Comprehensive Plan Amendments

The Growth Management Act allows counties to amend their comprehensive plan once a year with the caveat that the county must consider the collective and cumulative impact of all proposed amendments on their impact for capital facilities and act on all proposed amendments at one time.

The 2023 package includes proposed amendments to the Capital Facilities Plan, Comprehensive Plan Chapter 7, and the proposed Comprehensive Plan land use map amendments submitted by the public.

Spokane County Planning evaluated eight new amendments and two from prior years for consideration by the Planning Commission — all propose to increase land availability for housing. One is in response to litigation and the 2016 settlement agreement.
Timeline – 2023 CPA Cycle

- December 20, 2022: Deadline for 2023 public CPA applications
- March 2, '23: Planning Commission preview workshop
- March 30, '23: Planning Commission recommendation to initiate CPAs
- May 9, '23: BoCC initiation for 2023 and 2026 CPA groups
- August 1, '23: Department of Commerce Notified
- August 31, '23: Planning Commission recommendation to initiate CFP/ Chapter 7
- September 19, '23: BoCC initiation of CFP/ Chapter 7
- September 14, '23: Planning Commission CPA workshop
- September 27, 23: Notice of public hearing published and posted on sites
- October 12, '23: Planning Commission Public Hearing and recommendation
- October 18, '23: scheduled Steering Committee of Elected Officials for CPA-17-23
- November 7, '23: scheduled BoCC consideration of Comp Plan amendments
This element was updated to add:

An LOS for General County Facilities

A more robust 6- and 20-year plan (Appendix A); this financial plan was improved to clarify and augment the 2022 6- and 20-year financial plan, including adding/addressing the following:

- Identifying specific income streams over the 6- and 20-year planning period (to 2037) based on historical trends
- Identifying specific projects over the next 6- and 20-year planning period, identifying whether such projects are capital improvements or maintenance related, identifying their projected costs, and anticipated sources of income to pay for the same.
- Balance the sources and uses of funds for the 6- and 20-year periods.
Capital Facilities Plan

Includes a forecast of future needs for schools, fire, and General County Facilities

An inventory of schools and fire facilities with their available capacities was included where the information was provided by such special district.

Where such information was not provided, the County included appendices (Appendices D and E) to demonstrate compliance with new subsection RCW 36.70A.070(3) added by 1181-S2.SL, which mandates that the County “endeavor[ed] in good faith to work with other public entities, such as special purpose districts, to gather and include within its capital facilities element the information required by [RCW 36.70A.070(3)].” Specifically, the County logs that it “consulted the public entity’s capital facility or system plans, emailed, and called staff of the public entity.”

Emergency Communications Services has been moved to Part III to identify it as a Capital Facility owned by a Special District since the operation is owned and operated by a Public Development Authority. Spokane County remains the owner of towers as a member of the Special District.

An indirect concurrency analysis was added for solid waste, and general county facilities.
<table>
<thead>
<tr>
<th>Department</th>
<th>Six-Year Revenue Total</th>
<th>Six-Year Expenditure Total</th>
<th>Percent Of Revenue Used</th>
</tr>
</thead>
<tbody>
<tr>
<td>Solid Waste</td>
<td>$156,985,069</td>
<td>$107,185,376</td>
<td>68%</td>
</tr>
<tr>
<td>Sanitary Sewer</td>
<td>$314,021,511</td>
<td>$29,045,000</td>
<td>9%</td>
</tr>
<tr>
<td>Stormwater</td>
<td>$18,364,653</td>
<td>$16,386,360</td>
<td>89%</td>
</tr>
<tr>
<td>Transportation</td>
<td>$408,828,166</td>
<td>$379,181,169</td>
<td>93%</td>
</tr>
<tr>
<td>Parks and Recreation</td>
<td>$54,484,720</td>
<td>$40,304,043</td>
<td>74%</td>
</tr>
<tr>
<td>Detention, Correction, and Rehabilitation</td>
<td>$919,176,000</td>
<td>$20,959,000</td>
<td>2%</td>
</tr>
<tr>
<td>Law Enforcement</td>
<td>$919,176,000</td>
<td>$117,867,000</td>
<td>13%</td>
</tr>
<tr>
<td>General County Facilities</td>
<td>$873,390,000</td>
<td>$23,500,000</td>
<td>3%</td>
</tr>
<tr>
<td>REET 1</td>
<td>$20,355,244</td>
<td>$16,710,720</td>
<td>82%</td>
</tr>
<tr>
<td>REET 2</td>
<td>$23,377,469</td>
<td>$19,200,000</td>
<td>82%</td>
</tr>
</tbody>
</table>
## Capital Facilities Plan

<table>
<thead>
<tr>
<th>Department</th>
<th>20-Year Revenue Total</th>
<th>20-Year Expenditure Total</th>
<th>Percent Of Revenue Used</th>
</tr>
</thead>
<tbody>
<tr>
<td>Solid Waste</td>
<td>$241,556,481</td>
<td>$206,108,961</td>
<td>85%</td>
</tr>
<tr>
<td>Sanitary Sewer</td>
<td>$553,715,044</td>
<td>$48,415,000</td>
<td>9%</td>
</tr>
<tr>
<td>Stormwater</td>
<td>$22,334,985</td>
<td>$21,891,632</td>
<td>98%</td>
</tr>
<tr>
<td>Transportation</td>
<td>$468,448,190</td>
<td>$465,864,280</td>
<td>99%</td>
</tr>
<tr>
<td>Parks and Recreation</td>
<td>$77,587,000</td>
<td>$61,450,000</td>
<td>79%</td>
</tr>
<tr>
<td>Detention, Correction, and Rehabilitation</td>
<td>$2,893,762,000</td>
<td>$41,319,000</td>
<td>1%</td>
</tr>
<tr>
<td>Law Enforcement</td>
<td>$2,893,762,000</td>
<td>$231,713,000</td>
<td>8%</td>
</tr>
<tr>
<td>General County Facilities</td>
<td>$2,799,852,000</td>
<td>$14,750,000</td>
<td>1%</td>
</tr>
<tr>
<td>REET 1</td>
<td>$24,226,123</td>
<td>$13,000,000</td>
<td>54%</td>
</tr>
<tr>
<td>REET 2</td>
<td>$41,051,890</td>
<td>$32,850,000</td>
<td>80%</td>
</tr>
</tbody>
</table>
Comprehensive Plan Chapter 7 - CFP

Amendments proposed to Chapter 7 reflect that several amendments were made over the past several years sometimes without consideration or clarification of prior amendments.

The 2023 action largely reconciles past amendments made to Chapter 7 to ensure conformance with the Capital Facilities Plan. The sections are also renumbered for consistency.

The Utilities portion remains substantively unchanged other than to update language to be consistent with 1181-S2.SL. The Utilities Section of the comprehensive plan will be substantively updated with the 2026 update.
Futurewise supports the important improvements to the Spokane County Capital Facilities Plan and to Chapter 7 – Capital Facilities. We agree that these documents as proposed help meet important community needs and comply with the Growth Management Act. We appreciate the hard work of county staff, including the Prosecuting Attorney’s office, and the consultants on these documents. Thank you all for your hard work.

We urge the Planning Commission to recommend adoption of the proposed amendments to the Spokane County Capital Facilities Plan and to Chapter 7 – Capital Facilities.

The Neighborhood Alliance of Spokane County gladly joins Futurewise in supporting the proposed amendment to the 2023-2037 Capital Facilities Plan and the accompanying Comprehensive Plan Chapter 7 text amendments.
Public Hearing, Deliberation, Motion

Move to recommend the BoCC Amend the Capital Facilities Plan and Comprehensive Plan Chapter 7 as presented by staff.
2023 Comprehensive Plan Map Amendments
## 2023 Proposed Plan Amendments

| CPA-04-16 | 22.30 ac. | North Metro—*remanded* | LDR to MU |
| CPA-02-22 | 38.00 ac. | West Plains/Thorpe—*continued* | LI to MU |
| CPA-05-23 | 5.06 ac. | North Metro | LDR to HDR |
| CPA-06-23 | 11.5 ac. | Spokane Valley | LDR to MDR |
| CPA-07-23 | 7.65 ac. | West Plains/Thorpe | LDR to MDR |
| CPA-08-23 | 18.68 ac. | West Plains/Thorpe | LI to LDR |
| CPA-11-23 | 0.55 ac. | Hastings/Farwell Corridor | LDR to HDR |
| CPA-12-23 | 1.6 ac. | North Metro | LDR to MDR |
| CPA-15-23 | — | West Plains—*zoning correction* | — |
| CPA-17-23 | 88 ac. | Five-Mile Prairie—*UGA correction* | UR to LDR |
Zoning Code Criteria for Amendment

Spokane County Code 14.402.040

1. The amendment is consistent with or implements the Comprehensive Plan and is not detrimental to public welfare.

2. A change in economic, technological, or land use conditions has occurred to warrant modification of the zoning code.

3. An amendment is necessary to correct an error in the zoning code.

4. An amendment is necessary to clarify the meaning or intent of the zoning code.

5. An amendment is necessary to provide for a use(s) that was not previously addressed by the Zoning Code.

6. An amendment is deemed necessary by the Commission and/or Board as being in the public interest.
State Environmental Policy Act

Each applicant provided a non-project SEPA checklist for the proposal.

The checklist was circulated to agencies on July 28th, 2023, with a comment deadline on August 11, 2023.

Based on the comments received from agencies, a Determination of Nonsignificance (DNS) or Mitigated Determination of Nonsignificance (MDNS) for each proposal was issued on September 29, 2023, with a comment and appeal period ending on October 13, 2023.
## 2023 Cumulative Impact Assessment

### Wastewater CPA Site Impacts

Level of Impact Assumption: 100 GPD MF, 130 GPD MU, 175 GPD SF

<table>
<thead>
<tr>
<th>File Number</th>
<th>Existing Designation</th>
<th>Proposed Designation</th>
<th>Site Size</th>
<th>Potential Dwelling Units (existing)</th>
<th>Potential Dwelling Units (proposed)</th>
<th>Potential Wastewater Produced (existing)*</th>
<th>Potential Wastewater Produced (proposed)*</th>
<th>Potential Wastewater* (change)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Spokane County Wastewater Facilities</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>16-CPA-04</td>
<td>LDR</td>
<td>MDR</td>
<td>22.3</td>
<td>99</td>
<td>300</td>
<td>17,325</td>
<td>30,000</td>
<td>12,675</td>
</tr>
<tr>
<td>CPA-05-23</td>
<td>LDR</td>
<td>HDR</td>
<td>5.06</td>
<td>22</td>
<td>123</td>
<td>3,850</td>
<td>12,300</td>
<td>8,450</td>
</tr>
<tr>
<td>CPA-06-23</td>
<td>LDR</td>
<td>MDR</td>
<td>11.5</td>
<td>49</td>
<td>179</td>
<td>8,575</td>
<td>17,900</td>
<td>9,325</td>
</tr>
<tr>
<td>CPA-11-23</td>
<td>LDR</td>
<td>HDR</td>
<td>0.55</td>
<td>2</td>
<td>13</td>
<td>350</td>
<td>1,300</td>
<td>950</td>
</tr>
<tr>
<td>CPA-12-23</td>
<td>LDR</td>
<td>MDR</td>
<td>2.65</td>
<td>12</td>
<td>42</td>
<td>2,100</td>
<td>4,200</td>
<td>2,100</td>
</tr>
<tr>
<td>City Of Spokane Wastewater Facility</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CPA-02-22</td>
<td>LI</td>
<td>MU</td>
<td>38</td>
<td>0</td>
<td>408</td>
<td>0</td>
<td>53,040</td>
<td>53,040</td>
</tr>
<tr>
<td>CPA-07-23</td>
<td>LDR</td>
<td>MDR</td>
<td>7.65</td>
<td>34</td>
<td>123</td>
<td>5,950</td>
<td>12,300</td>
<td>6,350</td>
</tr>
<tr>
<td>CPA-08-23</td>
<td>LI</td>
<td>LDR</td>
<td>18.68</td>
<td>0</td>
<td>83</td>
<td>0</td>
<td>14,525</td>
<td>14,525</td>
</tr>
<tr>
<td>CPA-17-23</td>
<td>UR</td>
<td>LDR</td>
<td>90</td>
<td>4</td>
<td>194</td>
<td>700</td>
<td>33,950</td>
<td>33,250</td>
</tr>
</tbody>
</table>

Spokane County Regional WRF Increase = 33,500 GPD

Riverside Park WRF Increase = 107,165 GPD

* Gallons Per Day (GPD)
## Wastewater CPA Facility Impacts

<table>
<thead>
<tr>
<th>Facility Name</th>
<th>Service Area</th>
<th>Current GPD Capacity</th>
<th>Current GPD* Intake</th>
<th>Potential GPD* Wastewater Demand (Change)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Spokane County Regional Water Reclamation Facility (Spokane Valley)</td>
<td>Spokane Valley</td>
<td>8,000,000</td>
<td>13,105,000 GPD</td>
<td>140,665 GPD</td>
</tr>
<tr>
<td>Riverside Park Water Reclamation Facility (County Owned Portion)</td>
<td>Spokane County</td>
<td>10,000,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hangman Valley Wastewater Treatment Plant</td>
<td>Hangman Valley Subdivision</td>
<td>86,000</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Combined Facility Service Capacity GPD = 18,860,000

| Facility Reserve Capacity GPD = 5,755,000 | New Potential Intake GPD = 13,245,665 |

Combined Facility Reserve Capacity After Potential Increase = 5,614,335 GPD Reserve

*Combined service between all three facilities*
2023 Cumulative Impact Assessment

School District CPA Site Impacts

<table>
<thead>
<tr>
<th>File Number</th>
<th>Existing Designation</th>
<th>Proposed Designation</th>
<th>Site Size</th>
<th>Potential Dwelling Units (Existing)</th>
<th>Potential Dwelling Units (Proposed)</th>
<th>Potential Students (Existing)</th>
<th>Potential Students (Proposed)</th>
<th>Potential Students (Change)</th>
</tr>
</thead>
<tbody>
<tr>
<td>CPA-06-23</td>
<td>LDR</td>
<td>MDR</td>
<td>11.5</td>
<td>49</td>
<td>179</td>
<td>24.5</td>
<td>89.5</td>
<td>65</td>
</tr>
<tr>
<td>CPA-02-22</td>
<td>LI</td>
<td>MU</td>
<td>38</td>
<td>0</td>
<td>408</td>
<td>0</td>
<td>204</td>
<td>204</td>
</tr>
<tr>
<td>CPA-07-23</td>
<td>LDR</td>
<td>MDR</td>
<td>7.65</td>
<td>34</td>
<td>123</td>
<td>17</td>
<td>61.5</td>
<td>44.5</td>
</tr>
<tr>
<td>CPA-08-23</td>
<td>LI</td>
<td>LDR</td>
<td>18.68</td>
<td>0</td>
<td>83</td>
<td>0</td>
<td>41.5</td>
<td>41.5</td>
</tr>
<tr>
<td>16-CPA-04</td>
<td>LDR</td>
<td>MDR</td>
<td>22.3</td>
<td>99</td>
<td>300</td>
<td>49.5</td>
<td>150</td>
<td>100.5</td>
</tr>
<tr>
<td>CPA-05-23</td>
<td>LDR</td>
<td>HDR</td>
<td>5.06</td>
<td>22</td>
<td>123</td>
<td>11</td>
<td>61.5</td>
<td>50.5</td>
</tr>
<tr>
<td>CPA-11-23</td>
<td>LDR</td>
<td>HDR</td>
<td>0.55</td>
<td>2</td>
<td>13</td>
<td>1</td>
<td>6.5</td>
<td>5.5</td>
</tr>
<tr>
<td>CPA-12-23</td>
<td>LDR</td>
<td>MDR</td>
<td>2.65</td>
<td>12</td>
<td>42</td>
<td>6</td>
<td>41</td>
<td>35</td>
</tr>
<tr>
<td>CPA-17-23</td>
<td>UR</td>
<td>LDR</td>
<td>90</td>
<td>4</td>
<td>194</td>
<td>2</td>
<td>97</td>
<td>95</td>
</tr>
</tbody>
</table>

Total District Change

<table>
<thead>
<tr>
<th></th>
<th>Potential Students (Existing)</th>
<th>Potential Students (Proposed)</th>
<th>Potential Students (Change)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Central Valley School District Total</td>
<td>24.5</td>
<td>89.5</td>
<td>65</td>
</tr>
<tr>
<td>Cheney School District Total</td>
<td>17</td>
<td>307</td>
<td>290</td>
</tr>
<tr>
<td>Mead School District Total</td>
<td>69.5</td>
<td>356</td>
<td>286.5</td>
</tr>
<tr>
<td>Cumulative District Impact Total</td>
<td>111</td>
<td>753</td>
<td>642</td>
</tr>
</tbody>
</table>
## 2023 Cumulative Impact Assessment

### Schools District CPA Facility Impacts

<table>
<thead>
<tr>
<th>District Name</th>
<th>Known District Capacity</th>
<th>Potential Student Count (Existing)</th>
<th>Potential Student Count (Proposed)</th>
<th>Potential Student (Change)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Central Valley</td>
<td>Enrollment: 13,949 Capacity: 16,300 Reserve: 2,351</td>
<td>(Existing) 24.5 Enrollment: 13,974 Reserve: 2,326</td>
<td>(Proposed) 89.5 Enrollment: 14,039 Reserve: 2,261</td>
<td>(Change) 65 Enrollment: 14,014 Reserve: 2,286</td>
</tr>
<tr>
<td>Mead</td>
<td>Enrollment: 10,370 Capacity: 12,000* Reserve: 1,630</td>
<td>(Existing) 70 Enrollment: 10,440 Reserve: 1,558</td>
<td>(Proposed) 356 Enrollment: 10,726 Reserve: 1,274</td>
<td>(Change) 287 Enrollment: 10,657 Reserve: 1,343</td>
</tr>
</tbody>
</table>
CPA-04-16 *Remand*

**Site Location**

**Site Information**

Request: LDR→MDR

- 22.30 Acres
- North Metro UGA
- Access: Waikiki Rd.
- Whitworth Water District
- Spokane County Sewer
- Mead Schools
- Fire District 9
CPA-04-16 Remand
Medium Density Residential:

Is primarily for a combination of single-family through multi-family uses at a density range of greater than 6 to and including 15 dwelling units per acre. Cluster development, zero lot-line housing, plus other incentives are permitted to promote infill and preservation of open space. Business and professional offices are permitted in this zone.

- The site has good access, frontage, on Waikiki and Five Mile Roads, both arterials.

- The site is near (less than a mile) from commercial and open space areas.

- GMHB remand conditions have been met, including increased school capacity and the adoption of a GMA compliant Capital Facilities Plan.
CPA-04-16 Remand

State Environmental Policy Act

A MDNS was issued for this proposal on 12-05-17 and not appealed. It contained conditions is as follows:

- Site development limits-B&P
- Access limitations-BOC
- Traffic mitigation-County
- Transit mitigation-STA
<table>
<thead>
<tr>
<th>Remanded GMHB Issue</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>The County lacked a current Capital Facilities Plan (CFP)</td>
<td>A CFP was adopted on December 13, 2022, with Res. 2022-0859; County is proposing another CFP update concurrent with this Remanded matter.</td>
</tr>
<tr>
<td>The school district had indicated it did not have capacity</td>
<td>Mead School District has communicated they can accommodate future development on this site</td>
</tr>
<tr>
<td>The nearness of the site to commercial uses and zoning was questioned.</td>
<td>2017 comp plan amendment created mixed use lands along Hawthorn. Commercial uses have expanded in the Division Street corridor.</td>
</tr>
<tr>
<td>The nearness of the site to open space areas was questioned.</td>
<td>Changes in ownership and a re-evaluation has occurred to demonstrate this site is near open spaces</td>
</tr>
</tbody>
</table>
### Remanded GMHB Issue

The County's lack of a Capital Facilities Plan in 2017 meant that the adequacy of fire protection, police protection, parks and recreation, libraries, solid waste, and schools could not be demonstrated.

### Response

The County adopted a GMA-compliant CFP on December 13, 2022. Another CFP amendment is being proposed concurrent with this Remand. This remanded amendment has also had its impacts reviewed through the 2023 Cumulative Impacts Analysis which did not detect any service failures based on the most recent proposed amendments to the CFP.

Building and Planning obtained letters from the water, transportation, fire, school, and stormwater service purveyors indicating their ability to serve the site without creating an LOS deficiency.
### CPA-04-16 Remand

<table>
<thead>
<tr>
<th>Public Comment</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Futurewise recommends that the Planning Commission recommend the adoption of the Low Density Residential comprehensive plan and zone for the land in Application CPA-04-16. There are better sites for moderate density residential uses in Spokane County.</td>
<td>We respect Futurewise perspective to keep LDR zoning continuity for the neighborhood. However, single-family detached housing is unlikely to develop here due to the transmission lines and topographic challenges. Multifamily housing is better able to adapt to the site conditions. The site will serve the Whitworth University market, addressing concerns that this would be an isolated MFH site.</td>
</tr>
<tr>
<td>Concern over additional traffic on Five Mile Road.</td>
<td>This proposal was previously approved with a prohibition on the use of Five Mile Road for open ingress and egress by BoCC Resolution 18-0831. It will only be used as a gated emergency exit.</td>
</tr>
</tbody>
</table>
**CPA-04-16 Remand**

<table>
<thead>
<tr>
<th>Public Comment</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>I believe there is a wildlife corridor on the site.</td>
<td>This remand matter is subject to only those issues preserved by the timely appeal of the original amendment, and subsequently found noncompliant by the GMHB at the time of the appeal.</td>
</tr>
<tr>
<td>Requests signage stating, “Five Mile Road from Waikiki to Hawthorn is not for walking or biking”.</td>
<td>Regulatory signage for public right of ways falls under the purview of the Public Works Department. This request could be considered at the time of site development during the SEPA review process.</td>
</tr>
<tr>
<td>People drive faster than the posted 25-mile speed limit (on Five Mile Rd)</td>
<td>Comment noted</td>
</tr>
</tbody>
</table>
### CPA-04-16 Remand

<table>
<thead>
<tr>
<th>Public Comment</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>“is it possible to get some weight restrictions on construction vehicles” on Five Mile Road.</td>
<td>Roadway weight restrictions fall under the purview of the Public Works Department. This request could be considered at the time of site development during the SEPA process.</td>
</tr>
<tr>
<td>Is the proposed road serving the site to be public or private?</td>
<td>The MDNS for this proposal states the road will be public.</td>
</tr>
<tr>
<td>Is the public hearing for the remand or a plat?</td>
<td>It is for the remanded CPA-04-16</td>
</tr>
<tr>
<td>Has State Fish and Wildlife commented?</td>
<td>No. Any site development that results in 20 or more units of multi-family or a subdivision will require a SEPA review process in which Fish and Wildlife would be circulated to and provided an opportunity to comment.</td>
</tr>
</tbody>
</table>
Public Hearing, Deliberation, Motion

Move to recommend the BoCC affirm the earlier amendment of CPA-04-16 as passed in Resolution 18-0831
Request: LI→MU
38.00 Acres
West Plains/Thorpe UGA
Access: Thorp/Abbott
City of Spokane Water
City of Spokane Sewer
Cheney School District
Fire District 10
Zoning Code Criteria for Amendment 14.402.040

Staff analysis shows the amendment meets the criteria set forth in SCZC 14.402.040(1) in that it is consistent with or implements the Comprehensive Plan and is not detrimental to the public welfare.

Staff analysis shows that the amendment meets the criteria set forth in SCZC 14.402.040(2), as demand for housing, increase in housing prices, and general population growth within the county mark a change in economic and land use conditions since the proposal was assigned the Light Industrial designation.
Mixed Use:

Are intended to enhance travel options, encourage development of locally serving commercial uses, medium-density apartments, and offices along transportation corridors identified on the Land Use Plan Map. Mixed-use areas discourage low-intensity, auto-dependent uses and focus on a pedestrian orientation with an emphasis on aesthetics and design.

- Site is located near an interchange on Interstate 90, a high-volume travel corridor with nearby commercial services and frequent transit service.

- The size of the site and its proximity to the urban core lends itself to master planning under the enhanced design standards of the MU zone.

- Site is within the normal service area for Parks
State Environmental Policy Act

A summary of the MDNS conditions is as follows:

- Traffic Mitigation per-City, County, State
- Water/Sewer-City
- Proximity to LI Lands Title Notice-B&P
- Wetland Mitigation-B&P
- Transit-STA
- Archaeological Survey and Report-DAHP
- Avigation Easements-B&P
- Site Density Limit-B&P
### CPA-02-22 Continued Remand Order

<table>
<thead>
<tr>
<th>Order</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>1) Required the County to withdraw the SEPA determination for this proposal</td>
<td>This was completed on March 10, 2023</td>
</tr>
<tr>
<td>2) Required the applicant to complete a new SEPA checklist, ensuring that the proposal was properly defined</td>
<td>A new SEPA checklist (6-16-23) defined the proposal as a 38-acre zoning and Comprehensive Plan map designation change from Light Industrial to Mixed Use with a Developmental Agreement</td>
</tr>
<tr>
<td>3) Requires the County to conduct an environmental review of the proposal and issue a threshold determination consistent with the Hearing Examiner’s decision, including, but not limited to, an evaluation of the impacts on this proposal from the existing noise at the subject site.</td>
<td>The Building and Planning Department conducted a review of BSP-118-19, last year’s CPA-02-22, and the 2023 remand submittal materials, including their associated SEPA checklists. Noise levels at the site were examined.</td>
</tr>
<tr>
<td>4) States that the environmental review shall use the site’s current condition, vacant and undeveloped, as the baseline for evaluating the proposal’s environmental impacts.</td>
<td>The baseline for evaluating this proposal is a vacant and undeveloped site.</td>
</tr>
</tbody>
</table>
Futurewise continues to recommend that this area be reevaluated based on a subarea plan or the periodic update to the comprehensive plan. This will better protect residential and light industrial uses from land use conflicts and will better ensure that the higher demands that housing puts on public facilities and services are adequately addressed.

<table>
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<tr>
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<tbody>
<tr>
<td>Futurewise continues to recommend that this area be reevaluated based on a subarea plan or the periodic update to the comprehensive plan. This will better protect residential and light industrial uses from land use conflicts and will better ensure that the higher demands that housing puts on public facilities and services are adequately addressed.</td>
<td>We respect Futurewise position about protecting light industrial lands for future development, however, this site has been so classified for decades without generating an industrial or commercial use. Wetland issues may be better protected in a residential/ mixed-use project. We concur that a more specific subarea or master plan will offer better guidance for evaluation and development.</td>
</tr>
</tbody>
</table>
Site Information

Request: LI→MU
- 38.00 Acres
- West Plains/Thorpe UGA
- Access: Thorp/Abbott
- City of Spokane Water
- City of Spokane Sewer
- Cheney School District
- Fire District 10

Public Hearing, Deliberation, Motion

Move to recommend BoCC continue this amendment for further consideration
Site Location

Site Information

Request: LDR→HDR
5.06 acres
North Metro UGA
Access: North Wall
Whitworth Water District
Spokane County Sewer
Mead Schools
Fire District #9
Zoning Code Criteria for Amendment 14.402.040

Staff analysis shows the amendment meets the criteria set forth in SCZC 14.402.040(1) in that it is consistent with or implements the Comprehensive Plan and is not detrimental to the public welfare.

Staff analysis shows that the amendment meets the criteria set forth in SCZC 14.402.040(2), as demand for housing, increase in housing prices, and general population growth within the county mark a change in economic and land use conditions since the proposal was assigned the low-density residential designation.
Multifamily Residential Goal 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.

- **The site has good access to major arterial. It is served by two adjacent urban Principal Arterials, Country Homes Boulevard and North Wall St.**

- **Site is near—about a half-mile—the Division Street Commercial Corridor.**

- **Site is served by STA Express Bus Route 124**

- **Site is near open space, less than one mile and within the normal service area for Parks**
State Environmental Policy Act

A summary of the MDNS conditions is as follows:

- *Traffic Mitigation (Spokane County Public Works)*
- *Archaeological Study (Department of Archaeology and Historic Preservation)*
<table>
<thead>
<tr>
<th>Element</th>
<th>Explanation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Was “appropriate public notice” given under SCZC 14.402.100(8)</td>
<td><em>yes</em>  <em>Staff report posted to web 21 days prior to PC meeting; legal notices published 15 days prior to PC meeting; notice mailed to adjacent property owners and sign posted on site</em></td>
</tr>
<tr>
<td>Is the proposed change otherwise consistent with the Comprehensive Plan?</td>
<td><em>yes</em>  <em>Underutilized lands are good candidates for higher-density uses; housing growth is necessary for Spokane County</em></td>
</tr>
<tr>
<td>Is there a “taking”?</td>
<td><em>no</em>  <em>This is an owner-initiated amendment request and has no disagreement with SEPA mitigation</em></td>
</tr>
<tr>
<td>Will the development result in an unaddressed LOS deficiency?</td>
<td><em>no</em>  <em>Concurrency analysis shows no degradation of LOS for any element</em></td>
</tr>
<tr>
<td>Does the PC concur with the SEPA determination?</td>
<td>—  <em>To be determined</em></td>
</tr>
<tr>
<td>Comment</td>
<td>Response</td>
</tr>
<tr>
<td>---------</td>
<td>----------</td>
</tr>
<tr>
<td>No public comments were received</td>
<td></td>
</tr>
</tbody>
</table>
Site Location

Site Information

Request: LDR→HDR

- 5.06 acres
- North Metro UGA
- Access: North Wall
- Whitworth Water District
- Spokane County Sewer
- Mead Schools
- Fire District #9

Public Hearing, Deliberation, Motion

Move to recommend BoCC approval of this amendment
Site Information

Request: LDR→MDR
- 11.15 acres
- Valley UGA
- Access: East 32nd
- Vera Irrigation District
- Spokane County Sewer
- Spokane Valley Fire Department
- Central Valley Schools
Zoning Code Criteria for Amendment 14.402.040

Staff analysis shows the amendment meets the criteria set forth in SCZC 14.402.040(1) in that it is consistent with or implements the Comprehensive Plan and is not detrimental to the public welfare.

Staff analysis shows that the amendment meets the criteria set forth in SCZC 14.402.040(2), as demand for housing, increase in housing prices, and general population growth within the county mark a change in economic and land use conditions since the proposal was assigned the low-density residential designation.
Multifamily Residential Goal 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.

- The site is near and directly southeast of the commercial center at SR-27 & E. 32\textsuperscript{nd}
- 32\textsuperscript{nd} Ave is considered an Urban Principal Arterial by the City of Spokane Valley
- Site is near open space, less than \(\frac{1}{4}\) mile; within the normal service area for Parks
- Adjacent to existing multi-family apartments
- STA Bus Route 97 Serves the project site along E. 32\textsuperscript{nd} Ave
- Sidewalks, and a protected shoulder exist along E. 32\textsuperscript{nd} Ave
State Environmental Policy Act

A summary of the MDNS conditions is as follows:

• Traffic mitigation - Spokane County, WSDOT, City of Spokane Valley
<table>
<thead>
<tr>
<th>Element</th>
<th>Explanation</th>
</tr>
</thead>
</table>
| Was “appropriate public notice” given under SCZC 14.402.100(8)          | **yes**  
  *Staff report posted to web 21 days prior to PC meeting; legal notices published 15 days prior to PC meeting; notice mailed to adjacent property owners and sign posted on site* |
| Is the proposed change otherwise consistent with the Comprehensive Plan? | **yes**  
  *Underutilized lands are good candidates for higher-density uses; housing growth is necessary for Spokane County* |
| Is there a “taking”?                                                    | **no**  
  *This is an owner-initiated amendment request and has no disagreement with SEPA mitigation* |
| Will the development result in an unaddressed LOS deficiency?           | **no**  
  *Concurrence analysis shows no degradation of LOS for any element* |
| Does the PC concur with the SEPA determination?                        | —  
  *To be determined* |
<table>
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<tr>
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<tbody>
<tr>
<td>No Public comment was received</td>
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</tr>
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</table>
Site Location

Site Information

Request: LDR→MDR

11.15 acres
Valley UGA
Access: East 32nd
Vera Irrigation District
Spokane County Sewer
Spokane Valley Fire Department
Central Valley Schools

Public Hearing, Deliberation, Motion

Move to recommend BoCC approval of this amendment
**Site Location**

- Zoning Map
- Site Location

**Site Information**

**Request: LDR→MDR**

- 7.65 acres
- West Plains/Thorpe UGA-JPA
- Access: South Abbot Road
- City of Spokane Water
- City of Spokane Sewer
- Cheney Schools
- Fire District 10
Zoning Code Criteria for Amendment 14.402.040

Staff analysis shows the amendment meets the criteria set forth in SCZC 14.402.040(1) in that it is consistent with or implements the Comprehensive Plan and is not detrimental to the public welfare.

Staff analysis shows that the amendment meets the criteria set forth in SCZC 14.402.040(2), as demand for housing, increase in housing prices, and general population growth within the county mark a change in economic and land use conditions since the proposal was assigned the Low Density Residential designation.
Medium Density Residential:
Is encouraged to locate near commercial, public open space and on sites with good access to major arterials. The Medium Density Residential (MDR) zones is primarily for a combination of single-family through multi-family uses at a density range of greater than 6 to and including 15 dwelling units per acre.

• The site has good access to arterial roads, located approx. 500 feet south of Interstate 90 and 500 feet south of Garden Springs Road

• The site is located near commercial uses approximately 1 mile SE

• The site is near open space, approximately ½ mile within the normal service area for Parks
State Environmental Policy Act

A summary of the MDNS conditions is as follows:

- Traffic mitigation – City of Spokane/ WSDOT/ Public Works
- Archaeological Survey and Report - DAHP
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*Staff report posted to web 21 days prior to PC meeting; legal notices published 15 days prior to PC meeting; notice mailed to adjacent property owners and sign posted on site* |
| Is the proposed change otherwise consistent with the Comprehensive Plan? | yes  
*Underutilized lands are good candidates for higher-density uses; housing growth is necessary for Spokane County* |
| Is there a “taking”?                                                   | no  
*This is an owner-initiated amendment request and has no disagreement with SEPA mitigation* |
| Will the development result in an unaddressed LOS deficiency?          | no  
*Concurrency analysis shows no degradation of LOS for any element* |
| Does the PC concur with the SEPA determination?                        | —  
*To be determined* |
<table>
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<tr>
<td>No comments were received</td>
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</tr>
</tbody>
</table>
Site Information

Request: LDR→MDR
7.65 acres
West Plains/Thorpe UGA-JPA
Access: South Abbot Road
City of Spokane Water
City of Spokane Sewer
Cheney School District
Fire District 10

Public Hearing, Deliberation, Motion

*Move to recommend BoCC approval of this amendment*
**Site Information**

**Request:** LI→LDR

- 18.68 acres
- West Plains/Thorpe UGA-JPA
- Access: Spotted and Dowdy Roads
- City of Spokane Water
- City of Spokane Sewer
- Cheney School District
- Fire District 3
Zoning Code Criteria for Amendment 14.402.040

Staff analysis shows the amendment meets the criteria set forth in SCZC 14.402.040(1) in that it is consistent with or implements the Comprehensive Plan and is not detrimental to the public welfare.

Staff analysis shows that the amendment meets the criteria set forth in SCZC 14.402.040(2), as demand for housing, increase in housing prices, and general population growth within the county mark a change in economic and land use conditions since the proposal was assigned the Light Industrial designation.
Low Density Residential:
Is primarily for single-family, duplex, and row housing residential development that allows a density of 1 to 8 dwelling units per acre and up to 10 units per acre for qualifying infill projects. Low Density Residential is appropriate for the UGA in locations where urban services are available.
• The project site is located within the West Plains/Thorpe UGA/JPA
• Urban services are available at this site.
State Environmental Policy Act

A summary of the MDNS conditions is as follows:

- **Water & Sewer** – City of Spokane
- **Traffic** – WSDOT/ Public Works
- **Proximity to Industrial Lands Title**—B&P
- **Archaeological Survey and Report**—DAHP
- **Aviation title notice**—B&P
- **Schools**—Cheney School District
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| Was “appropriate public notice” given under SCZC 14.402.100(8)       | yes  
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| Is the proposed change otherwise consistent with the Comprehensive Plan? | yes  
  *Underutilized lands are good candidates for higher-density uses; housing growth is necessary for Spokane County* |
| Is there a “taking”?                                                 | no  
  *This is an owner-initiated amendment request and has no disagreement with SEPA mitigation* |
| Will the development result in an unaddressed LOS deficiency?        | no  
  *Concurrency analysis shows no degradation of LOS for any element* |
| Does the PC concur with the SEPA determination?                      | —  
  *To be determined* |
Comment
Futurewise continues to recommend that this area be reevaluated based on a subarea plan or the 2017 periodic update to the comprehensive plan.

This will better protect residential and light industrial uses from land use conflicts and will better ensure that the higher demands that housing puts on public facilities and services are adequately addressed.

Response
This amendment is adjacent to existing and platted low density residential development, some of which lays in Light Industrial zoned areas due to earlier platting regulations allowing residential. CPA-08, in this context, is consistent with the emerging neighborhood and does not negatively impact light industrial uses.
Site Location

Site Information

Request: LI→LDR
18.68 acres
West Plains/Thorpe UGA-JPA
Access: Spotted and Dowdy Roads
City of Spokane Water
City of Spokane Sewer
Cheney Schools
Fire District 3

Public Hearing, Deliberation, Motion
Move to recommend BoCC approval of this amendment
Site Information

Request: LDR→HDR
0.55 Acres
North Metro UGA
Access: East Hastings/Farwell
Spokane County Water District #3
Spokane County Wastewater
Mead Schools
Fire District #9
CPA-11-23
Zoning Code Criteria for Amendment 14.402.040

Staff analysis shows the amendment meets the criteria set forth in SCZC 14.402.040(1) in that it is consistent with or implements the Comprehensive Plan and is not detrimental to the public welfare.

Staff analysis shows that the amendment meets the criteria set forth in SCZC 14.402.040(2), as demand for housing, increase in housing prices, and general population growth within the county mark a change in economic and land use conditions since the proposal was assigned the low-density residential designation.
CPA-11-23

Multifamily Residential 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.

- **Has good access to major arterials:** East Hastings Road is categorized as an Urban Principal Arterial
- **Is "near" commercial areas:** The site is approximately 1/3 mile east of the US-395 commercial corridor
- **Transit Service exists about 1/3 mile west at the corner of Hastings Road and US-395 (Hastings Park & Ride).**
- **The area along E. Hastings and Farwell Roads between US-395 and US-2 is an emerging neighborhood for a mixture of integrated housing types**
- **Site is near open space, approximately ½ mile and within the normal service area for Parks**
State Environmental Policy Act

A summary of the MDNS conditions is as follows:

- *Water Concurrency (Spokane County Water District 3)*
<table>
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<td>Comment</td>
<td>Response</td>
</tr>
<tr>
<td>------------------------------------------------------------------------</td>
<td>----------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Stan Kyllo: Concerns about increases in noise and traffic, as well as privacy concerns and the lowering of property values.</td>
<td>Traffic review was completed by the Spokane County Public Works Transportation division and WSDOT and no deficiencies were identified. Screening and landscaping requirements should mitigate privacy concerns, and any proposed project in the HDR zone is required to adhere to the landscaping and screening standards found in Chapter 8 of the Spokane County Zoning Code</td>
</tr>
</tbody>
</table>
Site Information

Request: LDR→HDR
0.55 Acres
North Metro UGA
Access: East Hastings/Farwell
Spokane County Water District #3
Spokane County Wastewater
Mead Schools
Fire District #9

Public Hearing, Deliberation, Motion

Move to recommend BoCC approval of this amendment
Site Information

Request: LDR→MDR

2.64 Acres
North Metro UGA
Access: North Mill Road
Whitworth Water District
Spokane County Wastewater
Mead Schools
Fire District 9
Zoning Code Criteria for Amendment 14.402.040

Staff analysis shows the amendment meets the criteria set forth in SCZC 14.402.040(1) in that it is consistent with or implements the Comprehensive Plan and is not detrimental to the public welfare.

Staff analysis shows that the amendment meets the criteria set forth in SCZC 14.402.040(2), as demand for housing, increase in housing prices, and general population growth within the county mark a change in economic and land use conditions since the proposal was assigned the low-density residential designation.
Multifamily Residential Goal 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.

- **Good access to major arterials**: North Mill Road is categorized as a Minor Urban Arterial
- **The site is near, less than one-mile, Mixed Use and Urban Activity Center destinations.**
- **STA does not provide transit service on North Mill Road**
- **Site is approximately ½ mile from Mead High School athletic fields and within the normal service area for Parks**
State Environmental Policy Act

A summary of the MDNS conditions is as follows:

• *Archaeological Survey-Department of Archaeology and Historic Preservation*
<table>
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</tr>
<tr>
<td>Does the PC concur with the SEPA determination?</td>
<td>— To be determined</td>
</tr>
</tbody>
</table>
**Comment**
The proposal is too much of an increase in density for a single-family neighborhood.

**Response**

<table>
<thead>
<tr>
<th>UL.2.17 Site multifamily homes throughout the Urban Growth Area as follows:</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Integrated into or next to neighborhood, community or urban activity centers.</td>
</tr>
<tr>
<td>b) Integrated into small, scattered parcels throughout existing residential areas.</td>
</tr>
</tbody>
</table>

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.

**Impacts on Mead Schools**

Mead schools commented on the proposal and identified no capacity shortfalls.
<table>
<thead>
<tr>
<th>Comment</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Decreases in property values within neighborhood</td>
<td>Research does not support the theory that multi-family housing decreases nearby property values</td>
</tr>
<tr>
<td>Wildlife concerns</td>
<td>The site contains no identified wildlife habitat. Whitetail deer habitat is located lower in elevation near the Little Spokane River.</td>
</tr>
<tr>
<td>Worries of vegetation removal</td>
<td>Tree removal is not dependent on the zoning district.</td>
</tr>
<tr>
<td>Increases in traffic volumes</td>
<td>The applicant produced a Trip Generation letter for the proposal, which was reviewed by WSDOT and Spokane County Public Works. Both agencies commented that no Level of Service Deficiencies were identified.</td>
</tr>
</tbody>
</table>
CPA-12-23

Site Location

Site Information

Request: LDR→MDR
- 2.64 Acres
- North Metro UGA
- Access: North Mill Road
- Whitworth Water District
- Spokane County Wastewater
- Mead Schools
- Fire District 9

Public Hearing, Deliberation, Motion

Move to recommend BoCC approval of this amendment
CPA-15-23 Zoning Correction

Site Location

The effort to correct zoning is part of the 2026 Comp Plan update analysis.

Move to recommend BoCC continue this amendment for further consideration

Site Information

Request: LI→LDR
West Plains/Thorpe UGA-JPA
Plats: Crystal Meadows
Maple Terrace
Aspen Park
Site Location

Site Information

Adjacent to City of Spokane on the Five-mile Prairie.

Anomaly as a presumed expired plat; found to be a legal and vested plat by the Spokane County Hearing Examiner now outside of UGA with platted urban densities.

Inclusion into the UGA is a correction to become compliant with the GMA

Study areas for correction are in accordance with BoCC Resolution #2016-0464
CPA-17-23  UGA Correction
### CPA-17-23  Population reallocation

<table>
<thead>
<tr>
<th>Parcel or ID</th>
<th>Area</th>
<th>Pop Detached</th>
<th>Pop Assigned</th>
</tr>
</thead>
<tbody>
<tr>
<td>25274.9081+</td>
<td>Avista – West Plains</td>
<td>73.1</td>
<td></td>
</tr>
<tr>
<td>36364.9129</td>
<td>City of Spokane – near Millwood</td>
<td>45.2</td>
<td></td>
</tr>
<tr>
<td>26162.9008</td>
<td>Avista – NW metro area</td>
<td>43.4</td>
<td></td>
</tr>
<tr>
<td>35023.9038</td>
<td>Spokane Co. – near Felts Field</td>
<td>43.2</td>
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<tr>
<td>34031.9180/1</td>
<td>YMCA – Moran Prairie</td>
<td>180.9</td>
<td></td>
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<tr>
<td>– Greenwood &amp; Riverside Memorial</td>
<td></td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>CPA-23-17</td>
<td>Five Mile Plats</td>
<td></td>
<td>412</td>
</tr>
<tr>
<td>Net total</td>
<td></td>
<td>386</td>
<td>412</td>
</tr>
</tbody>
</table>

Spokane County Building & Planning
CPA-17-23  Population reallocation
CPA-17-23  *Acreage reallocation*

<table>
<thead>
<tr>
<th>Parcel or ID</th>
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<td>City of Spokane – near Millwood</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>26162.9008</td>
<td>Avista – NW metro area</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>35023.9038</td>
<td>Spokane Co. – near Felts Field</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>34031.9180/1</td>
<td>YMCA – Moran Prairie</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Greenwood &amp; Riverside Memorial</td>
<td>209.5</td>
<td></td>
</tr>
<tr>
<td>CPA-23-17</td>
<td>Five Mile Plats</td>
<td>88</td>
<td></td>
</tr>
<tr>
<td>Net total</td>
<td></td>
<td>209.5</td>
<td>88</td>
</tr>
</tbody>
</table>

Reallocating population forecasts from parcels with no residential development potential keeps the UGA population allocation intact. Similarly transitioning Memorial Gardens acreage out of the UGA allows for a net reduction in UGA lands for this correction.
CPA-17-23  Acreage reallocation

Parcel: Greenwood Memorial & Riverside Memorial
Acreage: 209.5 (combined)
Housing Units: 0
Population: 0
Owner: Greenwood Memorial & Riverside Memorial
<table>
<thead>
<tr>
<th>Comment</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Futurewise</strong> - urges the Planning Commission to recommend denial of the proposed urban growth area revision because it violates state law. <em>More detail is noted in their letter to the PC.</em></td>
<td></td>
</tr>
<tr>
<td><strong>City of Spokane</strong> – Not enough time to review the areas being removed from the UGA. Removing the cemeteries UGA designation would not remove the need for sewer or water use. If any areas are to be removed, state law would require a contiguous and orderly UGA.</td>
<td></td>
</tr>
<tr>
<td><strong>Neighborhood Alliance</strong> - The proposed UGA revision doesn’t conform to current GMA statutory requirements and the Act’s authoritative interpretations as have developed over time.</td>
<td></td>
</tr>
</tbody>
</table>
Site Location

Public Hearing, Deliberation, Motion

Move to recommend BoCC approval of this amendment

Site Information

Adjacent to City of Spokane on the Five-mile Prairie.

Inclusion into the UGA is a correction to become compliant with the GMA

Study areas for correction are in accordance with BoCC Resolution# 2016-0464
2023 Cumulative Impact Assessment

The cumulative impact analysis applies to only those proposals located within the Urban Growth Area. This analysis builds onto the Comprehensive Plan and Capital Facilities Plan.

The proposed amendments have the potential to incrementally increase the number of dwelling units within the urban growth area by population capacity of **2,688** people.

Cumulative impact analyses found no deficit in Levels of Service for the 2023 package of amendments.

Public Hearing, Deliberation, Motion

*Move to recommend BoCC approval of the Cumulative Impact Assessment*