



STAFF REPORT TO THE PLANNING COMMISSION

ANNUAL COMPREHENSIVE PLAN AMENDMENT 20-CPA-01

BUILDING AND PLANNING DEPARTMENT

Proposal: The applicant requests for a reclassification of the comprehensive plan and zoning designation from Light Industrial (LI) to Medium Density Residential (MDR) on approximately 2.38 acres.

Agent: Chris Bornhoft, Windermere Commercial
2829 South Grand Blvd. Suite 101, Spokane, Washington 99223

Owner: Jensen Real Estate Investors, Incorporated
PO BOX 3708 Medical Lake, Washington 99220

Site Information: The site is in the West Plains/Thorpe UGA-JPA on West Aero Road and east of Fruitvale Road. It lies within Section 7, Township 24, Range 42, East Willamette Meridian in Spokane County, Washington. Parcel No. 24071.9020

Existing Conditions: The site is vacant, relatively flat, with grass and shrubs. Fruitvale Road located west of the site is a paved two-lane road running north-south and is identified as a local access road. Aero Road, located north of the site, is a paved two-lane road running east-west and is identified as a collector arterial. There is a sidewalk fronting Fruitvale Road but not Aero Road. Refer to Appendix I to view the maps for this proposal.

Land Uses and Land Use Designations

Land Use

The site is vacant, relatively flat, with grass and shrubs. Adjacent land uses to the east and south is single family development. Land use to the north and west (retention area for stormwater) of the parcel is vacant. Commercial facilities are located less than half a mile west on Aero Road.

Land Use Designations

The site lies within the West Plains/Thorpe Urban Growth Area (UGA) which is a Joint Planning Area (JPA) with the City of Spokane and is designated Light Industrial (LI). Land use designation to the south and east is Low Density Residential (LDR). Land use

designation to the west is Medium Density Residential (MDR) and Light Industrial (LI) to the north.

Critical Area Review

Critical Aquifer Recharge Area:	Moderate
Fish and Wildlife Habitat:	None
Floodplain:	None
Wetlands:	None
Streams:	None
Cultural Resources:	None Identified

Critical Aquifer Recharge Areas are areas with a critical recharging effect on aquifers used for potable water, including areas where an aquifer that is a source of drinking water is vulnerable to contamination that would affect the potability of the water, or is susceptible to reduce charge. Spokane County has provisions within the Critical Areas Ordinance and other County ordinances to protect aquifers from the potential impacts of new development including stormwater treatment and restrictions to storage and use of potential contaminants.

Facility and Services Review

Service/Facilities Review

The site is in the City of Spokane sewer and water service area with water and sewer mains located on South Fruitvale and Aero Road. Fire protection is provided by Spokane County Fire District #3. School services are provided by Cheney School District #360. Policing is provided by Spokane County Sheriff's Department. The site is within the Public Transit Benefit Area. The Public Transportation Benefit Area (PTBA) is a special taxing district established by Washington State for the purpose of providing public transportation.

Impact Analysis

The proposed amendment will affect population capacity and the need for capital facilities and services. The following analysis illustrates the impacts that will be created by adoption of the amendment. The data is further analyzed in the 2020 Comprehensive Plan Amendment Cumulative Impact Report which examines the cumulative impacts of all the proposed amendments.

Population and Land Capacity

The proposed amendment will increase the population capacity within the Urban Growth Area (UGA). Under the existing Light Industrial (LI) designation, dwelling units are not permitted, however the proposal to reclassify the designation to Medium Density Residential (MDR) assumes a buildout of 11 units per acre. To convert residential to population we assume that multi-residential units will contain 1.5 people.

The table below illustrates the impact of the proposed amendment on population capacity. This site is approximately 2.38 acres.

Site = 2.38 acres	Light Industrial	Medium Density Residential	Increase
Residential Units	0	26	26
Population	0	39	39

Capital Facilities and Services

Reclassifying the designation from Light Industrial to Medium Density Residential will increase the demand for capital facilities and services within the Urban Growth Area (UGA). The table below illustrates the changes in capital facilities and services by the proposal.

Site = 2.38	Light Industrial	Medium Density Residential	Increase
Water Consumption (gpd)	2,737	3,616	879
Wastewater (gpd)	2,856	3,144	288
Schools (students)	0	13	13
Parks (acres)	0	.06	.06
Libraries (sq ft)	0	16	16
Law Enforcement (officers)	0	.04	.04

gpd=gallons per day

Transportation Analysis

A trip generation and distribution analysis, dated March 2020, was submitted by Bill White, who is the Regional Transportation Lead and Christopher J. Reich, P.E of T.O Engineers for the proposal as an initial analysis for transportation impacts. The summary of the analysis, as presented in the memo, is as follows:

The Jenson Townhomes Development is proposed on 2.38-acres situated southeast of the W. Aero Road/S. Fruitvale Road in Spokane County. This analysis summarizes the anticipated trip generation and distribution potentials of a 24-unit multifamily housing project on roads located within reasonable proximity of the site. Access is proposed by two driveways along W. Aero Road. The project would be developed by year 2023.

The site must be subdivided with the zoning designation converted from LI to MDR to provide for development.

The project is forecast to generate 175 weekday trips with 11 trips generated during the AM peak hour and 13 trips during the PM peak hour. About 70-percent of trips are anticipated to/from I-90 and 15-percent to/from Hayford Road and SR 902 north of I-90, with the remaining 15-percent expected to/from Hayford Road, Hallett Road, and Aero Road south of I-90. No intersection is forecast to support more than 25 AM or PM peak hour trips. Thus, no further traffic studies should be needed as the project has a minimal demonstrated impact upon County roadways. This study should sufficiently address SEPA and GMA application processes.

Public Transportation

The site is located about .6 miles west of the West Plains Transit Center on Aero Rd. Bus routes #66 EWU, #64 Cheney/West Plains, #63 Airway Heights/West Plains, and #62 Medical Lake make stops at the West Plains Transit Center and terminates at the Downtown Spokane Bus Plaza. The site is located within the Public Transit Benefit Area. Public Transportation Benefit Area (PTBA) is a special taxing district established by Washington State for the purpose of providing public transportation.

Public Participation/Agency Review

A public hearing notice was published under the legal notice section of the Spokesman Review on June 2, 2021. The public notice was also mailed to property owners within 400 feet of the proposal and a sign was posted on the property at least 15-day prior to the public hearing by the applicant. A formal notice was sent to state agencies June 24, 2020 and the Spokane Conservation District on January 26, 2021 as required by Washington State Department of Commerce. The public hearing will be held virtually via Zoom on June 17, 2021 at 9:00 a.m.

State Environmental Policy Act

An environmental checklist was prepared by the applicant and circulated to agencies of jurisdictions on June 24, 2020 and Spokane Conservation District on January 26, 2021. Comment were received by Department of Ecology, Washington State Department of Transportation-Aviation Division, and Spokane County Parks, Recreation, and Golf, and Spokane County Public Works. A Determination of Nonsignificance (DNS) was issued on June 2, 2021 with comment and appeal period ending on June 16, 2021. The DNS was circulated to agencies of jurisdiction and published in the Spokesman Review on June 2, 2021.

Guiding Documents/Summary

The Revised Code of Washington, Spokane County Comprehensive Plan, and Spokane County Zoning Code are legal goals and policies considered by the County when reviewing a Comprehensive Plan Amendment.

Comprehensive Plan Designation

The Medium Density Residential designation allows a density over 6 to 15 units/acre. Design Standards ensure neighborhood character and compatibility with adjacent uses.

General Comprehensive Plan Goals and Policies

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.

Comment: The applicant is proposing to build 24-unit townhomes with playground on a West Aero Rd identified as collector arterial.

UL.2.17

Site multifamily homes throughout the Urban Growth Area (UGA) as follows:

- a) Integrated into or next to neighborhood, community or urban activity centers.
- b) Integrate 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.

Comment: The subject site is located in the West Plains/Thorpe UGA, which is also a Joint Planning Area with the City of Spokane.

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.

Comment: The City of Spokane water main is located on the corner of Fruitvale and Aero Rd. and the sewer main is located on Fruitvale Rd and the south boundary line of the subject site.

UL.7.3

New urban development must be located within the Urban Growth Area (UGA) boundary.

Comment: The subject site is located within the West Plains/Thorpe UGA and is a Joint Planning Area with the City of Spokane.

UL. 7.11

Establish zoning and subdivision regulations that require residential developments to provide the following improvements:

- a) Paved streets (and alleys if appropriate), curbs and sidewalks, paths and internal walkways, when appropriate;
- b) Adequate parking consistent with local transit levels;
- c) Street lighting;
- d) Storm water control;
- e) Public water supply;
- f) Public sewers

UL. 7.12

New development within the UGA shall be connected to public sewer, consistent with requirements for concurrency. Developer-financed extensions of public sewer maybe allowed within any area of the UGA provided capacity and infrastructure needs are adequately addressed.

Comment: The City of Spokane water main is located on the corner of Fruitvale and Aero Rd. and the sewer main is located on Fruitvale Rd and the south boundary line of the subject site.

UL.8

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


Comment: The project proposed on the site is 24-unit townhomes with a playground, which provides variety in the housing stock.

Appendix I

Maps

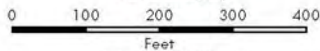


Legend

 Proposed Comp Plan Amendment

20-CPA-01
Aerial Map

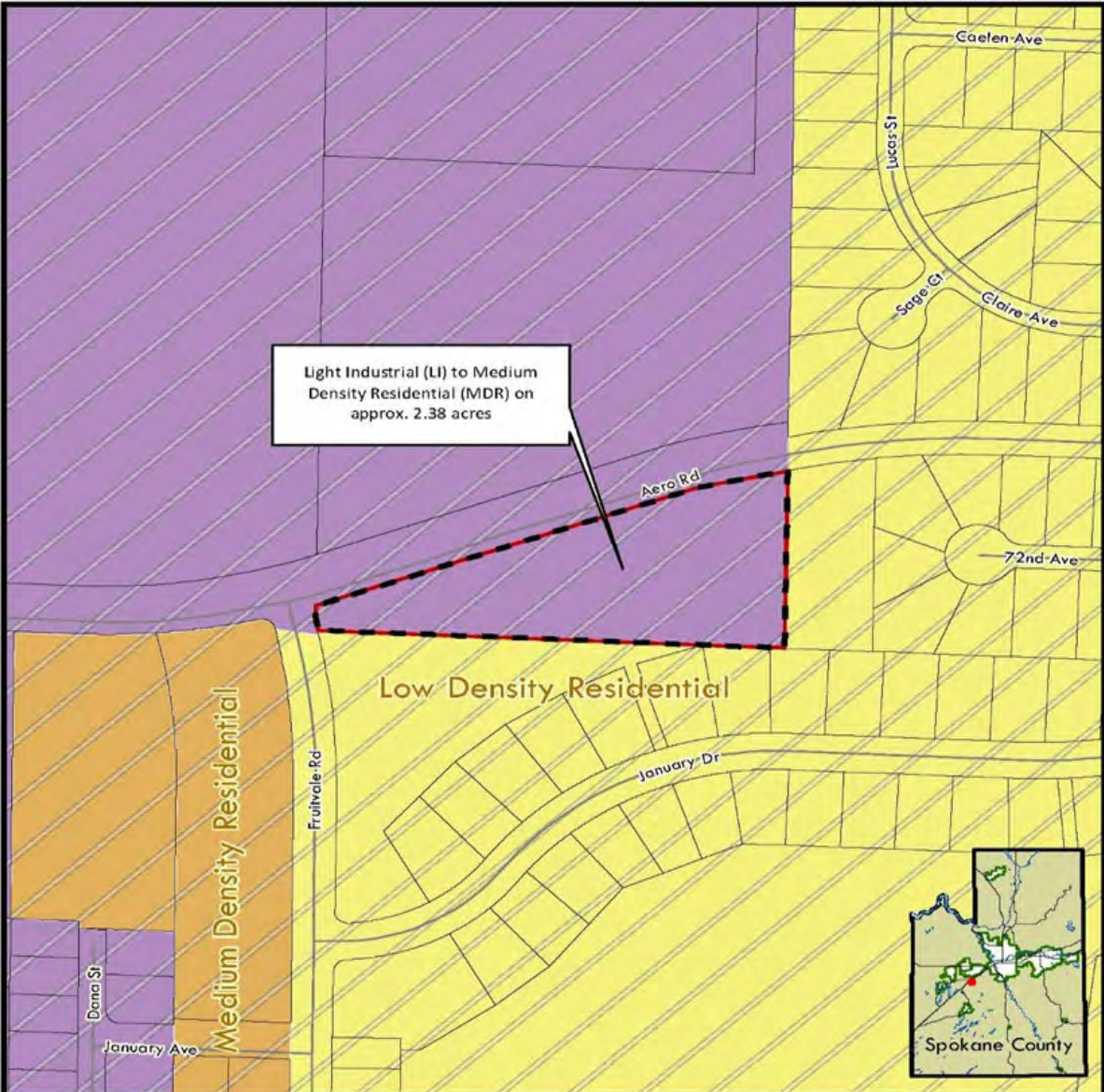
2020 Imagery



1 inch = 200 feet
State Plane WA North

This map was published by the Spokane County Department of Building and Planning as a general planning tool. Due to the differing quality of source documents, the Department cannot accept responsibility for errors or omissions, and therefore, there are no warranties which accompany this material.

Map produced: January 2021
Spokane County GIS



Light Industrial (LI) to Medium Density Residential (MDR) on approx. 2.38 acres



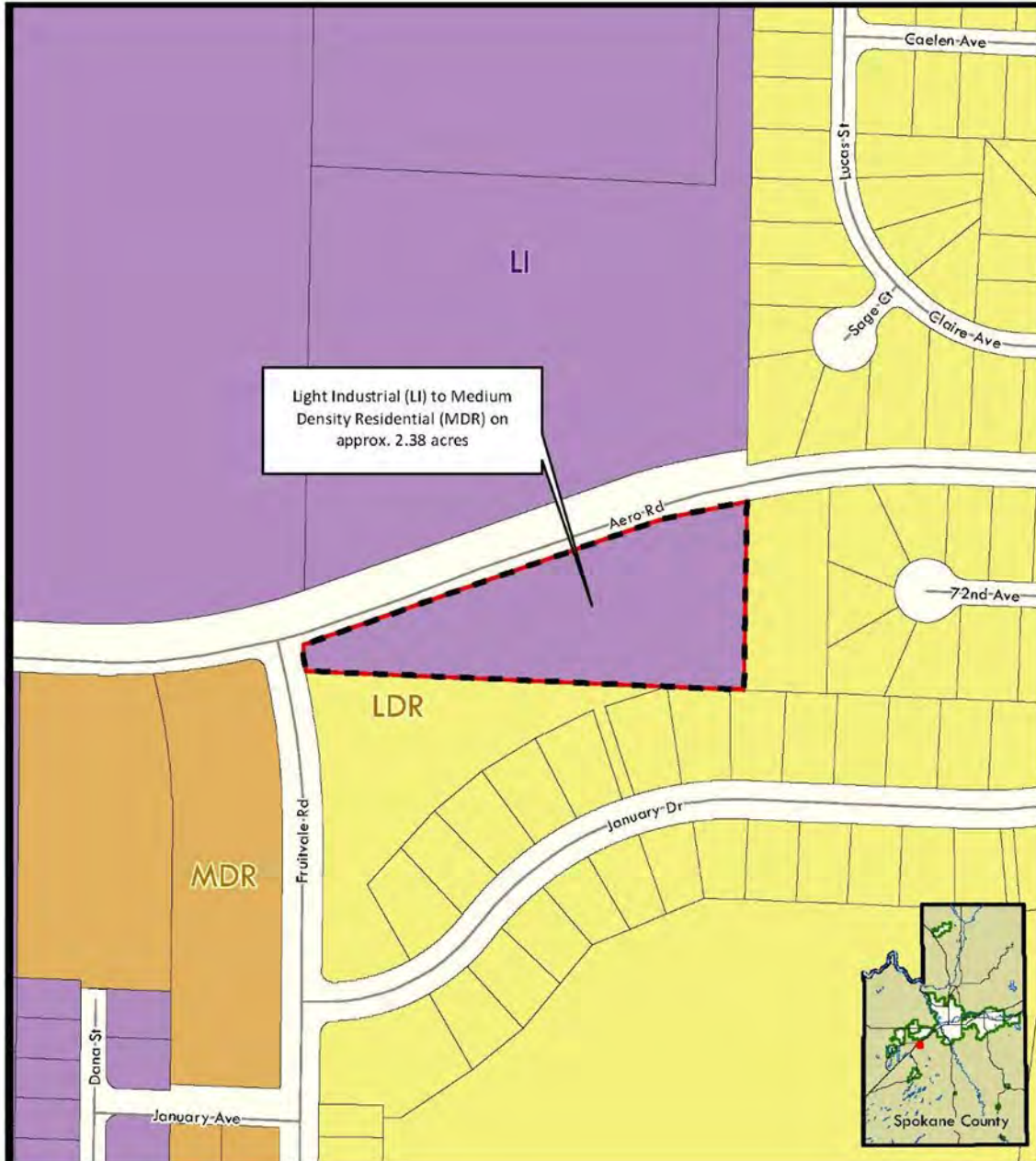
Proposed Comp Plan Amendment

UGA	R-5	LDR	Mixed Use
Resource Lands	RC	MDR	MU
LTA	UR	HDR	CAC
STA	RAC	Commercial	UAC
FZ	LDAR	NC	Industrial
MZ	LDAC	CC	LI
Rural	Residential	RC	HI
RT	LDR+		

20-CPA-01
Comprehensive Plan Map
 0 50 100 200 300 400 Feet
 1 inch = 200 feet
 State Plane WA North

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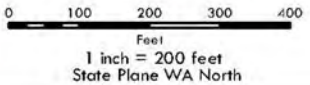
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Proposed Comp Plan Amendment

Residential	NC	Industrial	UR
LDR-P	CC	LI	RAC
LDR	RC	HI	Resource Lands
MDR	Mixed Use	Rural	LTA
HDR	MU	RT	STA
Commercial		R-5	FZ
LDAC		RCV	MZ

20-CPA-01 Zoning Map



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