



Spokane County Building & Planning
Comprehensive Plan
Proposed 2024 Amendments

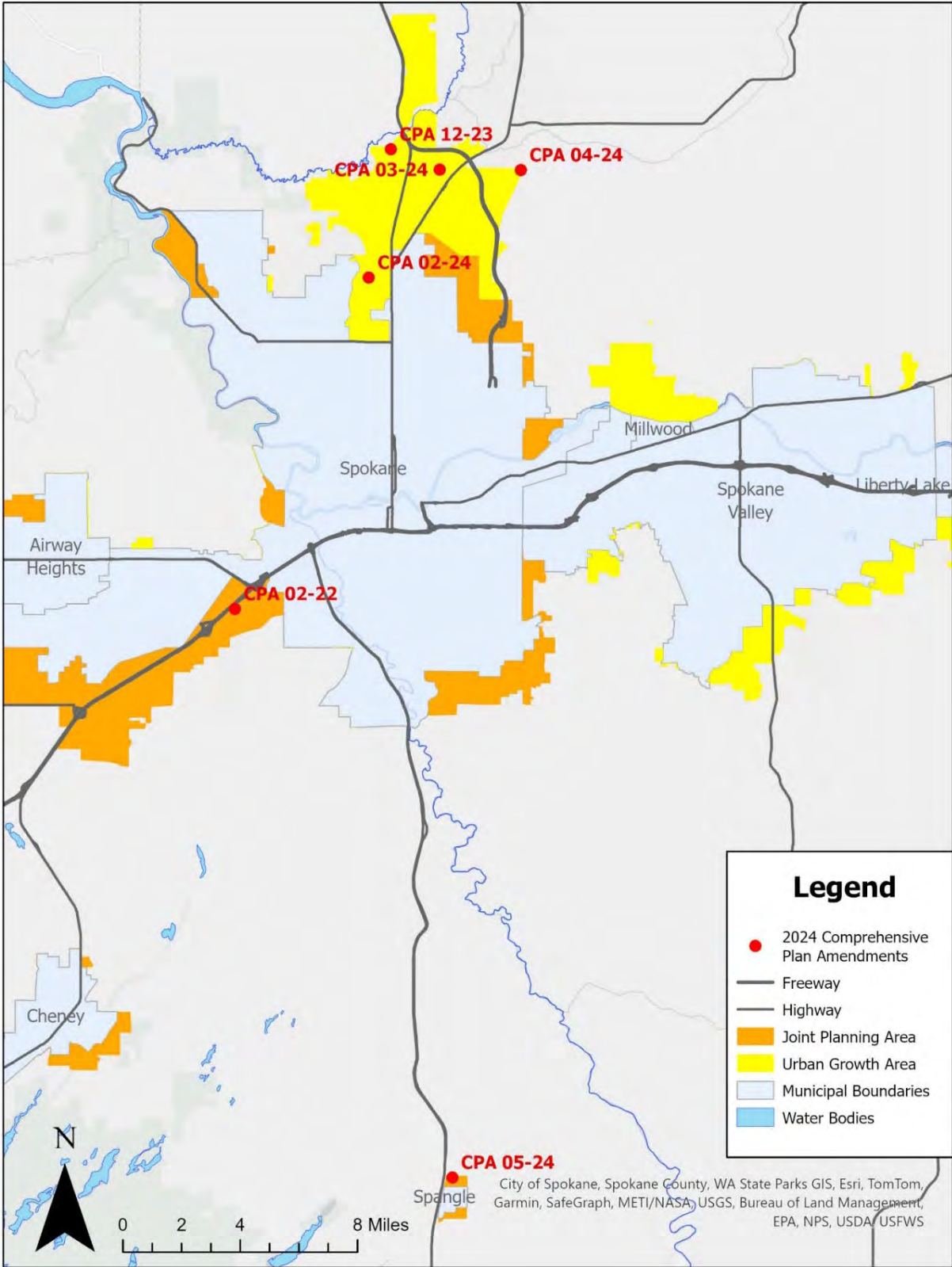
CPA-02-22, CPA-02-24, CPA-03-24, CPA-04-24, CPA-05-24, CPA-12-23
September 12th, 2024

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Comprehensive Plan Amendment Locations



2024 Comprehensive Plan Amendment Cycle Initiation Summary Report

The annual Comprehensive Plan Amendment (CPA) cycle allows property owners to request changes to the Comprehensive Plan and zoning map designations designated for a specific parcel or group of parcels.

Professional staff reviews population increases, services, capital facilities, land use, public comments, and other factors.

The Spokane County Comprehensive Plan, Zoning Code, and Revised Code of Washington provide the framework for considering Comprehensive Plan Amendments, including relevant definitions, goals, and policies for evaluating the proposed amendments.

The Washington State Growth Management Act limits a county's consideration of comprehensive plan amendment requests to not more than once per year.

A pre-application conference between the applicant and the planning department begins the amendment process. Thereafter, applicants are required to submit a request for initiation to the Board of County Commissioners no later than December 20th of the cycle year. Spokane County Building & Planning received four new 2024 Comprehensive Plan Amendment Cycle initiation requests. Requests from previous cycles continued by the Board include CPA-02-22 and CPA-12-23. CPA-07-22 was withdrawn by the applicant. This initiation summary report summarizes the proposed CPAs for initiation into the 2024 CPA cycle.

Agency Preview Comments

Planning staff previewed and/or requested comment of the proposed request with the following agencies and special districts.

Washington State Department of Transportation, City of Spokane, City of Spokane Valley, Spokane Transit Authority, Kalispel Tribe, Spokane Tribe, Fairchild Airforce Base, Spokane Airport, Spokane County Public Works Wastewater Division, Whitworth Water District, Spokane Water District Three and Nine, Spangle Public Works, City of Spokane Water and Sewer Department, Department of Archaeology & Historic Preservation, Department of Commerce.

The school districts of Mead, Liberty Lake; and Spokane County Fire Districts Three, Nine, and Ten were consulted. Responses from agencies or special districts with a site-specific comment or request at this time are included in the individual Comprehensive Plan Amendment Proposals below.

Cumulative Impact and Concurrency Analysis

As part of the process of analyzing proposed comprehensive plan amendments and ensuring consistency with the capital facilities plan, staff developed a cumulative impact and concurrency analysis that identified the potential impacts the proposed amendments may have on public facilities and services such as schools, roads, and sewers. Impact assumptions are formulated using the adopted service levels of the Capital Facilities Plan and the CPA Population Impact and Service Assumption table. The cumulative impact analysis applies to only those proposals located within the Urban Growth Area. Each facility and purveyor within the analysis 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. From this analysis, staff concluded the impacts of the proposed comprehensive plan amendments would not mandate/require additional service or improvements to remain within the levels of service established by the capital facilities plan.

Zoning Code Criteria for Amendment (14.402.040)

The county may amend the zoning code when one of the following is found to apply:

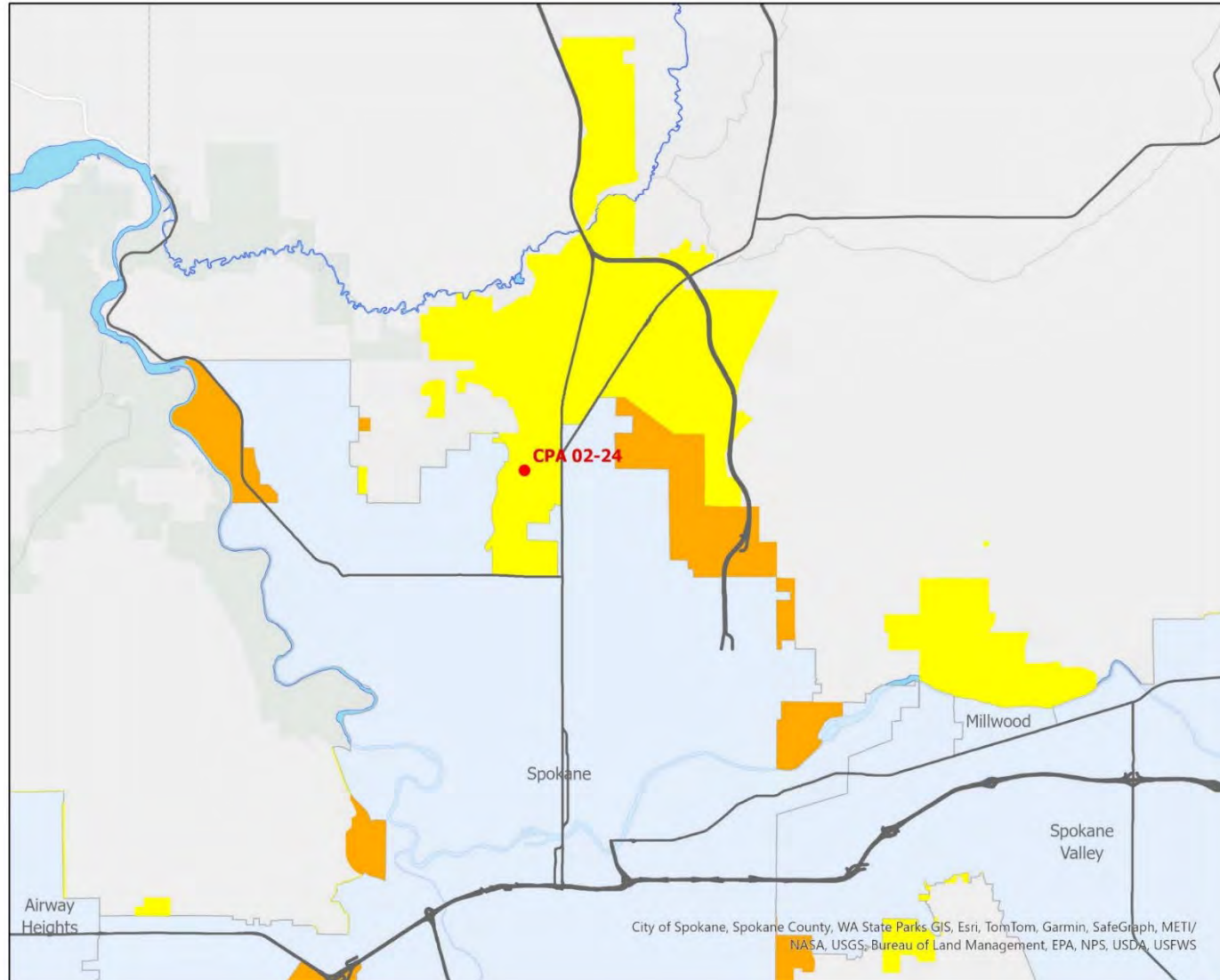
1. The amendment is consistent with or implements the Comprehensive Plan and is not detrimental to public welfare.
2. A change in economic, technological, or land use conditions has occurred to warrant modification of the Zoning Code.
3. An amendment is necessary to correct an error in the Zoning Code.
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.

Any proposed amendment must be found to satisfy at least one of the aforementioned criteria as the initial evaluation for further consideration.

Comprehensive Plan Amendment 02-24

Proposal

Proposed Comprehensive Plan Amendment 02-24 requests the designation of High Density Residential (HDR) from the current Low Density Residential (LDR), including a concurrent zone



change on parcel 36193.9098.



Site Context

CPA 02-24 is located on an .82-acre parcel located on North Wall Street in the Town and Country area. The subject parcel lies within the North Metro Urban Growth Area and is approximately one mile south of Whitworth University.

Data Table

Project Location:	8727 N Wall St., Mavis
Parcel Number(s)	36193.9098, Mavis
Comprehensive Plan Designation:	Low Density Residential, Mavis
Zoning:	Low Density Residential, Mavis

Owner:	Clint Kalich 614 NEWAUKUM VALLEY RD, Chehalis, WA 98532
Applicant:	Clint Kalich 614 NEWAUKUM VALLEY RD, Chehalis, WA 98532

Existing Land Use:	<i>Residential, Scout</i>
Water Purveyor:	<i>Whitworth Water District, Mavis</i>
Sewage Disposal:	<i>Spokane County Sewer</i>
Fire District:	<i>Fire District 9</i>
School District:	<i>Mead School District</i>
Nearest Arterial and Distance:	<i>N Wall St. (fronting), Mavis</i>
Neighborhood Association:	<i>None, Mavis</i>
Public Transit Benefit Area	<i>Yes, Mavis</i>

Site Analysis

The subject parcel lies within the North Metro Urban Growth Area (UGA) and is currently designated Low-Density Residential by the Spokane County Comprehensive Plan, and the parcel is given the zoning designation of LDR. The parcel has frontage on West Price Avenue and North Wall Street.

Topography

The parcel is flat, with several trees and shrubs of varying sizes. The parcel contains a single-family home and a workshop.

Adjacent uses

Adjacent uses include dozens of single-family homes, most of which occupy less than 1 acre in the LDR zone. 8 nearby parcels are zoned for HDR, as can be seen in the CPA 02-24 map. According to Scout records, only one of these 8 parcels is being used as a multifamily residence.

Process and Tracking

This 2024 Comprehensive Plan Amendment Initiation Request was shared with the Spokane County Public Works Department Transportation Division on January 16th, the Spokane Transit Authority on January 17th, the Kalispel Tribe on January 18th, the Department of Commerce on January 22nd, the Spokane County Public Works Department Wastewater Division on January 22nd, the City of Spokane on January 23rd, the Department of Archaeology and Historic Preservation on January 24th, and the Washington State Department of Transportation on January 24th. Each agency was given an early opportunity to comment on any significant issue or potential concern. A summary of these previews was provided to the applicant to afford refinement of their proposal prior to the formal Comprehensive Plan Amendment application and evaluation.

On March 14th, 2024, the Spokane County Planning Commission conducted a public hearing to consider and recommend to the board of county commissioners what proposals should be initiated for further review.

Critical Areas Review

Critical Aquifer Recharge Area:	<i>Moderate, Mavis</i>
Fish and Wildlife Habitat	<i>No Priority Species Habitats, Mavis</i>
Floodplain	<i>The western portion of the parcel is a flood hazard area, Mavis</i>
Wetlands	<i>None, Mavis</i>
Streams	<i>None, Mavis</i>
Geohazards	<i>None, Mavis</i>
Cultural Resources	<i>None are identified at this stage</i>
Stormwater Risk	<i>High on about 5% of the parcel, low on the remainder of the parcel, Mavis</i>

Washington State and Spokane County Guiding Documents

The Spokane County Comprehensive Plan, Zoning Code, and Revised Code of Washington provide the framework for consideration of Comprehensive Plan Amendments.

Zoning Code Criteria for Amendment [SCC 14.402]

The county may amend the zoning code when one of the following is found to apply:

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.
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6. An amendment is deemed necessary by the Commission and/or Board as being in the public interest.

Takings

A private applicant submitted CPA-02-24 for consideration, and Spokane County Planning is processing the application. Spokane County Planning is taking no direct action to change the zoning of this land. There are no takings taking place.

Comprehensive Plan Goals and Policies

Spokane County Comprehensive Plan - Urban Land Use:

“The Urban Land Use Chapter provides policy guidance for the development of Spokane County’s unincorporated urban areas. The policies in this chapter strive to improve quality of life, provide opportunities for innovative approaches to land use and protect our community character. The policies work in tandem with the Comprehensive Plan map, which illustrates the location of various land use categories”.
[SpoCo Comp Plan Ch 2, p UL-1]

Planning Principles

“The following planning principles, developed through citizen participation efforts, form the basis for development of the Urban Land Use Chapter.

- Compact urban forms should be encouraged that create a greater sense of “community,” with pedestrian/bicycle-friendly settlement patterns.
- Neighborhood character should be preserved and protected.
- Jobs, housing, services, and other activities should be within easy walking distance and shorter commute times of each other.
- Communities should have a center focus that combines commercial, civic, cultural, and recreational uses.
- Streets, pedestrian paths, and bike paths should contribute to a system of fully connected routes.
- Communities should have a diversity of housing and job types that enable residents from a wide range of economic levels and age groups to work and reside within their boundaries.”
[SpoCo Comp Plan Ch 2, p UL-1]

General Comprehensive Plan Goals and Objectives

- UL.1a Provide a healthful, safe, and sustainable urban environment that offers a variety of opportunities for affordable housing and employment.
- UL.1b Create a future rich in culture and ethnic diversity that embraces family and community values and recognizes housing and employment.

Urban Residential Zones – High Density Residential

Zone is primarily for multi-family development at densities of greater than 15 dwelling units per acre. High-density residential zones are intended for location near transit services, shopping, and major transportation routes. Cluster development, zero lot-line housing and other incentives are permitted to promote infill and preservation of open space. Offices are permitted in the HDR zone in order to provide some of the service needs generated by high-intensity land uses.*[SpoCo Comp Plan Ch 2, p UL-1]*

Urban Character and Design

“The design of our urban environment has a significant effect on community identity. Well-designed communities contribute to a healthful, safe and sustainable environment that offers a variety of opportunities for affordable housing and employment. The Urban Character and Design section provides the goals and policies to preserve and enhance neighborhood character. Some of the concepts considered here include:

- Community appearance, including signs and placement of utilities.
- Neighborhood considerations in the review of development projects.
- Integration of neighborhoods, including bicycle and pedestrian orientation.
- The effect of traffic patterns and parking on neighborhood character.
- Encouragement of exemplary development through planned unit developments; and
- Considerations for public art.”
[SpoCo Comp Plan Ch 2, p UL-5]

Staff note: Multi-family development is subject to the landscaping and design standards found in Spokane County Zoning Code 14.800, Development Standards. Aesthetic related development standards are required to be installed prior to building permit issuance.

- UL.2 Maintain and enhance the quality of line in Spokane County through urban design standards.
- UL.2.16 Encourage the location of medium and high-density residential categories near commercial areas and public open spaces and on sites with good access to major arterials. A determination that a particular property has access to major arterials may be based on a condition of approval or development agreement requiring construction of new roads and/or access to particular major arterials.

Staff finds that CPA-02-24 meets goal UL.2.16 because of the site’s proximity to arterials, open space, schools and commercial areas (see CPA 02-24 surrounding areas map).

Residential Land Uses

- UL.7 Guide efficient development patterns by locating residential development in areas where facilities and services can be provided in a cost-effective and timely fashion.

Staff finds that CPA-02-24 meets goal UL.7 because of the site’s proximity to existing facilities and services (see CPA 02-24 surrounding areas map).

- UL.7.1 Identify and designate land areas for residential uses, including categories for low, medium, and high-density areas.
- UL.7.5 Provide for bonus densities, zero lot-line housing, auxiliary structures, accessory dwellings, or similar methods to promote infill development, where appropriate.

Staff finds that CPA-02-24 meets goal UL.7.5 because the project supports infill development.

Housing Variety

UL.8 Create urban areas with a variety of housing types and prices, including manufactured home parks, multifamily development, townhouses, and single-family development.

Staff finds that CPA-02-24 meets goal UL.8 because it will allow for a greater variety of housing types than is currently allowed on the parcel.

Transportation

People and places are connected to one another by the transportation system. The transportation system consists of facilities that accommodate many modes of transport, including cars, trucks, buses, bicycles, trains, airplanes, and pedestrians. The primary focus of the transportation element is meeting Spokane County’s future transportation needs for roads, trails/pathways, walkways, and transit, including light rail...

- T.2 Provide transportation system improvements concurrent with new development and consistent with adopted land use and transportation plans.
 - T.2.1 Maintain an inventory of transportation facilities and services to support management of the transportation system and to monitor system performance.
 - T.2.2 Transportation improvements needed to serve new development shall be in place at the time new development impacts occur. If this is not feasible, then a financial commitment consistent with the capital facilities plan, shall complete the improvement within 6 years.
 - T.2.3 Transportation improvements shall be consistent with land use plans, capital funding and other planning elements.
 - T.2.4 Implement concurrency review and management that evaluates impacts from new developments and identifies funding sources for improvements. Evaluate the transportation system annually and compare to prior years.
 - T.2.5 Coordinate planning with appropriate jurisdictions and utility companies for utility corridors that may affect the transportation system.
 - T.2.6 Use a 10-year and 20-year planning horizon when preparing transportation forecasts to provide information on the location, timing, and capacity needs of future growth.
 - T.2.7 The transportation system shall support the Land Use Element of the Spokane County Comprehensive Plan as growth occurs.
 - T.2.8 Major short falls between transportation revenues and improvement costs should be addressed during the annual review of the 6-year transportation improvement program. Resolution of revenue shortfalls could include reassessment of land use, growth targets, level of service standards and revenue availability.

Staff finds that CPA 02-24 meets goals T.2-T.2.8 because its traffic impacts will be minimal, as detailed in a traffic letter provided by the applicant, which was accepted by the Spokane County Public Works Department.

T.3d Encourage land uses that will support a high-capacity transportation system.

Staff finds that CPA 02-24 meets policy T.3d because it will allow for a greater density that would support a high-capacity transportation system.

Public Participation/Agency Review

Public Participation Program

Spokane County adopted the Public Participation Program Guidelines in 1998 and amended them in 2022 to manage public involvement in growth planning.

Public participation is summarized below.

Date	Activity
Dec 20, '23	Application submission for consideration and initiation
Jan 16-20, '24	Previews with agencies and organizations (pre-initiation)
Feb 17, '24	Sign posting by applicant. Notice of Public Hearing
Feb 27, '24	Initiation notices were mailed to area property owners. Notice of Public Hearing
Feb 28, '24	Planning Commission Public Workshop
Mar 14, '24	Planning Commission public hearing for initiation recommendation to BoCC
Mar 26, '24	BoCC Briefing
Apr 9, '24	BoCC receives PC recommendations and sets a date to consider the same
Apr 23, '24	BoCC consideration to initiate 2024 Comprehensive Plan Amendments
Apr 23, '24	BoCC initiates CPA 02-2024, CPA 03-2024, CPA 04-2024, CPA 05-2024, CPA 12-2023, and CPA-02-22
Jun 6, '24	SEPA checklists were circulated to agencies and organizations
Aug 21, '24	SEPA determination circulated
Sep 12, '24	Planning Commission CPA Public Hearing

Public and agency comments are contained in Attachment “A.” Agency conditions have been incorporated into the MDNS for this proposal.

Consistency and Concurrency

The Growth Management Act requires capital facilities to be concurrent with development. This means that capital facilities must be in place prior to development or within a specific time period.

Population and Land Capacity

The proposed amendment can potentially increase the population capacity within the urban growth area. The existing Low-Density Residential designation has an assumed buildout of 4.43 units per acre, and the proposed designation of Medium-Density Residential has an assumed buildout of 16.02 dwelling units per acre. The methodology used to calculate population converts residential units to the population by assuming the average single-family residence will include 2.5 persons and that a multi-family residential unit will contain 1.5 persons. The table below illustrates the impact of the proposed amendment on population capacity.

Residential Units and Population Capacity			
Site size: .82 acres	Low Density Residential (Current)	High Density Residential (Proposed)	Potential Increase
Residential units	4	20	16
Population	10	30	20

Staff Comment: This parcel is located within the Urban Growth Area, and urban-level services are available to serve this site.

The Department of Building and Planning analyzed this site as part of a Cumulative Impacts Analysis and concluded that this proposal would produce the following impacts on services over and above the typical development of the site under its current zoning designation.

Site .82 acres	Existing Zone (LDR)	Proposed Zone (HDR)	Increase in Demand
Water Consumption (gpd)	2124 gpd	3564 gpd	1440 gpd increase
Wastewater (gpd)	2275 gpd	7200 gpd	4925 gpd increase
Schools (students)	1.8 students	9.9 students	8.1 student increase
Parks (acres)	.013 acres	.042 acres	.029 more acres needed
Libraries (sf)	3.7 sf	12.2 sf	8.5 more sf needed
Law Enforcement (officers)	0.03 officers	0.11 officers	0.08 more officers needed

Please see the Cumulative Impact Analysis in Chapter 3 for a detailed explanation.

Staff finds that, based upon agency feedback and the MDNS for this proposal, the increase in service demand expected from this proposal can be met without diminishing established levels of service standards.

Summary of Agency Comments:

Agency	Comment
Spokane County Public Works, David Istrate, 01/16/24	The applicant's traffic letter was accepted. No major impacts to area intersections were anticipated.
Spokane County Public Works Environmental Services, Rob Lindsay, 07/22/24	No comment
WSDOT, Corey Clarke, 07/03/24	No comment
DAHP, Sydney Hanson, 07/19/24	Requested that the property be evaluated for potential inclusion in the National Register of Historic Places
Mead School District, Ned Wendle 06/25/24	No comment
Whitworth Water District, Matt Wright, 07/18/24	Requested an engineering analysis to determine improvements needed to ensure water mains can handle increased fire flow demand.
Fire District 9, Jim Walkowski, 08/05/24	No concerns
Ecology, Cindy Anderson, 07/22/24	No comment
Spokane County Parks and Recreation, Jonathan C. Smith 07/25/24	Parks has enough capacity to serve this project.
Spokane County Sewer, Dawn Dompier 07/18/24	Wastewater has capacity and will serve this project.
Spokane Tribe, Randy Abrahamson 06/26/24	Requested that an inadvertent discovery plan be incorporated into the project's scope of work.
SRTC, Mike Ulrich 07/12/24	SRTC expects that the traffic impacts will be too minimal to be meaningful.
STA, Lukas Yanni 01/17/24	STA maintains weekday service near the site. It has no plans to remove service.
WDFW, Kile Westerman 07/18/24	No comment
Commerce, Melissa Alofaituli 08/01/24	No concerns with GMA compliance

Summary of Public Comments:

13 written public comments were received during the project initiation phase.

Concern	Response
Traffic	The applicant’s traffic letter, which was accepted by the Spokane County Public Works Department, showed no major impact on area arterials.
Water runoff	Staff has communicated with stormwater officials at the county, who stated that issues for construction of this site would be met by following Spokane County’s code.
Parking	If the parcel is developed as multi-family, it would require 1.5 parking spaces per unit, plus 5% for guest parking. There are no on-street parking requirements.
Emergency vehicle access	Staff has no comment.
Safety	Staff is not aware of any connection between multi-family developments and crime rates.
Property values	Staff has no comment.

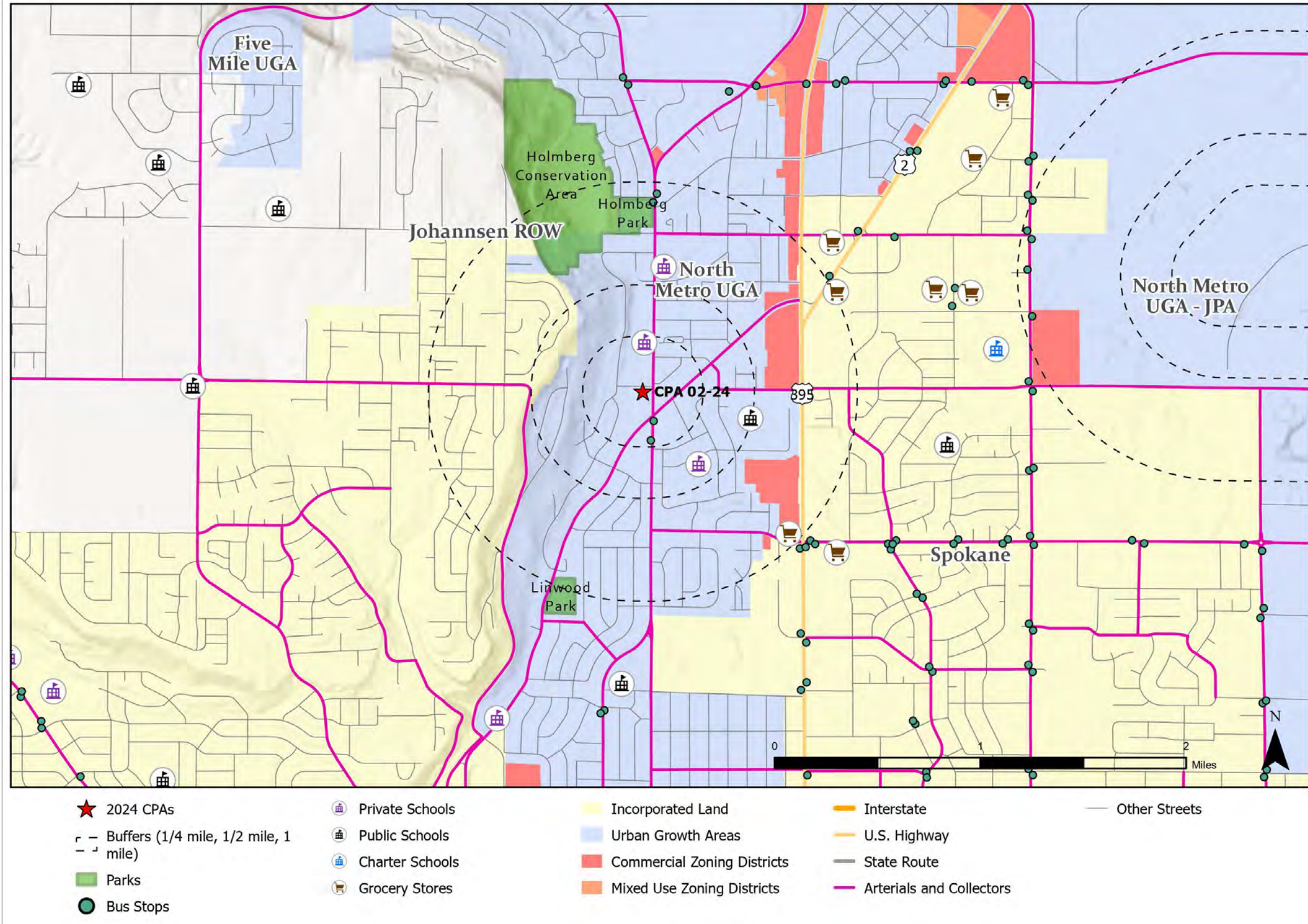
State Environmental Policy Act

A Mitigated Determination of Nonsignificance (MDNS) for this proposal will be issued on August 28th, 2024, with a comment period ending on September 11th, 2024, and an appeal period ending on September 18th, 2024.

Mitigating Measures

- The property must be evaluated for eligibility for listing in the National Register of Historic Places on a Historic Property inventory (HPI) form by a cultural resource professional meeting the SOI Professional Qualification Standards in Architectural History.
- The property owner must conduct an engineering analysis to examine the potential need to increase the diameter of the supplying water main concurrently with development. If the analysis determines the need for an increase in pipe diameter, all costs associated with the increase will be borne by the owner.
- An inadvertent discovery plan shall be implemented into the scope of work at the time of development.

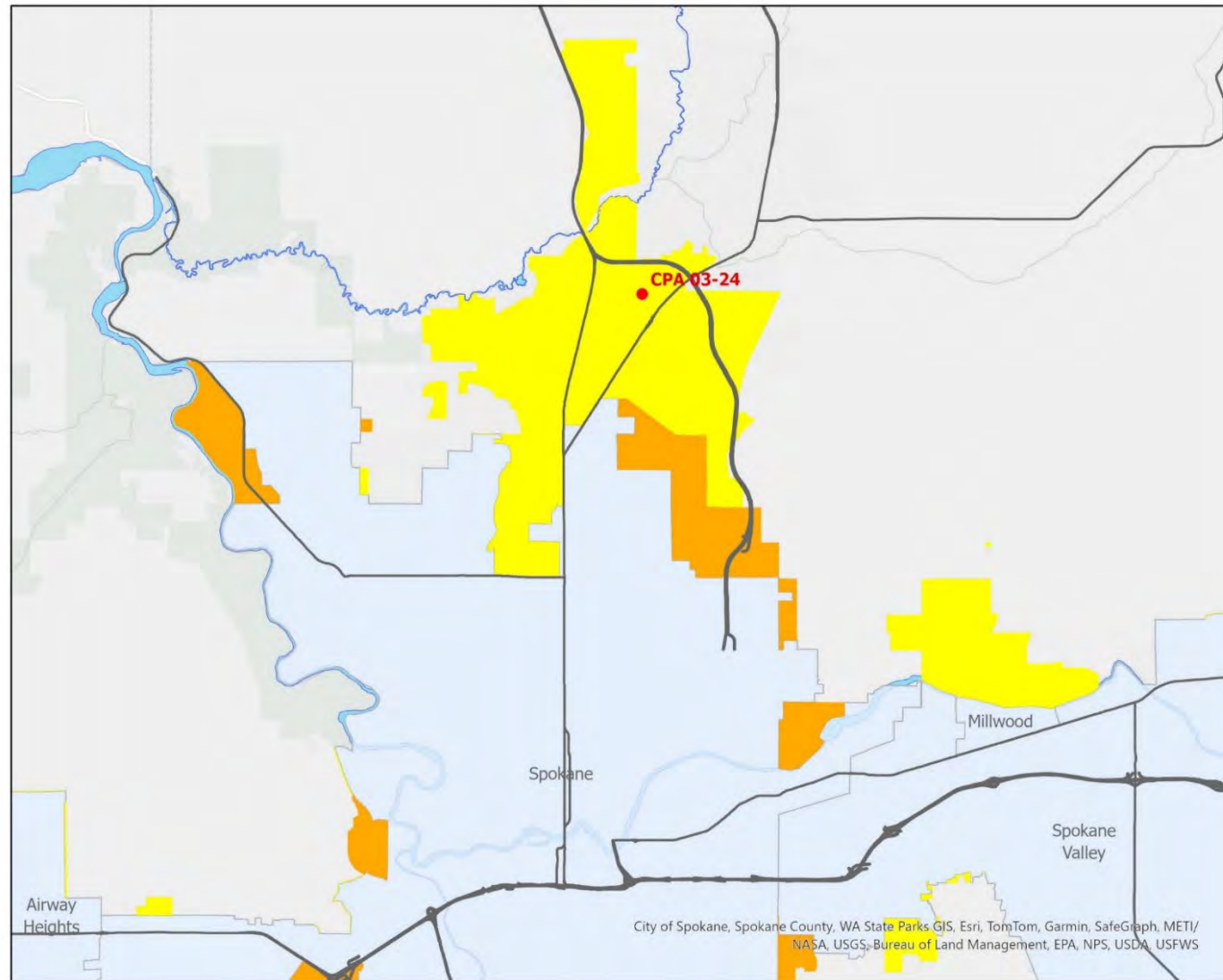
CPA 02-2024 Surrounding Area



Comprehensive Plan Amendment 03-24

Proposal

Proposed Comprehensive Plan Amendment 03-24 requests the designation of High Density Residential (HDR) classification from the current Low Density Residential (LDR) classification, including a concurrent zone change on parcels 36092.9048 and 36092.9056.



Site Context

CPA-03-24 is located along East Hastings Road and East Farwell Road in the Fairwood area, approximately 0.4 miles west of North Newport Highway. The subject parcels lie within the North Metro Urban Growth Area and are part of the Citizens for Neighborhood Preservation association. Parcel 36092.9048 is 1.26 acres in size and parcel 36092.9056 is 1.71 acres in size, making the subject area a total of 2.97 acres.

Data Table

Project Location:	1524 E Farwell Rd. and 1610 E Farwell Rd., Spokane, WA 99216
Parcel Numbers	36092.9048; 36092.9056
Comprehensive Plan Designation:	Low Density Residential (LDR)
Zoning:	Low Density Residential (LDR)
Existing Land Use:	Single family housing
Land Division Status:	Single lots
Water Purveyor:	Spokane County Water District #3
Sewage Disposal:	Spokane County Sewer
Fire District:	Fire District 9
School District:	Mead School District
Nearest Arterial and Distance:	E. Farwell Rd., adjacent to the subject parcels
Neighborhood Association:	Citizens for Neighborhood Preservation
Public Transit Benefit Area	Yes

Owner:	Senior Homes Foundation of Eastern Washington 12912 E 12th Ave., Spokane Valley, WA 99216
Applicant:	Clifton Trimble Storhaug Engineering 510 E 3rd Ave, Spokane, WA 99202

Site Analysis

The subject parcels lie within the North Metro Urban Growth Area (UGA) and are currently designated Low-Density Residential (LDR) by the Spokane Comprehensive Plan and concurrently given the zoning designation of LDR. The project site is flat with a small number of trees and shrubbery, both parcels currently containing single family residential homes and separated outbuildings. The subject parcels have direct access to East Farwell Road and East Hasting Road to the north, both being urban principal arterials. The current surrounding comprehensive planning and zoning designations include both low-density residential (LDR) and high-density residential (HDR). A cluster of Mixed Use/Urban Activity Centers, Regional Commercial, and High-Density Residential designations is approximately 0.85 miles west of the subject parcels and 0.4 miles southeast of the subject parcels. Additionally, Camelot Park and Freddie's Natural Area are approximately 1 mile southwest of the subject parcels. The surrounding uses include undeveloped land, single family homes, a church, a preschool, and three schools (Northwood Middle School, North Star School, and Farwell Elementary School).



Figure 1: Parcel 36092.9048 frontage (oriented south). Google Maps screenshot, 2022.

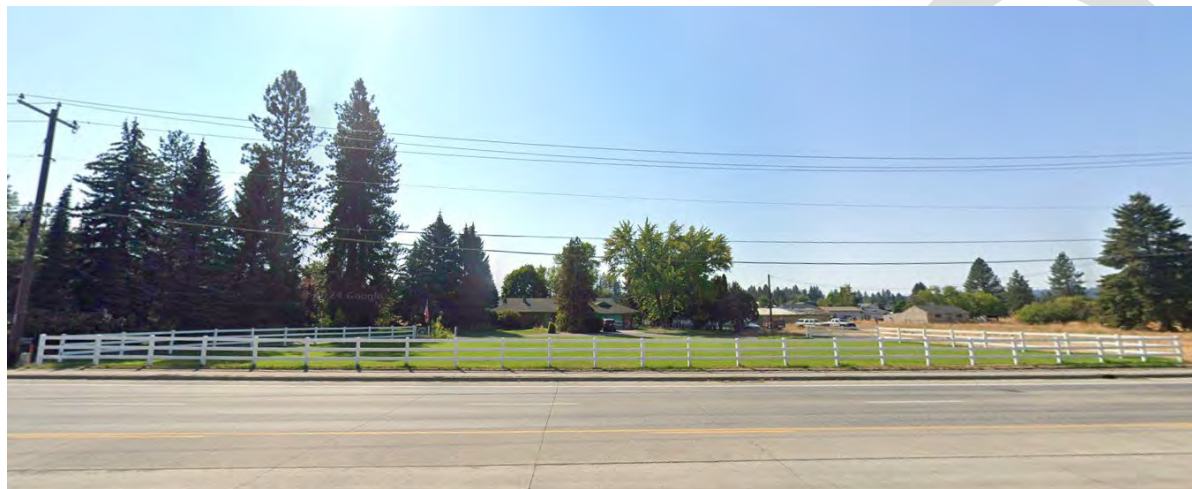


Figure 2: Parcel 36092.9056 frontage (oriented south). Google Maps screenshot, 2022.

Process and Tracking

This 2024 Comprehensive Plan Amendment Initiation Request was previewed with the Spokane Transit Authority on 01/17/2024, the Kalispel Tribe on 01/18/2024, the Washington State Department of Commerce on 01/22/2024, Spokane County Public Works on 01/22/2024, the City of Spokane on 01/23/2024, the Washington State Department of Archeology and Historic Preservation on 01/24/2024, and the Washington State Department of Transportation on 01/24/2024. Each agency was given an early opportunity to comment on any significant issue or potential concern. The applicant was forwarded comments made by the agencies after the preview period to afford refinement of their proposal prior to the formal Comprehensive Plan Amendment application and evaluation.

On March 16, 2024, the Spokane County Planning Commission conducted a public hearing to consider and recommend to the board of county commissioners what proposals should be initiated for further review.

The recommendation was forwarded to the Spokane County Board of County Commissioners, and on April 23, 2024, the board voted to initiate six of the privately requested Comprehensive Plan Amendment Initiation Requests.

Formal Application

Clifton Trimble submitted a full application package on June 7th, 2024. Spokane County Planning reviewed the submitted materials, and project manager Tate Andrie declared the application complete on June 17th, 2024.

Critical Area Review

Critical Aquifer Recharge Area	<i>High</i>
Fish and Wildlife Habitat	<i>None are identified at this stage</i>
Floodplain	<i>None are identified at this stage</i>
Wetlands	<i>None are identified at this stage</i>
Streams	<i>None are identified at this stage</i>
Geohazards	<i>None are identified at this stage</i>
Cultural Resources	<i>None are identified at this stage</i>
Stormwater Risk	<i>Low-risk drainage area</i>

Previous Land Actions

Short Plat SP-1048-96 was approved on February 13th, 1997, to create subject parcel 36092.9056 along with parcels 36092.9055 and 36092.9057.

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Zoning Code Criteria for Amendment [SCC 14.402]

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6. An amendment is deemed necessary by the Commission and/or Board as being in the public interest.

Staff Comments:

The proposal must meet one of the above standards to obtain approval. Staff believes that the code amendment is consistent with 14.402.040(1) as set forth further in this report. Staff also believes the code amendment is consistent with 14.402.040(2), as the strong housing demand needed to meet Spokane County's estimated population increase of 115,326 persons (source: Office of Financial Management) over the next 20 years, as well as an increase in housing prices from \$192,200 in 2015 to \$440,000 in 2022 and an increase in average rental costs from \$748 in 2015 to \$1,314 in 2022 (source: Washington Center for Real Estate Research) warrants a reevaluation in economic and land use conditions since this proposal was assigned for low-density residential development.

Takings

A private applicant submitted CPA-03-24 for consideration, and Spokane County Planning is processing the application. Spokane County Planning is taking no direct action to change the zoning of this land. There are no takings taking place.

Comprehensive Plan Goals and Policies

Spokane County Comprehensive Plan - Urban Land Use:

"The Urban Land Use Chapter provides policy guidance for the development of Spokane County's unincorporated urban areas. The policies in this chapter strive to improve quality of life, provide opportunities for innovative approaches to land use and protect our community's character. The policies work in tandem with the Comprehensive Plan map, which illustrates the location of various land use categories." [SpoCo Comp Plan, Ch 2, p UL-1]

Planning Principles

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Urban Residential Zones – High Density Residential

Zone is primarily for multi-family development at densities greater than 15 dwelling units per acre. High-density residential zones are intended for locations near transit services, shopping, and major transportation routes. Cluster development, zero lot-line housing, and other incentives are permitted to promote the infill and preservation of open space. Offices are permitted in the HDR zone in order to provide some of the service needs generated by high-intensity land use.

[SpoCo Comp Plan, Ch 2, p UL-1]

Urban Character and Design

"The design of our urban environment has a significant effect on community identity. Well-designed communities contribute to a healthy, safe and sustainable environment that offers a variety of opportunities for affordable housing and employment. The Urban Character and Design section provides the goals and policies to preserve and enhance neighborhood character. Some of the concepts considered here include:

- Community appearance, including signs and placement of utilities.
- Neighborhood considerations in the review of development projects.

- Integration of neighborhoods, including bicycle and pedestrian orientation.
- The effect of traffic patterns and parking on neighborhood character.
- Encouragement of exemplary development through planned unit developments; and
- Considerations for public art.” [SpoCo Comp Plan, Ch 2, p UL-5]

Staff note: Multi-family development is subject to the landscaping and design standards found in Spokane County Zoning Code 14.800, Development Standards. Aesthetic related development standards are required to be installed prior to building permit issuance.

- UL.2 Maintain and enhance the quality of line in Spokane County through urban design standards.
- UL.2.13 Provide a compatible mix of housing and commercial uses in all commercial districts, neighborhood centers, community centers and urban activity centers.
- UL.2.16 Encourage the location of medium and high-density residential categories near commercial areas and public open spaces and on sites with good access to major arterials. A determination that a particular property has access to major arterials may be based on a condition of approval or development agreement requiring construction of new roads and/or access to particular major arterials.

Staff finds that CPA-03-24 meets policies UL.2.13 and UL.2.16 because the subject parcels have direct access to two urban principal arterials and are approximately 1 mile away from an urban activity center, commercial areas, and parks (see the CPA-03-24 Site Analysis and the CPA-03-24 Surrounding Area map).

- UL.2.17 Site multi-family units throughout the Urban Growth Area as follows:

Staff finds that CPA-03-24 meets policy UL.2.17 as the subject parcels are adjacent to 5 parcels zoned for HDR and 1 parcel for MDR. A cluster of regional commercial, mixed use, and an urban activity center lies approximately 0.7 miles west of the subject parcels. Additionally, a regional commercial development agreement and a mixed-use development agreement are approximately 0.8 miles east of the subject parcels.

Residential Land Uses

- UL.7 Guide efficient development patterns by locating residential development in areas where facilities and services can be provided in a cost-effective and timely fashion.
- UL.7.1 Identify and designate land areas for residential uses, including categories for low, medium, and high-density areas.
- UL.7.2 Coordinate housing and economic development strategies to ensure that sufficient land is provided for affordable housing in locations readily accessible to employment centers.

- UL.7.5 Provide for bonus densities, zero lot-line housing, auxiliary structures, accessory dwellings, or similar methods to promote infill development, where appropriate.
- UL.7.10 The phasing of land development shall be consistent with established levels of service for the provision of public facilities and services within UGAs.

Staff finds that CPA-03-24 meets policies UL.7.1, UL.7.2, UL.7.5, UL.7.10 because (1) the proposal relates to a residential use; (2) the subject parcels are within a 1-mile radius of urban activity and employment centers; (3) the proposal supports higher density infill development; and (4) the proposal will not negatively impact established levels of service (see CPA-03-24 Consistency and Concurrency or the Cumulative Impact Analysis in Chapter 3 for a detailed explanation).

Housing Variety

- UL.8 Create urban areas with a variety of housing types and prices, including manufactured home parks, multifamily development, townhouses, and single-family development.

Staff finds that CPA-03-24 meets goal UL.8 because the proposed zoning change would allow for multifamily development adjacent to other parcels zoned for HDR. This would allow for another variety of housing in an area with LDR, MDR, and mixed-use zones.

Stormwater

- CF.5.10 New and expanded development within the UGA shall require stormwater management systems.

Staff finds that CPA-03-24 meets policy CF.5.10 per agency comment from the Spokane County Public Works Wastewater System Division (see the CPA-03-24 summary of agency comments).

Transportation

People and places are connected to one another by the transportation system. The transportation system consists of facilities that accommodate many modes of transport, including cars, trucks, buses, bicycles, trains, airplanes, and pedestrians. The primary focus of the transportation element is meeting Spokane County’s future transportation needs for roads, trails/pathways, walkways, and transit, including light rail...

- T.2 Provide transportation system improvements concurrent with new development and consistent with adopted land use and transportation plans.
- T.2.1 Maintain an inventory of transportation facilities and services to support management of the transportation system and to monitor system performance.
- T.2.2 Transportation improvements needed to serve new development shall be in place at the time new development impacts occur. If this is not feasible, then a financial commitment consistent with the capital facilities plan, shall complete the improvement within 6 years.

- T.2.3 Transportation improvements shall be consistent with land use plans, capital funding and other planning elements.
- T.2.4 Implement concurrency review and management that evaluates impacts from new developments and identifies funding sources for improvements. Evaluate the transportation system annually and compare it to prior years.
- T.2.5 Coordinate planning with appropriate jurisdictions and utility companies for utility corridors that may affect the transportation system.
- T.2.6 Use a 10-year and 20-year planning horizon when preparing transportation forecasts to provide information on the location, timing, and capacity needs of future growth.
- T.2.7 The transportation system shall support the Land Use Element of the Spokane County Comprehensive Plan as growth occurs.
- T.2.8 Major short falls between transportation revenues and improvement costs should be addressed during the annual review of the 6-year transportation improvement program. Resolution of revenue shortfalls could include reassessment of land use, growth targets, level of service standards and revenue availability.

Staff comment:

The applicant produced a trip generation letter alongside the Comprehensive Plan Amendment initiation application. Once initiated, the trip generation letter was recirculated and reviewed by the Spokane County Public Works Department and the Washington State Department of Transportation, both of which had no concerns on as long as the project did not exceed the 15 PM peak hour trips (see the CPA-03-24 summary of agency comments).

- T.3d Encourage land uses that will support a high-capacity transportation system.
- T.3d.2 Provide mixed-use activity centers that support a high-capacity transportation corridor.

Staff Comment:

Per comment from the Spokane Transit Authority (STA), STA does not currently serve the direct area but has plans for a stop approximately one mile to the west of the site. They had no concerns about the project (see the CPA-03-24 summary of agency comments). Additionally, the proposed parcels lie approximately 0.4 miles from U.S. Route 2 and 0.4 miles from U.S. Route 395., both of which are part of the Division Connects project and will bring Bus Rapid Transit in close proximity to the amendment proposal location.

Consistency and Concurrency

The Growth Management Act requires capital facilities to be concurrent with development. This means that capital facilities must be in place prior to development or within a specific time period.

Population and Land Capacity

The proposed amendment can potentially increase the population capacity within the urban growth area. The existing Low-Density Residential designation has an assumed buildout of 4.43 units per acre, and the proposed designation of High-Density Residential has an assumed buildout of 24.25 dwelling units per acre. The methodology used to calculate population converts residential units to the population by assuming the average single-family residence will include 2.5 persons and that a multi-family residential unit will contain 1.5 persons. The table below illustrates the impact of the proposed amendment on population capacity.

Residential Units and Population Capacity			
Site size: 2.97 acres	Low Density Residential	High Density Residential	Potential Increase
Residential units	13	72	59
Population	33	108	75

Staff Comment: *This parcel is located within the Urban Growth Area, and urban-level services are available to serve this site.*

The Department of Building and Planning analyzed this site as part of a Cumulative Impacts Analysis and concluded that this proposal would produce the following impacts on services over and above the typical development of the site under its current zoning designation.

Site 2.97 acres	Existing Zone LDR	Proposed Zone HDR	Increase in Demand
Water Consumption (gpd)	7,564 gpd	12,960 gpd	5,396 gpd increase
Wastewater (gpd)	2,275 gpd	7,200 gpd	4,925 gpd increase
Schools (students)	6.5 students	36 students	29.5 student increase
Parks (acres)	0.046 acres	0.151 acres	0.105 more acres needed
Libraries (sf)	13.53 sf	44.28 sf.	30.75 more sf needed OR digital option provided

Law Enforcement (officers)	0.03 officers	0.11 officers	0.08 more officers needed
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Staff finds that, based upon agency feedback and the MDNS for this proposal, the increase in service demand expected from this proposal can be met without diminishing established levels of service standards.

Public Participation/Agency Review

Public Participation Program

Spokane County adopted the Public Participation Program Guidelines in 1998 and amended them in 2022 to manage public involvement in growth planning. Public participation is summarized below.

Date	Activity
Dec 20, '23	Application submission for consideration and initiation
Jan 16-20, '24	Previews with agencies and organizations
Feb 28, '24	Planning Commission Public Workshop
Feb 28, '24	Initiation notices to area property owners. Notice of Public Hearing
March 14, '24	Planning Commission public hearing for initiation recommendation to BoCC
March 26, '24	BoCC Briefing
April 23, '24	BoCC consideration to initiate 2024 Comprehensive Plan Amendments
June 25, '24	SEPA checklist circulated to agencies
Aug 21, '24	SEPA determination circulated
Sep 12, '24	Planning Commission public hearing

Public and agency comments are contained in Attachment "A." Agency conditions have been incorporated into the MDNS for this proposal.

Summary of Agency Comments

Comment	Response
Spokane County Public Works Wastewater System Division, Colin Depner, June 25 th , 2024	<i>No comments.</i>
Spokane County Public Works Development Services, Dave Istrate, July 18 th , 2024	<i>No anticipated major impacts to area intersections. If the site is later developed to exceed the 15 PM peak hour trips proposed, updated traffic information will be required.</i>
Spokane County Public Works Environmental Services, Rob Lindsay, July 22 nd , 2024	<i>No specific comments. Note that Spokane Water District 3 is becoming resource strained.</i>
Spokane County Parks, Recreation and Golf Department WSDOT, Greg Figg, July 11 th , 2024	<i>The proposal meets the LOS established in the 2020 Parks Plan. After review of the trip generation letter, WSDOT requests that the project be limited to 15 or fewer PM Peak Hour trips. If the proposed use results in more than 15 projected PM Peak Hour trips, additional traffic analysis should be provided for our review.</i>
Washington State Department of Archaeology and Historic Preservation, Sydney Hanson, July 21, 2024	<i>No comments.</i>
Mead School District, Ned Wendle, July 29 th , 2024	<i>Consider unit mix and target renter population.</i>
Spokane Water District 3, Kelly Williquette, July 24, 2024	<i>Water system upgrades may be required.</i>
Spokane Fire District 9, Doug Bleeker, July 19, 2024	<i>No comments.</i>

State Environmental Policy Act

A Mitigated Determination of Nonsignificance (MDNS) for this proposal will be issued on August 28th, 2024, with a comment period ending on September 11th, 2024, and an appeal period ending on September 18th, 2024.

A summary of the MDNS conditions follows:

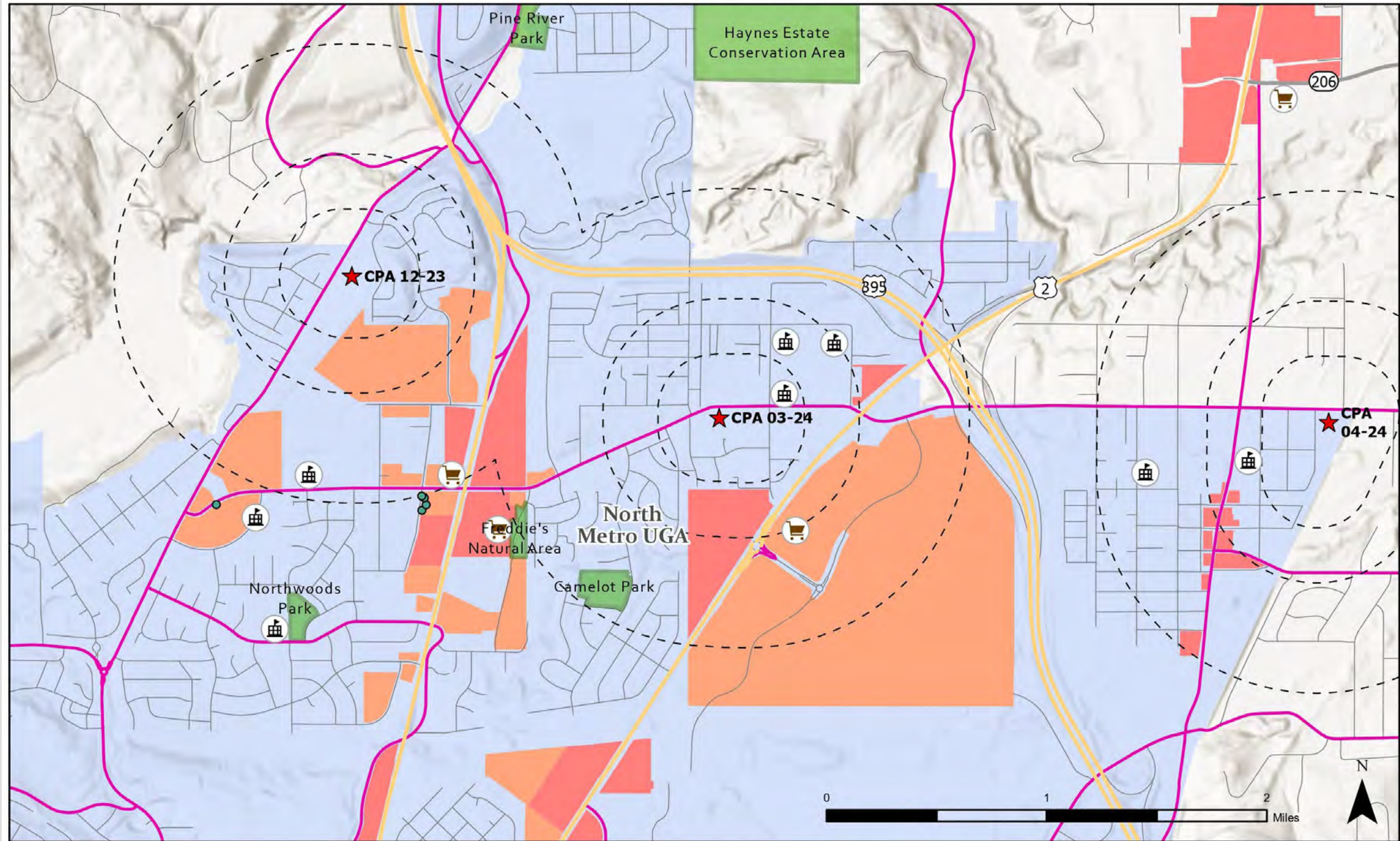
- Spokane County Water District 3: Spokane Water District 3 has stated that water system upgrades may be required. Spokane County shall not issue any building permits until water concurrency is provided to the satisfaction of Spokane County Water District 3.
- Spokane Tribe of Indians: An Inadvertent Discovery Plan shall be implemented into the scope of work at the time of development.
- Spokane County Public Works and the WSDOT: If the site is later developed to exceed the 15 PM peak hour trips proposed, additional traffic analysis shall be provided for review.

Washington State Department of Ecology, Cindy Anderson, July 22 nd , 2044	<i>No comments. Comments may change during the SEPA determination comment period.</i>
Spokane Tribe of Indians, Randy Abrahamson, July 26 th , 2024	<i>Inadvertent discovery plan implemented into the scope of work.</i>
Spokane Regional Health District, Paul Savage, July 19 th , 2024	<i>No comments.</i>
Spokane Regional Transportation Council, Mike Ulrich, July 12 th , 2024	<i>The proposal is generally consistent with Horizon 2045, SRTC's Regional Transportation Plan.</i>
Spokane Transit Authority, Lukas Yanni, July 18 th , 2024	<i>No concerns. STA does not currently serve the direct area but has plans for a stop approximately one mile to the west of the site.</i>
Washington State Department of Fish and Wildlife, Kile Westerman, July 18 th , 2024	<i>No concerns. The parcels do not have any habitat features that meet the definition of shrubsteppe habitat.</i>
Washington State Department of Commerce, Melissa Alofaituli, August 1 st , 2024	<i>No concerns. Consider best planning practices, such as access to transit and potential land use conflicts.</i>

Summary of Public Comments:

No public comments were received at the time of report publication.

CPA 03-2024 Surrounding Area

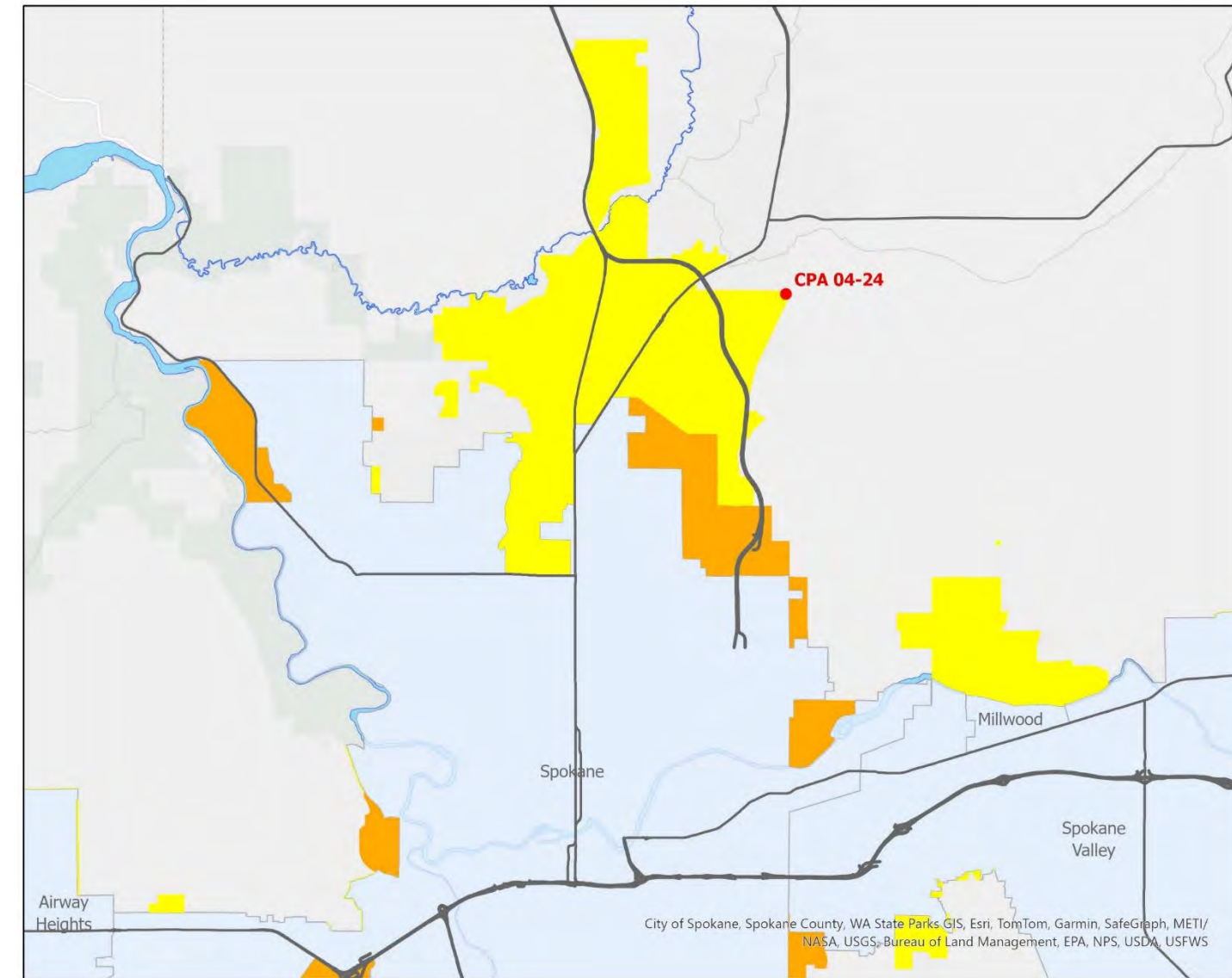


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|--|-------------------|-------------------------------|----------------------------|-----------------|
| ★ 2024 CPAs | 🏫 Private Schools | 🟡 Incorporated Land | 🛣️ Interstate | — Other Streets |
| ⋯ Buffers (1/4 mile, 1/2 mile, 1 mile) | 🏫 Public 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 | |

Comprehensive Plan Amendment 04-24

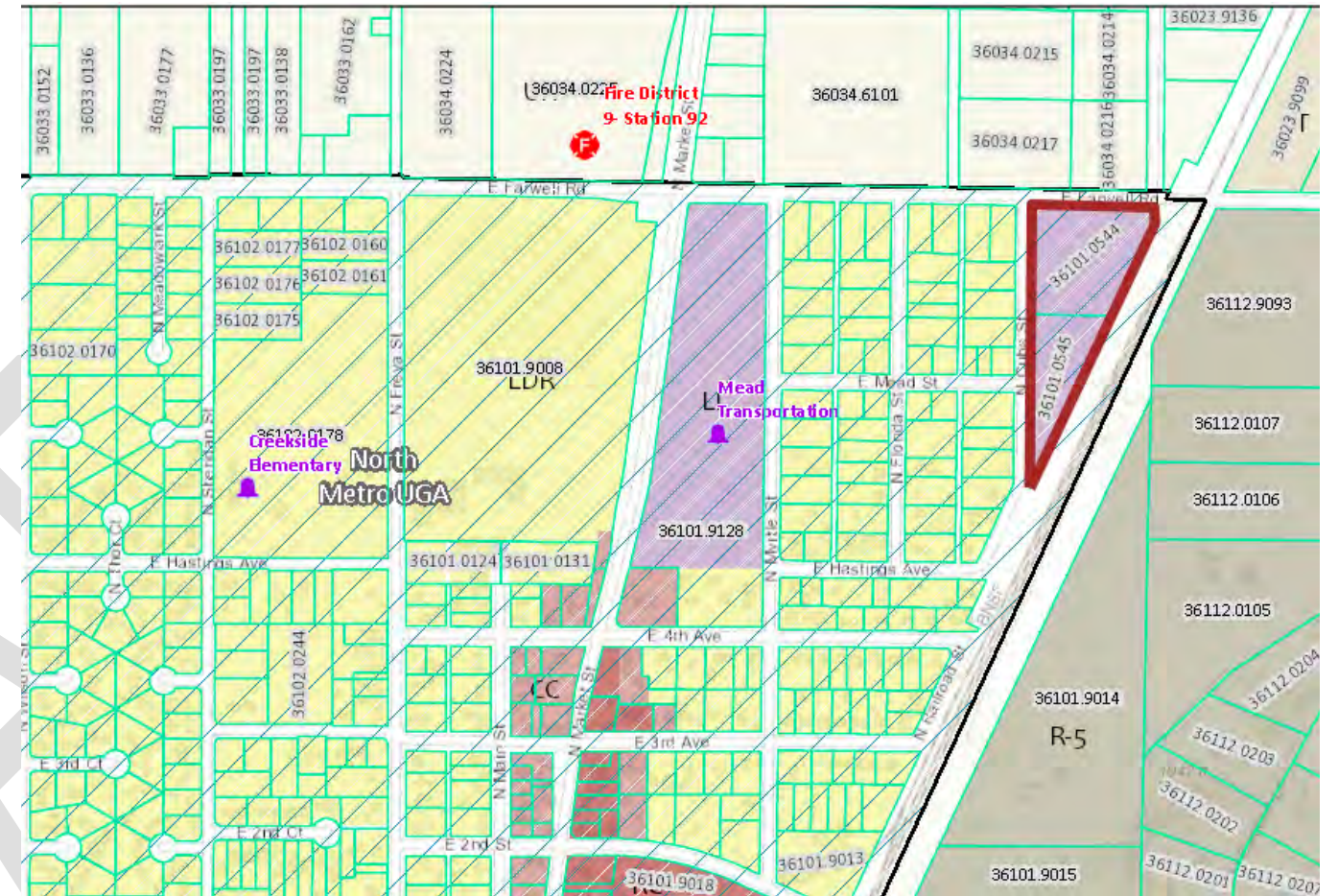
Proposal

Proposed Comprehensive Plan Amendment 04-24 requests the designation of Medium Density Residential from the current Light Industrial classification, including a concurrent zone change on parcels 36101.0544 and 36101.0545.



Owner:	Slide Rock LLC, PO Box 28, Colbert, WA 99005
Applicant:	Whipple Consulting Engineers 21 S. Pines Rd., Spokane Valley, WA 99206

Site Context



The site is a vacant, platted 5.22-acre parcel. The proposed site is located inside the North Metro Urban Growth Area in the Mead area at the intersection of East Farwell Road and North Cuba Street. The site is also near Creak Side Elementary School, the Mead Sports Complex, and Union Stadium. The proposed site is also near LDR zoning to the adjacent to the west of North Cuba Street. The proposed site is also near community commercial and regional commercial zoning along N Market Street. An active BNSF railroad is adjacent to the east of the property line.

Data Table

Project Location:	Mead Area: along East Farwell Road and North Cuba Street
Parcel Number(s)	36101.0544, 36101.0545
Comprehensive Plan Designation:	Light Industrial

Zoning:	Light Industrial
Existing Land Use:	Vacant
Land Division Status:	Platted
Water Purveyor:	Spokane County Water District 3
Sewage Disposal:	Spokane County Public Works
Fire District:	Spokane County Fire District 9
School District:	Mead School District #354
Nearest Arterial and Distance:	The site can be accessed by East Farwell Street and North Cuba Street (Adjacent to the property).
Neighborhood Association:	None Identified
Public Transit Benefit Area	Yes

Site Analysis

Site Analysis

The subject parcels (36101.0544 & 36101.0545) lie within the North Metro Urban Growth Area (UGA) and are currently designated Light Industrial by the Spokane County Comprehensive Plan. The subject parcels are given the zoning designation of Light Industrial.

Topography

The vegetation on the subject property has evidence of grass and weed cover. There are currently no structures on the subject. The topography is flat with no significant geologic features located on the subject parcels. The viewshed includes the site of the adjacent tree line to the north of the subject property and residential uses to the north and the west. The subject property has no current use and has no evidence of prior use. Current access to the subject property can be found on both East Farwell Road and North Cuba Street.

Adjacent Uses

Adjacent uses include single-family homes adjacent to the west of the subject property. Generally, the size of the adjacent lots range from .1 acres in size up to approximately .4 acres in size. The project site is in near proximity to regional commercial and community commercial to the southeast of the property located along North Market Street. The proposed site is also adjacent to rural zoning. This includes R-5 to the east of the property, rural traditional zoning to the northeast of the property, and urban reserve land to the north of the property. The property is also near additional light industrial land on East Farwell and North Market Street. The property is also in close proximity to Creekside Elementary School.

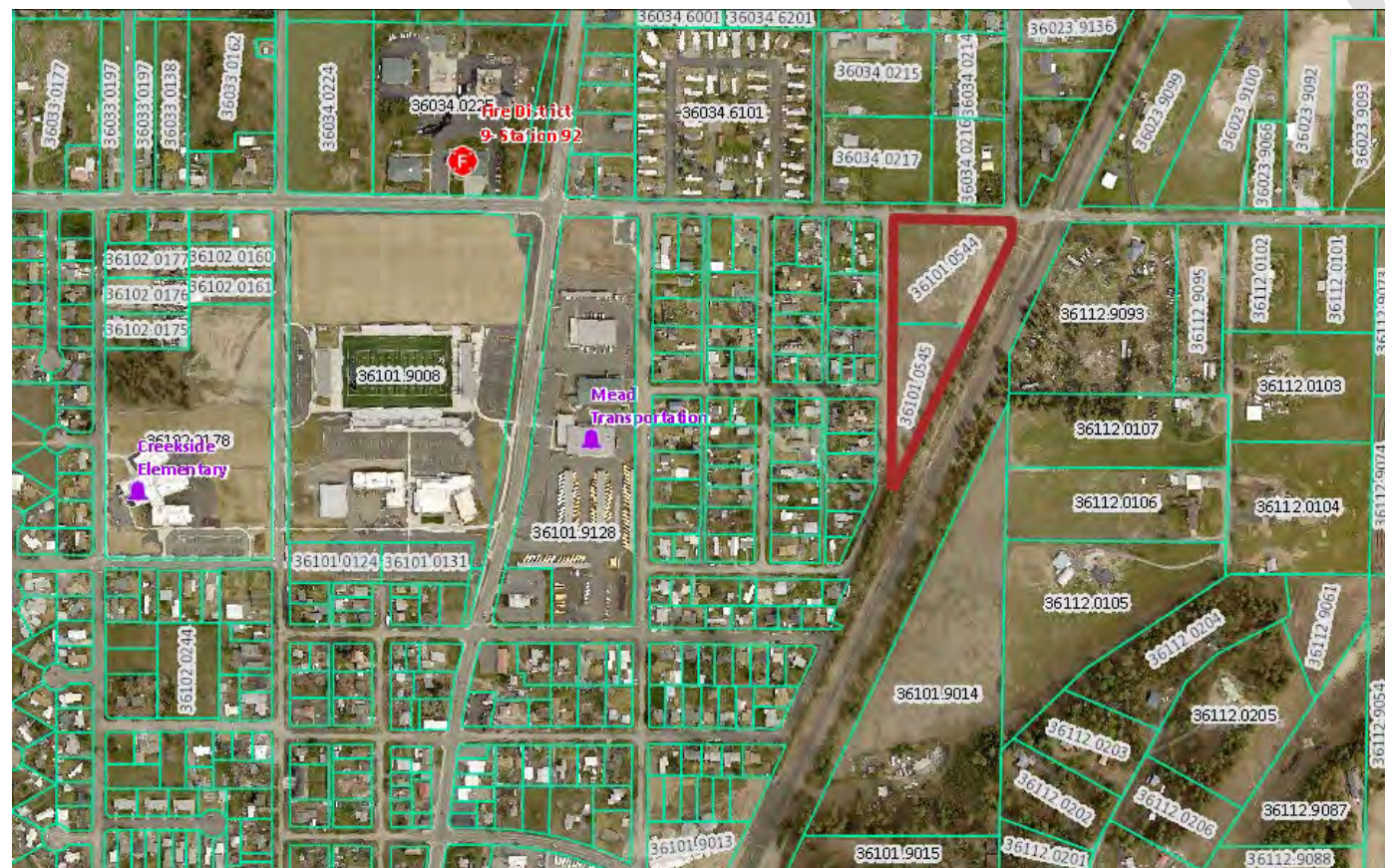
Process and Tracking

This 2024 Comprehensive Plan Amendment Initiation Request was previewed with Spokane Transit Authority on 01/17/2024, Kalispel Tribe on 01/18/2024, Washington State Department of Commerce on 01/22/2024, Spokane County Public Works on 01/22/2024, City of Spokane, 01/23/2024, Washington State Department of Archeology and Historic Preservation on 01/24/2024, and Washington State Department of Transportation on 01/24/2024. Each agency was given an early opportunity to comment on any significant issue or potential concern. The applicant was forwarded comments made from the agencies after the preview period to afford refinement of their proposal prior to formal Comprehensive Plan Amendment application and evaluation.

On March 14, 2024, the Spokane County Planning Commission conducted a public hearing to consider and recommend to the board of county commissioners what proposals should be initiated for further review. The recommendation was forwarded to the Spokane County Board of County Commissioners, and on April 23, 2024, the board voted to initiate six of the privately requested Comprehensive Plan Amendment Initiation Requests.

Formal Application

Whipple Consulting submitted a full application package on 06/07/2024.



Spokane County Planning reviewed the submitted materials, and project manager Joshua Warwick declared the application complete on 06/17/2024.

Critical Areas Review

Critical Aquifer Recharge Area:	<i>High/Moderate</i>
Fish and Wildlife Habitat	<i>None Identified</i>
Floodplain	<i>None Identified</i>
Wetlands	<i>None Identified</i>
Streams	<i>None Identified</i>
Geohazards	<i>None Identified</i>
Cultural Resources	<i>High Probability</i>
Stormwater Risk	<i>Low</i>

Previous Land Actions

Long Plat. Hamilton's 2nd Add was finalized on 1/14/1949. The proposed site is vacant land. There have been no previous land actions on parcels 36101.0544 and 36101.0545.

Washington State & Spokane County Guiding Documents

The Spokane County Comprehensive Plan, Zoning Code, and Revised Code of Washington provide the framework for consideration of Comprehensive Plan Amendments.

Zoning Code Criteria for Amendment [SCC 14.402]

The county may amend the zoning code when one of the following is found to apply:

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.

Staff Comment:

The proposal must meet one of the above standards to obtain approval. Staff believes that CPA-04-2024 meets the requirements of 14.402.040) (2) based upon the increase of housing prices, the increase in development, and an increase in population change in Spokane County. For example, there has been an estimated population increase of 115,326 persons (source: Office of Financial Management) over the next 20 years, as well as an increase in housing prices from \$192,200 in 2015 to \$440,000 in 2022 and an increase in average rental costs from \$748 in 2015 to \$1,314 in 2022 (source: Washington Center for Real Estate Research). Staff concludes that these changes satisfy the requirements of an amendment to the comprehensive plan based on SCZC based on economic changes. The proposed site is currently zoned as light industrial, which, according to Section 14.614.220 of Spokane County's zoning code, does not allow for residential development. If the parcels were to be redesignated to medium-density residential, this would provide a range of densities from more than 6 units per acre and up to 15 units per acre and would allow for a wide range of housing types, which would create an increase of housing capacity and housing types in the North Metro UGA.

Staff also concludes that the proposed amendment meets the requirements of 14.402.040(1). The amendment would be consistent with the goals and policies of the Comprehensive Plan. The proposal would also not be determined as a detriment to public welfare.

Takings

A private applicant submitted CPA-04-24 for consideration, and Spokane County Planning is processing the application. Spokane County Planning is taking no direct action to change the zoning of this land. There are no takings taking place.

Comprehensive Plan Goals and Policies

Spokane County Comprehensive Plan - Urban Land Use:

“The Urban Land Use Chapter provides policy guidance for the development of Spokane County's unincorporated urban areas. The policies in this chapter strive to improve quality of life, provide opportunities for innovative approaches to land use, and protect our community's character. The policies work in tandem with the Comprehensive Plan map, which illustrates the location of various land use categories”. [SpoCo Comp Plan, Ch 2, p UL-1]

Planning Principles

“The following planning principles, developed through citizen participation efforts, form the basis for development of the Urban Land Use Chapter.

- Compact urban forms should be encouraged that create a greater sense of “community,” with pedestrian/bicycle-friendly settlement patterns.
- Neighborhood character should be preserved and protected.
- Jobs, housing, services, and other activities should be within easy walking distance and shorter commute times of each other.

- Communities should have a center focus that combines commercial, civic, cultural, and recreational uses.
- Streets, pedestrian paths, and bike paths should contribute to a system of fully connected routes.
- Communities should have a diversity of housing and job types that enable residents from a wide range of economic levels and age groups to work and reside within their boundaries.” [SpoCo Comp Plan Ch 2, p UL-1]

General Comprehensive Plan Goals and Objectives

- UL.1a Provide a healthy, safe, and sustainable urban environment that offers a variety of opportunities for affordable housing and employment.
- UL.1b Create a future rich in culture and ethnic diversity that embraces family and community values and recognizes housing and employment.

Staff Comment:

Staff finds that CPA-04-2024 meets the comprehensive planning goals of UL.1a and UL.1b because providing multifamily residential development would allow more housing opportunities outside of the existing LDR zoning in the proposed project area. Multifamily development will allow for a large range of affordable housing options in the proposed project area. The project area also allows for more housing in the area. Multi-family development is also not inconsistent with the UL.1b.

Urban Residential Zones – High Density Residential

Zone is primarily for multi-family development at densities of greater than 15 dwelling units per acre. High-density residential zones are intended for locations near transit services, shopping, and major transportation routes. Cluster development, zero lot-line housing, and other incentives are permitted to promote infill and preservation of open space. Offices are permitted in the HDR zone in order to provide some of the service needs generated by high-intensity land uses. [SpoCo Comp Plan, Ch 2, p UL-1]

Urban Character and Design

“The design of our urban environment has a significant effect on community identity. Well-designed communities contribute to a healthy, safe, and sustainable environment that offers a variety of opportunities for affordable housing and employment. The Urban Character and Design section provides the goals and policies to preserve and enhance neighborhood character. Some of the concepts considered here include:

- Community appearance, including signs and placement of utilities.
- Neighborhood considerations in the review of development projects.
- Integration of neighborhoods, including bicycle and pedestrian orientation.
- The effect of traffic patterns and parking on neighborhood character.
- Encouragement of exemplary development through planned unit developments; and
- Considerations for public art.” [SpoCo Comp Plan, Ch 2, p UL-5]

Staff comment:

Multi-family development is subject to the landscaping and design standards found in Spokane County Zoning Code 14.800, Development Standards. Aesthetic related development standards are required to be installed prior to building permit issuance.

- UL.2 Maintain and enhance the quality of life in Spokane County through urban design standards.

Staff Note: Multi-family development is subject to the landscaping and design standards found in Spokane County Zoning Code chapter: 14.800 Development Standards. Aesthetic related development standards are required to be installed prior to building permit issuance.

- UL.2.16 Encourage the location of medium and high-density residential categories near commercial areas and public open spaces and on sites with good access to major arterials. A determination that a particular property has access to major arterials may be based on a condition of approval or development agreement requiring construction of new roads and/or access to particular major arterials.

Staff comment:

The site is located at the intersection of and has access to East Farewell Road, which is designated as an urban minor arterial, and North Cuba Street, which is a local access road. The site is also in near proximity to regional commercial zoning and community commercial to the southwest of the property located along North Market Street. For open space, the property is near the Mead Sports Complex and Union Stadium and the closest park to the proposed site is Camelot Park, which is approximately 2.24 miles from the site. The property is also in close proximity to Creekside Elementary School. The proposal is located near the North Market Street commercial corridor which provides regional commercial and community commercial zoning. The property is also located within a Public Transit Benefit Area. The parcels do not have any transit stops near the proposed site and are not in Spokane Transit Authority’s near and midterm plans for expansion.

- UL.2.17 Site multi-family units throughout the Urban Growth Area as follows:
Integrate into or next to neighborhood, community, or urban activity centers.
Integrated into small, scattered parcels throughout existing residential areas.
New multi-family homes should be built to the scale and design of the community or neighborhood, while contributing to an area-wide density that supports transit and allows for a range of housing choices.

Staff Comment:

The proposed site is in the North Metro UGA near an existing residential development. and is adjacent to East Farwell Road to the north, which is categorized as an urban minor arterial, and North Cuba Street to the west, which is a local access road. The project is located near Low Density Residential Development that has been built as single-family homes. The LDR development is on .1 to .4 acre lots. Rezoning the proposed from Light Industrial to Medium Density Residential would allow for more diverse housing options in the area.

UL.2.2 The design of development proposals should accommodate and complement environmental features and conditions and preserve and protect significant cultural resources.

Staff Comment:

The Washington State Department of Archeology and Historic Preservation has identified that there is a high probability of cultural resources on the proposed project site. Prior to ground disturbing activities, or before building or grading permit issuance the developer must perform an archeological survey to be submitted to DAHP.

UL 2.19 Develop standards that prescribe maximum building heights and other building design features to give a residential scale and identity to multifamily developments.

Staff Comment

Any proposed project would be subject to Spokane County Building and Planning development regulations and design standards. The site would follow development standards found in 14.606.300 Development Standards. The proposed site would also be subject to 14.800 Development Standards. If the site's zoning was amended, projects would be subject to Section 14.606.300 of the Spokane County Code.

Residential Land Uses

UL.7 Guide efficient development patterns by locating residential development in areas where facilities and services can be provided in a cost-effective and timely fashion.

Staff Comment:

The subject property is located within the North Metro Urban Growth Area. According to SEPA comments from Public Works, "The project lies outside of the county six-year sewer plan and inside of the Urban Growth Area. As per the development regulations/zoning code of the governing authority as amended, projects that fall within this area are required to connect to a sanitary sewer system"

The subject property will be required to conform with Section 13.650.112, Water and Concurrency Inside Urban Growth Development of Spokane County Application Review Procedures: Title 13 of the Spokane County Code Chapters 13.100 through 13.1000.

"Developer-financed extensions of public sewer may be allowed within any area of the urban growth area provided capacity and infrastructure needs are adequately addressed." (13.650.112)

Spokane County Water District 3 has stated that water system upgrades may be required.

Sewer and domestic water mitigation will be detailed in the MDNS.

UL.7.1 Identify and designate land areas for residential uses, including categories for low, medium, and high-density areas.

Staff Comment:

The subject property is in the North Metro Urban Growth Area. The subject site is in near proximity to low-density residential zoning with single family housing. The proposed zone changes from light industrial to medium density residential would add medium density residential zoning to the project area. This would allow a wide mix of housing types in the project area.

U.L.7.2

Coordinate housing and economic development strategies to ensure that sufficient land is provided for affordable housing in locations readily accessible to employment centers.

Staff Comment:

If rezoned to Medium Density Residential, the proposed site would have the zoning designation to provide for a wide range of housing types, which would be in close proximity to Regional and Community Commercial zoning designations.

UL.7.5 Provide for bonus densities, zero lot-line housing, auxiliary structures, accessory dwellings, or similar methods to promote infill development, where appropriate.

Staff Comment:

The subject property is located within the north metro urban growth area. The subject property is adjacent to low-density residential development to the west of the property, across from North Cuba Street, and additional low-density residential development south of East Hastings Avenue. If redesignated from Medium Density Residential to Light Industrial, the proposed zoning designation may qualify as infill development.

Housing Variety

UL.8 Create urban areas with a variety of housing types and prices, including manufactured home parks, multifamily development, townhouses, and single-family development.

Staff Comment:

The MDR comprehensive plan and zoning designation allows for density from 6-15 units per acre. Parcels to the east of the project are designated as low-density residential, consisting of primarily single-family dwellings. Multi-family housing would allow for another housing type and increased housing inventory along East Farwell Road and North Cuba Street.

Stormwater

CF.8 Provide stormwater facilities and related management programs that protect surface and groundwater quality and habitat, prevent chronic flooding from stormwater, maintain natural stream hydrology, and protect aquatic resources.

CF.8.1 New developments within the UGA shall require stormwater management systems.

Staff Comment:

The site is located within a low-risk stormwater area. At the time of site development, Public Works will require a drainage plan that conforms with the adopted Spokane County Stormwater Manual. According to the Spokane County Stormwater Manual Section 2.2 1 "Applicability." All new multi-family development within the urban growth area shall submit a Drainage Submittal in compliance with the Spokane County Stormwater Manual.

Residential Density

UL 9.1 Establish low-, medium-, and high-density residential categories to achieve population and economic growth objectives. Low-density residential areas shall range from 1 to and including 8 dwelling units per acre. Bonus density in the low-density residential category may allow an increase to 10 dwelling units per acre for qualifying infill projects. Medium density residential shall range from greater than 6 to and including 15 dwelling units per acre, and high-density residential shall be greater than 15.0 residential units per acre. Mixed residential densities may be established through community-based neighborhood planning, subarea planning, or approval of traditional neighborhood developments.

Staff Comment

CPA-04-2024 would fulfill Comprehensive Plan Policy UL 9.1 because the amendment would be established as a medium density residential designation. This designation would allow for a range from greater than 6 to and including 15 dwelling units per acre.

UL. 9.2 Spokane County shall seek to achieve average residential density in development of at least 5 dwelling units per net acre in the Urban Growth Area through a mix of densities and housing types.

Staff Comment

CPA-04-2024 would fulfill UL 9.2 because the amendment would create a medium-density residential designation that would allow for a density increase of a potential 15 dwelling units from the current designation of Light Industrial. The proposed designation would provide for a wide range of housing types and densities. Including single-family dwellings and multi-family housing.

Transportation

People and places are connected to one another by the transportation system. The transportation system consists of facilities that accommodate many modes of transport, including cars, trucks, buses, bicycles, trains, airplanes, and pedestrians. The primary focus of the transportation element is meeting Spokane County's future transportation needs for roads, trails/pathways, walkways, and transit, including light rail...

T.2 Provide transportation system improvements concurrent with new development and consistent with adopted land use and transportation plans.

- T.2.1 Maintain an inventory of transportation facilities and services to support management of the transportation system and to monitor system performance.
- T.2.2 Transportation improvements needed to serve new development shall be in place at the time new development impacts occur. If this is not feasible, then a financial commitment consistent with the capital facilities plan, shall complete the improvement within 6 years.
- T.2.3 Transportation improvements shall be consistent with land use plans, capital funding and other planning elements.
- T.2.4 Implement concurrency review and management that evaluates impacts from new developments and identifies funding sources for improvements. Evaluate the transportation system annually and compare to prior years.
- T.2.5 Coordinate planning with appropriate jurisdictions and utility companies for utility corridors that may affect the transportation system.
- T.2.6 Use a 10-year and 20-year planning horizon when preparing transportation forecasts to provide information on the location, timing, and capacity needs of future growth.
- T.2.7 The transportation system shall support the Land Use Element of the Spokane County Comprehensive Plan as growth occurs.
- T.2.8 Major short falls between transportation revenues and improvement costs should be addressed during the annual review of the 6-year transportation improvement program. Resolution of revenue shortfalls could include reassessment of land use, growth targets, level of service standards, and revenue availability.

Staff Comment:

The applicant produced a trip generation letter alongside the Comprehensive Plan Amendment Initiation Application. The trip generation letter was routed to traffic review agencies for comment. Spokane County Public Works and WSDOT had no concerns on the project.

- T.3d Encourage land uses that will support a high-capacity transportation system.
- T.3d.2 Provide for mixed-use activity centers that support a high-capacity transportation corridor.

Staff Comment:

Spokane Transit Authority commented on the proposal and stated that, "There is currently no STA service in this area, and there will not likely be service in the short or mid-term timeframe. In the long term STA is exploring potential routes in Mead, however, there are no official plans at this time."

The growth management act requires capital facilities to be concurrent with development. This means that capital facilities must be in place prior to development or within a specific time period.

Population and Land Capacity

The proposed amendment can potentially increase the population capacity within the urban growth area. The existing Light-Industrial designation has an assumed buildout of 0 units per acre, and the proposed designation of Medium-Density Residential has an assumed buildout of 16.02 dwelling units per acre. The methodology used to calculate population converts residential units to the population by assuming the average single-family residence will include 2.5 persons and that a multi-family residential unit will contain 1.5 persons. The table below illustrates the impact of the proposed amendment on population capacity.

Residential Units and Population Capacity			
Site size: 5.22 Acres	Light Industrial	Medium Density Residential	Potential Increase
Residential units	0	83	83
Population	0	124.5	124.5

This parcel is located within the Urban Growth Area, and urban-level services will have to be made available prior to development.

Staff Comment: Spokane County Public Works has clarified the proposed site does not have an active sewer service serving the proposed site. Additionally, Public Works indicated there are no sewer improvements planned for the proposed site in the current county six-year sewer plan. As per the development regulations/zoning code of the governing authority, as amended, projects that fall within the boundaries of the UGA are required to connect to a sanitary sewer system. No building permit shall be issued until the developer has demonstrated sewage concurrency to the satisfaction of Spokane County Public Works.

The Department of Building and Planning analyzed this site as part of a Cumulative Impacts Analysis and concluded that this proposal would produce the following impacts on services over and above the typical development of the site under its current zoning designation.

Site 2.65 acres	Existing Zone (LI)	Proposed Zone (MDR)	Increase in Demand
Water Consumption (gpd)	0	14,940 gpd	14,940 gpd increase
Wastewater (gpd)	0	8,300 gpd	8,300 gpd increase
Schools (students)	0	41.5 students	41.5 student increase
Parks (acres)	0	.174 acres	.174 more acres needed

Libraries (sf)	0	51.045 sf	51.045 more sf needed
Law Enforcement (officers)	0	0.126 officers	0.126 more officers needed

Please see the Cumulative Impact Analysis in Chapter 3 for a detailed explanation.

Staff finds that based upon agency feedback and the MDNS for this proposal, the increase in service demand expected from this proposal can be met without diminishing established levels of service standards.

Public Participation/Agency Review

Public Participation Program

Spokane County adopted the Public Participation Program Guidelines in 1998 and amended them in 2022 to manage public involvement in growth planning. Public participation is summarized below.

Date	Activity
Dec 20, '2023	Application submission for consideration and initiation
Jan 16-20, '2024	Previews with agencies and organizations
Feb 28, '2024	Planning Commission Public Workshop
Feb 23, '2024	Initiation notices to area property owners. Notice of Public Hearing
March 14, '2024	Planning Commission public hearing for initiation recommendation to BoCC
March 26, '2024	BoCC Briefing
April 24, '2024	BoCC receives PC recommendations and sets a date to consider the same.
April 18, 2024	BoCC consideration to initiate 2024 Comprehensive Plan Amendments
June 25, 2024	SEPA Checklist Circulated to agencies
Aug 21, 2024	SEPA determination circulated
Sep 12, 2024	Planning Commission CPA Public Hearing

Public and agency comments are contained in Attachment “A.” Agency conditions have been incorporated into the MDNS for this proposal.

Summary of Agency Comments

Comment	Response
Spokane County Public Works Dawn Dompier, July 3, 2024	<i>Spokane County Public Works wastewater has no objection to the project. Project is not in six-year sewer plan and is in the UGA. Project will be required to connect to sanitary sewer system.</i>
Washington State Department of Archaeology and Historic Preservation, Sydney Anderson, July 31, 2024	<i>Comment has not changed since the preinitiation phase. The agency is requesting a cultural resource survey. Provided SEPA mitigation for a cultural resource survey prior to issuing permit.</i>
Spokane County Water District 3, Kelly Williquette, July 24, 2024	<i>Water system upgrades may be required.</i>
Spokane County Fire District 9, Doug Bleeker, July 19, 2024	<i>No Comment</i>
Washington State Department of Ecology, Cindy Anderson, July 22, 2024	<i>No Comment</i>
Spokane County Water District 3, Kelley Williquette, July 24, 2024	<i>Water System upgrades may be required.</i>
Jonathan Smith, Spokane County Parks, Recreation & Gold Department, July 25, 2024	<i>CPA-04-2024 meets the LOS established in the 2020 Pros Plan.</i>
Spokane County Public Works, Development Services. David Istrate. January 25, 2024	<i>No anticipated major impacts to intersections. No further information required.</i>

Spokane County Public Work-Environmental Services Administrator, Robert Lindsey, July 22, 2024	<i>No specific comments. Note that Spokane Water District 3 is becoming resource strained.</i>
Spokane County Regional Transportation Council, Mike Ulrich, July 12, 2024.	<i>Generally Consistent with Horizon 2045</i>
Spokane Transit Authority, Luka Yanni, January 17, 2024	<i>There is currently no STA service in this area, and there will not likely be service in the short or mid-term timeframe. In the long-term, STA is exploring potential routes in Mead, however, there are no official plans at this time.</i>
State of Washington Department of Fish and Wildlife Region One. Kile Westerman, July 18 th , 2024	<i>There were no other PHS features identified on the parcels in question. WDFW has no further on comment on CPA-04-2024. None of the parcels in the CPAs have habitat features that meet the definition of shrub steppe habitat. There were no other PHS features identified on the parcels in question.</i>
Washington State Department of Transportation, Corey Clarke, July 3, 2024	<i>WSDOT has no comment on this proposal.</i>
Washington State Department of Commerce Melissa Alofaituli, August 1 st , 2024	<i>No concerns</i>
Washington State Department of Health Joseph M Kobzeff P.E. July 31, 2024.	<i>Will be served by sewer, no additional comments.</i>
Mead School District: Ned Wendle, July 29 th , 2024	<i>Consider unit mix and target renter population.</i>
Spokane Regional Health District Kasey Wilberding R.S. July 19, 2024,	<i>No Comment</i>

Summary of Public Comments:

There are two public comments, one of which is a petition received at the time of report publication. A summary of the comments includes:

Comment	Response
Traffic	<i>A trip generation letter was distributed to WSDOT and Spokane County Public Works. They have provided no further comment on the project.</i>
Community Cohesion	<i>Properly designed multi-family development fits into community cohesion/community character.</i>
Safety	<i>The Burlington Northern Sante Fe line was provided with an opportunity to provide comments on the project during SEPA circulation and prior to SEPA circulation. BNSF has not provided comments on the proposed project.</i>
Population Density	<i>Spokane County staff has conducted a concurrency analysis for its capital facilities. Spokane County can serve the zone change without exceeding its Level of Service Standards.</i>
Impact on Taxpayers	<i>Comment Noted</i>
Impact on Quality of Life	<i>Comment Noted</i>
Environmental Concerns	<i>Relevant agencies have been notified, including the State of Washington Department of Fish and Wildlife, their comment stated that, "none of the parcels in the CPAs have habitat features that meet the definition of shrub steppe habitat. There were no other PHS features identified on the parcels in question."</i>
Infrastructure Strain	<i>Spokane County Planning Staff have created a concurrency analysis to ensure that the zone change will not exceed the capacity of our capital facilities. WSDOT and Spokane County Public Works have not demonstrated any concerns with the project. Staff can confirm that Spokane County can serve this zone change without exceeding the level of service standards. Spokane County Water District 3 has</i>

stated that Water System upgrades may be required. The developer must consult with Spokane Water District 3 and must be able to provide proof of concurrent water prior to permit issuance.

Property Value

Staff disagrees that siting multi-family development reduces neighborhood property values.

Public and agency comments are contained in Attachment "A." Agency conditions have been incorporated into the MDNS for this proposal.

State Environmental Policy Act

A Mitigated Determination of Nonsignificance (MDNS) for this proposal will be issued on August 28th, 2024, with a comment period ending on September 11th, 2024, and an appeal period ending on September 18th, 2024.

Washington State Department of Archaeology & Historic Preservation

Requires a professional archeological survey of the project that shall be completed and submitted to DAHP before any ground-disturbing activities or before the issuance of any construction or grading permits.

Spokane County Water District 3

Spokane County Water District 3 has stated that water systems upgrades may be required. Spokane County shall not issue any building permits until water concurrency is provided to the satisfaction of Spokane County Water District 3.

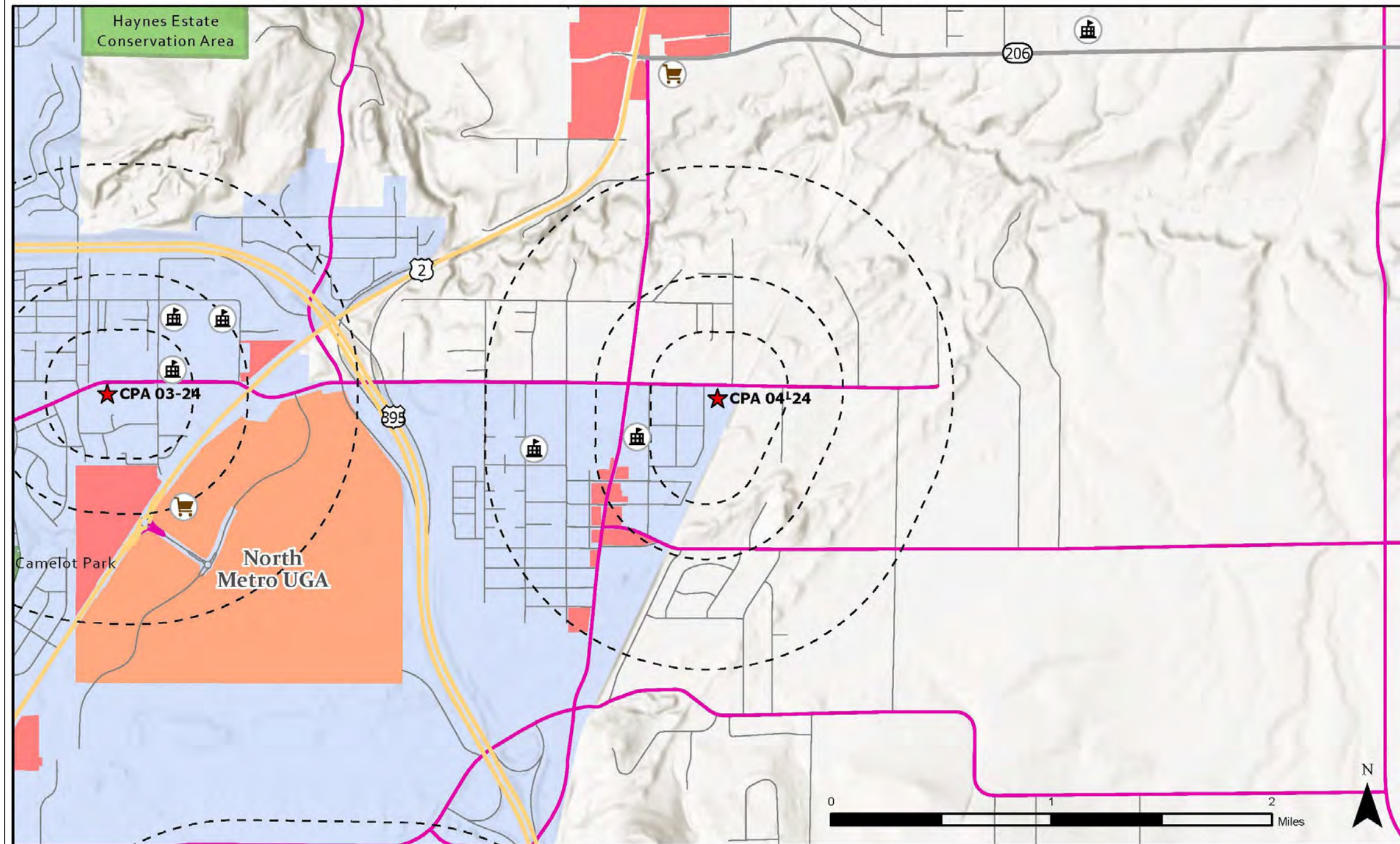
Spokane County Public Works

Spokane County Public Works has clarified the proposed site does not have an active sewer service serving the proposed site. Additionally, Public Works indicated there are no sewer improvements planned for the proposed site in the current county six-year sewer plan. As per the development regulations/zoning code of the governing authority, as amended, projects that fall within the boundaries of the UGA are required to connect to a sanitary sewer system. No building permit shall be issued until the developer has demonstrated sewage concurrency to the satisfaction of Spokane County Public Works.

Nearness Analysis.

For CPA-04-2024. The surrounding Area map notes that the proposed site is near commercial zoning. It is also between the quarter-mile and half-mile radius boundaries of a public school and within a half-mile and one-mile radius boundaries of another public school. The project is also near low-density residential and open spaces.

CPA 04-2024 Surrounding Area

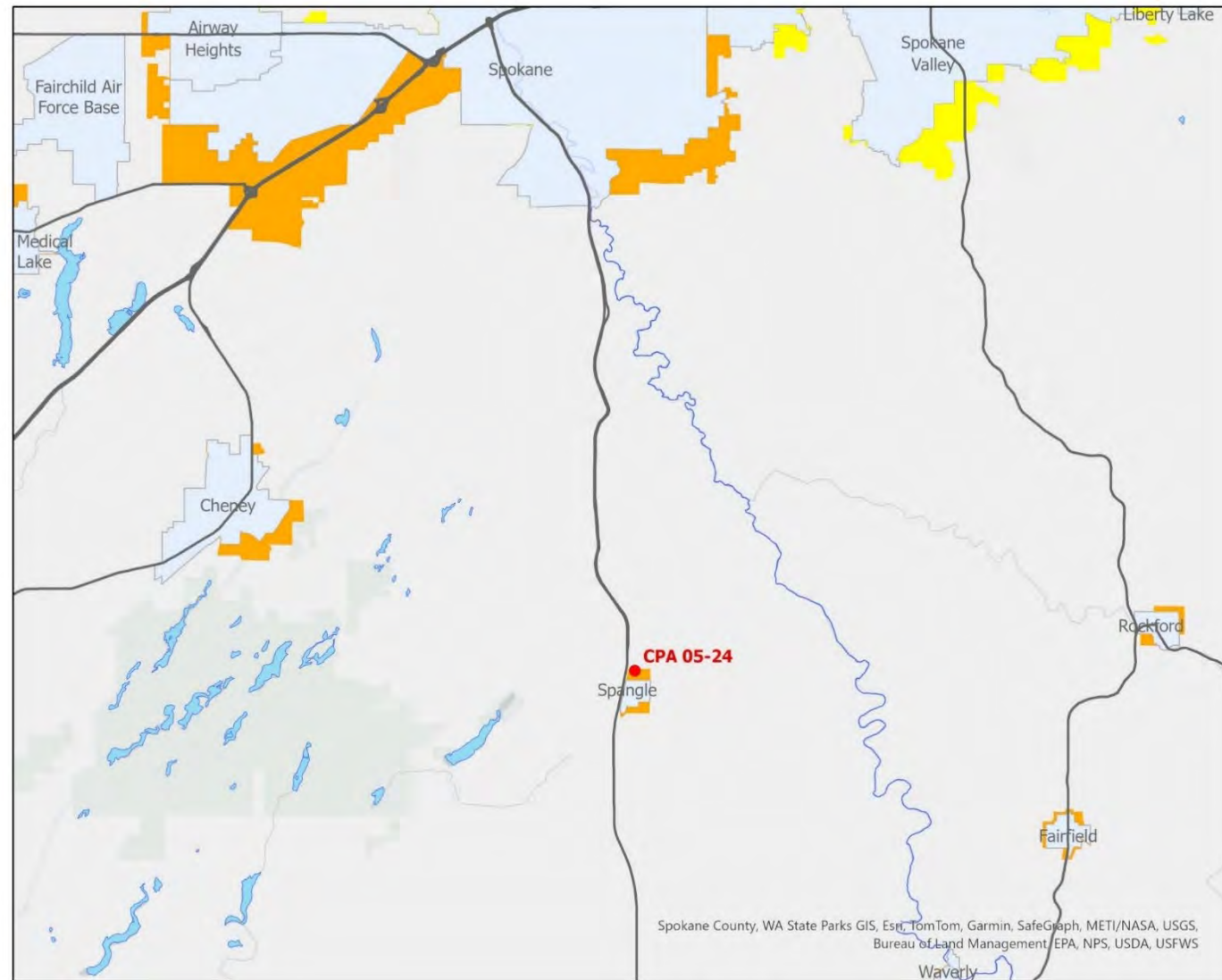


- | | | | | |
|--|-------------------|-------------------------------|----------------------------|-----------------|
| ★ 2024 CPAs | 🏠 Private Schools | 🟡 Incorporated Land | 🛣️ Interstate | — Other Streets |
| ⊖ Buffers (1/4 mile, 1/2 mile, 1 mile) | 🎓 Public Schools | 🟦 Urban Growth Areas | 🛣️ U.S.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

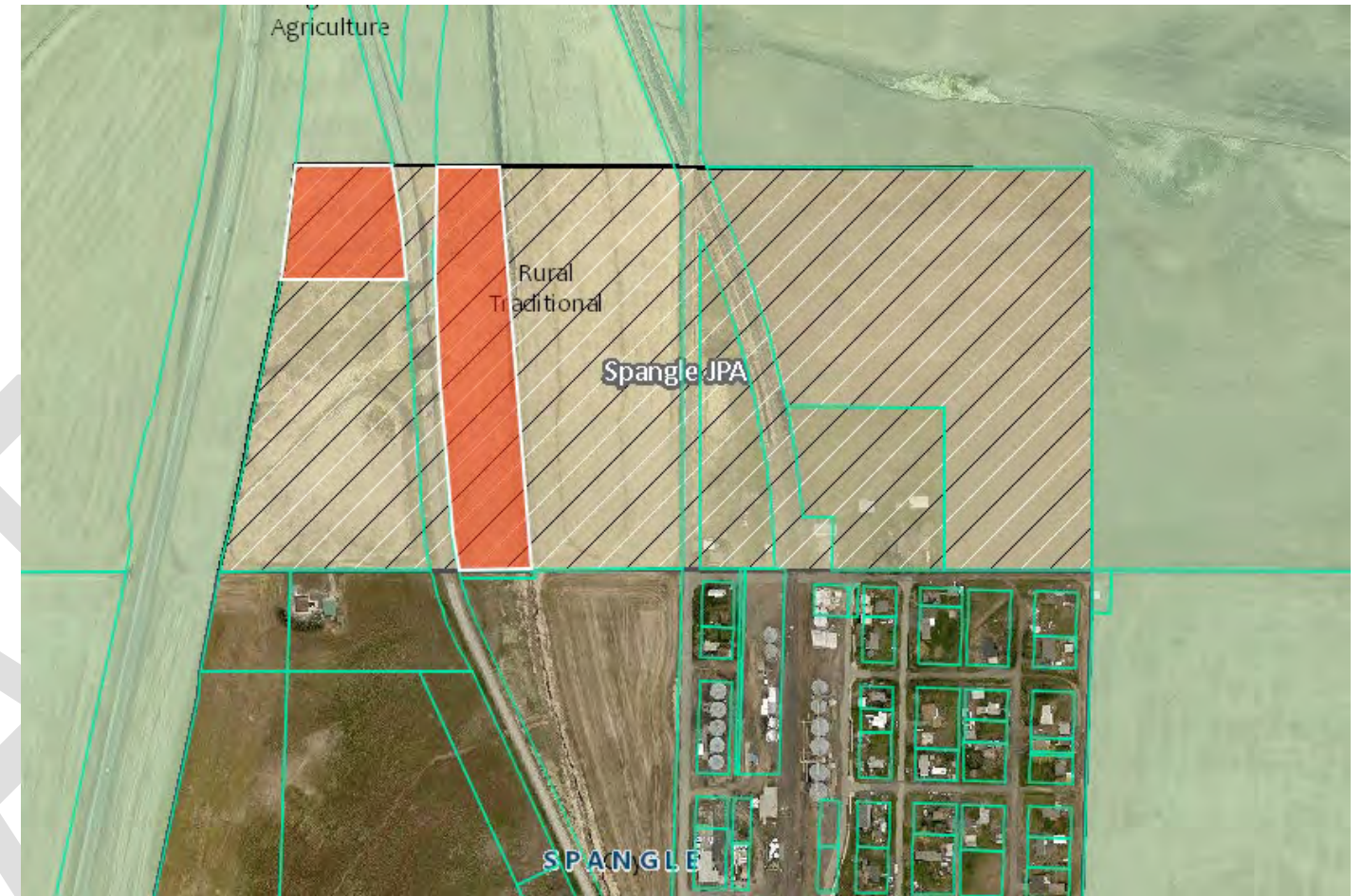
Comprehensive Plan Amendment 05-24

Proposal

Proposed Comprehensive Plan Amendment 05-24 requests a change from the current Rural Traditional zone to Regional Commercial zone on a portion of parcel 33333.9017.



Site Context



The project site is an 11.5-acre portion of parcel #33333.9017, outlined in red in the context map above. It comprises two separate pieces of land, bisected by S. Old Hwy 195. It is in the Spangle Urban Growth Area (UGA), just north of the Town of Spangle. All other land around the site is zoned Large Tract Agriculture. The project site is currently zoned rural traditional, and the primary land use on the site is agriculture.

Data Table

Project Location:	North of Spangle, Spangle JPA, immediately east of US 195
Parcel Number(s)	33333.9017
Comprehensive Plan Designation:	Rural Traditional
Zoning:	Rural Traditional
Existing Land Use:	Agricultural
Land Division Status:	Unplatted
Water Purveyor:	City of Spangle

Owner:	John Bartels Pathway Enterprises LLC 3405 E Watt Rd., Spangle, WA 99031
Applicant:	Dwight Hume Land Use Solutions & Entitlement 9101 N Mt. View Ln, Spokane, WA 99218

Sewage Disposal:	<i>City of Spangle</i>
Fire District:	<i>Fire District #3</i>
School District:	<i>Liberty #362</i>
Nearest Arterial and Distance:	<i>US 195, Adjacent</i>
Neighborhood Association:	<i>None</i>
Public Transit Benefit Area	<i>None</i>

Site Analysis



The subject parcel lies in the north portion of the Spangle JPA and is currently designated Rural Traditional (RT) by the Spokane County Comprehensive Plan. The parcel is also given a zoning designation of RT.

Topography

The subject parcel is primarily being used for agricultural purposes. There are no steep slopes on the property. Spangle Creek forms the easterly boundary of the project area. The western boundary of the project area abuts US 195 to the west, and the project area is bisected and can be accessed by Old SR 195 Hwy.

Adjacent Uses

The land surrounding the project area to the east, west and north is zoned Large Tract Agricultural. This is also this land's Comprehensive Plan designation. The land to the south is within the City of Spangle and is zoned Commercial/Industrial. The Spangle wastewater treatment plant is roughly 950 feet south of the western portion of the project area. Roughly 650 feet away to the southeast of the project area are some commercial/industrial lands containing agriculture related operations. Some low-density residential uses exist 480 feet to the east and southeast of the project area, within the Town of Spangle, as well.

Nearness Analysis

Nearly the entire city of Spangle is within a one-mile radius of CPA 05-2024. Because it would be changed to a regional commercial zone if approved, many Spangle residents would be within walking distance of whatever the development has to offer. If any housing is ever erected on the site, residents and visitors would have access to two restaurants, two gas stations, and a local park within a mile radius. Within a quarter mile of the property to the west is U.S. Highway 195, running north to Spokane. Currently, no schools or transit stops exist within a mile radius of CPA 05- 24.

Process and Tracking

This 2024 Comprehensive Plan Amendment Initiation Request was shared with Spokane County Public Works and Spangle Public Works on 01/16/2024, Spokane Transit Authority on 01/17/2024, The Kalispel Tribe of Indians on 01/18/2024, the Department of Commerce and Spokane County Public Works Wastewater Management on 01/22/2024, the City of Spokane on 01/23/2024, and the Department of Archaeology and Historic Preservation and the Washington State Department of Transportation (WSDOT) on 01/24/2024. Each agency was given an early opportunity to comment on any significant issue or potential concern. The applicant was forwarded comments made from the agencies after the preview period to afford refinement of their proposal prior to formal Comprehensive Plan Amendment application and evaluation.

On March 14, 2024, the Spokane County Planning Commission conducted a public hearing to consider and recommend to the board of county commissioners what proposals should be initiated for further review. The recommendation was forwarded to the Spokane County Board of County Commissioners, and on April 23, 2024, the board voted to initiate six of the privately requested Comprehensive Plan Amendment Initiation Requests.

On June 6, 2024, planning staff circulated a SEPA checklist to various agencies and organizations for their comments and considerations on CPA 05-24. On August 21, 2024, a SEPA determination will be circulated to these agencies for comments and considerations in preparation for a Planning Commission public hearing scheduled for September 12, 2024.

Formal Application

Dwight Hume of Land Use Solutions & Entitlement submitted a full application package on 06/06/2024.

Critical Areas Review

Critical Aquifer Recharge Area:	<i>Low Susceptibility</i>
Fish and Wildlife Habitat	<i>Spangle Creek, at eastern edge of the project area, is a fish habitat.</i>
Floodplain	<i>Area along Spangle Creek is in a 100-year floodplain, but the rest of the project area is not in a floodplain.</i>
Wetlands	<i>None identified at this stage.</i>
Streams	<i>Spangle Creek is a Type F stream, which requires a 100' buffer from both banks of the ordinary high water mark per the SCCAO.</i>
Geohazards	<i>None identified at this stage.</i>
Cultural Resources	<i>None identified at this stage.</i>
Stormwater Risk	<i>None identified at this stage.</i>

Previous Land Actions

There have been no previous land actions on parcel 33333.9017.

Washington State & Spokane County Guiding Documents

The Spokane County Comprehensive Plan, Zoning Code, and Revised Code of Washington provide the framework for consideration of Comprehensive Plan Amendments.

Zoning Code Criteria for Amendment [SCC 14.402]

The county may amend the zoning code when one of the following is found to apply:

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.

Staff finds that CPA 05-24 is consistent with and/or implements the Comprehensive Plan and is not detrimental to public welfare because converting land in a UGA to urban use is consistent with criteria 1, and proposing a commercial use that creates jobs is consistent with public welfare.

Takings

A private applicant submitted CPA-05-24 for consideration, and Spokane County Planning is processing the application. Spokane County Planning is taking no direct action to change the zoning of this land. There are no takings taking place.

Comprehensive Plan Goals and Policies

Applying Comprehensive Plan Goals and Policies to Comprehensive Plan Amendments

Below are excerpts, goals, and policies from the Spokane County Comprehensive Plan that relate to CPA 05-24 and how it will amend the zoning for that property and potentially impact the land use. These goals and policies should be used to determine whether CPA-05-24 aligns with the Comprehensive Plan.

Spokane County Comprehensive Plan - Urban Land Use:

“The Urban Land Use Chapter provides policy guidance for the development of Spokane County’s unincorporated urban areas. The policies in this chapter strive to improve quality of life, provide opportunities for innovative approaches to land use and protect our community’s character. The policies work in tandem with the Comprehensive Plan map, which illustrates the location of various land use categories.” [SpoCo Comp Plan, Ch 2, p UL-1]

Planning Principles

“The following planning principles, developed through citizen participation efforts, form the basis for development of the Urban Land Use Chapter.

- Compact urban forms should be encouraged that create a greater sense of “community,” with pedestrian/bicycle-friendly settlement patterns.
- Neighborhood character should be preserved and protected.
- Jobs, housing, services, and other activities should be within easy walking distance and shorter commute times of each other.

- Communities should have a center focus that combines commercial, civic, cultural, and recreational uses.
- Streets, pedestrian paths, and bike paths should contribute to a system of fully connected routes.
- Communities should have a diversity of housing and job types that enable residents from a wide range of economic levels and age groups to work and reside within their boundaries.” [SpoCo Comp Plan, Ch 2, p UL-1]

General Comprehensive Plan Goals and Objectives

UL.1a: Provide a healthful, safe, and sustainable urban environment that offers a variety of opportunities for affordable housing and employment.

Staff Comment:

Staff finds that CPA-05-2024 meets the comprehensive planning goals of UL.1a, as this amendment would allow for potentially several new employment opportunities for Spokane County residents.

Commercial Categories – Regional Commercial

Zone that designates intensive commercial uses, including regional shopping centers and major commercial areas, intended to draw customers from the county at large and from other outlying areas. Residences in conjunction with business and/or multifamily developments may be allowed with standards that ensure compatibility. Small-scale industrial areas may be allowed in this zone, provided neighborhood concerns are addressed through a public hearing process (SCZC 14.612.100).

UL.13: Designate a variety of strategically located commercial areas that will be accessible from roadways of major arterial classifications or higher, served with utilities and free of major environmental constraints.

UL.13.6: Zoning and other land use regulation shall provide the following improvements for commercial development:

- Paved Streets
- Sidewalks and bicycle lanes in commercial and retail areas
- Park, bike racks, and transit facilities for employees and customers (some facilities may be communal).
- Landscaping along streets, sidewalks and parking areas to provide an attractive appearance

- Adequate stormwater control, including curbs, gutters, and stormwater management facilities
- Public sewer and water supply
- Controlled traffic access to arterials and intersections

Staff Comment:

Staff finds that the location of CPA-05-24 fulfills the Comprehensive Plan requirements for the Regional Commercial (RC) zone. It is directly east of U.S. 195, on land that will be served by water and sewer by the Spangle Public Works Department, and there are no major environmental constraints that would otherwise inhibit allowable development. The improvements required for development in RC will be addressed in the permitting stage of development.

Transportation

T.2: Provide transportation system improvements concurrent with new development and consistent with adopted land use and transportation plans.

T.2.2: Transportation improvements needed to serve new development shall be in place at the time new development impacts occur. If this is not feasible, then a financial commitment, consistent with the capital facilities plan, shall be made to complete the improvement within six years.

T.2.3: Transportation improvements shall be consistent with land use plans, capital funding and other planning elements.

Staff Comment:

The applicant has received comments from WSDOT requesting that a traffic analysis be completed to determine if traffic mitigation measures would be necessary. The improvements required by these transportation goals and policies will be addressed in the permitting stage of development.

Capital Facilities

CF.1: Provide adequate public facilities to support rural or urban levels of development, as appropriate, integrating capital facilities planning and the siting of essential public facilities with land use policy.

CF.1.4: Approve comprehensive plan land-use and UGA amendments only if doing so will not decrease levels of service below adopted standards by the time development is available for occupancy and use.

CF.1.5: Ensure capital facilities meet adopted levels of service standards through enforceable ordinances requiring concurrency.

- CF.1.6: Determine the quantity of capital improvements that are needed to eliminate existing deficiencies and to maintain the Level of Services standards for public facilities and services provided by Spokane County.
- CF.1.10: Ensure that that Land Use, Transportation, and Capital Facilities Elements are coordinated and consistent and that established Level of Service standards for public facilities and services are achieved.
- CF.3: Promote efficient domestic water service, protect the natural resource, and ensure the orderly physical development of Spokane County consistent with adopted plans and policies.
- CF.3.3: Ensure water systems for urban development include adequate water rights, supply, and distribution systems for domestic use and fire protection per local, state, and federal plans, policies, and regulations by the time development occurs.
- CF.4: Promote efficient sanitary sewer service, protect natural resources, and ensure orderly physical development
- CF.4.2: Prohibit the extension of any sewer system that will degrade the existing system below the adopted level of service.
- CF.4.4: The location and capacity of existing and planned sewer facilities shall be important factors when determining the intensity and/or density of land use designations and in the subarea planning process.
- CF.4.5: Encourage a coordinated, regional wastewater service organization to provide sewer services to all urban areas of the county inside the Urban Growth Area.
- CF.5: Ensure stormwater facilities and related management programs to protect surface and groundwater quality and habitat, prevent chronic flooding from stormwater, maintain natural stream hydrology, and protect aquatic resources.
- CF.5.3: Development shall be designed to protect natural drainage functions including flood plains, drainageways, sink areas, and other natural and existing drainage facilities.
- CF.5.4: Development shall be designed to prevent onsite and off-site damage from stormwater runoff that results from site development or new land use activity.
- CF.5.10: New and expanded development within the UGA shall require stormwater management systems.
- CF.10.1: Encourage new urban development in areas served by a fire protection district or within the corporate limits of a city providing its own fire department.
- CF.10.2: Road access and water supply shall be adequate for fire safety and suppression in commercial and urban-level density residential developments.

- CF.11.6: Consider the capacity of school facilities when considering UGA and Comprehensive Plan Amendments.
- CF.14.1: Coordinate with utility providers to ensure that sizing, locating, and phasing of utility systems are consistent with the Comprehensive Plans and meet anticipated population needs in a timely manner.
- CF.14.2: New development shall be consistent with established utility plans and procedures.

Staff Comment:

The Town of Spangle is currently updating their sewer treatment plant and has therefore restricted future taps pending the approval of an updated citywide water plan. The site of CPA 05-24 does not currently have water or sewer connections, so in the interim, any development will use a well and a septic system. Beyond this, no other agency comments indicated any issues with increased levels of services for capital facilities and utilities.

Economic Development

- ED.2: Capitalize on the community’s positive characteristics and improve and enhance areas that may be lacking.
- ED.2.2: Encourage developments that contribute to community improvements (i.e., contributions to culture, recreation, tourism, public improvements, environmental improvements, business incubator system facilities, open space and other community projects).

Staff Comment:

CPA 05-24 allows for the possibility of local businesses to exist on the property and attract visitors and tourist’s traveling along U.S. 195, which would not be allowed under the current zoning.

Natural Resources

- NE.22a: Assure continued provision of both adequate quantity and quality of surface water for the County of Spokane.
- NE.22b: Encourage land uses, which are consistent with long-term protection of surface water quality and quantity in Spokane County.
- NE.22.3: Impacts of a proposal upon surface water quality shall be considered before development is approved. Denying or conditioning proposals may be necessary to protect water quality.

Staff Comment:

CPA 05-24 is bordered to the east by Spangle Creek. No objections have been made by any agencies based on the proximity of the property to the creek. Potential impacts of future development will be explored during the permitting stage of the process.

Consistency and Concurrency

The Growth Management Act requires capital facilities to be concurrent with development. This means that capital facilities must be in place prior to development or within a specific time period.

Population and Land Capacity

According to SCC 14.618.300, the maximum rural traditional residential density is 1 unit per 10 acres. According to the 2024 density assumptions for future development, based on past permitting data for Spokane County, single-family units are assumed to have 2.5 residents on average. According to SCC 14.612.230(11)(b), regional commercial zones can support multi-family dwellings that abide by the same residential density standards as high-density residential zones. Finally, according to the 2024 density assumptions for future development, it is assumed that HDR multi-family projects will have a maximum density of 24.25 units per acre. With all of this considered, the maximum number of dwelling units could grow from 1 unit to 278 units total, and the maximum population could grow from 2.5 to 417. **While the applicant has indicated only commercial, non-residential uses for the property, this possible residential increase on the property should be noted.**

Residential Units and Population Capacity			
Site size: 11.5 acres	Rural Traditional	Regional Commercial	Potential Increase
Residential units	1	278	277
Population	2.5	417	414.5

Staff Comment:

This parcel is located within the Urban Growth Area, and urban-level services will have to be made available by the Spangle Public Works Department to serve this site. The Town of Spangle has indicated that they will do so once they update their citywide water plan.

The Department of Planning analyzed this site as part of a Cumulative Impacts Analysis and concluded that this proposal would produce the following impacts on services over and above the typical development of the site under its current zoning designation.

Site 11.5 acres	Existing Zone RT	Proposed Zone RC	Increase in Demand
Water Consumption (gpd)	590 gpd	50,040 gpd	49,450 gpd increase

Wastewater (gpd)	175 gpd	27,800 gpd	27,635 gpd increase
Schools (students)	0.5 students	139 students	138.5 student increase
Parks (acres)*	-	-	-
Libraries (sf)	1 sf	170 sf.	169 more sf needed
Law Enforcement (officers)	0 officers	0.43 officers	0.43 more officers needed

*Not a high enough population to trigger the parks LOS. Only areas with a population of 7,000 or more reach the threshold necessary for the parks LOS to be applied.

Please see the Cumulative Impact Analysis in Chapter 3 for a detailed explanation.

Staff finds that: based upon agency feedback for this proposal, the increase in service demand expected from this proposal can be met without diminishing established levels of service standards.

Public Participation/Agency Review

Public Participation Program

Spokane County adopted the Public Participation Program Guidelines in 1998 and amended them in 2022 to manage public involvement in growth planning.

Date	Activity
Dec 20, '23	Application submission for consideration and initiation
Jan 16-20, '24	Previews with agencies and organizations (pre-initiation)
Feb 17, '24	Sign posting by applicant. Notice of Public Hearing
Feb 27, '24	Initiation notices are mailed to area property owners. Notice of Public Hearing
Feb 28, '24	Planning Commission Public Workshop
Mar 14, '24	Planning Commission Public Hearing for initiation recommendation to BoCC
Mar 26, '24	BoCC Briefing

Apr 9, '24	BoCC receives PC recommendations and sets a date to consider the same.
Apr 23, '24	BoCC consideration to initiate 2024 Comprehensive Plan Amendments
Apr 23, '24	BoCC initiates CPA 02-2024, CPA 03-2024, CPA 04-2024, CPA 05-2024, CPA 12-2023, and CPA-02-22.
Jun 6, '24	SEPA checklist circulated to agencies and organizations
Aug 21, '24	SEPA determination circulated
Sep 12, '24	Planning Commission CPA Public Hearing

Summary of Agency Comment

Comment	Response (pre-initiation)	Response (post-initiation)
Spokane County Public Works, David Istrate	<i>Requests trip generation and distribution letter for the potential increased trips produced by CPA-05-24. (Jan. 25, 2024)</i>	<i>Public works does not anticipate any traffic issues at county intersections, but traffic mitigation may still be required by WSDOT. (Jul. 18, 2024)</i>
Spokane County Public Works, Rob Lindsay	<i>(none)</i>	<i>No comments for CPA 05-24. (July 22, 2024)</i>
Town of Spangle Public Works, Logan Billington	<i>Spangle does not have any water or sewer lines to the property, and the sewer line is pressurized going to the wastewater treatment plant, which could change the design planning and needs for connecting to the system. (Feb. 5, 2024)</i>	<i>Supports the amendment but has questions about where they would drill a well and install a septic tank, and how that would impact potential expansion of the Town of Spangle into the UGA. (July 23, 2024)</i>
WSDOT, Greg Figg	<i>Given the increase in traffic likely caused by CPA-05-24, a traffic analysis, including a trip generation and distribution letter will be necessary. (Mar. 11, 2024)</i>	<i>Given the increase in traffic likely caused by CPA-05-24, a traffic analysis including a trip generation and distribution letter will be necessary. (July. 3, 2024)</i> <i>In a later comment, WSDOT required that traffic on the site</i>

Washington State Department of Archaeology and Historic Preservation, <name, date>	<i>(none)</i>	<i>be limited to the maximum AM and PM trips generated by the site, as described in a trip generation letter provided by the applicant.</i>
Liberty School District # 362, , <name, date>	<i>(none)</i>	<i>No comment or concern about CPA 05-24. (July 31, 2024)</i>
Fire District 3, Aaron Bollar	<i>No comment, proposal should provide minimal impact to their service. (Feb. 23, 2024)</i>	<i>No comments on CPA 05-24 (July 18, 2024)</i>
City of Spokane Planning Services	<i>Proposal is quite distant from City of Spokane service area, so no concerns regarding the proposal. (Feb. 2, 2024)</i>	<i>(none)</i>
Spokane Transit Authority	<i>Spangle is outside the STA service area and the PTBA, and STA has no plans for future service to Spangle. (Jan 17, 2024)</i>	<i>(resent same comment as pre-initiation phase)</i>
Towey Ecological Services	<i>Identified wetlands to the south of the project area (but not on the project area or within the buffer zone), a Type "F" stream that requires a 100' buffer, and no priority habitats. (Apr. 17, 2024). The buffer would shrink the developable area of the site by about 1/3 acre.</i>	<i>(none)</i>
Department of Commerce, Melissa Alofaituli	<i>(none)</i>	<i>No concerns about CPA 05-24. (July 31, 2024).</i>

Department of Ecology, Cindy Anderson	(none)	No comments or concerns about CPA 05-24. (July 22, 2024)
Spokane County Parks, Recreation & Golf Department, Jonathan C. Smith	(none)	CPA 05-24 is in a UGA that does not yet have a large enough population to support a community park. It meets the LOS standards established in the 2020 PROS plan. (July 25, 2024)
Spokane Tribe of Indians, Randy Abrahamson	(none)	The project will have no impact on cultural resources, but inclusion of an inadvertent discovery plan in the project scope of work is recommended. (Jun. 26, 2024)
Spokane Regional Health District, Kasey Wilberding	(none)	No comments on CPA-05-24. (Jul. 19, 2024)
SRTC	(none)	SRTC staff would like to discuss what assumptions are appropriate regarding the number of potential employees associated with future development. Until then, it is unclear if the proposal is generally consistent with SRTC's Regional Transit Plan, Horizon 2045. (Jul. 12, 2024)
Department of Fish and Wildlife Region One	(none)	CPA 05-24 was checked for shrubsteppe habitat, which is a priority habitat for conservation and management, but was found to not contain any. (Jul. 18, 2024)

Summary of Public Comments

Two comments were received during the pre-initiation phase, and one was received during the initiation phase of CPA 05-24.

Comment	Response
GMA compliance	This development will be subject to GMA compliance.
Environmental Concerns	Any development that occurs on the property will not be allowed within 100' of Spangle Creek.
Traffic Concerns	WSDOT is requiring a traffic analysis and a trip distribution letter to be completed for this CPA.
Impacts on Utilities	This site will initially use a well and a septic system, as the Town of Spangle does not currently run water or sewer to the property. However, following the update of Spangle's water plan, the property's need for water and sewer connections will be reassessed.
	It should be noted that a letter from a legal representative of the Town of Spangle indicates that the Town has serious concerns about the applicant drilling a well on the property. However, legal representatives for the applicant have concluded that they may use an exempt well, which would mean they would not have to obtain a permit from the Department of Ecology before drilling.
Other (Impacts on Town of Spangle future growth, developer intentions, will there be more hearings, etc.)	This zone change will not in any way inhibit the future growth of Spangle.
	The developer has indicated that they intend to use the land for a variety of commercial uses (coffee stand, mercantile store, RV park, etc.), but none of these have been confirmed, nor will they be until the property is in the permitting stage of development. The next Planning Commission public hearing for CPA 05-24 will be on Sept. 12, 2024.

State Environmental Policy Act

A Mitigated Determination of Nonsignificance (MDNS) for this proposal will be issued on August 28, 2024, with a comment period ending on September 11, 2024, and an appeal period ending on September 18, 2024.

Washington State Department of Transportation

Requires a limit on the number of trips to 33 AM peak hour trips and 27 PM peak hour trips, which are the maximum number of trips expected for this site, as described in the trip generation estimates letter provided by the applicant.

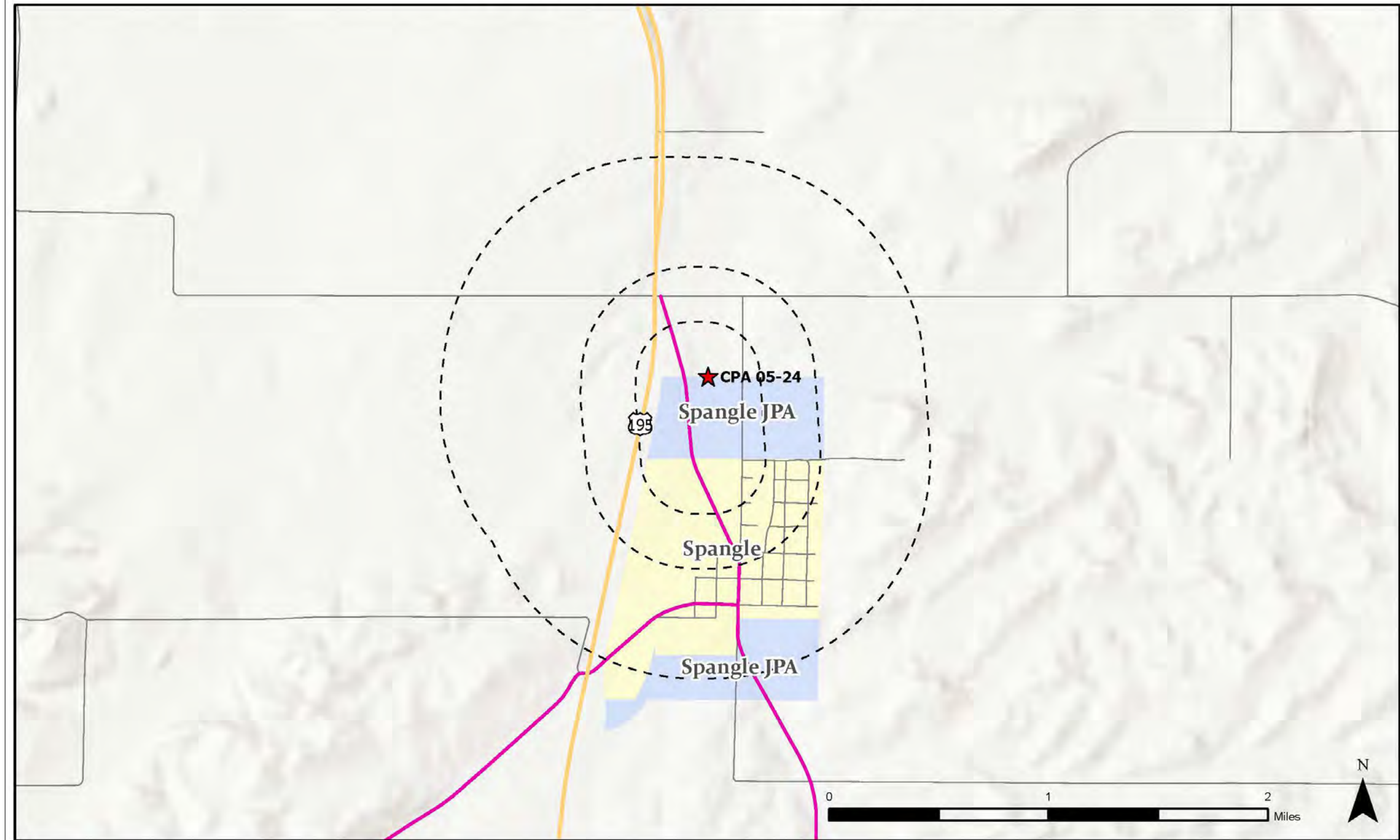
Requires further traffic analysis for any development that would generate trips above these thresholds in the future.

Spokane Tribe of Indians

Recommends the inclusion of an inadvertent discovery plan in the project scope, to be provided for Spokane County Building & Planning before any ground-breaking activity.

DRAFT

CPA 05-2024 Surrounding Area

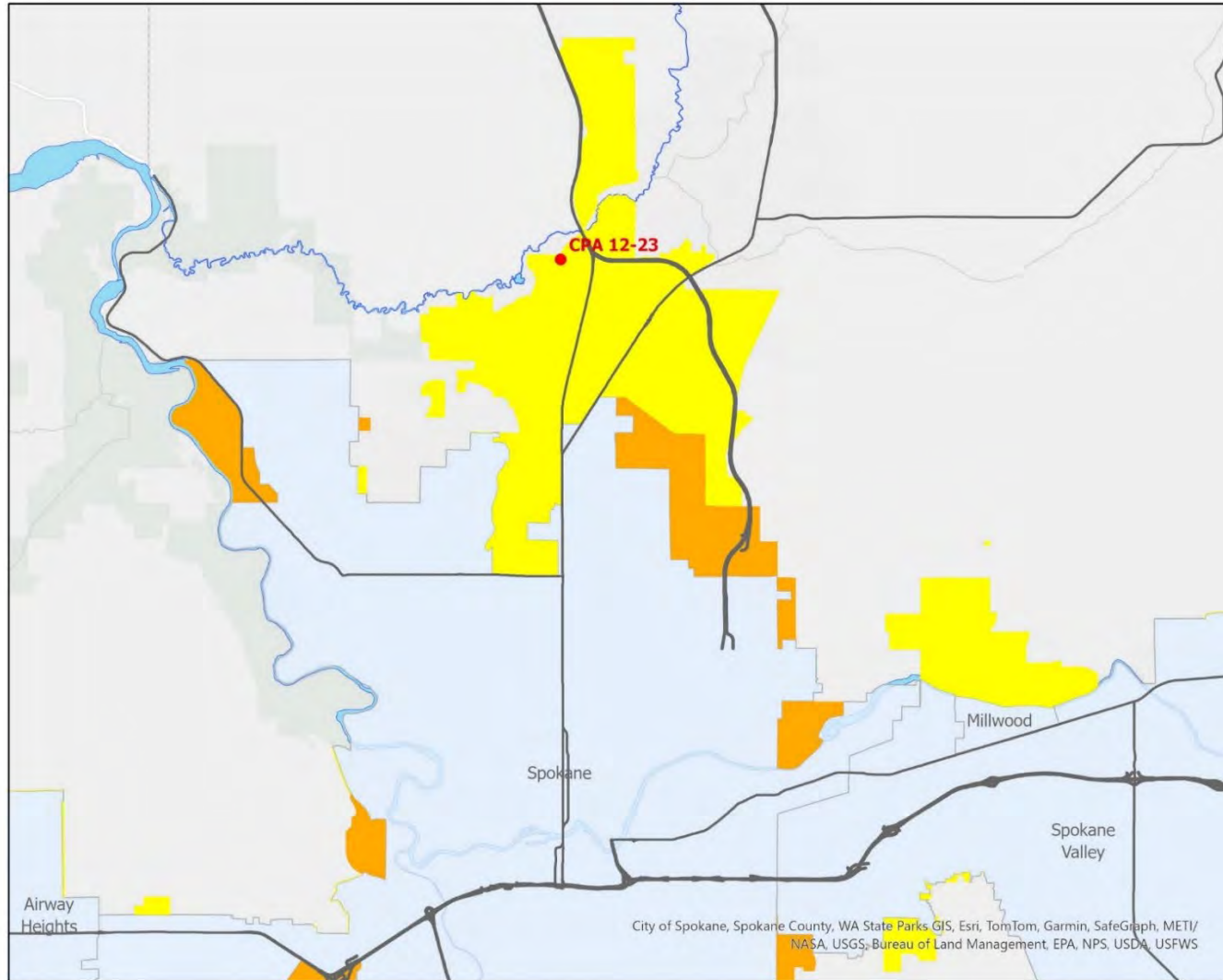


- | | | | | |
|--|-------------------|-------------------------------|----------------------------|-----------------|
| ★ 2024 CPAs | 🏠 Private Schools | 🟡 Incorporated Land | 🟡 Interstate | — Other Streets |
| ⋯ Buffers (1/4 mile, 1/2 mile, 1 mile) | 🎓 Public Schools | 🟦 Urban Growth Areas | 🟡 U.S.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

Comprehensive Plan Amendment 12-23

Proposal

Proposed Comprehensive Plan Amendment 12-2023 requests the designation of Medium Density Residential (MDR) from the current Low Density Residential (LDR), including a concurrent zone change on parcels 36064.0104 and 36064.0122.



Site Context

The project site is 2.64 acres and comprises parcels 36064.0104 and 36064.0122, outlined in red in the above map. It is accessed by N. Mill Rd. Both parcels are currently zoned Low Density Residential (LDR), but High Density Residential (HDR) zones exist roughly 1,800 feet southwest of the property along N. Mill Rd, and an Urban Activity Center Zone exists roughly 2,600 feet southwest of the property along N. Mill Rd. This project site is also about 350 feet south along N. Mill Rd. from the Urban Growth Area (UGA) boundary, on the other side of which is a Rural Activity Center zone.

Data Table

Project Location:	North Metro UGA, about half a mile southwest of North Mill Road and US-395.
Parcel Number(s)	36064.0104; 36064.0122
Comprehensive Plan Designation:	Low Density Residential (LDR)
Zoning:	Low Density Residential (LDR)

Owner:	Gallantin 20, LLC 9708 N. Nevada St., Ste 001, Spokane, WA 99218
Applicant:	Ben Goodmansen Whipple Consulting Engineers, Inc. 21 S. Pines Rd., Spokane, WA 99206



Site Analysis

The subject parcels lie within the North Metro Urban Growth Area (UGA), are currently designated Low-Density Residential by the Spokane County Comprehensive Plan, and are given the zoning designation of LDR.

Topography

The subject parcels are largely flat with a 15-degree slope along the eastern boundary of the project area. They are covered by grass and pine trees of various sorts. There is no surface water on site, but the Spokane River is 1,500 feet northwest of the property. Current access is off North Mill Road from the west.

Adjacent Uses

Adjacent uses include single-family homes generally on lots that range in size from lots that are a quarter-acre in size up to properties approximately 2 acres in size. An existing multi-family condo complex on parcel 36064.2407 is approximately 850 feet south of the project site on N. Mill Road. A cluster of Mixed Use/Urban Activity Centers and High-Density Residential zoning lies approximately 500 feet south of the site.

Nearness Analysis

CPA 12-23 is immediately surrounded by low density residential uses, with an undeveloped mixed-use zone within a quarter mile of the site. Commercial districts, a school, a grocery store, and transit stops are within one mile of the site. approximately two miles away in multiple directions, there are more schools, parks, and mixed-use areas as well.

Process and Tracking

This 2024 Comprehensive Plan Amendment Initiation Request was shared with Spokane County Public Works and Spangle Public Works on 01/16/2024, Spokane Transit Authority on 01/17/2024, The Kalispel Tribe of Indians on 01/18/2024, the Department of Commerce and Spokane County Public Works Wastewater Management on 01/22/2024, the City of Spokane on 01/23/2024, and the Department of Archaeology and Historic Preservation and the Washington State Department of Transportation (WSDOT) on 01/24/2024. Each agency was given an early opportunity to comment on any significant issue or potential concern. The applicant was forwarded comments made from the agencies after the preview period to afford refinement of their proposal prior to formal Comprehensive Plan Amendment application and evaluation.

On March 16, 2023, the Spokane County Planning Commission conducted a public hearing to consider and recommend to the Board of County Commissioners on what proposals should be initiated for further review.

The recommendation was forwarded to the Spokane County Board of County Commissioners, and on April 18, 2023, the board voted to initiate six of the privately requested Comprehensive Plan Amendment Initiation Requests.

Existing Land Use:	36064.0104: Residential Single Family; 36064.0122: Vacant
Land Division Status:	Approved Preliminary Plats: SP-1675-20 and SP-1690-21. The short plats were for single family residential lots and have not been finalized and recorded.
Water Purveyor:	Whitworth Water District
Sewage Disposal:	Spokane County
Fire District:	Spokane County Fire District #9
School District:	Mead
Nearest Arterial and Distance:	The site contains frontage on North Mill Road, which is classified as an Urban Minor Arterial in the Spokane County Road Network.
Neighborhood Association:	Friends of the Little Spokane River
Public Transit Benefit Area	Yes

On December 12, 2023, the Spokane County Board of County Commissioners voted to continue CPA 12-23 to the 2024 Comprehensive Plan Amendment cycle.

On March 14, 2024, the Spokane County Planning Commission conducted a public hearing to consider and recommend to the board of county commissioners what proposals should be initiated for further review.

The recommendation was forwarded to the Spokane County Board of County Commissioners, and on April 23, 2024, the board voted to initiate six of the privately requested Comprehensive Plan Amendment Initiation Requests.

Formal Application

Ben Goodmansen of Whipple Consulting Engineers, Inc. submitted a full application package on 06/06/2023.

Critical Areas Review

Critical Aquifer Recharge Area:	Moderate
Fish and Wildlife Habitat	None identified
Floodplain	None identified
Wetlands	None identified
Streams	None identified
Geohazards	None identified
Cultural Resources	None identified
Stormwater Risk	Low Risk Drainage Area

Previous Land Actions

Short Plat SP-1690-20 was approved on parcel 36064.0104 for four (4) single family residential lots, and SP-1675-20 was approved for six (6) single-family residential lots on parcel 36064.0122.

Washington State & Spokane County Guiding Documents

The Spokane County Comprehensive Plan, Zoning Code, and Revised Code of Washington provide the framework for consideration of Comprehensive Plan Amendments.

Zoning Code Criteria for Amendment [SCC 14.402]

The county may amend the zoning code when one of the following is found to apply:

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.

The proposal must meet one of the above standards to obtain approval. Staff believes that the demand for housing, increase in housing prices, and general population growth within the county show a change in economic and land use conditions since the proposal was assigned the Low-Density Residential designation.

Takings

A private applicant submitted CPA-12-23 for consideration, and Spokane County Planning is processing the application. Spokane County Planning is taking no direct action to change the zoning of this land. There are no takings taking place.

Comprehensive Plan Goals and Policies

Applying Comprehensive Plan Goals and Policies to Comprehensive Plan Amendments

Below are excerpts, goals, and policies from the Spokane County Comprehensive Plan that relate to CPA 05-24 and how it will amend the zoning for that property and potentially impact the land use. These goals and policies should be used to determine whether CPA-05-24 aligns with the Comprehensive Plan.

Spokane County Comprehensive Plan - Urban Land Use:

“The Urban Land Use Chapter provides policy guidance for the development of Spokane County’s unincorporated urban areas. The policies in this chapter strive to improve quality of life, provide opportunities for innovative approaches to land use, and protect our community character. The policies work in tandem with the Comprehensive Plan map, which illustrates the location of various land use categories”.
[SpoCo Comp Plan, Ch 2, p UL-1]

Planning Principles

“The following planning principles, developed through citizen participation efforts, form the basis for development of the Urban Land Use Chapter.

- Compact urban forms should be encouraged that create a greater sense of “community,” with pedestrian/bicycle-friendly settlement patterns.
- Neighborhood character should be preserved and protected.

- Jobs, housing, services, and other activities should be within easy walking distance and shorter commute times of each other.
- Communities should have a center focus that combines commercial, civic, cultural, and recreational uses.
- Streets, pedestrian paths, and bike paths should contribute to a system of fully connected routes.
- Communities should have a diversity of housing and job types that enable residents from a wide range of economic levels and age groups to work and reside within their boundaries.” *[SpoCo Comp Plan Ch 2, p UL-1]*

General Comprehensive Plan Goals and Objectives

- UL.1a Provide a healthy, safe, and sustainable urban environment that offers a variety of opportunities for affordable housing and employment.
- UL.1b Create a future rich in culture and ethnic diversity that embraces family and community values and recognizes housing and employment.

Urban Residential Zones – Medium Density Residential

Zone is primarily for a combination of single-family through multifamily uses at a density range of greater than 6 to and including 15 dwelling units per acre. Cluster development, zero lot-line housing, and other incentives are permitted to promote infill and preservation of open space. Business and professional offices are permitted in this zone. *[Spokane County Zoning Code Section 14.606.100; Spokane County Comp Plan Ch. 2, UL-1]*

Urban Character and Design

“The design of our urban environment has a significant effect on community identity. Well-designed communities contribute to a healthy, safe, and sustainable environment that offers a variety of opportunities for affordable housing and employment. The Urban Character and Design section provides the goals and policies to preserve and enhance neighborhood character. Some of the concepts considered here include:

- Community appearance, including signs and placement of utilities.
- Neighborhood considerations in the review of development projects.
- Integration of neighborhoods, including bicycle and pedestrian orientation.
- The effect of traffic patterns and parking on neighborhood character.
- Encouragement of exemplary development through planned unit developments; and
- Considerations for public art.” *[SpoCo Comp Plan, Ch 2, p UL-5]*

Staff note: Multi-family development is subject to the landscaping and design standards found in Spokane County Zoning Code 14.800, Development Standards. Aesthetic related development standards are required to be installed prior to building permit issuance.

- UL.2 Maintain and enhance the quality of line in Spokane County through urban design standards.
- UL.2.16 Encourage the location of medium and high-density residential categories near commercial areas and public open spaces and on sites with good access to major arterials. A determination that a particular property has access to major arterials may be based on a condition of approval or development agreement requiring construction of new roads and/or access to particular major arterials.

Staff Comment: *Mill Road is within a right-of-way that is owned and maintained by Spokane County. Mill Road is classified by Spokane County Public Works as an Urban Minor Arterial. The site is near land use designations Mixed Use, and Urban Activity Centers (about 500 feet to the south of the project site). However, the zones that allow for commercial uses that are near the project site do not contain commercial businesses at this time. Multifamily condominium units exist near the project site on Mill Road, about 850 feet to the south. North Mill Road does have a protected shoulder and pedestrian facilities such as sidewalks. STA does not provide transit service to the site and has not identified a future route to serve this site.*

- UL.2.17 Site multi-family units throughout the Urban Growth Area as follows:
Integrate into or next to neighborhood, community, or urban activity centers.
Integrated into small, scattered parcels throughout existing residential areas.
New multi-family homes should be built to the scale and design of the community or neighborhood, while contributing to an area-wide density that supports transit and allows for a range of housing choices.

Residential Land Uses

- UL.7 Guide efficient development patterns by locating residential development in areas where facilities and services can be provided in a cost-effective and timely fashion.
- UL.7.1 Identify and designate land areas for residential uses, including categories for low, medium, and high-density areas.
- UL.7.5 Provide for bonus densities, zero lot-line housing, auxiliary structures, accessory dwellings, or similar methods to promote infill development, where appropriate.

Housing Variety

- UL.8 Create urban areas with a variety of housing types and prices, including manufactured home parks, multifamily development, townhouses, and single-family development.

Staff note: *The neighborhoods surrounding the subject site are generally single-family dwellings on quarter-acre lots. Multi-family housing would add another housing-type option within the North Mill Road area.*

Stormwater

- CF.8 Provide stormwater facilities and related management programs that protect surface and groundwater quality and habitat, prevent chronic flooding from stormwater, maintain natural stream hydrology, and protect aquatic resources.
- CF.8.1 New developments within the UGA shall require stormwater management systems.

Staff Comment: This site is in a high-risk drainage area. The Spokane County Stormwater Manual Section 2.2.1 requires all commercial permits to submit a Drainage Submittal in compliance with the county’s stormwater manual.

Transportation

People and places are connected to one another by the transportation system. The transportation system consists of facilities that accommodate many modes of transport, including cars, trucks, buses, bicycles, trains, airplanes, and pedestrians. The primary focus of the transportation element is meeting Spokane County’s future transportation needs for roads, trails/pathways, walkways, and transit, including light rail

- T.2 Provide transportation system improvements concurrent with new development and consistent with adopted land use and transportation plans.
- T.2.1 Maintain an inventory of transportation facilities and services to support management of the transportation system and to monitor system performance.
- T.2.2 Transportation improvements needed to serve new development shall be in place at the time new development impacts occur. If this is not feasible, then a financial commitment consistent with the capital facilities plan, shall complete the improvement within 6 years.
- T.2.3 Transportation improvements shall be consistent with land use plans, capital funding, and other planning elements.
- T.2.4 Implement concurrency review and management that evaluates impacts from new developments and identifies funding sources for improvements. Evaluate the transportation system annually and compare to prior years.
- T.2.5 Coordinate planning with appropriate jurisdictions and utility companies for utility corridors that may affect the transportation system.
- T.2.6 Use a 10-year and 20-year planning horizon when preparing transportation forecasts to provide information on the location, timing, and capacity needs of future growth.
- T.2.7 The transportation system shall support the Land Use Element of the Spokane County Comprehensive Plan as growth occurs.

- T.2.8 Major shortfalls between transportation revenues and improvement costs should be addressed during the annual review of the 6-year transportation improvement program. Resolution of revenue shortfalls could include reassessment of land use, growth targets, level of service standards, and revenue availability.

Staff Comment: The applicant prepared a trip generation letter that was submitted to the county alongside the Comprehensive Plan Amendment application. That trip generation letter was circulated to transportation agencies as part of the SEPA review process. Based on the size of the proposal, no level of service deficiencies were identified, and no further traffic analysis is required. However, further traffic analysis may be required prior to building permit issuance.

- T.3d Encourage land uses that will support a high-capacity transportation system.
- T.3d.2 Provide for mixed-use activity centers that support a high-capacity transportation corridor.

Staff Comment: STA does not provide transit service to the site and has not identified a future route to serve this site. With that being said, increases in density generally better support high-capacity transportation facilities than lower densities.

Consistency and Concurrency

The Growth Management Act requires capital facilities to be concurrent with development. This means that capital facilities must be in place prior to development or within a specific time period.

Population and Land Capacity

The proposed amendment can potentially increase the population capacity within the urban growth area. The existing Low-Density Residential designation has an assumed buildout of 4.43 units per acre, and the proposed designation of Medium-Density Residential has an assumed buildout of 16.02 dwelling units per acre. The methodology used to calculate population converts residential units to the population by assuming the average single-family residence will include 2.5 persons and that a multi-family residential unit will contain 1.5 persons. The table below illustrates the impact of the proposed amendment on population capacity.

Residential Units and Population Capacity			
Site size: 2.65 acres	Low Density Residential	Medium Density Residential	Potential Increase
Residential units	12	42	30
Population	30	63	33

Staff Comment: This parcel is located within the Urban Growth Area, and urban-level services are available to serve this site.

The Department of Building and Planning analyzed this site as part of a Cumulative Impacts Analysis and concluded that this proposal would produce the following impacts on services over and above the typical development of the site under its current zoning designation.

Site 2.65 acres	Existing Zone LDR	Proposed Zone MDR	Increase in Demand
Water Consumption (gpd)	6,490 gpd	7,560 gpd	1,070 gpd increase
Wastewater (gpd)	1,925 gpd	4,200 gpd	2,275 gpd increase
Schools (students)	5.5 students	21 students	15.5 student increase
Parks (acres)	0.038 acres	0.089 acres	0.051 more acres needed
Libraries (sf)	11.1 sf	25.8 sf	14.7 more sf needed
Law Enforcement (officers)	0.03 officers	0.06 officers	0.03 more officers needed

Please see the Cumulative Impact Analysis in Chapter 3 for a detailed explanation.

Staff finds that based upon agency feedback and the MDNS for this proposal, the increase in service demand expected from this proposal can be met without diminishing established levels of service standards.

Public Participation/Agency Review

Public Participation Program

Spokane County adopted the Public Participation Program Guidelines in 1998 and amended them in 2022 to manage public involvement in growth planning.

Public participation is summarized below.

Date	Activity
Dec 20, '23	Application submission for consideration and initiation
Jan. 16-20, '24	Previews with agencies and organizations
Feb 27, '24	Sign posting by applicant. Notice of Public Hearing
Feb 26, '24	Initiation notices are mailed to area property owners. Notice of Public Hearing
Feb 28, '24	Planning Commission Public Workshop

Mar 14, '24	Planning Commission Public Hearing for initiation recommendation to BoCC
Mar 26, '24	BoCC Briefing
Apr 9, '24	BoCC receives PC recommendations and sets a date to consider the same
Apr 23, '24	BoCC consideration to initiate 2024 Comprehensive Plan Amendments
Apr 23, '24	BoCC initiates CPA 02-2024, CPA 03-2024, CPA 04-2024, CPA 05-2024, CPA 12-2023, and CPA-02-22
Sep 12, '24	Planning Commission CPA Public Hearing

Public and agency comments are contained in Attachment "A." Agency conditions have been incorporated into the MDNS for this proposal.

Summary of Agency Comments:

No SEPA circulation was made for this CPA, as it was circulated last year and there have been no changes in conditions since then.

Summary of Public Comments:

Comment	Response
Traffic	Traffic analysis and trip report showed that minimal impact to traffic would result from this CPA.
Wastewater Capacity	Spokane County Public Works did not issue any comment to the planning department regarding any problems with wastewater capacity.
Increased tax assessments and bonds	There is no way of knowing exactly how any new developments will impact property taxes, if at all.
Lack of public participation	The public participation process was greatly bolstered between this year (2024) and last year (2023) to reflect the concerns of citizens regarding this CPA last time it was initiated.
Neighborhood Character	The comprehensive plan encourages upzoning of properties where appropriate in Urban Growth Areas. Given the location of this CPA on a busy

	<i>road near transit and other urban amenities, this seems like a good location for this kind of development.</i>
Property Values	<i>There is no empirical evidence that shows that multifamily development, or higher density development in general, leads to decreased property values for nearby properties.</i>
Safety	<i>Public Works and other agencies may ask the developer to employ mitigating measures to ensure pedestrian safety during the development stage.</i>

State Environmental Policy Act

A Mitigated Determination of Nonsignificance (MDNS) for this proposal was issued on August 28th, 2024, with a comment period ending on September 11th, 2024, and an appeal period ending on September 18th, 2024.

Washington State Department of Archaeology & Historic Preservation

Requires a cultural resource survey shall be completed and submitted to DAHP before any ground-disturbing activities or before the issuance of any construction of grading permits.

CPA 12-2023 Surrounding Area

