



STAFF REPORT TO THE PLANNING COMMISSION

ANNUAL COMPREHENSIVE PLAN AMENDMENT 20-CPA-04

BUILDING AND PLANNING DEPARTMENT

Proposal: John Montgomery, the applicant, requests for a reclassification of the comprehensive plan and zone designation from Urban Reserve (UR) to Rural-5 (R-5)

Agent: John Montgomery, 2206 N. Pines Rd. Spokane Valley, WA. 99206

Owner: Bruce A. Wagar, 2504 S. Baker Rd. Greenacres, WA. 99016-9708

Site Information: The site is outside the Valley Urban Growth Area (UGA), west of Barker Road, in Spokane County Washington. It lies within Section 30, Township 25, Range 45, East Willamette Meridian – Parcel No. 55304.0101 – approximately 9.39 acres.

Existing Conditions: The site has a single-family dwelling with accessory structures and pasture type vegetation such as grasses and grains to support horse raising. Barker Road, located east of the lot, is a two-lane paved rural minor arterial in a north-south direction. Refer to Appendix I to view the maps for this proposal.

Previous Land Actions: In 2001, the parcel was created in a 6-lot short plat Horse Haven Estates (PELL-1897-01). The lots were divided into 5 acre lots with the exception of the subject site. Approval of the proposed amendment would allow the landowner to segregate the parcel from a 10-acre parcel to two 5-acre parcels, which will be consistent with the surrounding parcels.

Land Uses and Land Use Designations

Land Use

The site has a single-family dwelling with accessory structures and pasture type vegetation such as grasses and grains to support horse raising. Adjacent land uses to the north, south, east, and west are single-family dwellings on 5 acre lots. Commercial facilities are located 2 miles north on N. Barker Rd. and E. Appleway Ave.

Land Use Designations

The site lies outside the Valley Urban Growth Area (UGA) and is designated Urban Reserve (UR). Land use designation to the north, south, and west is Urban Reserve (UR). Land use designation to the east is Rural-5 (R-5).

Critical Area Review

Critical Aquifer Recharge Area:	High
Fish and Wildlife Habitat:	None
Floodplain:	None
Wetlands:	None
Streams:	Non-Fish Habitat (N)
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.

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 Spokane Valley Fire District, Spokane County Parks and Recreation, 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, 20210. 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 Rural Residential-5 category would allow a dwelling unit per 5-acre density in areas that have an existing 5-acre or smaller subdivision lot pattern.

General Comprehensive Plan Goals and Policies

Goal

RL.1 Provide for rural residential development consistent with traditional rural lifestyles and rural character.


Policies

RL.1.2 Designated rural lands shall have low densities which can be sustained by minimal infrastructure improvements such as septic systems, individual wells and rural roads without significantly changing the rural character, degrading the environment or creating the necessity for urban levels of service.

Appendix I
Maps

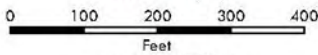


Legend

 Proposed Comp Plan Amendment

**20-CPA-04
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



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-04

**Comprehensive
Plan Map**

0 50 100 200 300 400
Feet

1 inch = 200 feet
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Proposed Comp Plan Amendment

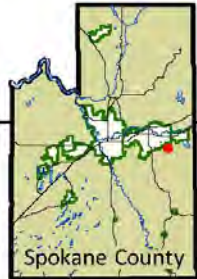
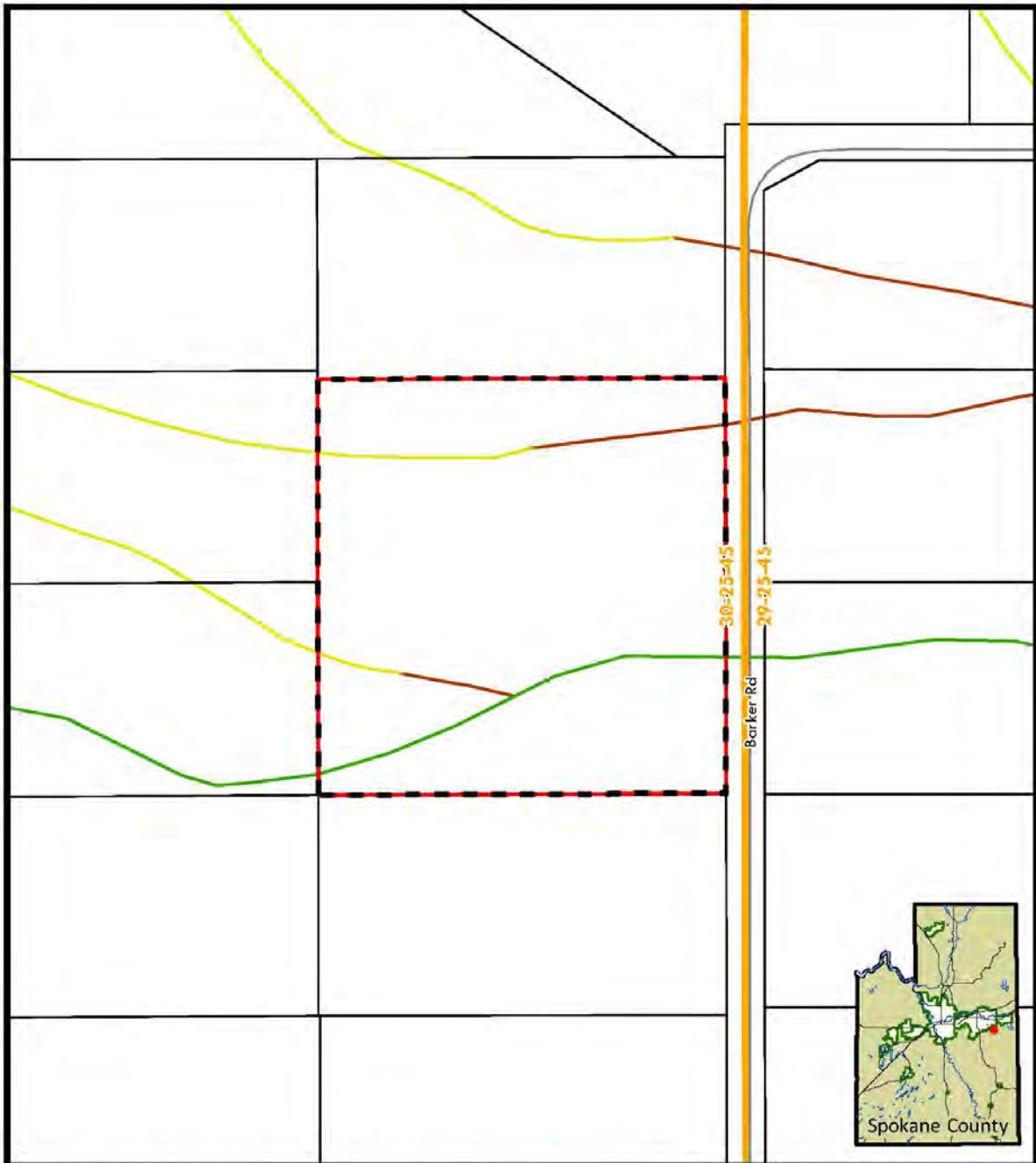
Residential	NC	Industrial	UR
LDR-P	CC	LI	RAC
LDR	RC	HI	Resource Lands
MDR	Mixed Use	Rural	LTA
HDR	MU	RT	STA
Commercial		R-5	FZ
LDAC		RCV	MZ

20-CPA-04
Zoning Map

0 100 200 300 400
 Feet
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-  Proposed Camp Plan Amendment
-  Fish Habitat
-  Non-fish Habitat (Np, Ns)
-  Shoreline Designation
-  Unknown Water Type
-  No Water Type Designation
-  Lakes & Streams
-  Municipal Boundaries

20-CPA-04
DNR Streams Map

0 50 100 200 300 400
 Feet

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