

Zoning Text Amendments

Planning Commission

September 3, 2024



Spokane County Building & Planning

Zoning Text Amendments

Spokane County Code allows zoning text amendments at any time.

Changes that impact development regulations require allowing the Department of Commerce 60 days to comment before final action by the BoCC.

Zoning text amendments are not map amendments and, if adopted, apply throughout appropriate zones in Spokane County.

The Planning Commission held a Public Hearing for ZTA-01-23, an amendment to redefine gun and archery ranges; ZTA-01-24, an amendment allowing small-scale meat processing in rural Spokane County; ZTA-02-24, a text amendment to allow extended temporary uses generally related to disaster relief from the Elk and Medical Lake Fires, and ZTA-04-24, creating a new code section for utility-scale wind energy facilities on August 29, 2024.

By unanimous vote, the Planning Commission recommends that the BoCC adopt ZTA-01-24 and ZTA-02-24. The hearings for ZTA-01-23, ZTA-03-24, and ZTA-04-24 were continued indefinitely.



Zoning Code Criteria for Amendment

Spokane County Code 14.402.040

1. The amendment is consistent with or implements the Comprehensive Plan and is not detrimental to public welfare.
2. A change in economic, technological, or land use conditions has occurred to warrant modification of the zoning code.
3. An amendment is necessary to correct an error in the zoning code.
4. An amendment is necessary to clarify the meaning or intent of the zoning code.
5. An amendment is necessary to provide for a use(s) that was not previously addressed by the Zoning Code.
6. An amendment is deemed necessary by the Commission and/or Board as being in the public interest.



ZTA-01-23 – Gun and Archery Range

The Spokane Gun Club requested this amendment to further define the use of gun and archery ranges and to specifically add accessory uses they feel are critical to sustainable gun and archery range operations.

The proposed text to the amendment will allow this cultural activity to occur while protecting public safety and the environment and mitigating any noise that may be associated with the use.

The Spokane Gun Club was founded in 1892. They sold their 100-acre site in Spokane Valley in 2019 to the Central Valley School District.

In 2019, the Gun Club purchased property northwest of Fairchild AFB and applied for a Conditional Use Permit (CUP-06-19). The CUP was appealed, and the court upheld the appeal, prohibiting the use of this parcel for gun club activities.



ZTA-01-23 Existing Code

Allows gun and archery ranges in the RT, LTA, STA, and F zones with a Conditional Use Permit

The code provides very limited review criteria

“The hearing examiner may prescribe conditions of approval to assure mitigation of safety and noise impacts.”

This leaves staff and the hearing examiner, who has broad discretion to add conditions of compatibility, with little guidance.



SCC 14.300 Definitions

Gun and Archery Range: A facility or area used for archery and/or the discharging of firearms, including rifles, pistols, or shotguns, for target practice, firearm safety training, and skills competitions. It is customary for gun and archery ranges to hold multi-day target shooting skills competitions. To facilitate these cultural activities, accessory uses on sites may include limited recreational facilities, support services, limited, small-scale retail and food services, and overnight camping limited to, and associated with scheduled multi-day target shooting events.



14.618.240 Standards and Criteria for Rural & Resource Zones

- a) The minimum lot site area is ~~40 acres~~ 10 acres for an archery range and 20 acres for a gun range.
- b) Accessory uses may include clubhouses, management buildings, maintenance buildings and yards, associated recreation facilities, restrooms, dump stations, showers, laundry facilities, and other uses and structures customarily associated with gun and archery ranges.
- c) Limited food service and limited retail sales including sports equipment, supplies, guns, ammunition, bows, arrows, and other associated merchandise may be permitted within established ranges so long as they are limited to range users and not intended for general public patronage.
- d) Target shooting event participants may stay overnight with RVs, camp trailers, or tents during scheduled multi-day events, on sites greater than 20 acres.
- e) Entrances and exits to and from the site shall be designed for safe movement of traffic onto and off of the County roadways.



14.618.240 Standards and Criteria for Rural & Resource Zones

- f) All proposed facilities shall be in compliance with applicable Spokane Regional Health District and fire district regulations.
- g) Ranges shall be no closer than a half mile for archery and one mile for gun from any city or urban growth boundary.
- h) Ranges shall be no closer than a half mile for archery and one mile for gun from any public park, public school, or public cemetery.
- i) No alcohol sales or consumption on range sites.
- j) Gun ranges shall include a lead recycling program consistent with the EPA's publication "Best Management Practices for Lead at Outdoor Shooting Ranges."
- f) The Hearing Examiner may prescribe conditions of approval to assure mitigation of public safety, environmental compatibility, best management practices, and mitigation measures that suppress of-noise impacts.
- g) The use shall be subject to restrictions and conditions, as may be imposed by the Hearings Examiner under chapter 14.404





14.618.240 Standards and Criteria for Rural & Resource Zones

- f) All proposed facilities shall be in compliance with applicable Spokane Regional Health District and fire district regulations.
- g) A gun range shall be located no closer than 2 miles from the boundary of any incorporated or unincorporated urban growth area, public park containing apparatus or amenities, public school, or public cemetery.
- h) Boundary requirements may be reduced to a distance no less than 0.5 miles pending approved sound suppression measures and best practices for safety standards determined by the hearing examiner are met.
- i) No alcohol sales or consumption on range sites.
- j) Gun ranges shall include a lead recycling program consistent with the EPA’s publication “Best Management Practices for Lead at Outdoor Shooting Ranges.”
- f) The Hearing Examiner may prescribe conditions of approval to assure ~~mitigation of~~ public safety, environmental compatibility, best management practices, and mitigation measures that suppress ~~of~~ noise impacts.
- g) The use shall be subject to restrictions and conditions, as may be imposed by the Hearings Examiner under chapter 14.404

Timeline

- March 28, 2024: Planning Commission review workshop
- April 11, 2024: PC Public Hearing to initiate ZTA-02-24
- April 25, 2024: PC Public Hearing to initiate ZTA-01-24
- April 30, 2024: BoCC ZTA briefing
- August 22, 2023: BoCC initiated ZTA-01-23
- May 14, 2024: BoCC initiated ZTA-01-24 and ZTA-02-24
- August 15, 2024: PC workshop for ZTAs
- August 29, 2024: PC Public Hearing for ZTAs – amendments adopted
- September 26, 2024: PC Public Hearing for amended ZTA-01-23 and ZTA-01-24
- October 17, 2024: PC Public Hearing for amended ZTA-01-23, ZTA-03-24
- November 12, 2024: *scheduled* BoCC considers ZTA-01-24 & ZTA-02-24



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THE SPOKESMAN-REVIEW, SPOKANE, WASH.

County Planners Start Planning at First Meeting



Spokane county's new plan commission had its first meeting yesterday afternoon with county commissioners at the courthouse. This picture shows the group, except one member, about the council table. Seated, left to right, are Walter Andre, R. A. Biggs, Lawrence Brill, secretary; Emil Vecchio, and R. L. Rutter, chairman. Standing, left to right, are H. D. Walker of Cheney, Deputy Prosecutor A. O. Colburp, who will be legal adviser to the commission, and T. J. Meenach. The missing member is Henry Treede of Fairfield.

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Questions?

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