to support the RTPO on an on-going basis to coordinate transportation planning across Spokane County.

Overview of Countywide Planning Policies

The policies recognize the need to preserve corridors capable of providing for high-capacity transportation such as commuter lanes, rail or dedicated busways. Through their comprehensive plans, local jurisdictions will be responsible for planning for developments along these corridors that would support public transportation services.

The Countywide Planning Policies also recognize the need to preserve our existing regional transportation system. Where the roadway level of service (LOS) adopted in the local comprehensive plans cannot be maintained as a result of proposed new development, strategies shall be developed to address impacts across all applicable modes.

Policies

1. Regional transportation planning shall be conducted in partnership with the SRTC and the Spokane Transit Authority (STA) to ensure that the regional transportation plan and local jurisdictions' land use plans are compatible.
2. Pursuant to RCW 47.80.030, the RTP has been developed in partnership with the Department of Transportation, Spokane Transit Authority, and the local governments in the region.
3. Comprehensive plans shall include, where applicable, the master plans of identified major transportation facilities to ensure that they are reasonably accommodated and compatible with surrounding land uses. Such facilities shall include, but not be limited to, airports, state highways, railroads, and major freight terminals.
4. Local jurisdictions shall develop and adopt land use plans that have been coordinated with the SRTC and the STA to ensure that they preserve and enhance the regional transportation system. These plans may include high-capacity transportation corridors and shall fulfill air quality conformity and the Clean Air Act

Amendments of 1990 and the GMA.

5. Local jurisdictions shall designate within land use plans areas that can support public transportation services. These areas shall include existing as well as new development. Each jurisdiction's land use plan, the regional transportation plan and the Spokane Transit Authority's (STA) comprehensive plan and action plan shall support, complement and be consistent with each other.
6. Long term growth and change will necessitate the designation of specific transportation corridors to support high-capacity transportation.
7. The regional transportation plan and comprehensive plan of each jurisdiction shall include roads, air and rail service that accommodates the need for freight and goods movement. Plans should support the regional freight priority network as identified in the RTP. Future land uses requiring heavy freight movement should be encouraged to locate along these routes.
8. Jurisdictions should protect rail facilities to the extent possible to maintain existing rail lines for all rail uses.
9. Each jurisdiction should coordinate its housing and transportation strategies to support existing, or develop new, public multi-modal transportation systems, including levels of services, in partnership with the Spokane Transit Authority (STA).
10. Each jurisdiction should consider transportation demand management and/or other best practices for reducing vehicle miles travelled.
11. Each jurisdiction shall establish roadway standards, level of service standards and methodologies and functional road classification schemes to ensure consistency throughout the region and to support the use of alternative transportation modes.
12. Each jurisdiction shall use its adopted level of service standards to evaluate concurrence for long-range transportation planning, development review and programming of transportation investments.
13. The annual process to update and approve the Six-Year Transportation Improvement Program (TIP) by the SRTC shall be used to identify regional transportation improvements and programming regional transportation revenues.
14. Transportation elements of comprehensive plans shall reflect the preservation and maintenance of transportation facilities as a high priority to avoid costly replacement and to meet public safety objectives in a cost-effective manner.
15. Each jurisdiction, SRTC, the Spokane Transit Authority (STA), and other transportation agencies shall identify significant regional and/or countywide land acquisition needs for transportation and establish a process for prioritizing and siting the location of transportation corridors and facilities.
16. The transportation element of each jurisdiction's comprehensive plan will include level of service standards for all locally owned arterial facilities and transit routes. Each jurisdiction should coordinate the level of service standards with all adjacent jurisdictions and appropriate agencies.

Policy Topic 6 Siting of Capital Facilities of a Countywide or Statewide Nature

Overview of GMA Requirements

Public capital facilities of a county or statewide nature generally have characteristics which typically make them difficult to site. Such characteristics may include, for example, the number of jurisdictions served by the facility, the size of the facility or the facility's potential impacts such as noise, odor, traffic or pollution.

Overview of Countywide Planning Policies

The Countywide Planning Policies stress the necessity of active citizen involvement in siting decisions and the need to carefully consider transportation, site design and other service needs when evaluating potential locations for essential public facilities.

Policies

1. Locate essential public facilities based on the currently adopted Spokane County Regional Siting Process for Essential Public Facilities.
2. Each jurisdiction shall make provisions in its comprehensive plan for essential public facilities consistent with the Spokane County Regional Siting Process for Essential Public Facilities.
3. Each jurisdiction should identify in its comprehensive plan protective measures to prevent incompatible land uses from encroaching upon essential public facilities.

Policy Topic 7 Affordable Housing

Overview of GMA Requirements

The GMA stresses the importance of housing by requiring local governments to include it ~~((as-an-element))~~ in their comprehensive plans and ~~((requiring-that))~~ for affordable housing be addressed in ~~((Countywide-Planning-Policies))~~ countywide planning policies. ~~((Goals-within-the-GMA-direct-communities-to-plan-for-and-accommodate-housing-affordable-to-all-economic-segments-of-the-population,-promote-a-variety-of-residential-densities-and-housing-types,-and-preservation-of-existing-housing-stock.))~~

The housing element in ~~((each))~~ a jurisdiction's comprehensive plan must ~~((,-at-a-minimum,))~~ minimally include the ~~((following,))~~ 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 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 ~~((population,))~~ community.

The affordable housing policies provide a framework by which ~~((each-jurisdiction))~~ jurisdictions can ~~((help))~~ meet ~~((the-overall-housing-needs-of-Spokane-County))~~ countywide housing needs in a just, fair, consistent and coordinated fashion. They direct ~~((each-jurisdiction))~~ jurisdictions to accommodate a wide variety of development and housing types, ~~((they-call-for-consistency-in-development-regulations-and-standards-within-~~

~~UGAs and they encourage reform of regulations which are unnecessary or costly barriers to the provision of affordable housing.)~~ 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 housing for low-income households and other vulnerable populations.
 - 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 ~~((plan))~~ plans shall specify the strategies for attaining ~~((its))~~ their affordable housing objectives. These strategies should minimally include ~~((a diverse mix of housing types and prices, including low-income housing.))~~ 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.
- ~~1.4. ~~((All jurisdictions should establish consistent residential development regulations and standards within Urban Growth Areas.))~~~~

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, arrive at through coordination with neighborhoods and local groups, that can be permitted expeditiously.

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 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 ((plan)) plans shall include policies and strategies to promote accessibility to service/activity centers, jobs and public transportation ~~((for special-needs populations))~~.
 - 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.
 - 3.8. ~~((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.))~~
 - 3.9. ~~((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. Jurisdictions 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.

- 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))~~ Jurisdictions 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. Monitor housing development

- 9.1. 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 8 Economic Development

Overview of GMA Requirements

The GMA establishes overall goals for economic development throughout the state and requires the topic to be addressed as part of the Countywide Planning Policies.

Overview of Countywide Planning Policies

The Countywide Planning Policies establish overall direction for economic development efforts in the region and also provide guidance to individual jurisdictions as they develop their comprehensive plans. The policies call for greater cooperation between the private sector and government in measuring both the performance of the local economy and the relationship between economic development and preservation of the area's environment and quality of life. The policies stress the need to maintain downtowns as retail and cultural hubs. In addition, the policies indicate a need for a regional (Washington and Idaho) approach to the critical environmental issues of water and air quality and their potential influence on the region's economic development. Policies should reflect that rural economic development at appropriate intensity and scale is a valuable element of the county's economic well-being. Finally, the policies provide specific guidance regarding those topical areas to be addressed in the economic development element of each jurisdiction's comprehensive plan.

Policies

1. Include an economic development element in each jurisdiction's comprehensive plan that establishes local goals, policies, objectives, and provisions for economic growth and vitality and a high quality of life. The element shall include:
 - a. a summary of the local economy such as population, employment, payroll, sectors, businesses, sales, and other information as appropriate;
 - b. a summary of the strengths and weaknesses of the local economy defined as the commercial and industrial sectors and supporting factors such as land use, transportation, utilities, education, work force, housing, and natural / cultural resources; and
 - c. an identification of policies, programs, and projects to foster economic growth and development and to address future needs, such as Public Development Authorities.
 - d. commitment to provide urban services in areas where providers have identified service areas and that may be outside of that providers municipal boundary without undue burdens or requirements.
2. Jurisdictions shall adopt in their comprehensive plans economic development policies which will protect Fairchild Air Force Base as a key economic resource in the region.
3. Jurisdictions shall adopt in their comprehensive plans economic development policies which will recognize the environment as a regional economic asset.
4. Spokane County shall pursue options for regional planning, such as establishment of a regional planning relationship with adjacent counties and the State of Idaho.

5. Enhance the vibrancy and economic impact of downtowns (Central Business Districts) as centers for retail, business and cultural activity.
6. Recognize and support Rural Activity Centers – LAMIRDS – as areas of low-intensity rural economic activity.
7. Spokane County shall maintain commercial agricultural areas to protect the long- term viability of agriculture as an important element of the local economy.
8. Cities should include in their economic development elements policies that encourage and accommodate commercial and industrial opportunities that are needed by the projected urban growth.

Policy Topic 9 Fiscal Impacts

Overview of GMA Requirements

The GMA requires that Countywide Planning Policies

"...address an analysis of the fiscal impact." The Act, however, does not clarify nor define the scope of the required financial analysis. The type of analysis is left to the discretion of the county, cities and towns, to be defined within their Countywide Planning Policies.

Overview of Countywide Planning Policies

The purpose of fiscal impact analysis is to assess the relative costs of providing urban governmental services to areas consistent with the plans developed by each jurisdiction.

Policies

1. Each jurisdiction shall identify, within the capital facilities element of its comprehensive plan, capital resources that will be available to accommodate the additional development which is anticipated within Urban Growth Areas.

Glossary

Countywide Planning Policy Terms

Access management - the controlling or managing of access along arterial roadways for the purpose of improving average travel speeds and increasing the capacity of the road.

Accessory dwelling unit - a dwelling unit that is a building, part of a building, or structure which is subordinate to, and the use of which is incidental to, that of the main building, structure or use on the same lot.

Affordable housing - adequate, appropriate shelter costing no more (including basic utilities) than 30 percent of a household's gross monthly income.

Carrying capacity - the finite limits of the environment, our physical resources and government's ability to respond to growth.

Clustering - a development design technique that concentrates buildings on a portion of a site to allow the remaining land to be used for recreation, common open space, agricultural uses, preservation of environmentally sensitive features or preserved for future development.

Commercial agricultural - agriculture primarily devoted to the commercial production of horticultural, viticultural, floricultural, dairy, apiary, vegetable or animal products or of berries, grain, hay, straw, turf, seed, Christmas trees not subject to the excise tax imposed by RCW 84.33.100 through 84.33.140 or livestock.

Concurrent/concurrency - means that adequate public facilities are available within six years of when the service demands of development occur. This definition includes the two concepts of "adequate public facilities" and of "available public facilities" as defined above.

Critical areas - includes the following areas and ecosystems.

- Wetlands.
- Areas with a critical recharging effect on aquifers used for potable water.
- Fish and wildlife habitat conservation areas.
- Frequently flooded areas.
- Geologically hazardous areas.

De-facto drainageways – those areas not formally identified and/or categorized by the local jurisdiction or other authority, but whose topographic characteristics nonetheless allow water to concentrate and flow when acted upon by gravitational forces.

Designated drainageways – those areas identified and/or categorized by the local jurisdiction or other authority as paths into and along which water is concentrated and flows when acted upon by gravitational

forces, usually during rainfall and runoff events.

Designated aquifer - aquifers designated by Spokane County in cooperation with the Department of Ecology (DOE) to be protected from business and residential pollution.

Emergency housing - housing that meets the definition of RCW 36.70a.030(14).

Equitable distribution - the allocation of population, essential public facilities, affordable housing, etc., by the Steering Committee, based upon each jurisdiction's ability to provide urban governmental services and public facilities and land availability. The term 'fair share' has the same meaning as equitable distribution.

Essential public facilities - includes those facilities that are typically difficult to site, such as airports, colleges, universities, correctional facilities, solid waste stations, major highways or freeways, in-patient substance abuse treatment facilities, mental health facilities and group homes.

Extremely low-income household - households that meet the definition of RCW 36.70a.030(17).

Functional road classification - the division of highways, roads and streets into groups having similar characteristics of providing transportation mobility and/or land access.

Geographic Information System (GIS) - a computer system that stores and links nongraphic characteristics or geographically related data with graphic map features. A GIS system allows for a wide range of information processing and display operations, including the production of maps, analysis and modeling.

Growth Management Act (GMA) - a series of laws passed by the Washington State Legislature in 1990- 91 that require cities and counties to plan for and manage growth and development.

High-capacity transportation - includes high-occupancy vehicle lanes, rapid transit [light or heavy rail], busways, bus rapid transit, high performance transit, and commuter rail.

High-capacity transportation activity center - a concentrated area with an adequate mix and intensity of land uses and services to support high-capacity transportation.

Joint Planning Areas – areas designated as Urban Growth Areas assigned to a city or town for future urban development but located in the unincorporated county where a coordinated planning process between the cities, towns and the County will be conducted.”

Jurisdiction - the government of Spokane County and/or an incorporated city and/or town located within Spokane County.

Local Area of More Intense Rural Development (LAMIRD) - areas as defined by RCW 36.70A.070(5)(d) and WAC 365-196-425(6). Spokane County Code also refers to these as Rural Activity Centers or Limited Development Areas.

Level of service - an established minimum capacity of public facilities or services that must be provided per unit of demand or other appropriate measure of need.

Low-income household - households that meet the definition of RCW 36.70a.030(24).

Low-income housing - housing that is economically feasible for families whose income level is categorized as low within the standards set by the Department of Housing and Urban Development (HUD).

Master planned resort - means a self-contained and fully integrated planned unit development in a setting of significant natural amenities, with primary focus on destination resort facilities consisting of short-term visitor accommodations associated with a range of developed on-site indoor or outdoor recreational facilities.

Mixed-use development - the development in a compact urban form of a tract of land or building or structure with two or more different uses, such as, but not limited to, residential, office, manufacturing, retail, public or entertainment.

Moderate-income household - households that meet the definition of RCW.36.70a.030(28).

Multijurisdictional planning team - an established group of planning professionals that represent each jurisdiction within Spokane County for the purpose of supporting the Spokane County Steering Committee in issues related to the Countywide Planning Policies.

Multimodal transportation - means a transportation system consisting of many travel choices or modes.

Municipality - an incorporated city, municipal corporation, or town.

Natural resource lands (resource lands) - lands not already characterized by urban growth which have long-term significance for the commercial production of food or other agricultural products, timber or the extraction of minerals.

New development - the improvement of vacant land with utilities, roads, storm drainage facilities and other features.

New fully contained community - is a development proposed for location outside of the existing designated Urban Growth Areas, which is characterized by urban densities, uses and services and meets the criteria of RCW 36.70A.350.

New use - any change in land use by construction or expansion or a new or existing building or structure.

Open space corridors - lands within and between urban growth areas useful for recreation, wildlife habitat, trails and connection of critical areas.

Performance zoning - a zoning category that does not specifically prescribe a use but leaves the means for achieving the classification or goal through established standards.

Permanent supportive housing - housing that meets the definition of RCW 36.70a.030(31).

Public Development Authority (PDA) – an organization created by the county or a municipality to plan and implement economic development programs.

Public facilities - include, but are not limited to, streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, parks and recreational facilities and schools.

Public services - include fire protection and suppression, law enforcement, public health, education, recreation, environmental protection and other governmental services.

Regional - countywide activities involving the jurisdictions and, when applicable, the special purpose districts within Spokane County; may also include adjacent counties in Washington State and/or Idaho State

as indicated in specific policies.

Regional arterials - roads and streets on the Federal Functional Classification System which are designated as Interstate, Principal or Minor arterials (regionally significant collector arterials may also be included).

Regional institutional facilities - includes all those facilities defined as essential public facilities above as well as major health care facilities and major industrial parks.

Regional transportation plan - means the transportation plan for the regionally designated transportation system which is produced by the Regional Transportation Planning Organization.

Regional Transportation Planning Organization (RTPO) - the voluntary organization conforming to RCW 47.80.020 consisting of local governments within a region containing one or more counties which have common transportation interests.

Revised Code of Washington (RCW) - legislation that has been passed by the State and documented in the form of a code.

Roadway standards - minimum standards for street development, including right-of-way, street width, bike lanes, curbs, sidewalks, landscaping, drainage, etc.

Rural Governmental Services – include those public services and public facilities historically and typically delivered at an intensity usually found in rural areas, and may include domestic water systems, fire and police protection services, transportation and public transit services, and other public utilities associated with rural development and normally not associated with urban areas. Rural services do not include storm or sanitary sewers, except as otherwise authorized by RCW 36.70A.110(4).

Rural lands - means all lands which are not within an Urban Growth Area and are not designated as natural resource lands having long-term commercial significance for production of agricultural products, timber or the extraction of minerals.

Shall - indicates that an action specified in a policy statement is mandatory.

Should - indicates that an action specified in a policy statement is discretionary.

Single-room occupancy (SRO) - a type of housing that is commonly one room with cooking facilities and private or shared bathroom facilities. Examples of SRO units are found in residence hotels and apartments.

Special purpose district - a district created by act, petition or vote by the residents within a defined area for a specific purpose with the power to levy taxes.

Special-needs populations - groups of individuals who, by reason of age, physical, mental or other characteristics, require nontraditional living arrangements and, in some instances, are not able to operate a motorized vehicle.

Spokane Regional Transportation Council (SRTC) - the regional transportation planning organization (RTPO)

Steering Committee of Elected Officials/Steering Committee - a body composed of elected officials from jurisdictions throughout Spokane County established by interlocal agreement, with the responsibility of developing and recommending to the Board of County Commissioners the Countywide Planning Policies.

Town houses - a series of single-family dwelling units attached to other single-family dwellings, each by a common wall.

Transfer of Development Rights (TDR) - the transfer of the right to develop or build from land in one zoning district to land in another district where such transfer is permitted.

Transportation Improvement Program (TIP) - a schedule of proposed transportation improvements within a specific time period.

Urban center/urban village - a neighborhood, community or town that has an adequate mix of land uses and services to support local needs.

Urban governmental services - include those governmental services historically and typically delivered by cities and include storm and sanitary sewer systems, domestic water systems, street-cleaning services, fire and police protection services, public transit services and other public utilities associated with urban areas and normally not associated with nonurban areas.

Urban Growth Areas (UGAs) - are areas within which urban growth shall be encouraged and outside of which growth can occur only if it is not urban in nature. UGAs shall include areas and densities sufficient to permit the urban growth that is projected to occur in the county for the succeeding 20-year period.

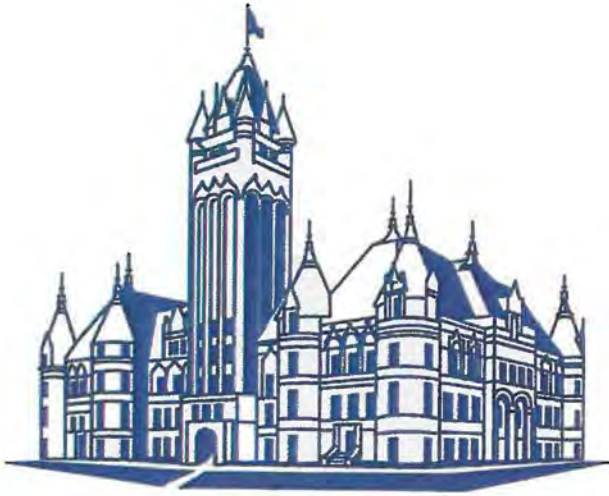
Urban Reserve Areas - those lands which may be designated within the rural element of Spokane County's Comprehensive Plan having the potential for inclusion within an Urban Growth Area (UGA) as expansion of UGAs is deemed necessary to meet land availability requirements of future Washington State Office of Financial Management population projections. Selection of lands as Urban Reserve Areas shall utilize the criteria for UGAs found within the GMA (Chapter 36.70A RCW).

Utilities - means enterprises or facilities serving the public by means of an integrated system of collection, transmission, distribution, and processing facilities through more or less permanent physical connections between the plant of the serving entity and the premises of the customer. Included are systems for the delivery of natural gas, electricity, telecommunications services and water and for the disposal of sewage.

Vulnerable populations - populations defined by RCW 36.70a.030(47)(a).

Wellhead protection areas - designated areas surrounding wells that supply water to a public water system that require protection from contaminants.

Will - has the same meaning as the term 'shall.'



Countywide Planning Policies for Spokane County

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Countywide Planning Policies for Spokane County

Table of Contents

Statement of Principles	1
Policy Topic 1 Urban Growth Areas	3
Policy Topic 2 Joint Planning within Urban Growth Areas.....	7
Policy Topic 3 Promotion of Contiguous and Orderly Development and Provision of Urban Services.....	8
Policy Topic 4 Parks and Open Space.....	10
Policy Topic 5 Transportation	11
Policy Topic 6 Siting of Capital Facilities of a Countywide or Statewide Nature	13
Policy Topic 7 Affordable Housing	14
Policy Topic 8 Economic Development	18
Policy Topic 9 Fiscal Impacts	20
Glossary.....	21

Countywide Planning Policies for Spokane County

Statement of Principles

The Growth Management Act (GMA) mandates that each county develop Countywide Planning Policies (CPPs) which shall serve as “...written policy statements used solely for establishing a countywide framework from which county and city comprehensive plans are developed and adopted...” The policies are intended to guide interaction between the cities, towns and county government and ensure consistency between individual jurisdictions’ comprehensive plans.

Spokane County and the constituent cities within hold the following topics as fundamental for the preservation and growth of the county and its cities:

Citizen Participation

A cornerstone of the GMA is citizen participation. That concept is first articulated in the GMA planning goals, specifically RCW 36.70A.020(11), which states that jurisdictions shall “...encourage the involvement of citizens in the planning process.” Opportunities for public involvement will be provided throughout the Comprehensive Plan Update to encourage early and continuous public participation.

Spokane County’s Public Participation Program Guidelines form the framework for achieving early and continuous participation and an interactive dialogue between local decision-makers, staff, and the public. These guidelines, as well as those from each constituent city and town, apply throughout the local planning process leading to adoption of the comprehensive plan, development regulations to implement the plan, and amendments to both.

The Growth Management Steering Committee of Elected Officials plays a key role in the regional coordination of the periodic Urban Growth Area Update providing a coordinated public review of the Countywide Planning Policies, to provide for oversight of regional planning activities and making recommendation for amendment by the Board of County Commissioners.

[Spokane County Public Participation Program Guidelines, BoCC Resolution 2022-0470 July 19, 2022]

Neighborhood Character

Spokane County has well-established neighborhoods, each with its unique identity and character. For most citizens, neighborhood character is one of the primary ingredients in their perceived quality of life. Growth in the region should be planned as to minimally disrupt quality of life outcomes while still allowing for neighborhoods to change and adapt. Planned growth will allow communities to take advantage of new investment opportunities and opportunities available from growth.

Aquifer Protection

Much of Spokane County’s developed area is dependent upon the Spokane Valley/Rathdrum Prairie aquifer for its drinking water supply. Protection of that aquifer is vital for the economic, environmental, and physical health of the area. Aquifer protection is identified in several specific policies, and numerous other policies support and strengthen that philosophy.

Environmental Justice

The fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation, and enforcement of environmental laws, rules, and policies. Environmental justice includes addressing disproportionate environmental and health impacts in all laws, rules, and policies with environmental impacts by prioritizing vulnerable populations and overburdened communities, the equitable distribution of resources and benefits, and eliminating harm (RCW 70A.02.010).

Environmental Sustainability

Through local action and policy making local governments are equipped with ensuring Spokane County's environmental assets are protected for future generations. As community members we are responsible for maintaining clean air, water, and forests to guarantee equitable access to places for relaxation and recreation. To ensure prolonged environmental health, local governments should promote good stewardship of their natural environment and work collaboratively to protect critical areas.

Urban Growth Areas

The designation, review, and update of Urban Growth Areas (UGAs) is a significant tool in the CPPs for managing growth. Within UGAs, lands will be developed with an urban character and supported by urban services and facilities, while lands outside will remain rural or retain the character they have today. Rural lands adjacent to incorporated city limits and UGAs are expected to remain rural until a UGA modification process has been undertaken under RCW 36.70A.110.

Economic Vitality

The economic vitality of Spokane County is brought about by a collaborative effort of the public and private sectors. A healthy economy maintains jobs, creates job opportunities, and provides for a full and sustainable range of development for the residential and economic segments of the community. A jobs-based economy brings together the environmental and the economic implications of managed growth and seeks a balance to preserve a high quality of life and secure a sustainable community for future generations.

Fairchild Air Force Base and the Spokane International Airport

Fairchild Air Force Base is a critical national security asset and installation. Spokane County and its constituent jurisdictions commit to protecting the current and future missions of Fairchild AFB from encroachment by incompatible development and avoid social, political, and economic pressure that could affect the base's ability to operate its National Defense Mission. This commitment recognizes the land use plans and zoning codes adopted by agencies under the 2012 JLUS process. Future amendments to land use plans and zoning codes will continue to ensure base compatibility as required under RCW 36.70A.530 and consistent with the interagency 2012 JLUS agreement. The western departure end of the FAFB runway shall have land use designation and zoning consistent with the 2007 Department of Defense AICUZ.

Policy Topic 1 Urban Growth Areas

Overview of Growth Management Act Requirements

The Growth Management Act (GMA) encourages development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner. The GMA takes a phased approach to growth where growth should first be located in areas already characterized by urban growth that have adequate existing public facility and service capacities; second in areas already characterized by urban growth that will be served adequately by a combination of both existing public facilities and services and any additional needed public facilities and services that are provided by either public or private sources; and third in the remaining portions of the urban growth areas. Urban Growth Areas (UGAs) are one of the primary tools to meet the goals of the GMA.

Each jurisdiction must propose a UGA within which urban growth shall be encouraged. The Board of County Commissioners has the final responsibility for designating UGAs. 'Urban growth' is defined as *"...growth that makes intensive use of land for buildings, structures and other impermeable surfaces to such a degree as to be incompatible with the primary use of such land for the production of food, other agricultural products or fiber, or the extraction of mineral resources"* [RCW 36.70A.030(14)].

UGAs will include sufficient land and densities to permit the urban growth that is projected to occur in the county for the next 20 years. Each city and town in the county is included within a UGA. Growth outside of the UGAs can occur only if not urban in character. UGA designations are a required element of Spokane County's comprehensive plan. UGAs must be adopted concurrently with the County's comprehensive plan.

Overview of Countywide Planning Policies

The Countywide Planning Policies provide direction, process, and a framework to analyze, propose, modify, and adopt or amend UGAs. UGAs must accommodate growth and may include greenbelts and other open space. Each jurisdiction must also protect sensitive environmental and wildlife habitat areas.

The Steering Committee will recommend standards for defining UGAs and distribution of future growth in UGAs

Policies

1. Urban Growth Areas (UGAs) are areas within which urban growth shall be encouraged and outside of which growth can occur only if it is not urban in nature.
2. UGAs shall include areas and densities sufficient in area and location to permit the urban growth that is projected to occur in Spokane County for the succeeding 20-year period [RCW 36.70A.110]
3. Within UGAs, it is most appropriate that urban government services be provided by cities and towns. Urban government services should not be provided in rural areas [RCW 6.70A.110(3&4)].
4. Urban Growth Areas may be established independent of incorporated areas. Within these independent Urban Growth Areas (UGAs), urban governmental services may be provided by Spokane County and its constituent cities.
5. All existing Spokane County cities, including cities in rural areas, are considered Urban Growth Areas.

6. Location of UGA growth may be planned based on emerging development patterns.
7. The location of critical areas and natural resource lands shall be a prime consideration in delineating UGAs.
 - a. Natural resource lands of long-term commercial significance shall not be included within UGAs unless or until the city or county in which they reside has enacted a program authorizing transfer or purchase of development rights.
 - b. Spokane County and each city or town will recommend land capacity by that particular jurisdiction's ability to accommodate growth within current city limits.
 - c. Jurisdictions shall use as primary criteria the availability and capacity of urban governmental services, and public facilities.
8. In the event of incorporation of a new city or town, the population allocation should be evaluated and re-allocated as needed.
9. In determining how much additional population can be accommodated within an UGA, jurisdictions should first encourage new development in areas where all urban governmental services and public facilities currently exist and secondly encourage new development in areas where all urban governmental services and public facilities can be provided economically.
 - a. Each jurisdiction shall submit UGA growth projections and a land quantity analysis to support all proposed UGA boundary expansion to the Steering Committee at the time a jurisdiction is considering amendment of its Comprehensive Plan.
10. The Steering Committee shall analyze each proposed UGA through the use of a multi- jurisdictional planning team and make recommendations to the Board of County Commissioners for UGA revision.
11. Jurisdictions may propose new commercial/industrial land uses within UGAs based on methodologies or criteria established by the Steering Committee.
 - a. The Spokane County Comprehensive Plan will address expansion of existing commercial/industrial land uses which may be located outside of current UGA boundaries.
12. Each jurisdiction's comprehensive plan shall, at a minimum, demonstrate the ability to provide necessary domestic water, sanitary sewer, and transportation improvements concurrent with development.
13. Comprehensive plans for communities adjacent or in proximity to these airports and flight patterns shall contain land use, development, and redevelopment policies which provide protection for the continued viability of Fairchild Air Force Base, Spokane International Airport, Felts Field, Deer Park Airport, and other general aviation airports within Spokane County.
14. Jurisdictions should work together to protect natural resource lands outside of UGAs and protect critical areas and open space within UGAs.

15. Designated rural lands shall have low densities which can be sustained by minimal infrastructure improvements such as septic systems, individual wells, and rural roads, without altering the rural character, or creating the necessity for urban level of services.
16. Clustering of rural development may be permitted as a tool for the preservation of rural open space as long as rural character of the area is maintained.

Urban Growth Area Revisions

Mandated Review of County-wide UGA

1. The Urban Growth Area boundaries shall be reviewed to accommodate the succeeding twenty years of projected growth, as required by RCW 36.70A.130.
 - a. The County Commissioners shall initiate the review process approximately three years prior to the required review deadline.
 - b. This process shall re-evaluate population allocation, land quantity analysis and urban service delivery.
 - c. Any jurisdiction through its representative on the Steering Committee of Elected Officials may request that the Board of County Commissioners initiate a review of the Urban Growth Area boundaries prior to the scheduled time.

Triggers for Review of the UGA

2. Review of the Urban Growth Area shall be required when:
 - a. Population growth within the UGA (cities plus unincorporated UGA combined) equals or exceeds fifty percent of the additional population capacity estimated for the UGA at the start of a twenty-year planning period; or
 - b. Population growth within a city and its assigned, unincorporated UGA equals or exceeds fifty percent of the additional population capacity estimated for the city and its assigned UGA at the start of a twenty-year planning period; or
 - c. Population growth within all UGAs that have not been assigned to cities equals or exceeds fifty percent of the additional population capacity estimated for the unassigned UGAs at the start of a twenty-year planning period.
3. The start of the twenty-year planning period is defined as the adoption date of the comprehensive plan or the adoption date of a UGA update as required under RCW 36.70A.130(3).
4. The above review shall be consistent with the requirements of RCW.36.70A and the Countywide Planning Policies, and shall incorporate:
 - a. an updated population capacity and land quantity analysis using the most recent residential capacity estimates and assumptions; and
 - b. an evaluation of land use and capital facilities to determine land use and capital facility needs within the existing UGA and any proposed UGA expansion area.

5. Review of the Urban Growth Area to consider additional commercial or industrial land shall be required when:
 - a. Commercial or industrial land consumption within the UGA (cities plus unincorporated UGA combined) equals or exceeds fifty percent of the developable commercial or industrial land supply within the UGA at the start of the twenty-year planning period; or
 - b. Commercial or industrial land consumption within a city and its assigned, unincorporated UGA equals or exceeds fifty percent of the developable commercial or industrial land supply within the city and its assigned, unincorporated UGA at the start of the twenty-year planning period; or
 - c. Commercial or industrial land consumption within all UGAs that have not been assigned to cities equals or exceeds fifty percent of the developable commercial or industrial land supply within the unassigned UGAs at the start of the twenty-year planning period.
6. The above review shall be consistent with the requirements of RCW.36.70A and the Countywide Planning Policies, and shall incorporate:
 - a. the most recent commercial/industrial capacity estimates and assumptions; and
 - b. an evaluation of land use and capital facilities to determine land use and capital facility needs within the existing UGA and any proposed UGA expansion area.
7. Individual jurisdictions may consider UGA revisions as a part of their annual Comprehensive Plan Amendment process. Proposed amendments will be reviewed in the following sequence:
 - a. Conditionally approved amendments must be forwarded to the Steering Committee of Elected Officials. The Steering Committee shall consider the amendments at a public hearing and then forward a recommendation to the Board of County Commissioners. The Steering Committee shall consider cumulative effects of all UGA proposals in making their recommendation.
 - b. The Steering Committee of Elected Officials will review Urban Growth Area changes resulting from adoption of subarea plans and/or Comprehensive Plan Amendments for all jurisdictions once a year.
 - c. The Board of Commissioners will consider the Steering Committee's UGA recommendations at a public hearing. The Board of County Commissioners shall consider cumulative effects of all UGA proposals in making their decision. Urban Growth Area revisions must be approved and adopted by the Board of County Commissioners.

Policy Topic 2 Joint Planning within Urban Growth Areas

Overview of GMA Requirements

The GMA requires the establishment of Urban Growth Areas and policies for joint county and city planning within UGAs. A goal of the GMA is to encourage citizen involvement in the planning process and to ensure coordination between communities and jurisdictions to reconcile conflicts. The Spokane County Comprehensive Plan defines Joint Planning Areas as *“areas designated as Urban Growth Areas assigned to a city or town for future urban development but located in the unincorporated county where a coordinated planning process between the cities, towns and the County will be conducted.”*

Overview of Countywide Planning Policies

The Countywide Planning Policies recognize the need for joint planning to propose or modify a UGA, and generally for planning issues that are interjurisdictional in nature.

Policies

1. The joint planning process should:
 - a. Include all jurisdictions adjacent to the Urban Growth Area and Special Purpose Districts that will have a role in current or future provision of governmental services.
 - b. Recognize that Urban Growth Areas adjacent to incorporated areas will be potential annexation areas for cities.
 - c. Ensure a smooth transition of services amongst existing municipalities and emerging communities.
 - d. Ensure the ability to expand urban governmental services and avoid land use barriers to expansion; and
 - e. Resolve issues regarding how zoning, subdivision, infrastructure, and other land use approvals and development standards in joint planning areas will be coordinated.
 - f. Promote collaboration for effective design standards for development within the unincorporated UGA.
2. Joint planning may be accomplished through a memorandum of understanding, pursuant to an interlocal agreement, or an agreement established by resolution of both jurisdictions.
 - a. The absence of such an agreement between the County and Cities should not preclude coordination or consultation between them.
 - b. UGAs that have a formal agreement associated with it will be considered assigned.

Policy Topic 3 Promotion of Contiguous and Orderly Development and Provision of Urban Services

Overview of GMA Requirements

The Growth Management Act requires the adoption of Countywide Planning Policies concerning the promotion of contiguous and orderly development and the provision of urban services. The GMA establishes a goal of encouraging development in urban areas where adequate public facilities and services exist or can efficiently be provided. Growth planning must ensure that needed facilities and services are adequate to serve new development without decreasing current service levels below locally established minimum standards. The GMA requires that adequate urban governmental services and public facilities be available at the time growth occurs, commonly known as concurrency.

Fairchild Air Force Base is recognized as an urban center.

Overview of Countywide Planning Policies

The Countywide Planning Policies address these general areas.

- The planning for utilities, open space corridors, critical areas, natural resource lands and water management.
- The provision of urban governmental services and public facilities.
 - The distribution of future growth and population within the county.

Policies

1. Each jurisdiction's comprehensive plan shall include policies and levels of services to address how urban development will be managed to promote efficiency in the use of land and the provision of urban governmental services and public facilities.
2. Each jurisdiction shall include policies in its comprehensive plan to ensure sustainable growth beyond the 20-year planning horizon.
3. Each jurisdiction shall include policies in its comprehensive plan to provide open space corridors within the expanding urban landscape.
4. All jurisdictions shall coordinate plans that classify, designate and protect natural resource lands and critical areas.
5. Wellhead protection plans should be coordinated with water purveyors and implemented and updated as needed, by local jurisdictions. Each jurisdiction should encourage and pursue strategies within its jurisdiction for water resource management, which will sustain projected growth rates and protect the environment.
6. Each jurisdiction shall include provisions in its comprehensive plan for distribution of essential public facilities.

7. Each jurisdiction in its comprehensive plan should provide policies that support the compatible incorporation of utilities, greenbelts, and open space within common corridors.
8. The Steering Committee will recommend to the Board of County Commissioners the allocation of population to jurisdictions based, in part, on each jurisdiction's contribution to regional housing goals and the ability to serve special needs populations.
9. Each jurisdiction's comprehensive plan's policies should encourage construction in areas served by a fire protection district or within the corporate limits of a city providing its own fire department.

Policy Topic 4 Parks and Open Space

Overview of GMA Requirements

The GMA encourages the retention of open space and the development of parks and recreational opportunities. Within Urban Growth Areas, the GMA requires open space corridors to be identified and authorizes their purchase for use as greenbelts, parks or wildlife habitat. (RCW 36.70A.160).

Overview of Countywide Planning Policies

Included in the policies for Parks and Open Space are the following.

- Utilize open space corridors between major developments.
- Identify and protect large open space areas of regional significance.
- Develop parks and retain open space to support all land uses.
- Utilize utility corridors as open space and for recreational opportunities.
- Recognize conservation lands, waterways, school parks/playfields, bikeways, trails, and ski areas as recreation opportunities.

Policies

1. All jurisdictions shall identify and protect regional open space lands, natural areas and corridors of environmental, recreational and aesthetic significance to form a functionally and physically connected system which balances passive and active recreational uses.
 - a. The County in consultation with each jurisdiction shall identify potential parks and open space corridors within and between urban growth areas. (RCW 36.70A.160).
2. All jurisdictions shall identify implementation, management, preservation and conservation strategies, through both regulatory and non-regulatory techniques, to protect identified lands and corridors, to sustain their open space benefits and functions. Implementation and management strategies should include collaboration and coordination with land trusts and other land preservation organizations.

Policy Topic 5 Transportation

Overview of GMA Requirements

Regional transportation systems include major highways, transit systems, airports, and railroads, as well as bikeways, trails and pedestrian systems. The GMA encourages efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.

Coordination is necessary between transportation planning and the land use element of each jurisdiction's comprehensive plan.

The Spokane Regional Transportation Council (SRTC) has been established as the Regional Transportation Planning Organization (RTPO) in Spokane County to conduct regional, cooperative transportation planning. SRTC has completed a Regional Transportation Plan (RTP) including countywide transportation policies. The RTP has been approved by a regional transportation Board of Directors consisting of elected representatives of most area jurisdictions. The transportation chapter of the Spokane County Comprehensive Plan and the Comprehensive Plans for each of the cities must be consistent with the RTP as it is amended. The county and the cities will continue to support the RTPO on an on-going basis to coordinate transportation planning across Spokane County.

Overview of Countywide Planning Policies

The policies recognize the need to preserve corridors capable of providing for high-capacity transportation such as commuter lanes, rail or dedicated busways. Through their comprehensive plans, local jurisdictions will be responsible for planning for developments along these corridors that would support public transportation services.

The Countywide Planning Policies also recognize the need to preserve our existing regional transportation system. Where the roadway level of service (LOS) adopted in the local comprehensive plans cannot be maintained as a result of proposed new development, strategies shall be developed to address impacts across all applicable modes.

Policies

1. Regional transportation planning shall be conducted in partnership with the SRTC and the Spokane Transit Authority (STA) to ensure that the regional transportation plan and local jurisdictions' land use plans are compatible.
2. Pursuant to RCW 47.80.030, the RTP has been developed in partnership with the Department of Transportation, Spokane Transit Authority, and the local governments in the region.
3. Comprehensive plans shall include, where applicable, the master plans of identified major transportation facilities to ensure that they are reasonably accommodated and compatible with surrounding land uses. Such facilities shall include, but not be limited to, airports, state highways, railroads, and major freight terminals.
4. Local jurisdictions shall develop and adopt land use plans that have been coordinated with the SRTC and the STA to ensure that they preserve and enhance the regional transportation system. These plans may include high-capacity transportation corridors and shall fulfill air quality conformity and the Clean Air Act

Amendments of 1990 and the GMA.

5. Local jurisdictions shall designate within land use plans areas that can support public transportation services. These areas shall include existing as well as new development. Each jurisdiction's land use plan, the regional transportation plan and the Spokane Transit Authority's (STA) comprehensive plan and action plan shall support, complement and be consistent with each other.
6. Long term growth and change will necessitate the designation of specific transportation corridors to support high-capacity transportation.
7. The regional transportation plan and comprehensive plan of each jurisdiction shall include roads, air and rail service that accommodates the need for freight and goods movement. Plans should support the regional freight priority network as identified in the RTP. Future land uses requiring heavy freight movement should be encouraged to locate along these routes.
8. Jurisdictions should protect rail facilities to the extent possible to maintain existing rail lines for all rail uses.
9. Each jurisdiction should coordinate its housing and transportation strategies to support existing, or develop new, public multi-modal transportation systems, including levels of services, in partnership with the Spokane Transit Authority (STA).
10. Each jurisdiction should consider transportation demand management and/or other best practices for reducing vehicle miles travelled.
11. Each jurisdiction shall establish roadway standards, level of service standards and methodologies and functional road classification schemes to ensure consistency throughout the region and to support the use of alternative transportation modes.
12. Each jurisdiction shall use its adopted level of service standards to evaluate concurrence for long-range transportation planning, development review and programming of transportation investments.
13. The annual process to update and approve the Six-Year Transportation Improvement Program (TIP) by the SRTC shall be used to identify regional transportation improvements and programming regional transportation revenues.
14. Transportation elements of comprehensive plans shall reflect the preservation and maintenance of transportation facilities as a high priority to avoid costly replacement and to meet public safety objectives in a cost-effective manner.
15. Each jurisdiction, SRTC, the Spokane Transit Authority (STA), and other transportation agencies shall identify significant regional and/or countywide land acquisition needs for transportation and establish a process for prioritizing and siting the location of transportation corridors and facilities.
16. The transportation element of each jurisdiction's comprehensive plan will include level of service standards for all locally owned arterial facilities and transit routes. Each jurisdiction should coordinate the level of service standards with all adjacent jurisdictions and appropriate agencies.

Policy Topic 6 Siting of Capital Facilities of a Countywide or Statewide Nature

Overview of GMA Requirements

Public capital facilities of a county or statewide nature generally have characteristics which typically make them difficult to site. Such characteristics may include, for example, the number of jurisdictions served by the facility, the size of the facility or the facility's potential impacts such as noise, odor, traffic or pollution.

Overview of Countywide Planning Policies

The Countywide Planning Policies stress the necessity of active citizen involvement in siting decisions and the need to carefully consider transportation, site design and other service needs when evaluating potential locations for essential public facilities.

Policies

1. Locate essential public facilities based on the currently adopted Spokane County Regional Siting Process for Essential Public Facilities.
2. Each jurisdiction shall make provisions in its comprehensive plan for essential public facilities consistent with the Spokane County Regional Siting Process for Essential Public Facilities.
3. Each jurisdiction should identify in its comprehensive plan protective measures to prevent incompatible land uses from encroaching upon essential public facilities.

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 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 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.

The 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 housing for low-income households and other vulnerable populations.

- 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, arrive at through coordination with neighborhoods and local groups, that can be permitted expeditiously.
 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 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. Jurisdictions 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 coordination of available resources.

7. Preserve existing affordable housing

- 7.1. Jurisdictions should support the continued viability of existing affordable units, using strategies such as:
 - 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.

9. Monitor housing development

- 9.1. 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 8 Economic Development

Overview of GMA Requirements

The GMA establishes overall goals for economic development throughout the state and requires the topic to be addressed as part of the Countywide Planning Policies.

Overview of Countywide Planning Policies

The Countywide Planning Policies establish overall direction for economic development efforts in the region and also provide guidance to individual jurisdictions as they develop their comprehensive plans. The policies call for greater cooperation between the private sector and government in measuring both the performance of the local economy and the relationship between economic development and preservation of the area's environment and quality of life. The policies stress the need to maintain downtowns as retail and cultural hubs. In addition, the policies indicate a need for a regional (Washington and Idaho) approach to the critical environmental issues of water and air quality and their potential influence on the region's economic development. Policies should reflect that rural economic development at appropriate intensity and scale is a valuable element of the county's economic well-being. Finally, the policies provide specific guidance regarding those topical areas to be addressed in the economic development element of each jurisdiction's comprehensive plan.

Policies

1. Include an economic development element in each jurisdiction's comprehensive plan that establishes local goals, policies, objectives, and provisions for economic growth and vitality and a high quality of life. The element shall include:
 - a. a summary of the local economy such as population, employment, payroll, sectors, businesses, sales, and other information as appropriate;
 - b. a summary of the strengths and weaknesses of the local economy defined as the commercial and industrial sectors and supporting factors such as land use, transportation, utilities, education, work force, housing, and natural / cultural resources; and
 - c. an identification of policies, programs, and projects to foster economic growth and development and to address future needs, such as Public Development Authorities.
 - d. commitment to provide urban services in areas where providers have identified service areas and that may be outside of that providers municipal boundary without undue burdens or requirements.
2. Jurisdictions shall adopt in their comprehensive plans economic development policies which will protect Fairchild Air Force Base as a key economic resource in the region.
3. Jurisdictions shall adopt in their comprehensive plans economic development policies which will recognize the environment as a regional economic asset.
4. Spokane County shall pursue options for regional planning, such as establishment of a regional planning relationship with adjacent counties and the State of Idaho.

5. Enhance the vibrancy and economic impact of downtowns (Central Business Districts) as centers for retail, business and cultural activity.
6. Recognize and support Rural Activity Centers – LAMIRDS – as areas of low-intensity rural economic activity.
7. Spokane County shall maintain commercial agricultural areas to protect the long- term viability of agriculture as an important element of the local economy.
8. Cities should include in their economic development elements policies that encourage and accommodate commercial and industrial opportunities that are needed by the projected urban growth.

Policy Topic 9 Fiscal Impacts

Overview of GMA Requirements

The GMA requires that Countywide Planning Policies

"...address an analysis of the fiscal impact." The Act, however, does not clarify nor define the scope of the required financial analysis. The type of analysis is left to the discretion of the county, cities and towns, to be defined within their Countywide Planning Policies.

Overview of Countywide Planning Policies

The purpose of fiscal impact analysis is to assess the relative costs of providing urban governmental services to areas consistent with the plans developed by each jurisdiction.

Policies

1. Each jurisdiction shall identify, within the capital facilities element of its comprehensive plan, capital resources that will be available to accommodate the additional development which is anticipated within Urban Growth Areas.

Glossary

Countywide Planning Policy Terms

Access management - the controlling or managing of access along arterial roadways for the purpose of improving average travel speeds and increasing the capacity of the road.

Accessory dwelling unit - a dwelling unit that is a building, part of a building, or structure which is subordinate to, and the use of which is incidental to, that of the main building, structure or use on the same lot.

Affordable housing - adequate, appropriate shelter costing no more (including basic utilities) than 30 percent of a household's gross monthly income.

Carrying capacity - the finite limits of the environment, our physical resources and government's ability to respond to growth.

Clustering - a development design technique that concentrates buildings on a portion of a site to allow the remaining land to be used for recreation, common open space, agricultural uses, preservation of environmentally sensitive features or preserved for future development.

Commercial agricultural - agriculture primarily devoted to the commercial production of horticultural, viticultural, floricultural, dairy, apiary, vegetable or animal products or of berries, grain, hay, straw, turf, seed, Christmas trees not subject to the excise tax imposed by RCW 84.33.100 through 84.33.140 or livestock.

Concurrent/concurrency - means that adequate public facilities are available within six years of when the service demands of development occur. This definition includes the two concepts of "adequate public facilities" and of "available public facilities" as defined above.

Critical areas - includes the following areas and ecosystems.

- Wetlands.
- Areas with a critical recharging effect on aquifers used for potable water.
- Fish and wildlife habitat conservation areas.
- Frequently flooded areas.
- Geologically hazardous areas.

De-facto drainageways – those areas not formally identified and/or categorized by the local jurisdiction or other authority, but whose topographic characteristics nonetheless allow water to concentrate and flow when acted upon by gravitational forces.

Designated drainageways – those areas identified and/or categorized by the local jurisdiction or other authority as paths into and along which water is concentrated and flows when acted upon by gravitational

forces, usually during rainfall and runoff events.

Designated aquifer - aquifers designated by Spokane County in cooperation with the Department of Ecology (DOE) to be protected from business and residential pollution.

Emergency housing - housing that meets the definition of RCW 36.70a.030(14).

Equitable distribution - the allocation of population, essential public facilities, affordable housing, etc., by the Steering Committee, based upon each jurisdiction's ability to provide urban governmental services and public facilities and land availability. The term 'fair share' has the same meaning as equitable distribution.

Essential public facilities - includes those facilities that are typically difficult to site, such as airports, colleges, universities, correctional facilities, solid waste stations, major highways or freeways, in-patient substance abuse treatment facilities, mental health facilities and group homes.

Extremely low-income household - households that meet the definition of RCW 36.70a.030(17).

Functional road classification - the division of highways, roads and streets into groups having similar characteristics of providing transportation mobility and/or land access.

Geographic Information System (GIS) - a computer system that stores and links nongraphic characteristics or geographically related data with graphic map features. A GIS system allows for a wide range of information processing and display operations, including the production of maps, analysis and modeling.

Growth Management Act (GMA) - a series of laws passed by the Washington State Legislature in 1990- 91 that require cities and counties to plan for and manage growth and development.

High-capacity transportation - includes high-occupancy vehicle lanes, rapid transit [light or heavy rail], busways, bus rapid transit, high performance transit, and commuter rail.

High-capacity transportation activity center - a concentrated area with an adequate mix and intensity of land uses and services to support high-capacity transportation.

Joint Planning Areas – areas designated as Urban Growth Areas assigned to a city or town for future urban development but located in the unincorporated county where a coordinated planning process between the cities, towns and the County will be conducted.”

Jurisdiction - the government of Spokane County and/or an incorporated city and/or town located within Spokane County.

Local Area of More Intense Rural Development (LAMIRD) - areas as defined by RCW 36.70A.070(5)(d) and WAC 365-196-425(6). Spokane County Code also refers to these as Rural Activity Centers or Limited Development Areas.

Level of service - an established minimum capacity of public facilities or services that must be provided per unit of demand or other appropriate measure of need.

Low-income household - households that meet the definition of RCW 36.70a.030(24).

Low-income housing - housing that is economically feasible for families whose income level is categorized as low within the standards set by the Department of Housing and Urban Development (HUD).

Master planned resort - means a self-contained and fully integrated planned unit development in a setting of significant natural amenities, with primary focus on destination resort facilities consisting of short-term visitor accommodations associated with a range of developed on-site indoor or outdoor recreational facilities.

Mixed-use development - the development in a compact urban form of a tract of land or building or structure with two or more different uses, such as, but not limited to, residential, office, manufacturing, retail, public or entertainment.

Moderate-income household - households that meet the definition of RCW.36.70a.030(28).

Multijurisdictional planning team - an established group of planning professionals that represent each jurisdiction within Spokane County for the purpose of supporting the Spokane County Steering Committee in issues related to the Countywide Planning Policies.

Multimodal transportation - means a transportation system consisting of many travel choices or modes.

Municipality - an incorporated city, municipal corporation, or town.

Natural resource lands (resource lands) - lands not already characterized by urban growth which have long-term significance for the commercial production of food or other agricultural products, timber or the extraction of minerals.

New development - the improvement of vacant land with utilities, roads, storm drainage facilities and other features.

New fully contained community - is a development proposed for location outside of the existing designated Urban Growth Areas, which is characterized by urban densities, uses and services and meets the criteria of RCW 36.70A.350.

New use - any change in land use by construction or expansion or a new or existing building or structure.

Open space corridors - lands within and between urban growth areas useful for recreation, wildlife habitat, trails and connection of critical areas.

Performance zoning - a zoning category that does not specifically prescribe a use but leaves the means for achieving the classification or goal through established standards.

Permanent supportive housing - housing that meets the definition of RCW 36.70a.030(31).

Public Development Authority (PDA) – an organization created by the county or a municipality to plan and implement economic development programs.

Public facilities - include, but are not limited to, streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, parks and recreational facilities and schools.

Public services - include fire protection and suppression, law enforcement, public health, education, recreation, environmental protection and other governmental services.

Regional - countywide activities involving the jurisdictions and, when applicable, the special purpose districts within Spokane County; may also include adjacent counties in Washington State and/or Idaho State

as indicated in specific policies.

Regional arterials - roads and streets on the Federal Functional Classification System which are designated as Interstate, Principal or Minor arterials (regionally significant collector arterials may also be included).

Regional institutional facilities - includes all those facilities defined as essential public facilities above as well as major health care facilities and major industrial parks.

Regional transportation plan - means the transportation plan for the regionally designated transportation system which is produced by the Regional Transportation Planning Organization.

Regional Transportation Planning Organization (RTPO) - the voluntary organization conforming to RCW 47.80.020 consisting of local governments within a region containing one or more counties which have common transportation interests.

Revised Code of Washington (RCW) - legislation that has been passed by the State and documented in the form of a code.

Roadway standards - minimum standards for street development, including right-of-way, street width, bike lanes, curbs, sidewalks, landscaping, drainage, etc.

Rural Governmental Services – include those public services and public facilities historically and typically delivered at an intensity usually found in rural areas, and may include domestic water systems, fire and police protection services, transportation and public transit services, and other public utilities associated with rural development and normally not associated with urban areas. Rural services do not include storm or sanitary sewers, except as otherwise authorized by RCW 36.70A.110(4).

Rural lands - means all lands which are not within an Urban Growth Area and are not designated as natural resource lands having long-term commercial significance for production of agricultural products, timber or the extraction of minerals.

Shall - indicates that an action specified in a policy statement is mandatory.

Should - indicates that an action specified in a policy statement is discretionary.

Single-room occupancy (SRO) - a type of housing that is commonly one room with cooking facilities and private or shared bathroom facilities. Examples of SRO units are found in residence hotels and apartments.

Special purpose district - a district created by act, petition or vote by the residents within a defined area for a specific purpose with the power to levy taxes.

Special-needs populations - groups of individuals who, by reason of age, physical, mental or other characteristics, require nontraditional living arrangements and, in some instances, are not able to operate a motorized vehicle.

Spokane Regional Transportation Council (SRTC) - the regional transportation planning organization (RTPO)

Steering Committee of Elected Officials/Steering Committee - a body composed of elected officials from jurisdictions throughout Spokane County established by interlocal agreement, with the responsibility of developing and recommending to the Board of County Commissioners the Countywide Planning Policies.

Town houses - a series of single-family dwelling units attached to other single-family dwellings, each by a common wall.

Transfer of Development Rights (TDR) - the transfer of the right to develop or build from land in one zoning district to land in another district where such transfer is permitted.

Transportation Improvement Program (TIP) - a schedule of proposed transportation improvements within a specific time period.

Urban center/urban village - a neighborhood, community or town that has an adequate mix of land uses and services to support local needs.

Urban governmental services - include those governmental services historically and typically delivered by cities and include storm and sanitary sewer systems, domestic water systems, street-cleaning services, fire and police protection services, public transit services and other public utilities associated with urban areas and normally not associated with nonurban areas.

Urban Growth Areas (UGAs) - are areas within which urban growth shall be encouraged and outside of which growth can occur only if it is not urban in nature. UGAs shall include areas and densities sufficient to permit the urban growth that is projected to occur in the county for the succeeding 20-year period.

Urban Reserve Areas - those lands which may be designated within the rural element of Spokane County's Comprehensive Plan having the potential for inclusion within an Urban Growth Area (UGA) as expansion of UGAs is deemed necessary to meet land availability requirements of future Washington State Office of Financial Management population projections. Selection of lands as Urban Reserve Areas shall utilize the criteria for UGAs found within the GMA (Chapter 36.70A RCW).

Utilities - means enterprises or facilities serving the public by means of an integrated system of collection, transmission, distribution, and processing facilities through more or less permanent physical connections between the plant of the serving entity and the premises of the customer. Included are systems for the delivery of natural gas, electricity, telecommunications services and water and for the disposal of sewage.

Vulnerable populations - populations defined by RCW 36.70a.030(47)(a).

Wellhead protection areas - designated areas surrounding wells that supply water to a public water system that require protection from contaminants.

Will - has the same meaning as the term 'shall.'

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, Housing for All Planning Tool methodology

Background Summary

Earlier this year, SCEO tasked PTAC with analyzing possible HAPT methodologies.

During this exploration, PTAC analyzed:

- Methods A and B
- Commerce's update of method A (A Prime), wherein the county's share is split between the unincorporated UGAs and rural areas.
- Custom methods created by other counties (Lewis, King, Skagit, and Snohomish)
 - Lewis, Skagit, and Snohomish's custom methodologies were found to be not applicable to Spokane County.
 - King County's custom methodology served as the basis for a Spokane County proposal that was brought before PTAC and SCEO.
- Two possible custom methods, including
 - Weighted transit
 - This methodology would have allocated low-income housing partially based on transit availability.
 - Was not carried forward, owing to a lack of support from PTAC.
 - Jobs to housing ratio
 - This methodology, based on King County's custom method, adjusts 0-50% allocations based on the ratio of low-income jobs (under \$40,000) to low-income residents.
 - Was not carried forward, owing to a lack of support from PTAC.

Options Going Forward

SCEO has two options:

1. Adopt one of the base Commerce methodologies (A, A prime, or B).
 - a. Adoption of A prime is recommended by PTAC.
2. Continue pursuing a custom methodology (method C).
 - a. Any potential custom method will require clear guidance from SCEO on what changes are desired. There is no readily available data to accommodate such an exploration, so it would likely require a significant commitment of staff time.

Recommendation

PTAC recommends using HAPT Method A Prime. Method A Prime uses the same assumptions and calculations as Method A but allows for a distinction between rural County lands, unincorporated UGAs, and the incorporated jurisdictions. Additional details on this recommendation, along with the housing allocation numbers based on the current population allocation, can be found below.

Methodology Pros/Cons

Method	Pros	Cons
A	Equally distributes housing levels among jurisdictions, based on growth projections; Simplicity and clarity	Allocates low-income and emergency housing to rural areas
A Prime	Reserves lower-income housing for urban areas; Avoids placing emergency housing in rural areas	None identified by PTAC
B	Accounts for existing housing by allocating fewer units per income band to jurisdictions that have a larger share of housing in said income band than other jurisdictions	Allocates low-income and emergency housing to rural areas; creates negative housing allocations, the implications of which are not well understood.
C: Low-income jobs to low-income residents' ratio	Accounts for an additional piece of local analysis that factors in housing and employment locations, Identifying locations where lower wage jobs exist but not enough lower cost housing	What weight to give the analysis is unknown; Lack of support from jurisdictions; Concerns about the amount of time needed to perfect this methodology

Housing Allocation Numbers (Corrected)

	Method A Prime								
	Housing Allocation Income Bands								
	0-30% AMI								Temporary
	Total	Non-PSH	PSH	30-50%	50-80%	80-100%	100-120%	>120%	Emergency Housing
Total Countywide Allocation	75,184	19,905	5,714	13,620	8,844	4,772	3,937	18,392	3,037
Unincorporated UGA	22,946	6,375	1,830	4,362	2,699	1,456	1,202	5,022	973
Rural Outside UGA	3,534	0	0	0	416	225	185	2,708	0
Airway Heights	5,007	1,391	399	952	589	318	262	1,096	212
Cheney	2,535	704	202	482	298	161	133	555	107
Deer Park	1,023	284	82	194	120	65	54	224	43
Fairfield	0	0	0	0	0	0	0	0	0
Latah	0	0	0	0	0	0	0	0	0
Liberty Lake	6,601	1,834	526	1,255	776	419	346	1,445	280
Medical Lake	179	50	14	34	21	11	9	40	8
Millwood	36	10	3	7	4	2	2	8	2
Rockford	53	15	4	10	6	3	3	12	2
Spangle	0	0	0	0	0	0	0	0	0
Spokane (City)	17,550	4,875	1,400	3,336	2,066	1,115	918	3,840	744
Spokane Valley	15,713	4,365	1,253	2,987	1,848	997	823	3,440	666
Waverly	7	2	1	1	1	0	0	2	0

Note: Jurisdictions are NOT required to ensure that these units are built. They must simply have zoning, regulations and development codes that allow these units to be built.

Housing Allocation Numbers (Original)

	Method A Prime								
	Housing Allocation Income Bands								
	0-30% AMI								Temporary
	Total	Non-PSH	PSH	30-50%	50-80%	80-100%	100-120%	>120%	Emergency Housing
Total Countywide Allocation	75,184	19,905	5,714	13,620	8,844	4,772	3,937	18,464	3,037
Unincorporated UGA	22,946	6,375	1,830	4,362	2,699	1,456	1,202	5,022	973
Rural Outside UGA	3,534	0	0	0	416	225	185	2,780	0
Airway Heights	5,007	1,391	399	952	589	318	262	1,096	212
Cheney	2,535	704	202	482	298	161	133	555	107
Deer Park	1,023	284	82	194	120	65	54	224	43
Fairfield	0	0	0	0	0	0	0	0	0
Latah	0	0	0	0	0	0	0	0	0
Liberty Lake	6,601	1,834	526	1,255	776	419	346	1,445	280
Medical Lake	179	50	14	34	21	11	9	40	8
Millwood	36	10	3	7	4	2	2	8	2
Rockford	53	15	4	10	6	3	3	12	2
Spangle	0	0	0	0	0	0	0	0	0
Spokane (City)	17,550	4,875	1,400	3,336	2,066	1,115	918	3,840	744
Spokane Valley	15,713	4,365	1,253	2,987	1,848	997	823	3,440	666
Waverly	7	2	1	1	1	0	0	2	0

Note: These numbers, which were included in the original staff report, contain small errors that incorrectly represent the current HAPT allocation. These errors have been corrected in the table on the top of this page.

THIS INTERLOCAL AGREEMENT, is entered into by and among the cities of Airway Heights, Cheney, Deer Park, Fairfield, Latah, Liberty Lake, Medical Lake, Millwood, Rockford, Spangle, Spokane Valley, Spokane, and Waverly, hereinafter sometimes jointly referred to as "Cities," ~~the Spokane Tribe of Indians, the Kalispel Tribe of Indians, and the Spokane County of Spokane,~~ sometimes hereinafter referred to as the "County," jointly, hereinafter referred to along with the Cities and Tribes as the "Parties," or "Jurisdictions."

FURTHERMORE, THIS INTERLOCAL AGREEMENT, having been finalized at the ~~November 19, 2008~~November 20, 2024 Steering Committee meeting, will replace the GMA Joint Planning Interlocal Agreement, as amended on November 19, 2008 and October 9, 2003, and originally adopted August 24, 1995 by Resolution 94-1686.

WHEREAS, pursuant to the provisions of RCW Section 36.70A.210, the legislative authority of a county that plans under the Growth Management Act (GMA) shall adopt a Countywide planning policy or policies in cooperation with the Cities and Tribes located in whole or in part within the County; and

WHEREAS, pursuant to the provisions of RCW Section 36.70A.210, counties are required to invite tribes to participate in developing countywide planning policies. Counties must develop policies for the protection of tribal cultural resources in collaboration with Tribes if they choose to participate; and

WHEREAS, the Parties realize the Countywide Planning Policies call for the continued collaboration and cooperation among the parties in their respective obligations under the Growth Management Act (GMA) to adopt comprehensive plans and development regulations implementing such plans; and

WHEREAS, pursuant to the provisions of RCW Section 36.70A.110, each county that is required or chooses to plan under the Growth Management Act (GMA) shall designate an urban growth area or areas in consultation/agreement with cities within which urban growth shall be encouraged and outside of which growth can occur only if it is not urban in nature; and

WHEREAS, pursuant to Substitute House Bill 1717 (2021-2022), and as codified in RCW 36.0A.130, local jurisdictions are required to work with federally recognized Indian tribes who choose to participate in the county or regional planning process, and by which federally recognized Indian tribes whose reservation or ceded lands lie within the county shall be invited to participate in and cooperate with the adoption process for proposed amendments to the Countywide Planning Policies: and

WHEREAS, pursuant to the provisions of chapter 39.34 RCW, two or more public agencies may enter into agreements with one another for joint or cooperative action; and

WHEREAS, pursuant to the above-cited statutory provisions, the parties hereto desire to enter into an interlocal cooperation agreement pursuant to which the parties will (1) establish a Steering Committee of elected officials and other committees to perform certain duties and

provide recommendations to the Parties in conjunction with their respective obligations under the Growth Management Act (GMA); (2) establish the responsibilities of the Steering Committee of elected officials and other committees; (3) establish a process to amend the adopted Countywide Planning Policies; (4) establish a distribution formula for grant funds received from Washington State Department of Commerce, Trade and Economic Development or its successor for growth management; and (5) provide for other matters related to the preceding items.

NOW, THEREFORE, for and in consideration of the mutual obligations hereinafter set forth, and as authorized by chapter 39.34 RCW, RCW Section 36.70A.210 and RCW Section 36.70A.110, the parties hereto do mutually agree as follows:

Section 1: PURPOSE

The parties hereto recognize that it is in the public's interest that local governments cooperate with each other and coordinate their respective obligations for planning under the Growth Management Act (GMA). The Growth Management Act (GMA) mandates that the County adopt Countywide Planning Policies in cooperation with Cities and Tribes located in whole or in part within the county.

Additionally, the Growth Management Act (GMA) mandates that the County designate urban growth areas in cooperation and consultation with Cities within the County.

The parties have entered into prior interlocal cooperation agreement(s) establishing a collaborative process for the adoption of Countywide Planning Policies and related matters. These interlocal agreement(s) terminate upon the County's adoption of Countywide Planning Policies. The parties now desire to enter into another interlocal agreement which will continue the cooperative and collaborative process in conjunction with their respective obligations under the Growth Management Act (GMA). The purpose of this interlocal agreement is to

- (1) establish a steering committee of elected officials and other committees to perform certain duties and provide recommendations to the parties in conjunction with their respective obligations under the Growth Management Act (GMA);
- (2) establish the responsibilities of the steering committee of elected officials and other committees;
- (3) establish a process to amend the adopted Countywide Planning Policies;
- (4) establish a distribution formula for grant funds received from the Washington State Department of Commerce, Trade and Economic Development or its successor for growth management; and
- (5) provide for other matters related to the preceding items.

Section 2: ESTABLISHMENT OF STEERING COMMITTEE OF

ELECTED OFFICIALS, EX-OFFICIO MEMBERS THEREOF, AND A TECHNICAL SUPPORT COMMITTEE

There is hereby established a steering committee of elected officials, hereinafter referred to as the Steering Committee, having those responsibilities set forth in Section 3 hereof. The Steering Committee shall consist of three (3) County Commissioners from the Spokane County Board of Commissioners, three (3) elected officials from the City of Spokane, two (2) elected officials from the City of Spokane Valley, one (1) elected official each from Liberty Lake, Airway Heights, Cheney, Deer Park, Medical Lake and Millwood; one (1) elected official to represent the five towns of Fairfield, Latah, Rockford, Spangle and Waverly, one (1) elected official from the Spokane Tribe of Indians, and one (1) elected official from the Kalispel Tribe of Indians..

The legislative bodies of each jurisdiction will select representatives in any manner they choose. Jurisdictions and Tribes may also appoint alternates, who must be an elected official. Alternates may vote during the absence of the regular representative.

The Steering Committee will strive for consensus on all matters; however, when a vote is required, each member shall have one vote and a majority of the voting members in attendance is required for a motion to succeed, unless otherwise specified within this interlocal agreement. In order to conduct business, a quorum must be present; a quorum will consist of a simple majority of the total Steering Committee voting membership.

The Steering Committee shall at the end of its regular meeting in June of each year, elect from among its voting members a Chair and Vice Chair, each of whom shall serve for a period of one year and thereafter until their respective successors have been elected. The Chair and Vice Chair may be removed at any time by a vote of 2/3 of the total voting membership. The Chair and Vice Chair shall be elected on a rotational basis in the following order: Spokane County, City of Spokane, City of Spokane Valley, Small Cities (under 15,000 population). The Vice Chair is intended to serve as Chair the following year. In the event of a vacancy of the Chair or Vice Chair, another Chair or Vice Chair shall be elected from that same category. In the absence of both the Chair and Vice Chair at a meeting, a Chair Pro Tern shall be selected by a majority of those members present to serve as Chair.

Subcommittees of the Steering Committee will be appointed by the Chair as needed on an ad hoc basis. Ad hoc committees are intended to serve a specific purpose for a limited amount of time.

In addition to the voting members of the Steering Committee, the Steering Committee shall also include three (3) officials as nonvoting members representing the school districts, water districts, and fire protection districts, and one (1) citizen-at-large member representing the urban growth areas of Spokane County. Nonvoting members are nominated by consensus among their peers and are then appointed by the Steering Committee. The citizen-at-large member shall be nominated by the Board of County Commissioners and appointed by the Steering Committee at the applicable June meeting for a four-year term.

A Planning Technical Advisory Committee (PTAC) is hereby established to advise and provide

support to the Steering Committee. The PTAC shall consist of the staff personnel of the Parties plus the Spokane Regional Transportation Council. A Chair for the PTAC will be selected by the PTAC on an annual basis to chair the PTAC meetings and serve as liaison to the Steering Committee. It is the intention to rotate the chair of the PTAC among jurisdictions and to share responsibilities for specific tasks among the PTAC members.

Spokane County Building and Planning Department will serve as the repository for all records of the Steering Committee and will provide administrative staff to work in conjunction with the Chair to arrange meetings, prepare agendas and minutes, advertise public hearings, and provide notice and necessary documents to the Steering Committee.

In the event that additional general purpose governmental entities are created through incorporation, they shall become represented in such number(s) as may be hereafter agreed to by the Steering Committee on the effective date of their incorporation, and their adoption of this document. In all subsequent decisions, the number of the Steering Committee members needed to reach a decision will be adjusted to account for the new member(s). However, prior decisions will not be reconsidered and re-voted. Such entities shall be entitled to a non-voting seat until the official date of incorporation. The Representatives will be selected by the legislative body in any manner it chooses.

Section 3: RESPONSIBILITIES OF STEERING COMMITTEE

The Steering Committee, as established under Section 2, will have those responsibilities as set forth in the Countywide Planning Policies adopted under RCW Section 36.70A.210. Rather than repeat those responsibilities verbatim within this section, the parties agreed to generally outline those responsibilities referencing the exact policy. It is expected that the parties, when necessary, will look to the exact language when further explanation is necessary of any responsibility set forth hereinafter. The parties further recognize that from time to time the Countywide Planning Policies may be amended as provided for in section 4 hereinafter. In instances where such amendments occur, the parties agree that the responsibilities set forth within this section shall automatically be amended, when applicable, to include such changes without the necessity of formal amendment of the agreement.

The general outline of Steering Committee responsibilities are as follows:

A. Recommendations to the Board of County Commissioners (BOCC) of Spokane County

The Steering Committee will:

1. analyze each jurisdiction's UGA amendment proposals and population allocations for recommendation to the Spokane County Board of County Commissioners.
2. oversee development of a carrying capacity study for regional capital facilities (*Promotion of Contiguous and Orderly Development and Provision of Urban Services #8*).

3. recommend allocation of population growth to jurisdictions (*Promotion of Contiguous and Orderly Development and Provision of Urban Services #9*).
4. review amendment proposals to the Countywide Planning Policies and/or UGAs (*interlocal agreement*).

B. Recommendations to all the jurisdictions

The Steering Committee will:

1. establish employment projections in cooperation with the Spokane area business community (*Urban Growth Areas #9*).
2. develop regionally consistent programs to protect natural resource lands, critical areas, and open space (*Urban Growth Areas #15*).
3. oversee the preparation of a regional utility corridor plan (*Promotion of Contiguous and Orderly Development and Provision of Urban Services #11*).
4. identify or establish siting and service delivery criteria to locate essential public facilities (*Siting of Capital Facilities of a Countywide or State wide Nature #2*).
5. establish a process for distributing essential public facilities among jurisdictions (*Siting of Capital Facilities of a Countywide or State-wide Nature #3*)

C. Miscellaneous responsibilities

The Steering Committee will:

1. prepare a regional formula to designate and acquire public access to open space corridors (*Promotion of Contiguous and Orderly Development and Provision of Urban Services #4*).
2. pursue strategies for regional water resource management (*Promotion of Contiguous and Orderly Development and Provision of Urban Services #14*).
3. promote a proactive planning approach between Washington and Idaho to establish uniform environmental protection measures (*Economic Development #6*).

D. Official Actions

All official actions of the Steering Committee shall be reduced to writing and incorporated in the official minutes and signed by the Chair. Recommendations from the Steering Committee shall be transmitted to the Board of County Commissioners by a letter from the Chair of the Steering Committee and shall include the motion and vote of the Committee including an indication of which members supported and which did not support the motion.

E. Public Participation Guidelines

The Steering Committee will use the Public Participation Program Guidelines adopted by the Board of County Commissioners on February 24, 1998, and as amended on September 29, 1998, and July 19, 2022.

F. Regular Meeting

The Steering Committee will set a regular meeting time, date, and place on or before its July meeting of each year.

Section 4: AMENDMENTS TO THE COUNTYWIDE PLANNING POLICIES

Upon initial adoption of Countywide Planning Policies by the Board of County Commissioners of Spokane County pursuant to the provisions of RCW Section 36.70A.210, the Parties agree that such adopted Countywide Planning Policies may be amended only through the following procedures:

1. The Countywide Planning Policies may be reviewed and amendments considered, as appropriate, once every five years following the initial adoption date of the Countywide Planning Policies and each successive five-year period thereafter. Amendment proposals must be submitted for Steering Committee consideration by a voting member of the Steering Committee. Members of the general public must submit amendment proposals through a voting member of the Steering Committee. All such amendments shall be considered concurrently so the cumulative effect of each individual proposal can be ascertained.
2. The Countywide Planning Policies may be reviewed and amended more frequently than prescribed in paragraph #1 above. Such amendment proposals must be submitted for Steering Committee consideration by a voting member of the Steering Committee. Members of the general public must submit amendment proposals through a voting member of the Steering Committee. The Steering Committee must pass a motion by an affirmative vote of 2/3 of the total voting membership in order to place such an amendment proposal before the Steering Committee for review and recommendation. The Steering Committee may establish criteria to help assess the need for processing such amendments.
3. The process of amending the Countywide Planning Policies shall be consistent with the Growth Management Act (GMA) provisions for original adoption of the Countywide Planning Policies. The Steering Committee in reviewing and making recommendations on proposed amendments to the Countywide Planning Policies shall take into consideration the intent that Countywide Planning Policies are a written policy statement or statements used solely for establishing a Countywide framework from which county and city comprehensive plans are developed, amended, and adopted. As such, each jurisdiction's comprehensive plan relies upon the long term goal or vision statement of each policy. There is an expectation of policy stability which must be weighed, along with the impact to each jurisdiction's comprehensive plan, when considering an amendment to the Countywide Planning Policies.
4. The Steering Committee shall establish procedures for processing, reviewing, and

recommending amendments to the Countywide Planning Policies.

5. The Steering Committee's recommendation or action on each and every amendment proposal shall be forwarded, together with all amendment proposals to the Board of County Commissioners in order for the Board to have the benefit of considering the amendment proposal(s) concurrently so the cumulative effect of each individual proposal can be ascertained.

Section 5: TERM, AMENDMENT, OR TERMINATION OF AGREEMENT

The term of this interlocal agreement shall commence upon the County's adoption of the Countywide Planning Policies as provided for in RCW Section 36.70A.210.

This interlocal agreement may be amended or terminated by an affirmative vote of 2/3 of the total voting membership of the Steering Committee and ratified by each jurisdiction.

Section 6: FUNDING

Grant funds received from the Washington State Department of Commerce, Trade and Economic Development or its successor for Growth Management Act (GMA) responsibilities shall be distributed to the Parties pursuant to a distribution formula mutually agreed upon. Prior to the end of each fiscal year, the distribution formula will be re-evaluated. Factors included in such re-evaluation will include per capita allocation based on the annual Office of Financial Management estimate of population and the projected need for multi-jurisdictional programs requiring special skills consultants.

Section 7: GENERAL PROVISIONS

1. Upon termination of this interlocal agreement, all real or personal property acquired by any of the Parties hereto with monies which they have respectively received under Section 6 herein above, shall remain the sole property of such Parties.

2. The Clerk of the Board of County Commissioners of Spokane County, shall, as provided for in RCW Section 39.34.040, file an executed copy of this interlocal agreement with the Secretary of State and Spokane County Auditor.

3. The section headings in this interlocal agreement have been inserted solely for the purpose of convenience and ready reference. In no way do they purport to, and shall not be deemed to, define, limit or extend the scope or intent of the sections to which they appertain.

4. This interlocal agreement contains all the terms and conditions agreed upon by the Parties. No other understandings, oral or otherwise, regarding the subject matter of this interlocal agreement shall be deemed to exist or to bind any of the Parties hereto.

5. Should (1) any section or portion thereof of this interlocal agreement be held unlawful and unenforceable by any court of competent jurisdiction, and/or (2) should the Washington State Legislature adopt any legislation which is subsequently signed by the Governor affecting any sections or portions thereof within this interlocal agreement, and/or (3) should the qualified

electorate voters approve a combined City-County form of government as provided for in Amendment 58 of the Washington State Constitution, the Parties agree to immediately meet and amend this interlocal agreement as may be deemed necessary.

~~5.6.~~ Nothing in this interlocal agreement shall affect, alter, or limit in any way a tribe's authority, jurisdiction, or any treaty or other rights it may have by virtue of its status as a sovereign Indian tribe. This interlocal agreement does not preclude any of the Parties from entering into individual Memorandums of Agreement for coordinated comprehensive planning between a jurisdiction and the Spokane Tribe of Indians or the Kalispel Tribe of Indians.



BUILDING & PLANNING • SCOTT CHESNEY, AICP, PLANNING DIRECTOR

Date: September 24, 2024
To: Steering Committee of Elected Officials
From: Scott Chesney
Regarding: Upcoming Proposed Agenda Items
Copy: PTAC/ Interested Parties

2025-'26 SCEO semi-monthly meeting schedule

Tentative Items and Schedule for Consideration

Nov 20, '24	Public hearing on SCEO ILA membership and voting structure Spokane County draft LCA reports Workshop on CPP for Climate & Resiliency
Jan 15, '25	Public hearing on LCA and population allocation Public hearing on population and housing allocation results UGA 2026-'46 worksession GMA Elements initial abstracts for discussion and guidance
Mar 19, '25	UGA 2026 worksession—including preliminary CFP concurrency
May 21, '25	Public Hearing 2026 Urban Growth Area
Jul 16, '25	<i>SCEO Leadership Elections</i> Workshop on GMA Elements Public Hearing 2026 Urban Growth Area
Sep 17, '25	
Nov 19, '25	
Jan 21, '26	
Mar 18, '26	
May 20, '26	Periodic Update wrap-up, QC, and recommendations