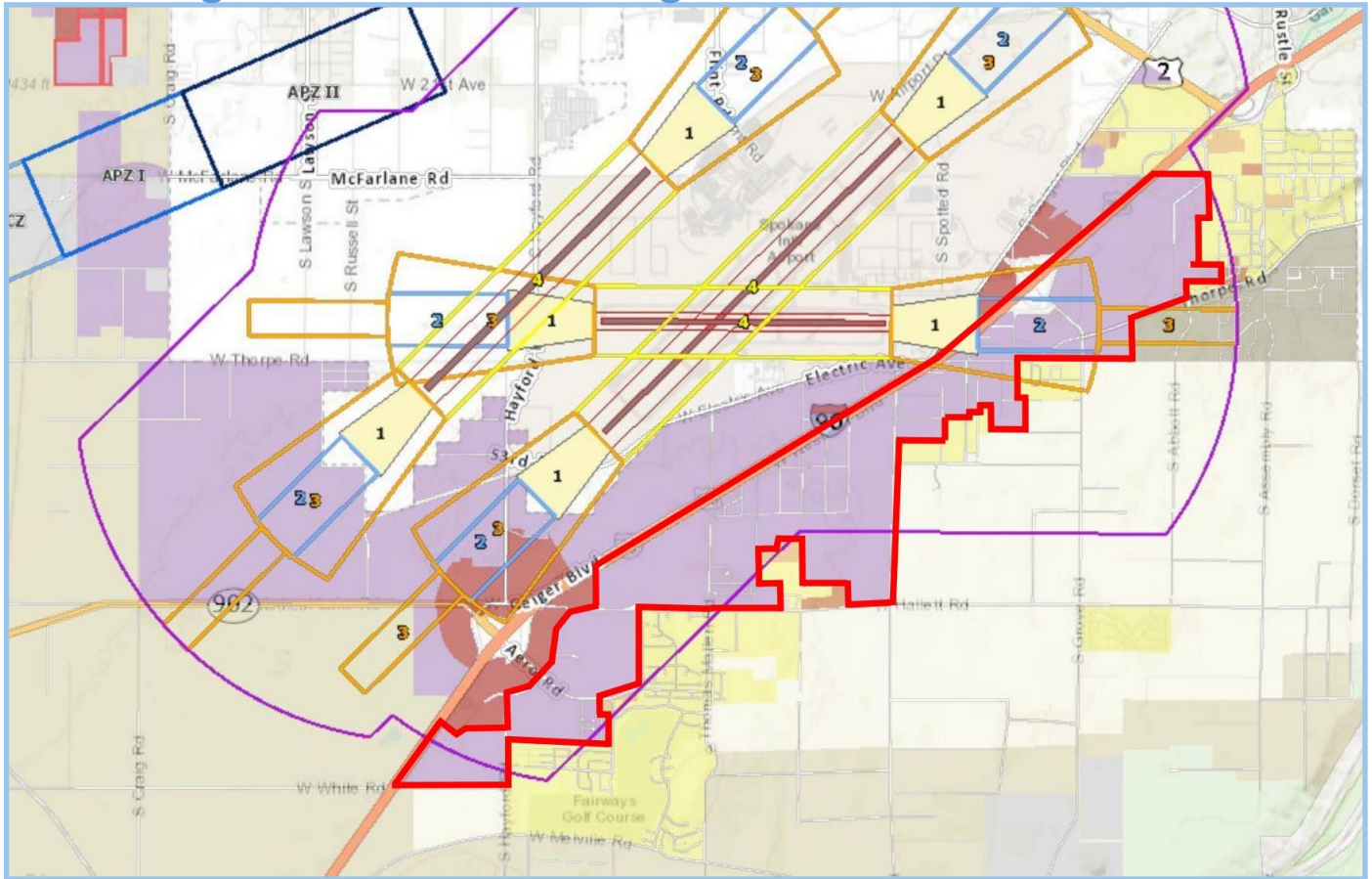


West Plains / Thorpe Joint Planning Area: Light Industrial Designations South of I-90



Study Area: West Plains/Thorpe Joint Planning Area — Light Industrial lands designated by the Spokane County Comprehensive Plan Map and Spokane County Zoning Map

Applicant: Spokane County

Area: 1471 acres of Light Industrial within the described study area.

Description: According to the Revised Code of Washington section 36.70A, local jurisdictions may process individual comprehensive plan amendments once a year. During the processing of the previous several comprehensive plan amendment review cycles, Spokane County has seen a trend of Comprehensive Plan Amendment requests and inquiries for the conversion of Light Industrial comprehensive plan and zoning designations to an urban residential category. The area with the most frequent of these requests is the Thorpe-West Plains UGA-JPA lying south of Interstate-90 and designated the Light Industrial category.

Throughout time, the areas within the proposed study area have been designated as different categories of zoning and comprehensive plan designations. In addition some of the allowed uses within those respective zones have also changed with different iterations of the Spokane County Zoning Codes. This has resulted in vested plats and subdivisions with residential uses designated as Light Industrial by the Spokane County Comprehensive Plan Map as well as the county's Zoning Map, creating non-conforming residential uses.

On March 31, 2022 the Spokane County Planning Commission conducted a workshop on the topic to discuss if further analysis should be done. Spokane County Planning Commission took testimony and reviewed comments from interested parties and agencies. The Spokane County Planning Commission may recommend to the Spokane County Board of County Commissioner to direct planning staff to further analyze the study area, and to propose potential land use pattern changes to the study area.