



Spokane County

WASHINGTON

2024 Comprehensive Plan Amendment
Cumulative Impact Analysis

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Introduction

As part of analyzing proposed comprehensive plan amendments and ensuring consistency with the Spokane County Capital Facilities Plan, staff developed a cumulative impact analysis that identified the potential impacts the proposed amendments may have on public facilities and services. The analysis applies to only those proposals located within the Urban Growth Areas. Transportation impacts are not considered in this report, considering each proposal is required to identify transportation impacts, including any mitigation measures that are provided during the project review period between agencies. Additionally, the Spokane Regional Transportation Council (SRTC) analyzes transportation for regional impacts to levels of service and must certify that the proposed amendments are consistent with the county's regional transportation plan prior to adoption by the Board of County Commissioners.

Within this analysis, each facility and purveyor received notice of the proposals, project documents, and ample time to comment on their ability to serve each proposed comprehensive plan amendment within the established levels of service. For more information on facility and purveyor comments, please refer to the individual comprehensive plan amendment proposal staff reports. Cumulatively, the proposed amendments have the potential to incrementally increase the number of dwelling units within the urban growth area by a population capacity of 669 residents, or 466 dwelling units.

Calculating Site & Facility Impacts of Proposed Amendments

Determining the site and facility impacts created by each proposed amendment involves using adopted levels of service based and the best available data and science. The County's site impact assumptions applied in this analysis are derived from the 2024 Spokane County CPA Population Impacts and Service Assumptions table (Attachment A), which is formulated to reflect the current development conditions and densities within Unincorporated Urban Growth Areas of Spokane County. Water and sewer use assumptions are based on service provider estimates. Impacts on capital facilities are formulated by using the level of service standards from the 2023 Capital Facilities Plan (CFP) and applying the cumulative site impacts of the proposed amendments. Each CPA's population and unit potential are based on the maximum allowable buildout allowed under the proposed zoning. Further consideration for system capacity may also rely on the responses provided by facility staff and purveyors during the project circulation and request for comment phase.

Concurrency

The GMA directs communities to have capital facilities in place in conjunction with development. This concept is known as concurrency. Concurrency requires that facilities serving development must be in place at the time of development, or for some types of facilities, that a financial commitment is in place to complete the improvements or strategies within six-years. In Spokane County, the concurrency assessment is either direct or indirect. Direct concurrency requires concurrency be assessed, and such facilities have sufficient capacity to serve development without decreasing levels of service below minimum standards adopted in the CFP, at the time of the development itself. SCC 13.650.102(b). Indirect concurrency assesses the adequacy of facilities into the future at the time of the creation of the Capital Facilities Plan to ensure an

identified facility has, or is planned to have, sufficient capacity to serve development and projected growth by the time it is projected to occur as outlined and identified in the Capital Facilities Plan. SCC 13.650.102(c).

2024 Spokane County CPA Population Impacts and Service Assumptions

Dwelling Units

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

Population Capacity

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

Service and Facility Assumptions*

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

* Spokane County 2024 CPA Population Impacts and Service Assumptions

Table Classification	
(Existing)	Potential change in demand under the existing zoning designation.
(Proposed)	Potential change in demand under the proposed zoning designation change.
(Change)	Potential difference in demand if proposed change is accepted.

Wastewater & Sewer

Wastewater / Sewer CPA Site Impacts

Level of Impact Assumption: 100 GPD MF, 130 GPD MU, 175 GPD SF									
*GPD Gallons Per Day									
File Number	Existing Designation	Proposed Designation	Site Size Acres	Dwelling Units (Existing)	Dwelling Units (Proposed)	Dwelling Units (Change)	Wastewater Produced (Existing)	Wastewater Produced (Proposed)	Wastewater Produced (Change)
Spokane County									
CPA-02-24	LDR	HDR	0.82	3.6	19.8	16.2	630	1,980	1,350
CPA-03-24	LDR	HDR	2.97	13	72	59	2,275	7,200	4,925
CPA-04-24	LI	MDR	5.22	0	83	83	0	8,300	8,300
CPA-12-23	LDR	MDR	2.64	11	42	31	1,925	4,200	2,275
Total Potential Change									16,850 GPD
City of Spangle									
CPA-05-24	RT	RC	11.5	1	278	277	175	27,800	27,635
Total Potential Change									27,635 GPD

Wastewater / Sewer CPA Facility Impacts

CFP Level of Service: 200 gallons per day (GPD) per Equivalent Residential Unit (ERU)				
Facility Name	Service Area	Current GPD Capacity	Current GPD Intake (Existing)	Potential GPD Wastewater Intake (Change)
Spokane County Regional Water Reclamation Facility (Spokane Valley)	Spokane Valley	8,000,000	13,105,000 GPD	16,850 GPD
Riverside Park Water Reclamation Facility (County Owned Portion)	Spokane County	10,000,000		
Hangman Valley Wastewater Treatment Plant	Hangman Valley Subdivision	86,000		
Combined Facility Service Capacity 18,860,000 GPD			Facility Reserve Capacity 5,755,000 GPD	
Combined Facility Reserve Capacity Including Potential Demand Change = 5,738,150 GPD Reserve				

Wastewater / Sewer Concurrency Analysis

Spokane County is served by three reclamation facilities that have a combined capacity of 18,860,000 gallons per day. In 2022, billing data from the county showed a total of 65,525 ERUs served. The county's ERU standard is 200 gallons per day (GPD) and is based on the county's 2014 Comprehensive Wastewater Management Plan (CWMP). Based on existing ERUs served at a rate of 200 GPD, the total system intake is estimated to be 13,105,000 GPD. The Spokane County Regional Water Reclamation Facility (SCRWRF) has a capacity of eight million gallons per day (MGD) and is designed to be expandable, in four MGD increments, up to a maximum capacity of 24 MGD. Spokane County also retains ten MGD of treatment capacity at the City of Spokane's Riverside Park Water Reclamation Facility (RPWRF) per an Interlocal Agreement with the city. It is important to note that capacity for each of these facilities may be shared, which is why the impact is assessed in comparison to the total of the three facilities' capacities. The current reserve capacity of the combined facilities is 5.75 MGD. The adoption of the proposals would generate a cumulative increase of 16,850 GPD of wastewater. If the cumulative comprehensive plan amendments are adopted, the combined facility reserve capacity would decrease to 5.74 MGD. CPA-05-24 is not accounted for in this calculation because the property would not be served by any of the wastewater treatment plants referenced above.

Stormwater

The Capital Facilities Plan Urban Standard Level of Service for stormwater facilities is measured by the following four methods.

1. New developments shall not increase runoff volume off-site.
2. Prevent flooding of property during a 25-year storm.
3. Prevent damage to buildings from a 100-year storm.
4. Stormwater discharge to any surface or ground waters will be allowed unless the discharge will degrade water quality below standards.

Stormwater CPA Site Impacts

File Number	Existing Designation	Proposed Designation	Site Size	Dwelling Units (Existing)	Dwelling Units (Proposed)	Drainage Area Risk Level	Drainage Plan Required If Changed
CPA-02-24	LDR	HDR	0.82	3.6	19.8	Low	Yes
CPA-03-24	LDR	HDR	2.97	13	72	Low	Yes
CPA-04-24	LI	MDR	5.22	0	83	Low	Yes
CPA-05-24	RT	RC	11.5	1	278	NA	NA
CPA-12-23	LDR	MDR	2.64	11	42	High	Yes

Stormwater Concurrency Analysis

Stormwater facilities are provided only in urban areas, per RCW 36.70A.030(25). In accordance with Spokane County Stormwater Manual Section 2.2.1 Applicability, a drainage plan submittal is required for all the proposed designation site changes at the time of their individual development. At the time of site development, Public Works will require a Site Drainage Plan that conforms with the adopted Spokane County Stormwater Manual from each of the proposed comprehensive plan amendment sites. The required drainage plan will address the LOS standards established in the Spokane County Capital Facilities Plan and meet the specific applicable requirements of the Spokane County Stormwater Manual. CPA-05-24 does not have a designated drainage area risk level.

Law Enforcement

Law Enforcement CPA Site Impacts

Level of Impact Assumption: 1.01 officers per 1,000 persons								
File Number	Existing Designation	Proposed Designation	Site Size	Population (Existing)	Population (Proposed)	Officer Demand (Existing)	Officer Demand (Proposed)	Officer Demand (Change)
CPA-02-24	LDR	HDR	0.82	9	29.7	0	0.3	0.3
CPA-03-24	LDR	HDR	2.97	32.5	108	0.03	0.11	0.08
CPA-04-24	LI	MDR	5.22	0	124.5	0	0.126	0.126
CPA-05-24	RT	RC	11.5	2.5	414.5	0	0.42	0.42
CPA-12-23	LDR	MDR	2.64	27	63	0.03	0.06	0.3
Total				71	739.7	.06	1	1.23
Total Potential Demand Change = 1.23 Officers								

Law Enforcement CPA Facility Impacts

CFP Urban Standard Level of Service: 1.01 officers per 1,000 residents							
Area	Pop. Estimate (2021)	# of Officers (2022)	LOS	Current Officer Reserve	Current Officer Demand (Existing)	Officer Demand (Proposed)	Proposed Officer Reserve
Unincorporated UGAs	66,365	83	1.01/1,000 pop.	16	67	68.23	14.77
Unincorporated Rural Areas	93,195	91	0.8/1,000 pop.	16	74.6	74.6	16
Total Potential Demand Change = 1.23 Officers							

Law Enforcement Concurrency Analysis

Under the current comprehensive plan and zoning designations, the CPA sites generate a current demand of 0.06 officers. For the purposes of this analysis, if all the proposed comprehensive plan amendments were adopted, the cumulative demand of law enforcement officers for the CPA sites would equal 1 officer. The current number of officers, the current officer demand, and the current deficiency/reserve were sourced from table CF-16 of the 2023 capital facilities plan. Based on the current officer reserve, the proposed comprehensive plan amendments would not mandate/require additional officers to remain within the established level of service.

Emergency Communication Services

Emergency Communications CPA Site Impacts

Level of Impact Assumption: 0.02 square feet of emergency communications space per capita						
File Number	Site Size	Population (Existing)	Population (Proposed)	Square Ft Need (Existing)	Square Ft Need (Proposed)	Demand (Change)
CPA-02-24	0.82	9	29.7	.18	0.6	0.42
CPA-03-24	2.97	32.5	108	0.65	2.16	1.51
CPA-04-24	5.22	0	124.5	0	2.5	2.5
CPA-05-24	11.5	2.5	414.5	0.05	8.3	8.25
CPA-12-23	2.64	27	63	0.54	1.26	0.72
Total Increase = 13.4 Square Feet						

Emergency Communications CPA Facility Impacts

CFP Level of Service: 0.02 square feet of emergency communications space per capita				
-	Current Sq Ft	Levels of Service (LOS)	Square Ft Need	(Deficiency)/Reserve Sq. Ft
Current Service Area	26,793	.02 sq ft per capita	10,842	15,940
Potential with CPAs	-	.02 sq ft per capita	10,855.4	15,926.6

Emergency Communications Concurrency Analysis

The current service area row and column categories were derived from Table CF-39 of the 2023 Capital Facilities Plan which provides the current deficiency/reserve for emergency communication facilities. The potential increase in emergency communication services, assuming all comprehensive plan amendments are accepted, would equal 13.4 square feet. Based on this analysis, the amendments would not mandate/require additional emergency communication space to remain within the established level of service, as seen in the second table.

Parks and Recreation CPA Site Impacts

Parks & Recreation Urban Standard Level of Service								
The county must provide 1.4 acres of community parkland per 1,000 residents within the unincorporated Urban Growth Area (UGA) where a concentration of 7,000 or more residents are not located within three miles (using existing road/street system) of an existing improved or unimproved county, municipal or other public park that provides or is planned to provide amenities similar to a community park.								
File Number	Existing Designation	Proposed Designation	Site Size	Population (Existing)	Population (Proposed)	Population (Change)	Acres of Parkland (Existing)	Acres of Parkland (Proposed)
CPA-02-24	LDR	HDR	0.82	9	29.7	20.7	0.013	0.042
CPA-03-24	LDR	HDR	2.97	32.5	108	75.5	0.046	0.151
CPA-04-24	LI	MDR	5.22	0	124.5	124.5	0	0.174
CPA-05-24	RT	RC	11.5	2.5	414.5	412	0.003	0.580
CPA-12-23	LDR	MDR	2.64	27	63	36	0.038	0.089

Parks and Recreation

Parks and Recreation Concurrency Facility Impacts						
UGA or UGA concentration	Developed Park Acres	Population (2020)	Park Acre Reserve (Existing)	Population (Proposed)	Acres Needed (Proposed)	Park Acre Reserve (Proposed)
North Metro	53.5	32,723	7.69	32,980	0.456	7.23

Parks and Recreation Concurrency Analysis

In accordance with the 2023 Capital Facilities Plan level of service for parks and recreation, the proposed comprehensive plan amendments would not mandate/require additional parkland to remain within the established level of service. Existing parkland data was sourced from the 2020 Spokane County Parks & Recreation Plan's level of service analysis. The 2020 population data for the North Metro UGA was drawn from census block data within the North Metro UGA. CPA-05-24 lies within the Spangle joint planning UGA, which does not meet the level of service 7,000 population threshold to make the urban level of service applicable.

Solid Waste

Solid Waste Facilities

CFP Level of Service: .75 tons of municipal solid waste per person per year					
File Number	Existing Designation	Proposed Designation	Solid Waste Produced (Existing)	Solid Waste Produced (Proposed)	Solid Waste Produced (Change)
CPA-02-24	LDR	HDR	6.75	22.3	15.5
CPA-03-24	LDR	HDR	24.4	81	56.6
CPA-04-24	LI	MDR	0	93.4	94.1
CPA-05-24	RT	RC	1.9	310.9	309
CPA-12-23	LDR	MDR	20.3	47.3	27
Total Increase Potential = 502.2 tons					

CFP Level of Service: .75 tons of municipal solid waste per person per year			
Location	Capacity (Tons of Solid Waste)	2021 Processed Tonnage	2021 Reserve (Tons)
North Transfer Station	67,256	120,718	69,318
Valley Transfer Station	122,781		
Total	190,037		

Solid Waste Concurrency Analysis

In accordance with the 2023 Capital Facilities Plan, the minimum LOS for solid waste treatment capacity in unincorporated Spokane County is 0.75 tons of solid waste processed per person per year. According to the solid waste management plan of Spokane County, in 2021, unincorporated Spokane County generated 120,719 tons of solid waste with a reserve capacity of 69,318 tons. Based on the analysis of this report, the cumulative solid waste impact produced by the amendments would not mandate/require additional solid waste capacity to remain within the established level of service.

General County Facilities CPA Site Impacts

CFP Level of Service: 1,700 sq. ft. per 1,000 population							
File Number	Existing Designation	Proposed Designation	Population (Existing)	Population (Proposed)	GCF Sq. Ft. Need (Existing)	GCF Sq. Ft. Need (Proposed)	GCF Sq. Ft. Need (Change)
CPA-02-24	LDR	HDR	9	29.7	15.3	50.49	35.19
CPA-03-24	LDR	HDR	32.5	108	55.25	183.6	128.35
CPA-04-24	LI	MDR	0	124.5	0	211.65	211.65
CPA-05-24	RT	RC	2.5	414.5	4.25	704.65	700.4
CPA-12-23	LDR	MDR	27	63	45.9	107.1	61.2
Total Square Feet					120.7	1257.5	1136.8

General County Facilities CPA Facility Impacts

CFP Level of Service: 1,700 sq. ft. per 1,000 population			
Existing General Facility Square Feet	Existing Reserve Square Feet	Square Footage Demand (Existing)	Square Footage Demand (Proposed)
1,085,631	168,678	120.7	1257.5
Potential deficiency/reserve with the existing designation: 168,557 square feet (Reserve)			
Potential deficiency/reserve with the proposed designation: 167,421 square feet (Reserve)			

General County Facilities Concurrency Analysis

The Existing General Facility Square Feet and Existing Deficiency/Reserve columns are derived from the 2023 capital facilities plan, which uses 2021 population data to estimate the demand and reserve of general county facilities. In accordance with the capital facilities plan level of service for general county facilities, the minimum level of service is 1,700 square feet per 1,000 residents. Based on the analysis of this report, the cumulative impact of the proposed amendments would not mandate/require additional general county facility capacity to remain within the established level of service.

Capital Facilities Owned by Special Districts

Domestic Water

Domestic Water Site & Facility Impacts

CFP Level of Service:		350 gallons per residential equivalent per day and a minimum water pressure of 30 pounds per square inch						
Service Assumption:		180 GPD MF, 240 GPD MU, 590 GPD SF						
File Number	Existing Designation	Proposed Designation	Site Size	Potential Dwelling Units (Existing)	Potential Dwelling Units (Proposed)	Potential Water Need (Existing)	Potential Water Need (Proposed)	Potential Water Need (Change)
Whitworth Water District								
CPA-02-24	LDR	HDR	0.82	3.6	19.8	2,124	3,564	1,440
CPA-12-23	LDR	MDR	2.64	11	42	6,490	7,560	1,070
Spokane County Water District 3								
CPA-03-24	LDR	HDR	2.97	13	72	7,670	12,960	5,290
CPA-04-24	LI	MDR	5.22	0	83	0	14,940	14,940
City of Spangle								
CPA-05-24	RT	RC	11.5	1	278	590	50,040	49,450
Domestic Water District CPA Facility Impact (GPD)								
Whitworth Water District						8,614	11,124	2,510
Spokane County Water District 3						7,670	27,900	20,230
City of Spangle						590	50,040	49,450
Cumulative Impact						16,874	89,064	72,190

Domestic Water Concurrency Analysis

Whitworth Water District: Staff notified Whitworth Water District of the proposed amendments via a SEPA Checklist on June 25, 2024. Whitworth Water District responded to the request for comment by identifying sufficient capacity to serve the proposed amendment sites. However, Whitworth Water District did identify a need for an engineering analysis to be performed in order to determine the needed improvements required to address and meet fire flow standards for the site of CPA-02-24.

Spokane County Water District 3: Staff notified Spokane County Water District 3 of the proposed amendments via a SEPA Checklist on June 25, 2024. Spokane County Water District 3 responded to staff's request for comment on July 24, 2024, commenting that water concurrency requirements must be met prior to the issuance of any building permit and that water system upgrades may be required by CPA-03-24 and CPA-04-24.

City of Spangle: Staff notified the City of Spangle public works department of the proposed amendment via a SEPA checklist on June 25, 2024. The public works department of Spangle identified no concerns with the proposed comprehensive plan amendment at this time. However, the applicant of CPA-05-24 and the city of Spangle have discussed in more detail the proposal of future sewer and water services being provided to the site.

Public Schools

School District CPA Site Impacts

Level of Impact Assumption: 0.5 students per residential unit								
File Number	Existing Designation	Proposed Designation	Site Size Acres	Dwelling Units (Existing)	Dwelling Units (Proposed)	Students (Existing)	Students (Proposed)	Students (Change)
<i>Mead School District #354</i>								
CPA-02-24	LDR	MDR	.82	3.6	19.8	1.8	9.9	8.1
CPA-03-24	LDR	HDR	2.92	13	72	6.5	36	29.5
CPA-04-24	LI	MDR	5.22	0	83	0	41.5	41.5
CPA-12-23	LDR	MDR	2.64	11	42	5.5	21	15.5
<i>Liberty School District</i>								
CPA-05-24	RT	RC	11.5	1	278	0.5	139	138.5
Cumulative District Impact								
Mead School District						13.8	108.4	94.6
Liberty School District						0.5	139	138.5

Schools Concurrency Analysis

Mead School District: The Mead School District was notified of the proposed comprehensive plan amendments and their potential impacts through the circulation of a SEPA checklist for each proposal that would be served by the Mead School District. On July 29th, 2024, the Mead School District responded via letter with a comment on proposed amendments CPA-02-23, CPA-03-24, and CPA-04-24, see attachment (B). The district commented on the need to know the specific details of the proposed projects such as unit mix or apartment types, in order to better understand the potential impacts of the proposed projects. At this time, staff has no ability to provide the school district with these specific details. Details such as those requested by the district will not be known until the building permit process begins.

Liberty School District: The Liberty School District was notified of the proposed comprehensive plan amendments and their potential impacts through the circulation of SEPA checklist for CPA-05-24. On July 18, 2024, Liberty School District notified staff via email that they did not have any comments pertaining to the proposed amendment, CPA-05-24.

Public Health

Public Health CPA Site Impacts

CFP Level of Service: \$2 per Spokane County resident per year to the SRHD							
File Number	Existing Designation	Proposed Designation	Population (Existing)	Population (Proposed)	Public Health Dollars (Existing)	Public Health Dollars (Proposed)	Public Health Dollars (Change)
CPA-02-24	LDR	HDR	9	29.7	\$18.00	\$59.40	\$41.40
CPA-03-24	LDR	HDR	32.5	108	\$65.00	\$216.00	\$151.00
CPA-04-24	LI	MDR	0	124.5	\$0.00	\$249.00	\$249.00
CPA-05-24	RT	RC	2.5	414.5	\$5.00	\$829.00	\$824.00
CPA-12-23	LDR	MDR	27	63	\$54.00	\$126.00	\$72.00
Total					\$142.00	\$1,479.40	\$1,337.40

Public Health CPA Facility Impacts

County Budget (2023-2028) per year	2021 County-Wide Population (based on growth assumptions)	@ \$2 per Capita per year	\$2 per Capita per Year w/ potential public health dollars increase from proposed designation
\$2.5 Million	542,100	\$1,084,200	\$1,085,679

Public Health Concurrency Analysis

The county budget and county-wide population columns were derived from the forecast of future needs for Public Health Facilities section in the 2023 proposed Capital Facilities Plan. For the purpose of this concurrency analysis, the \$2.5 million budget per year is used to determine the deficit or surplus for Public Health facilities. Under the current comprehensive plan and zoning designations, the CPA sites generate a current need of \$142.00 in public health dollars. For the purposes of this analysis, if all Comprehensive Plan Amendments were approved, there would be a cumulative demand of \$1,479.40 in public health dollars. The potential increase in public health dollars would be \$1,337.40. If all Comprehensive Plan Amendments are accepted, the levels of service will still be sufficient with a surplus of an estimated \$1,414,320 in public health dollars.

Fire Districts

Fire District CPA Site Impacts

File Name	Existing Designation	Proposed Designation	Dwelling Units (Existing)	Dwelling Units (Proposed)	Dwelling Units (Change)
<i>Spokane County Fire District 9</i>					
CPA-02-24	LDR	HDR	3.6	19.8	16.2
CPA-03-24	LDR	HDR	13	72	59
CPA-04-24	LI	MDR	0	83	83
CPA-12-23	LDR	MDR	11	42	31
<i>Fire District 3</i>					
CPA-05-24	RT	RC	1	278	277
Cumulative Fire District Impact					
Spokane County Fire District 9				216.8	189.2
Spokane County Fire District 3				278	277

Fire Concurrency Analysis

Spokane County Fire District 9: On June 25, 2024, staff circulated a SEPA checklist to Fire District 9 requesting comment on the proposed amendments that would ultimately be served by the fire district. Fire district 9 responded with no comment for or against the proposed amendments.

Spokane County Fire District 3: On June 25, 2024, staff circulated a SEPA checklist to Fire District 3 requesting comment on the proposed amendment CPA-05-24. Fire District 3 responded with no comment for or against the proposed amendment.

Libraries

Library CPA Site Impacts

CFP Level of Service: .41 square feet per capita or availability of a digital option for the public at large.							
File Number	Existing Designation	Proposed Designation	Population (Existing)	Population (Proposed)	Need (Existing) Square Feet	Need (Proposed) Square Feet	Need (Change) Square Feet
CPA-02-24	LDR	HDR	9	29.7	3.7	12.2	8.5
CPA-03-24	LDR	HDR	32.5	108	13.3	44.3	30.8
CPA-04-24	LI	MDR	0	124.5	0	51	51
CPA-05-24	RT	RC	2.5	414.5	1	170	169
CPA-12-23	LDR	MDR	27	63	11.1	25.8	14.7
Total					29.1	303.3	274
Cumulative Facility Impact							
-	District population		Square feet required at 0.41 per capita		Current square feet available		Net reserve (deficiency)
Estimate	273,729		122,229 sq. ft		105,550 sq. ft		(16,679 sq. ft.)
Estimated potential w/ CPAs	-		122,531 sq. ft				(16,981 sq. ft.)

Library Concurrency Analysis

Current capital facility inventory data from the 2023 Capital Facilities Plan identified an estimated 105,550 square feet of library space. For the purpose of this concurrency analysis, staff calculated the additional library space needed in order to meet the level of service established by the capital facilities plan. If all of the proposed amendments were adopted, there would be an additional 274 square feet of library space needed in addition to the current 16,679 deficiency. However, as established in the capital facilities plan, the district offers a digital option for the public at large, which provides for the ability to download books, do research, find a tutor, take online classes, read magazines, etc. Therefore, the potential increased deficit to the LOS is currently being met through the provision of the digital option and is within the established level of service standards

Attachment A

2024 Spokane County CPA Population Impacts and Service Assumptions Table

Assumptions for Calculating the Impacts of 2024 CPAs

Determining the service and facility impacts from the proposed amendments involves using adopted levels of service and assumptions based on the best available data. The assumptions for determining units and population capacity were determined from assessor and building permit data from new construction that occurred after the county adopted higher density infill regulations in December 2020. Water and sewer use assumptions are based on service provider estimates.

Dwelling Units	
Classification	Density Assumption
Low Density Residential	4.43 dwelling units per acre
Medium Density Residential	16.02 dwelling units per acre
High Density Residential	24.25 dwelling units per acre
Mixed Use	50% of the site is 14.32 dwelling units per acre
Industrial & Commercial	0 dwelling units per acre

Population Capacity	
Use	Population Assumption
Single Family Residential	2.5 residents per household
Multi-family Residential	1.5 residents per household
Mixed Use	2.0 residents per household

Assumptions for Services and Facilities	
Service or Facility	Assumption or Level of Service (LOS) Standards
Law Enforcement	LOS for police at 1.01 officers per 1,000 persons
Libraries	LOS for libraries 0.41 sf per capita
Parks	LOS of 1.4 acres of parkland per 1,000 persons
Schools	0.5 students per residential unit
Wastewater ¹	100 GPD MF, 130 GPD MU, 175 GPD SF
Water Consumption ²	180 GPD MF, 240 GPD MU, 590 GPD SF

¹ Sewage Flow Rate Estimate Guide for USA, via Spokane County Public Works

² Whitworth Water District, August 2022

Attachment B

Mead School District CPA Comment