

BEFORE THE BOARD OF  
COUNTY COMMISSIONERS

IN THE MATTER OF UPDATING THE SPOKANE	)	FINDINGS OF FACT
COUNTY COMPREHENSIVE PLAN, CAPITAL	)	AND
FACILITIES PLAN AND ASSOCIATED	)	DECISION
DEVELOPMENT REGULATIONS FOR THE	)	
PLANNING PERIOD FROM 2017 TO 2037	)	

**WHEREAS**, RCW 36.32.120(6), empowers the Board of County Commissioners of Spokane County, Washington (the "Board"), with the care of County property and management of County funds and business and in the name of the County to prosecute and defend all actions for and against the county, and such other powers as are or may be conferred by law; and

**WHEREAS**, in compliance with Chapter 36.70 RCW the Planning Enabling Act, the Board adopted a Comprehensive Plan for Spokane County on December 22, 1980, and subsequently amended it as needed; and

**WHEREAS**, pursuant to the provisions of Chapter 36.70 RCW Spokane County adopted a Building and Planning Department (the "Department") and created an advisory Planning Commission (the "Commission") to assist the Department in carrying out its duties; and

**WHEREAS**, pursuant to RCW 36.70A.040, Spokane County is required to plan in compliance with Chapter 36.70A RCW, the Growth Management Act (GMA); and

**WHEREAS**, pursuant to Chapter 36.70A RCW, the Board adopted *Countywide Planning Policies* (BOCC Resolutions #94-1719, amended by BOCC Resolutions No. 96-1205, No. 97-0937, No. 04-1075, No. 08-0943, and No.11-1025); and

**WHEREAS**, On September 29, 1998, the Board adopted Public Participation Guidelines that formed the basis for past and future public participation efforts. (BOCC Resolution No. 98-0144; amended by BOCC Resolutions No. 98-0788 and No. 06-0869); and

**WHEREAS**, RCW 36.70A.020 identifies goals to guide the development and adoption of comprehensive plans and development regulations; and

**WHEREAS**, pursuant to the provisions of Chapters 36.70 and 36.70A RCW, the Board adopted an Urban Growth Area (UGA) and a revised Comprehensive Plan for Spokane County on November 5, 2001 (BOCC Resolutions No. 1-1059 and No. 1-1060); and

**WHEREAS**, pursuant to the provisions of Chapter 36.70A RCW, amendments to development regulations shall be consistent with the goals and policies of the Comprehensive Plan; and

**WHEREAS**, the Comprehensive Plan provides that amendments may be initiated by the Board, the Planning Commission or by the Planning Director based on citizen requests, changed conditions or emergency circumstances which warrant adjustments to the Comprehensive Plan; and, RCW 36.70A.130(2)(b) allows revisions to resolve appeals of comprehensive plans; and

**WHEREAS**, on May 25, 2004, pursuant to the provisions of Chapters 36.70 and 36.70A RCW, the Board adopted a new Zoning Code to implement the goals and policies of the Comprehensive Plan (BOCC Resolution No. 04-0461); and

**WHEREAS**, pursuant to the provisions of Chapters 36.70 RCW and the Comprehensive Plan, the Commission may make recommendations to the Board concerning adoption and amendments of the Comprehensive Plan, Capital Facility Plan, and other official controls that implement the Comprehensive Plan; and

**WHEREAS**, in 2015, the County had been in GMA litigation for a decade, was subject to two GMHB case Remand Orders, a third pending GMHB Remand Hearing, and a fourth GMHB case was scheduled for hearing before the Washington Court of Appeals, Division III. The four cases involved Comprehensive Plan Amendments, and the County was subject to GMHB determinations of invalidity.

**WHEREAS**, pursuant to RCW 36.70A.130, the County was to review its Comprehensive Plan and development regulations and, if needed make revisions to ensure compliance with Chapter 36.70A RCW by June 30, 2017 and every eight years thereafter ("periodic review"). The compliance with RCW 36.70A.130's periodic review requires revisions to comply with the Chapter, which would necessitate actions to resolve the pending appeals and compliance with GMHB Remand Orders (hereinafter collectively referred to as the "**Plan Update**"). The current Plan Update covers the 2017 to 2037 planning period; and

**WHEREAS**, the County and Petitioner's in the four GMHB Cases: No. 05-1-0007, No. 08-1-0002, No. 13-1-0006c, and No. 14-1-0002, joined in a request the GMHB to allow the parties to engage in settlement discussions with GMHB appointed mediators. The mediated settlement discussions resulted in a Settlement Agreement designed to resolve the four cases, satisfy the RCW 36.70A.130 periodic review and implement needed comprehensive plan and development regulation

revisions to bring the County into compliance with provisions of Chapter 36.70A RCW (BOCC Resolution No. 16-0464, signed June 20, 2016); and

**WHEREAS**, actions taken by the County under the Settlement Agreement, incorporated into the periodic review include: adoption of a population projection in conformity with the projection generated by the Office of Financial Management (BOCC Resolution No. 16-0553), adoption of measurable levels of service (BOCC Resolution No. 16-0554), compliance with RCW 36.70A.070(5)(d)(iv) (BOCC Resolution No. 17-0361), and review and proposed revision of the Capital Facilities Plan and the Comprehensive Plan; and

**WHEREAS**, the proposed Plan Update generally reflects implementation of revisions to state laws, corrections of inconsistencies, changes of administrative processes, and incorporates revisions deemed necessary to comply with the GMHB Remand Orders and resolve litigation on the four GMHB cases. It includes an update of the County's Capital Facilities Plan which necessitated revisions to Chapter 7, Capital Facilities Element of the Comprehensive Plan; and

**WHEREAS**, the County needed to retain outside consultant, William Grimes, AICP, with over 30-years planning experience, founder and principal of *Studio Cascade – Community Planning & Design*, to assist in directing the revision of the Capital Facilities Plan and Chapter 7, Capital Facilities Element of the Comprehensive Plan; and

**WHEREAS**, the review and revision of the Capital Facilities Plan included the revised UGA expansion areas related to the four GMHB cases, including the Geiger Spur located in the West Plains where significant growth is anticipated; and

**WHEREAS**, the traffic analysis for the West Plains became an integral and time-consuming part of the review and identification of transportation needs required to complete a Capital Facilities Plan update. Conditions imposed on the Geiger Spur expansion include a traffic analysis to project transportation needs when the proposed light industrial area is fully built (BOCC Resolution No.16-0464). The West Plains experienced significant growth after the traffic analysis was underway when Amazon chose the area to site a regional distribution center. The transportation requirements for Amazon took priority and the analysis for Geiger Spur build out has not been completed; and

**WHEREAS**, except for the proposed Capital Facilities Plan, the environmental review of the proposed 2017 Plan Update consists of an addendum to the previous review completed for the 2013 Urban Growth Area Update adopted under BOCC Resolution No.13-0689 (one of the four cases appealed to GMHB and presently subject to a remand order for compliance). The Addendum, issued on October 30, 2019, evaluates the County's periodic review by adding additional information to the Draft Supplemental EIS and Final Supplemental EIS adopted October 21, 2011 and

December 21, 2011 respectively. The previous review also included analysis of an additional alternative including a Draft Supplemental EIS and Final Supplemental EIS adopted October 15, 2012 and December 28, 2012 respectively; and

**WHEREAS**, consistent with the requirements of Chapter 36.70A RCW and the County's Public Participation Guidelines, since March of 2017 the Department has conducted numerous workshops and public hearings and received extensive public testimony and written comments concerning the proposed Plan Update. All testimony and comments were considered by the Department and resulted in numerous revisions and additions which improved the proposed Plan Update but significantly increased the time required to complete review by the Commission and secure a recommendation; and

**WHEREAS**, pursuant to WAC 197-11-340 and Section 11.10.230(3) of the Spokane County Environmental Ordinance, on September 12, 2018, the Department reviewed the proposed update plans for capital facilities and issued a Determination of Nonsignificance for non-project actions for the proposed Capital Facilities Plan; and

**WHEREAS**, pursuant to WAC 197-11-340(2), the Department provided at least a 14-day comment period for the Determination of Nonsignificance issued on the proposed Capital Facilities Plan with the appeal and comment period ending on September 26, 2018, and set the matter for public hearing before the Planning Commission for review and recommendation. No appeals of the environmental determination were received; and

**WHEREAS**, in 2019 a comprehensive plan map amendment and concurrent zone reclassification proposed in File No. 16-CPA-04 and approved in Resolution No. 18-0831 was appealed to the GMHB under Case No. 19-1-0002. The case included allegations under RCW 36.70A.070 based on alleged noncompliance with Capital Facilities Plan requirement and under RCW 36.70A.130 based on noncompliance to timely complete the periodic review and update; and

**WHEREAS**, in 2019 the Department, to expedite the Plan Update process, deleted the Geiger Spur expansion area from the proposal before the Commission for review and recommendation; and

**WHEREAS**, after deleting the Geiger Spur expansion area from the current Plan Update, the County completed the traffic analysis and the proposed capital facilities plan updates, and on August 29, 2019, in compliance with Chapter 47.80 RCW, the Department submitted the proposed Plan Update to the Spokane County Regional Transportation Council (SRTC) for review and certification of consistency with Spokane County's Regional Transportation Plan and regional levels of service for transportation; and

**WHEREAS**, consistent with RCW 36.70A.106, Spokane County submitted a Notice of Intent to Adopt an Amendment (the proposed Plan Update) to the Washington State Department of Commerce on August 29, 2019, and;

**WHEREAS**, on December 12, 2019, the Planning Commission reconvened a properly noticed public hearing on the Plan Update. Seven members of the Commission were in attendance, including Chair Stephen Pohl, Vice Chair Pete Rayner, Clyde Haase, Jim Carollo, Wayne Brokaw, Duane Hamp and Deacon Band. The staff briefed the Commission on recommended minor revisions, including amendments to the text of the transportation element of the Capital Facilities Plan suggested by the Washington State Department of Transportation, a minor change to the date of submittal for proposed annual comprehensive plan amendments, and that SRTC's certification was still pending. After providing an opportunity for public testimony, the Commission closed the record and began deliberation of the proposed Plan Update; and

**WHEREAS**, during deliberations a motion was made, seconded to recommend adoption of the Plan Update, including the minor revisions suggested by staff, the recommendation conditioned upon SRTC's certification of the proposed transportation-related provisions. After providing an opportunity for further discussion, the question was called; and

**WHEREAS**, the Commission, having considered all aspects of the proposed Plan Update under the Growth Management Act (Chapter 36.70A RCW), State Environmental Policy Act (Chapter 43.21C RCW), Spokane County Code, Spokane County Comprehensive Plan, Countywide Planning Policies, and all other applicable laws and regulations, and after considering all oral and written public testimony, County Files, staff reports, and other applicable information contained in the files maintained for and relevant to the respective proposed amendments, the Commission found that, conditioned upon SRTC's certification of the transportation-related provisions, the proposed Plan Update in compliance with the laws and regulations and that the best interests of the public's health, safety and welfare will be met by adopting the recommendations set forth in Attachment "A", the *Planning Report, Comprehensive Plan Update* dated November 14, 2019; and, Attachment "B" the *Capital Facilities Plan*; and, by incorporating the minor revisions suggested staff included in Attachments "A" and "B". And on December 12, 2019, the Commission unanimously voted to recommend the Board adopt the Plan Update contingent upon SRTC's certification; and

**WHEREAS**, the Commission instructed the Department to draft written *FINDINGS OF FACT AND RECOMMENDATION*, which were approved and executed on January 13, 2020, a copy is attached and incorporated herein by reference as Attachment 'A'; and

**WHEREAS**, on February 3, 2020, the Department provided the Board a detailed briefing and requested the Planning Commission's recommendation be placed on the February 11, 2020 agenda to receive and February 18, 2020 for consideration and further action; and

**WHEREAS**, on February 11, 2020 at the Board's regularly scheduled weekly public meeting, the Board received the Commission's *FINDINGS OF FACT AND RECOMMENDATION*, and set the request consideration and action on February 18, 2020 at a public meeting; and

**WHEREAS**, on February 18, 2020 at the Board's regularly scheduled weekly public meeting, the Department informed the Board of a recently discovered inconsistency in the proposed Plan Update and requested the Board to make a minor correction. The inconsistency was in the public notice provisions related to the revised Comprehensive Plan amendment process in which an existing provision of public notice was inadvertently dropped out; and

**WHEREAS**, the Board is authorized to make minor modifications to the Commission's recommendation consistent with the amendment procedures for Plan Updates per Section 14.402.100(5) of the Spokane County Zoning Code. The proposed modification was approved unanimously by the Board and is included herein as Attachment "B"; and

**WHEREAS**, on February 18, 2020 at the public meeting, the Board acknowledged SRTC had reviewed and certified the Plan Update at its February 13, 2020 Council meeting, and deliberated on the Commission's findings and recommendation. A motion to adopt was made, seconded. After providing an opportunity for further discussion the question was called and the Board voted unanimously to approve the Plan Update, and directed the staff to prepare written findings and decision for the Boards signature at other than a public meeting; and

**WHEREAS**, certification by SRTC was confirmed by letter dated February 21, 2020, in which SRTC documented review of the Plan Update and certification by the Council during their February 13. 2020 meeting; and

**NOW THEREFORE BE IT RESOLVED**, that having considered the Commission's Findings of Fact and Recommendation concerning the Plan Update, and minor revisions recommended by the Department, and having received SRTC's certification of the transportation-related provisions, and being fully apprised of the requirements under the Growth Management Act (Chapter 36.70A RCW), Spokane County Comprehensive Plan, State Environmental Policy Act (Chapter 43.21C RCW), Countywide Planning Policies, Spokane County Zoning Code and other applicable County Development Regulations, and after considering public comments, County Files, staff reports, and other relevant information contained in the files maintained for the respective proposed amendments, including files related

to complying with Orders of Remand and resolving litigation related to the four GMHB cases, the Board hereby adopts the Commission's *FINDINGS OF FACT AND RECOMMENDATION* (Attachment "A" incorporated here by reference) and makes the following additional Findings of Fact:

1. The Board having reviewed the recitals above, adopts them by reference and incorporates them as Findings of Fact as if fully set forth here.
2. This Plan Update is intended to serve two purposes. First, to satisfy the required periodic review and implement needed revisions to the comprehensive plan and development regulations as required under RCW 36.7A.130 to comply with the provisions of the GMA. Secondly, to implement actions deemed necessary to comply with GMHB Remand Orders and resolve GMA litigation.
3. Some Update Plan revisions were taken to comply with GMHB Remand Orders and resolve litigation pursuant to BOCC Resolution No.16-0464. Other Update Plan revisions were identified during the periodic review process and adopted improve planning processes. Essentially the Plan Update was phased combining mandated revisions and revisions to improve practices.
4. The Plan Update includes extensive revisions to and concurrent update of the County's Capital Facilities Plan.
5. Spokane County provided for timely public participation in consideration of the proposed amendments, consistent with RCW 36.70A.035, RCW 36.70A.140, WAC 365-196-600 and the adopted *Public Participation Program Guidelines* (BOCC Resolutions No. 98-0114, No. 98-0788, and No. 06-0869), and RCW 36.70A.130(2)(b). Public participation for the proposed amendments included:
  - a. Public notice of the hearing/workshops as required by Washington State Law and County ordinance including legal notices and commercial advertisements.
  - b. Notice within an interactive website dedicated to planning in Spokane County, including information and direction on how to provide public comment.
  - c. Notice to approximately 500 subscribers of Spokane County's newsflash and alert center service.
  - d. Public notice mailed to government agencies, neighborhood organizations, business organizations and other interested groups and organizations.

- e. Notice of intent to adopt sent to the Washington State Department of Commerce on August 29, 2019, consistent with RCW 36.70A.106 RCW.
6. Consistent with required public notice provisions of Chapters 36.70 and 36.70A RCW, and the County’s Public Participation Guidelines, numerous workshops and hearings were conducted by the Department and or Commission in review of the proposed Plan Update. A list of noticed workshops and hearings include the following:

<u>Date</u>	<u>Action</u>
March 30, 2017	Public Workshop, Comprehensive Plan Update
March 30, 2017	Public Workshop, Comprehensive Plan Update
June 14, 2018	Public Workshop, Comprehensive Plan Update
September 27, 2018	Public Hearing, Capital Facilities Plan
November 15, 2018	Public Hearing, Capital Facilities Plan
August 15, 2019	Public Workshop, Capital Facilities Plan
September 26, 2019	Public Workshop, Comprehensive Plan Update
September 26, 2019	Public Hearing, Capital Facility Plan
November 14, 2019	Public Hearing, Comprehensive Plan Update
December 12, 2019	Continued Public Hearing, Capital Facility Plan
December 12, 2019	Continued Public Hearing, Comprehensive Plan Update

7. The Plan Update is consistent with the public participation notice requirements and *Public Participation Program Guidelines* adopted by the Board (Resolutions No. 98-0114, 98-0788 and No. 06-0869), consistent with the Spokane County Zoning Code – Section 14.402.100 for comprehensive plan and zoning amendments, and complies with requirements of RCW 36.70A.035(1)(a)-(e), RCW 36.70A.140, and RCW 36.70A.206.
8. The environmental review of the Plan Update, except for the Capital Facilities Plan, addressed in *Finding # 10* below, consists of an addendum to the previous environmental review done for the Urban Growth Area Update adopted under BOCC Resolution No. 13-0698. The Addendum evaluates the County’s periodic review by adding additional information to the Draft Supplemental EIS and Final Supplemental EIS adopted October 21, 2011 and December 21, 2011 respectively. The current 2017 Plan Update falls within the scope of the previous SEIS analysis. The Board concurs with environmental review and finds the analysis is consistent with the State Environmental Policy Act.



9. The addendum, referenced in *Finding # 8* above, is part of an integrated SEPA/GMA document pursuant to SEPA rules (WAC 197-11-210). Integration is intended to make consideration of environmental issues an early and integral part of development of plan policies and implementation before commitments are made to a specific course of action.
10. The Department correctly identified the Capital Facilities Plan Update as a non-project action and pursuant to the State Environmental Policy Act (SEPA) and WAC 197-11 issued a Determination of Nonsignificance (DNS) dated September 12, 2018. Pursuant to WAC 197-11-340(2), the Department provided a 14-day comment period for the Determination of Nonsignificance (DNS) issued on the proposed amendment with the appeal and comment period ending September 26, 2018. No appeal of the environmental determination was received. The Board concurs with environmental review and Determination of Nonsignificance issued by the Department.
11. The Plan Update incorporates the required studies and reports including the following:
  - a. A population forecast and allocation based on Office of Financial Management population projection adopted by the Board (BOCC Resolution No. 16-0553) on August 3, 2016.
  - b. A land quantity analysis for Spokane County's unincorporated metropolitan Urban Growth Areas on April 17, 2017. The land quantity analysis illustrated that there is land available to support the expected population growth in the 2017-2037 planning period.
  - c. A housing inventory as required under RCW 36.70A.070(2)(a), which illustrates there is adequate land available to support projected growth in single family and multifamily growth developments.
  - d. An inventory of mineral lands as required under RCW 36.70A.131, which illustrates there are adequate mineral lands identified to provide for the 2017-2037 planning period.
12. The Comprehensive Plan Amendment expanding the UGA in 2013 included the Geiger Spur expansion area reclassified from Rural Traditional to Light Industrial with a concurrent zone change. The Geiger Spur expansion area:
  - a. The area is located in the West Plains between two entities with major economic impact on the County, the Spokane International Airport (SIA) and Fairchild Air Force Base (FAFB).

- b. The West Plains is experiencing significant growth and Geiger Spur is positioned with good access to rail and air transportation and favorable land transit times to the west coast. An example of the growth is Amazon's siting of a regional distribution center.
- c. To promote economic development in the area, the County and the City of Spokane partnered in creating the SIA development district and work with Greater Spokane Incorporated to promote economic development in the area. Development of the Geiger Spur as light industrial will utilize existing resources to support continued economic growth.
- d. The County has conditioned the property's development to protect FAFB. In response to safety concerns expressed by FAFB, the relocated a portion of the rail spur located on the property. The County subjected the property to an airport overlay zone which regulates development as recommended in the 2009 Joint Land Use Study (JLUS), implemented under BOCC Resolution No.12-0571.
- c. The original Geiger Spur expansion area was downsized to create a buffer zone to accommodate FAFB security concerns. Creation of the buffer zone removed approximately 400-acres adjacent to the base boundary and in which development is prohibited (Resolution No. 14-0054).
- d. The County developed an approach under BOCC Resolution No. 16-0464 to further secure FAFB and protect its mission by requiring early notice of any planned development and a methodology to ensure development is compatible with base operations.
- e. The County intended the current Plan Update would include the Geiger Spur expansion area in the UGA. The property was considered in the Plan Update environmental review and analysis, and identified in the Capital Facilities Plan as undeveloped Light Industrial land. The proposed inclusion has been subject to public review repeatedly, first as part of the 2013 Urban Growth Area Update and more recently in the current Plan Update.
- f. The additional time required to fulfill prerequisites necessary to include the Geiger Spur expansion area within the UGA as part of this Plan Update is unacceptable. Continued delay in completing mandated periodic review and update per RCW 36.70A.130 is and detrimental to conducting County business and public welfare.

- g. Not including the Geiger Spur in this Plan Update will likely result in amendments to the Settlement Agreement entered to resolve litigation under BOCC Resolution No.16-0464. The emergent impacts of the COVID-19 pandemic and Governor Inslee's "*Stay At Home*" Order on March 23, 2020, disrupted and delayed plans to reconvene Parties to the GMHB litigation and review possible amendments. Failure to fulfill the requirement to include Geiger Spur in this Plan Update does not negate or prevent achieving compliance with the provision of RCW 36.70A.130.
13. Further delay in finalizing the adoption of the Plan Update to navigate remaining issues in the Settlement Agreement related to the Geiger Spur related to litigation is unwarranted. Until the Plan Update is complete, the County remains in technical noncompliance with the GMA for failure to meet the time established for periodic review under RCW 36.70A.130 and a Capital Facilities Plan under RCW 36.70A.070 and prevents compliance with GMHB Remand Orders and removal of determinations of invalidity. The GMHB findings of noncompliance with the provisions of the GMA negatively impacts the County operations.
14. Geiger Spur is not included in the UGA expansion in the Plan Update, it was removed from the Commission's review and consideration, not included in the Commission's Recommendation, and not adopted by this action. It remains subject to review by the Commission and will be concluded in a subsequent annual amendment cycles or periodic review and update per RCW 36.70A.130 and concurrent with a concurrent Capital Facilities Plan update.
15. The Plan Update meets or exceeds the GMA requirements for periodic review and revision of comprehensive plans and development regulations.
16. The Plan Update is consistent with the Countywide Planning Policies, adopted under BOCC Resolution No. 94-1719 and as amended.
17. The Plan Update is consistent with the Planning Goals of the Growth Management Act under RCW 36.70A.020.
18. The Plan Update is consistent with the County's Comprehensive Plan policies regarding update of the plan including the following policies:

*Urban Growth Area Goal:*

*UL.18 Maintain an Urban Growth Area (UGA) that provides a distinct boundary between urban and rural land uses and provides adequate land to accommodate anticipated growth.*

*Policy*

*UL.18.1 Review and evaluate Urban Growth Area boundaries, as required by the Countywide Planning Policies (topic 1, policy 16) and the Revised Code of Washington.*

19. The Plan Update is consistent with the Criteria for amendment of the Zoning Code under Section 14.402.040(1) as shown below:

*14.402.040 Criteria for Amendment*

*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 the public welfare.*
20. The Plan Update is consistent with the regional transportation plan and regional levels of service and consistent with RCW 47.80, is certified by the Spokane Regional Transportation Council (SRTC), documented in a letter dated February 21, 2020, Attachment "C" is a copy of the certification letter and incorporated herein by reference.
21. The Department and the Commission received numerous comments on the proposed Plan Update which are included herein with the Commission's recommendation under Attachment "A". The Department and Commission considered public and agency comments and adopted many of the suggested changes.
22. Adoption of the Plan Update will fulfill and complete the County's responsibilities to review and if needed update the comprehensive plan and development regulations under Chapter 36.70A RCW.
23. Adoption of the Plan Update in conjunction with the prior actions identified herein complies with the agreement reached to resolve litigation under Resolution No. 16-0464, it does not fulfill and extinguish all provisions of the Settlement Agreement.

**BE IT FURTHER RESOLVED** the Board directs the Department to continue actions necessary to prepare the Geiger Spur expansion to ready it for review and recommendation by the Commission and inclusion in the UGA.

Until such time as the Geiger Spur Expansion area can be reviewed for inclusion into the Urban Growth Area, the site shall be designated as Light Industrial on the official Spokane County Comprehensive Plan map and the underlying zoning designation shall remain Rural Traditional (RT) as an industrial reserve holding zone. To implement the revisions to the Comprehensive Plan map and Zoning Code, the Department will initiate a text amendment to Section 14.604.500 (Zone Reclassification applications) of the Spokane County Zoning to specify that the Rural Traditional (RT) zone is an industrial holding zone consistent with the Light Industrial Comprehensive Plan category. See attached Exhibit “ “ for the proposed text amendment. In addition, the Department will initiate an amendment to the Comprehensive Plan text that adds new policies UL.14.8 and UL.14.9 that specify the Rural Traditional zone as a holding zone for the Geiger Spur area until it can be reclassified to Light Industrial (LI) consistent with the terms of the Settlement Agreement adopted in Board Resolution #2016-0464 that requires an assessment of transportation impacts with the County’s transportation and capital facilities plan as well as establishment of a Geiger Spur Overlay zone that prohibits uses that are incompatible with Fairchild Air Force Base operations and the Settlement Agreement specified in Board Resolution #2016-0464. See attached Exhibit “ “ for proposed text amendments to the Comprehensive Plan.

**BE IT FURTHER RESOLVED** the Board hereby formally adopts the Plan Update, including the revisions to the Comprehensive Plan, Capital Facilities Plan and other all subparts phased and concurrent actions as recommended by the Planning Commission’s *FINDINGS OF FACT AND RECOMMENDATION* (Attachment “A”), amended by the suggested minor modifications recommended by the Department identified in Attachment ‘B’ and any minor revisions which may occur by adoption of this Resolution.

**BE IT FURTHER RESOLVED**, adoption of this resolution completes the County’s periodic review of its comprehensive plan and development regulations and the adoption of needed revisions to ensure the plan and regulations comply with the requirements of Chapter 36.70A RCW.

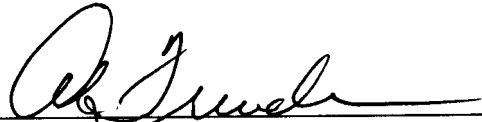
**BE IT FURTHER RESOLVED**, that the Clerk of the Board is directed to publish a notice of adoption pursuant to RCW 36.70A.290 (b).

**BE IT FURTHER RESOLVED**, that the Clerk of the Board is directed to send a copy of these findings and attachments to the Washington State Department of Commerce pursuant to RCW 36.70A.106 within 10 days of adoption.

**BE IT FURTHER RESOLVED**, that the Board makes part of these findings and decision all files in the Spokane County Department of Building and Planning, the Steering Committee of Elected Officials, the Spokane County Planning Commission, the Board of County Commissioners along within the transcripts of all public hearings related to this matter.

ADOPTED this 23rd day of June, 2020.

SPOKANE COUNTY  
BOARD OF COUNTY  
COMMISSIONERS



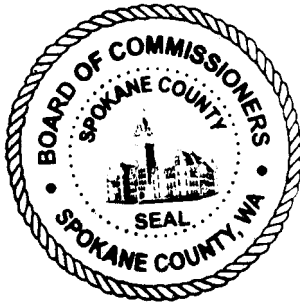
AL FRENCH, CHAIR



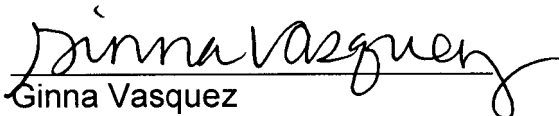
JOSH KERNS, VICE-CHAIR



MARY KUNEY, COMMISSIONER



ATTEST:



Ginna Vasquez  
Clerk of the Board

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Attachments

- A. Planning Commission Recommendation
- B. Minor modification to Planning Commission Recommendation
- C. Spokane Regional Transportation Council, Plan Certification

Resolution No. 2020-0129

**Due to the volume of attachments A-C listed below, will be available by contacting the Clerk of the Board at (509) 477-2265 or at 1116 W. Broadway Ave. Spokane, WA 99260.**

Attachments:

- A. Planning Commission Recommendations.
- B. Minor Modification to Planning Commission Recommendation.
- C. Spokane Regional Transportation Council, Plan Certification.