

# Zoning Text Amendments

March 2024 Workshop



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.

Today is a workshop for ZTA-01-23, an amendment regarding the Spokane Gun Club; for ZTA-01-24, an amendment allowing small-scale meat processing in rural Spokane County; and for ZTA-02-24, a text amendment to allow extended temporary uses generally related to disaster relief from the Elk and Medical Lake Fires.



# 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

The applicant proposes expanding the definition of “Gun and Archery Range” in Chapter 14.30 Spokane County Zone Code to include new accessory uses associated with other gun and archery ranges.

**Gun and Archery Range:** A facility or area used for archery and/or the discharging of firearms, including rifles, pistols, or shotguns, for the purpose of 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 activities, accessory uses on sites may include limited recreational facilities, support services, small-scale retail and food services, and overnight camping, which are limited to and associated with scheduled target shooting events.*

[Current code – *proposed amendment*]



# ZTA-01-23

Table 616-1, Resource Lands Matrix and Table 618-1, Rural Zones Matrix

Business Uses	Rural Traditional	Rural Activity Center	Small Tract Agricultural	Large Tract Agricultural	Forest
Gun and archery range	<b>CU</b>	N	CU	CU	CU

14.616.240 (8) and 14.618.240 (10) Criteria for a Conditional Use Permit for Gun and archery ranges in RT, LTA, STA, and Forest zones:

- a. The minimum lot area is 20 acres (STA, LTA, F), 40 acres (RT).
- b. The use shall be subject to restrictions and conditions, as may be imposed by the Hearing Examiner under Chapter 14.404.



# ZTA-01-23 – *proposed CUP Criteria*

- a. The minimum lot area is 10 acres for an archery range and 40 acres for a gun range.*
- b. Entrances and exits to and from the site shall be designed for safe movement of traffic on and off the County roadway.*
- c. Internal circulation roadways shall be private, all-weather surfaced, and meet County standards for emergency services.*
- d. Accessory uses may include range safety and operations headquarters, maintenance facilities, limited associated recreation facilities, restrooms, limited food service, limited retail sales, and other uses and structures customarily incidental to a gun and archery range operation. Retail sales, including sports equipment and supplies, guns, ammunition, bows, arrows, and other associated supplies, are permitted during the range use and only for registered range participants.*



# ZTA-01-23 – *proposed CUP Criteria*

- e. Food service shall be limited to range participants and may include food trucks. Food and merchandise sales to the general public are not allowed.*
- f. Target shooting event participants may stay overnight with RV's, tent trailers, or tents as participants or organizers in scheduled multi-day events.*
- g. All proposed facilities shall be in compliance with applicable health district regulations.*
- h. The use shall be subject to restrictions and conditions, as may be imposed by the Hearings Examiner under Chapter 14.404 to ensure safety and noise impact mitigation, including hours of firearm discharge, and general quiet hours.*



# ZTA-01-24

A constituent asked the Commissioners to consider creating an allowed use for small-scale meat processing facilities that would allow for limited retail sales in rural areas of Spokane County. USDA regulation is required for the sale of processed meat to occur on-site.

**New Term:** “Small-scale USDA Slaughterhouse”

**New Definition:** A Small-scale USDA Slaughterhouse is a slaughterhouse that is subject to USDA oversight through an appointed inspector and USDA inspection and sanitation criteria (*9 CFR, Chapter III, Subchapter 16, Part 416.2*), which can slaughter animals for the sale of their meat across state lines but is only allowed to handle (*insert information about square footage or number of head here*).





# ZTA-01-24

## Proposed Zoning Tables

Resource Lands, Table 616-1

Agricultural Uses	Large Tract Agricultural	Small Tract Agricultural	Forest Lands
Small-scale USDA Slaughterhouse	CU	CU	N

Rural Lands, Table 618-1

Agricultural Uses	Rural-5	Rural Traditional	Rural Activity Center	Urban Reserve	Rural Conservation
Small-scale USDA Slaughterhouse	N	CU	CU	N	N



## **Conditional Uses (*Resource Lands*): Proposed New Standards and Criteria**

- a. Small-scale USDA Slaughterhouses in STA and LTA land shall be located, designed, and operated to not interfere with and to support the continuation of the overall agricultural use of the property and the neighboring properties *(taken from SCC 14.616.230[2][a])*.
- b. The parcel shall be no closer than 1/2 mile from any incorporated city or urban growth area boundary *(taken from SCC 14.616.240[7])*.
- c. The parcel shall be no closer than 1,000 feet from an existing residence *(taken from SCC 14.616.240[7])*.
- d. The parcel shall be located landward of the 100-year flood plain or, in the event such cannot be determined, 300 feet landward of the ordinary high-water mark of all irrigation canals, intermittent streams, lakes, and waterways *(taken from SCC 14.616.240[7])*.



# ZTA-01-24

- e. The parcel shall be subject to conditions resulting from a recommendation of the USDA NRSC and/or any agency charged with health, air, and water quality protection *(taken from SCC 14.616.240[7])*.
- f. *(Insert square footage or head of cattle limitations here)*.
- g. Wells used must be a part of a public water system.
- h. If the proposed site for a Small-scale USDA Slaughterhouse is within a water district, the code of that water district must be consulted to see whether this type of development is allowed before approval.
- i. The use shall be subject to restrictions and conditions, as may be imposed by the Hearing Examiner under chapter 14.404 *(taken from SCC 14.616.240[7])*.



## **Conditional Uses (*Rural Lands*): Proposed New Standards and Criteria**

- a. Small-scale USDA Slaughterhouses shall not be allowed on parcels less than 5 acres.
- b. The parcel shall be located landward of the 100-year flood plain or, in the event such cannot be determined, 300 feet landward of the ordinary high-water mark of all irrigation canals, intermittent streams, lakes, and waterways (*taken from SCC 14.616.240[7]*).
- c. The parcel shall be no closer than 1/2 mile from any incorporated city or urban growth area boundary (*taken from SCC 14.616.240[7]*).
- d. The parcel shall be subject to conditions resulting from a recommendation of the USDA NRSC and/or any agency charged with health, air, and water quality protection (*taken from SCC 14.616.240[7]*).



# ZTA-01-24

- e. Small-scale USDA Slaughterhouses cannot be located within 250 feet of a naturally occurring body of water or a well used for domestic or municipal purposes.
- f. Small-scale USDA Slaughterhouses must be designed to prevent the infiltration of animal byproducts and waste into the groundwater or directly into surface waters.
- g. Small-scale USDA Slaughterhouses must be at least 1,000 feet away from any residential uses.
- h. *(Insert square footage or head of cattle limitations here)*
- i. Wells used must be a part of a public water system.
- j. If the proposed site for a Small-scale USDA Slaughterhouse is within a water district, the code of that water district must be consulted to see whether this type of development is allowed before approval.



## 14.506.200 Temporary Uses

1. Any owner of any property may submit an application for the temporary use of a structure or premises for a purpose or use that does not conform to the regulations prescribed elsewhere in this Code for the zone classification in which it is located, provided that such use is of a temporary nature and does not involve the erection of a substantial structure. A nonrenewable zoning certificate for such use may be granted by the Division in the form of a temporary and revocable permit, for not more than a 6-month period, subject to such conditions as will safeguard the public health, safety, and general welfare. Said permit may be extended one additional period of no longer than six months upon written request and demonstration to the ~~Division~~ *planning director* that said extension is still necessary. *The planning director shall be authorized to grant annual time extensions for temporary emergency residential shelters with demonstrated causes upon written request.* A temporary use may also require the issuance of a building permit.

[current code – *proposed amendment*]



# Timeline

- March 28, 2024: Planning Commission review workshop
- April 11, 2024: *scheduled* PC Public Hearing to initiate ZTA-02-24
- April 25, 2024: *scheduled* PC Public Hearing to initiate ZTA-01-23 and ZTA-01-24
- May 14, 2024: *scheduled* BoCC considers initiation of all ZTAs
- June 07, 2024: *scheduled* Agency review comments due for all ZTAs
- June 23, 2024: *scheduled* PC Public Hearing for all ZTAs
- July 23, 2024: *scheduled* BoCC considers all ZTAs



# Zoning Text Amendments

## 2024 Workshop

*Questions?*

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