



Spokane County

WASHINGTON

Thursday, October 12, 2023, at 9:00 A.M.

Spokane County Planning Commission

www.spokanecounty.org/623/Planning-Commission

Commissioner's Hearing Room, Lower Level, Public Works Building

Attachments: (Click the Following Links for Review)

Cover Sheet

Agenda

Legal Notice

Minutes of September 14, 2023 – DRAFT (Will be posted week of October 9, 2023)

Supporting Documents: Use the following link to review 2023 initiated Comprehensive Plan Amendments and submit comments:

- <https://www.spokanecounty.org/5326/2023-Comprehensive-Plan-Amendments>
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Public and Zoom Webinar Information

Public Comments may be limited to three (3) minutes per speaker. The Planning Commission reserves the right to adjust the time frame allotted to speakers. Chat functions are not recognized for commenting—please use the web link.

For additional assistance contact us as <https://www.spokanecounty.org/5175/Planning-Commission-News>, by calling 509-477-3675, or by emailing planningcommission@spokanecounty.org.

All public hearings are conducted in the Commissioner's Hearing Room, Public Works Bldg. 1026 W. Broadway, Spokane, WA. Facilities are physically accessible for individuals with disabilities.

Questions or special needs may be directed to Elya Miroshin at emiroschin@spokanecounty.org or (509) 477-7139.

Webinar Link:

<https://us06web.zoom.us/j/81213204662?pwd=dVd5aFZGaVRlNUhvQ2ltVUhUZWZqZz09>

Telephone: 1-253-215-8782 (toll free) | Meeting ID: 812 1320 4662 | Passcode: 576418

2023 Comprehensive Plan Amendment Review & Discussion

Spokane County Planning Commission Agenda of October 12, 2023

Brief Description:	Recommendation to the Board of County Commissioners the 2023 proposed amendments to the Spokane County Comprehensive Plan including a proposed amendment to the Capital Facilities Plan and Comprehensive Plan Chapter 7.
Type of Meeting:	Public Hearing and requested Planning Commission recommendation to the BoCC.
Requested action:	Consideration and recommendation to the BoCC of the CFP, Comp Plan Chapter 7, and all CPAs.
Managing Staff:	Saegen Neiman sneiman@spokanecounty.org 509.477.7213 Robert Brock, AICP rwbrock@spokanecounty.org 509.477.7223
Background:	The Washington State Growth Management Act (GMA) allows counties to amend their comprehensive plan annually. Any (all) proposed amendments must be considered together to assess the cumulative impact on the Comprehensive Plan and capital facilities. Seventeen (17) proposed amendments were submitted in the 2023 cycle and two are being considered from past cycles as continued by the BoCC or remanded by Growth Management Hearings Board.
Summary:	<p>The 2023 proposed amendments were received by Spokane County Planning by December 20, 2022. A preview was held with the Planning Commission on March 2, 2023, March 16, 2023, and March 30, 2023.</p> <p>The Board of County Commissioners, upon recommendation of the Planning Commission, initiated proposed amendments CPA-05-2023, CPA-06-2023, CPA-07-2023, CPA-08-2023, CPA-11-2023, CPA-12-2023, CPA-15-2023, and CPA-17-2023 for full evaluation and recommendation on May 9, 2023.</p> <p>CPA-15-23 is proposed to be continued by the PC for consideration in the 2026 Comprehensive Plan periodic update.</p> <p>CPA-16-04 was remanded by the Growth Management Hearings</p>

10.05.2023

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Board in 2017 and CPA-02-22 was continued by the BoCC from the 2022 cycle to the 2023 cycle. Each has been reevaluated.

Supporting documents for each proposed initiated amendment can be found at the link below:

2023 Comprehensive Plan Amendment Project Page

<https://www.spokanecounty.org/5326/2023-Comprehensive-Plan-Amendments>

Signatures



LCarver for Scott Chesney

Scott R. Chesney, AICP
Planning Director

Jessica Pilgrim
Legal Counsel

Agency Comments:

Located within the supporting document folders under individual file number found at the link below:

<https://www.spokanecounty.org/5326/2023-Comprehensive-Plan-Amendments>

Public Comments:

Located within the supporting document folders under individual file number found at the link below:

<https://www.spokanecounty.org/5326/2023-Comprehensive-Plan-Amendments>

10.05.2023

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Spokane County

WASHINGTON

AGENDA

Chair Stephen Pohl, Vice Chair Pete Rayner, Clyde Haase, Wayne Brokaw,
Melissa Wittstruck, Logan Camporeale, Alan Nolan

Thursday, October 12, 2023, at 9:00 A.M.

Spokane County Planning Commission

www.spokanecounty.org/623/Planning-Commission

Commissioner's Hearing Room, Lower Level, Public Works Building

*The public may participate in person or remotely utilizing web
and telephone conference links (*6 to speak).*

Individuals are limited to one, three-minute comment period during the meeting.

Please keep your comments specific to the current agenda item.

Chat is not supported.

Call to Order 9:00 AM

Open Forum *Public comment on any item not on the current agenda*

Public Hearing **Proposed 2023 Capital Facilities Plan – Chapter 7 Amendments:**
Review and discuss proposed amendment to the Capital Facilities Plan and
Comprehensive Plan Chapter 7. Generally regarding levels of service and six- and 20-
year project sources and uses of funds.

Exhibits found at the link below:

<https://www.spokanecounty.org/5254/Capital-Facilities-Plan>

Public Hearing **Proposed 2023 Comprehensive Plan Amendments:**
Supporting Documents for each proposal are found at the link below:
<https://www.spokanecounty.org/5326/2023-Comprehensive-Plan-Amendments>

CPA-16-04 Waikiki and Five Mile Roads; *remanded by the GMHB*

CPA-02-22 West Plains, *continued by the BoCC from 2022*

CPA-05-23 Country Homes Christian Church

Spokane County Department of Building & Planning

CPA-06-23 E. 32nd Ave. & State Route 27
CPA-07-23 West Plains
CPA-08-23 West Plains
CPA-11-23 Hastings/Farwell Corridor
CPA-12-23 North Mill Road
CPA-15-23 West Plains *director initiated*
CPA-17-23 Five Mile Prairie; UGA correction

Cumulative Comprehensive Plan Amendment Impacts and Capital Facilities
Concurrency.

Exhibits found at the link below:

[https://www.spokanecounty.org/DocumentCenter/View/50498/2023-CPA-Cycle---
Cumulative-Analysis-Draft?bidId=](https://www.spokanecounty.org/DocumentCenter/View/50498/2023-CPA-Cycle---Cumulative-Analysis-Draft?bidId=)

Minutes	September 14, 2023
Information	Staff Report
Next Meetings	October 26, 2023, November 16, 2023

SPOKANE COUNTY PLANNING COMMISSION

NOTICE IS HEREBY GIVEN by the Spokane County Planning Commission pursuant to Chapter 36.70 and 36.70A RCW, that a public hearing with a virtual participation option will be held on Thursday, October 12th, 2023, at 9:00 a.m. in the Commissioners' Hearing Room, Lower Level, Public Works Building, located at 1026 W. Broadway, Spokane, WA. The hearing will also be available via Zoom:

Webinar Link:

<https://us06web.zoom.us/j/81213204662?pwd=dVd5aFZGaVRlNUhvQ2ltVUhUZWZqZz09>

Telephone: 1-253-215-8782 (toll free)

Meeting ID: 812 1320 4662

Passcode: 576418

Spokane County Planning Commission

Thursday, October 12th, 2023 -- 09:00 AM Pacific Time (US and Canada)

Public Hearing: The purpose of the public hearing is to consider oral and written testimony both for and against the consideration of the 2023 Annual Comprehensive Plan Amendments. The proposals and associated SEPA determinations are described below.

Detailed project information on the items below can be found at the 2023 Comprehensive Plan Amendment Cycle webpage: <https://www.spokanecounty.org/5326/2023-Comprehensive-Plan-Amendments>

Capital Facilities Plan amendment:

The Building and Planning Department is proposing amendments to the Capital Facilities Plan including updating the plan to establish a level of service for General County Facilities; create a more robust and detailed 6 and 20-year plan; update sections related to schools, fire facilities, solid waste, and General County Facilities including but not limited to updating available capacities, forecasts of future needs and concurrency analyses.

Comprehensive Plan Chapter 7 amendment:

The Building and Planning Department is proposing amendments to the Comprehensive Plan, Chapter 7 to reconcile past amendments made to Chapter 7 and ensure conformance with the Capital Facilities Plan. The sections are also renumbered for consistency.

File No. 16-CPA-04 Remand:

The hearing on this matter will be limited to addressing the issues set forth in the Growth Management Hearing Board remand of this amendment.

Resolution 18-0831 amended, with conditions, approximately 22.3 acres located north of and adjacent to Five Mile Road and west of and adjacent to Waikiki Road, in the NE corner of Section 13 Township 26 North, Range 42, and in the NW corner of Section 18, Township 26, Range 42 East, Willamette Meridian, Spokane County, Washington. **Parcels:** 26131.9063, 36182.9116 & 36182.9114 from Low Density Residential (LDR) to Medium Density Residential (MDR). The Department of Building and Planning issued a Mitigated Determination of Nonsignificance for this proposal on December 05, 2017, which was not

SPOKANE COUNTY PLANNING COMMISSION

appealed. The Growth Management Hearings Board remanded the matter for the County to take additional action for compliance with the Growth Management Act. The purpose of this hearing is for the Planning Commission to take public testimony and consider whether sufficient action has been taken with respect to this amendment in light of the Growth Management Hearing Board's decision and advise the Board of County Commissioners on whether this amendment should be affirmed. A full copy of the Growth Board's decision can be found with the supporting documents for the CPA-04-16 Remand at <https://www.spokanecounty.org/DocumentCenter/Index/3474> .

File No. CPA-02-22:

This proposal was the subject of a Comprehensive Plan Map amendment that was part of the 2022 cycle of annual amendments. The Board decided to continue the review of this amendment with the 2023 cycle of amendments due to an appeal of its SEPA determination. Its original SEPA determination was issued on October 6, 2022, and amended on November 02, 2022. The MDNS SEPA determination was appealed, and the County Hearing Examiner ordered the Building and Planning Department to make corrections. The Department withdrew its original SEPA determination on March 10, 2023. The applicants revised their proposal and submitted a new SEPA checklist. The Department reviewed the proposal, consulted with agencies of jurisdiction, and issued an MDNS on September 27, 2023.

Existing Designation: Light Industrial (LI). Proposed Designation: Mixed Use (MU) for approximately 38 acres. The site is located south of I-90, approximately 2,500 feet northeast of its intersection with Grove Road, in the NW corner of Section 34, Township 25 North, Range 42 East, Willamette Meridian, Spokane County. The site has frontage on Abbott Road. **Parcels:** portions of 25342.9084, 25342.9097, 25345.9109. The SEPA comment period ends on October 11, 2023, with an appeal period ending at 4:00 PM on October 18, 2023. Contact the Department for the appeal procedures.

File No. CPA-05-23:

Existing Designation: Low Density Residential (LDR). Proposed Designation: High Density Residential (HDR). Size: approx. 5.06 acres. The proposal is at the intersection of North Country Homes Blvd and North Wall Street in the North Metro Urban Growth Area (UGA). The site is in Section 19, Township 26 North, Range 43 East, Willamette Meridian, Spokane County, Washington. **Parcel:** 36193.9105. The Department of Building and Planning issued a Mitigated Determination of Nonsignificance for this proposal on September 27, 2023, with a comment period ending on October 11, 2023, and an appeal period ending at 4:00 PM on October 18, 2023. Contact the Department for the appeal procedures.

File No. CPA-06-23:

Existing Designation: Low Density Residential (LDR). Proposed Designation: Medium Density Residential (MDR). Size: 11.15 acres. The proposal is located at the southeast corner of SR-27 and East 32nd Ave. near the South portion of the Spokane Valley. The site is in Section 34, Township 25 North, Range 44 East, Willamette Meridian, Spokane County. **Parcel:** 45341.9160. The Department of Building and Planning issued a Mitigated Determination of Nonsignificance for this proposal on September 27, 2023, with a comment period ending on October 11, 2023, and an appeal period ending at 4:00 PM on October 18, 2023. Contact the Department for the appeal procedures.

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File No. CPA-07-23:

Existing Designation: Low Density Residential (LDR). Proposed Designation: Medium Density Residential (MDR) for approximately 7.65 acres. The proposal is located East of and adjacent to Abbott Road, approximately 500 feet SE of its intersection with Interstate 90, in the SW corner of Section 27, Township 27 North, Range 42 East, Willamette Meridian, Spokane County. **Parcel:** 25574.9200. The Department of Building and Planning issued a Mitigated Determination of Nonsignificance for this proposal on September 27, 2023. The SEPA comment period ends on October 11, 2023, with an appeal period ending at 4:00 PM on October 18, 2023. Contact the Department for the appeal procedures.

File No. CPA-08-23:

Existing Designation: Light Industrial (LI). Proposed Designation: Low Density Residential (LDR) for approximately 18.68 acres. The proposal is located west of and adjacent to Spotted Road, approximately 375 feet North of its intersection with 57th Avenue in the NE quarter of Section 05, Township 24 North, Range 42. **Parcels:** 24051.0409, 24051.9080, 24051.9079 and 24051.9081. The Department of Building and Planning issued a Mitigated Determination of Nonsignificance for this proposal on September 27, 2023. The SEPA comment period ends on October 11, 2023, with an appeal period ending at 4:00 PM on October 18, 2023. Contact the Department for the appeal procedures.

File No. CPA-11-23:

Existing Designation: Low Density Residential (LDR). Proposed Designation: High Density Residential (HDR). Size: approx. 0.55 acres. The subject property is located on the North side of E. Hastings Road, approximately one-third of-a-mile East of US-395, in the North Metro Urban Growth Area (UGA). The site is in Section 8, Township 26 North, Range 43 East, Willamette Meridian, Spokane County, Washington. **Parcel:** 36081.9139. The Department of Building and Planning issued a Mitigated Determination of Nonsignificance for this proposal on September 27, 2023, with a comment period ending on October 11, 2023, and an appeal period ending at 4:00 PM on October 18, 2023. Contact the Department for the appeal procedures.

File No. CPA-12-23:

Existing Designation: Low Density Residential (LDR). Proposed Designation: Medium Density Residential (MDR) for approximately 2.65 acres. The proposal is located on North Mill Road, approximately one-half of-a-mile southwest of US-395, in of Section 6, Township 26 North, Range 43 East, Willamette Meridian, Spokane County, Washington. **Parcels:** 36064.0122 and 36064.0104. The Department of Building and Planning issued a Mitigated Determination of Nonsignificance for this proposal on September 27, 2023, with a comment period ending on October 11, 2023, and an appeal period ending at 4:00 PM on October 18, 2023. Contact the Department for the appeal procedures.

File No. CPA-15-23:

Spokane County is proposing to change the Comprehensive Plan Map and Zoning Map reclassification from the subject land from Light Industrial (LI) to Low Density Residential (LDR) and Medium Density Residential (MDR) for 185.56 acres. For the property described at the subdivisions Aspen Park, Crystal Meadows, and Maple Terrace. Spokane County staff will be requesting that the Planning Commission continue CPA-15-23 for evaluation within the 2026 Comprehensive Plan Update.

SPOKANE COUNTY PLANNING COMMISSION

File No. CPA-17-23:

Spokane County proposes to correct the urban growth area boundary to include the vested plats of Woodridge View and Falcon Ridge Plats. The proposal would bring the boundary of the vested plats into the urban growth area and assign the Comprehensive Plan and Zoning designation of Low Density Residential (LDR). Spokane County has identified parcels included in the 2017 Land Quantity analysis that were assigned population capacity, that have either been developed with a non-residential use, or have been sold to a non-development agency. Additionally, the county will be removing the Greenwood Memorial Cemetery as well as the Riverside Memorial Park Cemetery property from the Indian Canyon UGA-JPA to account for the direct exchange of UGA acreage. The Falcon Ridge and Woodridge View Plats are located at the northeast portions of the 5-mile prairie neighborhood, in Section 14, Township 26 North, Range 43 East, Willamette Meridian, Spokane County, Washington. The Department of Building and Planning issued a Determination of Nonsignificance for this proposal on September 27, 2023, with a comment period ending on October 11, 2023, and an appeal period ending at 4:00 PM on October 18, 2023. Contact the Department for the appeal procedures.

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DATED THIS SEPTEMBER 27, 2023

SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING