



# Comprehensive Plan Amendments

## 2024 Annual Review Cycle

Spokane County Building & Planning

# Comprehensive Plan Amendments

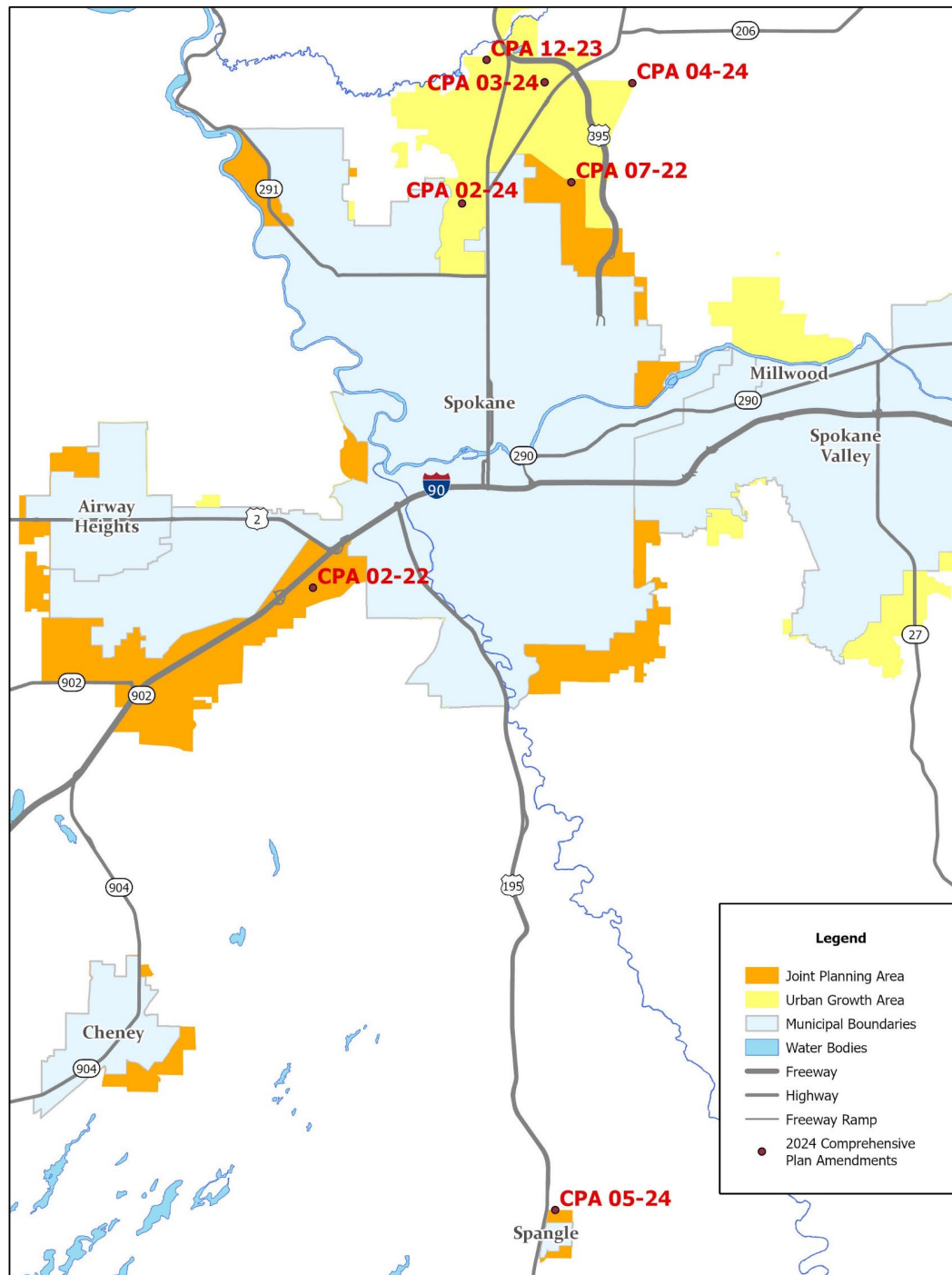
The Growth Management Act allows counties to amend their comprehensive plan once a year with the caveat that the county must consider the collective and cumulative impact of all proposed amendments on their impact on capital facilities and act on all proposed amendments simultaneously.

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

The 2024 package includes proposed amendments submitted by the public.

Today's Public Hearing is to take public testimony in support or opposition to ***initiating*** these proposed amendments by the Board of County Commissioners.





# 2024 Comprehensive Plan Amendments



# 2024 Proposed Plan Amendments

CPA-02-24	0.82 ac	Wall & Country Homes	LDR to HDR
CPA-03-24	2.92 ac	Hastings Farwell Corridor	LDR to HDR
CPA-04-24	5.22 ac	Mead area - Farwell and BNSF	LI to MDR
CPA-05-24	11.5 ac	North Spangle	RT to RC
CPA-02-22	±38 ac	West Plains - <i>continued</i>	LI to MU
CPA-07-22	45.49 ac	North Metro UGA - <i>withdrawn</i>	HI to RC
CPA-12-23	2.64 ac	North Mill Road - <i>continued</i>	LDR to MDR



# Zoning Code Criteria for Amendment

## **Spokane County Code 14.402.040**

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







## Site Location

Located in the County Homes area along North Wall Street and West Price Avenue. Whitworth University is located approximately one mile north of the subject property.

South of the subject property is HDR-designated parcels, including CPA-05-22, which was changed from LDR to HDR during the 2023 CPA cycle.

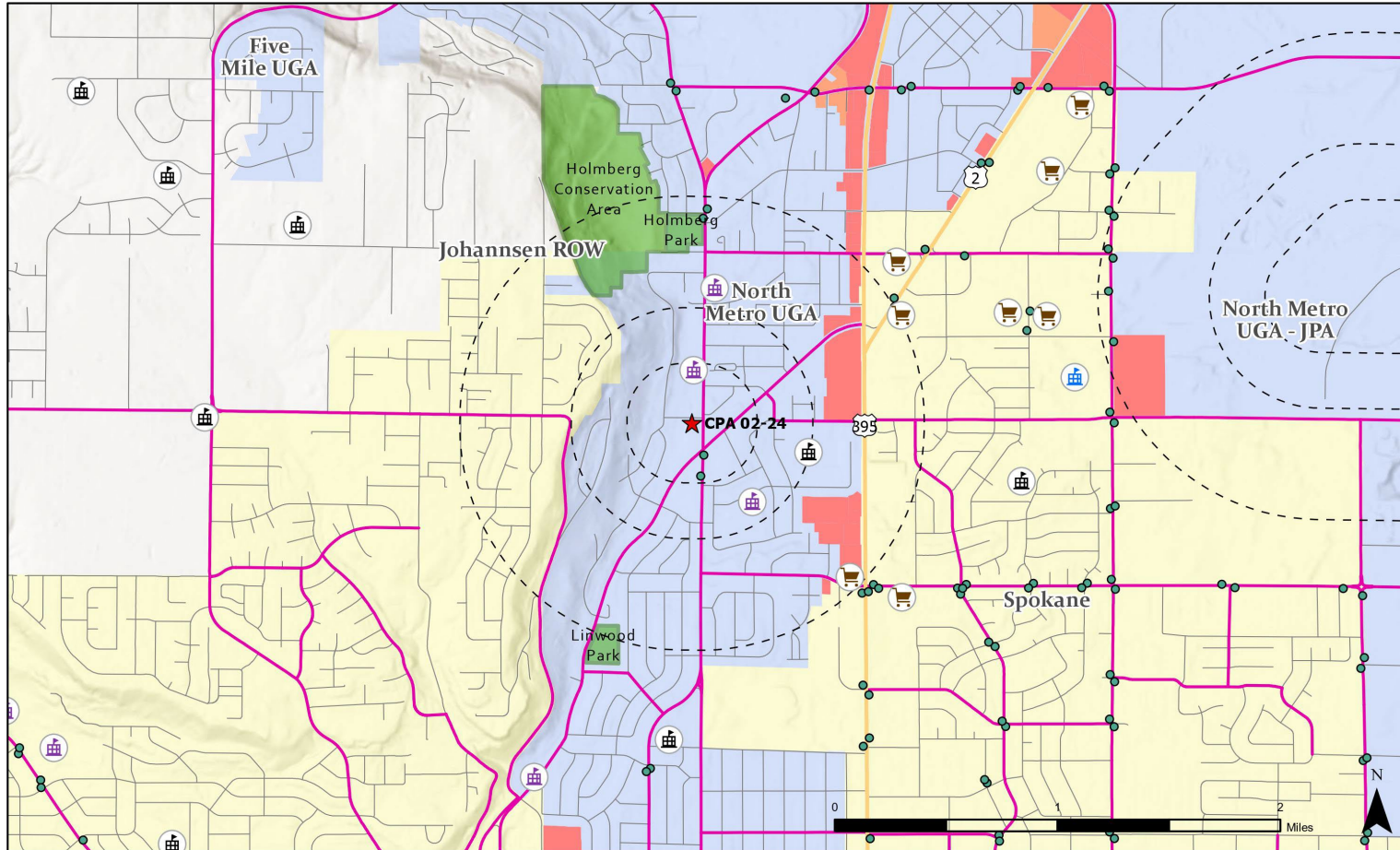
## Population Impact

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



# CPA-02-24

## CPA 02-2024 Surrounding Area



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







## Site Description

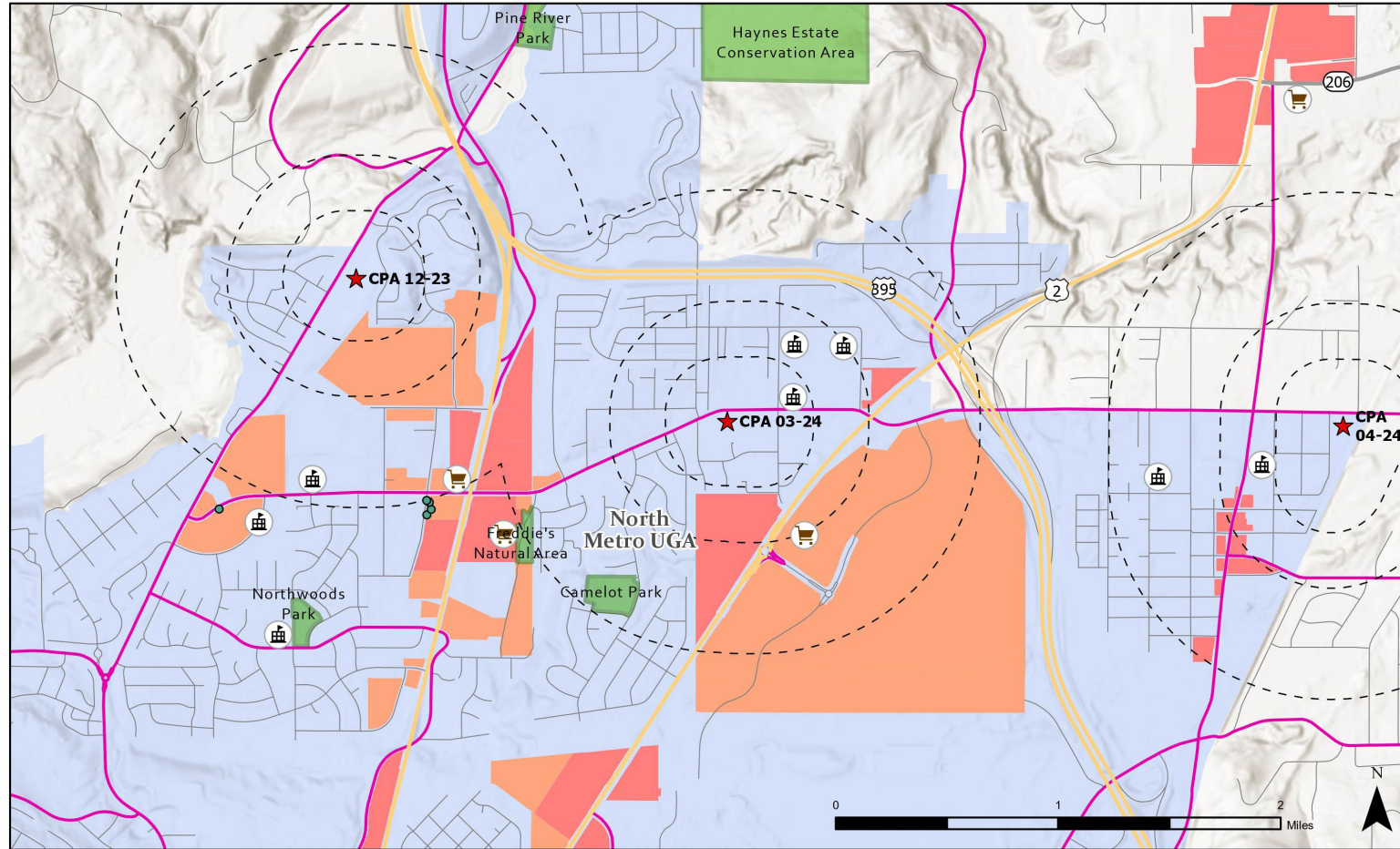
Located along East Hasting Road and East Farwell Road in the Fairwood area. Access to the subject property is from East Hasting and East Farwell Roads, both public urban principal arterials. The current surrounding comprehensive planning and zoning designations include two lots directly across East Farwell Road designated HDR totaling 6.41 acres and to the east adjoining the subject property, a 4.18-acre parcel zoned HDR. Surrounding uses across East Farwell Road of the subject property include a church, preschool, Northwood Middle School, and the Farwell Elementary School.

## Population Impacts

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



## CPA 03-24 Surrounding Area

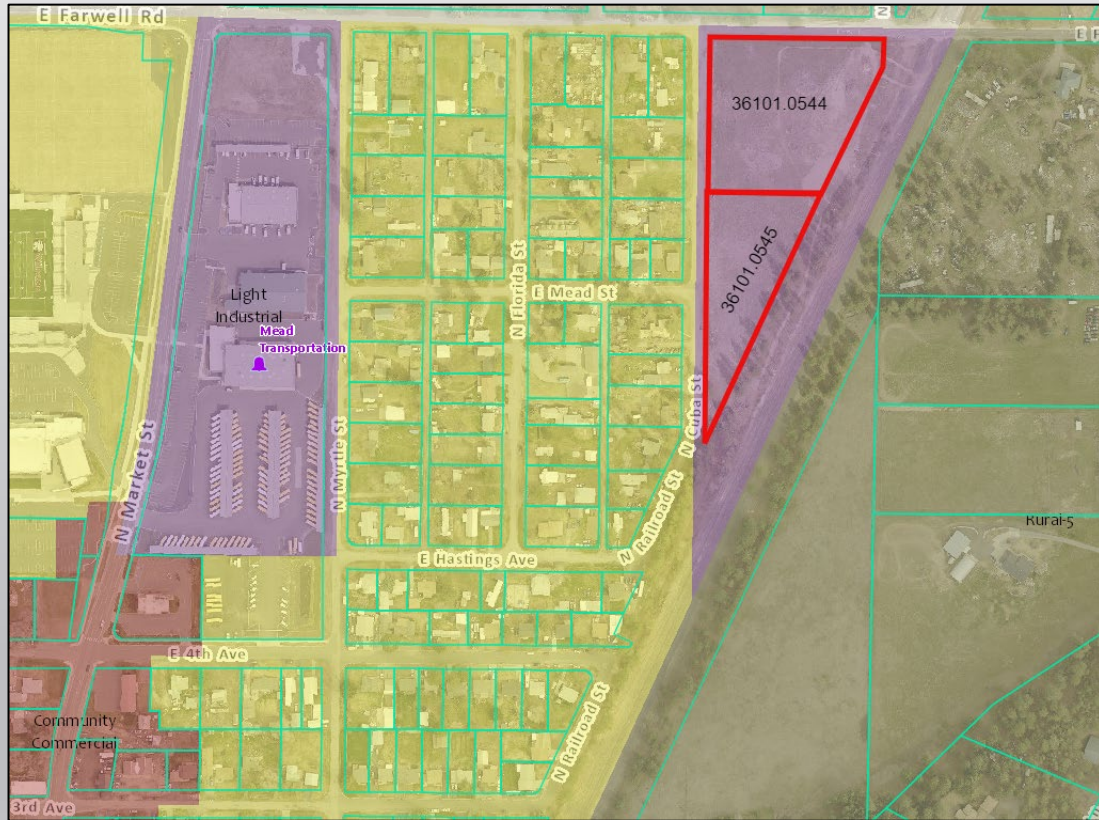


- |  |                 |                             |                          |               |
|--|-----------------|-----------------------------|--------------------------|---------------|
| ★ 2024 CPAs                              | Private Schools | Incorporated Land           | Interstate   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





## Site Location



## Site Information

Request: LI → MDR

5.22 acres

North Metro UGA

Access: East Farwell

Water District 3

Spokane County Sewer

Mead Schools

Fire District 9



## Site Description

Located in the Mead area along East Farwell Road, and North Cuba Street. The surrounding comprehensive plan zoning designations from the subject property include Urban Reserve to the north, Rural Traditional to the northwest, Rural-5 to the east, and Low-Density Residential to the west. To the west are Light Industrial and Community Commercial properties. Adjoining the eastern property line of the subject property is an active BNSF train track. Sewer service is not available at the subject parcels and will need to be installed prior to development.

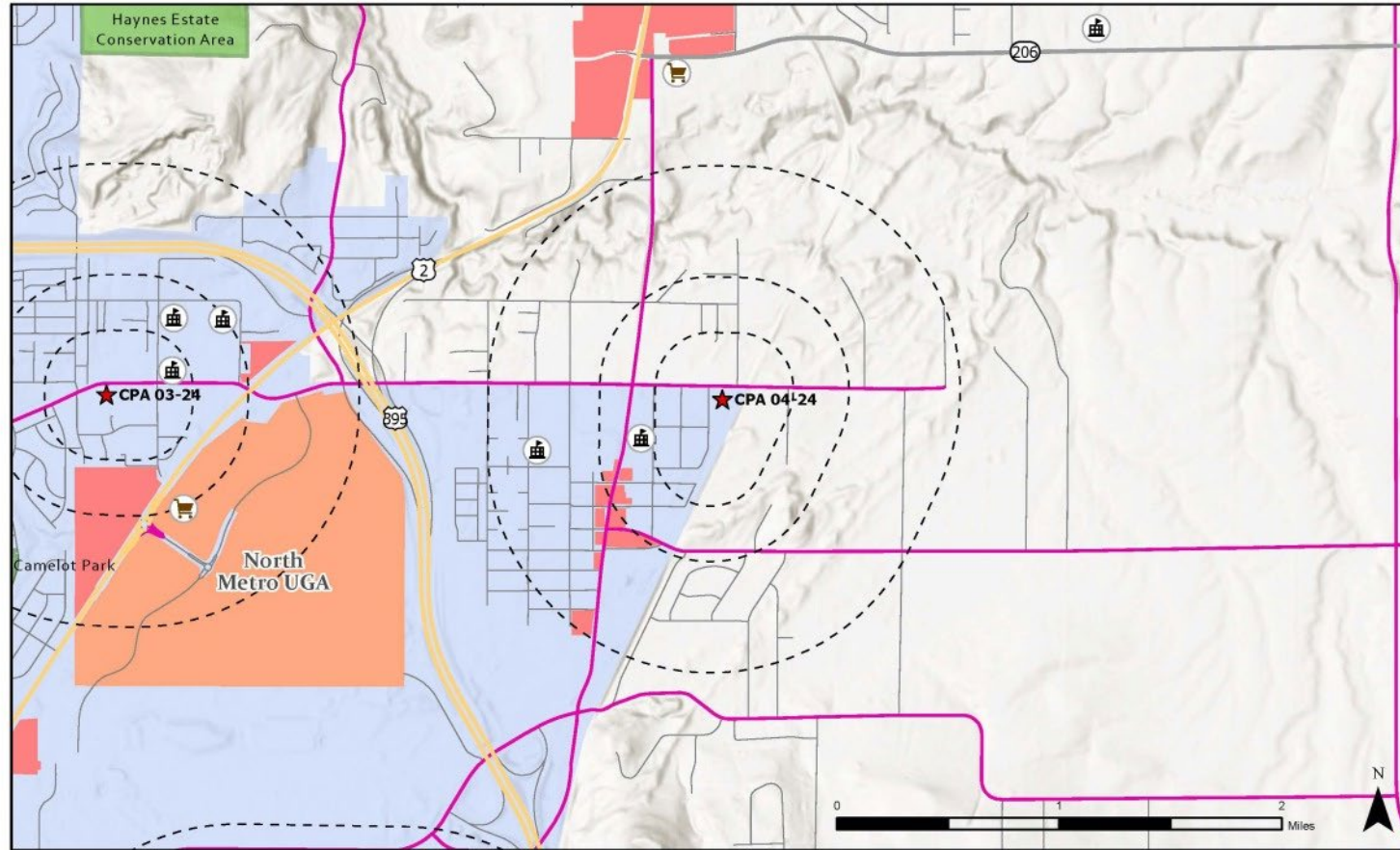
## Population Impact

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





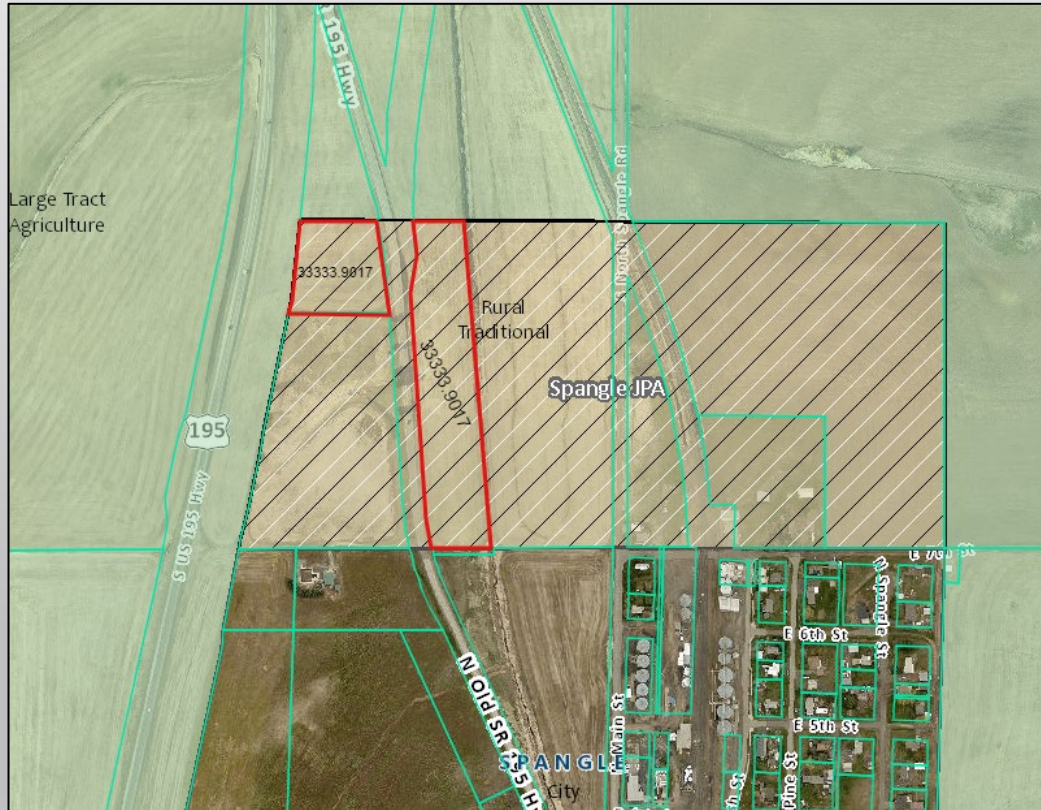
## CPA 04-24 Surrounding Area



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



## Site Location



## Site Information

Request: RT → RC

11.5 acres

Spangle UGA

Access: U.S. 195

City of Spangle Water

City of Spangle Sewer

Liberty Schools

Fire District 3



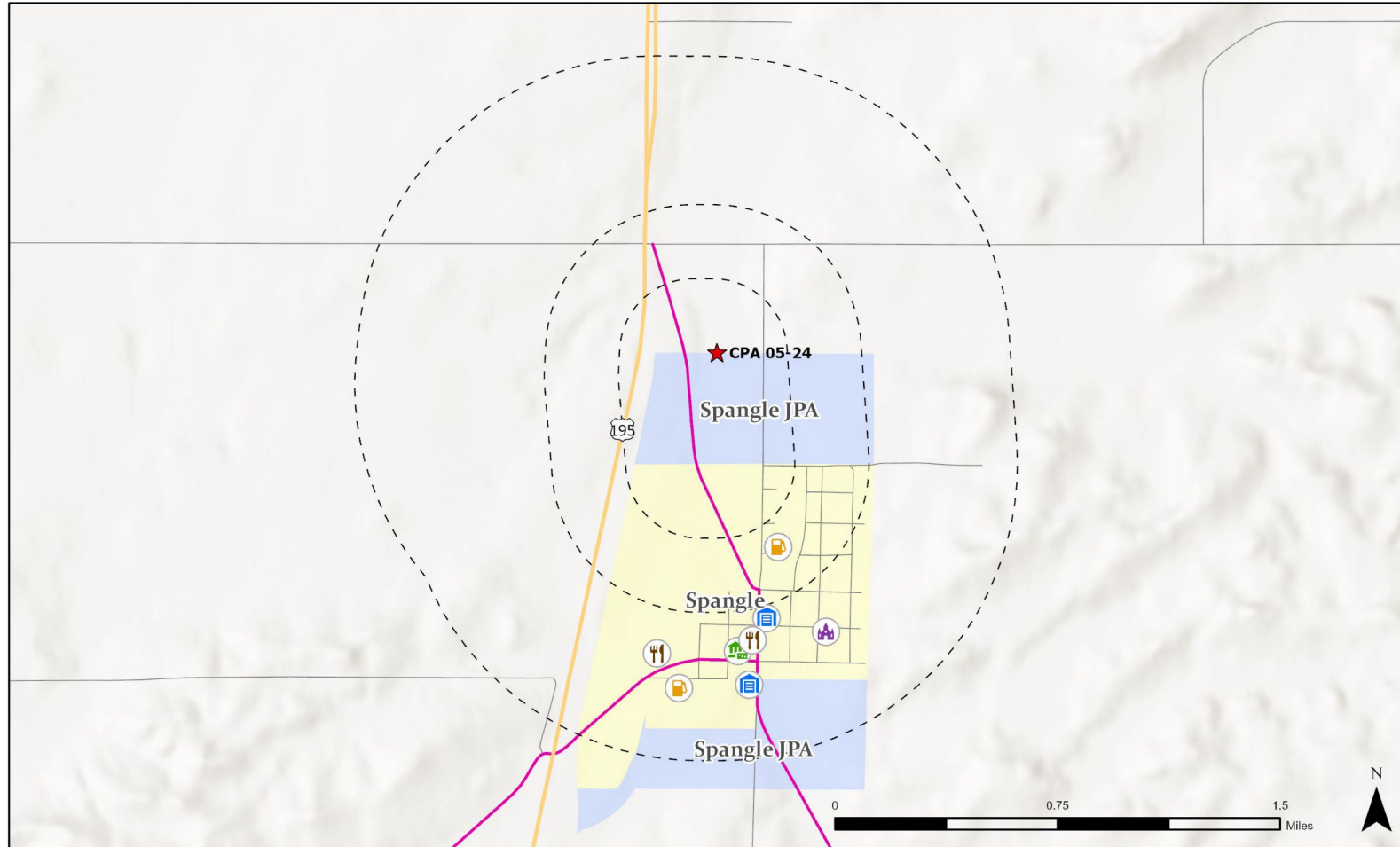
## **Site Description**

Located north of Spangle along Old State Route 195 and the current US-195 Highway. The current surrounding comprehensive plan zoning designation is Large Tract Agriculture. The subject proposal is located in the Spangle joint planning area. The Spangle wastewater treatment plant is south of the western subject area. A designated Department of Natural Resource stream is on the easterly boundary portion of the proposal.

The site is unserved by urban services.



## CPA 05-2024 Surrounding Area



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









## Site Description

CPA-02 is located on the West Plains. The site is approximately 500 feet south of Interstate 90 and a ½ mile northeast of the Grove Road/I-90 interchange. The east side has a frontage on Abbott Road.

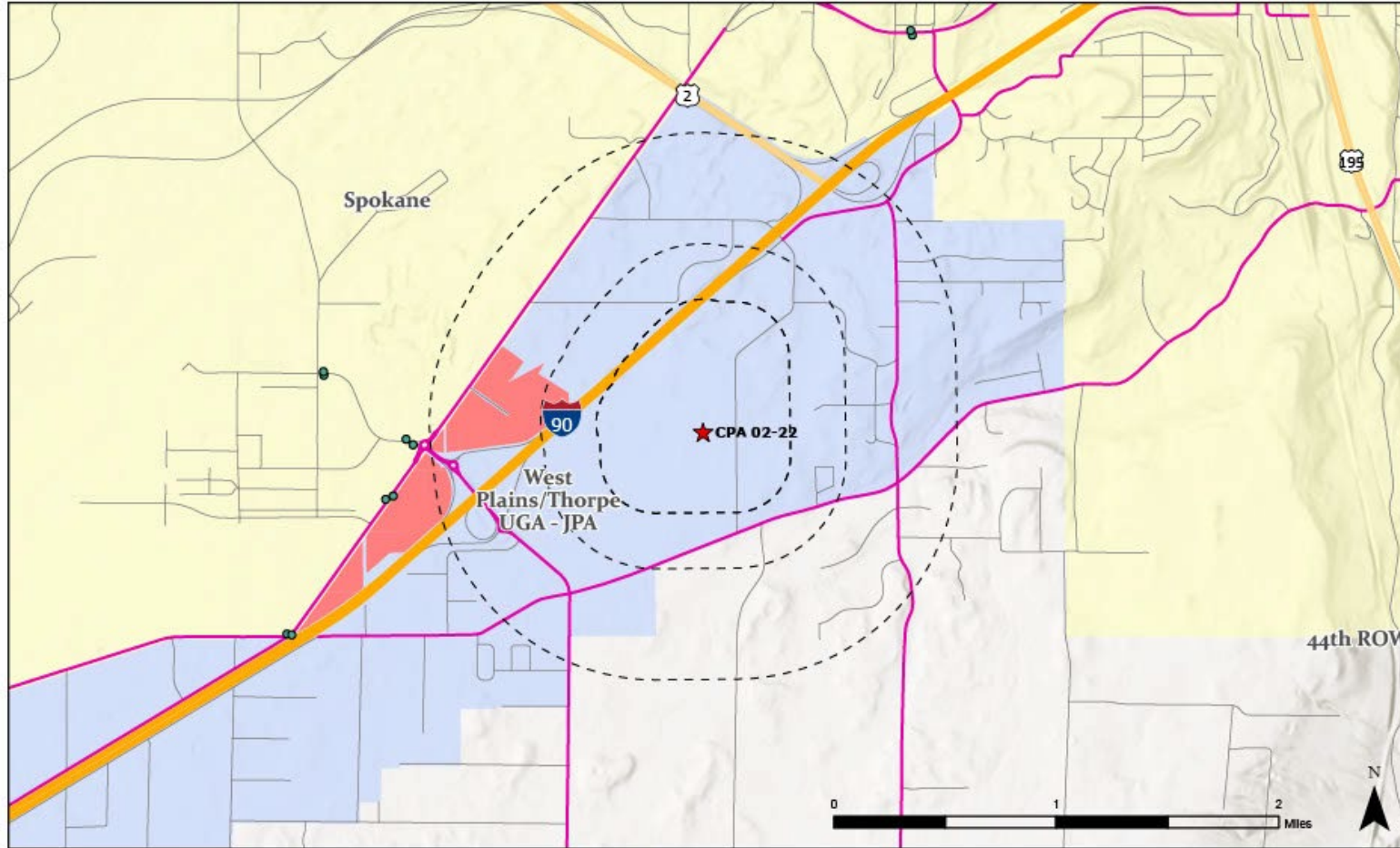
The site is substantially flat, with some rolling terrain, low-lying vegetation, and a scattering of pine trees. There are documented wetlands present on the site. Surrounding zoning designations include Low-Density Residential to the east, Rural-5 to the southeast, and Regional Commercial to the west.

## Population Impacts

	LI (Current)	MU (Proposed)	Potential Increase
Residential Units	0	272	272
Population	0	408	408



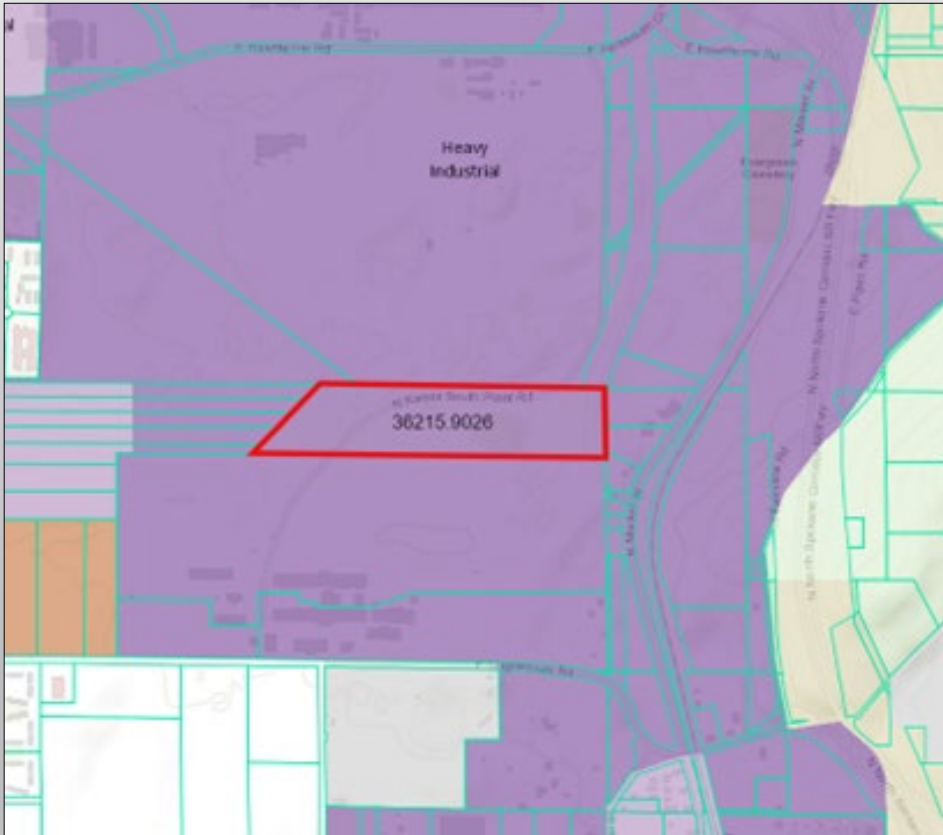
## CPA 02-2022 Surrounding Area



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



## Site Location



## Site Information

Request: HI → RC

45.49 acres

North Metro UGA

Water – *to be determined*

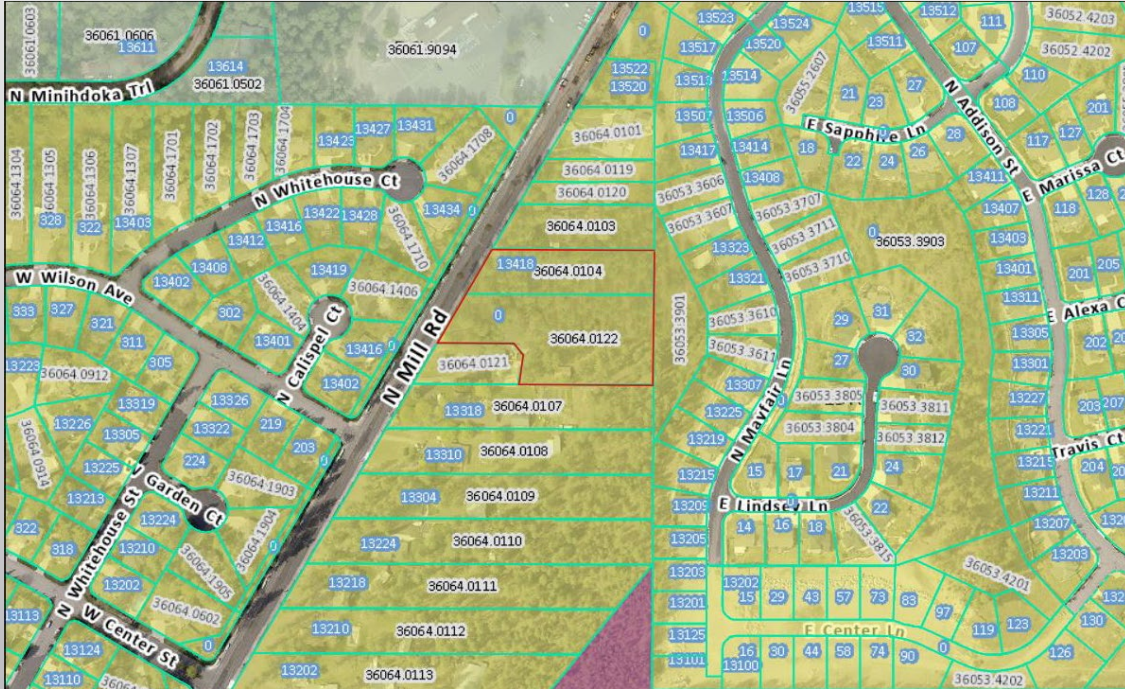
Spokane County Sewer

Mead Schools

Fire District 9



## Site Location



## Site Information

Request: LDR → MDR

2.64 Acres

North Metro UGA

Access: North Mill Road

Whitworth Water District

Spokane County Sewer

Mead Schools

Fire District 9





# CPA-12-23

## Site Description

CPA-12-23 is between North Mill Road and North Mayfair Lane in the Fairwood area. The surrounding comprehensive plan zoning designations include Rural Conservation to the north, Urban Activity Center to the south and High-Density Residential to the southwest, approximately 0.33 miles away.

Access to the subject property is located along North Mill Road, designated as an Urban Principal Arterial.

## Population Impacts

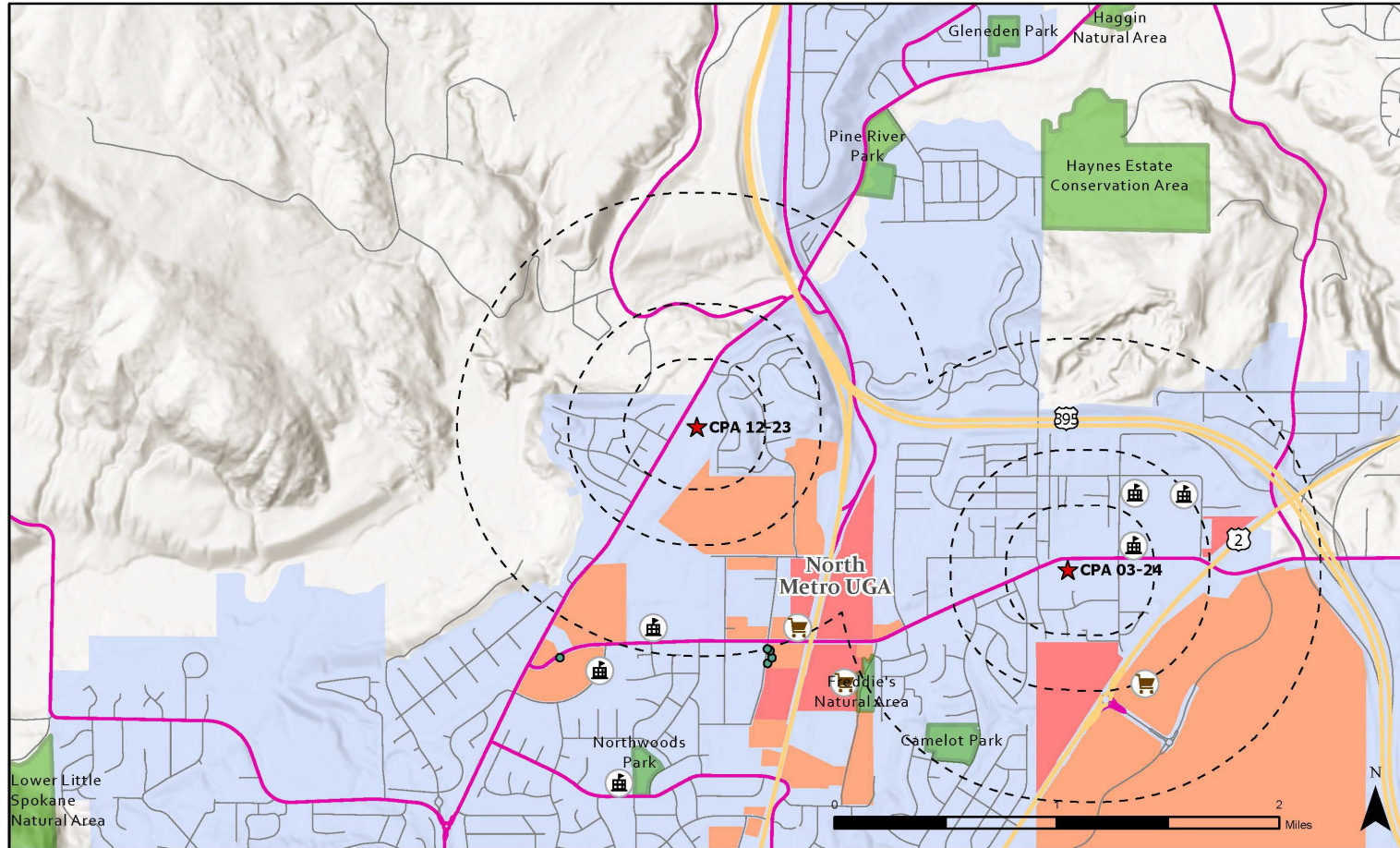
	Low-Density Residential (Max allowed)	Medium Density Residential (Max allowed)	Total Increase
Residential Units	11	42	31
Population	27	63	36





# CPA-12-23

## CPA 12-2023 Surrounding Area



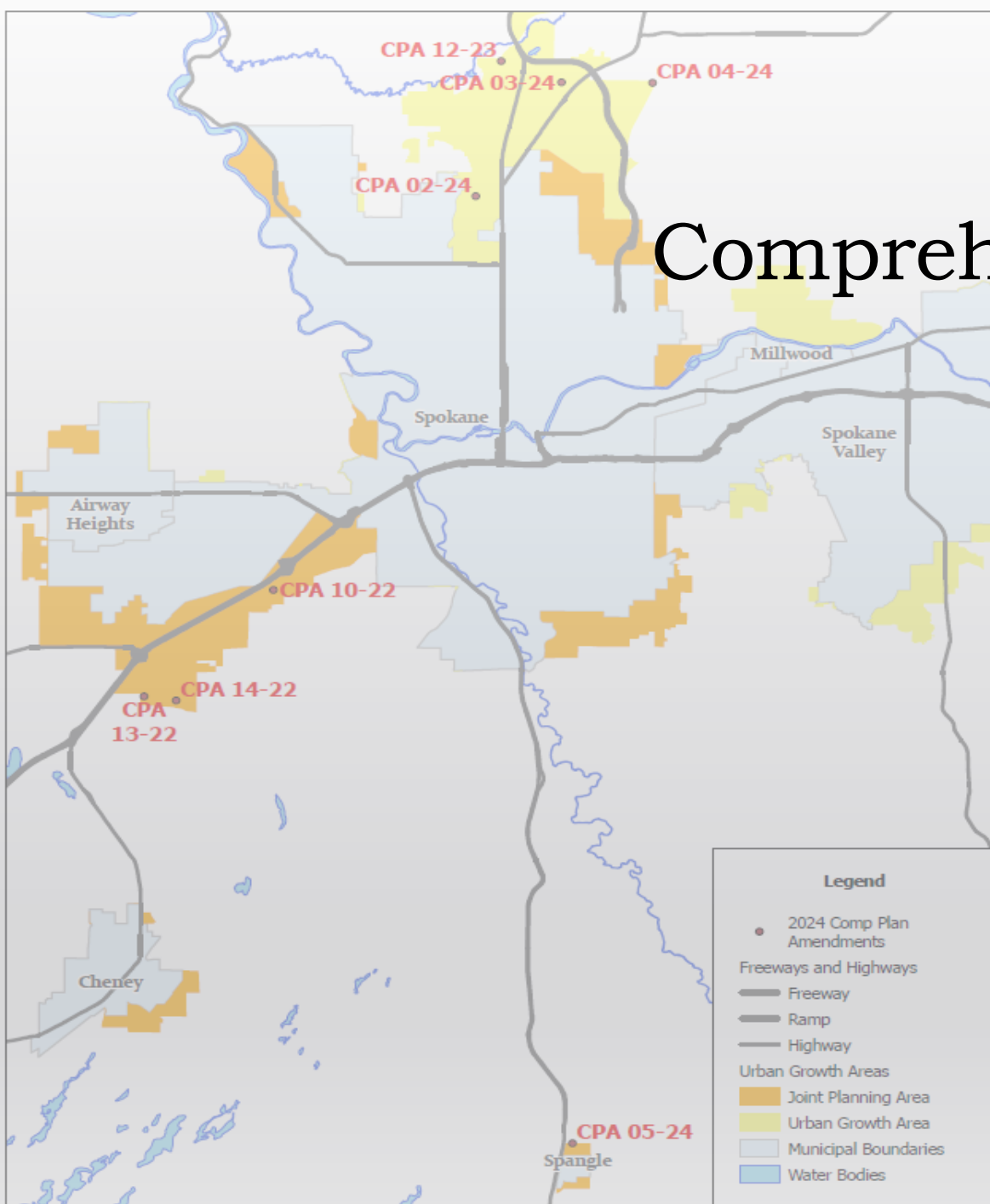
- |  |                   |                               |                            |                 |
|--|-------------------|-------------------------------|----------------------------|-----------------|
| ★ 2024 CPAs                            | 🏠 Private Schools | 🟡 Incorporated Land        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



# Timeline – 2024 CPA Cycle

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





# Comprehensive Plan Amendments

## 2024 Annual Review Cycle

# Questions?

Spokane County Building & Planning