2023 Spokane County Comprehensive Plan Amendments Attachment A
The Remand of 16-CPA-04

September 21, 2023

Introduction:

16-CPA-04 is a Comprehensive Plan Map Amendment and Concurrent Zone Reclassification that was approved by the Board of Commissioners on January 18, 2019, with Resolution 2018-0831. It was remanded back to Spokane County by the Eastern Washington Growth Management Hearing Board in an Order Granting Summary Judgement for Case 19-1-0002 on October 17, 2019. The Spokane County Building and Planning Department is submitting the proposal for Planning Commission and Board reconsideration after a Departmental review and evaluation concluded that all the conditions of the Remand Order have been satisfied.

Findings:

- Conditions have changed in the area surrounding the site in the years that have passed since the proposal was first brought forward.
- This proposed Comprehensive Plan Map amendment will be subject to a Development Agreement per Resolution 2018-0831 (pgs. 3, 5-6) to address the following:
  - The access to Five Mile Road is limited to emergency access only
  - A second vehicular access to the site must be provided before the release of the building permit for the 100th dwelling/apartment unit.
  - Residential development limit of 300 units.
  - This agreement must be signed by all parties before any map changes occur.
- This proposed Comprehensive Plan Map amendment is subject to a Mitigated Determination of Non-Significance (MDNS) signed on December 05, 2017, and not appealed. Documented in Resolution 2018-0831
- The proposed amendment is consistent with Comprehensive Plan Section UL.2.16 as it has good access to major arterials and is located near commercial lands and open spaces. This proposed Comprehensive Plan Map amendment is now in compliance with the conditions of the Remand Order of Case 19-1-0002

How Conditions in the Area Have Changed:

- Spokane Transit Authority’s comment letter from August 17, 2017, indicated the site was not served by fixed route transit at the time. There is now a fixed transit (Route 124) along Waikiki Road which fronts the site.
Since this amendment was proposed in 2016, the land uses in the area have changed. One specific example of this is a Comprehensive Plan Map amendment (17-CPA-02) requested by Whitworth University in 2017. That change converted 7.22 acres of land along Hawthorne Road, between Division and Whitworth Drive from Low Density Residential to Mixed Use, which allows commercial uses. Another change was the purchase of a nearby golf course by the Kalispel Tribe and the opening of a public restaurant on that site.

Compliance with GMHB Order 19-1-0002

The Growth Management Hearings Board (GMHB) found that at the time 16-CPA-04 was approved by the Spokane County Board, the County did not have an updated Capital Facilities Plan adopted. Spokane County has since adopted a Capital Facilities Plan consistent with 36.70A. 070. This plan was adopted on December 13, 2022, with Resolution 2022-0859. (Attachment N).

Since the Growth Management Hearings Board issued their order, the Mead School District has communicated to the County that their District has the capacity and can serve the proposal. (Attachment B).

Spokane County has reevaluated and reviewed the site for its proximity to commercial areas, open space, and good access to major arterials.

Since this amendment was proposed in 2016, the land uses in the area have changed. One specific example of this is a Comprehensive Plan Map amendment (17-CPA-02) requested by Whitworth University in 2017. That change converted 7.22 acres of land along Hawthorne Road, between Division and Whitworth Drive from Low Density Residential to Mixed Use, which allows commercial uses. Another change was the purchase of a nearby golf course by the Kalispel Tribe and the opening of a public restaurant on that site. There has also been improvement within the County’s mapping application since the time of the original application that is allowing enhanced identification of specific uses, this in addition to a more thorough review has resulted in a more comprehensive analysis of the area surrounding the proposal.

The County has found the following commercial areas near the site:

- A Mixed-Use zone is located 0.77 miles to the southeast of the site at the intersection of Hawthorne and Whitworth Drive
- A Mixed-Use zone is located 0.62 miles to the northeast of the site at the intersection of Mill Rd. and Bellwood Drive
- A Neighborhood Commercial zone is located 0.66 miles to the southeast at the intersection of Whitworth Drive and Waikiki Road
- A Regional Commercial zone is located 0.85 miles from the site at the intersection of Hawthorne and Highway 395/Division Street
• The 1898 Public House located at the Kalispel Golf and County Club which provides dining and beverages, is located 0.71 miles to the north. The nearness of the site to these commercial areas leads to the conclusion that this proposal meets the intent of Comprehensive Plan Policy UL.2.16. Reference map exhibit.

The County has found the following open spaces or parks near the site:
• Holmberg Conservation Area is located 0.27 miles to the south of the site
• Little Spokane Natural Area is located 0.86 miles to the west of the site
• Homberg Park (County) is located 0.74 miles to the southeast
• Brentwood/Northwood Park (County) is located 0.65 miles to the northeast
• The Kalispel Golf and Country Club is located 0.27 miles to the north
• Whitworth College is located 0.10 of a mile to the east
• Freddie's Natural Area is located 1.36 miles to the east
• Camelot Park (County) is located 1.52 miles to the east
• Washington State Fish and Wildlife owns a significant area of contiguous land located 0.87 miles to the north
• Sky Prairie Park (City) is located 1.5 miles to the southwest
• Skyline Elementary is located 1.25 miles to the southwest

The nearness of the site to these public open spaces leads to the conclusion that the proposal meets the intent of Comprehensive Plan Policy UL.2.16. Reference map exhibit.

Spokane County has determined that the site has good access to Waikiki Road, which is designated as an Urban Principal Arterial, the highest class or roadway in the County Arterial Road Classification schedule. Waikiki, in front of the site, is a fully developed three-lane road, with a center turn lane, bike lanes, and sidewalks on each side. The site will also have an emergency vehicular access point on Five Mile Road, which is classified as Urban Collector Arterial, the third highest of five arterial roadway classifications. Vehicular access to Five Mile Road shall be limited by a Development Agreement to emergency vehicle access only.

Additionally, the signed Mitigated Determination of Non-significance (MDNS) binds the developers of the site to build pedestrian access from the site’s dwelling units to the Waikiki bus stop, with either pathways or sidewalks, in the most direct route possible. (Attachment J)

In addition to taking steps to meet the Growth Management Hearing Board decision, Spokane County reached out to directs concurrency service providers to determine if they could serve the proposal. Direct concurrency services must be in place at the time of development.
Spokane County Public Works Department (traffic) has re-reviewed the proposed amendment and provided written comments to the Building and Planning Department on October 21, 2021. They did not request any additional traffic mitigation measures and suggested that additional project-specific review and mitigation would likely occur at the time of a specific development proposal. Transportation is a direct concurrency service.

Spokane County Public Works (stormwater division) indicated on 8-21-23 that had no special concerns with stormwater on the site stating that at the time of development the applicant “will need to follow the SRSM Stormwater Regional Stormwater Manual along with Ecology’s Stormwater Manual and any other ordinances that are in place” Stormwater is a direct concurrency service.

Spokane County Fire District 9 indicated on 5-21-23 that they had reviewed the proposal and that the development that resulted from it would “need to meet the requirements of the International Fire Code and Spokane County Code." Fire is a direct concurrency service.

Whitworth Water District looked at this proposal and provided comments on 7-28-22 indicating that “Sufficient discussions have been had to understand the conceptual demand at this time." They subsequently provided the County with a copy of their 2018 Comprehensive Water System Plan. Water is a direct concurrency service.

Spokane County Public Works (wastewater division) indicated on 9-22-23 that “Existing sewer is available on the east and south side of the property. The proposed development will not diminish the level of service in our sewer system.” Sewer is a direct concurrency service.

Other Items of Note:
- Spokane Regional Transportation Council’s comment letter dated 8-29-16 noted that “SRTC’s level of service (LOS) analysis did not identify a forecasted LOS failure for the regional mobility corridors.”

Attachments:
A. GIS Maps
B. Letter from Mead School District
C. Letter from Spokane County Public Works (Traffic)
D. Letter from Whitworth Water District
E. Letter from Public Works (Stormwater)
F. Letter from Fire District 9
G. Letter from Public Works (Wastewater)
Order Granting Summary Judgement for Case 19-1-0002
Original Staff Report
Revised MDNS 12-05-17
Hearing Examiner’s Revised Findings of Fact, Conclusions of Law, and Decision on SEPA Appeal
Spokane County Resolution 2018-0831
Spokane County Resolution 2018-0674 (Planning Commission FoF)
Spokane County Capital Facility Plan (adopted by Resolution 2022-0859) (link)
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.
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.
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.
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.
The following commercial areas are within close proximity of the site:

1.) A Mixed-Use zone 0.77 miles to the southeast at the intersection of Hawthorne & Whitworth Dr.
2.) A Mixed-Use zone 0.62 miles northeast at the intersection of Mill Rd & Bellwood Dr.
3.) A Neighborhood Commercial zone 0.66 miles southeast at the intersection of Whitworth Dr & Waikiki Rd.
4.) A Regional Commercial zone 0.85 miles southeast at the intersection of Hawthorne & Highway 395.
5.) The 1898 Public House located at the Kalispel Golf and County Club which provides dining and beverages, located 0.71 miles north.

Note: The proximity of the site to these commercial areas leads to the conclusion that this proposal meets the intent of Comprehensive Plan Policy UL.2.16.
The following open space or parks are within close proximity to the site:

1.) Holmberg Conservation Area 0.27 miles south.
2.) Little Spokane Natural Area 0.86 miles west.
3.) Homberg Park (County) 0.74 miles southeast.
4.) Brentwood/Northwood Park (County) 0.65 miles northeast.
5.) Kalispel Golf and Country Club 0.27 miles north.
6.) Whitworth College 0.10 miles east.
7.) Freddie's Natural Area 1.36 miles east.
8.) Camelot Park (County) 1.52 miles east.
9.) Washington State Fish and Wildlife owned land 0.87 miles north.
10.) Sky Prairie Park (City) 1.5 miles southwest.
11.) Skyline Elementary 1.25 miles southwest.
Mead School District (MSD) is not adverse to development and at the present time we have capacity in K-5 grade configuration. 6-8 grade configuration is growing and will need to be addressed in the next couple of years, and 9-12 we are also showing some current capacity. As our district grows we ask the County and Development community to work with us to find suitable sites to answer development.

Director of Facilities and Planning
Ned P. Wendle
10-12-2021
Signature of Property Owners or Letter of Authorization

I, the undersigned, swear and affirm under penalty of perjury that the above responses are made truthfully and to the best of my knowledge.

I further swear or affirm that I am the owner of record of the area proposed for the previously identified land use action, or, if not the owner, attached herewith is written permission from the owner authorizing my actions on his/her behalf.

Signed  JAY BONNETT  
Address  803 E. 3RD AVENUE  
City  SPOKANE  
State  WA  
Zip  99202  

Signature of Applicant or Representative  
Date  10/8/21  

State of Washington  
County of Spokane  

Signed and sworn or affirmed before me on this 8th day of October, 2021.  
By  

Notary Seal  

PAULA McGREW  
Notary Public  
State of Washington  
Commission # 202755  
My Comm. Expires Aug 13, 2022  

Date  
Applicant:  

Date  
Planner:  

Amount Paid  
Receipt #:  

6
Memo

To: Maria Maynard, Planner
From: David Istrate, Land Development Coordinator
Date: October 21, 2021
RE: CPA-04-16 Comment memo

Public Works has reviewed the comprehensive plan amendment and have the following comments:

1. East/West Public Road Connecting to Waikiki
   - Location shown in site plan is conceptual. Location of road connection to Waikiki will be determined by the County Engineer at time of building permit.
   - Additional Right of Way dedication for future intersection improvements may be required at time of building permit.

2. Proportionate share contribution to improvements to Mill/Waikiki project currently in the Spokane County 6-year T.I.P. should be anticipated prior to release of building permit.

3. Project must conform to the 2018 version of the County Standards for Road and Sewer Construction

4. A traffic study was submitted in June 2017 for this CPA.

5. A new TIA will be required:
   - If there is any change to this CPA.
   - At time of Building Permit application

End
Solid Waste Services: “I have discussed the issues related to this proposal with the applicant or agent.” Specific comments are as follows:

Name: ___________________________ Title: ___________________________
Signature: ___________________________ Date: ___________________________

Public Water Service Provider: “Applicant has been informed of status of water provision to the above location.” Specific comments include:

Limited water is available at this time. New municipal well currently being developed. Additional ERU's available in late 2023. ERU analysis required. Max Fire Flow is 2,000 gpm for 2 hours.

Name: Matt Wright Title: District Superintendent
Signature: ___________________________ District: Whitworth Water Dist #2 Date: 10/8/2021

Fire District: “Applicant has been informed of the status of fire protection to the above location.” Specific comments include:

Name: ___________________________ Title: ___________________________
Signature: ___________________________ Date: ___________________________

School District: “Applicant has been informed of the status of public school availability to the above location.” Specific comments include:

Name: ___________________________ Title: ___________________________
Signature: ___________________________ Date: ___________________________
Dear Applicant:

RE: 16-CPA-04, a change from Low Density Residential to Medium Density Residential

Please contact the agencies noted below and discuss their ability to serve future development at this site and what steps are needed for the provision of service.

Dear Agency:
Please provide a statement as to your ability to serve the development that may result from this change in land use designation and what, if anything, is needed to ensure your level of service does not drop below the adopted threshold level.

Note: This proposal may result in multi-family development at this site. Multi-family development greater than 20 units is subject to a SEPA process, at the time of development, which can result in mitigation measures.

☐ **Spokane County Public Works** (Stormwater):

Name: William Galle
Title: Public Works Stormwater Utility Manager
Signature: William Galle
Date: 08/21/2023
Comments:

The site will need to follow the SRSM Stormwater Regional Stormwater Manual along with Ecology's Stormwater Manual and any ordinances that are in place.

☐ **Fire District/Department**:

Name:
Title:
Signature:
Date:
Comments:

Spokane County Building and Planning Department
Dear Applicant:

RE: 16-CPA-04, a change from Low Density Residential to Medium Density Residential

Please contact the agencies noted below and discuss their ability to serve future development at this site and what steps are needed for the provision of service.

Dear Agency:

Please provide a statement as to your ability to serve the development that may result from this change in land use designation and what, if anything, is needed to ensure your level of service does not drop below the adopted threshold level.

Note: This proposal may result in multi-family development at this site. Multi-family development greater than 20 units is subject to a SEPA process, at the time of development, which can result in mitigation measures.

☐ Spokane County Public Works (Stormwater):

Name: ____________________________________  Title: ______________________
Signature: ________________________________  Date: _________________
Comments: __________________________________________________________
...........................................................................................................
...........................................................................................................
...........................................................................................................
...........................................................................................................
...........................................................................................................
...........................................................................................................
...........................................................................................................
...........................................................................................................
...........................................................................................................

☒ Fire District/Department:

Name: Doug Bleeker  Title: Assistant Chief
Signature: 5/31/2023, 11:44:18 am  Date: 5/31/23
Comments:

Access (roads and driveways), addressing, fire flow, fire hydrant installation and any construction must meet the requirements of the International Fire Code and Spokane County Code.

...........................................................................................................
...........................................................................................................
...........................................................................................................
...........................................................................................................
...........................................................................................................
...........................................................................................................
...........................................................................................................
...........................................................................................................
...........................................................................................................

Spokane County Building and Planning Department
Robert,
The proposed development is within the Spokane County Sewer Service Area. Existing sewer is available on the east and south side of the property. The proposed development will not diminish the level of service in our sewer system.

Let me know if you have questions.

Louis R. Graf, Jr., PE | Wastewater System Administrator
509.477.7286 | lgraf@spokanecounty.org
Spokane County, Washington | www.spokanecounty.org
Spokane County Public Works – Wastewater System Division
Keeping your Water Clean and the Environment Green!

Hello Louis,

We have a 2016 Comprehensive Plan Amendment that was approved by the BOC, but appealed to the Growth Management Hearings Board based largely on the County not having a valid Capital Facilities Plan.

The County has since adopted a CFP and now the applicant would like to run their proposal back through the legislative process to demonstrate compliance with the GMHB order.

We are requesting a review and comment from direct concurrency service providers. We would like you to address the availability of sewer service to this site and the adequacy of the level of service should a project result from this change in land use change designation.

Outline:

- A proposed change from Low Density Residential to Medium Density Residential
- A limit on the number of new units are capped at 300 by a previous SEPA determination. (likely multi-family)
- The site will be limited to 99 units without a second access (SEPA)
The second access cannot be on Five Mile Road (DOC Res).

Of note: any multi-family project that exceeds 20 units will require a new SEPA process which can result in mitigation measures to ensure the adequacy of services.

I have attached the application with a conceptual site plan.

This site has a long history of land use actions. It was the site of the Redstone plat, then two comprehensive plan amendment attempts to make it medium density residential.

Please feel free to contact me if you need any clarification.

Please reply by 9-28-23.

Thank you.

Robert

Robert Brock, AICP
Planner
Spokane County Building and Planning
509-477-7223
1026 W. Broadway Ave.
Spokane, WA 99260
Order Granting Summary Judgment for Case 19-1-0002

Please see County webpage:

https://www.spokanecounty.org/DocumentCenter/Index/3474

CPA-04-16/Supporting Documents/GMHB Summary Judgment 10-17-19
Original Staff Report for 16-CPA-04

Please see County webpage:

https://www.spokanecounty.org/DocumentCenter/Index/3474

CPA-04-16/Supporting Documents/16-CPA-04 Scanned File Contents with Bookmarks
REVISED MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)

Description of proposal: 2016 Annual Comprehensive Plan amendment and concurrent rezoning of approximately 22.3 acres of Low Density Residential (LDR) designated and zoned property into approximately 22.3 acres of Medium Density Residential in (MDR) designated and zoned property.

Proponent: Harley C. Douglass/JR Bonnett Engineering

Location of proposal: The site is located in the North Metro Urban Growth Area on the north slope of Five Mile Prairie, adjacent to both North Five Mile Road and Waikiki Road. Located in the NE1/4 of Section 13, Township 26 North, Range 42 EWM and the NW1/4 of Section 18, Township 26 North, Range 43 EWM. Parcel numbers 36182.9114, 36182.9116, and 26131.9063

Lead Agency: Spokane County Department of Building and Planning

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statements (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

[X] This revised MDNS is issued under 197-11-340(2)(f), and pursuant to Spokane County Hearing Examiner's November 15, 2017, Order Revising Decision. The revisions requiring deletions appear with strikethroughs, the revisions requiring additions appear as underlined.

Mitigating Measures:

Site development shall anticipate a future fixed-route bus stop on Waikiki Road. Accessible pedestrian connections (sidewalks and pathways) for the most direct route possible between the residential units and Waikiki Road bus stop shall be required. Any development of the site shall include an east-west public road, connecting Waikiki Road with the west property line of parcel 36182.9116, for the purpose of serving as part of a future east-west arterial road, per the County's Arterial Road Plan, as illustrated in the conceptual site plan dated 5-24-17. This site shall be limited to 300 multi-family units. The applicant shall construct an approved second vehicular access that complies with the additional access provisions of section 1.03(8) of the 2010 Spokane County Standards for Road and Sewer Construction, as amended, prior to the development release of the building permit for the 100th dwelling apartment unit or at the request of Spokane County Fire District 9; unless a design deviation is approved by the Spokane County Public Works Department and the following mitigating measures in Attachment "A" and Conceptual site plan dated 5-24-17.

I acknowledge the above mitigating measures to be modifications and adjustments to the above described proposal and warrant that I will not oppose, object to or contest these measures in the future.

Date: 12-5-2017 Print/Typed Name: Delay Stratton

Signature of Property Owner/Legal Representative: 

Responsible official: John Pederson, Planning Director, Department of Building and Planning

Signature of Responsible Official: 

000032
Contact: Robert Brock, AICP, Planner

Phone: (509) 477-7223

Address: 1026 W. Broadway Ave. Spokane, WA. 99260

Date: 12/5/17 Signature: John Pederson

You should be prepared to make specific factual objections.

This MDNS was mailed to:

1. WA State Department of Ecology, SEPA Registry
2. WA State Department of Transportation, Greg Figg
3. WA State Department of Ecology, Eastern Washington Office, Terri Costello
4. WA State Department of Commerce, Eastern Washington Office, Dave Andersen
5. Spokane County Division of Public Works, Greg Baldwin
6. Spokane County Division of Public Works, Matt Zarecor
7. Spokane County Division of Environmental Services, Kevin Cooke
8. Spokane Regional Health District, Eric Meyer
10. Spokane County Fire Protection District #9, Doug Bleeker
11. Spokane County Building & Planning, Randy Vissia
12. Spokane County Parks & Recreation, Doug Chase
13. Spokane County Sheriff, Ozzie Knezovich
14. Spokane County Division of Environmental Services, Gene Repp
15. Whitworth Water District #2, Susan Mcgeorge
16. Spokane County Environmental Service, Water Quality Program, Rob Lindsay
17. Spokane Transit Authority, Karl Otterstrom
18. Spokane Regional Transportation Council, Ryan Stewart
19. Spokane County Library District, Rick Knorr
20. Waikiki-Rutter Pkwy Neighborhood Association, Jeffrey Rahn
21. Five Mile Prairie Neighborhood Association, Kathy Miotke
22. Forest Hills Homeowners Association, Alexa Wilson
23. Forest Hills 4th Addition Neighborhood Association, Debbi Milligan
24. Homeowners Association Services, Inc.
25. Spokane Clean Air Agency, April Westby
26. J.R. Bonnett Engineering
27. Harley C. Douglass, Property Owner
28. William John Crittenden, 12345 Lake City Way NE, Suite 306, Seattle, WA 98125-5401
29. Debra Rauen, 1518 W Forest Hills Court, Spokane, WA. 99218
Spokane Transit Authority:

1. The layout for proposed development should anticipate a future fixed-route bus stop on Waikiki Road. Accessible pedestrian connections (sidewalks and pathways) for the most direct route possible between the residential units and Waikiki Road should be required.

2. Plan for safe and convenient pedestrian crossing of Waikiki Road.

Spokane County Division of Engineering and Roads:

1. Approach Permits are required for any access to the Spokane County road system.

2. A Professional Engineer (P.E.), licensed in the State of Washington, shall submit road and storm drainage construction plans and a drainage report that conform to the versions of the 2010 Spokane County Road Standards, the 2008 Spokane Regional Stormwater Manual, and all applicable federal, state, and local regulations and laws that are in effect at the time of the plan submittal or at the time of the development permit application(s). The final road and storm drainage plans and drainage report shall receive the County Engineer's acceptance prior to release of any associated Grading, Building, or Right-of-Way Permit.

3. The proposed Comprehensive Plan Amendment is not being requested for a specific development proposal, only a conceptual site plan dated 5/24/17 has been submitted for review. At such time a detailed site plan is submitted for Building Permit review, then the applicant will need to compare the accepted trip letter, dated 12/27/16 from Morrison Maierle, to the building permit development proposal, for review by the County Engineer. Additional off-site mitigation may be required for development over 99 multi-family dwelling units.

4. The applicant has proposed a comprehensive plan amendment for a medium density residential zone (MDR). This MDR change from LDR (Low Density Residential) could allow up to a 300-unit apartment complex which was analyzed in the 12/27/16 traffic letter. This 300-unit apartment complex would require the applicant to construct a second access road in accordance with Section 1.03(8) of the Spokane County Road Standards, prior to release of the building permit for the 100th apartment unit or at the request of Spokane County Fire District 9; unless a design deviation is approved by the Spokane County Public Works Department.

If full and open roadway access is proposed by the applicant to North Five Mile Road prior to a decision by the Board of County Commissioners on the application, a threshold traffic study shall be provided by the applicant prior to such decision that addresses the traffic impact to such road.

5. A parking plan and traffic circulation plan shall be submitted and approved by the Spokane County Engineer. The design, location and arrangement of parking stalls shall be in accordance with standard engineering practices.

6. The construction of the roadway improvements stated herein shall be accomplished as approved by the Spokane County Engineer.

7. All required improvements shall conform to the current State of Washington Standard Specifications for Road and Bridge construction and other applicable county standards and/or adopted resolutions pertaining to Road Standards and Stormwater Management in effect at the date of construction, unless otherwise approved by the County Engineer.

8. Roadway standards, typical roadway sections and drainage plan requirements are found in Spokane Board of County Commissioners resolution 10-0262 as amended and are applicable to this proposal.

9. No construction work is to be performed within the existing or proposed right of way until a permit has been issued by the County Engineer. All work within the public road right of way is subject to inspection and approval by the County Engineer.
Mitigated Measures continued,

10. All required construction within the existing or proposed public right of way is to be completed prior to the release of a building permit or a bond in an amount estimated by the County Engineer to cover the cost of construction or improvements shall be filed with the County Engineer.

11. Applicant shall dedicate right-of-way as specified in the Spokane County Standards for the internal public road.

12. The applicant shall grant applicable border easements adjacent to Spokane County Right-of-Way per Spokane County Standards.

13. The County Engineer has designated a Special Roadway Section for the improvement of Five Mile Road which is adjacent to the proposed development. This will require the installation of guardrail along the frontage of the development while maintaining the existing roadway and shoulder width. The applicant shall also provide an intersection transition plan which maintains sight distance at the proposed road intersection with North Five Mile Road. The applicant has prepared a sight distance analysis for the intersection with North Five Mile Road. Prior to Building Permit approval which proposes access to North Five Mile Road, the applicant shall implement the recommendations of the accepted Sight Distance Analysis dated July 17, 2006.

14. The County Engineer will determine if any road improvements are required for Waikiki Road at the time of road and drainage plan submittal for a building permit. The existing improvements on Waikiki Road were constructed by County Road Project #113 and CRP #2662A. The current roadway configuration and surface improvements may adequately serve the proposed development without additional construction requirements for Waikiki Road, except the required intersection improvements for the proposed east-west public road near the north boundary of the proposed development.

15. The County Engineer has designated a Commercial Local Access Roadway Section for the improvement of the proposed east-west public road which is to be constructed within the proposed site. This will require the installation of 40 feet of asphalt. The construction of curbing and sidewalk is also required.

16. The applicant may be required to sign a Spokane County Notice to Public Number 4, which allows a privately maintained road to be constructed within the public right-of-way dedicated within this development. The road may be privately maintained until extended to properties outside this property as a public road.

17. Appropriate provision shall be made for one (1) foot strips at the ends or edges of all streets that terminate or border the developments boundary be held in trust until the continuation of the streets is dedicated or deeded. Note: Temporary cul-de-sacs are required when streets terminate at the development boundaries.

18. The applicant is advised that there may exist utilities either underground or overhead affecting the applicant’s property, including property to be dedicated or set aside future acquisition. Spokane County will assume no financial obligation for adjustments or relocation regarding these utilities. The applicant should contact the applicable utilities regarding responsibility for adjustment or relocation costs and to make arrangement for any necessary work.

19. The proposal is located within a Critical Aquifer Recharge Areas (CARA) of High susceptibility to groundwater contamination under the Spokane County Critical Areas Ordinance (as amended by BOC Resolution No. 8-0609). The Critical Areas Ordinance protects aquifers used for potable water and requires compliance with the Spokane Regional Stormwater Manual (SRSM).

20. The applicant is being given notice by Spokane County that site disturbances of greater than 1-acre with a discharge to “waters of the state” regulated by the National Pollutant Discharge Elimination System (NPDES) under WAC 171-220 must apply with the Washington State Department of Ecology.

21. The applicant shall acknowledge receipt of notice from Spokane County that prior to use, all drywells and other infiltration devices regulated under WAC 173-218-070 serving the proposed project shall be registered with the Washington State Department of Ecology.
* APPROXIMATE LOCATION OF SITE ACCESS.

- SITE AREA - 22.92 ACRES
- PROPOSED ZONE - MDR
- PROPOSED NUMBER OF MULTI-FAMILY LIVING UNITS - 300 UNITS
  (CONSISTENT WITH THE TRAFFIC TRIP GENERATION AND DISTRIBUTION ANALYSIS).

- APPROXIMATE LOCATION OF FUTURE PUBLIC INTERSECTION

- PROPOSED PUBLIC ROAD (SHOWN HATCHED)

- INTERNAL CIRCULATION DRIVE LOCATIONS TO BE DETERMINED AT TIME OF DEVELOPMENT.

- FUTURE EMERGENCY ACCESS

* ACCESS LOCATIONS INDICATED ON THIS CONCEPTUAL SITE PLAN ARE APPROXIMATE. DEVELOPMENT OF THE SITE WILL BE LIMITED TO LESS THAN 100 MULTI-FAMILY UNITS UNTIL A SECOND ACCESS IS PROVIDED.
K

Hearing Examiner's November 15, 2017 Revised Findings of Fact, Conclusions of Law, and Decision on SEPA Appeal (16-CPA-04)

Please see webpage at: https://www.spokanecounty.org/DocumentCenter/Index/3474 CPA-04-16/Supporting Documents/16-CPA-04 HE SEPA Appeal Order Revising Decision signed 11-15-17
BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF SPOKANE COUNTY, WASHINGTON

IN THE MATTER OF ADOPTING THE SPOKANE COUNTY PLANNING COMMISSION’S FINDINGS OF FACT AND RECOMMENDATIONS FOR THE 2017 ANNUAL AMENDMENTS TO THE COMPREHENSIVE PLAN AND CONCURRENT ZONE RECLASSIFICATIONS, IN FILE NOS. 16-CPA-04, 17-CPA-01 AND 17-CPA-02

WHEREAS, pursuant to the provisions of Section 36.32.120(6) RCW, the Board of County Commissioners of Spokane County, Washington, hereinafter referred to as the “Board”, has the care of County property and the management of County funds and business, and such other powers as are or may be conferred by law; and

WHEREAS, pursuant to Chapter 36.70 RCW, the Board created a Department of Building and Planning, hereinafter referred to as the “Department”; and

WHEREAS, in compliance with Chapter 36.70 RCW the Board adopted comprehensive planning for Spokane County on December 22, 1980; and

WHEREAS, pursuant to Washington Laws, 1993, 1st Special Session, Chapter 6, effective June 1, 1993, Spokane County is required under RCW 36.70A.040 to conform to the requirements of the Growth Management Act Chapter 36.70A RCW (GMA); and

WHEREAS, pursuant to the requirements of RCW 36.70A.140, the Board adopted Public Participation Program Guidelines on February 24, 1998 under Resolution 98-0144 and adopted amendments to the policies under Resolution No. 98-0788 and No. 06-0869; and

WHEREAS, pursuant to the provisions of Chapters 36.70 and 36.70A RCW, the Board adopted a Comprehensive Plan for Spokane County on November 5, 2001 (Board Resolution 1-1059 and 1-1060); and

WHEREAS, Chapters 36.70 and 36.70A RCW, require adopted development regulations be consistent with the goals and policies of the Comprehensive Plan; and

WHEREAS, as authorized under Chapter 36.70 RCW, the Board created a Planning Commission, hereinafter referred to as the “Commission”, which may make recommendations concerning the adoption, rejection, or revision of comprehensive plans and official controls that implement comprehensive plans; and

WHEREAS, RCW 36.70A.020 identifies goals to guide the development, adoption and amendments to Comprehensive Plans and development regulations; and
WHEREAS, the Spokane County Comprehensive Plan provides that amendments thereto may be initiated by the Planning Commission, the Board or by the Planning Director based on citizen requests or when changed conditions or emergency circumstances warrant adjustments to the Comprehensive Plan; and

WHEREAS, pursuant to the provisions of Chapters 36.70 and 36.70A RCW, the Board on May 25, 2004, under Spokane County Resolution No. 04-0461, adopted a new Zoning code to implement the goals and policies of the Comprehensive Plan and said regulation becoming effective June 1, 2004; and

WHEREAS, Chapter 36.70A RCW dictates comprehensive plans are subject to continuing review and evaluation and if needed amended and revised, generally amendments may occur no more frequently than once per year; and

WHEREAS, in 2016 the Board initiated four (4) Annual Comprehensive Plan Amendment and concurrent Zone Reclassification requests under File Nos.16-CPA-01, 16-CPA-02, 16-CPA-03, and 16-CPA-04 and the Comprehensive Plan text amendment to Policy UL.2.16 under File No. 16-CPA-05 (Resolutions 16-0480A and 16-0608); and

WHEREAS, the review and recommendations on proposed annual amendments in File Nos. 16-CPA-01, 16-CPA-02, 16-CPA-03 and 16-CPA-05 were completed and forwarded to the Board in the Commission’s Findings of Fact, Recommendations and Status Report, which under Resolution 17-1005 was received and set for consideration at a regularly scheduled public meeting on December 12, 2017;

WHEREAS, on December 12, 2017, under Resolution 17-1040, the Board adopted the Commission’s Findings of Fact, Recommendations and approved the annual Comprehensive Plan Amendments and concurrent Zone Reclassifications under File Nos.16-CPA-01, 16-CPA-02, 16-CPA-03 and the Comprehensive Plan text amendment to Policy UL.2.16 in File No. 16-CPA-05 as the 2016 as recommended by the Commission; and

WHEREAS, under Resolution 2017-1040, adopting the annual Comprehensive Plan Amendments, the Board included the following Finding of Fact No. 3 concerning the proposal contained in File No. 16-CPA-04:

3. The Board has received and considered the Commission's Findings of Fact, Recommendation and Status Report which includes (3) of the four (4) Annual Comprehensive Plan Amendments, Concurrent Zone Reclassifications, and one (1) Comprehensive Plan Policy Text Amendment but does not include complete findings and recommendation on File No. 16-CPA-04. The Board recognizes the Commission will forward Findings of Fact and Recommendations on 16-CPA-04 when complete but at this time that file is not before the Board for consideration and action.

; and

WHEREAS, in 2017, the Department received two (2) proposed annual Comprehensive Plan amendments and concurrent Zone Reclassifications requests prior to the deadline of March 31, 2017 for which the Board initiated public review and processing under File Nos. 17-CPA-01 and 17-CPA-02; and

WHEREAS, the Department, as detailed in the staff reports and the record, and found by the Commission, circulated the proposed files 17-CPA-01 and 17-CPA-02 to various agencies and departments for review and comment on November 7, 2017; and

WHEREAS, on or before May 1, 2018, after review of the proposals for compliance with applicable regulations and consideration of agency comments, the Department pursuant to WAC 197-11-
340 and Section 11.10.100 of the Spokane County Environmental Ordinance, issued a Determination of Non-Significance for 17-CPA-01, and a Mitigated Determination of Non-Significance for 17-CPA-02; and

WHEREAS, following issuance of SEPA threshold determinations, the Department provided for the appropriate comment period, at least fifteen days, and noticed a public hearing before the Commission for May 17, 2018, to receive public testimony and begin review and consideration of proposed amendment files 17-CPA-01 and 17-CPA-02, and prepared staff reports for each proposal; and

WHEREAS, the Commission forwarded its Findings of Fact and Recommendation on File Nos.17-CPA-01 and 17-CPA-02 to the Board which under Resolution 18-0675 set the September 25, 2018 regularly scheduled public meeting to receive and consider the Commission’s Recommendations; and

WHEREAS, the Commission’s completed Findings of Fact and Recommendation on File No.16-CPA-04 was forwarded to the Board, which under Resolution 2018-0674 set the September 25, 2018 regularly scheduled public meeting to receive and consider the Commission’s Recommendations; and

WHEREAS, on September 25, 2018, in a properly noticed public meeting the Board upon motion and second voted to continue the matter of proposed Comprehensive Plan Amendments and Concurrent Zone Reclassifications in File Nos. 16-CPA-04, 17-CPA-01 and 17-CPA-02 for decision only to a future date (Resolution 2018-0693 and 2018-6094); and

WHEREAS, on November 27, 2018, the Board convened in a properly noticed public meeting to decide whether to adopt the Commission’s Findings of Fact and Recommendations on File Nos. 16-CPA-04, 17-CPA-01 and 17-CPA-02 for the annual Comprehensive Plan Amendments; and

WHEREAS, on November 27, 2018, the Board, being fully apprised of the dictates and guidance provided under the Growth Management Act, State Environmental Policy Act, Spokane County Code, Spokane County Comprehensive Plan, and all other applicable regulations, requested staff to provide a short briefing before considering the record on each including all oral and written public comments, staff reports, Cumulative Impacts Analyses, and other applicable information contained in the files maintained for the respective proposed amendments, and the Commission’s Findings of Fact and Recommendation, all of which are incorporated herein by reference as if restated in full; and

WHEREAS, on File No. 16-CPA-04, while in public session on November 27, 2018, the Board having considered the Commission’s Findings of Fact and Recommendation and the lengthy record detailing issues and concerns expressed by the public, efforts the proponent has made to develop the property, the extra efforts taken by the Commission to address all issues by reopening the record to consider the Hearing Examiner’s decision and by conditioning the proposal, a motion was made and seconded to adopt the Commission’s Findings of Fact and Recommendation on File No. 16-CPA-04 as conditioned by a development agreement to be executed pursuant to RCW 36.70B 170-200, and after allowing for further discussion, the Board members voted unanimously to adopt it as their own; and

WHEREAS, on File No. 17-CPA-01, while in public session on November 27, 2018, the Board having considered the Commission’s Findings of Fact and Recommendation and the underlying record and after deliberation, a motion was made and seconded to adopt the Commission’s Findings of Fact and Recommendation on File No. 17-CPA-01, and after allowing for further discussion, the Board members voted unanimously to adopt it as their own; and

WHEREAS, on File No. 17-CPA-02, while in public session on November 27, 2018, the Board having considered the Commission’s Findings of Fact and Recommendation and the underlying record and after deliberation, a motion was made and seconded to adopt the Commission’s Findings of Fact and Recommendation on File No. 17-CPA-02, and after allowing for further discussion, the Board members voted unanimously to adopt it as their own; and
Recommendation on File No. 17-CPA-02 as conditioned the MDNS, and after allowing for further discussion, the Board members voted unanimously to adopt it as their own; and

WHEREAS, on November 27, 2018, remaining in public session the Board having separately considered and voted to adopt each of the Commission’s Findings of Fact and Recommendations on File No’s. 16-CPA-04, 17-CPA-01 and 17-CPA-02, a motion was made and seconded to adopt the proposed Comprehensive Plan Amendments, the proposed map amendments and Concurrent Zone Reclassifications, as recommended and conditioned in the adopted Commission’s Findings of Fact and Recommendations as the annual Comprehensive Plan Amendment; and after allowing for further discussion, the Board members voted unanimously approve allow Board members to sign a resolution at other than a public meeting; and

WHEREAS, in November 25, 2018 the Board directed staff to prepare a Resolution in accordance with the Board members adoption of the Commission’s Findings of Fact and Recommendations and adoption of annual Comprehensive Plan Amendments; and

WHEREAS, a copy of the Commission’s Findings of Fact and Recommendations includes a summary of each proposed amendment and a map illustrating the location and land use change requested along with additional findings and recommendations and conditions of the Planning Commission for each amendment is attached as Attachment “A” and incorporated herein by reference; and

NOW, THEREFORE, BE IT RESOLVED, by the Board that in adopting the Commission’s Findings of Fact and Recommendations as conditioned and in further support of approving the amendments in File No’s. 16-CPA-04, 17-CPA-01 and 17-CPA-02, it does hereby make the following additional Findings of Fact:

FINDINGS OF FACT

1. The Board adopts the preceding recitals as Findings of Fact and incorporates the same by reference as though fully set forth herein to the extent they do not conflict with these below additional Findings of Fact.

2. The application for 16-CPA-04 Annual Comprehensive Plan Amendments, map amendments and Concurrent Zone Reclassification, was received prior to March 31, 2016 application deadline and properly initiated but due to a SEPA appeal the Commission’s Findings of Fact and Recommendation was not completed in time for the Board to consider with the other 16-CPA proposed amendments, was separated from the other 16-CPA’s, and the Board finds it appropriate to consider and act upon in this annual amendment cycle.

3. The applications for 17-CPA-01 and 17-CPA-02 Annual Comprehensive Plan Amendments, map amendments and Concurrent Zone Reclassifications, were received prior to March 31, 2017, the application deadline, and properly initiated.

4. The Commission and the Board have provided for timely notice and continuous review, evaluation and public participation in consideration of the proposed Comprehensive Plan Amendments and Concurrent Zone Reclassification, consistent with Chapter 36.70 RCW, Chapter 36.70A RCW, Chapter 365-195 WAC, Chapter 365-196 WAC, and the County’s adopted Public Participation Program Guidelines for the proposed amendments as documented in the staff reports on the Annual Comprehensive Plan Amendments, and included:
a. Public notice of all hearings as required by Washington State law and County ordinance, including legal notices published in the Spokesman Review.
b. Notice within an interactive website dedicated to planning in Spokane County, including information of record on the three (3) proposals and direction on how to provide public comment.
c. Public notice mailed to government agencies, neighborhood organizations, business organizations and other interested groups and organizations.
d. Notice of intent to adopt sent to the Washington State Department of Commerce on or before November 7, 2017 as required by RCW 36.70.106.
e. The Department sent the proposed map amendments and related State Environmental Policy Act (SEPA) documents to Spokane County jurisdictions and agencies for coordination, review and comment on or before May 1, 2017.
f. Signs describing the proposed amendments, including maps thereof, and providing notice of hearings regarding the proposed amendments at the boundary of the properties subject to the proposed amendments, Notice of hearings, opportunity for public comment, and maps describing proposed amendments were sent via US Mail to owners of and taxpayers for properties within 400' (urban) of the boundaries of the properties subject to the proposed amendment area.

5. The proposed concurrent Zone Reclassifications in the 2017 Annual Comprehensive Plan Amendment Files No. 16-CPA-04, 17-CPA-01 and 17-CPA-02 are consistent with requirements of Chapter 14.402 Spokane County Zoning Code relative to the respective concurrent Comprehensive Plan Amendment.

6. The environmental reviews for proposed amendments in Files No. 16-CPA-04, 17-CPA-01 and 17-CPA-02 are consistent with State Environmental Policy Act (SEPA) requirements, pursuant to RCW 36.70A.100, RCW36.70A.130 (1), (2), (3), WAC 197-11-340, WAC 197-11-340(2), and Section 11.10.230(3) of the Spokane County Environmental Ordinance and the Board acknowledged and concurs with the DNS and MDNS determinations issued.

7. File No. 16-CPA-04, proposed Comprehensive Plan amendment and concurrent zone reclassification, the Board in further support of its approval specifically makes the following supplemental findings:
   a. The site development has been the subject of extensive litigation and public testimony and comment in opposition to the proposal.
   b. The regulatory scheme directing development continues to emphasis in-fill development within the UGA which by its very nature impacts existing neighborhoods and communities.
   c. Adoption of the proposal is consistent with the text of the Comprehensive Plan and the applicable Goals and Policies cited in the Division of Building and Planning staff report.
   d. Adoption of the proposal will not significantly reduce adopted levels of service for water, sewer, and transportation.
7. File No. 17-CPA-01, proposed Comprehensive Plan amendment and concurrent zone reclassification, the Board in further support of its approval specifically makes the following supplemental findings:
   
a. It was not subject to public testimony in opposition to the proposal; and
   
b. Adoption of the proposal is consistent with the text of the Comprehensive Plan and the applicable Goals and Policies cited in the Division of Building and Planning staff report; and
   
c. Adoption of the proposal will not significantly reduce adopted levels of service for water, sewer, and transportation.

8. File No. 17-CPA-02, proposed Comprehensive Plan amendment and concurrent zone reclassification, the Board in further support of its approval makes the following supplemental findings:
   
a. It was not subject to public testimony and written comment in opposition to the proposal; and
   
b. Adoption of the proposal is consistent with the text of the Comprehensive Plan and the applicable Goals and Policies cited in the Division of Building and Planning staff report; and
   
c. Adoption of the proposal will not significantly reduce adopted levels of service for water, sewer, and transportation.

9. The Board fully considered above identified Comprehensive Plan amendments and the goals and substantive and procedural requirement of all statutes, codes, regulations and all applicable Comprehensive Plan Goals and Policies, the State Environmental Policy Act (RCW 43.21C), the Spokane County Comprehensive Plan, Capital Facilities Plan, Countywide Planning Policies, and Spokane County code, and finds the merits of granting the amendments as conditioned outweigh any perceived inconsistencies noted in comments and testimony and are in the best interest of county residents.

10. The Board carefully considered the Commission’s Findings of Fact and Recommendations and find the Commission’s considerations, deliberations, and actions appropriate and allowed full public participation and thorough vetting of the proposed amendments, and adopts them by reference as the Board’s factual findings and adopts the recommendations in approving the proposals so far as they are consistent with the Board’s findings and the decisions herein and as summarized in Attachment “A”.

11. The Board finds adoption of the Comprehensive Plan Map Amendment and concurrent Zone Reclassification on File No. 16-CPA-04, adoption of the Comprehensive Plan Map Amendment and concurrent Zone Reclassification on File No. 17-CPA-01, and adoption of the Comprehensive Plan Map Amendment and concurrent Zone Reclassification on File No. 17-CPA-02, are individually and collectively in the best interest of the public’s health, safety, and welfare.
BE IT FURTHER RESOLVED by the Board the proposed 2017 Annual Comprehensive Plan Amendment and Zone Reclassification concurrent therewith under File No. 16-CPA-04 is adopted, as shown in Attachment ‘A’.

BE IT FURTHER RESOLVED by the Board the proposed 2017 Annual Comprehensive Plan Amendment and Zone Reclassification concurrent therewith under File No. 17-CPA-01 is adopted, as shown in Attachment ‘A’.

BE IT FURTHER RESOLVED by the Board the proposed 2017 Annual Comprehensive Plan Amendment and Zone Reclassification concurrent therewith under File No. 17-CPA-02 is approved as shown in Attachment ‘A.’

BE IT FURTHER RESOLVED that the files in the Spokane County Public Works Department of Building and Planning, Spokane County Planning Commission, and the Board of County Commissioners along with the record of all public hearings related to this matter are incorporated herein by this reference.

BE IT FURTHER RESOLVED that the Clerk of the Board is directed to publish a notice of adoption pursuant to RCW 36.70.290(b).

BE IT FURTHER RESOLVED that the Clerk of the Board is hereby directed to send a copy of this decision to the Washington State Department of Commerce pursuant to RCW 36.70A.106 within 10 days of adoption.

PASSED AND ADOPTED this 18th of January 2019.

BOARD OF COUNTY COMMISSIONERS
OF SPOKANE COUNTY, WASHINGTON

JOSH KERNS, Chair
MARY KUNEY, Vice Chair
AL FRENCH, Commissioner

GINNA VASQUEZ, Clerk of the Board

pg. 7
Attachment “A”

Planning Commission Recommendation
2017 Annual Comprehensive Plan Amendments
With Concurrent Zone Reclassifications Summary

BoCC Decision Summary

<table>
<thead>
<tr>
<th>File #</th>
<th>Applicant</th>
<th>Existing Comp. Plan/Zoning</th>
<th>Proposed Comp. Plan</th>
<th>Proposed Zoning</th>
<th>Site Size</th>
<th>Planning Commission Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>17-CPA-01</td>
<td>Dwight Hume</td>
<td>LDR</td>
<td>MU &amp; RC</td>
<td>MU &amp; RC</td>
<td>3.34</td>
<td>4-0 to approve</td>
</tr>
<tr>
<td>17-CPA-02</td>
<td>Parsons, Burnett, Bjordahl &amp; Hume</td>
<td>LDR</td>
<td>HDR</td>
<td>HDR</td>
<td>7.22</td>
<td>4-0 to approve</td>
</tr>
<tr>
<td>16-CPA-04</td>
<td>JR Bonnett</td>
<td>LDR</td>
<td>MDR</td>
<td>MDR</td>
<td>Approx. 22.3 acres</td>
<td>Approved with development agreement 5-1</td>
</tr>
</tbody>
</table>
Resolution 2018-0674 Adopting PC Recommendations

Please see County webpage:

https://www.spokanecounty.org/DocumentCenter/Index/3474

CPA-04-16/Supporting Documents/BOC RES 2018-0674 Adopting PC Findings
Spokane County Capital Facilities Plan

See websites:
https://www.spokanecounty.org/5254/Capital-Facilities-Plan
File # CPA-02-22, Continued by the BoCC

Proposal

This proposal was submitted and processed with the 2022 cycle of amendments.

Concerns from several adjacent property owners within the Light Industrial zone were expressed at the Public Hearing. Comments generally expressed concerns that residential development in proximity to several operating businesses would result in unwarranted noise complaints.

The SEPA determination was appealed by two property owners.

The Board continued consideration of the proposal, referring it back to the Planning Commission and requested that the applicant work with the surrounding users to increase compatibility.

The County Hearing Examiner issued a decision on March 27, 2023, granting the SEPA appeal and ordering staff to conduct additional SEPA review of the proposal.

The applicant revised the proposal and submitted an updated SEPA checklist. They are requesting approval for an annual Comprehensive Plan Map Amendment and concurrent zone reclassification from the designation of Light Industrial (LI) to Mixed Use (MU) on approximately 38 acres generally within the geographic core of the original proposal, leaving the balance on the periphery in the Light Industrial category to improve compatibility by providing a buffer between new mixed-use development and the existing business users of the LI zone in the area.

The applicant has agreed to limit the residential development of the site to 648 dwelling units through a Development Agreement to be executed prior to any building permit issuance.
Applicant: Land Use Solutions & Entitlement  
C/O Dwight Hume  
9101 N. MT. View Lane  
Spokane, WA 99218

The site is composed of portions of three parcels totaling 38 acres of vacant land. It is located approximately 500 feet south of Interstate 90 and a ½ mile northeast of the Grove Road/I-90 interchange. The site has frontage on Abbott Road and is substantially flat with some rolling terrain, and low-lying vegetation. There are several documented wetlands present and the site is sparsely forested with evergreens.
Data Table

<table>
<thead>
<tr>
<th>Project Location:</th>
<th>The site is located south of I-90, approximately 2,500 feet northeast of its intersection with Grove Road, in the NW corner of Section 34, Township 25 North, Range 42 East, Willamette Meridian, Spokane County. The site has frontage on Abbott Road.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcel Number(s)</td>
<td>Portions of 25342.9084, 25342.9097, 25345.9109</td>
</tr>
<tr>
<td>Comprehensive Plan Designation:</td>
<td>Light Industrial</td>
</tr>
<tr>
<td>Zoning:</td>
<td>Light Industrial (LI)</td>
</tr>
<tr>
<td>Existing Land Use:</td>
<td>Vacant</td>
</tr>
<tr>
<td>Land Division Status:</td>
<td>Portions of three tax parcels of record</td>
</tr>
<tr>
<td>Water Purveyor:</td>
<td>City of Spokane</td>
</tr>
<tr>
<td>----------------</td>
<td>----------------</td>
</tr>
<tr>
<td>Sewage Disposal:</td>
<td>City of Spokane</td>
</tr>
<tr>
<td>Fire District:</td>
<td>Spokane County Fire Protection District No. 10</td>
</tr>
<tr>
<td>School District:</td>
<td>Cheney</td>
</tr>
<tr>
<td>Nearest Arterial and Distance:</td>
<td>The site is approximately ¼ mile north of Thorpe Road, which is classified as an Urban Minor Arterial</td>
</tr>
<tr>
<td>Neighborhood Association:</td>
<td>Windsor Community Association</td>
</tr>
<tr>
<td>Airport Overlay</td>
<td>The site is located within Spokane International Airport’s Air Compatibility Zone 5 (ACZ)</td>
</tr>
<tr>
<td>Public Transit Benefit Area</td>
<td>Yes</td>
</tr>
</tbody>
</table>

**Staff Comment:** ACZ 5 limits density to less than 180 persons per acre and requires an Avigation title notice for new development.

### Critical Areas Review

<table>
<thead>
<tr>
<th>Critical Area</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Critical Aquifer Recharge Area</td>
<td>Moderate</td>
</tr>
<tr>
<td>Fish and Wildlife Habitat</td>
<td>Open space corridor, priority species site buffer</td>
</tr>
<tr>
<td>Floodplain</td>
<td>None identified</td>
</tr>
<tr>
<td>Wetlands</td>
<td>Yes</td>
</tr>
<tr>
<td>Streams</td>
<td>None identified</td>
</tr>
<tr>
<td>Geohazards</td>
<td>None identified</td>
</tr>
<tr>
<td>Cultural Resources</td>
<td>None identified</td>
</tr>
<tr>
<td>Stormwater Risk</td>
<td>High risk drainage area</td>
</tr>
</tbody>
</table>

**Staff Comment:** The wetlands on this site were the subject of a formal wetland mitigation plan for BSP-118-19 which was approved by the Washington State Department of Ecology, the Army Corp. of Engineers, and Spokane County. Compliance with this mitigation plan is part of the conditions of approval for the BSP-118-19.

GIS maps show the site is partially within a buffer area for a Priority Habitat Species. This proposal was circulated to the Washington State Department of Fish and Wildlife who did not provide comment. Stormwater is mitigated at the time of development by the Public Works Department using the guidance within the Spokane Regional Stormwater Manual.
Previous Land Actions

This site is within a 108-acre preliminary Binding Site Plan for a 59-lot industrial park. The preliminary plat for BSP-118-19 was approved on December 5, 2020. The approval included a Mitigated Determination of NonSignificance that addresses transportation improvements. A final plat application (FP-0034-2021) was submitted to Building and Planning on October 4, 2021.

2022 Comprehensive Plan Amendment:

This site was the subject of a 2022 Comprehensive Plan amendment under file number CPA-02-22. At the public hearing for the proposal, several adjacent light industrial users raised concerns. These concerns were acknowledged and addressed in an “Addendum to the Comprehensive Plan Amendment Staff Report” dated November 22, 2022. The proposal was subsequently the subject of a SEPA appeal which resulted in a Decision and Order by the Spokane County Hearing Examiner issued on March 27, 2023.

The Hearing Examiner remanded the proposal back to the Building and Planning Department with an order detailing several corrections for the SEPA review process.

Please see the SEPA Review section at the end of this document for details.

Guiding Documents

The Spokane County Comprehensive Plan, Zoning Code, and Revised Code of Washington provide the framework for consideration of Comprehensive Plan Amendments. The following are relevant goals and policies for consideration of the proposed amendment.

Process for Amending the Comprehensive Plan

The processes and procedures for amending the Comprehensive Plan Map with concurrent Zoning Map change are found in chapter 14.402.100 of the Spokane County Code. Section 5a of this code states that the Department of Building and Planning shall analyze the proposed amendments for cumulative impacts to services and facilities and for consistency with the Comprehensive Plan policies and the criteria in section 14.402.040.

Zoning Code Criteria

14.402.040 – Criteria for Amendment
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.

**Staff comments:** This proposal has been found to be consistent with criteria 1 as demonstrated below and no evidence has been found that the public welfare would be harmed by this proposed change. The proposal has been found to be consistent with criteria 2 that economic conditions have changed in the nearly twenty years since the existing zone was established in 2004.

**COMPREHENSIVE PLAN GOALS AND POLICIES**

**Chapter 2 - Urban Land Use**

The Urban Land Use Chapter provides policy guidance for the development of Spokane County’s unincorporated urban areas. The policies in this chapter strive to improve quality of life, provide opportunities for innovative approaches to land use and protect our community character...

**Planning Principles**

The following planning principles, developed through citizen participation efforts, form the basis for development of the Urban Land Use Chapter.

- Compact urban forms should be encouraged that create a greater sense of “community,” with pedestrian/bicycle-friendly settlement patterns.
- Neighborhood character should be preserved and protected.
- Jobs, housing, services, and other activities should be within easy walking distance and shorter commute times of each other.
- Communities should have a center focus that combines commercial, civic, cultural, and recreational uses.
- Streets, pedestrian paths, and bike paths should contribute to a system of fully connected routes.
- Communities should have a diversity of housing and job types that enable residents from a wide range of economic levels and age groups to work and reside within their boundaries.

**Staff Comment:** The Mixed Use zone embraces many of the Planning Principles noted above. SCC 14.608 states in its purpose and intent the following: “The intent of the mixed-use zone classification is to implement the Mixed-use Area, Community Center and Urban Activity Center categories of the Comprehensive Plan. These mixed-use categories encourage development that fosters pedestrian activity, supports transit, and provides for a mix of diverse land uses. The Mixed-use zone supports many activities of daily life that can occur within easy walking distance, giving independence to those who do not drive. Mixed-use areas support higher-intensity development, but compatibility of
uses is ensured through special design standards. Mixed-use areas often provide a central focus point with transportation linkages to the broader community.”

Light Industrial Categories

Light Industry - The Light Industry category is intended for industrial areas that have a special emphasis and attention given to aesthetics, landscaping, and internal and community compatibility. Light Industry areas are comprised predominantly industrial uses but may incorporate office and commercial uses that support and complement the industrial area.

The Light Industry category may serve as a transitional category between heavy industrial areas and other less intensive land use categories. The category may also serve as a visual buffer for heavy industrial areas adjacent to aesthetic corridors.

Goal

UL.16A Variety of strategically located light industry areas should be designated and protected.

Policies

Light Industry

UL.16.2 Light Industrial areas shall be comprised of predominantly industrial uses but may incorporate office and commercial uses that support and complement the industrial area. Residential use will not be allowed except for master planned industrial developments that provide residences intended to house employees for the planned industrial use.

UL.16.3 Industrial uses may be appropriate in mixed-use developments of residential, commercial and light industrial, provided there is adequate mitigation of land use conflicts and community character, and property values are preserved.

UL.16.4 Light industrial areas shall include sidewalks, bike lanes on arterial streets and landscaping to provide a safe and attractive working environment. Pathways for pedestrians and bikes may be substituted for sidewalks on local access streets.

Staff Comments: Spokane County had earlier identified that it has a surplus of lands zoned Light Industrial¹. A 2013 study conducted by the City of Spokane found 7,540 acres of land on the West Plains that was either vacant or underutilized that was zoned for industrial uses². Light Industrial is identified, in the Comprehensive Plan, as a transitional zone between more intensive uses and less intense uses³. The stated

¹ Spokane Industrial Lands Study, 2-08-2000
² West Plain Industrial Lands Analysis, City of Spokane, 2013
³ Comprehensive Plan. p UL-22.
emphasis on aesthetics and community compatibility makes Light Industrial lands compatible neighbor to the Mixed Use category which allows industrial uses, as well.\(^4\) Subsequent Comprehensive Plan Amendments resulted in portions of these light industrial lands being amended to residential classifications.

Policy UL16.3 states that Light Industrial may be appropriate for mixed use developments which include residential uses.

Mixed-use Categories

Mixed-Use Area
Mixed-use areas 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.

Staff Comment: The Mixed Use zone encourages characteristics to make it a desirable category for creating places and neighborhoods that can share a desirable quality of life for residents.

General Comprehensive Plan Goals and Policies

UL.1a Provide a healthful, safe, and sustainable urban environment that offers a variety of opportunities for affordable housing and employment.

Staff Comment: A purposely built, master-planned development within a Mixed Use zone has a high likelihood of producing a sustainable urban environment in the form of an identifiable neighborhood. The variety of housing types allows in the Mixed Use zone and the emphasis on pedestrian orientation, aesthetics, and design\(^5\) should encourage both affordable housing and employment opportunities.

Urban Character and Design

UL.2 Maintain and enhance the quality of life in Spokane County through urban design standards.

Staff Comment: The Mixed Use zone has enhanced design and development criteria found in SCC 14.608.300. The size of this site and its undeveloped state are an opportunity for a purposely built, master-planned development.

Mixed Use Areas
Mixed-use areas are intended to enhance travel options, encourage development of commercial uses, higher-density residences, offices, recreation, and other uses. To be successful, mixed-use areas require detailed professional and community-based

\(^4\) SC Zone Code 14.608.230 (2)  
\(^5\) Comprehensive Plan, p UL-2
planning and quality market research. Neighborhood and subarea planning programs that involve design professionals, government service providers, businesspeople, and community residents may be necessary to design successful mixed-use areas.

Goal

UL.12 Encourage the development of mixed-use areas that foster community identity and are designed to support pedestrian, bicycle, and transit transportation.

Policies

UL.12.1 The specific size and boundaries of mixed-use areas shall be established through comprehensive plan adoption, comprehensive plan amendments, and/or future subarea planning efforts, based on regional and local needs and constraints.

Staff Comment: Based upon this site’s location, close to the Interstate 90 interchange (Grove Road), and its proximity to the downtown core of Spokane, the travel options for new residents and employees should be enhanced. STA buses pass by this site, on I-90, more than 160 times per day6. The agency has been in discussions with County Planning about service to the site and indicated in a letter dated 9-16-22 that their Horizon 2045 plan has consideration for service along Thorpe Road.

The site is also near a developing trail network. A pathway was recently completed on the north side of Sunset Blvd. which leads to downtown. A new separate pathway was recently installed along the north side of Geiger Blvd from Grove Road past the Amazon facility and connecting to the West Plains Transit Center. The Grove Road interchange was recently updated to include roundabouts and portions of a separated pathway were installed on the east side of the road, on both the north and south sides of the overpass. The MDNS for this proposal contains a WSDOT condition to provide appropriate pedestrian accommodations over the Grove Road I-90 Interchange bridge.

The Mixed Use zone has the characteristics that make it possible to create places people want to be and neighborhoods (community) they want to live in and protect. A master-planned development within the Mixed Use zone, on a site such as this, has a high likelihood of containing a thoughtful mix of uses.

UL.12.2 Identify and designate mixed-use areas that support mixed-use, high-density development. Establish mixed-use areas as a land use category in the Comprehensive Plan.

UL.12.3 The characteristics of a mixed-use area include:
   a) Housing and employment densities to support frequent transit service.
   b) Public transit connections to other Centers and Corridors.
   c) Safe, attractive bus stops and pedestrian and bicycle ways.

6 STA Bus Frequency Past Grove Road, STA email 1-19-23
d) Buildings which front on wide sidewalks with attractive landscaping, benches and frequent transit stops.

e) Multi-story buildings oriented to the street rather than parking lots; and

f) Parking spaces located behind, or to the side of buildings or under/over structures.

Staff Comment: the size of the site, 38 acres, should be sufficient to support transit service when developed. Spokane Transit Authority has indicated that nearby Thorpe Road is considered for a future bus route in their Horizon 2045 Plan. The site is located near the Grove Road interchange of I-90 which has more than 160 STA buses pass by it daily. The MDNS has a condition from STA that addresses safe and convenient pedestrian crossings and provisions for ADA-compatible bus stops. The Mixed Use zone has enhanced development standards found in SCC 14.608 which address UL. 12.3 characteristics d, e, and f.

UL.12.4 The mix of land use in a mixed-use area includes:

a) A variety of housing styles—apartments, condominiums, row houses, two-family and single-family houses on small lots;

b) There could be a full range of retail goods and services—grocery stores serving several neighborhoods, theaters and restaurants, dry cleaners, hardware stores and specialty shops;

c) A mix of residence types in close proximity to commercial uses and business and government offices;

d) An emphasis on community-serving rather than regional-serving commercial uses.

e) Commercial uses that require large land areas but have low employment density and are auto-dependent (lumber yards, nurseries, warehouses, auto dealerships, etc.) are prohibited; and

f) Residential density within a mixed-use area shall range from 6 units per acre to 30 units per acre.

Staff Comment: The Mixed Use zone found in SCC 14.608 allows a variety of housing densities and a range of retail goods and services to be sited in close proximity to one another.

Housing Variety

UL.8 Create urban areas with a variety of housing types and prices, including manufactured home parks, multifamily development, townhouses, and single-family development.

Staff Comment: Mixed use areas are envisioned by the Comprehensive Plan to provide multi-family, townhomes, rowhouses, and condominiums, which add to the variety of housing stock and can create housing opportunities at lower price points than traditional detached single-family dwellings.

---

7 STA comment letter dated 9-16-22
8 STA Bus Frequency Past Grove Road, STA email 1-19-23
Urban Character and Design
The design of our urban environment has a significant effect on community identity. Well-designed communities contribute to a healthful, safe and sustainable environment that offers a variety of opportunities for affordable housing and employment. The Urban Character and Design section provides the goals and policies to preserve and enhance neighborhood character. Some of the concepts considered here include:

- Community appearance, including signs and placement of utilities.
- Neighborhood considerations in the review of development projects.
- Integration of neighborhoods, including bicycle and pedestrian orientation.
- The effect of traffic patterns and parking on neighborhood character.
- Encouragement of exemplary development through planned unit developments; and
- Considerations for public art.

Staff Comment: The Mixed Use) zone, chapter (14.608, contains enhanced development standards designed with the intent of encouraging development that supports pedestrian activity, and transit opportunities, and provides a mix of diverse uses in close proximity to each other. The Mixed Use zone provides Spokane County’s most flexible regulatory building blocks for new urban neighborhood creation. The proposed Mixed-use area is roughly the same size as the downtown area bounded by Monroe Street to Howard Street, from Riverfront Park to Sprague Ave.

Buffering

UL.2.26 Require effective landscape buffers and/or transitional uses (e.g., pedestrian plazas or low-intensity offices) between incompatible industrial, commercial and residential uses to mitigate noise, glare and other impacts associated with the uses.

Staff Comment: A Mixed Use site adjacent to a Light Industrial site would be subject to the development code standards for site buffering with landscaping. Spokane County Code, 14.806.060, Table 806-1 would require a 10-foot Type 1 landscaping buffer between any multi-family use and a Light Industrial zone. Type 1 landscaping is the densest category in the code and is required to be sight-obscuring.

The applicant has modified their original proposal, creating substantial buffers of Light Industrial land between their Mixed Use proposal and the neighboring uses on Light Industrial land.
Stormwater

CF.8  Provide stormwater facilities and related management programs that protect surface and groundwater quality and habitat, prevent chronic flooding from stormwater, maintain natural stream hydrology and protect aquatic resources.

CF.8.1  New developments within the UGA shall require stormwater management systems.

Staff Comment:  This site is located in a high-risk drainage area. Spokane County Public Works stated: "The proposed land-use change from LI to MU has no adverse impact as to water-quality or runoff quantity because the commercial and residential uses allowed by and typical of MU development are generally less intense and cleaner than that from typical industrial, manufacturing, warehousing, and self-storage uses in LI zones."  

Public Works will require a site drainage plan that conforms with the adopted Spokane County Stormwater Manual at the time of site development.

Transportation

Purpose
People and places are connected to one another by the transportation system. The transportation system consists of facilities that accommodate many modes of transport, including cars, trucks, buses, bicycles, trains, airplanes, and pedestrians. The primary focus of the transportation element is meeting Spokane County’s future transportation needs for roads, trails/pathways, walkways, and transit, including light rail...

Goal

T.2  Provide transportation system improvements concurrent with new development and consistent with adopted land use and transportation plans.

Policies

T.2.2  Transportation improvements needed to serve new development shall be in place at the time new development impacts occur. If this is not feasible, then a financial commitment consistent with the capital facilities plan, shall complete the improvement within 6 years.

T.2.3  Transportation improvements shall be consistent with land use plans, capital funding and other planning elements.

T.2.7  The transportation system shall support the Land Use Element of the Spokane County Comprehensive Plan as growth occurs.

---

9 Public Works Email from Gary Nyberg, 9-2-22
Staff Comment: The applicant has produced a Traffic Impact Analysis for this proposal. The potential traffic has been studied by Spokane County Public Works, the City of Spokane, the Washington State Department of Transportation, and the Spokane Regional Transportation Council.

Mitigation measures developed by these agencies have been placed into a Mitigated Determination of Nonsignificance, MDNS for this proposal, located as Attachment B.

Goal

T.3d Encourage land uses that will support a high-capacity transportation system.

Policy

T.3d.2 Provide for mixed-use activity centers that support a high-capacity transportation corridor.

Staff Comment: The Mixed Use zone allows residential densities, as well as, commercial, industrial, and employment centers to co-mingled in close proximity to a level that should support transit on this 38-acre site. Spokane Transit Authority (STA) was one of the first agencies the County reached out to as part of the “early scoping effort for this proposal. During a virtual meeting on January 14, 2022, this proposal was shared, and the possibility of future transit service was discussed. Spokane Transit Authority has indicated that Thorpe Road, which is nearby, is being considered for a future bus route in their Horizon 2045 Plan. Additionally, the site is located close to the Interstate 90 interchange (Grove Road), which STA buses pass by more than 160 times per day making future transit service possible if the density on the site or in the area is justified.

Air Transportation

Goal

T.3g Protect airports in Spokane County from encroachment by incompatible land uses.

Policies

T.3g.1 Prohibit uses in airport areas which attract birds, create visual hazards, discharge particulate matter into the air which could alter atmospheric conditions, emit transmissions which would interfere with aviation communications and instrument landing systems, otherwise obstruct or conflict with airport operations or aircraft traffic patterns or result in potential hazard for off-airport land use.

10 STA comment letter dated letter dated 9-16-22
11 STA Bus Frequency Past Grove Road, STA email 1-19-23
T.3g.2 Commercial and industrial uses that benefit from and do not conflict with aircraft operations should be encouraged.

T.3g.3 Decisions on zone reclassifications and land use development shall consider noise hazards of aircraft operations and accident potentials.

T.3g.4 Coordinate airport development on a regional basis.

T.3g.5 Discourage new residential development near airports where significant noise impacts and safety hazards exist or are likely in the future.

T.3g.6 Encourage noise abatement procedures per FAA regulations at airports in Spokane County.

T.3g.7 Encourage the protection of airports from adjacent incompatible land uses and/or activities that could adversely impact present and/or future use of the airport as an Essential Public Facility (EPF). Examples of incompatible land uses may include but not be limited to urban density residential, multi-family residential, uses that attract large concentrations of people, wildlife hazards, and special uses such as schools, hospitals and nursing homes, and explosive/hazardous materials.

**Staff Comment:** The establishment of the Airport Overlay Zone with Resolution 15-0739 addressed Goal T.3g and its underlying Policies and was developed in conjunction with the Washington State Department of Transportation, Aviation Division, Spokane International Airport (SIA), and the City of Spokane. This site is within AOZ-5, the least restrictive of the airport overlays. SCC 14.702.270 (A)(2) specifically allows residential zone changes south of I-90. Uses in the AOZ-5 are limited to a density of less than 180 persons per acre by SCC-14.702.270 (B)(4).

This proposal is located within Airport Overly Zone 5 but not within a regulated airport noise contour. The MDNS for this proposal contains a condition requiring an avigation easement in favor of Spokane International Airport and a notice that the AOZ-5 limits density to less than 180 persons per acre.

This remand proposal was shared with WSDOT Aviation who responded with “We have no comments”.

**ZONING CODE**

**Chapter 14.608 Mixed-Use Zone**

**14.608.100 Purpose and Intent**

The intent of the mixed-use zone classification is to implement the Mixed-use Area, Community Center and Urban Activity Center categories of the Comprehensive Plan. These mixed-use categories encourage development that fosters pedestrian activity, supports transit, and provides for a mix of diverse land uses. The Mixed-use zone
supports many activities of daily life that can occur within easy walking distance, giving independence to those who do not drive. Mixed-use areas support higher intensity development, but compatibility of uses is ensured through special design standards. Mixed-use areas often provide a central focus point with transportation linkages to the broader community.

Staff Comment: This proposal offers a unique opportunity, on a blank canvas, to create a 38-acre, purposely built, master-planned development. The site has close-by access to I-90 and is minutes from downtown Spokane.

Among the allowed uses in this zone are commercial and industrial uses, child daycares, eating and drinking establishments, entrainment, recreational, educational, and cultural facilities, convenience stores, hotels, parks, offices, churches, transit facilities, and residential uses, single-family through multi-family.

Projects within the Mixed Use zone are subject to development standards designed to produce an urban-style environment. These include floor area ratios that vary in relationship to the public amenities provided, design review standards, and enhanced development standards.

Consistency and Concurrency

The Growth Management Act requires capital facilities to be concurrent with development. This means that capital facilities must be in place prior to development, or within a specific time period.

Population and Land Capacity

The proposed amendment will increase the population capacity within the Urban Growth Area. The existing Light Industrial category has an assumed buildout of zero dwelling units per acre. The proponents of this CPA-02-22 are proposing to limit the site’s residential development to 648 units with a Developmental Agreement. They have produced revised traffic, water, and sewer estimates using this number. Spokane County is using the assumption that each residential unit within a MU zone will have two persons. The table below illustrates the impact of the proposed amendment on population capacity.

<table>
<thead>
<tr>
<th>Residential Units and Population Capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site = 38 acres</td>
</tr>
<tr>
<td>Light Industrial</td>
</tr>
<tr>
<td>Mixed Use</td>
</tr>
<tr>
<td>Potential Increase</td>
</tr>
<tr>
<td>Residential units</td>
</tr>
<tr>
<td>Population</td>
</tr>
</tbody>
</table>

<sup>12</sup> Per Whipple Consulting Engineer’s Updated Planning Level Trip letter dated 8-15-23
<sup>13</sup> Based upon 2 persons unit in Mixed Use assumption within the County’s “2023 CPA Population Impacts and Service Assumptions”.
**Staff Comment:** This parcel is located within the Urban Growth Area and urban-level services are available to serve this site. The Department of Building and Planning analyzed this site as part of a Cumulative Impacts Analysis and concluded that this proposal would produce the following impacts on services over and above the typical development of the site under its current zoning designation.

<table>
<thead>
<tr>
<th>Site 38 acres</th>
<th>Existing Zone Light Industrial</th>
<th>Proposed Zone Mixed Use</th>
<th>Increase in Demand</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water Consumption (gpd)</td>
<td>51,353&lt;sup&gt;14&lt;/sup&gt;</td>
<td>290,407&lt;sup&gt;15&lt;/sup&gt;</td>
<td>239,054</td>
</tr>
<tr>
<td>Wastewater (gpd)</td>
<td>77,286&lt;sup&gt;16&lt;/sup&gt;</td>
<td>98,300&lt;sup&gt;17&lt;/sup&gt;</td>
<td>21014</td>
</tr>
<tr>
<td>Schools (students)</td>
<td>0</td>
<td>324</td>
<td>324</td>
</tr>
<tr>
<td>Parks (acres)</td>
<td>0</td>
<td>1.81</td>
<td>1.81</td>
</tr>
<tr>
<td>Libraries (sq ft)</td>
<td>0</td>
<td>531</td>
<td>531</td>
</tr>
<tr>
<td>Law Enforcement (officers)</td>
<td>0</td>
<td>1.31</td>
<td>1.31</td>
</tr>
</tbody>
</table>

gpd = gallons per day

Please see the 2023 CPA Cumulative Impact Analysis report for a detailed explanation.

**Staff Comment:** Based upon agency comments, and the MDNS mitigations for this proposal, the increase in service demand expected from this proposal can be met without diminishing established levels of service standards.

**Public Participation/Agency Review**

Public and agency comments are contained in an attachment. Agency conditions have been incorporated into the MDNS for this proposal.

**Selected Summary of Agency Comments**

The Washington State Department of Transportation requested transportation mitigation measures.

**Staff Comment:** The Mitigated Determination of Nonsignificance for this proposal contains the mitigation measures requested.

The City of Spokane requested transportation mitigation measures.

**Staff Comment:** The Mitigated Determination of Nonsignificance for this proposal contains the mitigation measures requested.

Spokane County Public Works requested transportation mitigation measures.

---

<sup>14</sup> Whipple Consulting Engineers Updated Water and Sewer Estimate 9-9-22 at 35% of LI use estimate.
<sup>15</sup> Whipple Consulting Engineers Revised Water and Sewer Estimate, 8-16-23
<sup>16</sup> Whipple Consulting Engineers Updated Water and Sewer Estimate 9-9-22 at 35% of LI use estimate.
<sup>17</sup> Whipple Consulting Engineers Revised Water and Sewer Estimate, 8-16-23
Staff Comment: The Mitigated Determination of Nonsignificance for this proposal contains the mitigation measures requested.

The Washington State Department of Archaeology and Historic Preservation requested an archaeological survey and report before ground-disturbing activities.

Staff Comment: The Mitigated Determination of Nonsignificance for this proposal contains a requirement for an archaeological survey and report before ground-disturbing activities.

The City of Spokane requested water and sewer mitigation measures.

Staff Comment: The Mitigated Determination of Nonsignificance for this proposal contains the mitigation measures requested.

Spokane Transit Authority requested mitigation measures.

Staff Comment: The Mitigated Determination of Nonsignificance for this proposal contains the mitigation measures requested.

Public Comments:

No new public comments were received at the time of report production. Previous public comments on this proposal were addressed in the CPA-02-22 Supplemental Staff Report and within SEPA appeal briefs produced by Spokane County Building and Planning.

State Environmental Policy Act

A Mitigated Determination of Nonsignificance (MDNS) for this proposal was issued on September 26, 2023, with a comment period ending on October 11, 2023, and an appeal period ending on October 18, 2023.

This site was the subject of a 2022 Comprehensive Plan amendment under file number CPA-02-22. At the public hearing for the proposal, several adjacent light industrial users raised concerns. These concerns were acknowledged and addressed in an “Addendum to the Comprehensive Plan Amendment Staff Report” dated November 22, 2022. The proposal was subsequently the subject of a SEPA appeal which resulted in a Decision and Order by the Spokane County Hearing Examiner issued on March 27, 2023.

The Hearing Examiner remanded the proposal back to the Building and Planning Department with an order detailing several corrections for the SEPA review process.

Please see the SEPA Review section at the end of this document.

Order 1 required the County to withdraw the SEPA determination for this proposal.
**Staff Comment:** This was completed on March 10, 2023

**Order 2** required the applicant to complete a new SEPA checklist, ensuring that the proposal was properly defined:

**Staff Comment:** The applicant submitted a new SEPA checklist on 6-16-23 and defined the proposal as a 38-acre zoning and Comprehensive Plan map designation change from Light Industrial to Mixed Use with a Developmental Agreement. The applicant has proposed to limit the site’s development to all available uses in the zone with residential units not to exceed 648 residential units memorialized with a Developmental Agreement. Language to this effect has been placed into the MDNS by the Building and Planning Department.

**Order 3** requires the Building and Planning Department 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.

**Staff Comment:** The Building and Planning Department has conducted a review of the proposal and its accompanying SEPA checklist. During this review, agencies of jurisdiction were contacted, and comments sought. The file contents of BSP-118-19, last year’s CPA-02-22, and the 2023 remand submittal materials were reviewed and analyzed, including their associated SEPA checklists.

The site’s noise level was considered for future potential uses in the Mixed Use zone. Like many other locations along Interstate 90, the site has a higher-than-average ambient noise level. This elevated noise level can be mitigated by construction techniques commonly employed for similar uses in metropolitan areas for mixed- and multi-family residential development. The proposal is located over 500 feet south of the interstate. A review of the I-90 corridor through Spokane County reveals numerous examples of commercial, industrial, and multi-family development at similar proximities to the interstate. We have noted that this site is located outside of any Airport Noise Zones. The MDNS for this proposal includes provisions for title notices noting proximity to light industrial uses and an avigation easement in favor of Spokane International Airport.

**Order 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.

**Staff Comment:** The baseline for evaluating this proposal is a vacant and undeveloped site.

The MDNS is Attachment B to this report.

A summary of the MDNS conditions is as follows:
- Traffic mitigation Measures from WSDOT, City of Spokane, Public Works
- Domestic water mitigation
• Sewer mitigation
• Proximity to light industrial lands title notice
• Wetland mitigation per BSP-118
• Archaeological survey and report (before ground-disturbing activities)
• Aviation easement title notice
• AOZ-5 density limit
• Residential development limit

Attachments:
A) GIS Maps
B) Mitigated Determination of Nonsignificance
C) Agency Comments
ATTACHMENT A
Light Industrial to Mixed Use on approx. 38 acres

2023 Comp Plan Amendment Requests Revised CPA-02-22
Comprehensive Plan Map

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: July 2023
Spokane County GIS
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: July 2023
Spokane County GIS 000072
ATTACHMENT B
SPOKANE ENVIRONMENTAL ORDINANCE

(WAC 197-11-350) Section 11.10.230(3) Mitigated Determination of Nonsignificance (MDNS) File No. BSP-0118-2019

MITIGATED DETERMINATION OF NONSIGNIFICANCE

Description of proposal: Preliminary Binding Site Plan to divide 109 acres into a 59-Lot Commerce Park in the Light Industrial (LI) zone.


Location of proposal, including street address: The subject site is generally located south of and adjacent to Interstate 90 with access frontage on Abbott Road and Thorpe Road in the West 1/2 of Section 34, Township 25 N., Range 42 E.W., Spokane County, Washington.

Lead agency: Spokane County Building and Planning Department

The lead agency has determined this proposal does not have a probable significant adverse impact on the environment. Pursuant to WAC 197-11-350(3), the proposal has been clarified, changed, and conditioned to include necessary mitigation measures to avoid, minimize or compensate for probable significant impacts as provided herein. An Environmental Impact Statement (EIS) is not required under RCW 43.21.C.030(2)© only if the below identified Mitigating Measures and conditions are added. This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

[X ] This MDNS is issued under 197-11-350(2); the lead agency will not act on this proposal for 14 days from the date signed by the Department. Comments and appeals regarding this MDNS must be submitted no later than 4:00 p.m., December 3, 2020, if they are intended to alter the MDNS.

Mitigating Measures:

Washington State Department of Transportation

1. The traffic study along with the mitigating measures that was prepared by Whipple Consulting Engineers shall be updated for the properties included in this binding site plan after the development of 150,000 square feet of building area or 5 years whichever occurs first.
I acknowledge and accept the above mitigating measures to be clarifications, modifications and adjustments to the above described proposal necessary to avoid, minimize or compensate for probable significant impacts and adopt them as my own as an addendum to the proposal incorporated herein by reference and warrant that I will not oppose, object to or contest these measures in the future.

Date: 11/16/2020 Printed/Typed Name: Gray Schimmer Jr.

Signature:

Responsible Official: John Pederson, Planning Director, Department of Building and Planning

Contact:

Phone: (509) 477-3675
Address: 1026 W. Broadway, Spokane, WA 99260

Date: 11/17/2020 Signature: John Pederson

Appeal of this determination may be made to the Spokane County Hearing Examiner at the Department of Building and Planning, 1026 W. Broadway, Spokane, WA 99260, no later than 4:00 p.m. on December 3, 2020, by completing and signing the appeal form and remitting the appropriate appeal fee.

You should be prepared to make specific factual objections.

Contact: Robert Brock, AICP, Planner to read or ask about the procedures for SEPA appeals.

A copy of this MDNS was mailed to:

WA State Department of Ecology, SEPA Registry (Olympia)
Spokane County Public Works; Barry Greene, c/o Tami Lockie
Spokane County Environmental Services; Colin Depner
Spokane Regional Health District; Paul Savage
Spokane County Fire District # 10; Nick Scharff
Spokane Clean Air; April Westby
Cheney School District; Jeff McClure
City of Spokane Developer Services; Mike Nilsson, Eric Johnson and Joelle Eliason
Washington State Department of Transportation; Greg Figg
Washington State Department of Ecology; Jacob McCann
Fairchild Air Force Base; Matthew McCain
Spokane International Airport; Matt Breen
Spokane Transit Authority; Kathleen Weinand
Karlene Becker

Kris Antine and Fredrick Lackaff

Lisa Corcoran / Ryan Sheehan

000075
ATTACHMENT C
From: Davis, Marcia
Sent: Friday, September 1, 2023 1:30 PM
To: Warwick, Joshua
Cc: Freibott, Kevin; Searl, Loren; Brock, Robert W.
Subject: RE: CPAs

Hello Joshua,
Loren shared this with me, and we are confused what you are requesting.

Kevin Freibott (cc’d on this email) is the point of contact at the City for all Comprehensive Plan Amendments. The City has responded to capacity concerns on CPA 02-22 Remand in August 2023 and the others in May 2023. Robert Brock will have all this information and it is on the County’s CPA website.

ICM Department analyzes the water system for future capacity. Our water system has multiple pressure zones supplied from multiple wells. Capacity to a parcel needs to take into consideration all the system components needed, planned developments, capital projects, and the demand anticipated from our 20-year water system analysis. Also, analysis is based on DOH requirements for MDD, PHD, and MDD plus fire flow not on a gallon per day basis.

If you have a specific question on one of these CPAs, please direct your questions through Kevin.

Marcia Davis, PE | ICM Director | City of Spokane
509.625.6398 Remote work contact: 509.570.4162

From: Warwick, Joshua <jwarwick@spokanecounty.org>
Sent: Wednesday, August 30, 2023 9:18 AM
To: Searl, Loren <lsearl@spokanecity.org>
Subject: CPAs

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Hello Loren,

Here are the maps for the CPAs. I need to know if the system capacity in gallons per day for these areas and if it exceeds 261,070 gallons per day.

Best, Joshua Warwick

Sent from Mail for Windows
August 21, 2023

SCOTT CHESNEY DIRECTOR
SPOKANE COUNTY PLANNING DEPARTMENT
Sent via email to: schesney@spokanecounty.org
1026 W BROADWAY AVE
SPOKANE WA 99260

RE: Spokane County CPA-02-22 Remand
    City of Spokane Comments - SEPA Mitigation for Water and Sewer Service

Dear Mr. Chesney,

The City of Spokane (City) submits the following comments to Spokane County for the revised Comprehensive Plan Amendment CPA-02-22 Remand. The original Comprehensive Plan Amendment (CPAIR-0002-21) was submitted as a 108-acre zone change from Light Industrial to Mixed Use. The Comprehensive Plan Amendment CPA-02-22 Remand, has been subsequently revised such that the proposed project now proposes to change the use of 38 acres of Light Industrial (LI) to Mixed Used (MU) Zoning within Spokane County Tax Parcel Nos. 25342.9097, 25342.9084, and 25345.9109. MU Zoning permits a variety of uses, which results in more demand on essential services than is expected from light industrial development. The Environment Checklist for Remand of CPA-02-22 dated 06-16-23 states the draft Development Agreement will limit the total number of housing units to 925; however, an update to the number of units was received on 08-16-23 stating that the number of housing units is being reduced to 648 units. The revised proposal received on August 16, 2023, includes estimated water and sewer demands (see, August 16, 2023, letter to Robert Brock, Senior Planner, Re: City of Spokane Request with subsequent inquiry from Spokane County CPAIR-02-21: LI to MU 3616 S. Abbot Road from Whipple Consulting Engineers, Inc.) for Mixed Used within the 38 acres. The estimated demands are based on 16,500 sf of retail/commercial uses and 648 multifamily units. Per Whipple Consulting Engineers estimates, the peak hour demand for water was calculated at 891.4 gallons per minute (gpm) and peak flow for sewer was calculated as 171.1 gpm.

The project is located in the City of Spokane’s Current Retail Water Service Area and in the Urban Growth Area. The City has completed an analysis of this area based on the current land use designation of Light Industrial (LI). The completed analysis outlines the needed capital facilities to serve growth in the area with a land use designation of LI. In that analysis, the peak hour demand for water for the 38 acres has been calculated to be approximately 206 gpm and peak flow for sewer has been calculated to be approximately 10 gpm. In order to serve the increased demand for water and sewer caused by the proposed rezone to MU, planned capital facilities, specifically pumping stations, will need to be increased in size. Approximately 685 gpm additional water booster pumping capacity from the SIA Pressure Zone will be needed to serve water due to the increased demand from the MU zoning. At a minimum, based on an average cost of $420 per gpm for water booster pumping, an additional cost of $287,700 is required for the City to serve the increase demand in this area. Likewise, approximately 161 gpm more sewer pumping capacity will be needed for sewer services from
the MU zoning. Based on an average capital upgrade cost of $1,713 per gpm for sewer pumping, an additional cost of $275,800 is required in order for the City to serve the increased density in this area due to the change from LI to MU Zoning.

In order to accommodate the increased demand represented by the revised proposal, the City of Spokane requires the following SEPA mitigations to provide service to the above-stated parcels for MU zoning for the 16,500 sf of retail/commercial uses and 648 multifamily units.

- The developer shall be required to enter into a development agreement that must be approved by City Council prior to start of construction. This development agreement will outline the specific requirements in order for the project to proceed, including the timing and amount of mitigation fees, estimated in the paragraphs above. Furthermore, the development agreement should make clear the maximum development expected by the project (i.e. square feet of commercial, units of residential), beyond which additional mitigation may be required.
- The developer must pay Special Connection charges of $563,500 ($420 per gpm of peak hour water demand and $1,713 per gpm of peak sewer demand) for development as described above. This is in addition to applicable General Facility Charges, applicable permitting fees, etc. for the development as outlined herein.
- The developer is required to contact the City of Spokane directly regarding any changes to the water and sewer service needs of this project in the future.

Please also be aware that the above mitigation relates only to the reduced 38 acres of the proposed project. Any future modification of the remaining 70 acres of the original CPA-02 site will require additional consideration and may require additional mitigation to accommodate the increased sewer and water demand of that area. The mitigation above only concerns the reduced 38 acre proposal currently described by the County.

Thank you for the opportunity to review this project and for the communication with our staff. We look forward to working with Spokane County and the developers in this area.

Sincerely,

Marcia Davis, PE
Director

MD/jh

CC: Robert Brock, Spokane County Land Use Planning
    Kevin Picanco, City of Spokane Integrated Capital Management
    Colin Naake, City of Spokane Integrated Capital Management
08/03/2023

Mr. Saegen Neiman
Associate Planner
Spokane County
1026 W Broadway Avenue
Spokane, WA 99260

Sent Via Electronic Mail

Re: Spokane County--2023-S-6300--60-day Notice of Intent to Adopt Amendment

Dear Mr. Neiman:

Thank you for sending the Washington State Department of Commerce (Commerce) the 60-day Notice of Intent to Adopt Amendment as required under RCW 36.70A.106. We received your submittal with the following description.

**Spokane County 2023 Comprehensive Plan Amendment Review Cycle.**

We received your submittal on 08/01/2023 and processed it with the Submittal ID 2023-S-6300. Please keep this letter as documentation that you have met this procedural requirement. Your 60-day notice period ends on 09/30/2023.

We have forwarded a copy of this notice to other state agencies for comment.

Please remember to submit the final adopted amendment to Commerce within ten days of adoption.

If you have any questions, please contact Growth Management Services at reviewteam@commerce.wa.gov, or call Scott Kuhta, (509) 795-6884.

Sincerely,

Review Team
Growth Management Services
Hi Robert,

It looks like DAHP commented on the original proposal back in 2020 (see attached letter). At that time, we recommended an archaeological survey. Our recommendation remains the same.

Please let me know if you have any questions.

All the best,

Sydney Hanson, MA (she/her) | Local Government Archaeologist
Eastern Washington & Columbia River Counties
360.280.7563 | sydney.hanson@dahp.wa.gov

Department of Archaeology & Historic Preservation | www.dahp.wa.gov
1110 Capitol Way S, Suite 30 | Olympia WA 98501
PO Box 48343 | Olympia WA 98504-8343

Please consider the environment before printing this email

From: Miroshin, Elya <EMIROSHIN@spokaneCounty.org>
Sent: Friday, July 28, 2023 1:58 PM
To: Chamberlain, Monty <MChamberlain@spokanecounty.org>; Greene, Barry <bgreene@spokanecounty.org>; Istrate, Dave C. <DCISTRATE@spokanecounty.org>; Galle, Bill <BGalle@spokanecounty.org>; Twohig, Kyle <KTWOHIG@SpokaneCounty.org>; Zarecor, Matt <MZarecor@spokanecounty.org>; Lindsay, Robert <RLindsay@spokanecounty.org>; Chase, Doug <DChase@spokanecounty.org>; John Knowels <jnowels@spokanesheriff.org>; Johnson, Justin D. <JDJOHNSON@spokanecounty.org>; Mike Ulrich <mulrich@srtc.org>; Mike Tresidder <mtresidder@spokanetransit.com>; Pparel@spokeanhousing.org; Freibott, Kevin <kfreibott@spokanecity.org>; Davis, Marcia <mdavis@spokanecity.org>; Note, Inga <inote@spokanecity.org>; Jamie Reed <jreed@cheneysd.org>; Ken Johnson <kjohnson@sctd10.org>; psavage@srdh.org; spokanecountytye@avistacorp.com; Kuhta, Scott (COM) <scott.kuhta@commerce.wa.gov>; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; Figg, Greg <FiggG@wsdot.wa.gov>; Kay, Charlene <KayC@wsdot.wa.gov>; Anderson, Cindy (ECY) <CYAN461@ECY.WA.GOV>; Westerman, Kile W (DFW) <Kile.Westerman@dfw.wa.gov>; Lawlor, Jeffrey J (DFW) <Jeffrey.Lawlor@dfw.wa.gov>; Kinnick, Renee C (DFW) <Renee.Kinnick@dfw.wa.gov>; Hanson, Sydney (DAHP) <Sydney.Hanson@dahp.wa.gov>; randya@spokanetribe.com; Brandon Haugen <bhaugen@kalispeldevelopment.com>; mlithgow@kalispeltribe.com; rsheehan@spokaneairports.net; Ikrauter <Ikrauter@spokaneairports.net>; Fairchild AFB <92CES.CEN.CommunityProjCoord@us.af.mil>; Jamie Kowalski <jamie.kowalski@us.af.mil>
Cc: Brock, Robert W. <RWBROCK@spokanecounty.org>; dhume@spokane-landuse.com
Subject: CPA-02-22 Remand SEPA Circulation for Review and Comment by August 11, 2023
Dear SEPA Review Agency,

Spokane County is circulating the 2023 cycle of individual Comprehensive Plan Map and concurrent Zoning Map amendments for SEPA review and comments.

**Agency Comments are due August 11, 2023**

Supporting documents for this proposal can be found using the following link and will be posted by the end of the day on July 28, 2023:


*Please review the attached circulation memo for specific instructions.*

Thank you,

Elyia Miroshin, Planning Commission Clerk  
Spokane County Building and Planning  
1026 W. Broadway Avenue  
Spokane, WA 99260  
Phone: (509) 477-7139
February 24, 2020

Kathy Cummings  
Project Coordinator  
Spokane County Building & Planning  
1026 West Broadway Avenue  
Spokane, WA 99260-0050

In future correspondence please refer to:  
Project Tracking Code:  2020-02-01516  
Property:  Spokane County_Abbott Grove Commerce Park Grading Project  
Re:  Survey Requested

Dear Kathy Cummings:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. A desktop review of our Statewide Predictive Model has identified the proposed project area as having moderate to very high potential for archaeological resources. This, in relation to the fact that the proposed project area has not been surveyed in the past, indicates to us that archaeological resources may be present. Because the scale of the proposed ground disturbing actions would destroy any archaeological resources present, we recommend a professional archaeological survey of the project area is completed prior to ground disturbing activities. Please note that identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. We also recommend consultation with the concerned Tribes’ cultural committees and staff regarding cultural resource issues.

These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance with Washington State law. Should additional information become available, our assessment may be revised.

Thank you for the opportunity to comment on this project and we look forward to receiving the survey report. Please ensure that the DAHP Project Number (a.k.a. Project Tracking Code) is shared with any hired cultural resource consultants and is attached to any communications or submitted reports. Should you have any questions, please feel free to contact me.

Sincerely,

Sydney Hanson  
Transportation Archaeologist  
(360) 586-3082  
Sydney.Hanson@dahp.wa.gov
Good morning!

I am 2Lt Erin Barr and I am the Base Community Planner for Fairchild. We see no issues with the proposed changes. Thank you for reaching out and have a great rest of the week!

Very Respectfully,

ERIN K. BARR, 2Lt, USAF
Community Planner, 92d CES/CEN
Fairchild AFB, WA
Work: (509) 247-3937
Cell: (740) 816-8437

Dear SEPA Review Agency,

Spokane County is circulating the 2023 cycle of individual Comprehensive Plan Map and concurrent Zoning Map amendments for SEPA review and comments.
Agency Comments are due August 11, 2023

Supporting documents for this proposal can be found using the following link and will be posted by the end of the day on July 28, 2023:

- https://www.spkaneconomy.org/5326/2023-Comprehensive-Plan-Amendments

*Please review the attached circulation memo for specific instructions.

Thank you,

Elya Miroshin, Planning Commission Clerk
Spokane County Building and Planning
1026 W. Broadway Avenue
Spokane, WA 99260
Phone: (509) 477-7139
Memo

To: Robert Brock, Planner
From: David Istrate, Land Development Coordinator
Date: August 22, 2023
RE: CPA-2-22 Mitigation Memo

Public Works has reviewed the Trip Distribution Letter and have the following comments:

- The traffic information has been accepted; no further information is required.

- Offsite strip paving and safety improvements in the form of guardrail from North site access to Assembly Rd. on Abbot Rd. will be required. Improvements shall be required prior to the permit(s) or land actions producing the 200th PM peak hour trip.

- Contribution for area improvements shall be calculated as a proportionate share of the traffic through the Thorpe/Grove intersection. The contribution shall be required prior to the permit(s) or land actions producing the 200th PM peak hour trip.

End
August 8, 2023

Spokane County Fire District 10 is an all-risk fire department. We will respond to approximately 2,000 calls/emergencies by the end of 2023 and provide service to over 12,000 residents. The district responds to all types of emergencies including structure fires, wildland fires, vehicle fires, hazardous material spills, and emergency medical calls. Those areas that are hydrated in the district are a rating of 4 out of 10. Class 10 rating means that there essentially is no recognized fire protection system or availability of water for fire suppression.

An apartment complex generates .08 calls per unit. This equates to about 20 calls per year for a complex with 250 units. However, if any subsidized housing occurs or low income housing the impact is much greater. Low-income housing units tend to create a much different demand on services. A low-income housing unit is more like .52 calls per unit. The impact would be about 130 calls annually. This is a much different situation when the West Plains is seeing a sharp rise in apartment complexes on the West Plains.

Currently response times in that area are 9 min on average for that station area. The station currently is only staffed around 50% of the time. Meaning that the secondary engine is coming from Station 10-1 at 929 S Garfield Rd. This can be a 15 minute or longer response time. As the area infills service levels remain dependent on support of Fire District levies, EMS Levies and Maintenance and Operations Bonds. Currently that station is too small to serve that area in the future. The district will need 2.5 acres to replace the current fire station to house a ladder truck, Engine and Brush truck.

We are currently working on a plan to hire more career firefighters to staff Station 10-2 at 5408 W. Lawton Road 24/7/365. These long-range plans heavily rely on the community supporting Levy Lid lifts, and EMS levies. Since the fire district tax funding helps support the services any type of Tax Increment Financing (TIF) under consideration will directly cause a negative impact for the fire department.

Dead end roads in a development are very dangerous for homeowners and business and should not be designed in any new projects. The area is at a high risk for the wildland urban interface fires. A Vegetation Management Plan will need to be developed in order to not contribute to large slash piles on undeveloped sections of the property. In projects like this the International Wildland-Urban Interface Code should be followed despite the County Note adopting it. The County will need to consider adopting the International Wildland-Urban Interface code as soon a reasonable.

If you have questions, please feel free to contact me.

Cordially,

Ken Johnson, EFO
Fire Chief
Spokane County Fire District 10

929 S. Garfield Road  •  Airway Heights, WA 99001  •  (509) 244-2425  •  Fax: (509) 244-2421
From: Warwick, Joshua
Sent: Wednesday, August 30, 2023 12:54 PM
To: Ken Johnson
Subject: RE: CPA-02-22, CPA-07-23

Hello Ken:
In your letter make sure to specify that the fire district has the capacity to serve additional units from CPA-02-22, and CPA-07-23 and will not affect the level of service that we provide.
Again, thank you.
Joshua Warwick

Sent from Mail for Windows

From: Ken Johnson
Sent: Wednesday, August 30, 2023 12:49 PM
To: Warwick, Joshua
Subject: Re: CPA-02-22, CPA-07-23

Spokane County Fire District 10 recently was able to pass a levy lid lift through the support of the voters which is allowing us to continue supporting our strategic plan. Our strategic plan calls for increased staffing at Station 10-2 on Lawton St. With the objective to provide 24/7/365 coverage of emergency services. Completion of these objectives will allow the fire department to continue to serve the local area as well as the rest of the fire district into the near future. With the implementation of the strategic plan, we believe we will be able to have capacity to service the proposed increases in units.

Ken Johnson
Fire Chief
Spokane County Fire District 10

Sent from my iPhone

On Aug 30, 2023, at 12:35 PM, Warwick, Joshua <jWARWICK@spokanecounty.org> wrote:

The following CPAs would create an increase in dwelling units for Spokane Fire District Number 10
CPA-02-22 with a potential dwelling increase of 408 dwelling units
CPA-07-23 with an increase of 89 dwelling units.

This equates to a total dwelling increase of 497 dwelling units. If you have any questions you can contact me at 509.477.7233
Thank you.

Joshua Warwick
The CPAs are in the following location
CPA-02-22
<1DD5DD2EB9284A6D9CE68E3861426F05.png>

CPA-07-23
<6C6D82FEAA1F4CD8911599D36B3224A0.png>

Sent from Mail for Windows
Spokane County Fire District 10 recently was able to pass a levy lid lift through the support of the voters which is allowing us to continue supporting our strategic plan. Our strategic plan calls for increased staffing at Station 10-2 on Lawton St. With the objective to provide 24/7/365 coverage of emergency services. Completion of these objectives will allow the fire department to continue to serve the local area as well as the rest of the fire district into the near future. With the implementation of the strategic plan, we will be able to have the capacity to service the proposed increases in units from CPA-02-22, and CPA-07-23 with no adverse effects to the current service levels.

Ken Johnson
Fire Chief
Spokane County Fire District 10

Sent from my iPhone

On Aug 30, 2023, at 12:35 PM, Warwick, Joshua <jwarwick@spokanecounty.org> wrote:

The following CPAs would create an increase in dwelling units for Spokane Fire District Number 10
CPA-02-22 with a potential dwelling increase of 408 dwelling units
CPA-07-23 with an increase of 89 dwelling units.

This equates to a total dwelling increase of 497 dwelling units. If you have any questions you can contact me at 509-477-7233
Thank you.

Joshua Warwick

The CPAs are in the following location
CPA-02-22
September 5, 2023

Scott Chesney
Director of Spokane County Building and Planning
Public Works Building
1026 West Broadway
Spokane, WA 99260

RE: Spokane County 2022 Proposed Comprehensive Plan Amendment — CPA-02-22

Dear Mr. Chesney,

Thank you for the opportunity to review the proposed Spokane County Comprehensive Plan amendments that have advanced to the Planning Commission and Board of County Commissioners for the 2023 cycle. SRTC met with County planning staff on January 18 to discuss initial planning level assumptions for each proposal. These assumptions were supplemented with the 2023 CPA Population Impacts and Service Assumptions included in each project file. As you know SRTC is tasked with considering how the cumulative impacts of the amendments might impact the regional transportation network.

File Number: 22-CPA-02;
Proposal: Light Industrial to Mixed Use on 38 acres;

The growth associated with this proposal would exceed the growth that was assumed during the development of Horizon 2045, the Regional Transportation Plan (RTP). However, because SRTC is in the process of updating those assumptions we will work closely with your staff to ensure the growth associated with this proposal is accurately reflected in the regional land use forecast. It is important to emphasize that this determination is based on a regional analysis and did not evaluate more focused impacts to local transportation facilities. Those impacts are detailed in the August 15, 2023, revised traffic study prepared by Whipple Consulting Engineers.

The City of Spokane and WSDOT have submitted comments that further detail potential impacts in the area of the proposal. We would encourage the County to consider those comments and requested mitigations during deliberation on the proposed amendment.

Please feel free to contact me if you need any additional information about our review of this amendment proposal.

Sincerely,

Mike Ulrich
Principal Transportation Planner
Spokane Regional Transportation Council
September 5, 2023

Scott Chesney
Director of Spokane County Building and Planning
Public Works Building
1026 West Broadway
Spokane, WA 99260

RE: Spokane County 2022 Proposed Comprehensive Plan Amendment – CPA-02-22

Dear Mr. Chesney,

Thank you for the opportunity to review the proposed Spokane County Comprehensive Plan amendments that have advanced to the Planning Commission and Board of County Commissioners for the 2023 cycle. SRTC met with County planning staff on January 18 to discuss initial planning level assumptions for each proposal. These assumptions were supplemented with the 2023 CPA Population Impacts and Service Assumptions included in each project file. As you know SRTC is tasked with considering how the cumulative impacts of the amendments might impact the regional transportation network.

File Number: 22-CPA-02;
Proposal: Light Industrial to Mixed Use on 38 acres;

This amendment was reviewed by SRTC last year and our analysis determined it to be consistent with the Regional Transportation Plan (RTP), Horizon 2045. Since that review, the amendment has been revised and proposes less intense development. However, the proposed population growth exceeds that which was assumed during the development of Horizon 2045. Given the review timeline, we have not analyzed the most recent assumptions for cumulative impact. However, because SRTC is in the process of updating those assumptions we will work closely with your staff to ensure the growth associated with this proposal is accurately reflected in the regional land use forecast. Once those assumptions are updated, we expect the proposal would not adversely impact regional Levels of Service and should therefore be generally consistent with the RTP. It is important to emphasize that this determination also did not evaluate more focused impacts to local transportation facilities. Those impacts are detailed in the August 15, 2023, revised traffic study prepared by Whipple Consulting Engineers.

The City of Spokane and WSDOT have submitted comments that further detail potential impacts in the area of the proposal. We would encourage the County to consider those comments and requested mitigations during deliberation on the proposed amendment.

Please feel free to contact me if you need any additional information about our review of this amendment proposal.

Sincerely,

Mike Ulrich
Principal Transportation Planner
Spokane Regional Transportation Council
M Brock,

WSDOT Aviation Division reviewed the provided documentation on 9/6/2023. We have no comments.

Note: No assessment of obstructions or airspace was conducted.

Cheers,

David Ison, PhD | Aviation Planner  
Emerging Aviation Technologies & Land Use Compatibility  
Washington State Department of Transportation  
isond@wsdot.wa.gov C: 360-890-5258

WARNING: This email originated from outside of WSDOT. Please use caution with links and attachments.

Dear WSDOT Aviation,

Spokane County is circulating the 2023 cycle of individual Comprehensive Plan Map and concurrent Zoning Map amendments for SEPA review and comments.

Please provide comments by September 20th, 2023

The proposals that are near Spokane International Airport are CPA-07-23, CPA-08-23, and Remanded CPA-02-22.

The proposals can be found at:

2023 Comprehensive Plan Amendments | Spokane County, WA

Thank you.

Robert

Robert Brock, AICP  
Planner
Miroshin, Elya

From: Brock, Robert W.
Sent: Thursday, August 31, 2023 4:30 PM
To: Miroshin, Elya
Subject: FW: WSDOT Comments for CPA-02-22

FYI

Bob

Robert Brock, AICP
Planner
Spokane County Building and Planning
509-477-7223
1026 W. Broadway Ave.
Spokane, WA 99260

From: Clarke, Corey J. <ClarkeCJ@wsdot.wa.gov>
Sent: Thursday, August 31, 2023 4:12 PM
To: Brock, Robert W. <RWBROCK@spokanecounty.org>; Figg, Greg <FiggG@wsdot.wa.gov>
Cc: Note, Inga <inote@spokanecity.org>; Greene, Barry <BGreene@spokanecounty.org>; Istrate, Dave C.<DCISTRATE@spokanecounty.org>; Bjordahl, Mike <BjordaM@wsdot.wa.gov>
Subject: WSDOT Comments for CPA-02-22

Hello Robert,

Thank you for the opportunity to review the requested comprehensive plan change from Light Industrial to Mixed Use for 38 acres of a 108 acre Light Industrial Site in the West Plains area. WSDOT has reviewed the revised traffic study dated August 15, 2023 by WCE Engineers, and the US 195 Traffic Analysis managed by SRTC. Consequently, WSDOT has the following concerns and recommended mitigating measures that we request be placed on this comprehensive plan change and rezone through the Spokane County SEPA process:

Concerns about affected items on the Transportation System:

- There is no transit service on the south side of I-90. The nearest transit service north of I-90 is not easily reachable by pedestrians as there are no sidewalks or bike lanes on Grove Road. The Grove Road I-90 interchange bridge has limited accommodations for pedestrians and bikes as well.

- The WCE traffic analysis compares the approved BSP’s trip generation potential to one scenario for mixed-use development including commercial retail, a coffee shop, a park, and 648 units of multifamily housing. A mixed-use designation allows a wide range of development options that could result in higher trip generation than was studied by WCE. The proximity and visibility to I-90 also makes it attractive for auto orientated retail such as drive through fast food restaurants. Many of these uses could result in a higher trip generation than was studied by WCE.

- The trip generation as presented shows a significant number of trips are internal or pass-by and will not be new trips on the network. This is based on the development having a mix of residential and retail uses that would interact with each other. However, this property could be developed in a manner with primarily residential or retail uses and would take away the internal and pass by trips resulting in more new trips and a greater impact to the transportation system.
The analysis shows that the US 195/Thorpe Road eastbound movement will operate at poor levels of service during the PM peak hour. With a long enough delay the eastbound traffic may queue into the Fish Lake Trail Thorpe Road tunnel and could block the movement of WB traffic, thus creating an unsafe condition for drivers turning south onto Thorpe from US 195.

The analysis shows that both J-turn movements at US 195/Thorpe will see poor levels of service. This means longer queues in the turn lane on US 195 with greater risk for rear-end crashes as drivers enter the lane. And higher risk of at angle crashes when impatient drivers accept shorter than normal gaps in traffic to cross the fast-moving through lanes.

Requested mitigations:

WSDOT requests that the following mitigations be placed on the rezone request through SEPA, this will ensure that adequate transportation facilities are available:

- Prior to a project moving forward to building permit, that the traffic study shall be updated to determine how and which of the mitigations listed below is necessary for that particular development phase:

- The Geiger Interchange Roundabouts be analyzed to determine if a roundabout meter or other improvements are needed to maintain LOS and acceptable volume to capacity ratios. The developer will need to design and construct the needed improvement.

- Appropriate pedestrian accommodations be provided over the Grove I-90 Interchange bridge. The developer will need to design and construct the improvement.

- The applicant coordinate with Spokane Transit Authority to identify opportunities for transit to serve this mixed-use area.

- The currently approved BSP for the site included a public access road running from Thorpe Road (between Odom and WEMCO) to Abbott Road. This public access roadway shall continue to be provided to ensure that traffic has an efficient means to access the Garden Springs interchange and Sunset Blvd.

- The project shall propose mitigations acceptable to WSDOT as not to worsen the LOS delay at the Thorpe and US 195 intersection and the two J-turns on US 195 serving Thorpe Road. The developer shall design and construct the needed improvements.

- Vehicular traffic resulting from this mixed-use designation is expected to degrade the US 195 EB On Ramp operations at I-90. WSDOT has requested that no additional peak hour trips be added to the ramp due to safety concerns. This development is required to complete an improvement to the US 195 corridor that will mitigate the impact of its traffic on NB US 195 to EB I-90 ramp. Projects in this mixed-use area shall not move forward until a financial commitment is in place (secured by a letter of credit or bond), which has been approved by the City, providing for the design and construction of the mitigation project, which shall be under contract for construction within one year from the development obtaining a building permit. The details of the mitigation project will be agreed upon by the developers, City and WSDOT. The applicant’s contributions to funding the design and construction of the mitigation project will qualify for a credit against transportation impact fees per SMC 17D.075.070.

Please let me know if you should have any questions regarding the above comments and requested mitigating measures.

Sincerely,

Corey Clarke
Transportation Planning Specialist II
WSDOT – Eastern Region
509-324-6200 | clarkcj@wsdot.wa.gov
Typical Hours: M-Th, 7-5:30
Proposal

The applicant is requesting approval for an annual Comprehensive Plan Map Amendment and concurrent zone reclassification from the designation of Low Density Residential (LDR) to High Density Residential (HDR) on approximately 5.06 acres.

Applicant: Storhaug INC. C/O Clifton Trimble
510 East Third Avenue
Spokane, WA 99202

Site Description: The parcel is the location of the Country Homes Christian Church. The shape of the parcel is triangular with frontage and access on North County Homes Blvd and North Wall. The site is generally flat, with the church, associated parking lot, playground and open space of natural grass and ponderosa pines.
### Project Location:
The site is a single 5.06-acre parcel, located at the intersection of North Wall and North Country Homes Blvd., in the SW corner of Section 19, Township 26 North, Range 43 East, Willamette Meridian, Spokane County.
The site contains access points on both North Wall Street and North County Homes Blvd.

### Parcel Number(s)
36193.9105

### Comprehensive Plan Designation:
Low Density Residential

### Zoning:
LDR
Summary

The applicants are seeking approval for a comprehensive plan amendment and concurrent zone reclassification on 5.06-acre parcel from the existing designation of Low Density Residential (LDR) to High Density Residential (HDR). High Density Residential designations have allowed densities greater than 15 units per acre. If a project proposes densities greater than 30 units per acre in the High Density Residential Zone, Conditional Use Permit approval is required prior to development to mitigate the possible impacts of the projects.

The applicants submitted a Comprehensive Plan Amendment Initiation Request within the allowed window found within Spokane County Zoning Code section 14.402.100. The proposal was presented to reviewing agencies to preview the proposals as well as identify any project deficiencies prior to project initiation.

The 2023 Comprehensive Plan Amendment Initiation Requests were presented to the Spokane County Planning Commission on March 16, 2023. The commission took testimony, deliberated, and made an initiation recommendation on this request to the Spokane County Board of County Commissioners.

On April 18, 2023, the Spokane County Board of County Commissioners voted to initiate the proposal for further review in the 2023 Comprehensive Plan Amendment Review Cycle.
Critical Areas Review

<table>
<thead>
<tr>
<th>Critical Area</th>
<th>Category</th>
</tr>
</thead>
<tbody>
<tr>
<td>Critical Aquifer Recharge Area</td>
<td>Moderate</td>
</tr>
<tr>
<td>Fish and Wildlife Habitat</td>
<td>None identified</td>
</tr>
<tr>
<td>Floodplain</td>
<td>None identified</td>
</tr>
<tr>
<td>Wetlands</td>
<td>None identified</td>
</tr>
<tr>
<td>Streams</td>
<td>None identified</td>
</tr>
<tr>
<td>Geohazards</td>
<td>None identified</td>
</tr>
<tr>
<td>Cultural Resources</td>
<td>None identified</td>
</tr>
<tr>
<td>Stormwater Risk</td>
<td>Moderate Risk Drainage Area</td>
</tr>
</tbody>
</table>

Existing Site Conditions

Country Homes Christian Church has been in operation since 1959, with a sizeable remodel and upgrade in 1993. The 5.06-acre parcel only contains the church and associated functions, such as parking, playground, and open space.

Guiding Documents

The Spokane County Comprehensive Plan, Zoning Code, and Revised Code of Washington provide the framework for consideration of Comprehensive Plan Amendments. The following are relevant goals and policies for consideration of the proposed amendment.

ZONING CODE

The processes and procedures for amending the Comprehensive Plan Map with concurrent Zoning Map change are found in chapter 14.402.100 of the Spokane County Code. Section 5a of this code states that the Department of Building and Planning shall analyze the proposed amendments for cumulative impacts to services and facilities and for consistency with the Comprehensive Plan policies and the criteria in section 14.402.040.

Zoning Code Criteria

14.402.040 – Criteria for Amendment
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.
**Staff comments:** The proposal must meet one of the above standards to obtain approval. Staff believes that the demand for housing, increase in housing prices, and general population growth within the county show a change in economic and land use conditions since the proposal was assigned the low-density residential designation thereby meeting the criteria set forth in SCZC 14.402.040(2). Staff believes the amendment also meets the criteria in SCZC 14.402.040 in that it is consistent with or implements the Comprehensive Plan and is not detrimental to the public welfare, as is set forth further in this report.

**COMPREHENSIVE PLAN GOALS AND POLICIES**

**Chapter 2 - Urban land Use:**
The Urban Land Use Chapter provides policy guidance for the development of Spokane County’s unincorporated urban areas. The policies in this chapter strive to improve quality of life, provide opportunities for innovative approaches to land use, and protect our community character.

**Planning Principles**
The following planning principles, developed through citizen participation efforts, form the basis for development of the Urban Land Use Chapter.
- Compact urban forms should be encouraged that create a greater sense of “community,” with pedestrian/bicycle-friendly settlement patterns.
- Neighborhood character should be preserved and protected.
- Jobs, housing, services, and other activities should be within easy walking distance and shorter commute times of each other.
- Communities should have a center focus that combines commercial, civic, cultural, and recreational uses.
- Streets, pedestrian paths, and bike paths should contribute to a system of fully connected routes.
- Communities should have a diversity of housing and job types that enable residents from a wide range of economic levels and age groups to work and reside within their boundaries.

**Land Use Designations**
The subject parcel lies within the North Metro Urban Growth Area (UGA) and is currently designated Low Density Residential by the Spokane County Comprehensive Plan, and the parcel is zoned LDR. Adjacent uses include single family homes generally on lots that are approximately a quarter-acre in size. Commercial designations exist along the division street corridor, about a half-mile to the east of the site. In addition, multifamily housing and small-scale commercial exists on the east side of Wall Street at the intersection of Country Homes Blvd. These commercial businesses consist of small-scale office space. Office Space is an allowed use within the HDR zone.
Spokane County Comprehensive Plan

Requested Designation

HIGH DENSITY RESIDENTIAL (HDR): High density residential shall be greater than 15 dwelling units per acre. Design standards ensure neighborhood character and compatibility with adjacent uses. High-density residential zones are usually located near transit services, shopping, and major transportation routes. Cluster development, zero lot-line housing and other incentives are permitted to promote infill and preserve open space. Offices are permitted in the HDR zone in order to provide some of the service needs generated by high-intensity uses.

Staff Comments: The project site is located approximately a half mile east of the Division Street Commercial Corridor. Additionally, the site is adjacent to commercial businesses generally used as office space and multi-family on the northeast corner of the intersection of North Wall Street and North Country Homes Blvd.

Urban Character and Design

UL.2 Maintain and enhance the quality of life in Spokane County through urban design standards.

The design of our urban environment has a significant effect on community identity. Well-designed communities contribute to a healthful, safe and sustainable environment that offers a variety of opportunities for affordable housing and employment. The Urban Character and Design section provides the goals and policies to preserve and enhance neighborhood character. Some of the concepts considered here include:

• Community appearance, including signs and placement of utilities;
• Neighborhood considerations in the review of development projects;
• Integration of neighborhoods, including bicycle and pedestrian orientation;
• The effect of traffic patterns and parking on neighborhood character;
• Encouragement of exemplary development through planned unit developments; and
• Considerations for public art.

Staff note: To help integrate projects into the surrounding neighborhood, Multi-family development is subject to the landscaping and design standards found in Spokane County Zoning Code chapter: 14.800 Development Standards. Generally, aesthetic related development standards are required to be installed prior to permit finalization.

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.

**Staff Comments:** The site is located at an intersection of two Urban Principal Arterials, Wall Street and Country Homes Boulevard. The rights-of-way for these two roads are owned and maintained by Spokane County. The church site contains grass fields, playground facilities and natural area. Additionally, open space and ballfields exist at the Evergreen Elementary School Site, approximately 1500-feet to the east of the site. The closest public park is a Spokane County owned park named “Linwood Community Park” located about 2,500 feet to the southwest of the project site at 1100 W. Eastmont Way. The proposal is located about a half-mile east of the Division Street Commercial corridor which has services ranging from local neighborhood services to Regional Commercial Centers. The site is served by STA bus Route 124. Route 124 is an express route and runs in the morning and evening commute times. The applicant submitted an attachment to the application that demonstrated the proximity to the elements found in goal 2.16 of the Spokane County Comprehensive Plan.

UL.2.17 Site multi-family units throughout the Urban Growth Area as follows:
   a. Integrate into or next to neighborhood, community, or urban activity centers.
   b. Integrated into or next to neighborhood, community or urban activity centers.

**Staff Comment:** The project site is located in the North Metro UGA in an existing residential area of Single-family Dwellings built in the 1960s. The homes surrounding the project site lie on approximately one-quarter acre lots. Existing multi-family apartments are also present in the neighborhood, with apartment complexes on the east side of Wall Street.

**Residential Land Uses**

UL.7 Guide efficient development patterns by locating residential development in areas where facilities and services can be provided in a cost-effective and timely fashion.

UL.7.1 Identify and designate land areas for residential uses, including categories for low, medium, and high-density areas.

UL.7.5 Provide for bonus densities, zero lot-line housing, auxiliary structures, accessory dwellings, or similar methods to promote infill development, where appropriate.

**Staff Comment:** The subject property is located within the North Metro Urban Growth Area. Urban services are currently available at the site, including water, urban sewer, and transit. Because the property is surrounded at all side by urban uses and densities,
it would be considered an infill project, increasing the density within an existing urban area.

**Housing Variety**

**UL.8** Create urban areas with a variety of housing types and prices, including manufactured home parks, multifamily development, townhouses, and single-family development.

**Staff note:** The neighborhoods surrounding the subject site are generally single-family dwellings on quarter-acre lots. Multi-family apartments exist on the east side of the Wall Street right-of-way, adjacent to the project site. Multi-family housing would add more housing options within the neighborhood.

**Stormwater**

**CF.8** Provide stormwater facilities and related management programs that protect surface and groundwater quality and habitat, prevent chronic flooding from stormwater, maintain natural stream hydrology and protect aquatic resources.

**CF.8.1** New developments within the UGA shall require stormwater management systems.

**Staff Comment:** This site is located in a moderate-risk drainage area. At the time of site development, Public Works will require a drainage plan that conforms with the adopted Spokane County Stormwater Manual. According to the Spokane County Stormwater Manual Section 2.2.1 “Applicability,” all new multi-family development within the urban growth area shall submit a Drainage Submittal in compliance with the Spokane County Stormwater Manual.

**Transportation**

**Purpose**
People and places are connected to one another by the transportation system. The transportation system consists of facilities that accommodate many modes of transport, including cars, trucks, buses, bicycles, trains, airplanes, and pedestrians.

**Goal**

**T.2** Provide transportation system improvements concurrent with new development and consistent with adopted land use and transportation plans.
Policies

T.2.2 Transportation improvements needed to serve new development shall be in place at the time new development impacts occur. If this is not feasible, then a financial commitment consistent with the capital facilities plan, shall complete the improvement within 6 years.

T.2.3 Transportation improvements shall be consistent with land use plans, capital funding and other planning elements.

T.2.4 Implement concurrency review and management that evaluates impacts from new developments and identifies funding sources for improvements. Evaluate the transportation system annually and compare to prior years.

T.2.5 Coordinate planning with appropriate jurisdictions and utility companies for utility corridors that may affect the transportation system.

T.2.6 Use a 10-year and 20-year planning horizon when preparing transportation forecasts to provide information on the location, timing, and capacity needs of future growth.

T.2.7 The transportation system shall support the Land Use Element of the Spokane County Comprehensive Plan as growth occurs.

Staff Comment: The applicant produced a trip generation letter alongside the Comprehensive Plan Amendment application. The trip generation letter was routed to traffic review agencies for comment. The traffic review resulted in a Mitigated Determination of Nonsignificance, with a requirement of a proportional financial contribution to affected street intersections, prior to development.

Goal

T.3d Encourage land uses that will support a high-capacity transportation system.

Policy

T.3d.2 Provide for mixed-use activity centers that support a high-capacity transportation corridor.

Staff Comment: Spokane Transit Authority commented on the proposal and stated that the bus Route 124 passes the subject site. However, route 124 is an express service, and STA stated they have no current plans to provide all-day service to this site. Generally, high density development better supports high-capacity transit systems than low density residential development.
Urban Residential Zones – High Density Residential

The High-Density Residential Zone is primarily for multi-family development at densities of greater than 15 dwelling units per acre. High-density residential zones are usually located near transit services, shopping, and major transportation routes. Cluster development, zero lot-line housing and other incentives are permitted to promote infill and preservation of open space. Offices are permitted in the HDR zone in order to provide some of the service needs generated by high-intensity land uses.

**Staff Note:** The site is located at an intersection of two Urban Principal Arterials, Wall Street and Country Homes Boulevard. The rights-of-way for these two roads are owned and maintained by Spokane County. The church site contains grass fields, playground facilities and natural area. Additionally, open space and ballfields exist at the Evergreen Elementary School Site, approximately 1500-feet to the east of the site. The closest public park is a Spokane County owned park named “Linwood Community Park” located about 2,500 feet to the southwest of the project site at 1100 W. Eastmont Way. The proposal is located about a half-mile east of the Division Street Commercial corridor which has services ranging from local neighborhood services to Regional Commercial Centers. The site is served by STA bus Route 124. Route 124 is an express route and runs in the morning and evening commute times. The applicant submitted an attachment to the application that demonstrated the proximity to the elements found in goal 2.16 of the Spokane County Comprehensive Plan.

Consistency and Concurrency
The Growth Management Act requires capital facilities to be concurrent with development. This means that capital facilities must be in place prior to development, or within a specific time period.

Population and Land Capacity
The proposed amendment has the potential to increase the population capacity within the Urban Growth Area. The existing Low Density Residential designation has an assumed buildout of 4.43 units per acre, and the proposed designation of High Density Residential has an assumed buildout of 24.25 units per acre. The methodology used to calculate population converts residential units to the population by assuming the average single-family residence will include 2.5 persons and that a multi-family residential unit will contain 1.5 persons. The table below illustrates the impact of the proposed amendment on population capacity.
Staff Comment: This parcel is located within the Urban Growth Area and urban-level services are available to serve this site. The Department of Building and Planning analyzed this site as part of a Cumulative Impacts Analysis and concluded that this proposal would produce the following impacts on services over and above the typical development of the site under its current zoning designation.

Service Analysis

<table>
<thead>
<tr>
<th></th>
<th>Existing Zone (LDR)</th>
<th>Proposed Zone (HDR)</th>
<th>Change in Demand</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site 5.06 acres</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential units</td>
<td>22</td>
<td>123</td>
<td>101</td>
</tr>
<tr>
<td>Population</td>
<td>56</td>
<td>185</td>
<td>129</td>
</tr>
<tr>
<td>Water Consumption (gpd)</td>
<td>12,980 gallons per day</td>
<td>22,140 gallons per day</td>
<td>9,160 gallons per day increase</td>
</tr>
<tr>
<td>Wastewater (gpd)</td>
<td>3,850 gallons per day</td>
<td>12,300 gallons per day</td>
<td>8,450 gallons per day increase</td>
</tr>
<tr>
<td>Schools (students)</td>
<td>11 Students</td>
<td>61.5 students</td>
<td>50.5 Student increase</td>
</tr>
<tr>
<td>Parks (acres)</td>
<td>0.078 acres of parkland</td>
<td>0.2562 acres of parkland</td>
<td>0.1782 acre increase in needed parkland</td>
</tr>
<tr>
<td>Libraries (sq ft)</td>
<td>23 Square feet</td>
<td>76 Square Feet</td>
<td>53 square foot increase</td>
</tr>
<tr>
<td>Law Enforcement (officers)</td>
<td>0.05 officers</td>
<td>0.19 officers</td>
<td>0.13483 officer increase</td>
</tr>
</tbody>
</table>

Please see the Cumulative Impact Analysis in Chapter 3 for a detailed explanation.

Staff Comment: Based upon agency feedback, and the MDNS for this proposal, the increase in service demand expected from this proposal can be met without diminishing established levels of service standards.

Public Participation/Agency Review
Public participation is detailed in chapter 1. Public and agency comments are contained in the attachment. Individual property owners within a 400-foot distance of the project boundary were sent individual notice. The site will be posted on September 27, 2023. Agency conditions have been incorporated into the MDNS for this proposal.
## Summary of Agency and Public Comments

<table>
<thead>
<tr>
<th>Agency Comment</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Spokane County Public Works, Dave Istrate, Dated August 7, 2023</td>
<td>A Mitigated Determination of Nonsignificance with a condition reflecting this traffic mitigation will be issued on September 27, 2023.</td>
</tr>
<tr>
<td>Spokane County Public Works, Dawn Dompier, Dated August 4, 2023</td>
<td>No comment specific to the project. However, the comment reiterated the permitting process for future sewer connections.</td>
</tr>
<tr>
<td>Whitworth Water District, Tim Murrell, Dated August 3, 2023</td>
<td>Because water service is a concurrency requirement, no development will occur without Whitworth Water District providing will-serve letter for water service.</td>
</tr>
<tr>
<td>State of Washington – Department of Archaeology and Historic Preservation, Sydney Hanson, Dated August 11, 2023</td>
<td>A Mitigated Determination of Nonsignificance with a condition reflecting the requirement of a professional Archaeological Survey will be required prior to ground disturbing activities.</td>
</tr>
<tr>
<td>Washington State Department of Transportation; Greg Figg, Dated August 23, 2023</td>
<td>No comment due to size and location of proposal</td>
</tr>
</tbody>
</table>

No public comments have been received at the time of report issuance (9/21/23).

### State Environmental Policy Act

The 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 Mitigated Determination of Nonsignificance (MDNS) for this proposal will be issued on September 27, 2023, with a comment period ending October 11, 2023, and an appeal period ending on October 18, 2023.

The MDNS is Attachment A to this report.

A summary of the MDNS conditions is as follows:

- Traffic mitigation
- Archaeological Survey and Report (Before ground disturbing)

### Attachments:

A) Mitigated Determination of Nonsignificance  
B) Agency Comments
ATTACHMENT A
MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)

Description of proposal: A Comprehensive Plan Amendment and Concurrent Zone Reclassification from the existing designation of Low Density Residential to High Density Residential on 5.06 acres.

Proponent: Clifton Trimble, Storhaug Engineering

Location of proposal: The project site is located at the intersection of Country Homes Boulevard and North Wall Street in the southwest corner of Section 19, Township 26 North, Range 43 East, Willamette Meridian, Spokane County.

Parcel numbers: 36193.9105

Lead Agency: Spokane County Department of Building and Planning

The lead agency for this proposal has determined that it is unlikely to have a significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21. This decision was made after a review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

[x ] This MDNS is issued under WAC 197-11-350; the lead agency will not act on this proposal for at least 14 days. Comments must be submitted in writing to Spokane County Planning Department, C/O Saegen Neiman, 1026 W. Broadway Ave., Spokane, WA 99260 by October 11, 2023.

Mitigating Measures:

**Spokane County Public Works- Transportation:**

1. Prior to building permit issuance, the applicant may be required to produce further traffic analysis and may be required to provide a proportional financial contribution to street intersections affected by the proposal.

**Washington State Department of Archaeology & Historic Preservation:**

1. Requires a cultural resource survey shall be completed and submitted to DAHP before any ground-disturbing activities or before the issuance of any construction of grading permits.

I acknowledge the above mitigating measures to be modifications and adjustments to the above-described proposal and warrant that I will not oppose, object to or contest these measures in the future.

Date: _________________ Print/Typed Name: ____________________________________________________________

Signature of Property Owner/Legal Representative:

__________________________________________________________________________________________
Responsible official:
Scott Chesney, AICP, Planning Director, Spokane County Department of Building and Planning

Contact: Saegen Neiman, Planner
Phone: (509) 477-7213
Address: 1026 W. Broadway Ave. Spokane, WA. 99260

Date issued ______________________________ Signature __________________________

You may appeal this determination to the Spokane County Hearing Examiner at the Department of Building and Planning, 1026 W. Broadway Ave. Spokane, WA. 99260, no later than **4:00 pm on October 18th, 2023**, by completing and signing the appeal form and remitting the appropriate appeal fee.

You should be prepared to make specific factual objections.

Contact: Saegen Neiman to read or ask about the procedures for SEPA appeals.

This MDNS was mailed to:
- Spokane County Department of Building and Planning; Monty Chamberlain
- Spokane County Public Works; Barry Greene, David Istrate
- Spokane County Public Works, Development Services (Stormwater); Bill Galle
- Spokane County Public Works; Kyle Twohig, Matt Zarecor, Rob Lindsay
- Spokane County Parks and Recreation; Doug Chase
- Spokane County Sheriff; John Nowels
- Spokane County Community Development; Justin Johnson
- Spokane Regional Transportation Council; Mike Ulrich
- Spokane Transit Authority; Mike Tresidder
- Spokane County Housing Authority; Pamela Parr
- Fire District #9; Jack Cates
- Mead School District #354; Ned Wendle
- Whitworth Water District; Tim Murrell
- Spokane Regional Health; Paul Savage
- Avista Utilities;
- State Department of Commerce; Scott Kuhta
- State Department of Ecology, SEPA Registry
- State Department of Transportation; Greg Figg, Char Kay
- State Department of Ecology; Cindy Anderson
- State Department of Fish and Wildlife; Kile Westerman, Jeff Lawlor, Renee Kinnick
- State Department of Archaeology & Historic Preservation; Sydney Hanson
- City of Spokane Department of Planning & Economic Development; Kevin Freibott
- Spokane Tribe of Indians; Randy Abrahamson
- Kalispell Tribe of Indians; Brandon Haugen, Mike Lithgow
- Bonneville Power Administration
- Williams Gas Pipeline – West
ATTACHMENT B
08/03/2023

Mr. Saegen Neiman  
Associate Planner  
Spokane County  
1026 W Broadway Avenue  
Spokane, WA 99260

Sent Via Electronic Mail

Re: Spokane County--2023-S-6300--60-day Notice of Intent to Adopt Amendment

Dear Mr. Neiman:

Thank you for sending the Washington State Department of Commerce (Commerce) the 60-day Notice of Intent to Adopt Amendment as required under RCW 36.70A.106. We received your submittal with the following description.

Spokane County 2023 Comprehensive Plan Amendment Review Cycle.

We received your submittal on 08/01/2023 and processed it with the Submittal ID 2023-S-6300. Please keep this letter as documentation that you have met this procedural requirement. Your 60-day notice period ends on 09/30/2023.

We have forwarded a copy of this notice to other state agencies for comment.

Please remember to submit the final adopted amendment to Commerce within ten days of adoption.

If you have any questions, please contact Growth Management Services at reviewteam@commerce.wa.gov, or call Scott Kuhta, (509) 795-6884.

Sincerely,

Review Team  
Growth Management Services
August 11, 2023

Saegen Neiman  
Spokane County  
1026 West Broadway Avenue  
Spokane, WA 99260

In future correspondence please refer to:  
Project Tracking Code:  2023-08-04895  
Property: Spokane County_Comprehensive Plan Map and Zoning Map Amendment CPA-05-23  
Re: Survey Requested

Dear Saegen Neiman:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance Washington State law. Should additional information become available, our assessment may be revised.

Our statewide predictive model indicates that there is a high probability of encountering cultural resources within the proposed project area. Further, the scale of the proposed ground disturbing actions would destroy any archaeological resources present. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, we recommend a professional archaeological survey of the project area be conducted and a report be produced prior to ground disturbing activities. This report should meet DAHP's Standards for Cultural Resource Reporting.

We also recommend that any historic buildings or structures (45 years in age or older) located within the project area are evaluated for eligibility for listing in the National Register of Historic Places on Historic Property Inventory (HPI) forms. We highly encourage the SEPA lead agency to ensure that these evaluations are written by a cultural resource professional meeting the SOI Professional Qualification Standards in Architectural History.

Please note that the recommendations provided in this letter reflect only the opinions of DAHP. Any interested Tribes may have different recommendations. We appreciate receiving any correspondence or comments from Tribes or other parties concerning cultural resource issues that you receive.

Thank you for the opportunity to comment on this project. Please ensure that the DAHP Project Tracking Number is shared with any hired cultural resource consultants and is attached to any communications or submitted reports. Please also ensure that any reports, site forms, and/or historic property inventory (HPI) forms are uploaded to WISAARD by the consultant(s).
Should you have any questions, please feel free to contact me.

Sincerely,

[Signature]

Sydney Hanson
Local Government Archaeologist
(360) 280-7563
Sydney.Hanson@dahp.wa.gov
Neiman, Saegen M.

From: Ned Wendle <Ned.Wendle@mead354.org>
Sent: Friday, August 25, 2023 1:59 PM
To: Neiman, Saegen M.
Subject: Re: Spokane County Comprehensive Plan Amendment Review (Mead Schools)

Hi Saegen,

Mead School District has no comment at this time on the 3 CPA's.

On Thu, Aug 24, 2023 at 2:20 PM Neiman, Saegen M. <SNEIMAN@spokanecounty.org> wrote:

Hey Ned,

I am reviewing the agency comments that have been submitted to the county. You mentioned earlier about the best way to submit comments to the record for a project. I did not see any formal comments submitted from Mead Schools. If Mead Schools has comments, id gladly still take those. And if there are no comments, that is fine too, however I just want to confirm that is the case.

Thanks,
Saegen

From: Ned Wendle <Ned.Wendle@mead354.org>
Sent: Monday, August 7, 2023 10:17 AM
To: Neiman, Saegen M. <SNEIMAN@spokanecounty.org>
Cc: Chesney, Scott <SCHESNEY@spokanecounty.org>; Brock, Robert W. <RWBROCK@spokanecounty.org>; Miroshin, Ely <EMIROSHIN@spokanecounty.org>
Subject: Re: Spokane County Comprehensive Plan Amendment Review (Mead Schools)

Hello Saegen,
Do you want the school District to comment in the public comment portion of the web site?

How should I identify that I am representing the school District?

On Thu, Aug 3, 2023 at 11:14 AM Neiman, Saegen M. <SNEIMAN@spokanecounty.org> wrote:

Hey Ned,

About a week ago (July 28), Spokane County circulated the yearly comprehensive plan amendments for SEPA comment and review. This year, Spokane County has three amendments that were initiated for full comprehensive plan amendment review in the Mead School District. Those projects are: CPA-05-23, CPA-11-23, and CPA-12-23.

I am reaching out as merely a reminder that we encourage the school district to provide comment on these proposals. You can find a link to the 2023 Comprehensive Plan Amendment documentation here. Our comment deadline is August 11th.

Thank you,
Saegen

---

Ned P. Wendle
Mead School District
Director of Facilities and Planning
Ned.Wendle@mead354.org
Memo

To: Saegen Neiman, Planner
From: David Istrate, Land Development Coordinator
Date: August 7, 2023
RE: CPA-05-23 SEPA Comments

Public Works has reviewed the Comprehensive Plan Amendment and have the following comments:

- After review of the trip distribution letter, the proposal necessitates contribution to intersections effected by project traffic.

End
RE: CPA-05-23, CPA-11-23, CPA-12-23, CPA-17-23, 16-CPA-04

Warwick, Joshua <JWARWICK@SpokaneCounty.org>
Thu 8/31/2023 3:28 PM
To: Doug Bleeker <DBleeeker@scfd9.org>
Thank you very much Doug for your help. I appreciate it. Have a great rest of your day!
Best, Joshua Warwick

Sent from Mail for Windows

From: Doug Bleeker
Sent: Thursday, August 31, 2023 3:27 PM
To: Warwick, Joshua
Subject: RE: CPA-05-23, CPA-11-23, CPA-12-23, CPA-17-23, 16-CPA-04

Joshua,

As we discussed over the phone, we’ve been telling the County over the past year that we have no problems with increased capacity for the comprehensive plan. Your proposed changes outlined below will not hinder our capacity to provide service.

From: Warwick, Joshua <JWARWICK@SpokaneCounty.org>
Sent: Thursday, August 31, 2023 12:02 PM
To: Doug Bleeker <DBleeeker@scfd9.org>
Subject: CPA-05-23, CPA-11-23, CPA-12-23, CPA-17-23, 16-CPA-04

Hello Doug,
Hello Doug, I am just following up with you from my last email. Currently, we are working on Comp Plan Amendments and I was inquiring that you have the capacity for the change in potential buildings capacity for each of the following comp plan amendments. Attached are the locations for the specific CPAs. If you have any questions please call me back at 509-477-7233

The change in Potential Dwellings Units Changed for each CPA is the following:
- CPA-05-23 increase of 101 dwelling units
- CPA-11-23 increase of 11 dwelling units
- CPA-12-23 increase of 30 dwelling units
- CPA-17-23 increase of 190 dwelling units
- 16-CPA-04 increase of 201 dwelling units

For a total of 533 dwelling units
My overall question is does Fire District 9 have the capacity for an additional 533 dwelling units
September 1, 2023

Scott Chesney
Director of Spokane County Building and Planning
Public Works Building
1026 West Broadway
Spokane, WA 99260

RE: Spokane County 2023 Comprehensive Plan Amendment – CPA-05-23

Dear Mr. Chesney,

Thank you for the opportunity to review the proposed Spokane County Comprehensive Plan amendments that have advanced to the Planning Commission and Board of County Commissioners for the 2023 cycle. SRTC met with County planning staff on January 18 to discuss initial planning level assumptions for each proposal. These assumptions were supplemented with the 2023 CPA Population Impacts and Service Assumptions included in each project file. As you know SRTC is tasked with considering how the cumulative impacts of the amendments might impact the regional transportation network.

SRTC staff has reviewed the initiation materials your staff provided for the following amendment:

File Number: CPA-05-23;
Proposal: Low Density Residential to High Density Residential on 5.06 acres;

The growth associated with this proposal would exceed the growth that was assumed during the development of Horizon 2045, the Regional Transportation Plan (RTP). However, because SRTC is in the process of updating those assumptions we will work closely with your staff to ensure the growth associated with this proposal is accurately reflected in the regional land use forecast.

Please feel free to contact me if you need any additional information about our review of this amendment proposal.

Sincerely,

Mike Ulrich
Principal Transportation Planner
Spokane Regional Transportation Council
August 3, 2023

Scott Chesney  
Director of Spokane County Building and Planning  
Public Works Building  
1026 West Broadway  
Spokane, WA 99260

RE: Spokane County 2023 Initiated Comprehensive Plan Amendment – CPA-05-23

Dear Mr. Chesney,

The proposed amendment does not concern the District as current available resources are sufficient enough to meet the water service needs of the proposed density increases from LDR to HDR. District staff looks forward to reviewing additional detail regarding the density of the project and reminds Spokane County, and the property owner, that no water service is guaranteed until the time the District’s will serve correspondence is issued.

Please feel free to contact me if you need any additional information about our review of this amendment proposal.

Sincerely,

Tim Murrell  
General Manager

Cc: Matt Wright, District Superintendent
Good Morning Saegen,

Thanks for the follow up on these three CPA's. WSDOT did not comment on these three either due to location or size of the proposal.
Hope this helps.
Thanks,

Greg

Hey Gregg,
I have received comments from WSDOT regarding CPA-06-23, and I have passed them along to the applicant and they are working on what they need to. However, I did not receive any comments for CPA-05, CPA-11, and CPA-12. I know those projects are smaller scale than CPA-06. Because the comment period has concluded, I just wanted to confirm that there were not comments regarding those three projects before we start working on SEPA determinations. If there is no comment, that’s fine I just wanted to make sure.
Have a great weekend. I hope your spending it up at the river!
Saegen
Proposal
The applicant is requesting approval for an annual Comprehensive Plan Map Amendment and concurrent zone reclassification from the designation of Low Density Residential (LDR) to High Density Residential (HDR) on approximately 11.15 acres.

Applicant:
Ardurra Engineering - C/O Jon Hester
1717 S Rustle St Suite. 201
Spokane, WA 99224

Site Description:
The site is a vacant unplatted 11.15-acre parcel located on a “bluff” south of the Spokane Valley. The site contains slopes, ponderosa pine and other natural vegetation.

Medium Density Residential designations exist on the North, West and South of the subject site, with multifamily apartments located on those sites.
Project Location: The site is located to the southeast of the intersection of SR-27 and East 32nd Avenue, in the Urban Growth Area associated with the City of Spokane Valley, in the northeast quarter of Section 34, Township 25 North, Range 43 East, Willamette Meridian

Parcel Number(s): 45341.9160

Comprehensive Plan Designation: Low Density Residential

Zoning: Low Density Residential (LDR)

Existing Land Use: Vacant

Land Division Status: Unplatted

Water Purveyor: Vera Irrigation District #15
2023 Comprehensive Plan Amendments

<table>
<thead>
<tr>
<th>Sewage Disposal:</th>
<th>Spokane County Public Works</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fire District:</td>
<td>Spokane Valley Fire Department</td>
</tr>
<tr>
<td>School District:</td>
<td>Central Valley</td>
</tr>
</tbody>
</table>

**Nearest Arterial and Distance:**
The site does not contain frontage to E. 32nd Ave., however the site would be accessed via parcel 45341.9010 and by access to SR-27 via the existing interior driveway network on parcel 45341.9156. Parcel 45341.9010 is a part of the same ownership group.

<table>
<thead>
<tr>
<th>Neighborhood Association:</th>
<th>None</th>
</tr>
</thead>
<tbody>
<tr>
<td>Airport Overlay</td>
<td>None</td>
</tr>
<tr>
<td>Public Transit Benefit Area</td>
<td>Yes</td>
</tr>
</tbody>
</table>

**Summary**

The applicants are seeking approval for a comprehensive plan amendment and concurrent zone reclassification on an 11.5-acre parcel from the existing designation of Low Density Residential (LDR) to Medium Density Residential (MDR). Medium Density Residential designations allow for up to 15 units per acre.

The applicants submitted a Comprehensive Plan Amendment Initiation Request within the comprehensive plan amendment initiation window found in Spokane County Zoning Code section 14.402.100. The proposal was presented to reviewing agencies to preview the proposals as well as identify any project deficiencies prior to project initiation.

The 2023 Comprehensive Plan Amendment Initiation Requests were presented to the Spokane County Planning Commission on March 16, 2023. The commission took testimony, deliberated, and made an initiation recommendation on this request to the Spokane County Board of County Commissioners.

On April 18, 2023, the Spokane County Board of County Commissioners voted to accept the planning commission recommendation for initiation into the 2023 comprehensive plan review cycle.

The applicants prepared a traffic analysis that evaluated the proposal its potential effects to the levels of service for the point of access as well as the intersection of 32nd Ave and SR-27.
Critical Areas Review

<table>
<thead>
<tr>
<th>Critical Aquifer Recharge Area:</th>
<th>HIGH</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fish and Wildlife Habitat</td>
<td>None identified</td>
</tr>
<tr>
<td>Floodplain</td>
<td>None identified</td>
</tr>
<tr>
<td>Wetlands</td>
<td>None identified</td>
</tr>
<tr>
<td>Streams</td>
<td>None identified</td>
</tr>
<tr>
<td>Geohazards</td>
<td>None identified</td>
</tr>
<tr>
<td>Cultural Resources</td>
<td>None identified</td>
</tr>
<tr>
<td>Stormwater Risk</td>
<td>None identified</td>
</tr>
</tbody>
</table>

Existing Site Conditions
The site is a unplatted, vacant property. No previous land actions have been requested on this site. The subject parcel lies in an area designated as an Urban Growth Area adjacent to the city of Spokane Valley. The site is designated as Low Density Residential by the Spokane County Comprehensive Plan. The properties to the north, west and south all have Medium Density Residential (MDR) designations. The sites to the north and west also have multi-family housing constructed on site. A domestic water service tank exists on the site; it is located on a separate parcel, surrounded by the subject parcel. The tank is owned by Model Irrigation District No. 18. The adjacent intersection of SR-27 and East 32nd Avenue is a node of activity with a grocery store, gas station, convenience store, and more commercial services.

Guiding Documents
The Revised Code of Washington through the Growth Management Act, Spokane County Comprehensive Plan, and Zoning Code, and provide the framework for consideration of Comprehensive Plan Amendments. The following are relevant goals and policies for consideration of the proposed amendment.

ZONING CODE

The processes and procedures for amending the Comprehensive Plan Map with concurrent Zoning Map change are found in chapter 14.402.100 of the Spokane County Code. Section 5a of this code states that the Department of Building and Planning shall analyze the proposed amendments for cumulative impacts to services and facilities and for consistency with the Comprehensive Plan policies and the criteria in section 14.402.040.

Zoning Code Criteria

14.402.040 – Criteria for Amendment
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.

**Staff comments:** The proposal must meet one of the above standards to obtain approval. Staff believes that the demand for housing, increase in housing prices, and general population growth within the county show a change in economic and land use conditions since the proposal was assigned the low-density residential designation, thereby meeting the criteria set forth in SCZC 14.402.040(2). Staff believes the amendment also meets the criteria in SCZC 14.402.040(1), in that the amendment is consistent with or implements the comprehensive plan, and is not detrimental to the public welfare, as is set forth in this report.

**Requested Designation**

**MEDIUM DENSITY RESIDENTIAL (MDR):** The Medium Density Residential Zone is primarily for 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 and other incentive are permitted to promote infill and preservation of open space. Business and professional offices are permitted in this zone.

**Spokane County Comprehensive Plan**

**Residential Categories**

Three separate categories for residential use are established, ranging from low to high density. Low density residential includes a density range of 1 to and including 8 dwelling units per acre. Bonus densities in the Low Density Residential category may allow for qualifying infill projects. Medium density residential includes a range of greater than six up to and including 15 dwelling units per acre. Design standards ensure neighborhood character and compatibility with adjacent uses. Commercial uses, with the exception of office use in the high-density residential areas and neighborhood centers associated with traditional neighborhood developments, would only be permitted through changing land use categories with a comprehensive plan amendments or through a neighborhood planning process.

**COMPREHENSIVE PLAN GOALS AND POLICIES**

**Chapter 2 - Urban Land Use**

The Urban Land Use Chapter provides policy guidance for the development of Spokane County's unincorporated urban areas. The policies in this chapter strive to improve quality of life, provide opportunities for innovative approaches to land use and protect our community character...
Planning Principles
The following planning principles, developed through citizen participation efforts, form the basis for development of the Urban Land Use Chapter.

• Compact urban forms should be encouraged that create a greater sense of “community,” with pedestrian/bicycle-friendly settlement patterns.
• Neighborhood character should be preserved and protected.
• Jobs, housing, services, and other activities should be within easy walking distance and shorter commute times of each other.
• Communities should have a center focus that combines commercial, civic, cultural, and recreational uses.
• Streets, pedestrian paths, and bike paths should contribute to a system of fully connected routes.
• Communities should have a diversity of housing and job types that enable residents from a wide range of economic levels and age groups to work and reside within their boundaries.

Land Use Designations
The subject parcel lies within an Urban Growth Area (UGA) located adjacent to the southern boundary of Spokane Valley incorporated city limits. Adjacent parcels 45341.9156, 45341.9155, and 45341.9010, are designated Medium Density Residential by the Spokane County Comprehensive Plan and Zoning Map. Parcels 45341.9010, and 45341.9156 have multi-family apartments on site. Parcels to the west are generally residential or vacant. At the intersection of SR-27 and East 32nd Avenue, is a node of activity with a grocery store, and other commercial activity such as a gas station strip malls, financial services, and restaurants.

General Comprehensive Plan Goals and Objectives

UL.1a Provide a healthful, safe and sustainable urban environment that offers a variety of opportunities for affordable housing and employment.

UL.1b Create a future rich in culture and ethnic diversity that embraces family and community values and recognizes housing and employment.

Urban Character and Design

UL.2 Maintain and enhance the quality of line in Spokane County through urban design standards.

The design of our urban environment has a significant effect on community identity. Well-designed communities contribute to a healthful, safe and sustainable environment that offers a variety of opportunities for affordable housing and employment. The Urban Character and Design section provides the goals and policies to preserve and enhance neighborhood character. Some of the concepts considered here include:

• Community appearance, including signs and placement of utilities;
• Neighborhood considerations in the review of development projects;
• Integration of neighborhoods, including bicycle and pedestrian orientation;
• The effect of traffic patterns and parking on neighborhood character;
• Encouragement of exemplary development through planned unit developments; and
• Considerations for public art.

**Staff note:** Multi-family development is subject to the landscaping and design standards found in Spokane County Zoning Code chapter: 14.800 Development Standards. Landscaping, screening, and other aesthetic improvements are required to be installed prior to occupancy.

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.

**Staff Comment:** The site will be accessed via two points. One access will go north via parcel 45341.9010 to East 32nd Avenue, and one access will go west and access SR-27 via the existing interior vehicular network of the apartments to the west. This access will be to SR-27. East 32nd Ave., is right-of-way owned and maintained by the City of Spokane Valley. According to the GIS Data provided by the city of Spokane Valley on their official web page, East 32nd Avenue is classified as an Urban Principal arterial, and SR-27 is a State Highway. The site is adjacent to the commercial services found at the intersection of East 32nd Ave and SR-27. According to STA, Bus Route 97 has a stop on E. 32nd Ave., at the intersection of South Mamer Road. There is a gravel pedestrian path on the east side of the SR-27 travel way that would provide pedestrian access to the commercial services at E. 32nd Ave and SR-27, as well as the pedestrian infrastructure alongside E. 32nd Ave.

UL.2.17 Site multi-family units throughout the Urban Growth Area as follows:
   a. Integrate into or next to neighborhood, community, or urban activity centers.
   b. Integrated into or next to neighborhood, community or urban activity centers.

**Staff Comment:** The proposal is surrounded on three sides by parcels with Medium Density Residential comprehensive plan and zoning designations. The parcels to the north and south have existing multi-family apartments on site. Parcels to the east are single family dwellings on larger lots (1-acre or larger). To the north, inside the incorporated city limits of the Spokane Valley are single family dwellings on lots about a quarter-acre in size. The developments across SR-27 to the west are also single family dwellings. However this subdivision was processed under the existing Low Density Residential Standards, and have approximately 5,000 square-foot lots. The project will be approximately 500 feet from the community and neighborhood services found at the intersection of E. 32nd Ave., and SR-27.
Residential Land Uses

UL.7 Guide efficient development patterns by locating residential development in areas where facilities and services can be provided in a cost-effective and timely fashion.

UL.7.1 Identify and designate land areas for residential uses, including categories for low, medium, and high-density areas.

UL.7.5 Provide for bonus densities, zero lot-line housing, auxiliary structures, accessory dwellings, or similar methods to promote infill development, where appropriate.

Housing Variety

UL.8 Create urban areas with a variety of housing types and prices, including manufactured home parks, multifamily development, townhouses, and single-family development.

Staff note: The subject parcel lies directly to the south and east of multi-family apartments. Single family homes exist to the west of the property, and the former Fairmount Memorial Cemetery site, which has been platted into single family lots on approximately 5,000 square-foot lots. Multi-family units would add more housing inventory and housing types in the South Spokane Valley area.

Stormwater

CF.8 Provide stormwater facilities and related management programs that protect surface and groundwater quality and habitat, prevent chronic flooding from stormwater, maintain natural stream hydrology and protect aquatic resources.

CF.8.1 New developments within the UGA shall require stormwater management systems.

Staff Comment: The site is not located in an at-risk drainage area. However, the Spokane County Stormwater Manual section 2.2.1 requires all commercial permits to submit a Drainage Submittal in compliance with the county’s stormwater manual.

Transportation

Purpose
People and places are connected to one another by the transportation system. The transportation system consists of facilities that accommodate many modes of transport, including cars, trucks, buses, bicycles, trains, airplanes, and pedestrians. The primary focus of the transportation element is meeting Spokane County’s future transportation needs for roads, trails/pathways, walkways, and transit, including light rail…
Goal

T.2 Provide transportation system improvements concurrent with new development and consistent with adopted land use and transportation plans.

Policies

T.2.1 Maintain an inventory of transportation facilities and services to support management of the transportation system and to monitor system performance.

T.2.2 Transportation improvements needed to serve new development shall be in place at the time new development impacts occur. If this is not feasible, then a financial commitment consistent with the capital facilities plan, shall complete the improvement within 6 years.

T.2.3 Transportation improvements shall be consistent with land use plans, capital funding and other planning elements.

T.2.4 Implement concurrency review and management that evaluates impacts from new developments and identifies funding sources for improvements. Evaluate the transportation system annually and compare to prior years.

T.2.5 Coordinate planning with appropriate jurisdictions and utility companies for utility corridors that may affect the transportation system.

T.2.6 Use a 10-year and 20-year planning horizon when preparing transportation forecasts to provide information on the location, timing, and capacity needs of future growth.

T.2.7 The transportation system shall support the Land Use Element of the Spokane County Comprehensive Plan as growth occurs.

T.2.8 Major shortfalls between transportation revenues and improvement costs should be addressed during the annual review of the 6-year transportation improvement program. Resolution of revenue shortfalls could include reassessment of land use, growth targets, level of service standards and revenue availability.

Staff Comment: The applicant provided a trip generation letter alongside the application. The trip generation letter was circulated to traffic and transportation review agencies. The county public works department requested that the applicant contributes to the intersections affected by this project. Additionally, the Washington State Department of Transportation requested an analysis evaluating the levels of service for the proposed access onto SR-27 as well as a level of service analysis for the intersection of SR-27 and E. 32nd Ave.
Goal

T.3d Encourage land uses that will support a high-capacity transportation system.

Policy

T.3d.2 Provide for mixed-use activity centers that support a high-capacity transportation corridor.

Staff Comment: Spokane Transit Authority commented on the proposal and stated that the bus Route 97 runs on E. 32nd Ave. with the nearest bus stop located approximately 500 feet from the project boundary at the intersection of S. Mamer Road and East 32nd Ave. Further increases in density near E. 32nd Avenue will better support transit services than lower density development.

ZONING CODE

The processes and procedures for amending the Comprehensive Plan Map with concurrent Zoning Map change are found in chapter 14.402.100 of the Spokane County Code. Section 5a of this code states that the Department of Building and Planning shall analyze the proposed amendments for cumulative impacts to services and facilities and for consistency with the Comprehensive Plan policies and the criteria in section 14.402.040

Requested Designation

MEDIUM DENSITY RESIDENTIAL (MDR): The Medium Density Residential Zone is primarily for 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 and other incentive are permitted to promote infill and preservation of open space. Business and professional offices are permitted in this zone.

Consistency, Concurrency, and Cumulative Analysis

The Growth Management Act requires capital facilities to be concurrent with development. This means that capital facilities must be in place prior to development, or within a specific time period.

Population and Land Capacity

The proposed amendment has the potential to increase the population capacity within the Urban Growth Area. The existing Low Density Residential designation has an assumed buildout of 4.43 units per acre, and the proposed designation of Medium Density Residential has an assumed buildout of 16.02 dwelling units per acre. The methodology used to calculate population converts residential units to the population by assuming the average single-family residence will include 2.5 persons and that a multi-
family residential unit will contain 1.5 persons. The table below illustrates the impact of the proposed amendment on population capacity.

<table>
<thead>
<tr>
<th>Residential Units and Population Capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site = 11.6 acres</td>
</tr>
<tr>
<td>Residential units</td>
</tr>
<tr>
<td>Population</td>
</tr>
</tbody>
</table>

**Staff Comment:** This parcel is located within the Urban Growth Area and urban-level services are available to serve this site. The Department of Building and Planning analyzed this site as part of a Cumulative Impacts Analysis and concluded that this proposal would produce the following impacts on services over and above the typical development of the site under its current zoning designation.

<table>
<thead>
<tr>
<th>Site 11.6 acres</th>
<th>Existing Designation (LDR)</th>
<th>Proposed Designation (MDR)</th>
<th>Increase in Demand</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water Consumption (gpd)</td>
<td>28,910 gallons per day</td>
<td>33,480 gallons per day</td>
<td>4,570 gallons per day increase</td>
</tr>
<tr>
<td>Wastewater (gpd)</td>
<td>8,575 gallons per day</td>
<td>18,600 gallons per day</td>
<td>10,025 gallons per day increase</td>
</tr>
<tr>
<td>Schools (students)</td>
<td>25 students</td>
<td>93 students</td>
<td>68 student increase</td>
</tr>
<tr>
<td>Parks (acres)</td>
<td>0.19 acres</td>
<td>0.4 acres</td>
<td>0.21 acre increase</td>
</tr>
<tr>
<td>Libraries (sq ft)</td>
<td>20 square feet</td>
<td>114 square feet</td>
<td>94 square feet increase</td>
</tr>
<tr>
<td>Law Enforcement (officers)</td>
<td>0.14 officers</td>
<td>0.29 officers</td>
<td>0.15 officer increase</td>
</tr>
</tbody>
</table>

Please see the Cumulative Impact Analysis in Chapter 3 for a detailed explanation.

**Staff Comment:** Based upon agency feedback, and the MDNS for this proposal, the increase in service demand expected from this proposal can be met without diminishing established levels of service standards.

**Public Participation/Agency Review**
Public participation is detailed in Chapter 1. Public and agency comments are contained in the attachment. Agency conditions have been incorporated into the MDNS for this proposal.
Selected Summary of Public and Agency Comments:

<table>
<thead>
<tr>
<th>Comment</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Spokane County Public Works, Dave Istrate, Dated August 7, 2023</td>
<td>A Mitigated Determination of Nonsignificance with a condition reflecting this traffic mitigation was issued on September 5th, 2023.</td>
</tr>
<tr>
<td>After review of the trip distribution letter, the proposal necessitates contribution to intersections affected by project traffic.</td>
<td></td>
</tr>
<tr>
<td>Spokane County Public Works, Dawn Dompier, Dated August 4, 2023</td>
<td>No comment specific to the project. However, the comment reiterated the permitting process for future sewer connections.</td>
</tr>
<tr>
<td>Washington State Department of Transportation, Greg Figg, Dated August 4, 2023</td>
<td>Requested an analysis evaluating the transportation levels of service for the point of access for the proposal onto SR-27 and the intersection of SR-27 and E. 32nd Ave. Levels of Service must be maintained for approval.</td>
</tr>
<tr>
<td>Provided SEPA mitigation for an updated access permit for the proposals access onto SR-27. Specific Mitigation can be found in the project SEPA Determination.</td>
<td></td>
</tr>
<tr>
<td>Spokane Valley Fire Department, Traci Harvey, Dated August 7, 2023</td>
<td>No comment on the project as proposed.</td>
</tr>
<tr>
<td>Spokane Valley, Jerremy Clark, Dated September 25, 2023</td>
<td>Requested a financial contribution to the intersection of SR-27 and E. 16th Avenue to contribute to future improvements. The specific financial contributions can be found in the project SEPA determination</td>
</tr>
</tbody>
</table>

**Staff Comment:** On August 3rd, 2023, Spokane County reached out to all concurrent service providers for the 2023 Comprehensive Plan Amendment review cycle to encourage them to comment on the proposal. Vera Water District #15 did not comment.

**State Environmental Policy Act**
A Mitigated Determination of Nonsignificance (MDNS) for this proposal will be issued on September 27, 2023, with a comment period ending on October 11, 2023, and appeal period ending on October 18, 2022.

The MDNS is Attachment A to this report.
A summary of the MDNS conditions is as follows:

- Traffic Mitigation
Attachments:

A) Mitigated Determination of Nonsignificance
B) Agency Comments
MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)

Description of proposal: A Comprehensive Plan Amendment and Concurrent Zone Reclassification from the existing designation of Low Density Residential to High Density Residential on 11.15 acres.

Proponent: Ardurra C/O Jon Hester, 1717 S. Rustle Street, Suite 201, Spokane, WA 99224

Location of proposal: The site is located at the southeast corner of the State Route 27 and E. 32nd Avenue near the Spokane Valley in Section 34, Township 25 North, Range 44 East, Willamette Meridian.

Parcel numbers: 45341.9160

Lead Agency: Spokane County Department of Building and Planning

The lead agency for this proposal has determined that it is unlikely to have a significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21. This decision was made after a review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

[x ] This MDNS is issued under WAC 197-11-350: the lead agency will not act on this proposal for at least 14 days. Comments must be submitted in writing to Spokane County Planning Department, C/O Saegen Neiman, 1026 W. Broadway Ave., Spokane, WA 99260 by October 11, 2023.

Mitigating Measures:

Washington State Department of Transportation:
1. An updated WSDOT access permit will need to be obtained for the access point that the site will use to SR 27. This access permit will need to be updated before a project starts on this site.

Spokane County Public Works - Transportation:
1. Prior to building permit issuance, the applicant shall contribute to the intersections affected by the proposal's traffic.

City of Spokane Valley Transportation:
1. Spokane Valley has determined that the project will contribute 12 PM peak hour trips to the intersection at 16th Avenue & Pines Road/SR-27 as provided in the Phase 3 Traffic Threshold Analysis for the Development, dated September 19, 2023. The City and applicant agree that the impacts from the Development contribute to and are a cause of necessary improvements at the intersection. The need for improvements is in part due to traffic generated by the project. As such, the City and applicant have agreed to a voluntary mitigation fee of $31,413.60 ($2,617.80 per PM peak hour trip x 12 PM peak hour trips) which shall be paid by the applicant as its proportionate contribution to the mitigation project in lieu of other improvements. The voluntary mitigation fee is based on calculations provided by the developer in the letter dated May 26, 2021 entitled Elk Meadow Estates TIA – Mitigation Pines Road (SR-27) & 16th Avenue.

This mitigation fee shall be used for design, right-of-way acquisition, and/or construction of improvements at the intersections.

2. Prior to any building permit (or certificate of occupancy, at County’s discretion), the applicant shall enter into a voluntary mitigation agreement with the City of Spokane Valley to make the proportionate share contribution towards improvements at the intersection and shall pay the City the voluntary mitigation fee of $31,413.60 ($2,617.80 per PM peak hour trip x 12 PM peak hour trips).
I acknowledge the above mitigating measures to be modifications and adjustments to the above-described proposal and warrant that I will not oppose, object to or contest these measures in the future.

Date: _______________ Print/Typed Name: ________________________________________________

Signature of Property Owner/Legal Representative:

-----------------------------------------------------------------------------------------

Responsible official:
Scott Chesney, AICP, Planning Director, Spokane County Department of Building and Planning

Contact: Saegen Neiman, Planner
Phone: (509) 477-7213
Address: 1026 W. Broadway Ave. Spokane, WA. 99260

Date issued_________________ Signature ________________________

You may appeal this determination to the Spokane County Hearing Examiner at the Department of Building and Planning, 1026 W. Broadway Ave. Spokane, WA. 99260, no later than 4:00 pm on October 18th, 2023, by completing and signing the appeal form and remitting the appropriate appeal fee.

You should be prepared to make specific factual objections.
Contact: Saegen Neiman to read or ask about the procedures for SEPA appeals.

This MDNS was mailed to:
1. Spokane County Department of Building and Planning; Monty Chamberlain
2. Spokane County Public Works; Barry Greene, Dave Istrate
3. Spokane County Public Works, Stormwater Utility; Bill Galle
4. Spokane County Public Works; Kyle Twohig, Matt Zarecor, Rob Lindsay
5. Spokane County Parks and Recreation; Doug Chase
6. Spokane County Sheriff; John Nowels
7. Spokane County Community Development; Justin Johnson
8. Spokane Regional Transportation Council; Mike Ulrich
9. Spokane Transit Authority; Mike Tresidder
10. Spokane County Housing Authority; Pamela Parr
11. Spokane Valley Fire Department; Traci Harvey; Brett Anderson
12. Spokane Valley Community and Public Works; Jeremey Clark, Chaz Bates
13. Central Valley School District; John Parker
14. Vera Irrigation District #15;
15. Spokane Regional Health; Paul Savage
16. Avista Utilities
17. State Department of Commerce; Scott Kuhta
18. State Department of Ecology; SEPA Registry, Cindy Anderson
19. State Department of Transportation; Greg Figg
20. State Department of Fish and Wildlife; Kile Westerman, Jeff Lalor, Renee Kinnick
21. State Department of Archaeology & Historic Preservation; Sydney Hanson
22. Spokane Tribe of Indians; Randy Abrahamson
23. Kalispell Tribe of Indians; Brandon Haugen, Mike Lithgow
24. Bonneville Power Administration;
25. Williams Gas Pipeline – West;
ATTACHMENT B
08/03/2023

Mr. Saegen Neiman
Associate Planner
Spokane County
1026 W Broadway Avenue
Spokane, WA 99260

Sent Via Electronic Mail

Re: Spokane County--2023-S-6300--60-day Notice of Intent to Adopt Amendment

Dear Mr. Neiman:

Thank you for sending the Washington State Department of Commerce (Commerce) the 60-day Notice of Intent to Adopt Amendment as required under RCW 36.70A.106. We received your submittal with the following description.

**Spokane County 2023 Comprehensive Plan Amendment Review Cycle.**

We received your submittal on 08/01/2023 and processed it with the Submittal ID 2023-S-6300. Please keep this letter as documentation that you have met this procedural requirement. Your 60-day notice period ends on 09/30/2023.

We have forwarded a copy of this notice to other state agencies for comment.

Please remember to submit the final adopted amendment to Commerce within ten days of adoption.

If you have any questions, please contact Growth Management Services at reviewteam@commerce.wa.gov, or call Scott Kuhta, (509) 795-6884.

Sincerely,

Review Team
Growth Management Services
Memo

To: Saegen Neiman, Planner
From: David Istrate, Land Development Coordinator
Date: August 31, 2023
RE: CPA-06-23 SEPA Comments

Public Works has reviewed the Comprehensive Plan Amendment and have the following comments:

- After review of the trip distribution letter, the proposal necessitates contribution to intersections effected by project traffic. Project level traffic information will be required at time of land use to determine appropriate contribution.

End
Memo

To: Saegen Neiman, Planner
From: David Istrate, Land Development Coordinator
Date: August 7, 2023
RE: CPA-06-23 SEPA Comments

Public Works has reviewed the Comprehensive Plan Amendment and have the following comments:

- After review of the trip distribution letter, the proposal necessitates contribution to intersections effected by project traffic.

End
All, two revisions below.

Alex: There is a typo in the analysis document, please revise to reflect a per-trip fee of $2617.80 (not $2671.80). This reflects in a revision of the total mitigation.

Revised the "final plat" deadline to either the issuance of building permit or occupancy certificate.

Please let me know if there are any questions or comments, I appreciate your feedback.

Thank you,

Jeremy Clark, PE, PTOE | Traffic Engineering Manager
(509) 720-5019 | jclark@spokanecounty.org

Our Community & Public Works Department is hiring an Assistant Traffic Engineer. See current job openings here or ask me for more information.

This email and any attachments may be subject to disclosure pursuant to Washington State's Public Record Act, chapter 42.56 RCW.

From: Jeremy Clark
Sent: Monday, September 25, 2023 11:42 AM
To: Neiman, Saegen M. <SNEIMAN@spokanecounty.org>
Cc: Jesse Wolff - The Wolff Company / Leavitt Capital (jessewolff3@gmail.com) <jessewolff3@gmail.com>; Jon Hester <JHester@ardurra.com>; Bill White <bwhite@ardurra.com>; Alex Jondal <ajondal@ardurra.com>; Chad Riggs <criggs@spokanecounty.org>; figgg@wsdot.wa.gov
Subject: RE: CPAIR-06-23 Pine Valley Range Ph3 TTD Submittal

All,

As requested, please see proposed mitigation language below for the intersection of 16th/SR-27/Pines Road.

CITY OF SPOKANE VALLEY:

1. Spokane Valley has determined that the project will contribute 12 PM peak hour trips to the intersection at 16th Avenue & Pines Road/SR-27 as provided in the Phase 3 Traffic Threshold Analysis for the Development, dated September 19, 2023. The City and applicant agree that the impacts from
the Development contribute to and are a cause of necessary improvements at the intersection. The need for improvements is in part due to traffic generated by the project. As such, the City and applicant have agreed to a voluntary mitigation fee of $31,413.60 ($2,617.80 per PM peak hour trip x 12 PM peak hour trips) which shall be paid by the applicant as its proportionate contribution to the mitigation project in lieu of other improvements. The voluntary mitigation fee is based on calculations provided by the developer in the letter dated May 26, 2021 entitled Elk Meadow Estates TIA – Mitigation Pines Road (SR-27) & 16th Avenue.

This mitigation fee shall be used for design, right-of-way acquisition, and/or construction of improvements at the intersections.

2. Prior to any building permit (or certificate of occupancy, at County’s discretion), the applicant shall enter into a voluntary mitigation agreement with the City of Spokane Valley to make the proportionate share contribution towards improvements at the intersection and shall pay the City the voluntary mitigation fee of $31,413.60 ($2,617.80 per PM peak hour trip x 12 PM peak hour trips).

Please let me know if there are any questions or comments, I appreciate your feedback.

Thank you,

Jerremy Clark, PE, PTOE | Traffic Engineering Manager
(509) 720-5019 | iclark@spokanecitywa.gov

Our Community & Public Works Department is hiring an Assistant Traffic Engineer. See current job openings here or ask me for more information.
September 1, 2023

Scott Chesney
Director of Spokane County Building and Planning
Public Works Building
1026 West Broadway
Spokane, WA 99260

RE: Spokane County 2023 Comprehensive Plan Amendment – CPA-06-23

Dear Mr. Chesney,

Thank you for the opportunity to review the proposed Spokane County Comprehensive Plan amendments that have advanced to the Planning Commission and Board of County Commissioners for the 2023 cycle. SRTC met with County planning staff on January 18 to discuss initial planning level assumptions for each proposal. These assumptions were supplemented with the 2023 CPA Population Impacts and Service Assumptions included in each project file. As you know SRTC is tasked with considering how the cumulative impacts of the amendments might impact the regional transportation network.

SRTC staff has reviewed the materials your staff provided for the following amendment:

File Number: CPA-06-23;
Proposal: Low Density Residential to Medium Density Residential on 11.5 acres;

Based on the information you provided, SRTC has determined the proposal to be generally consistent with Horizon 2045, our Regional Transportation Plan (RTP).

Please feel free to contact me if you need any additional information about our review of this amendment proposal.

Sincerely,

Mike Ulrich
Principal Transportation Planner
Spokane Regional Transportation Council
August 7, 2023

Permit #: CPA-06-23
Parcel #: 45341.9160
Project Description: Comprehensive Plan Map and Zoning Amendment: Low Density Residential to Medium Density Residential

Saegen Neiman
1026 W. Broadway Avenue
Spokane, WA 99260

RE: Technical Review Comments

The Spokane Valley Fire Department has completed a review for the above referenced project and takes no exception to the project as proposed.

If there are any questions, please do not hesitate to call.

Sincerely,

Traci Harvey
Fire Protection Engineer
Spokane Valley Fire Department
From: Todd Henry
Sent: Wednesday, August 30, 2023 4:02 PM
To: Warwick, Joshua
Cc: Jim Fields; Daniel Stokes; Brady Stewart
Subject: RE: CPA-06-23

Good Afternoon Josh,

The above attachment has the 2023 Vera Water System Comp Plan information regarding water rights status and forecasted water rights status (Table 4-4 and 4-7). The answer to the question regarding parcel #45341.9160 is yes, but the information from the Vera 2023 Water System Comp Plan will confirm that for your records. A formal water system plan will be required for infrastructure requirements. Let me know if you need additional information.

Todd Henry
Director of Operations
Email: thenery@verawaterandpower.com
Phone: 888-774-8272 | Direct: 509-227-6834
P.O. Box 630, Spokane Valley, WA 99037
601 N. Evergreen Road, Spokane Valley, WA 99216
www.verawaterandpower.com

From: Warwick, Joshua <JWARWICK@SpokaneCounty.org>
Sent: Wednesday, August 30, 2023 2:40 PM
To: Todd Henry <THenry@verawaterandpower.com>
Subject: RE: CPA-06-23

Hello Todd:

This is Joshua Warwick from Spokane County Building and Planning. I was just inquiring that if your system has the capacity for an increase of 3,310 gallons per day for CPA-06-23. Here is the location of the area. The parcel number is 45341.9160.

Thanks, Josh
Sent from Mail for Windows

From: Todd Henry
Sent: Tuesday, August 29, 2023 2:03 PM
To: Warwick, Joshua
Subject: RE: Comp Plan Amendments

Joshua,
I will get you your information by the end of the week.
Thanks,

Todd Henry
Director of Operations
Email: thry@verawaterandpower.com
Phone: 888-777-8772 | Direct: 509-277-6834
P.O. Box 630, Spokane Valley, WA 99037
601 N. Evergreen Road, Spokane Valley, WA 99216
www.verawaterandpower.com

From: Warwick, Joshua <JWARWICK@SpokaneCounty.org>
Sent: Tuesday, August 29, 2023 1:54 PM
To: Public Operations Mailbox <operations@verawaterandpower.com>
Subject: Comp Plan Amendments

Hello, my name is Joshua Warwick from Spokane County Building and Planning. We are currently working on Comp Plan Amendments, I am asking if Vera Irrigation District #15 has the capacity for 3310 gallons per day and if you have the water rights to support that change. If you need to call my phone number is 509-477-7233. Thank you very much!

Best,
Joshua Warwick
Sent from Mail for Windows
situation, but must be designed to reach residential, transient, and non-transient users of the water system. In order to reach all persons served, Vera utilizes one or more of the following forms of delivery:

- Broadcast media (such as radio and television)
- Posting of the notice in conspicuous locations throughout the area served by Vera
- Hand delivery of the notice to Vera's customers
- Another delivery method approved in writing by DOH (such as social media)

Vera believes that utilizing broadcast media and posting notice in public places are the most efficient methods to disseminate notification of a violation to its customers. These methods are considered relatively low effort when compared to hand delivery of a notice to all customers. If during consultation with DOH it is determined hand delivery of a notice to all customers is needed, Vera will enlist the help of neighboring water systems to hand-deliver the notifications to its customers. Notifying all of Vera's roughly 9,000 customers individually within 24 hours of a violation would be difficult if not impossible using only Vera staff. Vera has discussed this possibility with neighboring water systems and has verbally agreed to a reciprocal arrangement for manpower assistance in these situations would provide mutual benefit.

4.3 Interties

4.3.1 Existing Interties

Vera has a total of eight interties with neighboring water systems; two are with Modern Electric Water Company, four are with Consolidated Irrigation District (CID), one is with Spokane County Water District #3, and one is with Model Irrigation District. Both interties with Modern are along the District's western border. Two of the interties with Consolidated are along the District's northern border near the freeway. One is along the eastern border of the Ridgefield/Morningside zone off Chapman Rd. and one is along the northeastern border on Flora Rd. The interties with Spokane County Water District #3 is along the District's western border on Highway 27. The intertie with Model Irrigation District is along Vera's western border on Highway 27. Seven of the interties are manually operated "two-way". Most of the interties were installed for emergency purposes only with two exceptions: one intertie serves a CID development and one intertie returns the volume of water used by the CID development back to Vera (Refer to Section 2.1.5). At the time of construction the Districts chose not to install meters on the emergency-only interties. The intertie with Model Irrigation District operates automatically via a pressure reducing valve; this intertie is also equipped with a bypass for manual operation.

4.3.2 New Intertie proposals

None planned at this time.

4.3.3 Intertie Agreements

Refer to Appendix A for copies of the Vera's intertie agreements.

4.4 Water Rights

4.4.1 History

On June 6, 1945, the State of Washington issued ground water legislation RCW 90.44.050. This act regulated entities that pumped more than 5,000 gpd and/or irrigated more than ½ acre of land. Prior to this date, surface waters were the only waters that were under the State's control.
4.4.2  Permits
The District does not currently possess any water permits.

4.4.3  Certificates
The following description defines the parameters of the District’s existing groundwater certificates. All legal descriptions are located within Township 25N, Range 44E.

Refer to Appendix C for copies of the certificates where available.

Groundwater Certificate G3-27084C authorizes 13,400 gallons per minute and 10,081 acre-feet per year, continuously, for municipal supply. The points of withdrawal listed on the certificate are four (4) wells located, in part, as follows: #4) NE1/4SW1/4, Sec 26; #6) SE1/4NE1/4, Sec 22; #8) NE1/4SE1/4, Sec 23; #9) NE1/4SE1/4, Sec 23. The priority date listed on the certificate is August 5, 1981. [Pursuant to the Memorandum of Agreement between the State of Washington, Department of Ecology and Vera Water and Power, recorded at Spokane County Auditor’s file no. 7155703 on 12/01/2021 (MOA) 8,893 acre-feet (representing certificates 709-D, 710-D, 711-D, 712-D and 713-D) has a priority date of 1908, while the balance of 1,188 acre-feet has a priority date of August 5, 1981] The place of use is area served by the District.

Groundwater Certificate 709-D authorizes 7,100 gallons per minute, 8,893 acre-feet per year (less amount withdrawn from wells under Certificates 710-D, 711-D, 712-D, and 713-D (Declarations 694, 695, 696 and 697)) for the purpose of fire protection, industrial, irrigation and domestic supply. The point of withdrawal listed on the certificate is a well located as follows: #1) NE1/4, SE1/4, Sec 15. The priority date listed is 1908. The place of use is area served by the District. As referenced in MOA, the 8,893 acre-feet of water, as part of G3-27084C is considered municipal and may be withdrawn under the four listed wells of that certificate.

Groundwater Certificate 710-D authorizes 6,000 gallons per minute, 8,893 acre-feet per year (less amount withdrawn from wells under Certificates 709-D, 711-D, 712-D, and 713-D (Declarations 693, 695, 696 and 697)) for the purpose of industrial, irrigation, fire protection and domestic supply. The points of withdrawal listed on the certificate are two (2) wells located as follows: #2) NE1/4, SE1/4, Sec 14; #3) NE1/4, SE1/4, Sec 14. (NOTE: The location of these wells was incorrectly described on the original certificate as being in the NW1/4, SW1/4 of Sec 13). The priority date listed is 1910. The place of use is area served by the District. As referenced in MOA, the 8,893 acre-feet of water, as part of G3-27084C is considered municipal and may be withdrawn under the four listed wells of that certificate.

Groundwater Certificate 711-D authorizes 6,300 gallons per minute, 8,893 acre-feet per year (less amount withdrawn from wells under Certificates 709-D, 710-D, 712-D, and 713-D (Declarations 693, 694, 696 and 697)) for the purpose of fire protection, industrial, irrigation and domestic supply. The point of withdrawal listed on the certificate is a well located as follows: #3) SE1/4, SE1/4, Sec 22. The priority date listed is 1909. The place of use is area served by the District. As referenced in MOA, the 8,893 acre-feet of water, as part of G3-27084C is considered municipal and may be withdrawn under the four listed wells in that certificate.

Superseding Groundwater Certificate 712-D authorizes 3,400 gallons per minute, 8,893 acre-feet per year (less amount withdrawn from wells under Certificates 709-D, 710-D, 711-D, and 713-D (Claims 693, 694, 695 and 697)) for the purpose of municipal supply. The present points of withdrawal listed on the certificate are 11 wells located in part as follows: #1) NE1/4, SE1/4, Sec 15; #2) NE1/4, SE1/4, Sec 14; #3) NE1/4, SE1/4, Sec 22; #4) NE1/4, SW1/4, Sec 26; #5) NW1/4, NW1/4, Sec 26; #6) SE1/4, NE1/4, Sec 22; #7) NE1/4, NW1/4, Sec 23; #8 & #9) NE1/4, SE1/4, Sec 23. The priority date listed is 1913. The place of use is area served by the District.

Superseding Groundwater Certificate 713-D authorizes 1,400 gallons per minute, 8,893 acre-feet per year (less amount withdrawn from wells under Certificates 709-D, 710-D, 711-D, and 712-D (Claim 697)) for the purpose of municipal supply. The present points of withdrawal are 11 wells located in part as follows: #1)
NE¼, SE¼, Sec. 15; #21 & #22) NE¼, SE¼, Sec. 14; #3 & #33) SE¼, SE¼, Sec. 22; #4) NE¼, SW¼, Sec. 26; #5) NW¼, NW¼, Sec. 26; #6) SE¼, NE¼, Sec. 22; #7) NE¼, NW¼, Sec. 23; #8 & #9) NE¼, SE¼, of Sec. 23. The priority date listed is 1913. The place of use is area served by the District.

**Superseding Groundwater Certificate 896-D** (Claim 697) authorizes 1,100 gallons per minute, 365 acre-feet per year for the purpose of municipal use on. The present point of withdrawal is a well located as follows: #6) SE¼, NE¼, Sec. 22. (NOTE: The location of this well was incorrectly described as being in the SE¼, NW¼, Sec. 22). The place of use listed is 137.5 acres of land, which is located in Sec. 22. The priority date listed is June 1, 1920. The place of use is: The SW¼ of NE¼; SE¼ of NW¼; SW¼ of SW¼ of NW¼; E½ of E½ of SE¼ of NW¼; NE¼ of NW¼; S½ of SW¼ of NE¼ of NW¼; E½ of W½ of SE¼ of NW¼; S½ of NW¼ of NE¼; E½ of SW¼ of NW¼, the above described lands all located within Section 22, T 25N., R 44 E.W.M.

**Groundwater Certificate 995-D** (Claim 1041) authorizes 300 gallons per minute, 213 acre-feet per year for the purpose of municipal. The authorized points of withdrawal are any of Vera’s eleven wells: #1) NE¼, SE¼, Sec. 15; #21 & #22) NE¼, SE¼, Sec. 14; #3 & #33) SE¼, SE¼, Sec. 22; #4) NE¼, SW¼, Sec. 26; #5) NW¼, NW¼, Sec. 26; #6) SE¼, NE¼, Sec. 22; #7) NE¼, NW¼, Sec. 23; #8 & #9) NE¼, SE¼, of Sec. 23. The place of use is area served by the District. The priority date listed is 1922. A superseding certificate is pending, but has not been received at this time. **Appendix C** has a copy of the Spokane County Water Conservancy Board ROE with changes and approval by the Washington State Department of Ecology.

**Groundwater Certificate 626-A** (Claim 1458) authorizes 300 gallons per minute, 213 acre-feet per year for the purpose of municipal. The authorized points of withdrawal are any of Vera’s wells: #1) NE¼, SE¼, Sec. 15; #21 & #22) NE¼, SE¼, Sec. 14; #3 & #33) SE¼, SE¼, Sec. 22; #4) NE¼, SW¼, Sec. 26; #5) NW¼, NW¼, Sec. 26; #6) SE¼, NE¼, Sec. 22; #7) NE¼, NW¼, Sec. 23; #8 & #9) NE¼, SE¼, of Sec. 23. The place of use is area served by the District. The priority date listed is August 7, 1950. The certificate is supplemental to 995-D. A superseding certificate is pending but has not been received at this time. **Appendix C** has a copy of the Spokane County Water Conservancy Board ROE with changes and approval by the Washington State Department of Ecology.

**Superseding Groundwater Certificate 5471-A** as amended by the Memorandum of Agreement recorded at Spokane County Auditor’s file no. 7155703, authorizes 3,100 gallons per minute, 365 acre-feet per year for the purpose of continuous municipal supply. The present points of withdrawal are 11 wells located in part as follows: #1) NE¼, SE¼, Sec. 15; #21 & #22) NE¼, SE¼, Sec. 14; #3 & #33) SE¼, SE¼, Sec. 22; #4) NE¼, SW¼, Sec. 26; #5) NW¼, NW¼, Sec. 26; #6) SE¼, NE¼, Sec. 22; #7) NE¼, NW¼, Sec. 23; #8 & #9) NE¼, SE¼, of Sec. 23. The priority date listed is January 27, 1966. The place of use is the area served by the District.

**Superseding Groundwater Certificate 6672-A** as amended by the Memorandum of Agreement recorded at Spokane County Auditor’s file no. 7155703, authorizes 4,000 gallons per minute, 2,016 acre-feet per year for the purpose of municipal supply, continuously. The present points of withdrawal are 11 wells located in part as follows: #1) NE¼, SE¼, Sec. 15; #21 & #22) NE¼, SE¼, Sec. 14; #3 & #33) SE¼, SE¼, Sec. 22; #4) NE¼, SW¼, Sec. 26; #5) NW¼, NW¼, Sec. 26; #6) SE¼, NE¼, Sec. 22; #7) NE¼, NW¼, Sec. 23; #8 & #9) NE¼, SE¼, of Sec. 23. The priority date listed is December 27, 1967. The place of use is the area served by the District.

Refer to **Appendix C** for copies of: Memorandum of Agreement; ROEs from the Spokane County Water Conservancy Board with modifications and approval from the Department of Ecology on 995-D and 626-A; the Superseding Certificates of Water Rights for Nos. 896-D, 712-D, 713-D, 5471-A, and 6672-A, and copies of original certificates for Nos. G3-27084C, 709-D, 710-D, 711-D.

Refer to **Figure 2** for location of wells. See table below for well legal descriptions.
Table 4-3  Well Legal Descriptions

<table>
<thead>
<tr>
<th>Well Name</th>
<th>Legal Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>NE ¼ SE ¼ of Section 15, T 25 N R 44 E.W.M.</td>
</tr>
<tr>
<td>2-1</td>
<td>NE ¼ SE ¼ of Section 14, T 25 N, R 44 E.W.M.</td>
</tr>
<tr>
<td>2-2</td>
<td>NE ¼ SE ¼ of Section 14, T 25 N, R 44 E.W.M.</td>
</tr>
<tr>
<td>3-1</td>
<td>SE ¼ SE ¼ of Section 22, T 25 N R 44 E.W.M.</td>
</tr>
<tr>
<td>3-3</td>
<td>SE ¼ SE ¼ of Section 22, T 25 N, R 44 E.W.M.</td>
</tr>
<tr>
<td>4</td>
<td>NE ¼ SW ¼ of Section 26, T 25 N, R 44 E.W.M.</td>
</tr>
<tr>
<td>5</td>
<td>NW ¼ NW ¼ of Section 26, T 25 N, R 44 E.W.M.</td>
</tr>
<tr>
<td>6</td>
<td>SE ¼ NE ¼ of Section 22, T 25 N, R 44 E.W.M.</td>
</tr>
<tr>
<td>7</td>
<td>NE ¼ NW ¼ of Section 23, T 25 N, R 44 E.W.M.</td>
</tr>
<tr>
<td>8</td>
<td>NE ¼ SE ¼ of Section 23, T 25 N, R 44 E.W.M.</td>
</tr>
<tr>
<td>9</td>
<td>NE ¼ SE ¼ of Section 23, T 25 N, R 44 E.W.M.</td>
</tr>
</tbody>
</table>

4.4.4  Existing Ground Water Rights Status

Vera has an application pending with Ecology for a change/transfer of a small water right from Jay Rambo. Not including the Rambo water right, it appears that Ecology and Vera are in agreement that Vera has available 13,235 acre-feet of water; with priority dates as shown in Table 4-4 and 4-7.

It is believed that Ecology has confirmed Vera’s instantaneous (Q) water right is 46,400 gpm. There does not appear to be any issue on the maximum instantaneous flow rate (Q) of 46,400 gpm.

Ecology has proposed a water rights adjudication for Spokane County; however, it has not funded the adjudication at this time.

The tables following show a summary of Vera’s water rights. Allotted withdrawal amounts are compared with current and projected future use.
Table 4-4  Current Water Rights Status – Per Ecology

<table>
<thead>
<tr>
<th>Permit Certificate and / or Claim #</th>
<th>Name of Rightholder or Claimant</th>
<th>Priority Date</th>
<th>Source Name / Well Number</th>
<th>Primary or Supplemental / Non-additive</th>
<th>Existing Water Rights</th>
<th>Existing Consumption</th>
<th>Current Water Right Status (Excess/Deficiency)</th>
</tr>
</thead>
<tbody>
<tr>
<td>G3-27084C</td>
<td>Vera Irr.</td>
<td>08/05/1981</td>
<td>4, 8, 6, 9</td>
<td>Primary in part</td>
<td>13,400</td>
<td>10,081</td>
<td>1,188</td>
</tr>
<tr>
<td>709-D</td>
<td>Vera Irr.</td>
<td>01/01/1908</td>
<td>1</td>
<td>Primary</td>
<td>7,100</td>
<td>8,893</td>
<td>8,893</td>
</tr>
<tr>
<td>710-D</td>
<td>Vera Irr.</td>
<td>01/01/1910</td>
<td>2</td>
<td>Non-additive</td>
<td>6,000</td>
<td>8,893</td>
<td>-</td>
</tr>
<tr>
<td>711-D</td>
<td>Vera Irr.</td>
<td>01/01/1909</td>
<td>3</td>
<td>Non-additive</td>
<td>6,300</td>
<td>8,893</td>
<td>-</td>
</tr>
<tr>
<td>712-D</td>
<td>Vera Irr.</td>
<td>01/01/1913</td>
<td>4</td>
<td>Non-additive</td>
<td>3,400</td>
<td>8,893</td>
<td>-</td>
</tr>
<tr>
<td>713-D</td>
<td>Vera Irr.</td>
<td>01/01/1913</td>
<td>5</td>
<td>Non-additive</td>
<td>1,400</td>
<td>8,893</td>
<td>-</td>
</tr>
<tr>
<td>896-D</td>
<td>Vera W and P</td>
<td>06/01/1920</td>
<td>6</td>
<td>Primary</td>
<td>1,100</td>
<td>365</td>
<td>365</td>
</tr>
<tr>
<td>995-D</td>
<td>Vera W and P</td>
<td>01/01/1922</td>
<td>All wells</td>
<td>Primary</td>
<td>300</td>
<td>213</td>
<td>213</td>
</tr>
<tr>
<td>626-A</td>
<td>Vera W and P</td>
<td>08/07/1950</td>
<td>All wells</td>
<td>Non-additive</td>
<td>300</td>
<td>203</td>
<td>-</td>
</tr>
<tr>
<td>5471-A</td>
<td>Vera W and P</td>
<td>01/27/1966</td>
<td>All wells</td>
<td>Primary in part</td>
<td>3,100</td>
<td>3,360</td>
<td>560</td>
</tr>
<tr>
<td>6672-A</td>
<td>Vera W and P</td>
<td>12/27/1967</td>
<td>All wells</td>
<td>Primary in part</td>
<td>4,000</td>
<td>3,640</td>
<td>2,016</td>
</tr>
</tbody>
</table>

Total: 46,400  13,235  13,235  35,783  11,840  10,617  1,395

(1) Vera Irrigation District No. 1S changed its name to Vera Water and Power.

(2) The priority date listed by Ecology for "pumps and pipes" Certificate G3-27084C is 8/5/1981 which was the date the permit was applied for. However, since G3-27084 incorporates other prior water rights, its priority date(s) incorporate those priority dates from the prior water rights.

(3) Use of Qo assumed to be equal to the 2021 PHD (35,783 gpm); refer to Table 2-2.

(4) Use of Qo assumed to be equal to the adjusted annual volume for 2021 (3,858 MG = 11,840 ac-ft), refer to discussion in Section 2.1.3 and Table 2-2.
### Table 4-5  Interties

<table>
<thead>
<tr>
<th>Intertie Name/Identifier</th>
<th>Name of Purveyor Providing Water</th>
<th>Maximum Instantaneous Flow Rate (Q₁)</th>
<th>Maximum Annual Volume (Q₂)</th>
<th>Existing Consumption Through Intertie</th>
<th>Maximum Instantaneous Flow Rate (Q₁)</th>
<th>Maximum Annual Volume (Q₂)</th>
<th>Current Intertie Supply Status (Excess/Deficiency)</th>
</tr>
</thead>
<tbody>
<tr>
<td>CID 6&quot; #1</td>
<td>Consolidated Irrigation District #19</td>
<td>Unknown</td>
<td>Emergency Only</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>CID 6&quot; #2</td>
<td>Consolidated Irrigation District #19</td>
<td>Unknown</td>
<td>Emergency Only</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>CID 8&quot; #1(1)</td>
<td>Consolidated Irrigation District #19</td>
<td>Unknown</td>
<td>Emergency Only</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>CID 8&quot; #2(1)</td>
<td>Consolidated Irrigation District #19</td>
<td>Unknown</td>
<td>Emergency Only</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Modern 8&quot; #1</td>
<td>Modern Electric Water Company</td>
<td>Unknown</td>
<td>Emergency Only</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Modern 8&quot; #2</td>
<td>Modern Electric Water Company</td>
<td>Unknown</td>
<td>Emergency Only</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>SCWD #3</td>
<td>Spokane County Water District #3</td>
<td>Unknown</td>
<td>Emergency Only</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>MID 10&quot;</td>
<td>Model Irrigation District #18</td>
<td>3,000 gpm</td>
<td>Emergency Only</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>Unknown</strong></td>
<td><strong>Emergency Only</strong></td>
<td></td>
<td><strong>-</strong></td>
<td><strong>-</strong></td>
<td><strong>-</strong></td>
<td><strong>-</strong></td>
</tr>
</tbody>
</table>

(1) Vera and CID came to an agreement in 2017 where Vera provides wholesale water service from the Ridgecrest/Morningside pressure zone to a CID development by means of CID 8" #1 metered Intertie in Chapman Rd. Annually CID returns the volume of water used by the CID development (plus 10%) to Vera via CID 8" #2 Intertie in Flora Rd. Refer to Section 2.1.5. Refer to Appendix A for copy of agreement.

### Table 4-6  Pending Water Rights Requests

<table>
<thead>
<tr>
<th>Pending Water Right Application</th>
<th>Name on Permit</th>
<th>Date Submitted</th>
<th>Primary Or Supplemental</th>
<th>Pending Water Rights</th>
</tr>
</thead>
</table>

Total: 50 gpm, 17 ac-ft
### Table 4-7 Forecasted Water Rights Status – Per Ecology

<table>
<thead>
<tr>
<th>Permit Certificate and / or Claim #</th>
<th>Name of Rightholder or Claimant (1)</th>
<th>Priority Date (2)</th>
<th>Source Name / Well Number</th>
<th>Primary or Supplemental / Non-additive</th>
<th>Existing Water Rights</th>
<th>Forecasted Consumption</th>
<th>Water Right Status (Excess/Deficiency)</th>
</tr>
</thead>
<tbody>
<tr>
<td>G3-27084C</td>
<td>Vera Irr.</td>
<td>08/05/1981</td>
<td>4, 8, 6, 9</td>
<td>Primary in part</td>
<td>Max. Inst. Flow Rate (Qa)</td>
<td>Max. Annual Volume (Qa)</td>
<td>Max. Annual Volume (Qa)</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>13,400</td>
<td>10,081</td>
<td>1,188</td>
</tr>
<tr>
<td>709-D</td>
<td>Vera Irr.</td>
<td>01/01/1908</td>
<td>1</td>
<td>Primary</td>
<td>7,100</td>
<td>8,893</td>
<td>8,893</td>
</tr>
<tr>
<td>710-D</td>
<td>Vera Irr.</td>
<td>01/01/1910</td>
<td>2</td>
<td>Non-additive</td>
<td>6,000</td>
<td>8,893</td>
<td>-</td>
</tr>
<tr>
<td>711-D</td>
<td>Vera Irr.</td>
<td>01/01/1909</td>
<td>3</td>
<td>Non-additive</td>
<td>6,300</td>
<td>8,893</td>
<td>-</td>
</tr>
<tr>
<td>712-D</td>
<td>Vera Irr.</td>
<td>01/01/1913</td>
<td>4</td>
<td>Non-additive</td>
<td>3,400</td>
<td>8,893</td>
<td>-</td>
</tr>
<tr>
<td>713-D</td>
<td>Vera Irr.</td>
<td>01/01/1913</td>
<td>5</td>
<td>Non-additive</td>
<td>1,400</td>
<td>8,893</td>
<td>-</td>
</tr>
<tr>
<td>896-D</td>
<td>Vera W and P</td>
<td>06/01/1920</td>
<td>6</td>
<td>Primary</td>
<td>1,100</td>
<td>365</td>
<td>365</td>
</tr>
<tr>
<td>995-D</td>
<td>Vera W and P</td>
<td>01/01/1922</td>
<td>All wells</td>
<td>Primary</td>
<td>300</td>
<td>213</td>
<td>213</td>
</tr>
<tr>
<td>626-A</td>
<td>Vera W and P</td>
<td>08/07/1950</td>
<td>All wells</td>
<td>Non-additive</td>
<td>300</td>
<td>203</td>
<td>-</td>
</tr>
<tr>
<td>5471-A</td>
<td>Vera W and P</td>
<td>01/27/1966</td>
<td>All wells</td>
<td>Primary in part</td>
<td>3,100</td>
<td>3,560</td>
<td>560</td>
</tr>
<tr>
<td>6672-A</td>
<td>Vera W and P</td>
<td>12/27/1967</td>
<td>All wells</td>
<td>Primary in part</td>
<td>4,000</td>
<td>3,640</td>
<td>2,016</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>10-year Total</td>
<td>46,400</td>
<td>13,235</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>20-year Total</td>
<td>46,400</td>
<td>13,235</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>10-year Total</td>
<td>35,603</td>
<td>11,780</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>20-year Total</td>
<td>39,328</td>
<td>13,012</td>
</tr>
</tbody>
</table>

(1) Vera Irrigation District No 15 changed its name to Vera Water and Power.
(2) The priority date listed by Ecology for "pumps and pipes" Certificate G3-27084C is 8/6/1981 which was apparently the date the permit was applied for. However, to the extent G3-27084 incorporates other prior water rights, it incorporates those priority dates from the prior water rights.
(3) Future use of Qa assumed to be equal to the projected PHD developed in Section 2; refer to Table 2-9.
(4) Future use of Qa based on growth projections developed in Section 2; refer to Table 2-9 (10-year ADD of 7,303 gpm => 11,780 ac-ft; 20-year ADD of 8,067 gpm => 13,012 ac-ft). The 10-year projection is actually slightly lower than the 2021 annual used in Table 4-4; this is because the projections were made with an existing demand baseline of the 2018-2021 average use rather than strictly 2021 which was a hot year with above average water use.
4.4.5 Current Water Usage and Projected Needs

Vera has instantaneous water rights \((Q_i)\) totaling 46,400 gpm and existing well pumping capacity totaling 33,800 gpm. As shown in the figure following, Vera has adequate well pumping capacity to supply projected MDD and PHD throughout the next five years. At that point PHD may exceed current well pumping capacity and Vera may need to utilize equalizing storage to meet peak demands; or Vera could add well pumping capacity. Vera has sufficient water rights to permit addition of more wells to supply peak demands.

Projected Instantaneous Water Use VS Water Rights \((Q_i)\)

![Graph showing projected water use vs water rights]

It is believed that through the Memorandum of Agreement with Ecology the questions regarding Vera's maximum annual volume rights \((Q_a)\) available at this point has been resolved at 13,235 acre-feet, and that 13,235 acre-feet per year is deemed sufficient by Ecology for the 20-year projection. Refer to Appendix A for a copy of the Memorandum of Agreement with Ecology.
4.4.6 Assessment of Need for Additional Water Rights

Vera has adequate annual ($Q_a$) water rights to meet current and projected annual demands for 20 years and it appears will not need to acquire additional water rights for that period.

Vera's instantaneous water rights exceed their current well pumping capacity by approximately 10,617 gpm. As growth occurs and PHD increases, Vera may elect to develop additional sources to meet peak demands. The logical point in time for such an expansion of District facilities is when existing wells can no longer meet peak demands and/or to increase redundancy; the PHD projections contained herein indicate Vera will need to expand source capacity to meet PHD within the 10-year planning period (in approximately five years). Vera possesses some instantaneous water rights to expand well capacity if needed.

4.4.7 Reclaimed Water

At this time, Vera does not use reclaimed water. Wastewater treatment plants and sewers in the area are maintained and operated by City of Spokane, Spokane County, and City of Liberty Lake. None of the regional waste water treatment facilities capable of producing reclaimed water have distribution system facilities near Vera’s service area. Vera does not have access to reclaimed water.

4.4.8 System Capacity Analysis

The following table shows system demand relative to available supply capacity and water rights.
Table 4-8  System Capacity Analysis

<table>
<thead>
<tr>
<th>Year</th>
<th>ERUs (a)</th>
<th>MG/yr</th>
<th>ADD (MGD)</th>
<th>MDD (gpm)</th>
<th>PHD (gpm)</th>
<th>Source Capacity (gpm)</th>
<th>Water Rights (per year)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Current</td>
<td>11,710</td>
<td>3,475</td>
<td>9.52</td>
<td>16,528</td>
<td>32,229</td>
<td>48.7</td>
<td>33,800</td>
</tr>
<tr>
<td>10-year</td>
<td>12,935</td>
<td>3,838</td>
<td>10.52</td>
<td>18,258</td>
<td>35,603</td>
<td>46,400</td>
<td>13,235 ac-ft</td>
</tr>
<tr>
<td>20-year</td>
<td>14,288</td>
<td>4,240</td>
<td>11.62</td>
<td>20,168</td>
<td>39,328</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

(1) Refer to Table 2-9 for source of figures.
(2) Refer to preceding discussion of Vera’s annual water rights.

4.5 Water Quality

4.5.1 Source Water Quality

Vera has had reasonably constant, good water quality over the past ten years. All District sources comply with current water quality standards.

Vera publishes annual Consumer Confidence Reports (CCR). These are distributed to all of the system’s customers and give an overview of the water system’s activities. The CCR also contains the annual water quality report, which summarizes the District’s water quality testing for the year. Refer to Appendix D for the CCR.

4.5.2 Nitrates

Systems are required to test for nitrates yearly at each well. If a sample exceeds 5 mg/l, the system must increase monitoring to quarterly. Systems must maintain elevated sampling frequency for sources that exceed the trigger level until four consecutive samples test below 5 mg/l. Vera samples for nitrates in accordance with WAC 246-290-300.

In the last ten years none of Vera’s wells have had a detection of nitrate above the 5 mg/l trigger level. Levels of nitrate in most District wells range from 0.5-1.5 mg/l which fall within regulatory standards.

4.5.3 Arsenic

The State requires systems to test for arsenic annually at each well. If a sample exceeds 5 ppb, the system must increase monitoring to quarterly. Systems must maintain elevated sampling frequency for sources that exceed the trigger level until four consecutive samples test below 5 ppb.

None of Vera’s wells have arsenic exceeding the 10 ppb maximum contaminant level. Most wells range from 1-3.0 ppb (1 ppb is the test detection limit). Historically Well 4 has had the highest detections ranging from 3.0-4.3 ppb. Vera replaced Well 4 at the same site in 2012. Vera will continue to monitor the arsenic level at Well 4 for changes in historical arsenic concentration trends.

4.5.4 Bacteriological

Vera collects samples from representative points throughout the distribution system. They submit the results of these samples to the State in accordance with WAC 246-290-300. Vera has a coliform monitoring plan that outlines sample collection sites and a sampling schedule. Refer to Section 4.2.5 for further discussion of coliform monitoring and system chlorination.
FW: [EXTERNAL] CPA-06-23 SEPA Circulation for Review and Comment by August 11, 2023

Comment for the file.

From: Figg, Greg <FiggG@wsdot.wa.gov>
Sent: Friday, August 4, 2023 1:05 PM
To: Neiman, Saegen M. <SNEIMAN@spokanecounty.org>
Cc: Jeremey Clark <jclark@spokanevalleywa.gov>; Istrate, Dave C. <DCISTRATE@spokanecounty.org>; Greene, Barry <BGreene@spokanecounty.org>; Clarke, Corey J. <ClarkCJ@wsdot.wa.gov>; Bill White <bwhite@ardurra.com>
Subject: RE: [EXTERNAL] CPA-06-23 SEPA Circulation for Review and Comment by August 11, 2023

Good Afternoon Saegen,

Thank you for the opportunity to review the above requested comprehensive plan change. In reviewing the trip generation and distribution letter that was provided, requests that the following areas be analyzed for impacts due to the added traffic volumes:

SR 27 and site driveway
SR 27 and 32nd Ave. intersection

The City of Spokane Valley may have additional areas of interest in this analysis as well. Please let me know if you have any questions.

Thanks,

Greg Figg
Development Services Manager
WSDOT Eastern Region
(509) 324-6199

From: Miroshin, Elya <EMIROSHIN@SpokaneCounty.org>
Sent: Friday, July 28, 2023 1:45 PM
To: Chamberlain, Monty <MChamberlain@spokanecounty.org>; Greene, Barry <BGreene@spokanecounty.org>; Istrate, Dave C. <DCISTRATE@spokanecounty.org>; Galle, Bill <BGalle@spokanecounty.org>; Twohig, Kyle <KTWOHIG@SpokaneCounty.org>; Zarecor, Matt <MZarecor@spokanecounty.org>; Lindsay, Robert <RLindsay@spokanecounty.org>; Chase, Doug <DChase@spokanecounty.org>; Nowels, John <JNowels@spokanesherriff.org>; Johnson, Justin D. <JJOHNSON@spokanecounty.org>; Urlich, Mike <mulrich@src.org>; Mike Tresidder <mtresidder@spokanetransit.com>; Pparr@spokanehousing.org; harveyt@spokanevalleyfire.com; andersonbrett@spokanevalleyfire.com; Chaz Bates <cbates@spokanevalley.org>; jclark@spokanevalleywa.gov; jparker@cvs.org; operations@verawaterandpower.com; psavage@srhd.org; spokanecountyre@avistacorp.com; Kuhta, Scott (COM) <scott.kuhta@commerce.wa.gov>; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; Figg, Greg <FiggG@wsdot.wa.gov>; Kay, Charlene <KayC@wsdot.wa.gov>; Cindy Anderson <cindy.anderson@ecy.wa.gov>; Westerman, Kile W (DFW) <Kile.Westerman@dfw.wa.gov>; Lawlor, Jeffrey J (DFW)
WARNING: This email originated from outside of WSDOT. Please use caution with links and attachments.

Dear SEPA Review Agency,

Spokane County is circulating the 2023 cycle of individual Comprehensive Plan Map and concurrent Zoning Map amendments for SEPA review and comments.

Agency Comments are due August 11, 2023

Supporting documents for this proposal can be found using the following link and will be posted by the end of the day on July 28, 2023:

- https://www.spokanecounty.org/5326/2023-Comprehensive-Plan-Amendments

*Please review the attached circulation memo for specific instructions.

Thank you,

Elya Miroshin, Planning Commission Clerk
Spokane County Building and Planning
1026 W. Broadway Avenue
Spokane, WA 99260
Phone: (509) 477-7139
Neiman, Saegen M.

From: Figg, Greg <FiggG@wsdot.wa.gov>
Sent: Wednesday, August 23, 2023 11:37 AM
To: Neiman, Saegen M.
Cc: Clarke, Corey J.; Istrate, Dave C.
Subject: RE: [EXTERNAL] Spokane County CPA comments for CPA-05-23, CPA-11-23, and CPA-12-23

Good Morning Saegen,

Thanks for the follow up on these three CPA's. WSDOT did not comment on these three either due to location or size of the proposal. Hope this helps.
Thanks,

Greg

From: Neiman, Saegen M. <SNEIMAN@spokanecounty.org>
Sent: Friday, August 18, 2023 12:19 PM
To: Figg, Greg <FiggG@wsdot.wa.gov>
Subject: [EXTERNAL] Spokane County CPA comments for CPA-05-23, CPA-11-23, and CPA-12-23

WARNING: This email originated from outside of WSDOT. Please use caution with links and attachments.

Hey Gregg,
I have received comments from WSDOT regarding CPA-06-23, and I have passed them along to the applicant and they are working on what they need to. However, I did not receive any comments for CPA-05, CPA-11, and CPA-12. I know those projects are smaller scale than CPA-06. Because the comment period has concluded, I just wanted to confirm that there were not comments regarding those three projects before we start working on SEPA determinations. If there is no comment, that's fine I just wanted to make sure.
Have a great weekend. I hope your spending it up at the river!
Saegen

Saegen Neiman, Associate Planner II
Spokane County Building & Planning
1026 West Broadway Avenue
Spokane, WA 99260
Phone: (509)477-7213
Email: sneiman@spokanecounty.org
Neiman, Saegen M.

From: Figg, Greg <FiggG@wsdot.wa.gov>
Sent: Monday, September 25, 2023 12:22 PM
To: Neiman, Saegen M.; Jerremy Clark
Cc: Jesse Wolff - The Wolff Company / Leavitt Capital (jessewolff3@gmail.com); Jon Hester; Bill White; Alex Jondal; Chad Riggs; Clarke, Corey J.
Subject: RE: [EXTERNAL] RE: CPAIR-06-23 Pine Valley Range Ph3 TTD Submittal

Good Afternoon Saegen,

In regard to the above comprehensive plan change request WSDOT has the following comments on it:

1. An updated WSDOT access permit will need to be obtained for the access point that the site will use to SR 27. This access permit will need to be updated before a project starts on this site.

Please let me know if you have any questions.

Thanks,

Greg Figg
Development Services Manager
WSDOT Eastern Region
(509) 324-6199
Proposal

The applicant is requesting approval for an annual Comprehensive Plan Map Amendment and concurrent zone reclassification from the designation of Low Density Residential (LDR) to Medium Density Residential (MDR) on 7.65 acres.

Applicant: Land Use Solutions & Entitlement C/O Dwight Hume
9101N. MT. View Lane
Spokane, WA 99218

Site Description:
The site is one parcel totaling 7.65 acres that contains a single-family dwelling and several outbuildings. It sits east of, and adjacent to, Abbot Road and is located approximately 500 feet south of Interstate 90. The topography of the site is uneven, varying as much as 20 feet in elevation. The vegetation is predominantly low-lying with an occasional tree. It is located directly south of a 14-acre Medium Density Residential site which has an apartment community presently under construction.
### Project Location:
The site is located east of and adjacent to Abbott Road, approximately 500 feet SE of its intersection with Interstate 90, in the SW corner of Section 27, Township 27 North, Range 42 East, Willamette Meridian, Spokane County.

### Parcel Number(s)
25274.9200

### Comprehensive Plan Designation:
Low Density Residential

### Zoning:
Low Density Residential (LDR)

### Existing Land Use:
Single-Family Dwelling

### Land Division Status:
The subject property is an unplatted parcel

### Water Purveyor:
City of Spokane

### Sewage Disposal:
City of Spokane
Fire District: Spokane County Fire Protection District No. 10
School District: Cheney
Nearest Arterial and Distance: Is Garden Springs Road, an Urban Collector Arterial, which sits 500 feet north of the site.
Neighborhood Association: Windsor Community Association
Airport Overlay: No
Public Transit Benefit Area: Yes

Critical Areas Review

<table>
<thead>
<tr>
<th>Critical Aquifer Recharge Area</th>
<th>Moderate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fish and Wildlife Habitat</td>
<td>Mule Deer</td>
</tr>
<tr>
<td>Floodplain</td>
<td>None identified</td>
</tr>
<tr>
<td>Wetlands</td>
<td>GIS maps indicated yes</td>
</tr>
<tr>
<td>Streams</td>
<td>None identified</td>
</tr>
<tr>
<td>Geohazards</td>
<td>None identified</td>
</tr>
<tr>
<td>Cultural Resources</td>
<td>None identified</td>
</tr>
<tr>
<td>Stormwater Risk</td>
<td>High Risk Drainage Area</td>
</tr>
<tr>
<td>Open Space Corridor</td>
<td>Yes</td>
</tr>
</tbody>
</table>

Staff Comment: The applicant has provided a wetland assessment of the site produced by a qualified professional which indicates there are no wetlands on the site. An indication on GIS maps of open space corridors and Mule Deer habitat resulted in this proposal being circulated to the Washington State Department of Fish and Wildlife for professional review. No comments were received from them.

Previous Land Actions
None known.

Guiding Documents
The Spokane County Comprehensive Plan, Zoning Code, and Revised Code of Washington provide the framework for consideration of Comprehensive Plan Amendments. The following are relevant goals and policies for consideration of the proposed amendment.

Process for Amending the Comprehensive Plan
The processes and procedures for amending the Comprehensive Plan Map with concurrent Zoning Map change are found in chapter 14.402.100 of the Spokane County Code. Section 5a of this code states that the Department of Building and Planning shall analyze the proposed amendments for cumulative impacts to services and facilities and for consistency with the Comprehensive Plan policies and the criteria in section 14.402.040.
Zoning Code Criteria

14.402.040 – Criteria for Amendment
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.

Staff comments: This proposal is consistent with criteria 1 as demonstrated below and no evidence has been found that the public’s welfare would be harmed by this proposed change. The proposal has been found to meet criteria 2 that economic conditions have changed since the existing zone was established in 2004.

COMPREHENSIVE PLAN GOALS AND POLICIES

Chapter 2 - Urban Land Use
The Urban Land Use Chapter provides policy guidance for the development of Spokane County’s unincorporated urban areas. The policies in this chapter strive to improve quality of life, provide opportunities for innovative approaches to land use, and protect our community character.

Planning Principles
The following planning principles, developed through citizen participation efforts, form the basis for development of the Urban Land Use Chapter.

- Compact urban forms should be encouraged that create a greater sense of “community,” with pedestrian/bicycle-friendly settlement patterns.
- Neighborhood character should be preserved and protected.
- Jobs, housing, services, and other activities should be within easy walking distance and shorter commute times of each other.
- Communities should have a center focus that combines commercial, civic, cultural, and recreational uses.
- Streets, pedestrian paths, and bike paths should contribute to a system of fully connected routes.
- Communities should have a diversity of housing and job types that enable residents from a wide range of economic levels and age groups to work and reside within their boundaries.

Staff Comment: The Planning Principles articulated in the Comprehensive Plan do not apply to all circumstances found in urban land use within the County, but several principles apply to CPA-07-23. This proposal is consistent with bullet one above in that the MDR zone allows more compact urban development than the existing LDR zone does. This proposal is also consistent with bullet number six in that the MDR zone
allows a more diverse variety of housing types, on smaller lots, and often at lower price points than are typically found in the LDR zone.

Residential Land Use
Residential land use ranges from low-density, single-family neighborhoods to group homes and high-density multifamily apartments. The challenge to the community is to provide for this range of uses and affordable housing consistent with goals for protection of neighborhood character. Community involvement in design and a greater level of planning detail within the Comprehensive Plan are methods to achieve these objectives. Additionally, subarea and neighborhood planning can offer further opportunities for achieving residential goals.

Goal

UL.7 Guide efficient development patterns by locating residential development in areas where facilities and services can be provided in a cost-effective and timely fashion.

Policies

UL.7.1 Identify and designate land areas for residential use, including categories for low-, medium- and high-density areas.

UL.7.2 Coordinate housing and economic development strategies to ensure that sufficient land is provided for affordable housing in locations readily accessible to employment centers.

UL.7.3 New urban development must be located within the Urban Growth Area (UGA) boundary.

UL.7.12 New development within the UGA shall be connected to public sewer, consistent with requirements for concurrency. Developer-financed extensions of public sewer may be allowed within any area of the UGA provided capacity and infrastructure needs are adequately addressed.

Staff Comment: The location of the proposed amendment is within the Urban Growth Area, where municipal water and sewer can be provided. Water and sewer lines are located adjacent to the site. The service purveyor at this location is the City of Spokane.

Housing Variety

UL.8 Create urban areas with a variety of housing types and prices, including manufactured home parks, multifamily development, townhouses, and single-family development.

Staff Comment: Medium Density residential areas can provide a variety of housing types that can be created at lower price points than traditional single-family dwellings. Common in this designation are multi-family dwellings, townhomes, and rowhouses.
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.

UL.2.17 Site multifamily homes throughout the Urban Growth Area as follows:
   a) Integrated into or next to neighborhood, community or urban activity centers.
   b) Integrated into small, scattered parcels throughout existing residential areas. New multi-family homes should be built to the scale and design of the community or neighborhood, while contributing to an area-wide density that supports transit and allows for a range of housing choices.

UL.2.18 Establish development requirements that encourage quality design within multifamily development areas.

UL.2.19 Develop standards that prescribe maximum building heights and other building design features to give a residential scale and identity to multifamily developments.

Staff Comment: Consistent with UL.2.16, this site has good access to major arterials. Specifically, this site is located approximately 500 feet south of Garden Springs Road, which is classified as an Urban Collector Arterial; a major arterial. The site is also located near an offramp for Interstate 90.

Also consistent with UL.2.16, the site is located near commercially zoned land. It is within a half mile of General Commercial zoning to the north along Rustle Street, in the City of Spokane’s jurisdiction. There is also Regional Commercial zoning to the west of the site approximately ¾ mile located at the intersection of Grove Road and Geiger Blvd.

This site is located near a public open space as contemplated by UL.2.16: Sterling Heights Park is located 1,750 feet to the east of the site; the Trolly Trail Conservation Area is located 1,950 feet to the southeast of the site; Finch Arboretum is located 2/3 mile to the northeast of the site; and located approximately 1 mile to the northeast is Grandview Park.
Residential Density

Goal

UL.9a Create a variety of residential densities within the Urban Growth Area with an emphasis on compact mixed-use development in designated centers and corridors.

UL.9b Create efficient use of land and resources by reducing the conversion of land to sprawling, low density development.

Policies

UL.9.1 Establish low, medium, and high density residential categories to achieve population and economic growth objectives. Low density residential areas shall range from 1 to and including 8 dwelling units per acre. Bonus density in the low density residential category may allow an increase to 10 dwelling units per acre for qualifying infill projects. Medium density residential shall range from greater than 6 to and including 15 dwelling units per acre and high density residential shall be greater than 15.0 residential units per acre. Mixed residential densities may be established through community-based neighborhood planning, subarea planning, or approval of traditional neighborhood developments.

UL.9.2 Spokane County shall seek to achieve an average residential density in new development of at least 5 dwelling units per net acre in the Urban Growth Area through a mix of densities and housing types.

Staff Comment: The Medium Density designation supports Goals UL9a and UL9b by allowing compact development and efficient use of land and infrastructure.

Stormwater

CF.8 Provide stormwater facilities and related management programs that protect surface and groundwater quality and habitat, prevent chronic flooding from stormwater, maintain natural stream hydrology and protect aquatic resources.

CF.8.1 New developments within the UGA shall require stormwater management systems.

Staff Comment: Spokane County’s Comprehensive Plan, Chapter 7, identifies Stormwater control as a direct concurrency service. Chapter 22 of Spokane County’s code states that stormwater runoff for all land divisions shall be consistent with the adopted Regional Stormwater Manual. This site is located in a high-risk drainage area. At the time of site development, Public Works will require a drainage plan that conforms with the adopted Spokane County Regional Stormwater Manual.
Transportation

Purpose
People and places are connected to one another by the transportation system. The transportation system consists of facilities that accommodate many modes of transport, including cars, trucks, buses, bicycles, trains, airplanes, and pedestrians...

Goal

T.2 Provide transportation system improvements concurrent with new development and consistent with adopted land use and transportation plans.

Policies

T.2.2 Transportation improvements needed to serve new development shall be in place at the time new development impacts occur. If this is not feasible, then a financial commitment consistent with the capital facilities plan, shall complete the improvement within 6 years.

T.2.4 Implement concurrency review and management that evaluates impacts from new developments and identifies funding sources for improvements. Evaluate the transportation system annually and compare to prior years.

T.2.7 The transportation system shall support the Land Use Element of the Spokane County Comprehensive Plan as growth occurs.

T.2.8 Major short falls between transportation revenues and improvement costs should be addressed during the annual review of the 6-year transportation improvement program. Resolution of revenue shortfalls could include reassessment of land use, growth targets, level of service standards and revenue availability.

Staff Comment: The applicant has submitted a Trip Generation letter produced by a qualified engineering firm for this proposal. The potential traffic has been studied by Public Works, the City of Spokane, the Washington State Department of Transportation, and the Spokane Regional Transportation Council.

WSDOT, Public Works, and the City of Spokane have requested transportation mitigation measures. The mitigation measures requested have been placed into a Mitigated Determination of Nonsignificance, MDNS.

This proposal was shared with WSDOT Aviation who responded with “We have no comments”.
Urban Residential Zones

14.606.100 Purpose and Intent
The purpose of the Urban Residential Chapter is to implement Comprehensive Plan goals and policies related to urban residential use. Residential zone classifications provide for a range of residential uses within the Urban Growth Area.

The Medium Density Residential (MDR) zone 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 and other incentives are permitted to promote infill and preservation of open space. Business and professional offices are permitted in this zone.

Staff Comment: This proposal is located adjacent to and directly south of a site zoned Medium Density Residential that currently has multi-family housing under construction.

Consistency and Concurrency
The Growth Management Act requires capital facilities to be concurrent with development. This means that capital facilities must be in place prior to development, or within a specific time period.

Population and Land Capacity
Spokane County produced development assumptions for reviewing this year’s Comprehensive Plan Amendments in a document titled “2023 CPA Population Impacts and Service Assumptions”. The proposed amendment will increase the population capacity within the Urban Growth Area. The existing Low Density Residential category has an assumed buildout of 4.43 units per acre, while the Medium Density Residential category has an assumed buildout capacity of 16.02 dwelling units per acre. To convert residential units to the population we assume that, on average, a single-family residence will include 2.5 persons and that a multi-residential unit will contain 1.5 persons. The table below illustrates the impact of the proposed amendment on population capacity.

<table>
<thead>
<tr>
<th>Site = 7.65 acres</th>
<th>Low Density Residential</th>
<th>Medium Density Residential</th>
<th>Potential Increase</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential units</td>
<td>34</td>
<td>123</td>
<td>89</td>
</tr>
<tr>
<td>Population¹</td>
<td>85</td>
<td>192</td>
<td>107</td>
</tr>
</tbody>
</table>

Staff Comment: This parcel is located within the Urban Growth Area and urban-level services are available to serve this site. The Department of Building and Planning analyzed this site as part of a Cumulative Impacts Analysis and concluded that this

¹ 2023 Assumptions for CPA Impacts, population capacity per dwelling unit type 2.5/SF, 2.0/MU, 1.5/MF
The proposal would produce the following impacts on services over and above the typical development of the site under its current zoning designation.

<table>
<thead>
<tr>
<th>Site 7.65 acres</th>
<th>Existing Zone Low Density</th>
<th>Proposed Zone Medium Density</th>
<th>Increase in Demand</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water Consumption (gpd)(^2)</td>
<td>19,995</td>
<td>22,060</td>
<td>2,065</td>
</tr>
<tr>
<td>Wastewater (gpd)(^3)</td>
<td>5,931</td>
<td>12,300</td>
<td>6,369</td>
</tr>
<tr>
<td>Schools LOS 0.5 students per unit</td>
<td>17</td>
<td>61.5</td>
<td>44.5</td>
</tr>
<tr>
<td>Parks LOS 1.4 acres /1,000</td>
<td>0.12</td>
<td>0.27</td>
<td>0.15</td>
</tr>
<tr>
<td>Libraries LOS 0.41 sq ft per 1,000</td>
<td>0.035</td>
<td>0.079</td>
<td>0.44</td>
</tr>
<tr>
<td>Law Enforcement LOS 1.01 officers/1,000</td>
<td>0.09</td>
<td>0.19</td>
<td>0.10</td>
</tr>
</tbody>
</table>

gpd = gallons per day

Please see the Cumulative Impact Analysis chapter.

**Staff Comment:** Based upon agency comments, and the MDNS for this proposal, the increase in service demand expected from this proposal can be met without diminishing established levels of service standards.

**Public Participation/Agency Review**

Public and agency comments are contained in an attachment. Agency conditions have been incorporated into the MDNS for this proposal.

**Selected Summary of Agency Comments:**

Washington State Department of Archaeology and Historic Preservation requested an archaeological survey and report before ground-disturbing activities.

**Staff Comment:** The Mitigated Determination of Nonsignificance for this proposal contains a requirement for an archaeological survey and report before ground-disturbing activities.

Spokane County Fire District 10
- Submitted a general comment letter on the nature of their service. They discussed how demographics were related to calls for service, response times, funding mechanisms, the future need for a new fire station, staffing levels, dead-end roads, and the risk of wildfires. The district followed up with a letter stating they had passed a levy recently and that they believed they had the capacity to serve the proposed increase in units.

**Staff Comment:** The fire district did not request mitigation measures.

---

\(^2\) 2023 Assumptions for CPA Impacts of 590 GPD per SF at 4.43 units/acre and 180 GPD per MF at 16.02 units/acre

\(^3\) 2023 Assumptions for CPA Impacts of 175 GPD per SF at 4.43 units/acre and 100 GPD per MF at 16.02 units/acre
Cheney School District

- The district indicated that the site would be served by Windsor Elementary and noted it was at 106% of capacity. They added that additional population would stress the schools and expedite the need for new schools to be built. They added that safe walking and biking routes along with service from public transportation are critical within their district boundaries.

**Staff Comment:** The District did not ask for specific mitigation measures.

Spokane County Public Work

- Provided a comment letter indicating that they had reviewed the applicant’s engineer’s trip generation letter and determined mitigation measures would be forthcoming when a project was proposed. They indicated that the proposal would not cause an LOS issue in the area.

**Staff Comment:** Public Works did not request mitigation measures.

Public Comments: No public comments were received for this proposal at the time this report was prepared.

**State Environmental Policy Act**

A Mitigated Determination of Nonsignificance (MDNS) for this proposal was issued on September 27, 2023, with a comment period ending on October 11, 2023, and appeal period ending on October 18, 2023.

During agency scoping for this proposal, several issues were identified as being appropriate for inclusion within a Mitigated Determination of Nonsignificance.

The MDNS is an attachment to this report.

A summary of the MDNS conditions is as follows:

- Traffic mitigation Measures from WSDOT, Public Works, and the City of Spokane
- Archaeological survey and report (before ground-disturbing activities)

**Attachments:**

A) GIS Maps
B) Mitigated Determination of Nonsignificance
C) Agency Comments
ATTACHMENT A
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.
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.

2023 Comp Plan Amendment Requests
CPA-07-23

Comprehensive Plan Map

1 inch = 400 feet
State Plane WA North
Legend
- Proposed Comp Plan Amendment

2023 Comp Plan Amendment Requests
CPA-07-23

Aerial Map
2022 Imagery

1 inch = 400 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: July 2023
Spokane County GIS
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.
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.
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: July 2023
Spokane County GIS 000195
ATTACHMENT B
MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)

Description of proposal: A Comprehensive Plan Map Amendment and concurrent zone reclassification from the designation of Low Density Residential (LDR) to Medium Density Residential (MDR) on approximately 7.65 acres.

Proponent: Land Use Solutions & Entitlement C/O Dwight Hume.

Location of proposal: The site is located east of and adjacent to Abbott Road, approximately 500 feet SE of its intersection with Interstate 90, in the SW corner of Section 27, Township 27 North, Range 42 East, Willamette Meridian, Spokane County.

Parcel numbers: 25274.9200

Lead Agency: Spokane County Department of Building and Planning

The lead agency for this proposal has determined that it is unlikely to have a significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21.030(2)(c). This decision was made after a review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

Background: Spokane County has made this determination after consulting with agencies of jurisdiction and reviewing the file contents of CPA-07-23.

This MDNS is issued under WAC 197-11-350; the lead agency will not act on this proposal for at least 14 days. Comments must be submitted in writing to Robert Brock, AICP C/O Spokane County Planning Department, 1026 W. Broadway Ave., Spokane, WA 99260 by no later than October 11 2023.

Mitigating Measures:

Washington State Department of Transportation:

The following shall be applied as SEPA Mitigation through the MDNS process and conditions of approval on the project:

1. Prior to any real project proposal moving forward to building permit, that a Traffic Impact Analysis be prepared and submitted to WSDOT for review to determine potential mitigations for any adverse impacts to the transportation system caused by the project. The TIA should be scoped to include relevant background projects, trip generation rates, traffic volumes and distribution and Level of Service analysis for intersections affected by the proposed project.

City of Spokane- Transportation:

1. A trip generation letter must be prepared for the specific development to determine how many trips will enter the City of Spokane via Sunset Blvd and via Thorpe Road going to and from US 195. Further analysis of Sunset/Rustle and Sunset/Assembly will be required for permits generating more than 20 peak hour trips.

2. Any future development shall pay the City a SEPA Mitigation fee based on peak hour trips to help fund improvements at the intersection of Sunset/Assembly, and also Sunset/Rustle if the analysis shows operational concerns. City staff will develop a methodology to calculate the mitigation fee.
3. Any future development shall pay the City a SEPA Mitigation fee based on peak hour trips to help fund improvements to the US 195 corridor area, including the construction of overpasses or frontage roads along US 195 and/or widening the Thorpe Road tunnels. City staff will develop a methodology to calculate the mitigation fee.

**Spokane County Public Works- Transportation:**

1. After reviewing the trip generation letter, the proposal necessitates mitigation to area roadways for circulation and safety. Project-level traffic information will be required at the time of land use to determine appropriate improvements.

**Washington State Department of Archaeology & Historic Preservation:**

1. A cultural resource survey must be completed and submitted to DAHP before any ground-disturbing activities or before the issuance of any construction of grading permits. This report should meet DAHP’s Standards for Cultural Resource Reporting.

I acknowledge the above mitigating measures to be modifications and adjustments to the above-described proposal and warrant that I will not oppose, object to or contest these measures in the future.

Date: _______________________ Print/Typed Name: ______________________________________________

Signature of Property Owner/Legal Representative:

____________________________________________________

Responsible official:
Scott Chesney, AICP, Planning Director, Spokane County Department of Building and Planning

Contact: Robert Brock, AICP, Planner
Phone: (509) 477-7223
Address: 1026 W. Broadway Ave. Spokane, WA. 99260

Date issued___________________________ Signature ______________________

You may appeal this determination to the Spokane County Hearing Examiner at the Department of Building and Planning, 1026 W. Broadway Ave. Spokane, WA. 99260, no later than 4:00 p.m. on October 18, 2023, by completing and signing the appeal form and remitting the appropriate appeal fee.

You should be prepared to make specific factual objections.

Contact: Robert Brock, AICP to read or ask about the procedures for SEPA appeals.

This MDNS was mailed to:
1. Department of Ecology, SEPA Registry
2. Spokane County Department of Building and Planning; Monty Chamberlain
3. Spokane County Public Works; Barry Greene, Steven Forster, David Istrate
4. Spokane County Public Works, Stormwater Utility; Bill Galle
5. Spokane County Public Works; Matt Zarecor, Rob Lindsay, Jami Hayes
6. Spokane County Parks and Recreation; Doug Chase
7. Spokane County Sheriff; John Nowels
8. Spokane County Community Development; Justin Johnson
9. Spokane County Public Works, Solid Waste. Debra Gieger
10. Spokane Regional Transportation Council; Mike Ulrich
11. Spokane Transit Authority; Karl Otterstrom, Mike Tresidder, Brian Jennings
12. Spokane County Library District; Rick Knorr, Andrew Chanse
13. City of Spokane, Planning & Development; Spencer Gardner, Kevin Freibott
14. City of Spokane Integrated Capital Management; Inga Note, Marcia Davis, Katherine Miller
15. Spokane County Housing Authority; Pamela Parr
16. Fire District 10; Ken Johnson
17. Cheney School District; Jamie Reed
18. Spokane Regional Health; Paul Savage
19. Avista Utilities
20. State Department of Commerce; Ben Serr, Scott Kuhta
21. State Department of Transportation; Greg Figg, Corey Clarke
22. State Department of Ecology; Cindy Anderson
23. State Department of Transportation, Aviation Division; David Ison, PhD
24. State Department of Fish and Wildlife; Kile Westerman, Jeff Lawlor, Renee Kinnick
25. State Department of Archaeology & Historic Preservation; Sydney Hanson
26. Spokane Tribe of Indians; Francis SiJohn, Cecilia Evans
27. Kalispel Tribe of Indians; Brandon Haugen, Mike Lithgow
28. Bonneville Power Administration
29. Williams Gas Pipeline – West
30. Spokane International Airport; Larry Krauter, Ryan Sheehan
31. Fairchild Airforce Base
32. Applicant
2023 Comprehensive Plan Amendment Initiation Request Public Comment

FILE NUMBER (Select one)  CPAIR-0007-2022

First Name  Jamie

Last Name  Reed

Email Address  jreed@cheneyesd.org

Address  Field not completed.

Comment  This area is served by Windsor Elementary School, which is already 106% of building capacity. The change from LDR to MDR will continue to stress our current schools and expedite the need for new schools to be built. Ensuring safe walking and biking routes along with service from public transportation is critical within our district boundaries as continued development takes place.

SUPPORTING DOCUMENTS

Supporting documents must be uploaded individually. If you have more than four supporting documents, please send an additional public comment.

Upload Supporting Document  School Capacity Utilization from Master Plan.pdf

Upload Supporting Document  Field not completed.

Upload Supporting Document  Field not completed.

Upload Supporting Document  Field not completed.

Email not displaying correctly? View it in your browser.
## EXHIBIT 4-5
CURRENT AND PROJECTED FACILITY UTILIZATION

<table>
<thead>
<tr>
<th>Site</th>
<th>Permanent Capacity</th>
<th>Oct. 1, 2022 Enrollment</th>
<th>Current Utilization</th>
<th>Projected Utilization Fall 2027</th>
</tr>
</thead>
<tbody>
<tr>
<td>Betz ES</td>
<td>445</td>
<td>492</td>
<td>111%</td>
<td></td>
</tr>
<tr>
<td>Salnave ES</td>
<td>376</td>
<td>286</td>
<td>76%</td>
<td></td>
</tr>
<tr>
<td>Snowdon ES</td>
<td>376</td>
<td>516</td>
<td>137%</td>
<td></td>
</tr>
<tr>
<td>Sunset ES</td>
<td>486</td>
<td>540</td>
<td>111%</td>
<td></td>
</tr>
<tr>
<td>Windsor ES</td>
<td>509</td>
<td>540</td>
<td>106%</td>
<td></td>
</tr>
<tr>
<td>Elementary Total</td>
<td>2,193</td>
<td>2,374</td>
<td>108%</td>
<td>115%</td>
</tr>
<tr>
<td>Cheney MS</td>
<td>714</td>
<td>628</td>
<td>88%</td>
<td></td>
</tr>
<tr>
<td>Westwood MS</td>
<td>705</td>
<td>586</td>
<td>83%</td>
<td></td>
</tr>
<tr>
<td>Middle School Total</td>
<td>1,419</td>
<td>1,214</td>
<td>86%</td>
<td>101%</td>
</tr>
<tr>
<td>Cheney HS</td>
<td>1,631</td>
<td>1,397</td>
<td>86%</td>
<td></td>
</tr>
<tr>
<td>Three Springs Alt. Sci</td>
<td>110</td>
<td>115</td>
<td>104%</td>
<td></td>
</tr>
<tr>
<td>High School Total</td>
<td>1,741</td>
<td>1,512</td>
<td>87%</td>
<td>102%</td>
</tr>
<tr>
<td><strong>Totals</strong></td>
<td><strong>5,353</strong></td>
<td><strong>5,100</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Source: Teater-Crocker (2023)

Exhibits 4-6 through 4-8 provide graphical representations of the relationship between capacity and enrollment for the coming six years at each school level.
Brock,

Please see additional details below.

Thanks,
Jamie

From: Brock, Robert W. <RWBROCK@spokanecounty.org>
Sent: Monday, August 7, 2023 10:41 AM
To: Jamie Reed <jreed@cheneysd.org>
Subject: Follow Up on District Comments on CPA-07-23 and CPA-08-23

Hello Jamie,

I am contacting you about your SEPA comments related to the two Comp Plan amendments noted in the subject line.

On CPA-08-23 you appear to be asking for safe walkways to Snowden Elementary from the project as mitigation. Your map depicts proposed walkways going west and then south from the school which are in the opposite direction as the proposal, which is located on Spotted Road to the north and east of the school. Did you want to revise your proposed mitigation? I included this map as an example of the challenges we have been faced with when it hasn’t been ensured the sidewalks and safe walking/biking routes have been included in a development’s plan. A clear example of why we are asking for safe walking routes to connect the proposed development to the neighborhood school. If there is a way to have the continued growth support the completion of the missing sections of sidewalks in this area, we would be very interested.

The comments for number 8 also mention that Snowden is at 137% of its permanent building capacity, but it is unclear if this is a problem with the ability to serve the site at the time when it develops. Are you making use of portable classrooms at this location? Yes we are utilizing portables at Snowden Elementary School. If we are unable to pass a bond to build additional schools, it will impact our ability to serve the site when it is developed.

On CPA-07-23,

The comment letter cites some concerns but does not request specific mitigation measures. It mentions that Windsor Elementary is at 108% of capacity, but is unclear if this will be a problem with serving the site at the time when it develops. We are currently utilizing portables at Windsor Elementary School. If we are unable to pass a bond to build additional schools, it will impact our ability to serve the site when it is developed.
Can you clarify?

Thanks

Robert

Robert Brock, AICP
Planner
Spokane County Building and Planning
509-477-7223
1026 W. Broadway Ave.
Spokane, WA 99260
From: Davis, Marcia  
To: Warwick, Joshua  
Cc: Freibott, Kevin; Searl, Loren; Brock, Robert W.  
Subject: RE: CPAs

Hello Joshua,
Loren shared this with me, and we are confused what you are requesting.

Kevin Freibott (cc’d on this email) is the point of contact at the City for all Comprehensive Plan Amendments. The City has responded to capacity concerns on CPA 02-22 Remand in August 2023 and the others in May 2023. Robert Brock will have all this information and it is on the County’s CPA website.

ICM Department analyzes the water system for future capacity. Our water system has multiple pressure zones supplied from multiple wells. Capacity to a parcel needs to take into consideration all the system components needed, planned developments, capital projects, and the demand anticipated from our 20-year water system analysis. Also, analysis is based on DOH requirements for MDD, PHD, and MDD plus fire flow not on a gallon per day basis.

If you have a specific question on one of these CPAs, please direct your questions through Kevin.

Marcia Davis, PE  |  ICM Director  |  City of Spokane  
509.625.6398  |  Remote work contact: 509.570.4162

---

From: Warwick, Joshua <JWARWICK@SpokaneCounty.org>  
Sent: Wednesday, August 30, 2023 9:18 AM  
To: Searl, Loren <lspearl@spokanecity.org>  
Subject: CPAs

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Hello Loren,
Here are the maps for the CPAs. I need to know if the system capacity in gallons per day for these areas and if it exceeds 261,070 gallons per day.

Best, Joshua Warwick

Sent from Mail for Windows
From: Freibott, Kevin  
Sent: Tuesday, September 19, 2023 9:06 AM  
To: Warwick, Joshua; Neiman, Saegen M.  
Subject: CPA Comments - Update

Good morning, Joshua. I didn’t want you to think we forgot about your request. At this time, the City has no capacity concerns regarding CPA-07-23. Our Water/Sewer departments expect that the proposal will not exceed our planned capacity for that site.

As for CPA-17-23, we cannot evaluate the expected demand or capacity to serve that proposal until we know (1) the current proposal, which I understand has changed recently and (2) the areas the UGA to be removed to accommodate adding this area to the UGA. I spoke briefly with Saegen yesterday and I understand some preliminary information will be coming in that area soon. However, I’m sorry to say we can’t do anything on our end until we know those two things.

Please let me know if you have any questions and have a great day!

Kevin

Kevin Freibott, MA ORGL | Senior Planner | City of Spokane - Planning and Economic Development  
509.625.6184 | mailto:kfreibott@spokanecity.org | spokanecity.org | spokaneplanning.org

Please note that my work schedule is currently 6:30 AM – 5:30 PM, Monday through Thursday
Robert, I will be sending a letter this week for CPA 08-23. We sent general comments in the City’s May 4, 2023, letter (see excerpt below).

From a water and sewer perspective, we don’t have any particular concerns with CPA-07-23 LDR to MDR.

Marcia Davis, PE  |  ICM Director  |  City of Spokane
509.625.6398  Remote work contact: 509.570.4162
I do not see where I have comments on these two CPAs. Shall I expect any?

Robert

Robert Brock, AICP
Planner
Spokane County Building and Planning
509-477-7223
1026 W. Broadway Ave.
Spokane, WA 99260
08/03/2023

Mr. Saegen Neiman
Associate Planner
Spokane County
1026 W Broadway Avenue
Spokane, WA 99260

Sent Via Electronic Mail

Re: Spokane County--2023-S-6300--60-day Notice of Intent to Adopt Amendment

Dear Mr. Neiman:

Thank you for sending the Washington State Department of Commerce (Commerce) the 60-day Notice of Intent to Adopt Amendment as required under RCW 36.70A.106. We received your submittal with the following description.

Spokane County 2023 Comprehensive Plan Amendment Review Cycle.

We received your submittal on 08/01/2023 and processed it with the Submittal ID 2023-S-6300. Please keep this letter as documentation that you have met this procedural requirement. Your 60-day notice period ends on 09/30/2023.

We have forwarded a copy of this notice to other state agencies for comment.

Please remember to submit the final adopted amendment to Commerce within ten days of adoption.

If you have any questions, please contact Growth Management Services at reviewteam@commerce.wa.gov, or call Scott Kuhta, (509) 795-6884.

Sincerely,

Review Team
Growth Management Services
August 11, 2023

Robert Brock
Spokane County
1026 West Broadway Avenue
Spokane, WA 99260

In future correspondence please refer to:
Project Tracking Code: 2023-08-04900
Property: Spokane County Comprehensive Plan Map and Zoning Map Amendment CPA-07-23
Re: Survey Requested

Dear Robert Brock:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance Washington State law. Should additional information become available, our assessment may be revised.

Our statewide predictive model indicates that there is a high probability of encountering cultural resources within the proposed project area. Further, the scale of the proposed ground disturbing actions would destroy any archaeological resources present. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, we recommend a professional archaeological survey of the project area be conducted and a report be produced prior to ground disturbing activities. This report should meet DAHP’s Standards for Cultural Resource Reporting.

We also recommend that any historic buildings or structures (45 years in age or older) located within the project area are evaluated for eligibility for listing in the National Register of Historic Places on Historic Property Inventory (HPI) forms. We highly encourage the SEPA lead agency to ensure that these evaluations are written by a cultural resource professional meeting the SOI Professional Qualification Standards in Architectural History.

Please note that the recommendations provided in this letter reflect only the opinions of DAHP. Any interested Tribes may have different recommendations. We appreciate receiving any correspondence or comments from Tribes or other parties concerning cultural resource issues that you receive.

Thank you for the opportunity to comment on this project. Please ensure that the DAHP Project Tracking Number is shared with any hired cultural resource consultants and is attached to any communications or submitted reports. Please also ensure that any reports, site forms, and/or historic property inventory (HPI) forms are uploaded to WISAARD by the consultant(s).
Should you have any questions, please feel free to contact me.

Sincerely,

[Signature]

Sydney Hanson  
Local Government Archaeologist  
(360) 280-7563  
Sydney.Hanson@dahp.wa.gov
Memo

To: Robert Brock, Planner
From: David Istrate, Land Development Coordinator
Date: August 30, 2023
RE: CPA-07-23 SEPA Comments

Public Works has reviewed the Comprehensive Plan Amendment and have the following comments:

- After review of the trip distribution letter, the proposal necessitates mitigation to area roadways for circulation and safety. Project level traffic information will be required at time of land use to determine appropriate improvements.

End
Robert,

I have revised the memo to include language specifying that project level traffic information will be required at land use application. The increase in trips from existing to proposed zoning is not enough to effect any LOS to the point of being specific at this time.

Sincerely,

David Istrate

Land Development Coordinator,

Spokane County Public Works

Office: 509-477-7236

Cell: 509-720-4434

SPOKANE COUNTY ROAD STANDARDS

Hi David,
August 8, 2023

Spokane County Fire District 10 is an all-risk fire department. We will respond to approximately 2,000 calls/emergencies by the end of 2023 and provide service to over 12,000 residents. The district responds to all types of emergencies including structure fires, wildland fires, vehicle fires, hazardous material spills, and emergency medical calls. Those area's that are hydrated in the district are a rating of 4 out of 10. Class 10 rating means that there essentially is no recognized fire protection system or availability of water for fire suppression.

An apartment complex generates .08 calls per unit. This equates to about 20 calls per year for a complex with 250 units. However, if any subsidized housing occurs or low income housing the impact is much greater. Low-income housing units tend to create a much different demand on services. A low-income housing unit is more like .52 calls per unit. The impact would be about 130 calls annually. This is a much different situation when the West Plains is seeing a sharp rise in apartment complexes on the West Plains.

Currently response times in that area are 9 min on average for that station area. The station currently is only staffed around 50% of the time. Meaning that the secondary engine is coming from Station 10-1 at 929 S Garfield Rd. This can be a 15 minute or longer response time. As the area in fills service levels remain dependent on support of Fire District levies, EMS Levies and Maintenance and Operations Bonds. Currently that station is too small to serve that area in the future. The district will need 2.5 acres to replace the current fire station to house a ladder truck, Engine and Brush truck.

We are currently working on a plan to hire more career firefighters to staff Station 10-2 at 5408 W. Lawton Road 24/7/365. These long-range plans heavily rely on the community supporting Levy Lid lifts, and EMS levies. Since the fire district tax funding helps support the services any type of Tax Increment Financing (TIF) under consideration will directly cause a negative impact for the fire department.

Dead end roads in a development are very dangerous for homeowners and business and should not be designed in any new projects. The area is at a high risk for the wildland urban interface fires. A Vegetation Management Plan will need to be developed in order to not contribute to large slash piles on undeveloped sections of the property. In projects like this the International Wildland-Urban Interface Code should be followed despite the County Note adopting it. The County will need to consider adopting the International Wildland-Urban Interface code as soon a reasonable.

If you have questions, please feel free to contact me.

Cordially,

Ken Johnson, EFO
Fire Chief
Spokane County Fire District 10
From: Warwick, Joshua  
Sent: Wednesday, August 30, 2023 12:54 PM  
To: Ken Johnson  
Subject: RE: CPA-02-22, CPA-07-23

Hello Ken:
In your letter make sure to specify that the fire district has the capacity to serve additional units from CPA-02-22, and CPA-07-23 and will not affect the level of service that we provide.
Again, thank you.
Joshua Warwick

Sent from Mail for Windows

From: Ken Johnson  
Sent: Wednesday, August 30, 2023 12:49 PM  
To: Warwick, Joshua  
Subject: Re: CPA-02-22, CPA-07-23

Spokane County Fire District 10 recently was able to pass a levy lid lift through the support of the voters which is allowing us to continue supporting our strategic plan. Our strategic plan calls for increased staffing at Station 10-2 on Lawton St. With the objective to provide 24/7/365 coverage of emergency services. Completion of these objectives will allow the fire department to continue to serve the local area as well as the rest of the fire district into the near future. With the implementation of the strategic plan, we believe we will be able to have capacity to service the proposed increases in units.

Ken Johnson  
Fire Chief  
Spokane County Fire District 10

Sent from my iPhone

On Aug 30, 2023, at 12:35 PM, Warwick, Joshua <JWARWICK@spokanecounty.org> wrote:

The following CPAs would create an increase in dwelling units for Spokane Fire District Number 10
CPA-02-22 with a potential dwelling increase of 408 dwelling units
CPA-07-23 with an increase of 89 dwelling units.

This equates to a total dwelling increase of 497 dwelling units. If you have any questions you can contact me at 509-477-7233
Thank you.

Joshua Warwick
The CPAs are in the following location
CPA-02-22
<1DD5DD2EB9284A6D9CE68E3861426F05.png>
CPA-07-23
<6C6D82FEAA1F4CD8911599D36B3224A0.png>

Sent from Mail for Windows
Spokane County Fire District 10 recently was able to pass a levy lid lift through the support of the voters which is allowing us to continue supporting our strategic plan. Our strategic plan calls for increased staffing at Station 10-2 on Lawton St. With the objective to provide 24/7/365 coverage of emergency services. Completion of these objectives will allow the fire department to continue to serve the local area as well as the rest of the fire district into the near future. With the implementation of the strategic plan, we will be able to have the capacity to service the proposed increases in units from CPA-02-22, and CPA-07-23 with no adverse effects to the current service levels.

Ken Johnson
Fire Chief
Spokane County Fire District 10

Sent from my iPhone

On Aug 30, 2023, at 12:35 PM, Warwick, Joshua
<i>JWARWICK@spokanecounty.org</i> wrote:

The following CPAs would create an increase in dwelling units for Spokane Fire District Number 10
CPA-02-22 with a potential dwelling increase of 408 dwelling units
CPA-07-23 with an increase of 89 dwelling units.

This equates to a total dwelling increase of 497 dwelling units. If you have any questions you can contact me at 509-477-7233
Thank you.

Joshua Warwick

The CPAs are in the following location
<i>CPA-02-22</i>
September 1, 2023

Scott Chesney
Director of Spokane County Building and Planning
Public Works Building
1026 West Broadway
Spokane, WA 99260

RE: Spokane County 2023 Comprehensive Plan Amendment – CPA-07-23

Dear Mr. Chesney,

Thank you for the opportunity to review the proposed Spokane County Comprehensive Plan amendments that have advanced to the Planning Commission and Board of County Commissioners for the 2023 cycle. SRTC met with County planning staff on January 18 to discuss initial planning level assumptions for each proposal. These assumptions were supplemented with the 2023 CPA Population Impacts and Service Assumptions included in each project file. As you know SRTC is tasked with considering how the cumulative impacts of the amendments might impact the regional transportation network.

SRTC staff has reviewed the materials your staff provided for the following amendment:

File Number: CPA-07-23;
Proposal: Light Industrial to Medium Density Residential on 7.65 acres;

Based on the information you provided, SRTC has determined the proposal to be generally consistent with Horizon 2045, our Regional Transportation Plan (RTP).

Please feel free to contact me if you need any additional information about our review of this amendment proposal.

Sincerely,

Mike Ulrich
Principal Transportation Planner
Spokane Regional Transportation Council
M Brock,

WSDOT Aviation Division reviewed the provided documentation on 9/6/2023. We have no comments.

Note: No assessment of obstructions or airspace was conducted.

Cheers,

David Ison, PhD | Aviation Planner
Emerging Aviation Technologies & Land Use Compatibility
Washington State Department of Transportation
isond@wsdot.wa.gov C: 360-890-5258

From: Brock, Robert W. <RWBROCK@spokanecounty.org>
Sent: Wednesday, September 6, 2023 10:59 AM
To: WSDOT Aviation Land Use Inquiries and Application Submittals <AviationLandUse@WSDOT.WA.GOV>
Subject: [EXTERNAL] Spokane County Comprehensive Plan Amendments for Agency Review and Comment

WARNING: This email originated from outside of WSDOT. Please use caution with links and attachments.

Dear WSDOT Aviation,

Spokane County is circulating the 2023 cycle of individual Comprehensive Plan Map and concurrent Zoning Map amendments for SEPA review and comments.

Please provide comments by September 20th, 2023

The proposals that are near Spokane International Airport are CPA-07-23, CPA-08-23, and Remanded CPA-02-22.

The proposals can be found at:

2023 Comprehensive Plan Amendments | Spokane County, WA

Thank you.

Robert

Robert Brock, AICP
Planner
Miroshin, Elya

From: Brock, Robert W.
Sent: Thursday, August 31, 2023 5:07 PM
To: Miroshin, Elya
Subject: FW: WSDOT Comments for CPA-07-23 (Updated)

For the File and the Web

Bob

Robert Brock, AICP
Planner
Spokane County Building and Planning
509-477-7223
1026 W. Broadway Ave.
Spokane, WA 99260

From: Clarke, Corey J. <ClarkCJ@wsdot.wa.gov>
Sent: Thursday, August 31, 2023 4:56 PM
To: Brock, Robert W. <RWBROCK@spokanecounty.org>; Figg, Greg <FiggG@wsdot.wa.gov>
Cc: Note, Inga <inote@spokanecity.org>; Greene, Barry <BGreene@spokanecounty.org>; Istrate, Dave C.<DCISTRATE@spokanecounty.org>; Bjordahl, Mike <BjordaM@wsdot.wa.gov>
Subject: WSDOT Comments for CPA-07-23 (Updated)

Hello Robert,

Thank you for the opportunity to review the requested comprehensive plan change from Low Density Residential to Medium Density Residential in the West Plains area. WSDOT has reviewed the revised traffic study dated June 13, 2023 by WCE Engineers, and the US 195 Traffic Analysis managed by SRTC. Consequently, WSDOT has the following concerns and recommended mitigating measures that we request be placed on this comprehensive plan change and rezone through the Spokane County SEPA process:

Concerns about affected items on the Transportation System:

- There is no transit service on the south side of I-90. The nearest transit service north of I-90 is not easily reachable by pedestrians as there are no sidewalks or bike lanes on the adjacent roads. Additionally, the Abbot Rd. underpass at the Garden Spring I-90 Interchange has limited accommodations for pedestrians and bikes.

Requested mitigations:

WSDOT requests that the following mitigations be placed on the rezone request through SEPA, this will ensure that adequate transportation facilities are available:

- Prior to any real project proposal moving forward to building permit, that a Traffic Impact Analysis be prepared and submitted to WSDOT for review to determine potential mitigations for any adverse impacts to the transportation system caused by the project. The TIA should be scoped to include relevant background projects, trip generation rates, traffic volumes and distribution and Level of Service analysis for intersections affected by the proposed project.
Please let me know if you should have any questions regarding the above comments and requested mitigating measures.

Sincerely,

Corey Clarke  
Transportation Planning Specialist II  
WSDOT — Eastern Region  
509-324-6200 | clarkcj@wsp.dot.wa.gov  
Typical Hours: M-Th, 7-5:30
Proposal

The applicant is requesting approval for an annual Comprehensive Plan Map Amendment and concurrent zone reclassification from the designation of Light Industrial (LI) to Low Density Residential on 18.68 acres.

Applicant: Land Use Solutions & Entitlement C/O Dwight Hume
9101N. MT. View Lane, Spokane, WA 99218

The site is composed of four parcels totaling 18.68 acres of vacant land. Its eastern edge has frontage on Spotted Road and Dowdy Road bisects the property.

Site Description:

The site is substantially flat with some rolling terrain and low-lying vegetation.

There are several small wetlands visible in the sites air photo.
Data Table

<table>
<thead>
<tr>
<th>Project Location:</th>
<th>The site is located west of and adjacent to Spotted Road, approximately 375 feet north of its intersection with 57th Avenue in the NE quarter of Section 05, Township 24 North, Range 42.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcel Number(s)</td>
<td>24051.0409, 24051.9080, 24051.9079, 24051.9081</td>
</tr>
<tr>
<td>Comprehensive Plan Designation:</td>
<td>Light Industrial</td>
</tr>
<tr>
<td>Zoning:</td>
<td>Light Industrial (LI)</td>
</tr>
<tr>
<td>Existing Land Use:</td>
<td>Vacant</td>
</tr>
</tbody>
</table>
Land Division Status: Parcel 24051.0409 is part of the Jamison Park plat (Lots 1-4 of Block8) the other three parcels are unplatted range land.

Water Purveyor: City of Spokane

Sewage Disposal: City of Spokane

Fire District: Spokane County Fire Protection District No. 3

School District: Cheney

Nearest Arterial and Distance: The nearest arterial is Hallett Road, an Urban Collector Arterial, located a half mile to the south.

Neighborhood Association: None noted

Airport Overlay
- This site is located in a FAR Part 77 height restriction area for Spokane International Airport and ACZ 5
- This site is located within MIA 2, Military Influence Area for Fairchild Airforce Base

Public Transit Benefit Area: Yes

Staff Comment: Consistent with RCW 36.70.547; SCZC 14.702.700; and .710 both Fairchild Airforce Base and Spokane International Airport (SIA) received circulation notices on this proposal. FARR Part 77 is a structure height limitation overlay that typically does not affect buildings less than 35 feet tall. ACZ 5 is the least restrictive of the airfield overlays and limits density to less than 180 persons per acre. MIA 2 is a low-level military influence area for Fairchild Air Force Base. The Mitigated Determination of Nonsignificance for this proposal contains a provision for Aviation easement title notices in favor of SIA and Fairchild consistent with SCZC 14.702A.800; .810. Subsequent Building Permits or Land Use Actions will also require notifications consistent with SCZC 14.702A.910. No comments were received from either SIA or Fairchild.

This proposal was shared with WSDOT Aviation who responded with “We have no comments”.
Critical Areas Review

<table>
<thead>
<tr>
<th>Critical Area</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Critical Aquifer Recharge Area</td>
<td>Moderate</td>
</tr>
<tr>
<td>Fish and Wildlife Habitat</td>
<td>None identified</td>
</tr>
<tr>
<td>Floodplain</td>
<td>None identified</td>
</tr>
<tr>
<td>Wetlands</td>
<td>GIS maps show a wetland on the southeast corner of the site near Spotted Road</td>
</tr>
<tr>
<td>Streams</td>
<td>None identified</td>
</tr>
<tr>
<td>Geohazards</td>
<td>None identified</td>
</tr>
<tr>
<td>Cultural Resources</td>
<td>None identified</td>
</tr>
<tr>
<td>Stormwater Risk</td>
<td>High Risk Drainage Area</td>
</tr>
</tbody>
</table>

Staff Comment: Stormwater is a direct concurrency service and is mitigated at the time of development by Public Works using the guidance within the Spokane Regional Stormwater Manual. A site-specific wetland analysis will be required at the time of development per Chapter 11 of SCC, the Critical Areas Ordinance. This proposal was circulated to the Washington State Department of Ecology who did not provide comments on the wetland.

Previous Land Actions

This site was the subject of a finalized preliminary plat called Jamison Park. The underlying three tax parcels are 12 platted lots, Lots 5-16 of Block 8

Guiding Documents

The Spokane County Comprehensive Plan, Zoning Code, and Revised Code of Washington provide the framework for consideration of Comprehensive Plan Amendments. The following are relevant goals and policies for consideration of the proposed amendment.

Process for Amending the Comprehensive Plan Map

The processes and procedures for amending the Comprehensive Plan Map with concurrent Zoning Map change are found in chapter 14.402.100 of the Spokane County Code. Section 5a of this code states that the Department of Building and Planning shall analyze the proposed amendments for cumulative impacts to services and facilities and for consistency with the Comprehensive Plan policies and the criteria in section 14.402.040.

Zoning Code Criteria

14.402.040 – Criteria for Amendment
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.

Staff comments: This proposal is consistent with criteria 1 & 2. It implements many of the policies contained within the Comprehensive Plan, as detailed in this report. Economic changes have occurred since the adoption of the current Comprehensive Plan in 2004, which has resulted in the current crisis in available and affordable housing in the local area and statewide.

COMPREHENSIVE PLAN GOALS AND POLICIES

Chapter 2 Urban Land Use:

The Urban Land Use Chapter provides policy guidance for the development of Spokane County’s unincorporated urban areas. The policies in this chapter strive to improve quality of life, provide opportunities for innovative approaches to land use, and protect our community character...

Planning Principles

The following planning principles, developed through citizen participation efforts, form the basis for development of the Urban Land Use Chapter.

- Compact urban forms should be encouraged that create a greater sense of “community,” with pedestrian/bicycle-friendly settlement patterns.
- Neighborhood character should be preserved and protected.
- Jobs, housing, services, and other activities should be within easy walking distance and shorter commute times of each other.
- Communities should have a center focus that combines commercial, civic, cultural, and recreational uses.
- Streets, pedestrian paths, and bike paths should contribute to a system of fully connected routes.
- Communities should have a diversity of housing and job types that enable residents from a wide range of economic levels and age groups to work and reside within their boundaries.

Staff Comment: The Planning Principles articulated in the Comprehensive Plan do not apply to all circumstances found in urban land use within the County. This proposal is consistent with bullet six above in that the LDR zone provides for additional housing when that resource is in short supply. Principle 5 can be achieved through the platting process which is governed by SCC 12.00 which has provisions within for access and connectivity.
The proposed Low Density Residential (LDR) zone provides for a wide range of housing options and outright allows up to eight dwelling units per acre. A density bonus can be achieved by developing row houses that would allow up to ten units per acre making compact urban forms possible. The LDR zone (SCC 14.606) allows a diversity of housing including single-family dwellings, duplexes, rowhouses, tri-plex’s, and four-plex’s.

Light Industrial Category

Light Industry - The Light Industry category is intended for industrial areas that have a special emphasis and attention given to aesthetics, landscaping, and internal and community compatibility. Light Industry areas are comprised predominantly industrial uses but may incorporate office and commercial uses that support and complement the industrial area.

The Light Industry category may serve as a transitional category between heavy industrial areas and other less intensive land use categories. The category may also serve as a visual buffer for heavy industrial areas adjacent to aesthetic corridors.

Staff Comments: Spokane County has identified that it has a significant surplus of lands zoned light industrial¹. A 2013 study conducted by the City of Spokane found 7,540 acres of land on the West Plains that was either vacant or underutilized that was zoned for industrial uses² Local market forces are providing a signal that residential use of West Plains land is more valuable than that of Light Industrial. This corresponds with a statewide situation where new housing units have been underbuilt for years resulting in skyrocketing prices and the lack of affordable housing.³

Light Industrial is identified as a transitional zone between more intensive uses and less intense uses. The Light Industrial zone has a stated emphasis on aesthetics and community compatibility which makes it a suitable neighbor to the sitting of adjacent residential zones. Lands surrounding this site to the west and the north are zoned for Light Industrial and compatibility is a consideration.

Residential Land Use

Residential land use ranges from low-density, single-family neighborhoods to group homes and high-density multifamily apartments. The challenge to the community is to provide for this range of uses and affordable housing affordability consistent with goals for protection of neighborhood character.

¹ Spokane Industrial Lands Study, 2-08-2000
² West Plain Industrial Lands Analysis, City of Spokane, 2013
³ Washington’s Shortage of Homes is Squeezing Communities Throughout the State, Sightline Institute, Dan Bertolet, September 08, 2021
**Goal**
UL.7
Guide efficient development patterns by locating residential development in areas where facilities and services can be provided in a cost-effective and timely fashion.

**Policies**

UL.7.3
New urban development must be located within the Urban Growth Area (UGA) boundary.

UL.7.12
New development within the UGA shall be connected to public sewer, consistent with requirements for concurrency. Developer-financed extensions of public sewer may be allowed within any area of the UGA provided capacity and infrastructure needs are adequately addressed.

**Staff Comment:** The location of the proposed amendment is within the West Plains/Thorpe Urban Growth Area/Joint Planning Area, where water and sewer services can legally be provided. The service provider for this area is the City of Spokane. They have indicated they have the capacity to serve. This proposal meets Policies UL.7.3., UL.7.12, and implements Goal UL.7.

**Housing Variety**

**Policy**
UL.8
Create urban areas with a variety of housing types and prices, including manufactured home parks, multifamily development, townhouses, and single-family development.

**Staff Comment:** The Low-Density Residential category supports the development of a variety of housing units because the zone allows apartments, duplexes, rowhouses, accessory dwelling units, single-family homes, and manufactured home parks.

**Residential Density**

**Goal**
UL.9a
Create a variety of residential densities within the Urban Growth Area with an emphasis on compact mixed-use development in designated centers and corridors.

**Staff Comment:** The Low-Density Residential category supports the development of a variety of housing densities\(^1\). Single-family homes may be built on large lots. Duplexes may also be built to increase the density.

---

\(^1\) Spokane County Zone Code, 14.606.100, revised 12-07-21
Up to 10 units per acre of density can be achieved via an administrative process when rowhouses are developed. Further increases in density may be possible using a Planned Unit Development option found in SCC Chapter 14.704.

**Stormwater**

**Goal**

CF.8
Providing stormwater facilities and related management programs that protect surface and groundwater quality and habitat, prevent chronic flooding from stormwater, maintain natural stream hydrology and protect aquatic resources.

**Policy**

CF.8.1
New developments within the UGA shall require stormwater management systems.

**Staff Comment:** This site is located in a high-risk drainage area. SCC 12.400.130 requires that subdivisions address stormwater runoff. At the time of site development, Public Works will require a drainage plan that conforms with the adopted Spokane County Stormwater Manual.

**Transportation**

**Purpose**

People and places are connected to one another by the transportation system. The transportation system consists of facilities that accommodate many modes of transport, including cars, trucks, buses, bicycles, trains, airplanes, and pedestrians…

**Goal**

T.2
Provide transportation system improvements concurrent with new development and consistent with adopted land use and transportation plans.

**Policies**

T.2.2
Transportation improvements needed to serve new development shall be in place at the time new development impacts occur. If this is not feasible, then a financial commitment consistent with the capital facilities plan, shall complete the improvement within 6 years.

T.2.3
Transportation improvements shall be consistent with land use plans, capital funding and other planning elements.

T.2.4
Implement concurrency review and management that evaluates impacts from new developments and identifies funding sources for improvements. Evaluate the transportation system annually and compare to prior years.

T.2.7
The transportation system shall support the Land Use Element of the Spokane County Comprehensive Plan as growth occurs.

**Staff Comment:** The applicant has hired a professional engineer who produced a trip generation letter. The potential traffic has been studied by Public Works, the Washington State Department of Transportation, and the Spokane Regional Transportation Council and their comments on the proposal have been received and reviewed.

WSDOT and Public Works requested transportation mitigation measures. The mitigation measures requested have been placed into a Mitigated Determination of Nonsignificance, MDNS.

The Spokane Regional Transportation Council found the proposal consistent with their long-range transportation plan.

This proposal was shared with WSDOT Aviation who responded with “We have no comments”.

**Urban Residential Zones**

14.606.100 Purpose and Intent
The purpose of the Urban Residential Chapter is to implement Comprehensive Plan goals and policies related to urban residential use. Residential zone classifications provide for a range of residential uses within the Urban Growth Area.

The Low Density Residential (LDR) zone is primarily for single-family, duplex and row housing residential development that allows a density of 1 to and including 8 dwelling units per acre and up to 10 units per acre for qualifying infill projects. Small-scale, multifamily development may be permitted, consistent with standards to provide compatibility with adjacent single-family residences. Zero lot-line housing, bonus density and other incentives are permitted to promote infill, preservation of open space, and a variety of housing types and densities.

**Staff Comment:** The infill development standards that were added to Chapter 14.606 of the Zoning Code in December 2020 have made the Low-Density Residential zone very versatile in the types of and density of housing permitted.
Consistency and Concurrency

The Growth Management Act requires capital facilities to be concurrent with development. This means that capital facilities must be in place prior to development, or within a specific time period.

Population and Land Capacity

Spokane County produced development assumptions for reviewing this year's Comprehensive Plan Amendments in a document titled “2023 CPA Population Impacts and Service Assumptions”. The proposed amendment will increase the population capacity within the Urban Growth Area. The existing Light Industrial category has an assumed buildout of zero dwelling units per acre, while the Medium Density Residential category has an assumed buildout capacity of 83 dwelling units with a corresponding population of 208 persons. To convert residential units to the population we assume that, on average, a single-family residence will include 2.5 persons. The table below illustrates the impact of the proposed amendment on population capacity.

<table>
<thead>
<tr>
<th>Residential Units and Population Capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site = 18.68 acres</td>
</tr>
<tr>
<td>Residential units</td>
</tr>
<tr>
<td>Population1</td>
</tr>
</tbody>
</table>

**Staff Comment:** This parcel is located within the Urban Growth Area and urban-level services are available to serve this site. The Department of Building and Planning analyzed this site as part of a Cumulative Impacts Analysis and concluded that this proposal would produce the following impacts on services over and above the typical development of the site under its current zoning designation.

<table>
<thead>
<tr>
<th>Site 18.68 acres</th>
<th>Existing Zone</th>
<th>Proposed Zone</th>
<th>Increase in Demand</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water Consumption (gpd)</td>
<td>37,3602</td>
<td>48,9703</td>
<td>11,610</td>
</tr>
<tr>
<td>Wastewater (gpd)4</td>
<td>37,3605</td>
<td>14,525</td>
<td>-22,835</td>
</tr>
<tr>
<td>Schools LOS 0.5 students per unit</td>
<td>0</td>
<td>41.5</td>
<td>41.5</td>
</tr>
<tr>
<td>Parks LOS 1.4 acres /1,000</td>
<td>0</td>
<td>0.29</td>
<td>0.29</td>
</tr>
</tbody>
</table>

---

1 2023 Assumptions for CPA Impacts, population capacity per dwelling unit type 2.5/SF
2 Design Criteria for Potable Water Distribution Systems, [http://documents.yvwd.dst.ca.us/engineering/handbook](http://documents.yvwd.dst.ca.us/engineering/handbook), using light commercial assumption of 2,000 GPD/acre
3 2023 Assumptions for CPA Impacts of 590 GPD per SF at 4.43 units/acre
4 2023 Assumptions for CPA Impacts of 175 GPD per SF at 4.43 units/acre
5 Spokane County Wastewater Flow Projections, 4-21-2015, 2,000 GPS/acre
Libraries LOS 0.41 sq ft per 1,000

<table>
<thead>
<tr>
<th></th>
<th>0</th>
<th>0.085</th>
<th>0.085</th>
</tr>
</thead>
<tbody>
<tr>
<td>Law Enforcement LOS 1.01 officers/1,000</td>
<td>0</td>
<td>0.21</td>
<td>0.21</td>
</tr>
</tbody>
</table>

gpd = gallons per day

Please see the Cumulative Impact Analysis for a detailed discussion.

**Staff Comment:** Based upon agency comment, and the MDNS for this proposal, the increase in service demand expected from this proposal can be met without diminishing established levels of service standards.

**Public Participation/Agency Review**

Public and agency comments are contained in the attachment. Agency conditions have been incorporated into the MDNS for this proposal.

**Selected Summary of Agency Comments:**

Washington State Department of Archaeology and Historic Preservation
DAHP requested an archaeological survey and report before ground-disturbing activities

**Staff Comment:** The requested mitigation measures have been placed into the Mitigated Determination of Nonsignificance for this proposal.

Spokane County Public Works
Requested traffic mitigation measures.

**Staff Comment:** The requested mitigation measures have been placed into the Mitigated Determination of Nonsignificance for this proposal.

Washington State Department of Transportation
Requested traffic mitigation measures.

**Staff Comment:** The requested mitigation measures have been placed into the Mitigated Determination of Nonsignificance for this proposal.

City of Spokane
Requested water and sewer mitigation measures.

**Staff Comment:** The requested mitigation measures have been placed into the Mitigated Determination of Nonsignificance for this proposal.
Cheney School District
The District provided comments on this proposal stating that they were concerned about safe pedestrian routes in between the proposal and Snowden Elementary School. They commented that they were using portable classrooms at Snowden Elementary and “If we are unable to pass a bond to build additional schools, it will impact our ability to serve the site when it is developed. The district also requested specific mitigation measures to address a safe route to Snowden Elementary School.

Staff Comment: The requested mitigation measures have been placed into the Mitigated Determination of Nonsignificance for this proposal.

Spokane County Fire District 3
Submitted a letter indicating that they had capacity to serve the new residential uses without decreasing the level of service.

Staff Comment: The fire district did not request mitigation measures.

Public Comments:
No comments have been received at the time of report preparation.

State Environmental Policy Act
A Mitigated Determination of Nonsignificance (MDNS) for this proposal was issued on September 26, 2023, with a comment period ending on October 11, 2023, with an appeal period ending on October 18, 2023.

During agency scoping for this proposal, several issues were identified as being appropriate for inclusion within a Mitigated Determination of Nonsignificance.

The MDNS is an attachment to this report.
A summary of the MDNS conditions is as follows:
- Traffic mitigation (WSDOT & Public Works)
- Water and sewer mitigation (City of Spokane)
- Proximity to industrial lands title notice (Building & Planning)
- Archaeological survey and report (DAHP)
- Aviation easement title notice (Building & Planning)
- Safe pathway to school (Cheney School District)

Attachments:
A) GIS Maps
B) Mitigated Determination of Nonsignificance
C) Agency Comments
D) Public Comments
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.
2023 Comp Plan Amendment Requests
CPA-08-23

Comprehensive Plan Map

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.
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.
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.

2023 Comp Plan Amendment Requests
CPA-08-23

Max Building Height: 138 Feet
Min Building Height: 119 Feet

Parcel Numbers: 24051.0409, 24051.09080, 24051.9079, 24051.9081

Building Height Restriction

1 inch = 500 feet
State Plane WA North

Map produced: July 2023
Spokane County GIS 000241
MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)

Description of proposal: A Comprehensive Plan Map Amendment and concurrent zone reclassification from the designation of Light Industrial (LI) to Low Density Residential (LDR) on approximately 18.68 acres.

Proponent: Land Use Solutions & Entitlement C/O Dwight Hume.

Location of proposal: The site is located west of an adjacent to Spotted Road, approximately 375 feet north of its intersection with 57th Avenue in the NE quarter of Section 05, Township 24 North, Range 42.

Parcel numbers: 24051.9079, 24051.9081, 24051.9080 & 24051.0409

Lead Agency: Spokane County Department of Building and Planning

The lead agency for this proposal has determined that it is unlikely to have a significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21.030(2)(c). This decision was made after a review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

Background: Spokane County has made this determination after consulting with agencies of jurisdiction and reviewing the file contents of CPA-08-23.

This MDNS is issued under WAC 197-11-350; the lead agency will not act on this proposal for at least 14 days. Comments must be submitted in writing to Robert Brock, AICP C/O Spokane County Planning Department, 1026 W. Broadway Ave., Spokane, WA 99260 by no later than October 11, 2023.

Mitigating Measures:

Washington State Department of Transportation:

The following shall be applied as SEPA Mitigation through the MDNS process and conditions of approval on the project:

1. At this time the greater West Plains area is currently being studied by Spokane County and the West Plains Public Development Authority for the transportation impacts of existing and proposed land uses. This study is nearing completion and will identify a comprehensive list of transportation improvements to support the land use in the study area. Given the location and potential size of the resultant development on this property, participation in these improvements and/or additional traffic analysis will be needed once a development project is proposed.

Spokane County Public Works- Transportation:

1. After reviewing the trip generation letter, the proposal necessitates mitigation to area roadways for circulation and safety. Project level traffic information will be required at the time of land use to determine appropriate improvements.
Washington State Department of Archaeology & Historic Preservation:

1. Requires a cultural resource survey must be completed and submitted to DAHP before any ground-disturbing activities or before the issuance of any construction of grading permits. This report should meet DAHP’s Standards for Cultural Resource Reporting.

City of Spokane Water and Sewer:

1. The developer shall be required to enter into a development agreement that must be approved by City Council prior to start of construction. This development agreement will outline the specific requirements in order for the project to proceed, including the timing and amount of mitigation fees, estimated in the paragraphs above. Furthermore, the development agreement should make clear the maximum development expected by the project (i.e. square feet of commercial, units of residential), beyond which additional mitigation may be required.

2. The developer must pay Special Connection charges of $90,220 ($420 per gpm of peak hour water demand and $1,713 per gpm of peak sewer demand) for development as described above. This is in addition to applicable General Facility Charges, applicable permitting fees, etc. for the development as outlined herein.

3. The developer is required to contact the City of Spokane directly regarding any changes to the water and sewer service needs of this project in the future.

4. Please also be aware that the above mitigation relates only to 125 single family units of the proposed project.

Spokane County Building and Planning:

1. A title notice shall be filed by the Department of Building and Planning should this proposal be approved by the Board which states: “The underlying land and development is in close proximity to lands zoned Light Industrial and active light industrial uses. Light Industrial uses are important to the economic well-being of the County and may produce noise, fumes, and light glare 24 hours a day.”

2. Avigation Easements in favor of Spokane International Airport and Fairchild Airforce Base shall be filed by the applicant/owner with the County Auditor prior to any zone reclassification or construction permits.

Cheney School District:

1. Installation of a pathway or sidewalk must be built either permanently, or as a temporary mitigation, connecting this development to Snowden Elementary School, allowing students to be able to safely walk or bike to school.

I acknowledge the above mitigating measures to be modifications and adjustments to the above-described proposal and warrant that I will not oppose, object to or contest these measures in the future.

Date: ___________________ Print/Typed Name: ______________________________________________

Signature of Property Owner/Legal Representative:

______________________________________________________
Responsible official:
Scott Chesney, AICP, Planning Director, Spokane County Department of Building and Planning

Contact: Robert Brock, AICP, Planner
Phone: (509) 477-7223
Address: 1026 W. Broadway Ave. Spokane, WA. 99260

Date issued___________________________ Signature ______________________

You may appeal this determination to the Spokane County Hearing Examiner at the Department of Building and Planning, 1026 W. Broadway Ave. Spokane, WA. 99260, no later than 4:00 p.m. on October 18, 2023 by completing and signing the appeal form and remitting the appropriate appeal fee.

You should be prepared to make specific factual objections.

Contact: Robert Brock, AICP to read or ask about the procedures for SEPA appeals.

This MDNS was mailed to:
1. Department of Ecology, SEPA Registry
2. Spokane County Department of Building and Planning; Monty Chamberlain
3. Spokane County Public Works; Barry Greene, Steven Forster, David Istrate
4. Spokane County Public Works, Stormwater Utility; Bill Galle
5. Spokane County Public Works; Matt Zarecor, Rob Lindsay, Jami Hayes
6. Spokane County Parks and Recreation; Doug Chase
7. Spokane County Sheriff; John Nowels
8. Spokane County Community Development; Justin Johnson
9. Spokane County Public Works, Solid Waste. Debra Gieger
10. Spokane Regional Transportation Council; Mike Ulrich
11. Spokane Transit Authority; Karl Otterstrom, Mike Tresidder, Brian Jennings
12. Spokane County Library District; Rick Knorr, Andrew Chane
13. City of Spokane, Planning & Development; Spencer Gardner, Kevin Freibott
14. City of Spokane Integrated Capital Management; Inga Note, Marcia Davis, Katherine Miller
15. Spokane County Housing Authority; Pamela Parr
16. Fire District 3; Cody Rohrbach
17. Cheney School District; Jamie Reed
18. Spokane Regional Health; Paul Savage
19. Avista Utilities
20. State Department of Commerce; Ben Serr, Scott Kuhta
21. State Department of Transportation; Greg Figg, Corey Clarke
22. State Department of Ecology; Cindy Anderson
23. State Department of Transportation, Aviation Division; David Ison, PhD
24. State Department of Fish and Wildlife; Kile Westerman, Jeff Lawlor, Renee Kinnick
25. State Department of Archaeology & Historic Preservation; Sydney Hanson
26. Spokane Tribe of Indians; Francis SIJohn, Cecilia Evans
27. Kalispel Tribe of Indians; Brandon Haugen, Mike Lithgow
28. Bonneville Power Administration
29. Williams Gas Pipeline – West
30. Spokane International Airport; Larry Krauter, Ryan Sheehan
31. Fairchild Airforce Base
32. Applicant
2023 Comprehensive Plan Amendment Initiation Request Public Comment

<table>
<thead>
<tr>
<th>FILE NUMBER (Select one)</th>
<th>CPAIR-0008-2022</th>
</tr>
</thead>
<tbody>
<tr>
<td>First Name</td>
<td>Jamie</td>
</tr>
<tr>
<td>Last Name</td>
<td>Reed</td>
</tr>
<tr>
<td>Email Address</td>
<td><a href="mailto:jreed@cheneysd.org">jreed@cheneysd.org</a></td>
</tr>
<tr>
<td>Address</td>
<td>Field not completed.</td>
</tr>
<tr>
<td>Comment</td>
<td>Snowdon Elementary School is the neighborhood school for this proposed development. At this time Snowdon is at 137% of permanent building capacity. This area has been greatly impacted by the lack of continuous side walks and the connection of neighborhoods to the school. If development of residential is going to continue we need safe walking and biking routes to school as well as the completion of missing sections of sidewalks to connect current developments to the school. As the residential population continues to grow, connection to public transportation is also critical.</td>
</tr>
</tbody>
</table>

SUPPORTING DOCUMENTS

Supporting documents must be uploaded individually. If you have more than four supporting documents, please send an additional public comment.

<table>
<thead>
<tr>
<th>Upload Supporting Document</th>
<th>School Capacity Utilization from Master Plan.pdf</th>
</tr>
</thead>
<tbody>
<tr>
<td>Upload Supporting Document</td>
<td>Field not completed.</td>
</tr>
<tr>
<td>Upload Supporting Document</td>
<td>Snowdon Sidewalks map.pdf</td>
</tr>
</tbody>
</table>
Upload Supporting Document

Field not completed.

Email not displaying correctly? View it in your browser.
### EXHIBIT 4-5
CURRENT AND PROJECTED FACILITY UTILIZATION

<table>
<thead>
<tr>
<th>Site</th>
<th>Permanent Capacity</th>
<th>Oct. 1, 2022 Enrollment</th>
<th>Current Utilization</th>
<th>Projected Utilization Fall 2027</th>
</tr>
</thead>
<tbody>
<tr>
<td>Betz ES</td>
<td>445</td>
<td>492</td>
<td>111%</td>
<td></td>
</tr>
<tr>
<td>Salnave ES</td>
<td>376</td>
<td>286</td>
<td>76%</td>
<td></td>
</tr>
<tr>
<td>Snowdon ES</td>
<td>376</td>
<td>516</td>
<td>137%</td>
<td></td>
</tr>
<tr>
<td>Sunset ES</td>
<td>486</td>
<td>540</td>
<td>111%</td>
<td></td>
</tr>
<tr>
<td>Windsor ES</td>
<td>509</td>
<td>540</td>
<td>106%</td>
<td></td>
</tr>
<tr>
<td><strong>Elementary Total</strong></td>
<td><strong>2,193</strong></td>
<td><strong>2,374</strong></td>
<td><strong>108%</strong></td>
<td><strong>115%</strong></td>
</tr>
<tr>
<td>Cheney MS</td>
<td>714</td>
<td>628</td>
<td>88%</td>
<td></td>
</tr>
<tr>
<td>Westwood MS</td>
<td>705</td>
<td>586</td>
<td>83%</td>
<td></td>
</tr>
<tr>
<td><strong>Middle School Total</strong></td>
<td><strong>1,419</strong></td>
<td><strong>1,214</strong></td>
<td><strong>86%</strong></td>
<td><strong>101%</strong></td>
</tr>
<tr>
<td>Cheney HS</td>
<td>1,631</td>
<td>1,397</td>
<td>86%</td>
<td></td>
</tr>
<tr>
<td>Three Springs Alt. Sc</td>
<td>110</td>
<td>115</td>
<td>104%</td>
<td></td>
</tr>
<tr>
<td><strong>High School Total</strong></td>
<td><strong>1,741</strong></td>
<td><strong>1,512</strong></td>
<td><strong>87%</strong></td>
<td><strong>102%</strong></td>
</tr>
<tr>
<td><strong>Totals</strong></td>
<td><strong>5,353</strong></td>
<td><strong>5,100</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*Source: Teater-Crocker (2023)*

Exhibits 4-6 through 4-8 provide graphical representations of the relationship between capacity and enrollment for the coming six years at each school level.
Brock,

Please see additional details below.

Thanks,
Jamie

From: Brock, Robert W. <RWBROCK@spokanecounty.org>
Sent: Monday, August 7, 2023 10:41 AM
To: Jamie Reed <jreed@cheneysd.org>
Subject: Follow Up on District Comments on CPA-07-23 and CPA-08-23

Hello Jamie,

I am contacting you about your SEPA comments related to the two Comp Plan amendments noted in the subject line.

On CPA-08-23 you appear to be asking for safe walkways to Snowden Elementary from the project as mitigation. Your map depicts proposed walkways going west and then south from the school which are in the opposite direction as the proposal, which is located on Spotted Road to the north and east of the school. Did you want to revise your proposed mitigation? I included this map as an example of the challenges we have been faced with when it hasn’t been ensured the sidewalks and safe walking/biking routes have been included in a development’s plan. A clear example of why we are asking for safe walking routes to connect the proposed development to the neighborhood school. If there is a way to have the continued growth support the completion of the missing sections of sidewalks in this area, we would be very interested.

The comments for number 8 also mention that Snowden is at 137% of its permanent building capacity, but it is unclear if this is a problem with the ability to serve the site at the time when it develops. Are you making use of portable classrooms at this location? Yes we are utilizing portables at Snowdenon Elementary School. If we are unable to pass a bond to build additional schools, it will impact our ability to serve the site when it is developed.

On CPA-07-23,

The comment letter cites some concerns but does not request specific mitigation measures. It mentions that Widsor Elementary is at 108% of capacity, but is unclear if this will be a problem with serving the site at the time when it develops. We are currently utilizing portables at Windsor Elementary School. If we are unable to pass a bond to build additional schools, it will impact our ability to serve the site when it is developed.
Can you clarify?

Thanks

Robert

Robert Brock, AICP
Planner
Spokane County Building and Planning
509-477-7223
1026 W. Broadway Ave.
Spokane, WA 99260
From: noreply-spoco@spokanecounty.org  
Sent: Friday, September 8, 2023 12:26 PM  
To: County Planning Commission  
Subject: Online Form Submittal: 2023 Comprehensive Plan Amendment Public Comment

2023 Comprehensive Plan Amendment Public Comment

FILE NUMBER (Select one)  CPA-08-23
First Name  Jamie  
Last Name  Reed  
Email Address  jreed@cheneysd.org  
Address  12414 S Adnrus Rd. Cheney WA 99004  
Comment  The proposed change in lad designation to residential is within the one mile radius of a walk zone to Snowdon Elementary School. The Cheney School District requests that a pathway or sidewalk is built either permanently, or as a temporary mitigation, connecting this development to Snowdon Elementary School, allowing students to be able to safely walk or bike to school.

SUPPORTING DOCUMENTS

Supporting documents must be uploaded individually. If you have more than four supporting documents, please send an additional public comment.

Upload Supporting Document  CPA08-23 Comments.docx
Upload Supporting Document  Field not completed.
Upload Supporting Document  Student Safety Walking, Biking and Riding Buses Policy.pdf
Upload Supporting Document  Field not completed.

Email not displaying correctly? View it in your browser.
The proposed change in land designation to residential is within the one mile radius of a walk zone to Snowdon Elementary School. The Cheney School District requests that a pathway or sidewalk is built either permanently, or as a temporary mitigation, connecting this development to Snowdon Elementary School, allowing students to be able to safely walk or bike to school.

The Cheney School District would further request, that safe walking and biking paths be included as a development standard to reduce the transportation impacts of developments across our district. See District Policy No. 6605 Student Safety Walking, Biking and Riding Buses.
POLICY:

The District will adopt a comprehensive school trip safety program that addresses bus safety, walking and biking route plans, vehicle access to the school, circulation and parking at the school, pedestrian circulation on and around the school campus and safety education and enforcement.

SAFETY ADVISORY COMMITTEE

The superintendent or designee will establish a Safety Advisory Committee (SAC) pursuant to WAC 392-151-017 to develop and maintain a comprehensive school trip safety program. The committee will also develop and maintain the school patrol program in compliance with RCW 46.61.385 and review and approve each school’s Safe Routes to School plan. The superintendent will develop specific responsibilities and reporting relationships of the committee, including how the SAC relates to individual school safety programs.

BUS SAFETY

The superintendent or designee will develop written rules establishing the procedures for bus safety and emergency exit drills and for student conduct while riding on buses. The procedures for bus safety will include rules restricting bus access to students and those persons authorized by the superintendent and/or his or her designee(s) to ride the bus to and from any school activity.

The bus driver is responsible for the safety of his/her passengers, particularly for those who cross a roadway after leaving the bus. No bus driver will order or allow a student to disembark at other than his/her customary boarding or alighting place unless so authorized by the superintendent. In order to assure the safety of all, the bus driver may hold students accountable for their conduct during the course of transportation and may recommend corrective action against a student.
POLICY
Cheney School District No. 360

STUDENT SAFETY WALKING, BIKING AND RIDING BUSES

Bus drivers are expressly prohibited from using corporal punishment. Bus drivers are expressly prohibited from allowing anyone to board the bus who is not a student or a person authorized to ride the bus by the superintendent and/or his or her designee(s).

EMERGENCIES

In the event of an accident or other emergency, the bus driver will follow the emergency procedures in accordance with the School Bus Driver Handbook (SPI). A Copy of the emergency procedures will be located in each bus. To insure the success of such emergency procedures, each bus driver will conduct an emergency evacuation drill within the first six weeks of each school semester. The District will conduct such other drills and procedures as may be necessary.

STUDENT CONDUCT ON BUSES

The superintendent or designee will establish written rules of conduct for students riding school buses. Such rules will include as a minimum requirements of WAC 392-145-021 and will be reviewed annually by the superintendent or designee and revised if necessary. If the rules are substantially revised, they will be submitted to the Board for approval.

At the beginning of each school year, a copy of the rules of conduct for students riding school buses will be provided to each student who is scheduled to ride a school bus. The classroom teacher and/or bus driver will review the rules with the students at or near the beginning of each school year. A copy of the rules will be available upon request at the District Office or from the office of the Transportation Supervisor.

SAFE ROUTES TO SCHOOL PLAN

Pursuant to WAC 392-151-025, all elementary schools that have students who walk to and from school are required to develop a suggested route plan. All schools are encouraged to have a walking/biking route plan in place. To develop the school walking/biking route plans, the superintendent or designee will establish a Safe Routes to School committee.
STUDENT SAFETY WALKING, BIKING AND RIDING BUSES

The committee will conduct a walking and biking audit within a one mile radius of the school and develop a Safe Routes To School walking/biking map or plan. The plan will recommend the best routes for students walking to and from school, as well as the best routes to and from school bus stops. In developing the plan, the committee will consider, at a minimum, the following:

1. traffic patterns;
2. existing traffic controls;
3. existing school patrols;
4. limits on the number of school crossings so that students have to move through the crossings in groups;
5. allowing only one entrance-exit from each block to and from school;
6. routes that provide the greatest physical separation between walking children and traffic;
7. routes that expose students to the lowest speeds and volumes of moving vehicles; and
8. routes that include the fewest number of road or rail crossings.

The superintendent or designee will review the plan with the Safety Advisory committee and, upon its approval, distribute the plan to all students with instructions that it be taken home and discussed with parents. The plan will be routinely updated as conditions change. The superintendent or designee will include the plan in the district’s School Wellness Plan to encourage parents and students who walk and bike to school to use the recommended routes.

Legal References:

- **RCW 28A.600.010** Enforcement of rules of conduct - Due Process
- **RCW 46.61.385** School patrol – Appointment – Authority – Finance - Insurance
- **WAC 300-225** School District Rules Defining Misconduct - Distribution of Rules
- **WAC 392-144** School Bus Driver Qualifications
- **WAC 392-145-021** General Operating Requirements
- **WAC 392-145-016** Rules for Students Riding School Buses
- **WAC 392-151-017** Safety advisory committee – Selection
- **WAC 392-151-025** Route plans
STUDENT SAFETY WALKING, BIKING AND RIDING BUSES

Policy References: 3241 Student Discipline
6700 Nutrition and Physical Fitness
From: Davis, Marcia  
Sent: Friday, September 1, 2023 1:30 PM  
To: Warwick, Joshua  
Cc: Freibott, Kevin; Searl, Loren; Brock, Robert W.  
Subject: RE: CPAs

Hello Joshua,
Loren shared this with me, and we are confused what you are requesting.

Kevin Freibott (cc’d on this email) is the point of contact at the City for all Comprehensive Plan Amendments. The City has responded to capacity concerns on CPA 02-22 Remand in August 2023 and the others in May 2023. Robert Brock will have all this information and it is on the County’s CPA website.

ICM Department analyzes the water system for future capacity. Our water system has multiple pressure zones supplied from multiple wells. Capacity to a parcel needs to take into consideration all the system components needed, planned developments, capital projects, and the demand anticipated from our 20-year water system analysis. Also, analysis is based on DOH requirements for MDD, PHD, and MDD plus fire flow not on a gallon per day basis.

If you have a specific question on one of these CPAs, please direct your questions through Kevin.

Marcia Davis, PE | ICM Director | City of Spokane  
509.625.6398 Remote work contact: 509.570.4162

From: Warwick, Joshua <JWARWICK@SpokaneCounty.org>  
Sent: Wednesday, August 30, 2023 9:18 AM  
To: Searl, Loren <lsearl@spokancity.org>  
Subject: CPAs

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Hello Loren,

Here are the maps for the CPAs. I need to know if the system capacity in gallons per day for these areas and if it exceeds 261,070 gallons per day.

Best, Joshua Warwick

Sent from Mail for Windows
September 5, 2023

SCOTT CHESNEY DIRECTOR
SPOKANE COUNTY PLANNING DEPARTMENT
Sent via email to: schesney@spokanecounty.org
1026 W BROADWAY AVE
SPOKANE WA 99260

RE: Spokane County CPA-08-22
City of Spokane Comments - SEPA Mitigation for Water and Sewer Service

Dear Mr. Chesney,

The City of Spokane (City) submits the following comments to Spokane County for the revised Comprehensive Plan Amendment CPA-8-22. The Comprehensive Plan Amendment (CPA-08-22) was submitted as an 18.68-acre zone change from Light Industrial to Low Density Residential (LDR) for Spokane County Tax Parcel Nos. 24051.9029, 24051.9081, 24051.9080 and 24051.0409. LDR Zoning permits up to 6 units per acre which results in more demand on essential services than is expected from light industrial development. The Environment Checklist of CPA-08-22 dated 06-14-23 states for planning level 125 units are proposed.

The City has projected demands based on current land use within the County. Without any joint planning in this area, we have calculated for this one development. Accommodating unforeseen changes without joint planning requires individual calculations without the benefit of overall system analysis. Based on City of Spokane planning level for this size of development, the peak hour demand for water was calculated at 222 gallons per minute (gpm) and peak flow for sewer was calculated as 28 gpm.

The project is located in the City of Spokane's Current Retail Water Service Area and in the Urban Growth Area. The City has completed an analysis of this area based on the current land use designation of Light Industrial (LI). The completed analysis outlines the needed capital facilities to serve growth in the area with a land use designation of LI. In that analysis, the peak hour demand for water for the 18.68 acres has been calculated to be approximately 101 gpm and peak flow for sewer has been calculated to be approximately 5 gpm. In order to serve the increased demand for water and sewer caused by the proposed rezone to LDR, planned capital facilities, specifically pumping stations, will need to be increased in size. Approximately 121 gpm additional water booster pumping capacity from the SIA Pressure Zone will be needed to serve water due to the increased demand from the LDR zoning. At a minimum, based on an average cost of $420 per gpm for water booster pumping, an additional cost of $ 50,820 is required for the City to serve the increase demand in this area. Likewise, approximately 23 gpm more sewer pumping capacity will be needed for sewer services from the MU zoning. Based on an average capital upgrade cost of $1,713 per gpm for sewer pumping, an additional cost of $39,400 is required in order for the City to serve the increased density in this area due to the change from LI to LDR Zoning.
In order to accommodate the increased demand represented by the revised proposal, the City of Spokane requires the following SEPA mitigations to provide service to the above-stated parcels for LDR zoning for up to 125 single family units.

- The developer shall be required to enter into a development agreement that must be approved by City Council prior to start of construction. This development agreement will outline the specific requirements in order for the project to proceed, including the timing and amount of mitigation fees, estimated in the paragraphs above. Furthermore, the development agreement should make clear the maximum development expected by the project (i.e. square feet of commercial, units of residential), beyond which additional mitigation may be required.

- The developer must pay Special Connection charges of $90,220 ($420 per gpm of peak hour water demand and $1,713 per gpm of peak sewer demand) for development as described above. This is in addition to applicable General Facility Charges, applicable permitting fees, etc. for the development as outlined herein.

- The developer is required to contact the City of Spokane directly regarding any changes to the water and sewer service needs of this project in the future.

Please also be aware that the above mitigation relates only to 125 single family units of the proposed project.

Thank you for the opportunity to review this project and for the communication with our staff. We look forward to working with Spokane County and the developers in this area.

Sincerely,

Marcia Davis, PE
Director

CC: Robert Brock, Spokane County Land Use Planning
    Mark Papich, City of Spokane Integrated Capital Management
    Colin Naake, City of Spokane Integrated Capital Management
08/03/2023

Mr. Saegen Neiman  
Associate Planner  
Spokane County  
1026 W Broadway Avenue  
Spokane, WA 99260

Sent Via Electronic Mail

Re: Spokane County--2023-S-6300--60-day Notice of Intent to Adopt Amendment

Dear Mr. Neiman:

Thank you for sending the Washington State Department of Commerce (Commerce) the 60-day Notice of Intent to Adopt Amendment as required under RCW 36.70A.106. We received your submittal with the following description.

**Spokane County 2023 Comprehensive Plan Amendment Review Cycle.**

We received your submittal on 08/01/2023 and processed it with the Submittal ID 2023-S-6300. Please keep this letter as documentation that you have met this procedural requirement. Your 60-day notice period ends on 09/30/2023.

We have forwarded a copy of this notice to other state agencies for comment.

Please remember to submit the final adopted amendment to Commerce within ten days of adoption.

If you have any questions, please contact Growth Management Services at reviewteam@commerce.wa.gov, or call Scott Kuhta, (509) 795-6884.

Sincerely,

Review Team  
Growth Management Services
August 11, 2023

Robert Brock
Spokane County
1026 West Broadway Avenue
Spokane, WA 99260

In future correspondence please refer to:
Project Tracking Code: 2023-08-04902
Property: Spokane County_Comprehensive Plan Map and Zoning Map Amendment CPA-08-23
Re: Survey Requested

Dear Robert Brock:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance Washington State law. Should additional information become available, our assessment may be revised.

Our statewide predictive model indicates that there is a moderate probability of encountering cultural resources within the proposed project area. Further, the scale of the proposed ground disturbing actions would destroy any archaeological resources present. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, we recommend a professional archaeological survey of the project area be conducted and a report be produced prior to ground disturbing activities. This report should meet DAHP's Standards for Cultural Resource Reporting.

We also recommend that any historic buildings or structures (45 years in age or older) located within the project area are evaluated for eligibility for listing in the National Register of Historic Places on Historic Property Inventory (HPI) forms. We highly encourage the SEPA lead agency to ensure that these evaluations are written by a cultural resource professional meeting the SOI Professional Qualification Standards in Architectural History.

Please note that the recommendations provided in this letter reflect only the opinions of DAHP. Any interested Tribes may have different recommendations. We appreciate receiving any correspondence or comments from Tribes or other parties concerning cultural resource issues that you receive.

Thank you for the opportunity to comment on this project. Please ensure that the DAHP Project Tracking Number is shared with any hired cultural resource consultants and is attached to any communications or submitted reports. Please also ensure that any reports, site forms, and/or historic property inventory (HPI) forms are uploaded to WISAARD by the consultant(s).
Should you have any questions, please feel free to contact me.

Sincerely,

Sydney Hanson
Local Government Archaeologist
(360) 280-7563
Sydney.Hanson@dahp.wa.gov
Memo

To: Robert Brock, Planner
From: David Istrate, Land Development Coordinator
Date: August 24, 2023
RE: CPA-08-23 SEPA Comments

Public Works has reviewed the Comprehensive Plan Amendment and have the following comments:

- After review of the trip distribution letter, the proposal necessitates contribution to intersections effected by project traffic. Area roadways will need mitigation for circulation and safety.

End
Hi Elya,

Comment for the record, file, and web. Please update the long-range master list and add Aaron as the primary for this district.

Bob

Robert Brock, AICP
Planner
Spokane County Building and Planning
509-477-7223
1026 W. Broadway Ave.
Spokane, WA 99260

From: Aaron Bollar <ABollar@scfd3.org>
Sent: Monday, August 7, 2023 12:13 PM
To: Brock, Robert W. <RWBROCK@spokanecounty.org>
Cc: Rohrbach, Cody <crohrbach@scfd3.org>; Chesney, Scott <SCHESNEY@SpokaneCounty.org>
Subject: RE: SEPA Comment Circulation of the 2023 County Comp Plan Amendments-Follow Up

Robert-

Thank you for the opportunity to comment on the proposed zoning changes. Can you please make sure to include me on future Comp Plan Amendments? abollar@scfd3.org. As for the current proposals, below are my comments:

**CPA-08-23:** The Fire District has no comment or issues with the proposed zoning changes from LI to LDR. I would want to confirm adequate road widths and parking issues when the application is submitted for short plat.

**CPA-15-23:** The Fire District does not have an issue with the zoning changes to LDR in this application; however, the addition of Crystal Meadows with access off of Fruitvale Rd will need to be addressed. Fruitvale road is not currently classified as an arterial; however, it seems to be used as such. I would like to re-evaluate parking and road widths if we continue to add more residential access from Fruitvale. With parking on both sides of the road, it is difficult for two cars to pass at the same time.

Please reach out with any questions,
From: Cody Rohrbach <crohrbach@safd3.org>
Sent: Monday, August 7, 2023 7:58 AM
To: Aaron Bollar <Abollar@safd3.org>
Subject: Fwd: SEPA Comment Circulation of the 2023 County Comp Plan Amendments-Follow Up

FYI

Cody Rohrbach
Fire Chief
Spokane County Fire District 3
Sent from my iPhone

Begin forwarded message:

From: "Brock, Robert W." <RWBROCK@spokanecounty.org>
Date: August 7, 2023 at 7:48:43 AM PDT
To: Cody Rohrbach <crohrbach@safd3.org>
Cc: "Chesney, Scott" <SCESNEY@spokanecounty.org>
Subject: SEPA Comment Circulation of the 2023 County Comp Plan Amendments-Follow Up

Hello Cody,

We circulated this year’s annual Comprehensive Plan Map amendments for agency SEPA comment last Friday, July 28th, 2023.

**We need your agency’s comments back by August 11th so that we may stay on our public hearing schedule.**

Thank you in advance for your attention to this.

Please find the proposal on our webpage at:


Please see our previous circulation, sent by Elya Miroshin for more details.

**The applications in your jurisdiction are CPA-08-23, and CPA-15-23**

Thank you.
Robert

Robert Brock, AICP
Planner
Spokane County Building and Planning
509-477-7223
1026 W. Broadway Ave.
Spokane, WA 99260
From: Aaron Bollar  
Sent: Wednesday, August 30, 2023 2:40 PM  
To: Warwick, Joshua  
Subject: Re: CPA-08-23

Spokane County Fire District 3 will be able to service the additional 83 dwellings without a decrease in service to our citizens. Thank you for reaching out.

Aaron Bollar  
Deputy Chief  
Fire Marshal  
Spokane County Fire District 3  
(509)934-0194 cell  
(509)235-6645 office

Sent from my iPhone

On Aug 30, 2023, at 13:12, Warwick, Joshua <JWARWICK@spokanecounty.org> wrote:

Hello Aaron:

My name is Joshua Warwick from Spokane County Building and Planning. We are currently working on Comp Plan Amendments. Specifically, CPA-08-23 would create an increase of 83 dwelling units. My question is if Fire District 3 has the capacity for an additional 83 dwelling units. Can you confirm that you have the capacity to meet these existing dwelling units without diminishing Levels of Service.

Best, Joshua Warwick

Here is the specific location for CPA-08-23
September 1, 2023

Scott Chesney
Director of Spokane County Building and Planning
Public Works Building
1026 West Broadway
Spokane, WA 99260

RE: Spokane County 2023 Comprehensive Plan Amendment – CPA-08-23

Dear Mr. Chesney,

Thank you for the opportunity to review the proposed Spokane County Comprehensive Plan amendments that have advanced to the Planning Commission and Board of County Commissioners for the 2023 cycle. SRTC met with County planning staff on January 18 to discuss initial planning level assumptions for each proposal. These assumptions were supplemented with the 2023 CPA Population Impacts and Service Assumptions included in each project file. As you know SRTC is tasked with considering how the cumulative impacts of the amendments might impact the regional transportation network.

SRTC staff has reviewed the materials your staff provided for the following amendment:

File Number: CPA-08-23;
Proposal: Light Industrial to Low Density Residential on 18.68 acres;

Based on the information you provided, SRTC has determined the proposal to be generally consistent with Horizon 2045, our Regional Transportation Plan (RTP).

Please feel free to contact me if you need any additional information about our review of this amendment proposal.

Sincerely,

Mike Ulrich
Principal Transportation Planner
Spokane Regional Transportation Council
M Brock,

WSDOT Aviation Division reviewed the provided documentation on 9/6/2023. We have no comments.

Note: No assessment of obstructions or airspace was conducted.

Cheers,

David Ison, PhD | Aviation Planner
Emerging Aviation Technologies & Land Use Compatibility
Washington State Department of Transportation
ison@wsdot.wa.gov C: 360-890-5258

From: Brock, Robert W. <RW BROCK@spokanecounty.org>
Sent: Wednesday, September 6, 2023 10:59 AM
To: WSDOT Aviation Land Use Inquiries and Application Submittals <AviationLandUse@WSDOT.WA.GOV>
Subject: [EXTERNAL] Spokane County Comprehensive Plan Amendments for Agency Review and Comment

WARNING: This email originated from outside of WSDOT. Please use caution with links and attachments.

Dear WSDOT Aviation,

Spokane County is circulating the 2023 cycle of individual Comprehensive Plan Map and concurrent Zoning Map amendments for SEPA review and comments.

Please provide comments by September 20th, 2023

The proposals that are near Spokane International Airport are CPA-07-23, CPA-08-23, and Remanded CPA-02-22.

The proposals can be found at:

2023 Comprehensive Plan Amendments | Spokane County, WA

Thank you.

Robert

Robert Brock, AICP
Planner
Here is a comment for the file.

Bob

Robert Brock, AICP
Planner
Spokane County Building and Planning
509-477-7223
1026 W. Broadway Ave.
Spokane, WA 99260

From: Clarke, Corey J. <ClarkCJ@wsdot.wa.gov>
Sent: Thursday, August 10, 2023 4:52 PM
To: Brock, Robert W. <RWBROCK@spokanecounty.org>
Cc: Istrate, Dave C. <DCISTRATE@spokanecounty.org>; Greene, Barry <BGreene@spokanecounty.org>; Note, Inga <inote@spokanecity.org>; Bjordahl, Mike <BjordaM@wsdot.wa.gov>; Figg, Greg <FiggG@wsdot.wa.gov>
Subject: WSDOT Comments on CPA-08-23

Robert,

After reviewing the updated TGDL for the 53rd Ave. and Dowdy Rd. CPA (CPA-08-23) from Whipple Engineering, dated July 12, 2023, WSDOT has the following comments:

- At this time the greater West Plains area is currently being studied by Spokane County and the West Plains Public Development Authority for the transportation impacts of existing and proposed land uses. This study is nearing completion and will identify a comprehensive list of transportation improvements to support the land use in the study area. Given the location and potential size of the resultant development on this property, participation in these improvements and/or additional traffic analysis will be needed once a development project is proposed.

If you have any questions please let me know.

Thank you,

Corey Clarke
Transportation Planning Specialist II
WSDOT – Eastern Region
509-324-6200 | clarkc@wsdot.wa.gov
Typical Hours: M-Th, 7-5:30
Proposal
The applicant is requesting approval for an annual Comprehensive Plan Map Amendment and concurrent zone reclassification from the designation of Low Density Residential (LDR) to High Density Residential (HDR).

Site Description:
The site is a small parcel, approximately a half-acre in size, with an existing single-family dwelling located on the parcel. The site is located adjacent to multi-family apartment housing and single-family dwelling lots. The proposal would be accessed via East Hastings Road, via the adjacent apartment complex vehicle access network.
Data Table

<table>
<thead>
<tr>
<th>Project Location:</th>
<th>The site is located on East Hastings Road, located in-between US-395 and US-2.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcel Number(s)</td>
<td>36081.9139</td>
</tr>
<tr>
<td>Comprehensive Plan Designation:</td>
<td>Low Density Residential</td>
</tr>
<tr>
<td>Zoning:</td>
<td>LDR</td>
</tr>
<tr>
<td>Existing Land Use:</td>
<td>Single Family Dwelling</td>
</tr>
<tr>
<td>Land Division Status:</td>
<td>Lot “B” of Short Plat SP-0781-91</td>
</tr>
<tr>
<td>Water Purveyor:</td>
<td>Spokane County Water District #3.</td>
</tr>
<tr>
<td>Sewage Disposal:</td>
<td>Spokane County Public Works</td>
</tr>
<tr>
<td>Fire District:</td>
<td>Spokane County Fire District #9</td>
</tr>
<tr>
<td>School District:</td>
<td>Mead Schools</td>
</tr>
</tbody>
</table>
The site’s access would be via the adjacent multi-family apartment complex, onto East Hastings Road.

Citizens for Neighborhood Preservation

None

Yes

Summary

The applicants are seeking approval for a comprehensive plan amendment and concurrent zone reclassification on 0.55 acres located in the North Metro Urban Growth Area. The request is from the existing designation of Low Density Residential (LDR) to High Density Residential (HDR). High Density Residential allows densities greater than 15 units per acre.

The applicants submitted a Comprehensive Plan Amendment Initiation Request within the comprehensive plan initiation request submittal window found in Spokane County Zoning Code Section 14.402.100. The proposal was presented to reviewing agencies to preview the proposals as well as identify any project deficiency prior to project initiation.

The 2023 Comprehensive Plan Amendment Initiation Requests were presented to our reviewing agencies to identify any project deficiencies prior to full Comprehensive Plan Amendment Review.

On March 16, 2023, the Spokane County Planning Commission conducted a public hearing to consider and recommend to the board of county commissioners on what proposals should initiated for further review.

The recommendation was forwarded to the Spokane County Board of County Commissioners, and on April 18, 2023, the board voted to initiate six of the privately requested Comprehensive Plan Amendment Initiation Requests.

The applicants prepared a trip generation letter and submitted the document alongside the Comprehensive Plan Amendment application, which was reviewed for transportation concurrency. The SEPA process and transportation review sections are found below.

East Hastings/Farwell Road has seen four multi-family Comprehensive Plan Amendment requests in the past two years that have requested an increase in density that would allow for multi-family housing.
Critical Areas Review

<table>
<thead>
<tr>
<th>Critical Area</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Critical Aquifer Recharge Area:</td>
<td>HIGH</td>
</tr>
<tr>
<td>Fish and Wildlife Habitat:</td>
<td>None identified</td>
</tr>
<tr>
<td>Floodplain:</td>
<td>None identified</td>
</tr>
<tr>
<td>Wetlands:</td>
<td>None identified</td>
</tr>
<tr>
<td>Streams:</td>
<td>None identified</td>
</tr>
<tr>
<td>Geohazards:</td>
<td>None identified</td>
</tr>
<tr>
<td>Cultural Resources:</td>
<td>None identified</td>
</tr>
<tr>
<td>Stormwater Risk:</td>
<td>Low Risk Drainage Area</td>
</tr>
</tbody>
</table>

Existing Site Conditions

The site is a half-acre platted lot (Tract B, SP-0718-1991) that contains a late 1960s rancher style home. The property lies in the North Metro Urban Growth Area, located in-between the “Y” on East Hastings Road. The site is designated as Low Density Residential (LDR) by the Spokane County Comprehensive Plan and Zoning map. The parcels to the east and south are designated High Density Residential and Medium Density Residential and have multi-family apartment complexes constructed on site. Parcels to the north and west are generally single-family residences with Low Density Residential land use designations.

Guiding Documents

The Spokane County Comprehensive Plan, Zoning Code, and Revised Code of Washington provide the framework for consideration of Comprehensive Plan Amendments. The following are relevant goals and policies for consideration of the proposed amendment.

ZONING CODE

The processes and procedures for amending the Comprehensive Plan Map with concurrent Zoning Map change are found in chapter 14.402.100 of the Spokane County Code. Section 5a of this code states that the Department of Building and Planning shall analyze the proposed amendments for cumulative impacts to services and facilities and for consistency with the Comprehensive Plan policies and the criteria in section 14.402.040.

Zoning Code Criteria

14.402.040 – Criteria for Amendment
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.
Staff comments: The proposal must meet one of the above standards to obtain approval. Staff believes that the demand for housing, increase in housing prices, and general population growth within the county show a change in economic and land use conditions since the proposal was assigned the low-density residential designation, thereby meeting criteria set forth in SCZC 14.402.040(2). Staff also believes that the amendment also meets criteria found in SCZC 14.402.040(1), that the amendment is consistent with or implements the comprehensive plan, and is not detrimental to the public welfare, as is set forth in this report.

Urban Residential Zones – High Density Residential
Zone is primarily for multi-family development at densities of greater than 15 dwelling units per acre. High-density residential zones are usually located near transit services, shopping, and major transportation routes. Cluster development, zero lot-line housing and other incentives are permitted to promote infill and preservation of open space. Offices are permitted in the HDR zone in order to provide some of the service needs generated by high-intensity land uses.

Staff Note: The site is within walking distance (1/3 of-a-mile) within the division corridor which has substantial commercial services. Extensive commercial services exist along the US-395, transit services exist at the corner of Hastings and US-395 in the form of a park and ride. The site would be accessed via the adjacent multi-family apartment complex to East Hastings Road.

COMPREHENSIVE PLAN GOALS AND POLICIES

Chapter 2 Urban Land Use:
The Urban Land Use Chapter provides policy guidance for the development of Spokane County’s unincorporated urban areas. The policies in this chapter strive to improve quality of life, provide opportunities for innovative approaches to land use and protect our community character...

Planning Principles
The following planning principles, developed through citizen participation efforts, form the basis for development of the Urban Land Use Chapter.
• Compact urban forms should be encouraged that create a greater sense of “community,” with pedestrian/bicycle-friendly settlement patterns.
• Neighborhood character should be preserved and protected.
• Jobs, housing, services, and other activities should be within easy walking distance and shorter commute times of each other.
• Communities should have a center focus that combines commercial, civic, cultural, and recreational uses.
• Streets, pedestrian paths, and bike paths should contribute to a system of fully connected routes.
• Communities should have a diversity of housing and job types that enable residents from a wide range of economic levels and age groups to work and reside within their boundaries.
Land Use Designations
The subject parcel lies within the North Metro Urban Growth Area (UGA), and is currently designated Low Density Residential by the Spokane County Comprehensive Plan, and the parcel is given the zoning designation of LDR. Adjacent uses include single family homes, multi-family apartment housing, with commercial uses and zoning designations existing to the west along US-395.

Spokane County Comprehensive Plan

Requested Designation

HIGH DENSITY RESIDENTIAL (HDR): High density residential shall be greater than 15 dwelling units per acre. Design standards ensure neighborhood character and compatibility with adjacent uses. High-density residential zones are usually located near transit services, shopping, and major transportation routes. Cluster development, zero lot-line housing and other incentives are permitted to promote infill and preserve open space. Offices are permitted in the HDR zone in order to provide some of the service needs generated by high intensity uses.

Staff Comments: The application states that the project site is located approximately a third of-a-mile west of the Division Street Commercial Corridor. Additionally, the site would be accessed via the adjacent apartment complex to East Hastings Road. East Hastings Road is classified as an Urban Principal Arterial. The highest-level road arterial in the Spokane County Road Network. Sidewalks exist on both sides of East Hastings, and transit service is located at the corner of hastings and US-395.

General Comprehensive Plan Goals and Objectives

UL.1a Provide a healthful, safe, and sustainable urban environment that offers a variety of opportunities for affordable housing and employment.

UL.1b Create a future rich in culture and ethnic diversity that embraces family and community values and recognizes housing and employment.

Urban Character and Design

UL.2 Maintain and enhance the quality of line in Spokane County through urban design standards.

The design of our urban environment has a significant effect on community identity. Well-designed communities contribute to a healthful, safe and sustainable environment that offers a variety of opportunities for affordable housing and employment. The Urban Character and Design section provides the goals and policies to preserve and enhance neighborhood character. Some of the concepts considered here include:

• Community appearance, including signs and placement of utilities.
• Neighborhood considerations in the review of development projects.
• Integration of neighborhoods, including bicycle and pedestrian orientation.
• The effect of traffic patterns and parking on neighborhood character.
• Encouragement of exemplary development through planned unit developments; and
• Considerations for public art.

Staff note: Multi-family development is subject to the landscaping and design standards found in Spokane County Zoning Code chapter: 14.800 Development Standards. Landscaping, screening, and other development standards are required to be installed prior to building occupancy.

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.

Staff Comment: The site will be accessed via the adjacent multi family apartment complex, utilizing their internal road network. This access would bring traffic onto East Farwell Road. East Hastings Road and its associated right-of-way are county owned and maintained and is classified as an Urban Principal Arterial. Urban Principal Arterial roads are the highest level of arterial road in the Spokane County Road Network. The site is approximately 1/3 of-a-mile east of the commercial corridor along US-395. Commercial services along Us-395 range from neighborhood services to Regional Commercial Shopping centers. Transit services are available at the park and ride located at the intersection of US-395 and East Hastings Road. Additionally, the E. Hastings/Farwell Corridor are the norther bounds of the Division Connects transit study area, potentially serving the site with high-frequency, high-capacity transit. Further increases in density would better serve future transit services.

UL.2.17 Site multi-family units throughout the Urban Growth Area as follows:
   a. Integrate into or next to neighborhood, community, or urban activity centers.
   b. Integrated into or next to neighborhood, community, or urban activity centers.

Residential Land Uses

UL.7 Guide efficient development patterns by locating residential development in areas where facilities and services can be provided in a cost-effective and timely fashion.
UL.7.1 Identify and designate land areas for residential uses, including categories for low, medium, and high-density areas.

UL.7.5 Provide for bonus densities, zero lot-line housing, auxiliary structures, accessory dwellings, or similar methods to promote infill development, where appropriate.

Housing Variety

UL.8 Create urban areas with a variety of housing types and prices, including manufactured home parks, multifamily development, townhouses, and single-family development.

Staff note: The neighborhoods surrounding the subject site are generally single-family dwellings on quarter-acre lots. Multi-family housing exists on the adjacent parcel to the east, as well as other points along the Hastings/Farwell Corridor. Adding additional multi-family housing would increase the local housing stock and add more housing options to the North Metro Urban Growth Area.

Stormwater

CF.8 Provide stormwater facilities and related management programs that protect surface and groundwater quality and habitat, prevent chronic flooding from stormwater, maintain natural stream hydrology and protect aquatic resources.

CF.8.1 New developments within the UGA shall require stormwater management systems.

Staff Comment: This site is located in a low-risk drainage area. Spokane County Stormwater Manual section 2.2.1 requires all commercial permits to submit a Drainage Submittal in compliance with the county’s stormwater manual.

Transportation

Purpose
People and places are connected to one another by the transportation system. The transportation system consists of facilities that accommodate many modes of transport, including cars, trucks, buses, bicycles, trains, airplanes, and pedestrians. The primary focus of the transportation element is meeting Spokane County’s future transportation needs for roads, trails/pathways, walkways, and transit, including light rail…

Goal

T.2 Provide transportation system improvements concurrent with new development and consistent with adopted land use and transportation plans.
Policies

T.2.1 Maintain an inventory of transportation facilities and services to support management of the transportation system and to monitor system performance.

T.2.2 Transportation improvements needed to serve new development shall be in place at the time new development impacts occur. If this is not feasible, then a financial commitment consistent with the capital facilities plan, shall complete the improvement within 6 years.

T.2.3 Transportation improvements shall be consistent with land use plans, capital funding and other planning elements.

T.2.4 Implement concurrency review and management that evaluates impacts from new developments and identifies funding sources for improvements. Evaluate the transportation system annually and compare to prior years.

T.2.5 Coordinate planning with appropriate jurisdictions and utility companies for utility corridors that may affect the transportation system.

T.2.6 Use a 10-year and 20-year planning horizon when preparing transportation forecasts to provide information on the location, timing, and capacity needs of future growth.

T.2.7 The transportation system shall support the Land Use Element of the Spokane County Comprehensive Plan as growth occurs.

T.2.8 Major short falls between transportation revenues and improvement costs should be addressed during the annual review of the 6-year transportation improvement program. Resolution of revenue shortfalls could include reassessment of land use, growth targets, level of service standards and revenue availability.

Staff Comment: The applicant prepared a trip generation letter that was submitted to the county alongside the Comprehensive Plan Amendment application. That trip generation letter was circulated to transportation agencies as part of the SEPA review process. Based on the size of the proposal, no level of service deficiencies were identified, and no further traffic analysis is required. However, further traffic analysis may be required prior to building permit issuance.

Goal

T.3d
Encourage land uses that will support a high-capacity transportation system.
Policy

T.3d.2 Provide for mixed-use activity centers that support a high-capacity transportation corridor.

Staff Comment: The nearest transit service is the park and ride located at the intersection of US-395 and East Hastings Road. The section of Hastings/Farwell Road section in-between the “Y” of US-395 and US-2 has been identified as the northern bounds by the Division Connects Rapid Transit study. Further increases in density would better serve a high-frequency high-capacity transit route.

Transportation

Purpose
People and places are connected to one another by the transportation system. The transportation system consists of facilities that accommodate many modes of transport, including cars, trucks, buses, bicycles, trains, airplanes, and pedestrians. The primary focus of the transportation element is meeting Spokane County’s future transportation needs for roads, trails/pathways, walkways, and transit, including light rail...

Consistency and Concurrency
The Growth Management Act requires capital facilities to be concurrent with development. This means that capital facilities must be in place prior to development, or within a specific time period.

Population and Land Capacity
The proposed amendment has the potential to increase the population capacity within the Urban Growth Area. The existing Low Density Residential designation has an assumed buildout of 4.43 units per acre, and the proposed designation of High Density Residential has an assumed buildout of 24.25 units per acre. The methodology used to calculate population converts residential units to the population by assuming the average single-family residence will include 2.5 persons and that a multi-family residential unit will contain 1.5 persons. The table below illustrates the impact of the proposed amendment on population capacity.

<table>
<thead>
<tr>
<th>Residential Units and Population Capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site = 0.55 of an acre</td>
</tr>
<tr>
<td>Residential units</td>
</tr>
<tr>
<td>Population</td>
</tr>
</tbody>
</table>
Staff Comment: This parcel is located within the Urban Growth Area and urban-level services are available to serve this site. The Department of Building and Planning analyzed this site as part of a Cumulative Impacts Analysis and concluded that this proposal would produce the following impacts on services over and above the typical development of the site under its current zoning designation.

<table>
<thead>
<tr>
<th>Site 0.55 acres</th>
<th>Existing Zone</th>
<th>Proposed Zone</th>
<th>Increase in Demand</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Water Consumption (gpd)</td>
<td>1,180 gallons per day</td>
<td>2,340 gallons per day</td>
</tr>
<tr>
<td></td>
<td>Wastewater (gpd)</td>
<td>350 gallons per day</td>
<td>2000 gallons per day</td>
</tr>
<tr>
<td></td>
<td>Schools (students)</td>
<td>1 student</td>
<td>10 students</td>
</tr>
<tr>
<td></td>
<td>Parks (acres)</td>
<td>0.02 of an acre</td>
<td>0.03 of an acre</td>
</tr>
<tr>
<td></td>
<td>Libraries (sq ft)</td>
<td>0.82 square feet</td>
<td>8.2 square feet</td>
</tr>
<tr>
<td></td>
<td>Law Enforcement (officers)</td>
<td>0.01 officers</td>
<td>0.02 officers</td>
</tr>
</tbody>
</table>

gpd = gallons per day

Please see the Cumulative Impact Analysis in Chapter 3 for a detailed explanation.

Staff Comment: Based upon agency feedback, and the MDNS for this proposal, the increase in service demand expected from this proposal can be met without diminishing established levels of service standards.

Public Participation/Agency Review
Public participation is detailed in chapter 1. Public and agency comments are contained in the attachment. Agency conditions have been incorporated into the MDNS for this proposal.

Selected Summary of Public and Agency Comments:

<table>
<thead>
<tr>
<th>Comment</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Spokane County Public Works, Dawn Dompier, Dated August 4, 2023</td>
<td>No comment but reiterated the permitting requirements for future sewer connections.</td>
</tr>
<tr>
<td>Spokane County Public Works, Dave Istrate, Dated August 7, 2023</td>
<td>After reviewing the trip generation letter, the county has accepted the traffic information.</td>
</tr>
<tr>
<td>Spokane County Water District #3, Kelly Williquette Dated August 18, 2023</td>
<td>Because water service is a concurrency requirement, no development will occur without Spokane County Water District 3</td>
</tr>
</tbody>
</table>
2023 Comprehensive Plan Amendments

providing will-serve letter for water service.

Washington State Department of Transportation; Greg Figg Dated August 23, 2023

No comment on the proposal due to the project size and location.

No public comments were received at the time of report issuance (9/21/23).

State Environmental Policy Act
A Mitigated Determination of Nonsignificance (MDNS) for this proposal will be issued on September 27, 2023, with a comment period ending on October 11, 2023, and appeal period ending on October 18, 2022.

The Mitigated Determination of Nonsignificance will ensure concurrent water supply by reiterating that the proposal shall obtain concurrent water supply to the satisfaction of Spokane County Water District #3. The project MDNS can be found in Attachment A.

Attachments:
A) Determination of Nonsignificance
B) Agency Comments
ATTACHMENT A
MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)

Description of proposal: A Comprehensive Plan Amendment and concurrent zone reclassification from Low Density Residential (LDR) to High Density Residential (HDR) 0.55 acres.

Proponent: Whipple Consulting Engineers, C/O Ben Goodmansen; 21 S Pines Road, Spokane Valley, WA 99206

Location of proposal: The subject property is located on the north side of East Hastings Road. Approximately one-half of a mile east of the US-395, in the North Metro Urban Growth Area. The site lies within the Northeast quarter of Section 8, Township 26 North, Range 43 East, Willamette Meridian, Spokane County.

Parcel numbers: 36081.9139

Lead Agency: Spokane County Department of Building and Planning

The lead agency for this proposal has determined that it is unlikely to have a significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21. This decision was made after a review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

[x ] This MDNS is issued under WAC 197-11-350; the lead agency will not act on this proposal for at least 14 days. Comments must be submitted in writing to Spokane County Building and Planning Department C/O Saegen Neiman; 1026 W. Broadway Ave., Spokane, WA 99260 by no later than October 11, 2023.

Mitigating Measures:

Spokane County Water District 3: Spokane County Water District 3 has confirmed that they have the water rights available to meet the increase of gallons per day from CPA-11-23. Spokane Water District 3 does not know if their system can meet the flow requirements. Spokane County Water District 3 has stated specific thresholds that developers must meet regarding flow requirements. Spokane County shall not issue any building permits until water concurrency is provided to the satisfaction of Spokane County Water District 3.

I acknowledge the above mitigating measures to be modifications and adjustments to the above-described proposal and warrant that I will not oppose, object to or contest these measures in the future.

Date: ____________________ Print/Typed Name: ________________________________

Signature of Property Owner/Legal Representative:

_________________________________________________________________________

MDNS; CPA-11-23 1
Responsible official:
Scott Chesney, AICP, Planning Director, Spokane County Department of Building and Planning

Contact: Saegen Neiman
Phone: (509) 477-7213
Address: 1026 W. Broadway Ave. Spokane, WA. 99260

Date issued____________________________ Signature ________________________

You may appeal this determination to the Spokane County Hearing Examiner at the Department of Building and Planning, 1026 W. Broadway Ave. Spokane, WA. 99260, no later than 4:00 pm on October 18, 2023, by completing and signing the appeal form and remitting the appropriate appeal fee.

You should be prepared to make specific factual objections.

Contact: Saegen Neiman to read or ask about the procedures for SEPA appeals.

This MDNS was mailed to:
1. Spokane County Department of Building and Planning; Monty Chamberlain
2. Spokane County Public Works; Barry Greene, Jami Hayes, David Istrate
3. Spokane County Public Works; Chris Knudson, Colin Depner, Dawn Dompier
4. Spokane County Public Works; Development Services (Stormwater); Galle, Bill
5. Spokane County Public Works; Kyle Twohig, Matt Zarecor, Rob Lindsay
6. Spokane County Parks and Recreation; Doug Chase
7. Spokane County Sheriff; John Nowels
8. Spokane County Community Development; Justin Johnson
9. Spokane Regional Transportation Council; Mike Ulrich
10. Spokane Transit Authority; Mike Tresidder
11. Spokane County Housing Authority; Pamela Parr
12. City of Spokane Department of Planning & Economic Development; Kevin Friebott
13. Fire District #9; Jack Cates
14. Mead School District #354; Ned Wendle
15. Spokane County Water District #3; Kelly Willquette
16. Spokane Regional Health; Paul Savage
17. Avista Utilities
18. State Department of Commerce; Scott Kuhta
19. State Department of Ecology, SEPA Registry
20. State Department of Transportation; Greg Figg, Char Kay
21. State Department of Ecology; Cindy Anderson
22. State Department of Fish and Wildlife; Kile Westerman, Jeff Lawlor, Renee Kinnick
23. State Department of Archaeology & Historic Preservation; Sydney Hanson
24. Spokane Tribe of Indians; Randy Abrahamson
25. Kalispell Tribe of Indians; Brandon Haugen, Mike Lithgow
26. Bonneville Power Administration
27. Williams Gas Pipeline – West
ATTACHMENT B
08/03/2023

Mr. Saegen Neiman  
Associate Planner  
Spokane County  
1026 W Broadway Avenue  
Spokane, WA 99260

Sent Via Electronic Mail

Re: Spokane County--2023-S-6300--60-day Notice of Intent to Adopt Amendment

Dear Mr. Neiman:

Thank you for sending the Washington State Department of Commerce (Commerce) the 60-day Notice of Intent to Adopt Amendment as required under RCW 36.70A.106. We received your submittal with the following description.

**Spokane County 2023 Comprehensive Plan Amendment Review Cycle.**

We received your submittal on 08/01/2023 and processed it with the Submittal ID 2023-S-6300. Please keep this letter as documentation that you have met this procedural requirement. Your 60-day notice period ends on 09/30/2023.

We have forwarded a copy of this notice to other state agencies for comment.

Please remember to submit the final adopted amendment to Commerce within ten days of adoption.

If you have any questions, please contact Growth Management Services at reviewteam@commerce.wa.gov, or call Scott Kuhta, (509) 795-6884.

Sincerely,

Review Team  
Growth Management Services
Hi Saegen,

Mead School District has no comment at this time on the 3 CPA’s.

On Thu, Aug 24, 2023 at 2:20 PM Neiman, Saegen M. <SNEIMAN@spokanecounty.org> wrote:

Hey Ned,

I am reviewing the agency comments that have been submitted to the county. You mentioned earlier about the best way to submit comments to the record for a project. I did not see any formal comments submitted from Mead Schools. If Mead Schools has comments, id gladly still take those. And if there are no comments, that is fine too, however I just want to confirm that is the case.

Thanks,
Saegen
Do you want the school District to comment in the public comment portion of the web site?

How should I identify that I am representing the school District?

On Thu, Aug 3, 2023 at 11:14 AM Neiman, Saegen M. <SNEIMAN@spokanecounty.org> wrote:

Hey Ned,

About a week ago (July 28), Spokane County circulated the yearly comprehensive plan amendments for SEPA comment and review. This year, Spokane County has three amendments that were initiated for full comprehensive plan amendment review in the Mead School District. Those projects are: CPA-05-23, CPA-11-23, and CPA-12-23.

I am reaching out as merely a reminder that we encourage the school district to provide comment on these proposals. You can find a link to the 2023 Comprehensive Plan Amendment documentation here. Our comment deadline is August 11th.

Thank you,
Saegen

Saegen Neiman, Associate Planner II
Spokane County Building & Planning
1026 West Broadway Avenue
Spokane, WA 99260
Phone: (509)477-7213
Email: sneiman@spokanecounty.org

--

Ned P. Wendle
Mead School District
Director of Facilities and Planning
Ned.Wendle@mead354.org
Memo

To: Saegen Neiman, Planner
From: David Istrate, Land Development Coordinator
Date: August 7, 2023
RE: CPA-11-23 SEPA Comments

Public Works has reviewed the Comprehensive Plan Amendment and have the following comments:

- After review of the trip distribution letter, the traffic information has been accepted, no further information is required.

End
RE: CPA-05-23, CPA-11-23, CPA-12-23, CPA-17-23, 16-CPA-04

Warwick, Joshua <JWARWICK@SpokaneCounty.org>
Thu 8/31/2023 3:28 PM
To: Doug Bleeke <DBleeke@scfd9.org>
Thank you very much Doug for your help. I appreciate it. Have a great rest of your day!
Best, Joshua Warwick

Sent from Mail for Windows

From: Doug Bleeke
Sent: Thursday, August 31, 2023 3:27 PM
To: Warwick, Joshua
Subject: RE: CPA-05-23, CPA-11-23, CPA-12-23, CPA-17-23, 16-CPA-04

Joshua,

As we discussed over the phone, we’ve been telling the County over the past year that we have no problems with increased capacity for the comprehensive plan. Your proposed changes outlined below will not hinder our capacity to provide service.

From: Warwick, Joshua <JWARWICK@SpokaneCounty.org>
Sent: Thursday, August 31, 2023 12:02 PM
To: Doug Bleeke <DBleeke@scfd9.org>
Subject: CPA-05-23, CPA-11-23, CPA-12-23, CPA-17-23, 16-CPA-04

Hello Doug,
Hello Doug, I am just following up with you from my last email. Currently, we are working on Comp Plan Amendments and I was inquiring that you have the capacity for the change in potential buildings capacity for each of the following comp plan amendments. Attached are the locations for the specific CPAs. If you have any questions please call me back at 509-477-7233

The change in Potential Dwellings Units Changed for each CPA is the following:

**CPA-05-23** increase of 101 dwelling units
**CPA-11-23** increase of 11 dwelling units
**CPA-12-23** increase of 30 dwelling units
**CPA-17-23** increase of 190 dwelling units
**16-CPA-04** increase of 201 dwelling units
For a total of 533 dwelling units
My overall question is does Fire District 9 have the capacity for an additional 533 dwelling units.
From: Justin Van Dyke  
Sent: Monday, August 28, 2023 4:17 PM  
To: Warwick, Joshua  
Cc: Kelly Williquette  
Subject: Spokane County Comp. Plan Update

So we manage 7 separate water systems throughout Spokane County, so some of these may not impact you because they fall in City of Spokane Valley’s area. The table at the bottom shows our remaining ERU’s as of January 1st, 2022 (based on our last Comp Plan Update). We’ve had a lot of growth since then, and a lot of developments that are committed to be served, but haven’t built yet. So the number of connections we have left are actually way lower then shown below.

I’ve attached a copy of our maps showing where each of the 7 water systems fall, just for general clarification.

We do have some concerns about the County and their Comp. Plan Amendment. It seems we’re seeing a lot of zone change requests where single family homes (LDR) are being purchased by a developer, demolished and replaced with large apartment buildings (HDR). It’s hard for us to plan where and when these will occur and makes proper water main sizing difficult to predict. We’re also seeing a lot of short plats allowing houses to be built in back yards with no through streets to loop our water mains through. We’d like to inform you that water rights are limited for all of us purveyors, Ecology will not allow us to purchase, transfer, or apply for more. So when we run out of water rights, that’s it. And more and more purveyors are starting to grow into their allotted rights. So the faster you continue to approve zone change requests, duplexes in backyards, and short plats on dead end (private) roadways, the quicker larger parcels will not be getting water from us. We operate on a first come- first served basis and when we run out, we simply stop growth. A serious discussion between Spokane County and Department of Ecology needs to happen if Spokane County expects to infill the urban growth boundaries it currently has in place. We’ve tried on our end, but is going to take a cooperative in order to continue to meet the housing demands and growth requests in this area.

Let us know if you have any questions or would like to discuss this in further detail.

Sincerely,
<table>
<thead>
<tr>
<th>Capacity at ERU's (gpm)</th>
<th>WSA1</th>
<th>WSA2</th>
<th>WSA4</th>
<th>WSA5</th>
<th>WSA6</th>
<th>WSA7</th>
<th>WSA8</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water Right Capacity</td>
<td>15035</td>
<td>2130</td>
<td>6700</td>
<td>780</td>
<td>500</td>
<td>N/A</td>
<td>275</td>
<td></td>
</tr>
<tr>
<td>(GPM)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Water Right Capacity</td>
<td>6456</td>
<td>1150</td>
<td>3096</td>
<td>850</td>
<td>135</td>
<td>R/A</td>
<td>112</td>
<td></td>
</tr>
<tr>
<td>(AF)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Water Right Capacity</td>
<td>11,280</td>
<td>2,114</td>
<td>5,170</td>
<td>632</td>
<td>294</td>
<td>N/A</td>
<td>314</td>
<td>Based on Maximum Daily Demand</td>
</tr>
<tr>
<td>(ERU's Based on MDD)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Water Right Capacity</td>
<td>8,713</td>
<td>1,984</td>
<td>6,447</td>
<td>548</td>
<td>169</td>
<td>N/A</td>
<td>284</td>
<td>Based on Average Daily Demand</td>
</tr>
<tr>
<td>(ERU's Based on ADD)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Source Capacity (gpm)</td>
<td>12950</td>
<td>2130</td>
<td>8400</td>
<td>330</td>
<td>450</td>
<td>Interim-N/A</td>
<td>203</td>
<td>Notes:</td>
</tr>
<tr>
<td>Source Capacity with Largest Pump OFF (gpm)</td>
<td>9650</td>
<td>700</td>
<td>5400</td>
<td>0</td>
<td>0</td>
<td>N/A</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Source Capacity (ERU's) Based on MDD</td>
<td>9,536</td>
<td>1,969</td>
<td>6,370</td>
<td>233</td>
<td>240</td>
<td>N/A</td>
<td>171</td>
<td>24/24 hours of operation MDD + FF REPLENISH OVER 72 HOURS</td>
</tr>
<tr>
<td>Storage</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>C</td>
<td>1.6</td>
<td>1.6</td>
<td>1.6</td>
<td>2</td>
<td>2</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>E</td>
<td>223</td>
<td>223</td>
<td>225</td>
<td>75</td>
<td>75</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SB ADD</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Available Storage</td>
<td>4,250,000</td>
<td>1,300,000</td>
<td>1,660,000</td>
<td>50,000</td>
<td>50,000</td>
<td>Interim-N/A</td>
<td>No Storage</td>
<td>Notes:</td>
</tr>
<tr>
<td>Operational Storage</td>
<td>946,000</td>
<td>275,000</td>
<td>385,000</td>
<td>10,000</td>
<td>11,111</td>
<td></td>
<td></td>
<td>Standby-Fire Suppression are needed</td>
</tr>
<tr>
<td>Remaining for ES/SE-FSS</td>
<td>3,304,000</td>
<td>825,000</td>
<td>1,210,000</td>
<td>40,000</td>
<td>38,889</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Capacity Related Storage (ERU's)</td>
<td>9,635</td>
<td>2,675</td>
<td>4,847</td>
<td>197</td>
<td>166</td>
<td>N/A</td>
<td>N/A</td>
<td></td>
</tr>
</tbody>
</table>

**Limiting Capacity (ERU's)**

<table>
<thead>
<tr>
<th>Basis</th>
<th>WSA1</th>
<th>WSA2</th>
<th>WSA4</th>
<th>WSA5</th>
<th>WSA6</th>
<th>WSA7</th>
<th>WSA8</th>
<th>Source (18/24) Hours</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current ERU's</td>
<td>8,072</td>
<td>1,854</td>
<td>2,962</td>
<td>222</td>
<td>152</td>
<td>182</td>
<td>42</td>
<td></td>
</tr>
<tr>
<td>ERU's Available</td>
<td>042</td>
<td>215</td>
<td>1,889</td>
<td>(20)</td>
<td>14</td>
<td>N/A</td>
<td>170</td>
<td></td>
</tr>
</tbody>
</table>

**Notes**

- The District has applied for an additional 2,200 gpm instantaneous water right through DOE.
- Storage deficit within WSA 5 can be supplemented by WSA 4 intertie once Helena Well 2 is online in Summer 2022.
- Because this system has only one source and no fire suppression requirement, we have evaluated source capacity based on max pumping 18/24 hours per day.
RE: Spokane County Comp. Plan Update

Justin Van Dyke <jvandyke@scwd3.org>
Thu 8/31/2023 11:22 AM
To: Warwick, Joshua <JWARWICK@SpokaneCounty.org>
Cc: Kelly Williquette <kwilliquote@scwd3.org>

That's in WSA4 and as of today we currently have the water rights to add that connection. Whether we're going to meet their flow requirements, I do not know until the developer funds a water system impact study to determine what improvements, if any, will be required to meet their demands without impacting the rest of the customers in the system.

Justin Van Dyke, Assistant Manager
Spokane County Water District #3
1225 N. Yardley St, Spokane Valley, WA 99212
Office: (509) 536-0121  Fax: (509) 534-3760
Email: jvandyke@scwd3.org

---

From: Warwick, Joshua <JWARWICK@SpokaneCounty.org>
Sent: Wednesday, August 30, 2023 7:42 AM
To: Justin Van Dyke <jvandyke@scwd3.org>
Subject: RE: Spokane County Comp. Plan Update

Hello Justin:

Can you confirm which WSA this parcel is apart of and can you confirm that it has the capacity for an additional 1160 gallons per day. Attached is a map of the parcel. Thank you very much for your help.

Best,
Joshua Warwick
Sent from Mail for Windows

---

From: Justin Van Dyke
Sent: Monday, August 28, 2023 4:17 PM
To: Warwick, Joshua
Cc: Kelly Williquette
Subject: Spokane County Comp. Plan Update
So we manage 7 separate water systems throughout Spokane County, so some of these may not impact you because they fall in City of Spokane Valley’s area. The table at the bottom shows our remaining ERU’s as of January 1st, 2022 (based on our last Comp Plan Update). We’ve had a lot of growth since then, and a lot of developments that are committed to be served, but haven’t built yet. So the number of connections we have left are actually way lower then shown below.

I’ve attached a copy of our maps showing where each of the 7 water systems fall, just for general clarification.

We do have some concerns about the County and their Comp. Plan Amendment. It seems we’re seeing a lot of zone change requests where single family homes (LDR) are being purchased by a developer, demolished and replaced with large apartment buildings (HDR). It’s hard for us to plan where and when these will occur and makes proper water main sizing difficult to predict. We’re also seeing a lot of short plats allowing houses to be built in back yards with no through streets to loop our water mains through. We’d like to inform you that water rights are limited for all of us purveyors, Ecology will not allow us to purchase, transfer, or apply for more. So when we run out of water rights, that’s it. And more and more purveyors are starting to grow into their allotted rights. So the faster you continue to approve zone change requests, duplexes in backyards, and short plats on dead end (private) roadways, the quicker larger parcels will not be getting water from us. We operate on a first come- first served basis and when we run out, we simply stop growth. A serious discussion between Spokane County and Department of Ecology needs to happen if Spokane County expects to infill the urban growth boundaries it currently has in place. We’ve tried on our end, but is going to take a cooperative in order to continue to meet the housing demands and growth requests in this area.

Let us know if you have any questions or would like to discuss this in further detail.

Sincerely,

Justin Van Dyke, Assistant Manager
Spokane County Water District #3
1225 N. Yardley St. Spokane Valley, WA 99212
Office: (509) 536-0121  Fax: (509) 534-3760
Email: jvandyke@scwd3.org
| Water Rights | WSA1 | WSA3 | WSA4 | WSA5 | WSA6 | WSA8 | Notes:
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Water Right Capacity (GPM)</td>
<td>15055</td>
<td>2130</td>
<td>6700</td>
<td>780</td>
<td>500</td>
<td>N/A</td>
<td>275</td>
</tr>
<tr>
<td>Water Right Capacity (AF)</td>
<td>6456</td>
<td>1150</td>
<td>4698</td>
<td>386</td>
<td>135</td>
<td>N/A</td>
<td>312</td>
</tr>
<tr>
<td>Water Right Capacity (ERU’s Based on MODD)</td>
<td>11,289</td>
<td>2,114</td>
<td>8,179</td>
<td>632</td>
<td>294</td>
<td>N/A</td>
<td>314</td>
</tr>
<tr>
<td>Water Right Capacity (ERU’s Based on ADD)</td>
<td>8,713</td>
<td>1,984</td>
<td>6,447</td>
<td>548</td>
<td>168</td>
<td>N/A</td>
<td>284</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Source</th>
<th>Total Source Capacity (gpm)</th>
<th>12950</th>
<th>2130</th>
<th>8600</th>
<th>330</th>
<th>450</th>
<th>200</th>
</tr>
</thead>
<tbody>
<tr>
<td>Source Capacity with Largest Pump Off</td>
<td>9650</td>
<td>700</td>
<td>5400</td>
<td>0</td>
<td>0</td>
<td>N/A</td>
<td>0</td>
</tr>
<tr>
<td>Source Capacity [ERU’s Based on MODD]</td>
<td>9,536</td>
<td>1,969</td>
<td>6,370</td>
<td>233</td>
<td>240</td>
<td>N/A</td>
<td>171</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Storage</th>
<th>C</th>
<th>1.6</th>
<th>1.6</th>
<th>1.6</th>
<th>2</th>
<th>2</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>F</td>
<td>225</td>
<td>225</td>
<td>225</td>
<td>75</td>
<td>75</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Storage</td>
<td>4,250,000</td>
<td>1,100,000</td>
<td>1,600,000</td>
<td>50,000</td>
<td>50,000</td>
<td>N/A</td>
<td>No Storage</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Limiting Capacity (ERU’s)</th>
<th>8,713</th>
<th>1,969</th>
<th>4,847</th>
<th>197</th>
<th>166</th>
<th>N/A</th>
<th>171</th>
</tr>
</thead>
</table>

Notes:
The District has applied for an additional 2,700 gpm instantaneous water right through DOE. Storage deficit within WSA 5 can be supplemented by WSA 4 intertiety once Hespera Well 2 is online in summer 2022. Because this system has only one source and no fire suppression requirement, we have evaluated source capacity based on maximum pumping 18/24 hours per day.
PROJECT COMMENT TRANSMITTAL

To: SNEIMAN@spokanecounty.org
From: Dawn Domplier
Date: 8/4/2023

<table>
<thead>
<tr>
<th>Planning Number</th>
<th>Name</th>
<th>Parent Parcels</th>
<th>Project Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>CPA-11-23</td>
<td>COMPREHENSIVE PLAN AMENDMENT (COUNTY)</td>
<td>36081.9139</td>
<td>Comprehensive Plan Amendment</td>
</tr>
</tbody>
</table>

General Sanitary Sewer Links

- If your project requires a sewer plan submittal, please refer to the requirements here:
  - [Development Plan Review Checklist](#)
- Additional General Commercial Sewer information can be found here:
  - [General Commercial Sewer Info](#) | [Water Usage Estimate Form](#)
  - [Sewer Planning and Design webpage: Sewer Planning & Design](#)

Pretreatment

- **IF GREASE PRODUCING STATUS IS NOT KNOWN:**
  - Pretreatment review is required for your business or project. Please complete and return the “Commercial Pretreatment Questionnaire” located at: [www.spokanecounty.org/FOG](http://www.spokanecounty.org/FOG). Additionally, pretreatment requirements under our Industrial Pretreatment Program may apply to your business or project, for more information, please visit: [www.spokanecounty.org/IPP](http://www.spokanecounty.org/IPP).
- **IF FACILITY IS ALREADY KNOWN TO NEED GREASE CONTROL (FOOD SERVICE ONLY):**
  - Pretreatment review is required for your business or project. Please complete the “GCD Sizing & Permitting Checklist,” located at: [www.spokanecounty.org/FOG](http://www.spokanecounty.org/FOG) and email to: [ESPretreatment@spokanecounty.org](mailto:ESPretreatment@spokanecounty.org). Additionally, pretreatment requirements under our Industrial Pretreatment Program may apply to your business or project, for more information, please visit: [www.spokanecounty.org/IPP](http://www.spokanecounty.org/IPP).
- **IF FACILITY IS ALREADY KNOWN TO NEED GREASE CONTROL (OIL-WATER SEPARATORS ONLY):**
  - Pretreatment review is required for your business or project. Please visit [www.spokanecounty.org/FOG](http://www.spokanecounty.org/FOG) to download the “OWS Sizing” and “OWS Fact Sheet” for guidance on oil-water separators. Additionally, pretreatment requirements under our Industrial Pretreatment Program may apply to your business or project, for more information, please visit: [www.spokanecounty.org/IPP](http://www.spokanecounty.org/IPP)

PROJECT-SPECIFIC COMMENTS START ON PAGE 2
| FA01 | The Spokane County Public Works Wastewater System Division has no objection to the finalization of the above mentioned project. | This is SEPA comment only. |
September 1, 2023

Scott Chesney  
Director of Spokane County Building and Planning  
Public Works Building  
1026 West Broadway  
Spokane, WA 99260

RE: Spokane County 2023 Comprehensive Plan Amendment – CPA-11-23

Dear Mr. Chesney,

Thank you for the opportunity to review the proposed Spokane County Comprehensive Plan amendments that have advanced to the Planning Commission and Board of County Commissioners for the 2023 cycle. SRTC met with County planning staff on January 18 to discuss initial planning level assumptions for each proposal. These assumptions were supplemented with the 2023 CPA Population Impacts and Service Assumptions included in each project file. As you know SRTC is tasked with considering how the cumulative impacts of the amendments might impact the regional transportation network.

SRTC staff has reviewed the materials your staff provided for the following amendment:

File Number: CPA-11-23;  
Proposal: Low Density Residential to High Density Residential on 0.55 acres;

Based on the information you provided, SRTC expects the impacts to the regional transportation network that the proposal would generate to be de minimis. As such, the proposal is generally consistent with Horizon 2045, the Regional Transportation Plan (RTP).

Please feel free to contact me if you need any additional information about our review of this amendment proposal.

Sincerely,

Mike Ulrich  
Principal Transportation Planner  
Spokane Regional Transportation Council
Good Morning Saegen,

Thanks for the follow up on these three CPA's. WSDOT did not comment on these three either due to location or size of the proposal. Hope this helps.
Thanks,

Greg

---

From: Neiman, Saegen M. <SNEIMAN@spokanecounty.org>
Sent: Friday, August 18, 2023 12:19 PM
To: Figg, Greg <figgG@wsdot.wa.gov>
Subject: [EXTERNAL] Spokane County CPA comments for CPA-05-23, CPA-11-23, and CPA-12-23

WARNING: This email originated from outside of WSDOT. Please use caution with links and attachments.

Hey Gregg,
I have received comments from WSDOT regarding CPA-06-23, and I have passed them along to the applicant and they are working on what they need to. However, I did not receive any comments for CPA-05, CPA-11, and CPA-12. I know those projects are smaller scale than CPA-06. Because the comment period has concluded, I just wanted to confirm that there were not comments regarding those three projects before we start working on SEPA determinations. If there is no comment, that's fine I just wanted to make sure.
Have a great weekend. I hope your spending it up at the river!
Saegen
2023 Comprehensive Plan Amendments

File # CPA-12-23

Proposal
The applicant is requesting approval for an annual Comprehensive Plan Map Amendment and concurrent zone reclassification from the designation of Low Density Residential (LDR) to Medium Density Residential (MDR) on 2.64 acres.

Applicant: Whipple Consulting Engineers C/O Ben Goodmansen
21 S Pines Road
Spokane Valley, WA 99206

Site Description: The site is composed of two parcels totaling 2.64 acres. The site fronts Mill Road, a county urban minor arterial. The site has a mild slope rising in elevation from North Mill Road. There are no streams or wetlands on site. The site is forested with ponderosa pine trees and currently has one single family dwelling on parcel 36064.0104.
### Data Table

<table>
<thead>
<tr>
<th><strong>Project Location:</strong></th>
<th>The site is located in the North Metro UGA on 2.64 acres on Mill Road. The site is about a half of a mile to the southwest of North Mill Road and US-395.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Parcel Number(s):</strong></td>
<td>36064.0104; 36064.0122</td>
</tr>
<tr>
<td><strong>Comprehensive Plan Designation:</strong></td>
<td>Low Density Residential</td>
</tr>
<tr>
<td><strong>Zoning:</strong></td>
<td>LDR</td>
</tr>
<tr>
<td><strong>Existing Land Use:</strong></td>
<td>36064.0104: Residential Single Family; 36064.0122: Vacant</td>
</tr>
<tr>
<td><strong>Land Division Status:</strong></td>
<td>Approved Preliminary Plats: SP-1675-20 and SP-1690-21. The short plats were for single family residential lots and have not been finalized and recorded.</td>
</tr>
<tr>
<td><strong>Water Purveyor:</strong></td>
<td>Whitworth Water District</td>
</tr>
<tr>
<td><strong>Sewage Disposal:</strong></td>
<td>Spokane County</td>
</tr>
</tbody>
</table>
**Summary**

The applicants are seeking approval for a comprehensive plan amendment and associated concurrent zone reclassification on 2.65 acres located in the North Metro Urban Growth Area. The proposal is a request from the existing Comprehensive Plan Designation of Low Density Residential (LDR) to Medium Density Residential (MDR). Medium Density Residential allows for densities between 8 units per acre and 15 units per acre.

The applicants submitted a Comprehensive Plan Amendment Initiation Request within the comprehensive plan initiation request submittal window found in Spokane County Zoning Code Section 14.402.100. The proposal was presented to reviewing agencies to preview the proposals as well as identify any project deficiency prior to project initiation.

The 2023 Comprehensive Plan Amendment Initiation Requests were presented to our reviewing agencies to identify any project deficiencies prior to full Comprehensive Plan Amendment Review.

On March 16, 2023, the Spokane County Planning Commission conducted a public hearing to consider and recommend to the board of county commissioners on what proposals should initiated for further review.

The recommendation was forwarded to the Spokane County Board of County Commissioners, and on April 18, 2023, the board voted to initiate six of the privately requested Comprehensive Plan Amendment Initiation Requests.

The applicants prepared a trip generation letter and submitted the document alongside the Comprehensive Plan Amendment application, which was reviewed for transportation concurrency. The SEPA process and transportation review sections are found below.
Critical Areas Review

<table>
<thead>
<tr>
<th>Critical Area</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Critical Aquifer Recharge Area</td>
<td>Moderate</td>
</tr>
<tr>
<td>Fish and Wildlife Habitat</td>
<td>None identified</td>
</tr>
<tr>
<td>Floodplain</td>
<td>None identified</td>
</tr>
<tr>
<td>Wetlands</td>
<td>None identified</td>
</tr>
<tr>
<td>Streams</td>
<td>None identified</td>
</tr>
<tr>
<td>Geohazards</td>
<td>None identified</td>
</tr>
<tr>
<td>Cultural Resources</td>
<td>None identified</td>
</tr>
<tr>
<td>Stormwater Risk</td>
<td>Low Risk Drainage Area</td>
</tr>
</tbody>
</table>

Existing Site Conditions
The site consists of two unplatted parcels, totaling 2.65 acres total. Parcel 36064.0104 contains a single-family residence, and Parcel 36064.0123 is vacant. The proposal is in the North Metro Urban Growth Area about a half mile west of US-395 on North Mill Road. The surrounding properties are all single-family dwellings, on one-quarter acre lots up to lots approximately 2.5 acres.

Previous Land Actions
Short Plat SP-1690-20 was approved on parcel 36064.0104 for four (4) single family residential lots, and SP-1675-20 was approved for six (6) single-family residential lots on parcel 36064.0122.

Guiding Documents
The Spokane County Comprehensive Plan, Zoning Code, and Revised Code of Washington provide the framework for consideration of Comprehensive Plan Amendments. The following are relevant goals and policies for consideration of the proposed amendment.

Zoning Code Criteria

14.402.040 – Criteria for Amendment
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.

Staff comments: The proposal must meet one of the above standards to obtain approval. Staff believes that the demand for housing, increase in housing prices, and general population growth within the county show a change in economic and land use conditions since the proposal was assigned the Low Density Residential designation.
Urban Residential Zones – High Density Residential
Zone is primarily for multi-family development at densities of greater than 15 dwelling units per acre. High-density residential zones are usually located near transit services, shopping, and major transportation routes. Cluster development, zero lot-line housing and other incentives are permitted to promote infill and preservation of open space. Offices are permitted in the HDR zone in order to provide some of the service needs generated by high-intensity land uses.

COMPREHENSIVE PLAN GOALS AND POLICIES

Chapter 2 - Urban land Use:
The Urban Land Use Chapter provides policy guidance for the development of Spokane County’s unincorporated urban areas. The policies in this chapter strive to improve quality of life, provide opportunities for innovative approaches to land use and protect our community character...

Planning Principles
The following planning principles, developed through citizen participation efforts, form the basis for development of the Urban Land Use Chapter.
• Compact urban forms should be encouraged that create a greater sense of "community," with pedestrian/bicycle-friendly settlement patterns.
• Neighborhood character should be preserved and protected.
• Jobs, housing, services, and other activities should be within easy walking distance and shorter commute times of each other.
• Communities should have a center focus that combines commercial, civic, cultural, and recreational uses.
• Streets, pedestrian paths, and bike paths should contribute to a system of fully connected routes.
• Communities should have a diversity of housing and job types that enable residents from a wide range of economic levels and age groups to work and reside within their boundaries.

Land Use Designations
The subject parcel lies within the North Metro Urban Growth Area (UGA) and is currently designated Low Density Residential by the Spokane County Comprehensive Plan, and the parcel is given the zoning designation of LDR. Adjacent uses include single family homes generally on lots that range in size from lots that are a quarter-acre in size, up to properties approximately 2 acres in size. There exists an existing multi-family condo complex on parcel 36064.2407, which is approximately 850 feet south of the project site on N. Mill Road. A cluster of Mixed Use/Urban Activity Center, and High Density Residential zoning lies south of the site approximately 500 feet south of the site. These areas with commercial designations have some commercial business activity. However, most parcels are vacant, or underutilized due to residential use existing on a commercial property.
Spokane County Comprehensive Plan

General Comprehensive Plan Goals and Objectives

UL.1a Provide a healthful, safe, and sustainable urban environment that offers a variety of opportunities for affordable housing and employment.

UL.1b Create a future rich in culture and ethnic diversity that embraces family and community values and recognizes housing and employment.

Urban Character and Design

UL.2 Maintain and enhance the quality of line in Spokane County through urban design standards.

The design of our urban environment has a significant effect on community identity. Well-designed communities contribute to a healthful, safe and sustainable environment that offers a variety of opportunities for affordable housing and employment. The Urban Character and Design section provides the goals and policies to preserve and enhance neighborhood character. Some of the concepts considered here include:

- Community appearance, including signs and placement of utilities.
- Neighborhood considerations in the review of development projects.
- Integration of neighborhoods, including bicycle and pedestrian orientation.
- The effect of traffic patterns and parking on neighborhood character.
- Encouragement of exemplary development through planned unit developments; and
- Considerations for public art.

Staff note: Multi-family development is subject to the landscaping and design standards found in Spokane County Zoning Code chapter: 14.800 Development Standards. Aesthetic related development standards are required to be installed prior to building permit issuance.

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.

Staff Comment: Mill Road is within a right-of-way that is owned and maintained by Spokane County. Mill Road is classified by Spokane County Public Works as an Urban Minor Arterial. The site is near land use designations Mixed Use, and Urban Activity Centers (about 500 feet to the south of the project site). However, the zones that allow for commercial uses that are near the project site do not contain commercial businesses at this time. Multi-family condominium units exist near the project site on Mill Road, about 850 feet to the south. North Mill Road does have a protected shoulder and
pedestrian facilities such as sidewalks. STA does not provide transit service to the site and has not identified a future route to serve this site.

UL.2.17 Site multi-family units throughout the Urban Growth Area as follows:
   a. Integrate into or next to neighborhood, community, or urban activity centers.
   b. Integrated into or next to neighborhood, community, or urban activity centers.

Residential Land Uses

UL.7 Guide efficient development patterns by locating residential development in areas where facilities and services can be provided in a cost-effective and timely fashion.

UL.7.1 Identify and designate land areas for residential uses, including categories for low, medium, and high-density areas.

UL.7.5 Provide for bonus densities, zero lot-line housing, auxiliary structures, accessory dwellings, or similar methods to promote infill development, where appropriate.

Housing Variety

UL.8 Create urban areas with a variety of housing types and prices, including manufactured home parks, multifamily development, townhouses, and single-family development.

Staff note: The neighborhoods surrounding the subject site are generally single-family dwellings on quarter-acre lots. Multi-family housing would add another housing-type option within the North Mill Road area.

Stormwater

CF.8 Provide stormwater facilities and related management programs that protect surface and groundwater quality and habitat, prevent chronic flooding from stormwater, maintain natural stream hydrology and protect aquatic resources.

CF.8.1 New developments within the UGA shall require stormwater management systems.

Staff Comment: This site is located in a high-risk drainage area. The Spokane County Stormwater Manual Section 2.2.1 requires all commercial permits to submit a Drainage Submittal in compliance with the county’s stormwater manual.
Transportation

Purpose
People and places are connected to one another by the transportation system. The transportation system consists of facilities that accommodate many modes of transport, including cars, trucks, buses, bicycles, trains, airplanes, and pedestrians. The primary focus of the transportation element is meeting Spokane County’s future transportation needs for roads, trails/pathways, walkways, and transit, including light rail...

Goal

T.2 Provide transportation system improvements concurrent with new development and consistent with adopted land use and transportation plans.

Policies

T.2.1 Maintain an inventory of transportation facilities and services to support management of the transportation system and to monitor system performance.

T.2.2 Transportation improvements needed to serve new development shall be in place at the time new development impacts occur. If this is not feasible, then a financial commitment consistent with the capital facilities plan, shall complete the improvement within 6 years.

T.2.3 Transportation improvements shall be consistent with land use plans, capital funding and other planning elements.

T.2.4 Implement concurrency review and management that evaluates impacts from new developments and identifies funding sources for improvements. Evaluate the transportation system annually and compare to prior years.

T.2.5 Coordinate planning with appropriate jurisdictions and utility companies for utility corridors that may affect the transportation system.

T.2.6 Use a 10-year and 20-year planning horizon when preparing transportation forecasts to provide information on the location, timing, and capacity needs of future growth.

T.2.7 The transportation system shall support the Land Use Element of the Spokane County Comprehensive Plan as growth occurs.
T.2.8 Major short falls between transportation revenues and improvement costs should be addressed during the annual review of the 6-year transportation improvement program. Resolution of revenue shortfalls could include reassessment of land use, growth targets, level of service standards and revenue availability.

**Staff Comment:** The applicant prepared a trip generation letter that was submitted to the county alongside the Comprehensive Plan Amendment application. That trip generation letter was circulated to transportation agencies as part of the SEPA Review process. Based on the size of the proposal, no level of service deficiencies were identified, and no further traffic analysis is required. However, further traffic analysis may be required prior to building permit issuance.

**Goal**

T.3d Encourage land uses that will support a high-capacity transportation system.

**Policy**

T.3d.2 Provide for mixed-use activity centers that support a high-capacity transportation corridor.

**Staff Comment:** STA does not provide transit service to the site and has not identified a future route to serve this site. With that being said, increases in density generally better support high capacity transportation facilities than lower densities.

**Consistency and Concurrency**

The Growth Management Act requires capital facilities to be concurrent with development. This means that capital facilities must be in place prior to development, or within a specific time period.

**Population and Land Capacity**

The proposed amendment has the potential to increase the population capacity within the Urban Growth Area. The existing Low Density Residential designation has an assumed buildout of 4.43 units per acre, and the proposed designation of Medium Density Residential has an assumed buildout of 16.02 dwelling units per acre. The methodology used to calculate population converts residential units to the population by assuming the average single-family residence will include 2.5 persons and that a multi-family residential unit will contain 1.5 persons. The table below illustrates the impact of the proposed amendment on population capacity.
Staff Comment: This parcel is located within the Urban Growth Area and urban-level services are available to serve this site. The Department of Building and Planning analyzed this site as part of a Cumulative Impacts Analysis and concluded that this proposal would produce the following impacts on services over and above the typical development of the site under its current zoning designation.

### Staff Comment

Based upon agency feedback, and the MDNS for this proposal, the increase in service demand expected from this proposal can be met without diminishing established levels of service standards.

### Public Participation/Agency Review

Public participation is detailed in chapter 1. Public and agency comments are contained in the attachment. Agency conditions have been incorporated into the MDNS for this proposal. No public comments were received at the time of report publication (9/21/23).

---

<table>
<thead>
<tr>
<th>Site 2.65 acres</th>
<th>Existing Zone (LDR)</th>
<th>Proposed Zone (MDR)</th>
<th>Increase in Demand</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water Consumption (gpd)</td>
<td>7,080 gallons per day</td>
<td>7,560 gallons per day</td>
<td>480 gallons per day increase</td>
</tr>
<tr>
<td>Wastewater (gpd)</td>
<td>2,100 gallons per day</td>
<td>4,200 gallons per day</td>
<td>2,100 gallons per day increase</td>
</tr>
<tr>
<td>Schools (students)</td>
<td>6 students</td>
<td>21 students</td>
<td>15 student increase</td>
</tr>
<tr>
<td>Parks (acres)</td>
<td>0.05 acres</td>
<td>0.1 acres</td>
<td>0.05 more acres needed</td>
</tr>
<tr>
<td>Libraries (sq ft)</td>
<td>12.3 square feet</td>
<td>25.83 square feet</td>
<td>13.53 more square feet needed</td>
</tr>
<tr>
<td>Law Enforcement (officers)</td>
<td>0.03 officers</td>
<td>0.07 officers</td>
<td>0.04 more officers needed</td>
</tr>
</tbody>
</table>

gpd = gallons per day

Please see the Cumulative Impact Analysis in Chapter 3 for a detailed explanation.
## Selected Summary of Public and Agency Comments:

<table>
<thead>
<tr>
<th>Comment</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Spokane County Public Works, Dave Istrate, Dated August 7, 2023</td>
<td>No response needed</td>
</tr>
<tr>
<td><strong>Spokane County Public Works, Dawn Dompier, Dated August 4, 2023</strong></td>
<td>No comment specific to the project. However, the comment reiterated the permitting process for future sewer connections.</td>
</tr>
<tr>
<td>Washington State Department of Archaeology and Historic Preservation, Sydney Hansen, Dated August 11, 2023</td>
<td>Requested a professional archaeological survey of the project area be conducted and a report be prepared prior to ground disturbing activities.</td>
</tr>
<tr>
<td>Whitworth Water District, Tim Murrell, Dated August 3, 2023</td>
<td>Because water service is a concurrency requirement, no development will occur without Whitworth Water District providing will-serve letter for water service.</td>
</tr>
<tr>
<td>WSDOT, Greg Figg, Dated August 23, 2023</td>
<td>WSDOT did not comment on CPA-05-23, CPA-11-23, and CPA-12-23 either due to location or size of the proposal.</td>
</tr>
</tbody>
</table>

### State Environmental Policy Act

A Mitigated Determination of Nonsignificance (MDNS) for this proposal will be issued on September 27, 2023, with a comment period ending on October 11, 2023, and appeal period ending on October 18, 2023, 2023.

The MDNS is Attachment A to this report.

A summary of the MDNS conditions is as follows:
- Archaeological survey and report prior to ground disturbing activities.

### Attachments:

- A) Mitigated Determination of Nonsignificance
- B) Agency Comments
ATTACHMENT A
MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)

Description of proposal: A Comprehensive Plan Amendment and Concurrent Zone Reclassification from the existing designation of Low Density Residential (LDR) to Medium Density Residential (MDR) on 2.65.

Proponent: Whipple Consulting Engineers, C/O Ben Goodmansen, 21 S, Pines Road, Spokane Valley, WA 99206

Location of proposal: The subject property is located on the west side of North Mill Road, located about a half mile southwest of the intersection of Dartford road and North Mill Road, in the North Metro Urban Growth Area. The site is located in the Norwest quarter of Section 5, Township 26 North, Range 43 East, Willamette Meridian, Spokane County.

Parcel numbers: 36064.0104; 36064.0122

Lead Agency: Spokane County Department of Building and Planning

The lead agency for this proposal has determined that it is unlikely to have a significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21. This decision was made after a review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

[x ] This MDNS is issued under WAC 197-11-350; the lead agency will not act on this proposal for at least 14 days. Comments must be submitted in writing to Spokane County Planning Department C/O Saegen Neiman, 1026 W. Broadway Ave., Spokane, WA 99260 by no later than October 11, 2023.

Mitigating Measures:

Washington State Department of Archaeology & Historic Preservation:

1. Requires a cultural resource survey shall be completed and submitted to DAHP before any ground-disturbing activities or before the issuance of any construction of grading permits.

I acknowledge the above mitigating measures to be modifications and adjustments to the above-described proposal and warrant that I will not oppose, object to or contest these measures in the future.

Date: _________________ Print/Typed Name: ___________________________________________________________

Signature of Property Owner/Legal Representative:

________________________________________________________________________________________
Responsible official:
Scott Chesney, AICP, Planning Director, Spokane County Department of Building and Planning

Saegen Neiman, Planner
Phone: (509) 477-7213
Address: 1026 W. Broadway Ave. Spokane, WA. 99260

Date issued: __________________________ Signature: __________________________

You may appeal this determination to the Spokane County Hearing Examiner at the Department of Building and Planning, 1026 W. Broadway Ave. Spokane, WA. 99260, no later than 4:00 pm on October 18, 2023 by completing and signing the appeal form and remitting the appropriate appeal fee.

You should be prepared to make specific factual objections.

Contact: Saegen Neiman to read or ask about the procedures for SEPA appeals.

This MDNS was mailed to:
1. Spokane County Department of Building and Planning; Monty Chamberlain
2. Spokane County Public Works; Barry Greene, Jami Hayes, David Istrate
3. Spokane County Public Works; Chris Knudson, Colin Depner, Dawn Dompier
4. Spokane County Public Works, Development Services (Stormwater); Bill Galle
5. Spokane County Public Works; Chad Coles, Matt Zarecor, Rob Lindsay
6. Spokane County Parks and Recreation; Doug Chase
7. Spokane County Sheriff; John Nowels
8. Spokane County Community Development; Justin Johnson
9. Spokane Regional Transportation Council; Mike Ulrich
10. Spokane Transit Authority; Mike Tresidder
11. Spokane County Housing Authority; Pamela Parr
12. Fire District #9; Jack Cates
13. Mead School District #354; Ned Wendle
14. Whitworth Water District; Tim Murrell
15. Spokane Regional Health; Paul Savage
16. Avista Utilities
17. State Department of Commerce; Scott Kuhta
18. State Department of Ecology, SEPA Registry
19. State Department of Transportation; Greg Figg, Char Kay
20. State Department of Ecology; Cindy Anderson
21. State Department of Fish and Wildlife; Kile Westerman, Jeff Lawlor, Renee Kinnick
22. State Department of Archaeology & Historic Preservation; Sydney Hanson
23. Spokane Tribe of Indians; Randy Abrahamson
24. Kalispell Tribe of Indians; Brandon Haugen, Mike Lithgow
25. Bonneville Power Administration
26. Williams Gas Pipeline – West
ATTACHMENT B
08/03/2023

Mr. Saegen Neiman
Associate Planner
Spokane County
1026 W Broadway Avenue
Spokane, WA 99260

Sent Via Electronic Mail

Re: Spokane County--2023-S-6300--60-day Notice of Intent to Adopt Amendment

Dear Mr. Neiman:

Thank you for sending the Washington State Department of Commerce (Commerce) the 60-day Notice of Intent to Adopt Amendment as required under RCW 36.70A.106. We received your submittal with the following description.

**Spokane County 2023 Comprehensive Plan Amendment Review Cycle.**

We received your submittal on 08/01/2023 and processed it with the Submittal ID 2023-S-6300. Please keep this letter as documentation that you have met this procedural requirement. Your 60-day notice period ends on 09/30/2023.

We have forwarded a copy of this notice to other state agencies for comment.

Please remember to submit the final adopted amendment to Commerce within ten days of adoption.

If you have any questions, please contact Growth Management Services at reviewteam@commerce.wa.gov, or call Scott Kuhta, (509) 795-6884.

Sincerely,

Review Team
Growth Management Services
August 11, 2023

Saegen Neiman
Spokane County
1026 West Broadway Avenue
Spokane, WA 99260

In future correspondence please refer to:
Project Tracking Code: 2023-08-04898
Property: Spokane County_Comprehensive Plan Map and Zoning Map Amendment CPA-12-23
Re: Survey Requested

Dear Saegen Neiman:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance Washington State law. Should additional information become available, our assessment may be revised.

Our statewide predictive model indicates that there is a high probability of encountering cultural resources within the proposed project area. Further, the scale of the proposed ground disturbing actions would destroy any archaeological resources present. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, we recommend a professional archaeological survey of the project area be conducted and a report be produced prior to ground disturbing activities. This report should meet DAHP’s Standards for Cultural Resource Reporting.

We also recommend that any historic buildings or structures (45 years in age or older) located within the project area are evaluated for eligibility for listing in the National Register of Historic Places on Historic Property Inventory (HPI) forms. We highly encourage the SEPA lead agency to ensure that these evaluations are written by a cultural resource professional meeting the SOI Professional Qualification Standards in Architectural History.

Please note that the recommendations provided in this letter reflect only the opinions of DAHP. Any interested Tribes may have different recommendations. We appreciate receiving any correspondence or comments from Tribes or other parties concerning cultural resource issues that you receive.

Thank you for the opportunity to comment on this project. Please ensure that the DAHP Project Tracking Number is shared with any hired cultural resource consultants and is attached to any communications or submitted reports. Please also ensure that any reports, site forms, and/or historic property inventory (HPI) forms are uploaded to WISAARD by the consultant(s).
Should you have any questions, please feel free to contact me.

Sincerely,

[Signature]

Sydney Hanson
Local Government Archaeologist
(360) 280-7563
Sydney.Hanson@dahp.wa.gov
Hi Saegen,

Mead School District has no comment at this time on the 3 CPA's.

On Thu, Aug 24, 2023 at 2:20 PM Neiman, Saegen M. <SNEIMAN@spokanecounty.org> wrote:

Hey Ned,

I am reviewing the agency comments that have been submitted to the county. You mentioned earlier about the best way to submit comments to the record for a project. I did not see any formal comments submitted from Mead Schools. If Mead Schools has comments, id gladly still take those. And if there are no comments, that is fine too, however I just want to confirm that is the case.

Thanks,
Saegen

Sneigen Neiman, Associate Planner II
Spokane County Building & Planning
1026 West Broadway Avenue
Spokane, WA 99260
Phone: (509)477-7213
Email: sneiman@spokanecounty.org
Do you want the school District to comment in the public comment portion of the web site?

How should I identify that I am representing the school District?

On Thu, Aug 3, 2023 at 11:14 AM Neiman, Saegen M. <SNEIMAN@spokanecounty.org> wrote:

Hey Ned,

About a week ago (July 28), Spokane County circulated the yearly comprehensive plan amendments for SEPA comment and review. This year, Spokane County has three amendments that were initiated for full comprehensive plan amendment review in the Mead School District. Those projects are: CPA-05-23, CPA-11-23, and CPA-12-23.

I am reaching out as merely a reminder that we encourage the school district to provide comment on these proposals. You can find a link to the 2023 Comprehensive Plan Amendment documentation here. Our comment deadline is August 11th.

Thank you,
Saegen

Sneiman Neiman, Associate Planner II
Spokane County Building & Planning
1026 West Broadway Avenue
Spokane, WA 99260
Phone: (509) 477-7213
Email: sneiman@spokanecounty.org

--

Ned P. Wendle
Mead School District
Director of Facilities and Planning
Ned.Wendle@mead354.org
Memo

To: Saegen Neiman, Planner
From: David Istrate, Land Development Coordinator
Date: August 7, 2023
RE: CPA-12-23 SEPA Comments

Public Works has reviewed the Comprehensive Plan Amendment and have the following comments:

- After review of the trip distribution letter, the traffic information has been accepted, no further information is required.

End
RE: CPA-05-23, CPA-11-23, CPA-12-23, CPA-17-23, 16-CPA-04

Warwick, Joshua <JWARWICK@SpokaneCounty.org>
Thu 8/31/2023 3:28 PM
To: Doug Bleecker <DBleecker@scfd9.org>
Thank you very much Doug for your help. I appreciate it. Have a great rest of your day!
Best, Joshua Warwick

Sent from Mail for Windows

From: Doug Bleecker
Sent: Thursday, August 31, 2023 3:27 PM
To: Warwick, Joshua
Subject: RE: CPA-05-23, CPA-11-23, CPA-12-23, CPA-17-23, 16-CPA-04

Joshua,

As we discussed over the phone, we've been telling the County over the past year that we have no problems with increased capacity for the comprehensive plan. Your proposed changes outlined below will not hinder our capacity to provide service.

From: Warwick, Joshua <JWARWICK@SpokaneCounty.org>
Sent: Thursday, August 31, 2023 12:02 PM
To: Doug Bleecker <DBleecker@scfd9.org>
Subject: CPA-05-23, CPA-11-23, CPA-12-23, CPA-17-23, 16-CPA-04

Hello Doug,
Hello Doug, I am just following up with you from my last email. Currently, we are working on Comp Plan Amendments and I was inquiring that you have the capacity for the change in potential buildings capacity for each of the following comp plan amendments. Attached are the locations for the specific CPAs. If you have any questions please call me back at 509-477-7233

The change in Potential Dwellings Units Changed for each CPA is the following:
**CPA-05-23** increase of 101 dwelling units
**CPA-11-23** increase of 11 dwelling units
**CPA-12-23** increase of 30 dwelling units
**CPA-17-23** increase of 190 dwelling units
**16-CPA-04** increase of 201 dwelling units
For a total of 533 dwelling units
My overall question is does Fire District 9 have the capacity for an additional 533 dwelling units.
Hi Saegen,

I apologize for not getting back to you sooner. Our biggest concern is water rights, and undersized infrastructure. Developers may need to bring water rights to the table and may need to pay to upgrade infrastructure.

Thanks for your patience. Talk to you later.
Kelly

Sincerely,

Kelly Williquette, General Manager
Spokane County Water District No. 3

CONFIDENTIALITY NOTICE: This e-mail transmission may contain legally privileged, confidential information belonging to the sender. The information is intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or taking any action based on the contents of this e-mail is strictly prohibited. If you received in error, please contact sender and delete all copies.

Hey Kelly,
We circulated a SEPA circulation for comment to your agency a few weeks ago. The comment period closed on August 15th for the proposal mentioned in the subject line. We did not receive a comment from Water District #3 for this project. It is a small proposal, however, I just want to confirm that if Water District #3 has no comments. If you do have comments for the proposal, I will gladly accept those and make sure they are incorporated into the record and SEPA determination. If there arent comments from your agency, that’s ok too, but I’d just like to confirm that’s the case.
Regards,
Saegen
September 1, 2023

Scott Chesney
Director of Spokane County Building and Planning
Public Works Building
1026 West Broadway
Spokane, WA 99260

RE: Spokane County 2023 Comprehensive Plan Amendment – CPA-12-23

Dear Mr. Chesney,

Thank you for the opportunity to review the proposed Spokane County Comprehensive Plan amendments that have advanced to the Planning Commission and Board of County Commissioners for the 2023 cycle. SRTC met with County planning staff on January 18 to discuss initial planning level assumptions for each proposal. These assumptions were supplemented with the 2023 CPA Population Impacts and Service Assumptions included in each project file. As you know SRTC is tasked with considering how the cumulative impacts of the amendments might impact the regional transportation network.

SRTC staff has reviewed the materials your staff provided for the following amendment:

File Number: CPA-12-23;
Proposal: Low Density Residential to Medium Density Residential on 1.60 acres;

Based on the information you provided, SRTC expects the impacts to the regional transportation network that the proposal would generate to be de minimis. As such, the proposal is generally consistent with Horizon 2045, the Regional Transportation Plan (RTP).

Please feel free to contact me if you need any additional information about our review of this amendment proposal.

Sincerely,

[Signature]

Mike Ulrich
Principal Transportation Planner
Spokane Regional Transportation Council
August 3, 2023

Scott Chesney
Director of Spokane County Building and Planning
Public Works Building
1026/West Broadway
Spokane, WA 99260

RE: Spokane County 2023 Initiated Comprehensive Plan Amendment – CPA-12-23

Dear Mr. Chesney,

The proposed amendment does not concern the District as current available exists sufficient enough to meet the water service needs of the proposed density increases from LDR to MDR. District staff looks forward to reviewing additional detail regarding the density of project and reminds Spokane County, and the property owner, that no water service is guaranteed until the time the District’s will serve correspondence is issued.

Please feel free to contact me if you need any additional information about our review of this amendment proposal.

Sincerely,

Tim Murrell
General Manager

Cc: Matt Wright, District Superintendent
Good Morning Saegen,

Thanks for the follow up on these three CPA’s. WSDOT did not comment on these three either due to location or size of the proposal.
Hope this helps.
Thanks,

Greg

Hey Gregg,
I have received comments from WSDOT regarding CPA-06-23, and I have passed them along to the applicant and they are working on what they need to. However, I did not receive any comments for CPA-05, CPA-11, and CPA-12. I know those projects are smaller scale than CPA-06. Because the comment period has concluded, I just wanted to confirm that there were not comments regarding those three projects before we start working on SEPA determinations. If there is no comment, that's fine I just wanted to make sure.
Have a great weekend. I hope your spending it up at the river!

Saegen
File # CPA-17-23

Proposal

The proposal is a Comprehensive Plan Amendment that is a corrective action to bring parcels that have legally vested, approved preliminary plats into the county’s Urban Growth Area (UGA) (Parcels: 26142.9105, 26145.9106, 26145.9101). The analysis includes a Land Capacity Analysis showing an equal population exchange and a net reduction land area exchange of the UGA. The county’s goal is to exchange equal population capacity and reduce the area of total Urban Growth Area.

The resulting exchange would assign the areas to be included in the UGA the zoning and comprehensive plan designation of Low Density Residential (LDR). The areas being removed from the UGA will be assigned the designation of Urban Reserve (UR).

Vested Subdivision Location
2023 Comprehensive Plan Amendments

Data Table

Project Location:

Applicant:
Parcel Number(s)

The proposed parcels to be included in the Urban
Growth Area are located in the northeast area of the
Five-Mile Prairie Neighborhood. Specifically, the site
is accessed via North Assembly Street. The western
boundary of the site is directly adjacent to the City
of Spokane incorporated boundary. The site is
located in the west half of Section 14, Township 26
North, Range 42 East, Willamette Meridian.
Spokane County Building and Planning
1026 W. Broadway Ave.
Spokane, WA 99260
See report analysis for all parcels involved in the
proposal

Comprehensive Plan
Designation:

Low Density Residential

Zoning:

LDR

Existing Land Use:

Vacant land

Land Division Status:

Unplatted

Water Purveyor:

City of Spokane (for vested plats)

Sewage Disposal:

City of Spokane (for vested plats)

Fire District:

Spokane County Fire District #9

School District:

Mead Schools

Neighborhood Association:

Five Mile Prairie Association

Airport Overlay

None

Public Transit Benefit Area

Yes

Summary
The proposal is a Comprehensive Plan Amendment that is a corrective action to bring
parcels that have legally vested, approved preliminary plats into the county’s Urban
Growth Area (UGA) (Parcels: 26142.9105, 26145.9106, 26145.9101). The analysis
includes a Land Capacity Analysis showing an equal population exchange and a net
reduction land area exchange of the UGA. The county’s goal is to exchange equal
population capacity and reduce the area of total Urban Growth Area.
2
000352


The UGA corrective action is a two-layer concept. The county will exchange the acreage as well as the population capacity. Spokane County has identified the following parcels as part of the population capacity exchange: 36364.9129, 26162.2008, 35023.9038, 34031.9180, 34031.9181, 25274.9080; 25274.9081, 25274.9174. The population capacity of the vested plat is 412 persons and the parcels listed above were assigned 386 persons. Accounting for 94 percent of the potential population for the two vested plats.

The acreage exchange would utilize the historic Greenwood Memorial Terrace and Riverside Memorial Cemeteries for the direct acreage swap (Parcels: 25142.9022, 25143.9015, 25143.9009, 25143.9021, 25145.0045, 25142.9008, 25154.9038, 25154.9037). In total, the county is proposing approximately 90 acres of Urban Growth Area be added to include Falcon Ridge North and Woodridge View 4th Addition fourth addition. The parcels being removed that contain the existing cemeteries would remove approximately 208 acres of UGA. Resulting in a net reduction in total Urban Growth Area of approximately 108 acres.

The resulting exchange would assign the areas to be included in the UGA the zoning and comprehensive plan designation of Low Density Residential (LDR). The areas being removed from the UGA will be assigned the designation of Urban Reserve (UR).

**History and Background**

On February 14, 2006, the Eastern Washington Growth Management Hearings Board (EWGMHB) issued a Final Decision and Order finding the county’s approval of Comprehensive Plan Amendment CPA-36-03 invalid with the Growth Management Act and directed the county to take appropriate action to comply with the order. The Spokane County Board of County Commissioners approved a development agreement (Resolution #06-1029) for the Preliminary Plat of Falcon Ridge North, recognizing the application as “complete and vested pursuant to RCW 58.17.033, Spokane County Subdivision Ordinance, Title 13 of Spokane County Code on October 21, 2005,” acknowledging the applicant could not predict when the property would be developed.

On January 23, 2007, the Board of County Commissioners signed Resolution #07-0077, reversing adoption of Comprehensive Land Use Plan Amendment CPA-31-03 through CPA-01-04 (including CPA-36-03), as a result of a remand issued by the EWGMHB. The resulting reversal lead to the subject property being removed from the county’s UGA and the Comprehensive Plan and Zoning Designation changed back to Urban Reserve (UR). The parcels included in CPA-36-03 were the parcels that the plats of Falcon Ridge North and Woodridge View 4th Addition were submitted to the county under.

An Administrative Determination was issued by the Spokane County Building and Planning Department on August 1, 2015, finding the preliminary plat application of Falcon Ridge North was no longer active pursuant to Spokane County Code Section 13.300.108, based upon no evidence of any steps taken towards project approval plat submissions, or requests for extensions of time.
A letter dated October 14th, 2020, was submitted to the department on behalf of the applicant requesting the application for the preliminary Plat of Falcon Ridge North, be scheduled for public hearing before the Hearing Examiner. The letter contends the original application was not subject to the application expiration of Spokane County Code section 13.300.108 of Spokane County Code which states that “Absent statute of ordinance provision to the contrary, any application for which a determination of completeness has been issued for which no substantial step has been taken to meet project approval requirements for a period of one-hundred-and-eighty-days after Spokane County has requested additional informational studies, will expire and become null and void.” The hearing examiner determined that the plat was considered complete and vested.

The intent of this amendment is to bring legally vested and approved plat that will be developed at an urban density will be brought into the UGA, as intended by the Growth Management Act.

**Analysis and Methodology**

*Population Capacity*

The current iteration of the Spokane County Unincorporated Urban Growth Boundary was developed in 2017 using the Spokane County Land Quantity Analysis Methodology. To evaluate the proposed exchange, the currently adopted Land Quantity Analysis will be the methodology used for this analysis.

Falcon Ridge North and Woodridge View 4th Addition are vested plats that are legally allowed to develop at the densities allowed at the time of a complete application. In 2005, the Low Density Residential zone allowed for single-family residential development at densities up to six (6) units-per-acre.

To evaluate the density of the vested plats, the Land Quantity Analysis gives the guidance that, “All vacant lots within preliminary plats, where the preliminary approval is still valid, will be included in this category (vacant category).” The combined vested approved lots between Falcon Ridge North and Woodridge View 4th Addition are 164 single-family residential lots. Spokane County took the approved 164 total vested lots and multiplied it by two persons per residential unit, resulting in a population estimate of 412.

To account for the potential 412 persons, Spokane County planning staff searched for parcels within the Urban Growth Area that were assigned population capacity in the 2017 Land Quantity Analysis that formulated the county’s existing UGA. A summary of each parcel identified for available population capacity is found below.
Parcel 26162.9008

**Staff Comment:** Parcel 26162.9008 was assigned 43.37 persons and was categorized as a vacant parcel in the 2017 Land Quantity Analysis. The site is owned by Avista.
Parcel 36364.9129

Staff Comment: Parcel 36364.9052 was assigned 45.15 persons and was categorized as a vacant parcel in the 2017 Land Quantity Analysis. At the time of the 2017 Land Quantity Analysis report, the parcel was owned by PBH Development, LLC but has since been sold to the City of Spokane. The city of Spokane is the current owner.
Parcel 35023.9038

Staff Comment: Parcel 35023.9038 was assigned 43.24 persons and was categorized as a partially used parcel in the 2017 Land Quantity Analysis. At the time of the 2017 Land Quantity Analysis report, the parcel was owned by Combs Living Trust but has since been sold to Spokane County. Spokane County is the current owner.
Staff Comment: Parcels 34031.9180 and 34031.9181 were assigned 180.85 persons and were categorized as a partially used parcel in the 2017 Land Quantity Analysis. At the time of the 2017 Land Quantity Analysis report, the parcel was owned by the Bauer Family but has since been sold to the YMCA. The YMCA is the current owner, and according to articles published in the local paper, it is the site of a future YMCA location to serve the South Hill of Spokane.
Parcels: 26274.9081, 25274.9174, & 25274.9080

**Staff Comment:** Parcels 25274.9174 and 25274.9080 were categorized as vacant in the 2017 Land Quantity Analysis. Parcel 25274.9081 was categorized as partially used in the 2017 Land Quantity Analysis. In total the 2017 Land Quantity Analysis Report assigned 71.11 persons in total to the three parcels. Since the time of the 2017 Land Quantity Analysis Report, Avista has since communicated with the county their wish to develop the parcels into a substation site.
Population Evaluation Results
Using the adopted Land Quantity Analysis Methodology, the county calculated a population of 412 persons that could result from the vested residential plats of Falcon Ridge North and Woodridge View 4th Addition. If you add the population capacity of all parcels listed above, 386 persons are accounted for. That results in 94% of the total population capacity of Falcon Ridge North and Woodridge View 4th Addition. Spokane County believes this is within the margin of error for calculating population capacity based on our adopted Land Quantity Analysis Methodology.

Land Area Exchange
As part of the two-part analysis, the county is also proposing to exchange land area within the UGA. The total land area encompassing the vested plats of Falcon Ridge North and Woodridge View 4th Addition, is approximately 90 total acres. The county has identified the historic cemeteries of Greenwood Memorial and Riverside Memorial. Spokane County chose these sites because of the historic nature of the cemeteries, and the lack of short-term development potential with human remains in graves throughout the two cemeteries. Parcels 25142.9022, 25143.9015, 25143.9009, 25143.9021, 25145.0045, 25142.9008, 25154.9038, 25154.9037 contain approximately 209 acres that will be removed from the urban growth area, resulting in a net reduction of Spokane County UGA of approximately 109 acres. A map of the area that has been identified to be removed from the UGA is found below.
Guiding Documents
The Spokane County Comprehensive Plan, Zoning Code, and Revised Code of Washington provide the framework for consideration of Comprehensive Plan Amendments. The following are relevant goals and policies for consideration of the proposed amendment.

ZONING CODE

The processes and procedures for amending the Comprehensive Plan Map with concurrent Zoning Map change are found in chapter 14.402.100 of the Spokane County Code. Section 5a of this code states that the Department of Building and Planning shall analyze the proposed amendments for cumulative impacts to services and facilities and for consistency with the Comprehensive Plan policies and the criteria in section 14.402.040.

Zoning Code Criteria

14.402.040 – Criteria for Amendment
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.

**Staff comments:** The proposal must meet one of the above standards to obtain
approval. Staff believes that the proposal is consistent with Standard 14.402.040(6)
because it is deemed necessary to process this amendment to become compliant with
the Growth Management Act, as well as the Spokane County Settlement Agreement
(BOCC Resolution #2016-0464).

**COMPREHENSIVE PLAN GOALS AND POLICIES**

**Chapter 2 - Urban land Use:**
The Urban Land Use Chapter provides policy guidance for the development of Spokane
County’s unincorporated urban areas. The policies in this chapter strive to improve quality of
life, provide opportunities for innovative approaches to land use, and protect our community
character.

**Planning Principles**
The following planning principles, developed through citizen participation efforts, form
the basis for development of the Urban Land Use Chapter.
- Compact urban forms should be encouraged that create a greater sense of
  “community,” with pedestrian/bicycle-friendly settlement patterns.
- Neighborhood character should be preserved and protected.
- Jobs, housing, services, and other activities should be within easy walking distance
  and shorter commute times of each other.
- Communities should have a center focus that combines commercial, civic, cultural,
  and recreational uses.
- Streets, pedestrian paths, and bike paths should contribute to a system of fully
  connected routes.
- Communities should have a diversity of housing and job types that enable residents
  from a wide range of economic levels and age groups to work and reside within
  their boundaries.

**Land Use Designations**
Low Density Residential is primarily for single family, duplexes, and row housing
residential development that allows density of one to eight (8) units per acre, and up to
ten (10) units per acre for qualifying infill projects. Small Scale, multifamily development
may be permitted, consistent with standards to provide compatibility adjacent single
family residences.

The Urban Reserve Designation includes lands outside the UGA that are preserved for
expansion of urban development in the long term. These areas are given development
standards and incentives so that land uses established in the near future do not
preclude their eventual conversion to urban densities.
Spokane County Comprehensive Plan

Requested Designation
Three separate categories for residential use are established, ranging from low to high density. Low density residential includes a density range of 1 to and including 8 dwelling units per acre. Bonus density in the low density residential category may allow an increase to 10 dwelling units per acre for qualifying infill projects.

Staff Comment: Wood ridge View 4th Addition and Falcon Ridge North are vested under the previous Low Density Residential (LDR) standards of six units per acre. The vested plats were approved under those standards.

Residential Land Uses
UL.7 Guide efficient development patterns by locating residential development in areas where facilities and services can be provided in a cost-effective and timely fashion.

UL.7.1 Identify and designate land areas for residential uses, including categories for low, medium, and high-density areas.

UL.7.5 Provide for bonus densities, zero lot-line housing, auxiliary structures, accessory dwellings, or similar methods to promote infill development, where appropriate.

Staff Comment: The subject property is located in an area that will be a new urban growth area. Urban services are currently available at the site, including water, urban sewer, and transit. To obtain final plat approval, all conditions of approval and all required concurrency services are required to be installed and constructed.

Housing Variety
UL.8 Create urban areas with a variety of housing types and prices, including manufactured home parks, multifamily development, townhouses, and single-family development.

Staff note: The neighborhoods surrounding the subject site are generally single-family dwellings on quarter-acre lots. The vested plats would be developed at similar densities to the surrounding neighborhoods.

Stormwater
CF.8 Provide stormwater facilities and related management programs that protect surface and groundwater quality and habitat, prevent chronic flooding from stormwater, maintain natural stream hydrology and protect aquatic resources.
New developments within the UGA shall require stormwater management systems.

**Staff Comment:** Spokane County Public Works Stormwater Division was circulated SEPA review for comment as part of the preliminary plat process. Any stormwater mitigation may be found in the preliminary plat decisions published by the hearing examiner.

**Transportation**

**Purpose**
People and places are connected to one another by the transportation system. The transportation system consists of facilities that accommodate many modes of transport, including cars, trucks, buses, bicycles, trains, airplanes, and pedestrians.

**Goal**

T.2 Provide transportation system improvements concurrent with new development and consistent with adopted land use and transportation plans.

**Policies**

T.2.2 Transportation improvements needed to serve new development shall be in place at the time new development impacts occur. If this is not feasible, then a financial commitment consistent with the capital facilities plan, shall complete the improvement within 6 years.

T.2.3 Transportation improvements shall be consistent with land use plans, capital funding and other planning elements.

T.2.4 Implement concurrency review and management that evaluates impacts from new developments and identifies funding sources for improvements. Evaluate the transportation system annually and compare to prior years.

T.2.5 Coordinate planning with appropriate jurisdictions and utility companies for utility corridors that may affect the transportation system.

T.2.6 Use a 10-year and 20-year planning horizon when preparing transportation forecasts to provide information on the location, timing, and capacity needs of future growth.

T.2.7 The transportation system shall support the Land Use Element of the Spokane County Comprehensive Plan as growth occurs.

**Staff Comment:** The vested plats of Woodridge View 4th Addition and Falcon Ridge North have Mitigated Determinations of Significance issued for their projects with
required mitigation improvements from the City of Spokane Transportation Services Division. Interior road networks are required to be finalized prior to final plat. The vested plats are not served by transit.

Goal

T.3d Encourage land uses that will support a high-capacity transportation system.

Policy

T.3d.2 Provide for mixed-use activity centers that support a high-capacity transportation corridor.

Staff Comment: The vested plat are not served by a bus route.

Consistency and Concurrency

The Growth Management Act requires capital facilities to be concurrent with development. This means that capital facilities must be in place prior to development, or within a specific time period.

Population and Land Capacity

The proposed amendment has the potential to increase the population capacity within the Urban Growth Area. The existing Low Density Residential designation has an assumed buildout of 4.43 units per acre, and the proposed designation of High Density Residential has an assumed buildout of 24.25 units per acre. The methodology used to calculate population converts residential units to the population by assuming the average single-family residence will include 2.5 persons and that a multi-family residential unit will contain 1.5 persons. The table below illustrates the impact of the proposed amendment on population capacity.

<table>
<thead>
<tr>
<th>Residential Units and Population Capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site = 5.06 acres</td>
</tr>
<tr>
<td>Residential units</td>
</tr>
<tr>
<td>Population</td>
</tr>
</tbody>
</table>

Staff Comment: The Department of Building and Planning analyzed this site as part of a Cumulative Impacts Analysis and concluded that this proposal would produce the following impacts on services over and above the typical development of the site under its current zoning designation.
Service Analysis

<table>
<thead>
<tr>
<th>Site 90 acres</th>
<th>Existing Zone (UR)</th>
<th>Proposed Zone (LDR)</th>
<th>Change in Demand</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water Consumption (gpd)</td>
<td>2,360 gallons per day</td>
<td>114,460 gallons per day</td>
<td>112,100 gallons per day increase</td>
</tr>
<tr>
<td>Wastewater (gpd)</td>
<td>700 gallons per day</td>
<td>33,950 gallons per day</td>
<td>33,250 gallons per day increase</td>
</tr>
<tr>
<td>Schools (students)</td>
<td>2 Students</td>
<td>97 students</td>
<td>95 Student increase</td>
</tr>
<tr>
<td>Parks (acres)</td>
<td>0.01</td>
<td>0.7</td>
<td>0.69 acre increase in needed parkland</td>
</tr>
<tr>
<td>Libraries (sq ft)</td>
<td>4 Square feet</td>
<td>99 Square Feet</td>
<td>53 square foot increase</td>
</tr>
<tr>
<td>Law Enforcement (officers)</td>
<td>0.01 officers</td>
<td>0.49 officers</td>
<td>0.48 officer increase</td>
</tr>
</tbody>
</table>

Please see the Cumulative Impact Analysis in Chapter 3 for a detailed explanation.

No public comments have been received at the time of report issuance (9/27/23).

State Environmental Policy Act
The applicant provided a Non project SEPA checklist for the proposal. The checklist was circulated to agencies on September 27th, 2023, with a comment deadline on October 11, 2023. A Determination of Nonsignificance (MDNS) for this proposal will be issued on September 27, 2023, with a comment period ending October 11, 2023, and an appeal period ending on October 18, 2023.

The DNS is Attachment A to this report.

Attachments:

Determination of Nonsignificance
ATTACHMENT A
DETERMINATION OF NONSIGNIFICANCE - "DNS"
WAC 197-11-970 and Section 11.10.230(3)
SPOKANE ENVIRONMENTAL ORDINANCE

FILE NUMBER: CPA-17-23

DESCRIPTION OF PROPOSAL: The proposal is a Comprehensive Plan Amendment that is a corrective action to bring parcels that have legally vested, approved preliminary plats into the county’s Urban Growth Area (UGA) (Parcels: 26142.9105, 26145.9106, 26145.9101). The analysis includes a Land Capacity Analysis showing an equal population exchange and a net reduction land area exchange of the UGA. The county’s goal is to exchange equal population capacity and reduce the area of total Urban Growth Area.

The UGA corrective action is a two-layer concept. The county will exchange the acreage as well as the population capacity. Spokane County has identified the following parcels as part of the population capacity exchange: 36364.9129, 26162.2008, 35023.9038, 34031.9180, 34031.9181, 25274.9080; 25274.9081, 25274.9174. The population capacity of the vested plat is 412 persons and the parcels listed above were assigned 386 persons. Accounting for 94 percent of the potential population for the two vested plats.

The acreage exchange would utilize the historic Greenwood Memorial Terrace and Riverside Memorial Cemeteries for the direct acreage swap (Parcels: 25142.9022, 25143.9015, 25143.9009, 25143.9021, 25145.0045, 25142.9008, 25154.9038, 25154.9037). In total, the county is proposing approximately 90 acres of Urban Growth Area be added to include Falcon Ridge North and Woodridge View 4th Addition fourth addition. The parcels being removed that contain the existing cemeteries would remove approximately 208 acres of UGA. Resulting in a net reduction in total Urban Growth Area of approximately 108 acres.

The resulting exchange would assign the areas to be included in the UGA the zoning and comprehensive plan designation of Low Density Residential (LDR). The areas being removed from the UGA will be assigned the designation of Urban Reserve (UR).

HEARING DATE AND TIME:
Spokane County Planning Commission: October 12, 2023
Spokane County Steering Committee of Elected Officials: October 19, 2023

APPLICANT: Spokane County Building and Planning

LOCATION OF PROPOSAL: The site is an exchange of UGA area, as well as population capacity. All parcels involved are located within the Spokane County Urban Growth Area. The parcels involved in the proposal listed follows: 25142.9022, 25143.9015, 25143.9009, 25143.9021, 25145.0045, 25142.9008, 25154.9038, 25154.9037, 36364.9129, 26162.2008, 35023.9038, 34031.9180, 34031.9181, 25274.9080; 25274.9081, 25274.9174.

LEAD AGENCY: Spokane County Department of Building and Planning

DETERMINATION: The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for at least 14 days from the date issued (below). Comments regarding this Determination of Nonsignificance.
(DNS) must be submitted no later than 4:00 p.m. October 11, 2023 if they are intended to alter the DNS. All comments should be sent to the contact person listed below.

RESPONSIBLE OFFICIAL: By: Scott Chesney, Planning Director
Spokane County Department of Building and Planning
1026 W. Broadway Avenue
Spokane, WA 99260-0220 (509) 477-3675

DATE ISSUED: September 27, 2023 SIGNATURE: [Signature]

COMMENTS REGARDING ENVIRONMENTAL CONCERNS ARE WELCOME AT THE HEARING.

APEAL OF THIS DETERMINATION, after it becomes final, may be made to the Spokane County Building and Planning Department, 1st Floor, 1026 W. Broadway, Spokane, WA 99260-0220. The appeal deadline is twenty-one (21) calendar days after issuance of this determination (October 18, 2023). This appeal must be written, and the appellant should be prepared to make specific factual objections.

This DNS was sent to:

Central Valley School District
East Valley School District
Educational Services District
Mead School District
Spokane Schools
West Valley School District
Carnhole Irrigation District #7
Clear Lake Water Users Association
Consolidated Irrigation District #19
East Spokane Water District #1
Four Lakes Water District #10
Hangman Hills Water District #15
Hutchison Irrigation District #6
Kaiser Aluminum Trentwood
Liberty Lake Water & Sewer District
Marshall Community Water Association
City of Millwood
Moab Irrigation District: #20
Model Irrigation District #18
Model Electric Water Co.
North Spokane Irrigation District #8
Orchard Avenue Irrigation District #6
Pasadena Park Irrigation District #17
Pioneer Water Company Inc.
Riverside Water Association
Spokane County Water District #3
Spokane Business and Industrial Park
City of Spokane (Water Department)
Strathview Water District
Trentwood Irrigation District
Valley of the Horses Water District
Vel View Water District #13
Whitworth Water District
William Lake Sewer District #2
Riverdale Water Association
Spokane Valley Fire Department
Spokane County Fire District #2
Spokane County Fire District #3
Spokane County Fire District #4
Spokane County Fire District #5
Spokane County Fire District #6
Spokane County Fire District #7
Spokane County Fire District #8
Spokane County Fire District #9
Spokane County Fire District #10
Spokane County Fire District #11
Spokane County Fire District #12
Spokane County Fire District #13
City of Spokane Fire Department
City of Spokane
City of Spokane Valley
City of Liberty Lake
City of Millwood
City of Cheney
City of Airway Heights
City of Medical Lake
Department of Ecology, SEPA Registry
Spokane County Department of Building and Planning; Monty Chamberlain
Spokane County Public Works; Barry Greene, Steven Forster, David Istrate
Spokane County Public Works, Stormwater Utility; Bill Galle
Spokane County Public Works; Matt Zarecor, Rob Lindsay, Jami Hayes
Spokane County Parks and Recreation; Doug Chase
Spokane County Sheriff; John Nowels
Spokane County Community Development; Justin Johnson
Spokane County Public Works, Solid Waste; Debra Gieger
Spokane Regional Transportation Council; Mike Ulrich
Spokane Transit Authority; Karl Otterstrom, Mike Tresidder, Brian Jennings
Spokane County Library District; Rick Knorr, Andrew Chanse
City of Spokane, Planning & Development; Spencer Gardner, Kevin Freibott,
City of Spokane Integrated Capital Management; Inga Note, Marcia Davis, Katherine Miller
City of Spokane Valley; Chaz Bates
Spokane County Housing Authority; Pamela Parr
Spokane Regional Health; Paul Savage
Avista Utilities
State Department of Commerce; Ben Serr, Scott Kuhta
State Department of Transportation; Greg Figg, Corey Clarke
State Department of Ecology; Cindy Anderson
State Department of Transportation, Aviation Division; David Ison, PhD
State Department of Fish and Wildlife; Kile Westerman, Jeff Lawlor, Renee Kinnick
State Department of Archaeology & Historic Preservation; Sydney Hanson
Spokane Tribe of Indians; Francis SiJohn, Cecilia Evans
Kalispel Tribe of Indians; Brandon Haugen, Mike Lithgow
Bonneville Power Administration
Williams Gas Pipeline – West
Spokane International Airport; Larry Krauter, Ryan Sheehan
Fairchild Airforce Base
SPOKANE COUNTY 2023
Comprehensive Plan Amendment
Cumulative Impact Analysis
# Table of Contents

Introduction .................................................................................................................................... 2

Calculating Site & Facility Impacts of Proposed Amendments ................................................................. 2

County-Owned Capital Facilities ...................................................................................................... 4

  Wastewater Treatment / Sanitary Sewer ................................................................................................. 4
  Stormwater ............................................................................................................................................... 6
  Law Enforcement ...................................................................................................................................... 7
  Emergency Communication Services ........................................................................................................ 8
  Parks and Recreation ................................................................................................................................ 9
  Solid Waste ............................................................................................................................................... 12
  General County Facilities ......................................................................................................................... 12

Capital Facilities Owned by Special Districts ................................................................................ 14

  Public Schools .......................................................................................................................................... 14
  Public Health ........................................................................................................................................... 16
  Fire .......................................................................................................................................................... 17
  Domestic Water ........................................................................................................................................ 19
  Libraries ................................................................................................................................................... 21
Introduction

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.

Transportation impacts are not considered in this chapter. Each proposal included some form of analysis of transportation impacts of the specific proposal including any mitigation measures. Additionally, the Spokane Regional Transportation Council (SRTC) analyses transportation for regional impacts to levels of service and must certify the proposed amendment are consistent with the county’s regional transportation plan prior to adoption by the Board of County Commissioners.

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.

An evaluation of increased service and facility demands is included in the tables found in this document. A summary of the cumulative impacts is found in the table below.

Calculating Site & Facility Impacts of Proposed Amendments

Determining the site and facility impacts created by each proposed amendment involves using adopted levels of service based on best available data and science. The county’s site impact assumptions applied in this analysis are derived from the 2023 Spokane County CPA Population Impacts and Service Assumptions table (Appendix Page 61) which is formulated to reflect the current development conditions and densities within Unincorporated Urban Growth Areas of Spokane County¹. Water and sewer use assumptions are based on service provider estimates. Impacts on capital facilities are formulated by using the level of service standards from the Proposed 2023 Capital Facilities Plan (CFP) and applying the cumulative site impacts of the proposed amendments.²

---

¹ The 2023 Spokane County CPA Population Impacts and Service Assumptions are determined from Assessor and building permit data from new construction that occurred after the County adopted higher density Infill Regulations in December 2020 and the 2017 Land Quantity Analysis Methodology for Spokane County.

² Proposed 2023 Amendment to the 2022 Capital Facilities Plan.
## 2023 Spokane County CPA Population Impacts and Service Assumptions

### Dwelling Units

<table>
<thead>
<tr>
<th>Classification</th>
<th>Assumption</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low Density Residential</td>
<td>4.43 dwelling units per acre</td>
</tr>
<tr>
<td>Medium Density Residential</td>
<td>16.02 dwelling units per acre</td>
</tr>
<tr>
<td>High Density Residential</td>
<td>24.25 dwelling units per acre</td>
</tr>
<tr>
<td>Mixed Use</td>
<td>75% of MU area at 14.32 units per acre</td>
</tr>
<tr>
<td>Light Industrial</td>
<td>0</td>
</tr>
</tbody>
</table>

### Population Capacity

<table>
<thead>
<tr>
<th>Dwelling Unit Type</th>
<th>Assumption</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family Residential</td>
<td>2.5 residents per unit</td>
</tr>
<tr>
<td>Multi-family Residential</td>
<td>1.5 residents per unit</td>
</tr>
<tr>
<td>Mixed Use</td>
<td>2.0 residents per unit</td>
</tr>
<tr>
<td>Light Industrial</td>
<td>0</td>
</tr>
</tbody>
</table>

### Service and Facility Assumptions*

<table>
<thead>
<tr>
<th>Service or Facility</th>
<th>Assumption or Level of Service (LOS)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Libraries</td>
<td>0.41 sf per capita</td>
</tr>
<tr>
<td>Parks</td>
<td>1.4 acres of parkland per 1,000 persons</td>
</tr>
<tr>
<td>Schools</td>
<td>0.5 students per residential unit</td>
</tr>
<tr>
<td>Law Enforcement</td>
<td>1.01 officers per 1,000 persons</td>
</tr>
<tr>
<td>Wastewater</td>
<td>100 GPD MF, 130 GPD MU, 175 GPD SF</td>
</tr>
<tr>
<td>Domestic Water</td>
<td>180 GPD MF, 240 GPD MU, 590 GPD SF</td>
</tr>
</tbody>
</table>

*Spokane County 2023 CPA Population Impacts and Service Assumptions*
### 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><strong>Spokane County Wastewater Facilities</strong></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><strong>Total Potential Change</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td><strong>33,500</strong></td>
</tr>
</tbody>
</table>

| **City Of Spokane Wastewater Facility** | | | | | | | | | |
| CPA-02-22  | LI                   | MU                   | 38        | 0                                   | 408                                 | 0                                     | 53,040                                | 53,040                       |
| CPA-07-23  | LDR                  | MDR                  | 7.65      | 34                                  | 123                                 | 5,950                                 | 12,300                                | 6,350                        |
| CPA-08-23  | LI                   | LDR                  | 18.68     | 0                                   | 83                                  | 0                                     | 14,525                                | 14,525                       |
| CPA-17-23  | UR                   | LDR                  | 90        | 4                                   | 194                                 | 700                                   | 33,950                                | 33,250                       |
| **Total Potential Change** | | | | | | | | **107,165** |

**Spokane County Regional WRF Increase = 33,500 GPD**

**Riverside Park WRF Increase = 107,165 GPD**

* Gallons Per Day (GPD)
**Wastewater Concurrency Analysis**

Spokane County is served by three reclamation facilities that have a combined capacity of 18,860,000 gallons per day. In 2022, billing data from the County showed a total of 65,525 ERUs served. The County’s ERU standard is 200 gallons per day (GPD) and is based on the County’s 2014 Comprehensive Wastewater Management Plan (CWMP). Based on existing ERU’s served at a rate of 200 GPD the total system intake is 13,105,000 GPD. The Spokane County Regional Water Reclamation Facility (SCRWRF) has a capacity of eight million gallons per day (MGD) and is designed to be expandable, in four MGD increments, up to a maximum capacity of 24 MGD. Spokane County also retains ten MGD of treatment capacity at the City of Spokane’s Riverside Park Water Reclamation Facility (RPWRF) per an Interlocal Agreement with the City. It is important to note that capacity for each of these facilities may be shared and is why the impact is assessed in comparison to the total of the three facilities capacities.

The current reserve capacity of the combined facilities is 5.75 MGD. Under the current comprehensive plan and zoning designations the proposals could generate a cumulative increase of 140,665 GPD of Wastewater. If the cumulative comprehensive plan amendments are adopted, the combined facility reserve capacity will decrease to 5.61 MGD.

---

**Wastewater CPA Facility Impacts**

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

<table>
<thead>
<tr>
<th>Facility Reserve Capacity</th>
<th>New Potential Intake</th>
</tr>
</thead>
<tbody>
<tr>
<td>5,755,000 GPD</td>
<td>13,245,665 GPD</td>
</tr>
</tbody>
</table>

*Combined service between all three facilities
Stormwater

The Capital Facilities Plan Urban Standard Level of Service for stormwater facilities is measured by the following four methods.

1. New development shall not increase runoff volume off-site.
2. Prevent flooding of property during a 25-year storm.
3. Prevent damage to buildings from a 100-year storm.
4. Stormwater discharge to any surface or ground waters will be allowed unless the discharge will degrade water quality below standards.

Stormwater 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>Drainage Area Risk Level</th>
<th>Drainage Plan Required If Changed</th>
</tr>
</thead>
<tbody>
<tr>
<td>16-CPA-04</td>
<td>LDR</td>
<td>MDR</td>
<td>22.3</td>
<td>99</td>
<td>300</td>
<td>High</td>
<td>Yes</td>
</tr>
<tr>
<td>CPA-02-22</td>
<td>LI</td>
<td>MU</td>
<td>38</td>
<td>0</td>
<td>408</td>
<td>High</td>
<td>Yes</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>Moderate</td>
<td>Yes</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>None</td>
<td>Yes</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>High</td>
<td>Yes</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>High</td>
<td>Yes</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>Low</td>
<td>Yes</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>High</td>
<td>Yes</td>
</tr>
<tr>
<td>CPA-17-23</td>
<td>UR</td>
<td>LDR</td>
<td>90</td>
<td>4</td>
<td>194</td>
<td>High</td>
<td>*No</td>
</tr>
</tbody>
</table>

* Preliminary plat approval complete, Public Works have provided conditions of approval for drainage “Drainage Area Risk Level” based on Spokane County Stormwater Risk Map

Stormwater Concurrency Analysis

Stormwater facilities are provided only in urban areas per RCW 36.70A.030(25). In accordance with the Spokane County Stormwater Manual section 2.2.1 Applicability, a drainage plan submittal is required for all the proposed designation site changes at the time of their individual development. At the time of site development, Public Works will require a Site Drainage Plan that conforms with the adopted Spokane County Stormwater Manual from each of the proposed comprehensive plan amendment sites. The required drainage plan will address the LOS standards established in the Spokane County Capital Facilities Plan and meet the specific applicable requirements of Spokane County Stormwater Manual.
### Law Enforcement CPA Site Impacts

**Level of Impact Assumption:** 1.01 officers per 1,000 persons

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>16-CPA-04</td>
<td>LDR</td>
<td>MDR</td>
<td>22.3</td>
<td>247</td>
<td>450</td>
<td>0.25</td>
<td>0.46</td>
<td>0.21</td>
</tr>
<tr>
<td>CPA-02-22</td>
<td>LI</td>
<td>MU</td>
<td>38</td>
<td>0</td>
<td>816</td>
<td>0</td>
<td>0.82</td>
<td>0.82</td>
</tr>
<tr>
<td>CPA-05-23</td>
<td>LDR</td>
<td>HDR</td>
<td>5.06</td>
<td>56</td>
<td>185</td>
<td>0.06</td>
<td>0.19</td>
<td>0.13</td>
</tr>
<tr>
<td>CPA-06-23</td>
<td>LDR</td>
<td>MDR</td>
<td>11.5</td>
<td>123</td>
<td>269</td>
<td>0.12</td>
<td>0.27</td>
<td>0.15</td>
</tr>
<tr>
<td>CPA-07-23</td>
<td>LDR</td>
<td>MDR</td>
<td>7.65</td>
<td>85</td>
<td>192</td>
<td>0.08</td>
<td>0.19</td>
<td>0.11</td>
</tr>
<tr>
<td>CPA-08-23</td>
<td>LI</td>
<td>LDR</td>
<td>18.68</td>
<td>0</td>
<td>208</td>
<td>0</td>
<td>0.21</td>
<td>0.21</td>
</tr>
<tr>
<td>CPA-11-23</td>
<td>LDR</td>
<td>HDR</td>
<td>0.55</td>
<td>5</td>
<td>20</td>
<td>0.01</td>
<td>0.02</td>
<td>0.01</td>
</tr>
<tr>
<td>CPA-12-23</td>
<td>LDR</td>
<td>MDR</td>
<td>2.65</td>
<td>30</td>
<td>63</td>
<td>0.03</td>
<td>0.06</td>
<td>0.03</td>
</tr>
<tr>
<td>CPA-17-23</td>
<td>UR</td>
<td>LDR</td>
<td>90</td>
<td>10</td>
<td>485</td>
<td>0.01</td>
<td>0.49</td>
<td>0</td>
</tr>
</tbody>
</table>

**Total Potential Change = 1.67**

### Law Enforcement CPA Facility Impacts

**CFP Urban Standard Level of Service:** 1.01 officers per 1,000 residents

<table>
<thead>
<tr>
<th>Area</th>
<th>Pop. Estimate (2021)</th>
<th># of Officers (2022)</th>
<th>LOS</th>
<th>Current (Deficiency) or Reserve</th>
<th>Current Officer Need (Existing)</th>
<th>Potential Officers Needed (Proposed)</th>
<th>Potential (Deficiency) Reserve (Change)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unincorporated UGAs</td>
<td>66,365</td>
<td>83</td>
<td>1.01/1000 pop.</td>
<td>14</td>
<td>69</td>
<td>71</td>
<td>12</td>
</tr>
<tr>
<td>Unincorporated Rural Areas</td>
<td>93,195</td>
<td>91</td>
<td>0.8/1000 pop.</td>
<td>16</td>
<td>75</td>
<td>75</td>
<td>16</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>159,960</strong></td>
<td><strong>174</strong></td>
<td><strong>-</strong></td>
<td><strong>30</strong></td>
<td><strong>142</strong></td>
<td><strong>146</strong></td>
<td><strong>28</strong></td>
</tr>
</tbody>
</table>

### Law Enforcement Concurrency Analysis

Under the current comprehensive plan and zoning designations, the proposals generate a current need of 0.31 officers. For the purposes of this analysis, if all Comprehensive Plan Amendments were approved, the cumulative need of law enforcement officers would be 2.25. The potential increase of law enforcement officer need would be 1.67 officers. Population estimates, the current number of officers,
the current officers needed, and the current deficiency/reserve came from Table CF-16 in the 2023 proposed Capital Facilities Plan. The potential officers needed, and the potential deficiency/reserve was calculated using the Comprehensive Plan Amendment analysis to evaluate potential changes if all Comprehensive Plan Amendments were approved. The potential increase of law enforcement officers was rounded up to 2 officers, resulting in a potential reserve of 28 officers (a decrease of 2 officers from the current reserve of 30 officers). Thus, the LOS needed will continue to be met if all Comprehensive Plan Amendments were approved.

**Emergency Communication Services**

**Emergency Communications CPA Site Impacts**

<table>
<thead>
<tr>
<th>File Number</th>
<th>Site Size</th>
<th>Potential Square Ft Need (Existing)</th>
<th>Potential Square Ft Need (Proposed)</th>
<th>Potential Demand (Change)</th>
</tr>
</thead>
<tbody>
<tr>
<td>16-CPA-04</td>
<td>22.3 acres</td>
<td>LDR: 5 sq. ft.</td>
<td>MDR: 9 sq. ft.</td>
<td>4 sq. ft. increase</td>
</tr>
<tr>
<td>CPA-02-22</td>
<td>38 acres</td>
<td>Li: 0 sq. ft.</td>
<td>MU: 17 sq. ft.</td>
<td>17 sq. ft. increase</td>
</tr>
<tr>
<td>CPA-05-23</td>
<td>5.06 acres</td>
<td>LDR:1 sq. ft.</td>
<td>HDR: 4 sq. ft.</td>
<td>3 sq. ft. increase</td>
</tr>
<tr>
<td>CPA-06-23</td>
<td>11.6 acres</td>
<td>LDR:3 sq. ft.</td>
<td>HDR: 9 sq. ft.</td>
<td>6 sq. ft. increase</td>
</tr>
<tr>
<td>CPA-07-23</td>
<td>7.65 acres</td>
<td>LDR: 2 sq. ft.</td>
<td>MDR: 4 sq. ft.</td>
<td>2 sq. ft. increase</td>
</tr>
<tr>
<td>CPA-08-23</td>
<td>18.68 acres</td>
<td>Li: 0 sq. ft.</td>
<td>LDR: 4 sq. ft.</td>
<td>4 sq. ft. increase</td>
</tr>
<tr>
<td>CPA-11-23</td>
<td>0.55 acres</td>
<td>LDR: 0.1 sq. ft.</td>
<td>HDR: 0.4 sq. ft.</td>
<td>0.3 sq. ft. increase</td>
</tr>
<tr>
<td>CPA-12-23</td>
<td>2.64 acres</td>
<td>LDR: 0.6 sq. ft.</td>
<td>MDR: 2 sq. ft.</td>
<td>1.4 sq. ft. increase</td>
</tr>
<tr>
<td>CPA-17-23</td>
<td>90 acres</td>
<td>UR: 0.2 sq. ft.</td>
<td>LDR: 10 sq. ft.</td>
<td>9.8 sq. ft. increase</td>
</tr>
</tbody>
</table>

**Total increase: 47.5 sq. ft.**

**Emergency Communications CPA Facility Impacts**

<table>
<thead>
<tr>
<th>-</th>
<th>Square Footage</th>
<th>Levels of Service (LOS)</th>
<th>Square Footage Needed</th>
<th>(Deficiency)/Reserve Sq. Ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Service Area</td>
<td>26,793</td>
<td>.02 SF per capita</td>
<td>10,842</td>
<td>15,940 Reserve</td>
</tr>
<tr>
<td>Potential w/ CPAs</td>
<td>26,841</td>
<td>.02 SF per capita</td>
<td>10,890</td>
<td>15,893 Reserve</td>
</tr>
</tbody>
</table>

**Emergency Communications Concurrency Analysis**

The current service area row and column categories were derived from Table CF-39 in the 2023 proposed Capital Facilities Plan which shows the current deficiency/reserve for emergency communication facilities. The bottom row shows the potential increase in emergency communication services assuming all Comprehensive Plan Amendments are accepted, using the Comprehensive Plan amendment analysis. The
total change in demand would have an increase of 47.5 square feet, which was rounded up to 48 square feet for the concurrency analysis. If all the amendments were accepted, the potential impacts would not significantly impact the current LOS reserve. Therefore, the LOS will continue to be met.

**Parks and Recreation**

**Parks and Recreation CPA Site Impacts**

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>16-CPA-04</td>
<td>LDR</td>
<td>MDR</td>
<td>22.3</td>
<td>99</td>
<td>450*</td>
<td>0.14</td>
<td>0.63</td>
<td>0.49</td>
</tr>
<tr>
<td>CPA-02-22</td>
<td>LI</td>
<td>MU</td>
<td>38</td>
<td>0</td>
<td>816</td>
<td>0</td>
<td>1.14</td>
<td>1.14</td>
</tr>
<tr>
<td>CPA-05-23</td>
<td>LDR</td>
<td>HDR</td>
<td>5.06</td>
<td>56</td>
<td>185</td>
<td>0.08</td>
<td>0.26</td>
<td>0.18</td>
</tr>
<tr>
<td>CPA-06-23</td>
<td>LDR</td>
<td>MDR</td>
<td>11.5</td>
<td>123</td>
<td>269</td>
<td>0.17</td>
<td>0.38</td>
<td>0.21</td>
</tr>
<tr>
<td>CPA-07-23</td>
<td>LDR</td>
<td>MDR</td>
<td>7.65</td>
<td>85</td>
<td>192</td>
<td>0.12</td>
<td>0.27</td>
<td>0.15</td>
</tr>
<tr>
<td>CPA-08-23</td>
<td>LI</td>
<td>LDR</td>
<td>18.68</td>
<td>0</td>
<td>208</td>
<td>0</td>
<td>0.29</td>
<td>0.29</td>
</tr>
<tr>
<td>CPA-11-23</td>
<td>LDR</td>
<td>HDR</td>
<td>0.55</td>
<td>5</td>
<td>20</td>
<td>0.01</td>
<td>0.03</td>
<td>0.02</td>
</tr>
<tr>
<td>CPA-12-23</td>
<td>LDR</td>
<td>MDR</td>
<td>2.65</td>
<td>30</td>
<td>63</td>
<td>0.04</td>
<td>0.09</td>
<td>0.05</td>
</tr>
<tr>
<td>CPA 17-23</td>
<td>UR</td>
<td>LDR</td>
<td>90</td>
<td>10</td>
<td>485</td>
<td>0.01</td>
<td>0.7</td>
<td>0.69</td>
</tr>
</tbody>
</table>

*DUs for this CPA capped at 300, capping population at 450

**Parks and Recreation Concurrency Analysis**

Under the current comprehensive plan and zoning designations, the proposals could generate a need for 0.57 acres of parkland. For this analysis, if all Comprehensive Plan Amendments were approved, the cumulative need of parkland would be 3.79 acres. The potential increase of needed parkland would be 3.22 acres.
Parks and Recreation CPA Facility Impacts

<table>
<thead>
<tr>
<th>UGA or UGA concentration</th>
<th>Developed Acres</th>
<th>Population (2020)</th>
<th>Population (proposed)</th>
<th>Acres Needed (proposed)</th>
<th>Reserve (proposed)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Spokane (West Plains)</td>
<td>N/A</td>
<td>4,505</td>
<td>5,786</td>
<td>0</td>
<td>N/A</td>
</tr>
<tr>
<td>Spokane (North Metro)</td>
<td>55.8</td>
<td>33,722</td>
<td>34,100</td>
<td>47.7</td>
<td>8.1</td>
</tr>
<tr>
<td>Spokane (Moran-Glenrose)</td>
<td>17.6</td>
<td>8,219</td>
<td>8,219</td>
<td>11.5</td>
<td>6.1</td>
</tr>
<tr>
<td>Spokane Valley (South and West of Sullivan)</td>
<td>N/A</td>
<td>2,461</td>
<td>2,607</td>
<td>0</td>
<td>N/A</td>
</tr>
<tr>
<td>(Woodridge View UGA) *</td>
<td>N/A</td>
<td>10</td>
<td>485</td>
<td>0</td>
<td>N/A</td>
</tr>
</tbody>
</table>

** Final name to be determined after land swap finalized (see CPA 17-23)**

**Parks and Recreation Concurrency Analysis Continued**

The Level of Service (LOS) required for additional park land in an unincorporated UGA is 1.4 acres for every 1,000 people, but only where there is a population of 7,000 or more not within 3 miles of an already existing park. This applies for parks that are improved, unimproved, municipal, county, or other public parks. Only two UGA concentrations, the North Metro and Moran-Glenrose areas, trigger the LOS considerations for park land in Spokane County. None of the 2023 CPAs are in the Moran-Glenrose UGA concentration, but four of them are in the North Metro concentration, increasing the population there to 34,100 and the minimum acreage of park land to meeting LOS requirements to 47.7. However, even with the increase in population and minimum park land requirements, the North Metro UGA concentration will still have 8.1 acres of park land in reserve, easily meeting the LOS requirement for the area.

Additionally, even though the West Plains, Spokane Valley (South and West of Sullivan) and Woodridge View UGAs and UGA concentrations saw increases in their populations with the 2023 CPAs, none of these areas reached the 7,000-population threshold to trigger the park land LOS requirements. In the next few years, the West Plains UGA concentration may likely grow enough in population to trigger the parks LOS requirements. But this demand will be mitigated by a 10-acre park planned at 9817 West Melville Road near the I-90/Highway 902 interchange. Spokane County Parks, Recreation & Golf received an American Rescue Plan Act (ARPA) award for $6,000,000 to pay for the acquisition, planning, design, permitting and development of this park (See Appendix p.26-27).

**Staff comments:** The following map largely depicts the service areas, or the areas within 3 miles by road, of various kinds of parks throughout Spokane County. The West Plains Community Park service area is included in the West Plains/Thorpe UGA concentration, and the future location of the park is denoted on the above map by a blue circle.
**Solid Waste**

**Solid Waste Facilities**

<table>
<thead>
<tr>
<th>Facility</th>
<th>Capacity (Tons of Solid Waste)</th>
</tr>
</thead>
<tbody>
<tr>
<td>North Transfer Station</td>
<td>67,256</td>
</tr>
<tr>
<td>Valley Transfer Station</td>
<td>122,781</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>190,037</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Year</th>
<th>Population</th>
<th>Processed Tonnage</th>
<th>Reserve (tons)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2021</td>
<td>159,960</td>
<td>120,719</td>
<td>69,318</td>
</tr>
<tr>
<td>2023 (Proposed)</td>
<td>162,090</td>
<td>121,568</td>
<td><strong>68,469 (Proposed)</strong></td>
</tr>
</tbody>
</table>

**Solid Waste Concurrency Analysis**

According to the Proposed 2023 Amendment to the 2022 Capital Facilities Plan, the minimum LOS for solid waste treatment capacity in unincorporated Spokane County is 0.75 tons processed per person per year. In 2021, the population of unincorporated Spokane County was 159,960 and generated 120,719 tons of solid waste. With the net population gain from the 2023 Comprehensive Plan Amendments considered, the unincorporated county population would increase to 162,090. The minimum solid waste treatment capacity necessary to meet the LOS requirements would be 121,568 tons. The current solid waste treatment capacity between the two transfer stations in Spokane County is 190,037 tons per year. With the adoption of the 2023 amendments the combined reserve for solid waste will be 68,469 tons.

**General County Facilities**

**General County Facilities CPA Site Impacts**

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>16-CPA-04</td>
<td>LDR</td>
<td>MDR</td>
<td>247</td>
<td>450</td>
<td>420</td>
<td>765</td>
<td>345</td>
</tr>
<tr>
<td>CPA-02-22</td>
<td>LI</td>
<td>MU</td>
<td>0</td>
<td>816</td>
<td>0</td>
<td>1,389</td>
<td>1,389</td>
</tr>
<tr>
<td>CPA-05-23</td>
<td>LDR</td>
<td>HDR</td>
<td>56</td>
<td>185</td>
<td>96</td>
<td>315</td>
<td>219</td>
</tr>
<tr>
<td>CPA-06-23</td>
<td>LDR</td>
<td>MDR</td>
<td>123</td>
<td>269</td>
<td>210</td>
<td>458</td>
<td>248</td>
</tr>
<tr>
<td>CPA-07-23</td>
<td>LDR</td>
<td>MDR</td>
<td>85</td>
<td>192</td>
<td>145</td>
<td>327</td>
<td>182</td>
</tr>
<tr>
<td>CPA-08-23</td>
<td>LI</td>
<td>LDR</td>
<td>0</td>
<td>208</td>
<td>0</td>
<td>354</td>
<td>354</td>
</tr>
<tr>
<td>CPA-11-23</td>
<td>LDR</td>
<td>HDR</td>
<td>5</td>
<td>20</td>
<td>9</td>
<td>34</td>
<td>25</td>
</tr>
<tr>
<td>CPA-12-23</td>
<td>LDR</td>
<td>MDR</td>
<td>30</td>
<td>63</td>
<td>51</td>
<td>108</td>
<td>57</td>
</tr>
<tr>
<td>CPA-17-23</td>
<td>UR</td>
<td>LDR</td>
<td>10</td>
<td>485</td>
<td>17</td>
<td>825</td>
<td>808</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td><strong>948</strong></td>
<td><strong>4,575</strong></td>
<td><strong>3,627</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
**General County Facilities Concurrency Analysis**

Under the current comprehensive plan and zoning designation the proposals would generate a current need of 948 square feet of general capital facility space. For the purposes of this analysis, if all Comprehensive Plan Amendments were approved, the cumulative need of general capital facility space would be 4,575 square feet. The potential increase for general capital facilities would be 3,627 square feet.

**General County Facilities CPA Facility Impacts**

<table>
<thead>
<tr>
<th>CFP Level of Service: 1,700 sq. ft. per 1000 population</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Existing General Facility Square Feet</strong></td>
</tr>
<tr>
<td>--------------------------------------------</td>
</tr>
<tr>
<td>1,085,631</td>
</tr>
</tbody>
</table>

Potential deficiency/reserve with existing designation: 167,730 square feet (reserve)

Potential deficiency/reserve with proposed designation: 164,103 square feet (reserve)

The Existing General Facility Square Feet and Existing Deficiency/Reserve columns were derived from the Capacity and Indirect Concurrency Analysis in the 2023 proposed Capital Facilities Plan. The existing deficiency/reserve used the 2020 population listed in that plan, which established a current square footage need of 168,678 square feet. The calculation steps are shown below:

1. \(539,384 \div 1.7 = 916,953\) square feet (existing need)
2. \(1,085,631 - 916,953 = 168,678\) sq. ft. (existing reserve)

The potential change to the deficiency/reserve was calculated using the Comprehensive Plan Amendment analysis to adjust for potential changes under the existing designation as well as if all Comprehensive Plan Amendments were accepted. The level of service of 1,700 sq. ft./1000 persons will continue to be met under both the existing designation and the proposed designation if all Comprehensive Plan Amendments are accepted.
### Capital Facilities Owned by Special Districts

#### Public Schools

**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><strong>Central Valley School District</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></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>24.5</td>
<td>89.5</td>
<td>65</td>
</tr>
<tr>
<td><strong>Cheney School District</strong></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>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><strong>Mead School District</strong></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>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 | | | | | | | | |
| Central Valley School District Total | | | | | | | | |
| Cheney School District Total | | | | | | | | |
| Mead School District Total | | | | | | | | |
| Cumulative District Impact Total | | | | | | | | |

**Schools Concurrency Analysis**

Under the current comprehensive plan and zoning designations (existing) the proposals could generate a total increase of 112 students across all three impacted school districts. For the purposes of this analysis, if all Comprehensive Plan Amendments were approved, the cumulative (proposed) student increase generated by these projects would be 753 students. The potential increase (change) of students generated by these proposals would be 642 students.
## 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</td>
<td>(Existing) 24.5</td>
<td>(Proposed) 89.5</td>
<td>(Change) 65</td>
</tr>
<tr>
<td></td>
<td>Capacity: 16,300</td>
<td>Enrollment: 13,974</td>
<td>Enrollment: 14,039</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Reserve: 2,351</td>
<td>Reserve: 2,326</td>
<td>Reserve: 2,261</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(Existing) 24.5</td>
<td>(Existing) 17</td>
<td>(Proposed) 307</td>
<td>(Change): 290</td>
</tr>
<tr>
<td></td>
<td>Enrollment: 13,974</td>
<td>Enrollment: 5,117</td>
<td>Enrollment: 5,407</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Reserve: 2,326</td>
<td>Reserve: 235</td>
<td>Deficit: 55</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(Existing) 70</td>
<td>(Existing) 10,440</td>
<td>(Proposed) 356</td>
<td>(Change) 287</td>
</tr>
<tr>
<td></td>
<td>Enrollment: 10,370</td>
<td>Enrollment: 10,726</td>
<td>Enrollment: 10,657</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Capacity: 12,000*</td>
<td>Reserve: 1,558</td>
<td>Reserve: 1,274</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Reserve: 1,630</td>
<td>(Proposed) 356</td>
<td>(Change) 287</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(Proposed) 10,726</td>
<td>(Proposed) 10,657</td>
<td>(Change) 287</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Reserve: 1,274</td>
<td>Reserve: 1,343</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Based on the assumed LOS of 0.5 students per residential household in comparison to the enrollment and capacity data of each district collected in the 2023 Proposed CFP, Cheney School District is the only school district that would have a deficiency from the proposed amendments. In concurrency with the LOS adopted in the CFP and with similarity to the standards of WAC 392-343-035, the Cheney School District would have a deficit of 6,050 square feet of instructional space. Based on interviews with school district personnel of the Cheney School District (See Appendix p.13-14), this deficiency created by the proposed amendments would be sufficed by the 60 acres the district has already designated as reserve for siting 2 future schools to serve Airway Heights and the West Plains area. Additionally, the Cheney School District is in the process of creating long-range facilities plan that will address the district’s capacity deficiencies.
Public Health CPA Site Impacts

CFP Level of Service: $2 per Spokane County resident per year to the SRHD

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>16-CPA-04</td>
<td>LDR</td>
<td>MDR</td>
<td>248</td>
<td>450</td>
<td>$496</td>
<td>$900</td>
<td>$404</td>
</tr>
<tr>
<td>CPA-02-22</td>
<td>LI</td>
<td>MU</td>
<td>0</td>
<td>816</td>
<td>$0</td>
<td>$1,632</td>
<td>$1,632</td>
</tr>
<tr>
<td>CPA-05-23</td>
<td>LDR</td>
<td>HDR</td>
<td>56</td>
<td>185</td>
<td>$112</td>
<td>$370</td>
<td>$258</td>
</tr>
<tr>
<td>CPA-06-23</td>
<td>LDR</td>
<td>MDR</td>
<td>123</td>
<td>269</td>
<td>$246</td>
<td>$538</td>
<td>$292</td>
</tr>
<tr>
<td>CPA-07-23</td>
<td>LDR</td>
<td>MDR</td>
<td>85</td>
<td>192</td>
<td>$170</td>
<td>$384</td>
<td>$214</td>
</tr>
<tr>
<td>CPA-08-23</td>
<td>LI</td>
<td>LDR</td>
<td>0</td>
<td>208</td>
<td>$0</td>
<td>$416</td>
<td>$416</td>
</tr>
<tr>
<td>CPA-11-23</td>
<td>LDR</td>
<td>HDR</td>
<td>5</td>
<td>20</td>
<td>$10</td>
<td>$40</td>
<td>$30</td>
</tr>
<tr>
<td>CPA-12-23</td>
<td>LDR</td>
<td>MDR</td>
<td>30</td>
<td>63</td>
<td>$60</td>
<td>$126</td>
<td>$66</td>
</tr>
<tr>
<td>CPA-17-23</td>
<td>UR</td>
<td>LDR</td>
<td>10</td>
<td>485</td>
<td>$20</td>
<td>$970</td>
<td>$950</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td><strong>$1,114</strong></td>
<td><strong>$5,376</strong></td>
<td><strong>$4,262</strong></td>
</tr>
</tbody>
</table>

Public Health CPA Facility Impacts

<table>
<thead>
<tr>
<th>County Budget (2023-2028) per year</th>
<th>2021 County-Wide Population (based on growth assumptions)</th>
<th>@ $2 per Capita per year</th>
<th>$2 per Capita per Year w/ potential public health dollars increase from proposed designation</th>
</tr>
</thead>
<tbody>
<tr>
<td>$2.5 Million</td>
<td>542,100</td>
<td>$1,084,200</td>
<td>$1,089,576</td>
</tr>
</tbody>
</table>

Public Health Concurrency Analysis

The county budget and county-wide population columns were derived from the forecast of future needs for Public Health facilities section in the 2023 proposed Capital Facilities Plan. For the purpose of this concurrency analysis, the $2.5 million budget per year is used to determine deficit/surplus for Public Health facilities. Under the current comprehensive plan and zoning designations, the proposals generate a current need of $1,114 public health dollars. For the purposes of this analysis, if all Comprehensive Plan Amendments were approved, there would be a cumulative need of $5,376 public health dollars. The potential increase of public health dollars would be $4,262. If all Comprehensive Plan Amendments are accepted, the Levels of Service will still be met with a surplus of $1,410,424.
Fire

Fire District CPA Site Impacts

<table>
<thead>
<tr>
<th>File Name</th>
<th>Existing Designation</th>
<th>Proposed Designation</th>
<th>Potential Dwelling Units (Existing)</th>
<th>Potential Dwelling Units (Proposed)</th>
<th>Potential Dwelling Units (Change)</th>
</tr>
</thead>
<tbody>
<tr>
<td>CPA-05-23</td>
<td>LDR</td>
<td>HDR</td>
<td>22</td>
<td>123</td>
<td>101</td>
</tr>
<tr>
<td>CPA-11-23</td>
<td>LDR</td>
<td>HDR</td>
<td>2</td>
<td>13</td>
<td>11</td>
</tr>
<tr>
<td>CPA-12-23</td>
<td>LDR</td>
<td>MDR</td>
<td>12</td>
<td>42</td>
<td>30</td>
</tr>
<tr>
<td>CPA-17-23</td>
<td>UR</td>
<td>LDR</td>
<td>4</td>
<td>194</td>
<td>190</td>
</tr>
<tr>
<td>16-CPA-04</td>
<td>LDR</td>
<td>MDR</td>
<td>99</td>
<td>300</td>
<td>201</td>
</tr>
</tbody>
</table>

Spokane County Fire District #9

<table>
<thead>
<tr>
<th>File Name</th>
<th>Existing Designation</th>
<th>Proposed Designation</th>
<th>Potential Dwelling Units (Existing)</th>
<th>Potential Dwelling Units (Proposed)</th>
<th>Potential Dwelling Units (Change)</th>
</tr>
</thead>
<tbody>
<tr>
<td>CPA-02-22</td>
<td>LI</td>
<td>MU</td>
<td>0</td>
<td>408</td>
<td>408</td>
</tr>
<tr>
<td>CPA-07-23</td>
<td>LDR</td>
<td>MDR</td>
<td>34</td>
<td>123</td>
<td>89</td>
</tr>
</tbody>
</table>

Spokane Valley Fire Department

<table>
<thead>
<tr>
<th>File Name</th>
<th>Existing Designation</th>
<th>Proposed Designation</th>
<th>Potential Dwelling Units (Existing)</th>
<th>Potential Dwelling Units (Proposed)</th>
<th>Potential Dwelling Units (Change)</th>
</tr>
</thead>
<tbody>
<tr>
<td>CPA-06-23</td>
<td>LDR</td>
<td>MDR</td>
<td>49</td>
<td>179</td>
<td>130</td>
</tr>
</tbody>
</table>

Spokane County Fire Protection No 3

<table>
<thead>
<tr>
<th>File Name</th>
<th>Existing Designation</th>
<th>Proposed Designation</th>
<th>Potential Dwelling Units (Existing)</th>
<th>Potential Dwelling Units (Proposed)</th>
<th>Potential Dwelling Units (Change)</th>
</tr>
</thead>
<tbody>
<tr>
<td>CPA-08-23</td>
<td>LI</td>
<td>LDR</td>
<td>0</td>
<td>83</td>
<td>83</td>
</tr>
</tbody>
</table>

Fire District Totals

<table>
<thead>
<tr>
<th>Fire District</th>
<th>Potential Dwelling Units (Existing)</th>
<th>Potential Dwelling Units (Proposed)</th>
<th>Potential Dwelling Units (Change)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Spokane County Fire District #9</td>
<td>672</td>
<td>533</td>
<td></td>
</tr>
<tr>
<td>Spokane County Fire Protection No 10</td>
<td>531</td>
<td>497</td>
<td></td>
</tr>
<tr>
<td>Spokane Valley Fire Department</td>
<td>179</td>
<td>130</td>
<td></td>
</tr>
<tr>
<td>Spokane County Fire Protection No 3</td>
<td>83</td>
<td>83</td>
<td></td>
</tr>
</tbody>
</table>

Fire Concurrency Analysis

Spokane County Fire District #9 has confirmed through letter that they have the necessary capacity to fulfill the changes from the relevant Comprehensive Plan Amendments. Relevant document(s). See appendix p.28 for relevant documents(s).

For CPA-16-04 Spokane County Fire District 9 addresses specific requirements that must meet International Fire Code and Spokane County Fire Code (See appendix for relevant documents p.2).
| Spokane County Fire Department #10 | Spokane County Fire Department #10 has confirmed that they have the necessary capacity for the changes associated with the relevant Comprehensive Plan Amendments. See appendix for relevant documents (p.37-38).

Staff Note: For CPA-07-23 Spokane County Fire District 10 has supplied relevant information about guidelines and restrictions that need to be adopted regarding CPA-07-23. See Appendix p.11 for relevant documents related to specific details from Spokane County Fire District #10.

Staff Note: For CPA-02-22 Spokane County Fire District 10 has supplied relevant comments regarding information about guidelines/restrictions for CPA-02-22. See Appendix p.10 for specific details from Spokane County Fire District #10. |
| Spokane County Fire Protection #3 | Spokane County Fire Protection #3 has confirmed that they have the capacity to fulfill changes from the relevant Comprehensive Plan Amendments. See Appendix p.35 for relevant document.

Staff Note: Spokane County Fire Protection #3 has made additional comments stating they would like to confirm adequate road widths and parking issues when the application is submitted for short plat. See appendix p.7 for email. |
| Spokane Valley Fire Department | Spokane Valley Fire Department has confirmed that they have the capacity to fulfill changes from the relevant Comprehensive Plan Amendments. Relevant document(s) can be found in the appendix p.41. |
## Domestic Water

### Domestic Water 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 Water Need (Existing)</th>
<th>Potential Water Need (Proposed)</th>
<th>Potential Water Need (Change)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Whitworth Water District</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></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>12,980</td>
<td>22,140</td>
<td>9,160</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>7,080</td>
<td>7,560</td>
<td>480</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>58,410</td>
<td>54,000</td>
<td>-4,410</td>
</tr>
<tr>
<td>Vera Irrigation District #15</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></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>28,910</td>
<td>32,220</td>
<td>3,310</td>
</tr>
<tr>
<td>Spokane County Water District #3</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></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>1,180</td>
<td>2,340</td>
<td>1,160</td>
</tr>
<tr>
<td>City of Spokane</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>97,920</td>
<td>97,920</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>20,060</td>
<td>22,140</td>
<td>2,080</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>48,970</td>
<td>48,970</td>
</tr>
<tr>
<td>CPA-17-23</td>
<td>UR</td>
<td>LDR</td>
<td>90</td>
<td>4</td>
<td>194</td>
<td>2,360</td>
<td>114,460</td>
<td>112,100</td>
</tr>
</tbody>
</table>

### Domestic Water District CPA Facility Impact (GPD)

<p>| | | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Whitworth Water District</td>
<td>78,470</td>
<td>73,700</td>
<td>5,230</td>
<td></td>
</tr>
<tr>
<td>Vera Irrigation District #15</td>
<td>28,910</td>
<td>32,220</td>
<td>3,310</td>
<td></td>
</tr>
<tr>
<td>Spokane County Water District #3</td>
<td>1,180</td>
<td>2,340</td>
<td>1,160</td>
<td></td>
</tr>
<tr>
<td>City of Spokane</td>
<td>22,420</td>
<td>283,490</td>
<td>261,070</td>
<td></td>
</tr>
<tr>
<td>Cumulative Impact</td>
<td>130,980</td>
<td>391,750</td>
<td>270,770</td>
<td></td>
</tr>
</tbody>
</table>
### Domestic Water Concurrency Analysis

<table>
<thead>
<tr>
<th>District/Location</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Whitworth Water District</td>
<td>Whitworth Water District has presented a letter confirming that they have the capacity to meet the Potential Water Need change (proposed) for CPA-05-23, CPA-12-23. Whitworth Water District has stated that ERU analysis for CPA-16-04 can be analyzed at the time of permitting. Relevant Letters from Whitworth Water District confirming their necessary capacity for the following CPAs can be found in the appendix of the Cumulative Analysis Draft Final, CPA-05-23 (p.60), CPA-12-23 (p.12), 16-CPA-04 (p.1).</td>
</tr>
<tr>
<td>Vera Irrigation District #15</td>
<td>Vera Water and Power presented a letter confirming that they have the capacity to serve the additional water needs (see appendix p.58) for letter confirming this statement and additional comments from Vera Water and Power.</td>
</tr>
<tr>
<td>Spokane County Water District #3</td>
<td>Spokane County Water District 3 has confirmed that they have the water rights available to meet the increase of gallons per day from CPA-11-23. Spokane Water District 3 does not know if their system can meet the flow requirements. Spokane County Water District 3 has stated specific thresholds that developers must meet regarding flow requirements. See staff comments below and the appendix p.42 for the email from Water District 3. Spokane County Water District 3 has also identified water solutions for WSA4 in Appendix C- Water system evaluations of the 2023 Proposed CFP p.184-187. <a href="https://spokanecounty.org">Appendix C Water System Evaluations.pdf</a></td>
</tr>
<tr>
<td>City of Spokane</td>
<td>The City of Spokane has commented on CPA-02-22, CPA-07-23 and CPA-08-23. The City of Spokane has proposed specific SEPA mitigations to meet the demand of CPA-08-23 and CPA-02-22 (See appendix p.15-16, p.3-4). The City of Spokane has no capacity concerns with CPA-07-23 (See Appendix p.5, p.22 ) The City of Spokane has commented on specific mitigation efforts required by developers for PN-1967A-05 and for PN-1968-05 related to CPA-17-23. Appendix (p.17-21, 23-27).</td>
</tr>
</tbody>
</table>
**Libraries**

**Library CPA Site Impacts**

<table>
<thead>
<tr>
<th>File Number</th>
<th>Existing Designation</th>
<th>Proposed Designation</th>
<th>Site Size (Acres)</th>
<th>Potential Need (Existing)</th>
<th>Potential Need (Proposed)</th>
<th>Potential Need (Change)</th>
</tr>
</thead>
<tbody>
<tr>
<td>16-CPA-04</td>
<td>LDR</td>
<td>MDR</td>
<td>22.3</td>
<td>101 sq. ft</td>
<td>220 sq. ft</td>
<td>119 sq. ft</td>
</tr>
<tr>
<td>CPA-02-22</td>
<td>LI</td>
<td>MU</td>
<td>38</td>
<td>0 sq. ft</td>
<td>531 sq. ft</td>
<td>531 sq. ft</td>
</tr>
<tr>
<td>CPA-05-23</td>
<td>LDR</td>
<td>HDR</td>
<td>5.06</td>
<td>23 sq. ft</td>
<td>76 sq. ft</td>
<td>53 sq. ft</td>
</tr>
<tr>
<td>CPA-06-23</td>
<td>LDR</td>
<td>HDR</td>
<td>11.6</td>
<td>20 sq. ft</td>
<td>114 sq. ft</td>
<td>94 sq. ft</td>
</tr>
<tr>
<td>CPA-07-23</td>
<td>LDR</td>
<td>MDR</td>
<td>7.65</td>
<td>35 sq. ft</td>
<td>79 sq. ft</td>
<td>44 sq. ft</td>
</tr>
<tr>
<td>CPA-08-23</td>
<td>LI</td>
<td>LDR</td>
<td>18.68</td>
<td>0 sq. ft</td>
<td>86 sq. ft</td>
<td>86 sq. ft</td>
</tr>
<tr>
<td>CPA-11-23</td>
<td>LDR</td>
<td>HDR</td>
<td>0.55</td>
<td>0.8 sq. ft</td>
<td>8 sq. ft</td>
<td>7 sq. ft</td>
</tr>
<tr>
<td>CPA-12-23</td>
<td>LDR</td>
<td>MDR</td>
<td>2.64</td>
<td>12 sq. ft</td>
<td>26 sq. ft</td>
<td>14 sq. ft</td>
</tr>
<tr>
<td>CPA-17-23</td>
<td>UR</td>
<td>LDR</td>
<td>90</td>
<td>4 sq. ft</td>
<td>199 sq. ft</td>
<td>195 sq. ft</td>
</tr>
</tbody>
</table>

**Library CPA Facility Impacts**

CFP Level Of Service: .41 square feet per capita or availability of a digital option for the public at large.

| -          | District population | Square feet required @ 0.41 per capita | Current square feet available | Net reserve (deficiency)
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Estimate</td>
<td>273,729</td>
<td>122,228</td>
<td>105,550</td>
<td>(16,678 sq. ft)</td>
</tr>
<tr>
<td>Estimated potential with CPAs</td>
<td>-</td>
<td>123,371</td>
<td>105,550</td>
<td>(17,821 sq. ft)</td>
</tr>
</tbody>
</table>

**Library Concurrency Analysis**

The estimate row came from Table CF-37 in the Spokane County Capital Facilities Plan Body Document which shows the estimated current reserve/deficiency for libraries. The estimated potential row was calculated using the total potential increase in demand for libraries assuming all comprehensive plan amendments were accepted. If the comprehensive plan amendments were accepted, the deficiency would increase by 1,143 square feet. Thus, there would be a potential total deficit of 17,821 square feet. However, as written in the Capital Facilities Plan Body Document, the district offers a digital option for the public at large which provides for the ability to download books, do research, find a tutor, take online classes, read magazines, etc. Therefore, even with the potential increased deficit to the LOS, it is currently being met and is continued to be met due to the availability of a digital option for the public at large.

---

3 Deficiency if no digital option
Cumulative Impact Analysis Index
Hello Del and Robert,

The ERU analysis can be delayed until the time of permitting. Sufficient discussions have been had to understand the conceptual demands at this time. Please let me know if you need anything further from us.

Thank you,

Matthew R. Wright, PE
District Superintendent
Whitworth Water District
17401 N Newport Road
Mead, WA 99021
Office - (509) 466-0550
Direct – (509) 414-0703
matt@whitworthwater.com
Dear Applicant:

RE: 16-CPA-04, a change from Low Density Residential to Medium Density Residential

Please contact the agencies noted below and discuss their ability to serve future development at this site and what steps are needed for the provision of service.

Dear Agency:
Please provide a statement as to your ability to serve the development that may result from this change in land use designation and what, if anything, is needed to ensure your level of service does not drop below the adopted threshold level.

Note: This proposal may result in multi-family development at this site. Multi-family development greater than 20 units is subject to a SEPA process, at the time of development, which can result in mitigation measures.

☐ Spokane County Public Works (Stormwater):

Name: ________________________________  Title: ________________________________
Signature: ________________________________  Date: ________________________________
Comments:
________________________________________________________________________
________________________________________________________________________
________________________________________________________________________
________________________________________________________________________
________________________________________________________________________
________________________________________________________________________

☐ Fire District/Department:

Name: Doug Bleeker  Title: Assistant Chief
Signature: 5/31/2023, 11:44:18 am  Date: 5/31/23
Comments: Access (roads and driveways), addressing, fire flow, fire hydrant installation and any construction must meet the requirements of the International Fire Code and Spokane County Code.
________________________________________________________________________
________________________________________________________________________
________________________________________________________________________
________________________________________________________________________

Spokane County Building and Planning Department
August 21, 2023

SCOTT CHESNEY DIRECTOR
SPOKANE COUNTY PLANNING DEPARTMENT
Sent via email to: schesney@spokanecounty.org
1026 W BROADWAY AVE
SPOKANE WA 99260

RE: Spokane County CPA-02-22 Remand
City of Spokane Comments - SEPA Mitigation for Water and Sewer Service

Dear Mr. Chesney,

The City of Spokane (City) submits the following comments to Spokane County for the revised Comprehensive Plan Amendment CPA-02-22 Remand. The original Comprehensive Plan Amendment (CPAIR-0002-21) was submitted as a 108-acre zone change from Light Industrial to Mixed Use. The Comprehensive Plan Amendment CPA-02-22 Remand, has been subsequently revised such that the proposed project now proposes to change the use of 38 acres of Light Industrial (LI) to Mixed Used (MU) Zoning within Spokane County Tax Parcel Nos. 25342.9097, 25342.9084, and 25345.9109. MU Zoning permits a variety of uses, which results in more demand on essential services than is expected from light industrial development. The Environment Checklist for Remand of CPA-02-22 dated 06-16-23 states the draft Development Agreement will limit the total number of housing units to 925; however, an update to the number of units was received on 08-16-23 stating that the number of housing units is being reduced to 648 units. The revised proposal received on August 16, 2023, includes estimated water and sewer demands (see, August 16, 2023, letter to Robert Brock, Senior Planner, Re: City of Spokane Request with subsequent inquiry from Spokane County CPAIR-02-21: LI to MU 3616 S. Abbot Road from Whipple Consulting Engineers, Inc.) for Mixed Used within the 38 acres. The estimated demands are based on 16,500 sf of retail/commercial uses and 648 multifamily units. Per Whipple Consulting Engineers estimates, the peak hour demand for water was calculated at 891.4 gallons per minute (gpm) and peak flow for sewer was calculated as 171.1 gpm.

The project is located in the City of Spokane’s Current Retail Water Service Area and in the Urban Growth Area. The City has completed an analysis of this area based on the current land use designation of Light Industrial (LI). The completed analysis outlines the needed capital facilities to serve growth in the area with a land use designation of LI. In that analysis, the peak hour demand for water for the 38 acres has been calculated to be approximately 206 gpm and peak flow for sewer has been calculated to be approximately 10 gpm. In order to serve the increased demand for water and sewer caused by the proposed rezone to MU, planned capital facilities, specifically pumping stations, will need to be increased in size. Approximately 685 gpm additional water booster pumping capacity from the SIA Pressure Zone will be needed to serve water due to the increased demand from the MU zoning. At a minimum, based on an average cost of $420 per gpm for water booster pumping, an additional cost of $287,700 is required for the City to serve the increase demand in this area. Likewise, approximately 161 gpm more sewer pumping capacity will be needed for sewer services from
the MU zoning. Based on an average capital upgrade cost of $1,713 per gpm for sewer pumping, an additional cost of $275,800 is required in order for the City to serve the increased density in this area due to the change from LI to MU Zoning.

In order to accommodate the increased demand represented by the revised proposal, the City of Spokane requires the following SEPA mitigations to provide service to the above-stated parcels for MU zoning for the 16,500 sf of retail/commercial uses and 648 multifamily units.

- The developer shall be required to enter into a development agreement that must be approved by City Council prior to start of construction. This development agreement will outline the specific requirements in order for the project to proceed, including the timing and amount of mitigation fees, estimated in the paragraphs above. Furthermore, the development agreement should make clear the maximum development expected by the project (i.e. square feet of commercial, units of residential), beyond which additional mitigation may be required.
- The developer must pay Special Connection charges of $563,500 ($420 per gpm of peak hour water demand and $1,713 per gpm of peak sewer demand) for development as described above. This is in addition to applicable General Facility Charges, applicable permitting fees, etc. for the development as outlined herein.
- The developer is required to contact the City of Spokane directly regarding any changes to the water and sewer service needs of this project in the future.

Please also be aware that the above mitigation relates only to the reduced 38 acres of the proposed project. Any future modification of the remaining 70 acres of the original CPA-02 site will require additional consideration and may require additional mitigation to accommodate the increased sewer and water demand of that area. The mitigation above only concerns the reduced 38 acre proposal currently described by the County.

Thank you for the opportunity to review this project and for the communication with our staff. We look forward to working with Spokane County and the developers in this area.

Sincerely,

Marcia Davis, PE
Director

MD/jh

CC: Robert Brock, Spokane County Land Use Planning
    Kevin Picanco, City of Spokane Integrated Capital Management
    Colin Naake, City of Spokane Integrated Capital Management
Robert, I will be sending a letter this week for CPA 08-23. We sent general comments in the City’s May 4, 2023, letter (see excerpt below).

From a water and sewer perspective, we don’t have any particular concerns with CPA-07-23 LDR to MDR.

Marcia Davis, PE | ICM Director | City of Spokane
509.625.6398 Remote work contact: 509.570.4162
I do not see where I have comments on these two CPAs. Shall I expect any?

Robert

Robert Brock, AICP
Planner
Spokane County Building and Planning
509-477-7223
1026 W. Broadway Ave.
Spokane, WA 99260
Hi Elya,

Comment for the record, file, and web. Please update the long-range master list and add Aaron as the primary for this district.

Bob

Robert Brock, AICP
Planner
Spokane County Building and Planning
509-477-7223
1026 W. Broadway Ave.
Spokane, WA 99260

From: Aaron Bollar <ABollar@scfd3.org>
Sent: Monday, August 7, 2023 12:13 PM
To: Brock, Robert W. <RWBROCK@spokanecounty.org>
Cc: Rohrbach, Cody <crohrbach@scfd3.org>; Chesney, Scott <SCHESNEY@SpokaneCounty.org>
Subject: RE: SEPA Comment Circulation of the 2023 County Comp Plan Amendments-Follow Up

Robert-

Thank you for the opportunity to comment on the proposed zoning changes. Can you please make sure to include me on future Comp Plan Amendments? abollar@scfd3.org. As for the current proposals, below are my comments:

**CPA-08-23:** The Fire District has no comment or issues with the proposed zoning changes from LI to LDR. I would want to confirm adequate road widths and parking issues when the application is submitted for short plat.

**CPA-15-23:** The Fire District does not have an issue with the zoning changes to LDR in this application; however, the addition of Crystal Meadows with access off of Fruitvale Rd will need to be addressed. Fruitvale road is not currently classified as an arterial; however, it seems to be used as such. I would like to re-evaluate parking and road widths if we continue to add more residential access from Fruitvale. With parking on both sides of the road, it is difficult for two cars to pass at the same time.

Please reach out with any questions,
From: Cody Rohrbach <crohrbach@scfd3.org>
Sent: Monday, August 7, 2023 7:58 AM
To: Aaron Bollar <Abollar@scfd3.org>
Subject: Fwd: SEPA Comment Circulation of the 2023 County Comp Plan Amendments-Follow Up

FYI

Cody Rohrbach
Fire Chief
Spokane County Fire District 3
Sent from my iPhone

Begin forwarded message:

From: "Brock, Robert W." <RWBROCK@spokanecounty.org>
Date: August 7, 2023 at 7:48:43 AM PDT
To: Cody Rohrbach <crohrbach@scfd3.org>
Cc: "Chesney, Scott" <SCHESEY@spokanecounty.org>
Subject: SEPA Comment Circulation of the 2023 County Comp Plan Amendments-Follow Up

Hello Cody,

We circulated this year’s annual Comprehensive Plan Map amendments for agency SEPA comment last Friday, July 28th, 2023.

We need your agency’s comments back by August 11th so that we may stay on our public hearing schedule.

Thank you in advance for your attention to this.

Please find the proposal on our webpage at:

https://www.spokanecounty.org/5326/2023-Comprehensive-Plan-Amendments

Please see our previous circulation, sent by Elya Miroshin for more details.

The applications in your jurisdiction are CPA-08-23, and CPA-15-23

Thank you.
Robert

Robert Brock, AICP
Planner
Spokane County Building and Planning
509-477-7223
1026 W. Broadway Ave.
Spokane, WA 99260
August 8, 2023

Spokane County Fire District 10 is an all-risk fire department. We will respond to approximately 2,000 calls/emergencies by the end of 2023 and provide service to over 12,000 residents. The district responds to all types of emergencies including structure fires, wildland fires, vehicle fires, hazardous material spills, and emergency medical calls. Those areas that are hydrated in the district are a rating of 4 out of 10. Class 10 rating means that there essentially is no recognized fire protection system or availability of water for fire suppression.

An apartment complex generates .08 calls per unit. This equates to about 20 calls per year for a complex with 250 units. However, if any subsidized housing occurs or low income housing the impact is much greater. Low-income housing units tend to create a much different demand on services. A low-income housing unit is more like .52 calls per unit. The impact would be about 130 calls annually. This is a much different situation when the West Plains is seeing a sharp rise in apartment complexes on the West Plains.

Currently response times in that area are 9 min on average for that station area. The station currently is only staffed around 50% of the time. Meaning that the secondary engine is coming from Station 10-1 at 929 S Garfield Rd. This can be a 15 minute or longer response time. As the area infills service levels remain dependent on support of Fire District levies, EMS Levies and Maintenance and Operations Bonds. Currently that station is too small to serve that area in the future. The district will need 2.5 acres to replace the current fire station to house a ladder truck, Engine and Brush truck.

We are currently working on a plan to hire more career firefighters to staff Station 10-2 at 5408 W. Lawton Road 24/7/365. These long-range plans heavily rely on the community supporting Levy Lid lifts, and EMS levies. Since the fire district tax funding helps support the services any type of Tax Increment Financing (TIF) under consideration will directly cause a negative impact for the fire department.

Dead end roads in a development are very dangerous for homeowners and business and should not be designed in any new projects. The area is at a high risk for the wildland urban interface fires. A Vegetation Management Plan will need to be developed in order to not contribute to large slash piles on undeveloped sections of the property. In projects like this the International Wildland-Urban Interface Code should be followed despite the County Note adopting it. The County will need to consider adopting the International Wildland-Urban Interface code as soon as reasonable.

If you have questions, please feel free to contact me.

Cordially,

Ken Johnson, EFO
Fire Chief
Spokane County Fire District 10

929 S. Garfield Road • Airway Heights, WA 99001 • (509) 244-2425 • Fax: (509) 244-2421
August 8, 2023

Spokane County Fire District 10 is an all-risk fire department. We will respond to approximately 2,000 calls/emergencies by the end of 2023 and provide service to over 12,000 residents. The district responds to all types of emergencies including structure fires, wildland fires, vehicle fires, hazardous material spills, and emergency medical calls. Those areas that are hydrated in the district are a rating of 4 out of 10. Class 10 rating means that there essentially is no recognized fire protection system or availability of water for fire suppression.

An apartment complex generates .08 calls per unit. This equates to about 20 calls per year for a complex with 250 units. However, if any subsidized housing occurs or low income housing the impact is much greater. Low-income housing units tend to create a much different demand on services. A low-income housing unit is more like .52 calls per unit. The impact would be about 130 calls annually. This is a much different situation when the West Plains is seeing a sharp rise in apartment complexes on the West Plains.

Currently response times in that area are 9 min on average for that station area. The station currently is only staffed around 50% of the time. Meaning that the secondary engine is coming from Station 10-1 at 929 S Garfield Rd. This can be a 15 minute or longer response time. As the area infills service levels remain dependent on support of Fire District levies, EMS Levies and Maintenance and Operations Bonds. Currently that station is too small to serve that area in the future. The district will need 2.5 acres to replace the current fire station to house a ladder truck, Engine and Brush truck.

We are currently working on a plan to hire more career firefighters to staff Station 10-2 at 5408 W. Lawton Road 24/7/365. These long-range plans heavily rely on the community supporting Levy Lid lifts, and EMS levies. Since the fire district tax funding helps support the services any type of Tax Increment Financing (TIF) under consideration will directly cause a negative impact for the fire department.

Dead end roads in a development are very dangerous for homeowners and business and should not be designed in any new projects. The area is at a high risk for the wildland urban interface fires. A Vegetation Management Plan will need to be developed in order to not contribute to large slash piles on undeveloped sections of the property. In projects like this the International Wildland-Urban Interface Code should be followed despite the County Note adopting it. The County will need to consider adopting the International Wildland-Urban Interface code as soon a reasonable.

If you have questions, please feel free to contact me.

Cordially,

Ken Johnson, EFO
Fire Chief
Spokane County Fire District 10

929 S. Garfield Road • Airway Heights, WA 99001 • (509) 244-2425 • Fax: (509) 244-2421
August 3, 2023

Scott Chesney  
Director of Spokane County Building and Planning  
Public Works Building  
1026/West Broadway  
Spokane, WA 99260

RE: Spokane County 2023 Initiated Comprehensive Plan Amendment – CPA-12-23

Dear Mr. Chesney,

The proposed amendment does not concern the District as current availability exists sufficient enough to meet the water service needs of the proposed density increases from LDR to MDR. District staff looks forward to reviewing additional detail regarding the density of project and reminds Spokane County, and the property owner, that no water service is guaranteed until the time the District’s will serve correspondence is issued.

Please feel free to contact me if you need any additional information about our review of this amendment proposal.

Sincerely,

Tim Murrell  
General Manager

Cc: Matt Wright, District Superintendent
Aaron Qualls, AICP, AICP  
SCJ Alliance  
Project Manager  
o. 509.835.3770, ext. 325  
m. 208.946.3209  
www.scjalliance.com

From: Helen Page <hpage@cheneysd.org>  
Sent: Wednesday, April 5, 2023 12:35 PM  
To: Lutzenhiser, Carolyn <CLUTZENHISER@SpokaneCounty.org>; Pilgrim, Jessica <jpilgrim@spokanecounty.org>  
Cc: Helen Page <hpage@cheneysd.org>  
Subject: RE: PUBLIC RECORDS REQUEST PURSUANT TO CHAPTER 42.56 RCW

Carolyn and Jessica,

Cheney Public Schools is in receipt of your public records request dated March 30, 2023.

Attached, you will find a property list by parcel to identify all properties owned by Cheney Public Schools. In addition, a capital facilities presentation by Teater Crocker, Inc. that provides enrollment projections, capacity vs. enrollment information, building capacity and utilization information, and the functional adequacy of each school site.

Cheney Public Schools is in the process of creating a long-term facilities plan and it should be complete no later than June of 2023. Once complete, the District will be able to share the anticipated future growth need in terms of facilities expansion or new builds for the district and the funding plans and needs the District will have to address the anticipated future growth. Feel free to reach back out at that time if you would like this information.

Please contact me if you have any questions on the information provided. If you feel as though I may have missed records, please contact me directly. This public records request is considered to be complete. Thank you.

Helen Page  
Assistant to the Superintendent and Board of Directors  
Cheney Public Schools  
(509) 559-4502

From: Lutzenhiser, Carolyn <CLUTZENHISER@SpokaneCounty.org>  
Sent: Thursday, March 30, 2023 3:37 PM  
To: Ben Ferney <bferney@cheneysd.org>; Tom Arlt <tarlt@cheneysd.org>; Mitchell Palmquist
Good afternoon,

Spokane County needs to compile information from school districts in order to plan under the Growth Management Act (RCW 36.70A.070(3)) on local school district capital facilities planning/growth planning. For this reason – I would like to make a public records request for the following information:

- An inventory of existing capital facilities owned by public entities, showing the locations and capacities of the capital facilities; (b) a forecast of the future needs for such capital facilities;
  
To elaborate/in other words:
  - What is the current capacity of each school in the District in terms of how many students they currently have versus how much growth can the current school facilities accommodate?
  - What is the anticipated future growth need in terms of facilities expansion or new builds for the District?
  - What funding plans and needs does the District have to address anticipated future growth?

- If your District has no formal plan, and nowhere this information is being compiled, please state this in writing.

I thank you for your time and request that you send your response to both myself and Jessica Pilgrim (jpilgrim@spokanecounty.org) as I will be out on maternity leave in the near future and may therefore not timely receive your response if it is sent solely to my email.

Sincerely,

Carolyn Lutzenhiser (she/her/hers) – Paralegal
Spokane County Prosecutor’s Office – Civil Division
509-477-2882
CLutzenhiser@spokanecounty.org
September 5, 2023

SCOTT CHESNEY DIRECTOR
SPOKANE COUNTY PLANNING DEPARTMENT
Sent via email to: schesney@spokanecounty.org
1026 W BROADWAY AVE
SPOKANE WA 99260

RE: Spokane County CPA-08-22
City of Spokane Comments - SEPA Mitigation for Water and Sewer Service

Dear Mr. Chesney,

The City of Spokane (City) submits the following comments to Spokane County for the revised Comprehensive Plan Amendment CPA-08-22. The Comprehensive Plan Amendment (CPA-08-22) was submitted as an 18.68-acre zone change from Light Industrial to Low Density Residential (LDR) for Spokane County Tax Parcel Nos. 24051.9029, 24051.9081, 24051.9080 and 24051.0409. LDR Zoning permits up to 6 units per acre which results in more demand on essential services than is expected from light industrial development. The Environment Checklist of CPA-08-22 dated 06-14-23 states for planning level 125 units are proposed.

The City has projected demands based on current land use within the County. Without any joint planning in this area, we have calculated for this one development. Accommodating unforeseen changes without joint planning requires individual calculations without the benefit of overall system analysis. Based on City of Spokane planning level for this size of development, the peak hour demand for water was calculated at 222 gallons per minute (gpm) and peak flow for sewer was calculated as 28 gpm.

The project is located in the City of Spokane’s Current Retail Water Service Area and in the Urban Growth Area. The City has completed an analysis of this area based on the current land use designation of Light Industrial (LI). The completed analysis outlines the needed capital facilities to serve growth in the area with a land use designation of LI. In that analysis, the peak hour demand for water for the 18.68 acres has been calculated to be approximately 101 gpm and peak flow for sewer has been calculated to be approximately _5__ gpm. In order to serve the increased demand for water and sewer caused by the proposed rezone to LDR, planned capital facilities, specifically pumping stations, will need to be increased in size. Approximately 121 gpm additional water booster pumping capacity from the SIA Pressure Zone will be needed to serve water due to the increased demand from the LDR zoning. At a minimum, based on an average cost of $420 per gpm for water booster pumping, an additional cost of $ 50,820 is required for the City to serve the increase demand in this area. Likewise, approximately 23 gpm more sewer pumping capacity will be needed for sewer services from the MU zoning. Based on an average capital upgrade cost of $1,713 per gpm for sewer pumping, an additional cost of $ 39,400 is required in order for the City to serve the increased density in this area due to the change from LI to LDR Zoning.
In order to accommodate the increased demand represented by the revised proposal, the City of Spokane requires the following SEPA mitigations to provide service to the above-stated parcels for LDR zoning for up to 125 single family units.

- The developer shall be required to enter into a development agreement that must be approved by City Council prior to start of construction. This development agreement will outline the specific requirements in order for the project to proceed, including the timing and amount of mitigation fees, estimated in the paragraphs above. Furthermore, the development agreement should make clear the maximum development expected by the project (i.e. square feet of commercial, units of residential), beyond which additional mitigation may be required.
- The developer must pay Special Connection charges of $90,220 ($420 per gpm of peak hour water demand and $1,713 per gpm of peak sewer demand) for development as described above. This is in addition to applicable General Facility Charges, applicable permitting fees, etc. for the development as outlined herein.
- The developer is required to contact the City of Spokane directly regarding any changes to the water and sewer service needs of this project in the future.

Please also be aware that the above mitigation relates only to 125 single family units of the proposed project.

Thank you for the opportunity to review this project and for the communication with our staff. We look forward to working with Spokane County and the developers in this area.

Sincerely,

Marcia Davis, PE
Director

CC: Robert Brock, Spokane County Land Use Planning
    Mark Papich, City of Spokane Integrated Capital Management
    Colin Naake, City of Spokane Integrated Capital Management
July 7, 2022

TO: Tammy Jones, Planner
FROM: Joelle Eliason, Engineering Technician IV – Development Services
THROUGH: Eldon Brown, P.E., Principal Engineer – Development Services
File No: PN-1967A-05
SUBJECT: Falcon Ridge North Amended Preliminary Plat

PLAT COMMENTS

1. These items must be provided to the City of Spokane Development Services for review prior consideration for technical completeness:
   a. An update Trip Generation and Distribution Letter is required for this plat.
   b. Conceptual water and sewer plans for the change in conditions.
   c. Please show existing topography at two-foot maximum intervals.
   d. Please provide a conceptual stormwater plan. Stormwater shall follow Spokane Regional Stormwater Manual and provide a down gradient analysis for any pass-through stormwater runoff based on a 100-year storm event.

2. The project area is outside the City of Spokane but within the City’s Retail Water Service Area.
   a. The water system shall be designed and constructed in accordance with City of Spokane standards. A pressure of 45-PSI minimum at the property line is required for services connections supplying domestic flows. Pressures shall not drop below 20 PSI at any point in the system during a fire situation. Pressures over 80 PSI will require pressure reducing valves be installed at each lot.
   b. An electronic copy of an overall water plan and hydraulic analysis must be submitted to the City of Spokane Development Services Center for review and acceptance. The hydraulic analysis must include supporting calculations for domestic and fire flows.
   c. In addition to the hydraulic analysis, construction plans shall be submitted to the City of Spokane Development Services Center for review and acceptance. The water system, including individual service connections to each lot, shall be
constructed and accepted for service prior to Spokane County approval of the final plat.

d. The following conditions as provided with the Certificate of Water Availability will apply:

This change of conditions preliminary plat is a proposed subdivision of the remainder lot in the Falcon Ridge North Preliminary Plat (File No. PN-1967-05) which was approved by the Spokane County Hearing Examiner Pro Tem on October 5th, 2021.

Water service will be provided to this plat via water main extensions from the intersections of Greenwood Road/Hawthorne Avenue and Rustle Drive/Hawthorne Avenue located in the Falcon Ridge North Preliminary Plat.

The developer will be responsible for all costs (design, plan review, construction, inspection, GFC, tap, meter, permit, etc.) associated with constructing water mains and/or service connections necessary to serve the plat. All improvements shall be in accordance with City standards.

The City reserves the right to condition the provision of water service to the development as follows:

Current applicable service/connection requirements: Based on the applicable terms and conditions of water service at the time connection and/or water service is needed, including, not by way of limitation, current water rates, annexation covenant requirements, and/or conditions or fees applicable to a given connection. This would apply to each connection and are subject to change.

This response is not to be considered as a waiver of these requirements to the extent they may be legally applicable to the subject development.

e. General Facility Charges will be applicable for any new/upsized water connections.

f. Water services are not allowed to cross property lines other than the property being served.

3. Each lot that connects to water and/or sewer will be required to pay all connection, permit, and General Facility charges and obtain the applicable permits from the City of Spokane Planning and Development Department, located on the third floor of City Hall, 808 W. Spokane Falls Blvd, Spokane, WA.

4. The project area is outside the City of Spokane but within the City’s sanitary sewer service area.
a. The sanitary sewer system shall be designed and constructed in accordance with City of Spokane standards.

b. Construction plans shall be submitted to the City of Spokane Development Services Center for review and acceptance. The sanitary sewer system, including service connections to each lot, shall be constructed and accepted for service prior to Spokane County approval of the final plat.

c. The following conditions as provided with the Certificate of Sewer Availability will apply:

This change of conditions preliminary plat is a proposed subdivision of the remainder lot in the Falcon Ridge North Preliminary Plat (File No. PN-1967-05) which was approved by the Spokane County Hearing Examiner Pro Tem on October 5th, 2021.

Sanitary sewer service will be provided to this plat from Graves Avenue west via connection to a sewer adjacent Bush Drive in the Woodridge South Plat. Where this connection crosses private property, a minimum 30-foot-wide easement will be required.

The developer will be responsible for all costs (design, plan review, construction, inspection, GFC, permit, etc.) associated with constructing sewer mains and/or service connections necessary to serve the plat. All improvements shall be in accordance with City standards.

The applicant may be required to ascertain sewer capacity in the existing sewer mains prior to plan acceptance.

The City reserves the right to condition the provision of sanitary sewer service to the plat as follows: Current applicable service/connection requirements: Based on the applicable terms and conditions of sanitary sewer service at the time connection and/or sanitary sewer service is needed, including, not by way of limitation, current sanitary sewer rates, annexation covenant requirements, and/or conditions or fees applicable to a given connection. This will apply to each connection and is subject to change.

This response is not to be considered as a waiver of these requirements to the extent they may be legally applicable to the subject development.

5. General Facility Charges will be applicable for any new/upsized sewer connections.

6. Construction plans for public sewer and water lines must be designed by a Professional Engineer, licensed in the State of Washington, and submitted to the City of Spokane Development Services Center for review and acceptance prior to construction.
7. Plan review fees for installation of new sanitary sewer and water lines will be determined at the time of plan submittal and must be paid prior to the start of the review.

8. Addresses, assigned by Spokane County, will be required to apply for sewer and water tap permits.

9. Vehicular and emergency access for the lots in this plat appear to be provided through other plats, both in the City of Spokane and Spokane County, which are in different phases of approval. Any changes on the plat developments to the west of this proposed plat may affect the ability to approve the final plat.

10. The mitigating measures of the previous Mitigated Determination of Nonsignificance (MDNS), signed August 9, 2021, shall apply.
   
   a. “In recognition of the additional traffic volumes added to city streets, the developer will design and construct adjacent sidewalk on the east side of Woodridge Drive between Alpine Drive and Navaho Avenue to improve the school walk route. This will take the place of any other city requested transportation mitigation. Sidewalk shall be to city standards including accessible ramps at each corner as required and include relocation or repair of mailboxes, landscaping, sprinklers, fencing, stormwater structure or any other utilities or yard furnishing impacted by the project. The plans must be routed to City staff for review and acceptance prior to construction, coordination with each property owner is also required prior to construction. Plans should be submitted to the City concurrent with the Final Plat submittal to the County. Developer shall bond for the constructions of the sidewalk prior to recording the final plat.”

11. Stormwater shall follow Spokane Regional Stormwater Manual and provide a down gradient analysis for any pass-through stormwater runoff based on a 100-year storm event. Please include the City of Spokane in the routing of the stormwater report for review as property within the City of Spokane limits is down gradient of the proposed development.

The following statements will be required in the dedication of the final plat:

1. Only City of Spokane water and sanitary sewer systems shall serve this plat; the use of individual on-site sanitary waste disposal systems and private wells is prohibited.

2. Prior to the issuance of any building permits, the lots shall be connected to a functioning public or private sanitary sewer system and connected to a public or private water system, complying with the requirements of Development Services and having adequate pressure for domestic and fire uses, as determined by the Water and Hydroelectric Services Department and the Fire Department.

3. The water system shall be designed and constructed in accordance with City of Spokane Standards. A pressure of 45 PSI minimum at the property line is required for service

   Phone (509) 625-6300
connections supplying domestic flows. Pressures shall not drop below 20 PSI at any point in the system during a fire situation. Pressures over 80 PSI will require pressure reducing valves be installed at each lot.

4. General Facilities Charges for new and/or upsized water and/or sewer services will apply to the Lots within this short plat.

5. No building permit shall be issued for any lot in the plat until evidence satisfactory to the City Engineer has been provided showing that sanitary sewer and water improvements, constructed to City of Spokane standards, have been provided to the lot in question.

cc: Development Services File
   Tami Palmquist, Interim Director, Development Services
   John Sawyers, P.E., Senior Engineer, Water Department
   Joel Taylor, Associate Engineer, Development Services
   Inga Note, P.E., Traffic Engineer
   Patty Kells, Traffic Engineering Assistant, Development Services
   Mike Nilsson, P.E., Principal Engineer, Development Services
   Erik Johnson, Engineering Technician IV, Development Services
Good morning, Joshua. I didn’t want you to think we forgot about your request. At this time, the City has no capacity concerns regarding CPA-07-23. Our Water/Sewer departments expect that the proposal will not exceed our planned capacity for that site.

As for CPA-17-23, we cannot evaluate the expected demand or capacity to serve that proposal until we know (1) the current proposal, which I understand has changed recently and (2) the areas the UGA to be removed to accommodate adding this area to the UGA. I spoke briefly with Saegen yesterday and I understand some preliminary information will be coming in that area soon. However, I’m sorry to say we can’t do anything on our end until we know those two things.

Please let me know if you have any questions and have a great day!

Kevin
MEMORANDUM

DATE: February 3, 2021

TO: Martha Thornton
FROM: Joel Taylor, Associate Engineer – Developer Services Center
THROUGH: Eldon Brown, P.E. – City Engineer – Development Service Center
File No: PN-2068-05

SUBJECT: Woodridge View 4th Addition

PLAT COMMENTS

It is the City of Spokane’s understanding that this application may have expired several years ago under State and Local subdivision laws. It appears the proposed project is outside the City of Spokane and Urban Growth Boundary (UGA), and inside the COS Water Retail and Sewer Service areas. Since the proposed project is located outside the UGA, the provision of the City’s utility services may be governed by CFU 3.6 which is in Chapter 5 of the City’s Comprehensive Plan.

In the event the County determines the plat application has not expired, the City provides the following comments:

1. The developer will be responsible for all costs associated with design and construction of sanitary sewer and water improvements necessary to serve the proposed plat.

2. Construction plans for water and sewer must be designed and constructed in accordance with City standards and must be submitted to Developer Services for review and acceptance. The water/sewer systems, including individual services connections to each lot, must be constructed and accepted for service prior to the City Engineer signing the final plat. Also prior to construction acceptance and prior to the City Engineer signing the final plat construction acceptance, sewer connection cards, asbuilt drawings, and construction costs must be submitted to the construction office.

3. Water services are not allowed to cross property other than the property being served.
a. The City of Spokane reserves the right to condition the provision of water service to the development as follows:

i. Current applicable service/connection requirements: Based on the applicable connections terms and conditions of water service at the time of connection and/or water service is needed, including, not by way of limitation, current water rates, annexation covenant requirements, and/or conditions or fees applicable to a given connection. This will apply to each connection and is subject to change.

4. Each lot that connects to water and sewer will be required to pay all connection, permit and General Facility charges and obtain the applicable permits from the City of Spokane Planning and Development Department, third floor of City Hall, 808 W Spokane Falls Blvd, Spokane WA.

5. The water system shall be designed and constructed in accordance with City standards. A pressure of 45 psi minimum at the property line is required for service connections supplying domestic flows. Pressures shall not drop below 20 psi at any point in the system during a fire situation. Pressures over 80 psi will require that pressure relief valves be installed at developer expense.

6. An electronic copy of an overall water plan and hydraulic analysis must be submitted to Developer Services for review and acceptance. The hydraulic analysis must include supporting calculations for domestic and fire flows.


**STATEMENTS TO BE INCLUDED IN THE FINAL PLAT DEDICATION**

8. Only City of Spokane water and sanitary sewer systems shall serve the plat; the use of individual on-site sanitary waste disposal systems and private wells is prohibited.

9. Prior to the issuance of any building permits, the lots shall be connected to a functioning public or private sanitary sewer system and connected to a public or private water system, complying with the requirements of the Development Services and having adequate pressure for domestic and fire uses, as determined by the Water and Hydroelectric Services Department and the Fire Department.

10. The water system shall be designed and constructed in accordance with City of Spokane Standards. A pressure of 45 PSI minimum at the property line is required for service connections supplying domestic flows. Pressures shall not drop below 20 PSI at any point in the system during a fire situation. Pressures over 80 PSI will require pressure relief valves be installed at the developer’s expense.

Phone (509) 625-6300
11. General Facilities Charges for new and/or upsized water and/or sewer services will apply to the Lots within this plat.

12. All public improvements (sewer, and water) shall be constructed to City standards prior to the occupancy of any structures served by said improvements.

13. No building permit shall be issued for any lot in the plat until evidence satisfactory to the City Engineer has been provided showing that sanitary sewer and water improvements, constructed to City standards, have been provided to the lot in question.

cc: Developer Services File
    Kris Becker, P.E., Manager, Developer Services
    John Saywers, P.E., Principal Developer Services
    Mike Nilsson, P.E., Senior Engineer, Developer
    Inga Note, P.E. Traffic Engineer
    Patty Kells, Traffic Engineering Assistant, Developer Services
    Joelie Eliason, Engineering Technician IV, Developer Services
    Eldon Brown, P.E. — Principal Engineer — Development Service Center

Phone (509) 625-6300
FOR IMMEDIATE RELEASE
Date: Aug. 29, 2023

Second Open House for Future West Plains Community Park, Sept. 9

SPOKANE COUNTY, Wash. — Spokane County Parks Recreation and Golf will hold the second community open house and children's playground design workshop, Sept. 9 from 5-7 p.m.

Residents are encouraged to attend to discuss park survey results and review park design options for a new 10-acre park in the West Plains community. Children are also encouraged to attend and share their vision for the new playground as well.

- **What:** Open House #2 – Master Plan Concepts Review and Children's Playground Design Workshop. A community meeting to gather public input for the new West Plains Community Park to be located at 9817 W. Melville Road, Cheney, WA. SE corner of W. Melville Road and S. Fruitvale Road, across Melville Road from the Fairways Golf Course.

- **When:** Thursday, September 7th | 5-7 p.m.

- **Where:** Inland Power & Light Co Training Room, north entrance facing I-90
10110 W Hallett Rd, Spokane, WA 99224

In November 2022, Spokane County Parks, Recreation & Golf received an American Rescue Plan Act (ARPA) award in the amount of $6,000,000 for the acquisition, planning, design, permitting, and development of a “West Plains Community Park” with the official name to be determined. Spokane County closed on the 10-acre parcel at 9817 West Melville Road in March 2023.

After this meeting, the design team will review input received and develop a Draft Master Plan for review and comment at the final public open house in October.

- more -
For more information about the new West Plains Community Park Project, please visit the project page at [www.WestPlainsPark.com](http://www.WestPlainsPark.com). Missed Open House #1? An online survey may be found on the project page for those who were unable to attend and wish to comment.

For more information about Spokane County Parks, Recreation & Golf: Please visit us at [www.spokanecounty.org/4611/Parks-Recreation-Golf](http://www.spokanecounty.org/4611/Parks-Recreation-Golf) or call 509-477-4730.

---

*About Spokane County*

Spokane County government serves over half a million citizens and 13 municipal jurisdictions, making it the fourth-largest county in the State of Washington. For more information, visit [www.spokanecounty.org](http://www.spokanecounty.org), like us on Facebook, or follow us on Twitter.
RE: CPA-05-23, CPA-11-23, CPA-12-23, CPA-17-23, 16-CPA-04

Warwick, Joshua <JWARWICK@SpokaneCounty.org>
Thu 8/31/2023 3:28 PM
To: Doug Bleeker <DBleeker@scfd9.org>
Thank you very much Doug for your help. I appreciate it. Have a great rest of your day!
Best, Joshua Warwick

Sent from Mail for Windows

From: Doug Bleeker
Sent: Thursday, August 31, 2023 3:27 PM
To: Warwick, Joshua
Subject: RE: CPA-05-23, CPA-11-23, CPA-12-23, CPA-17-23, 16-CPA-04

Joshua,

As we discussed over the phone, we've been telling the County over the past year that we have no problems with increased capacity for the comprehensive plan. Your proposed changes outlined below will not hinder our capacity to provide service.

From: Warwick, Joshua <JWARWICK@SpokaneCounty.org>
Sent: Thursday, August 31, 2023 12:02 PM
To: Doug Bleeker <DBleeker@scfd9.org>
Subject: CPA-05-23, CPA-11-23, CPA-12-23, CPA-17-23, 16-CPA-04

Hello Doug,
Hello Doug, I am just following up with you from my last email. Currently, we are working on Comp Plan Amendments and I was inquiring that you have the capacity for the change in potential buildings capacity for each of the following comp plan amendments. Attached are the locations for the specific CPAs. If you have any questions please call me back at 509-477-7233

The change in Potential Dwellings Units Changed for each CPA is the following:
CPA-05-23 increase of 101 dwelling units
CPA-11-23 increase of 11 dwelling units
CPA-12-23 increase of 30 dwelling units
CPA-17-23 increase of 190 dwelling units
16-CPA-04 increase of 201 dwelling units
For a total of 533 dwelling units

My overall question is does Fire District 9 have the capacity for an additional 533 dwelling units

CPA-05-23
Re: CPA-08-23

Aaron Bollar <ABollar@scfd3.org>
Wed 8/30/2023 2:40 PM
To: Warwick, Joshua <JWARWICK@spokanecounty.org>

Spokane County Fire District 3 will be able to service the additional 83 dwellings without a decrease in service to our citizens. Thank you for reaching out.

Aaron Bollar
Deputy Chief
Fire Marshal
Spokane County Fire District 3
(509)934-0194 cell
(509)235-6645 office

Sent from my iPhone

On Aug 30, 2023, at 13:12, Warwick, Joshua <JWARWICK@spokanecounty.org> wrote:

Hello Aaron:

My name is Joshua Warwick from Spokane County Building and Planning. We are currently working on Comp Plan Amendments. Specifically, CPA-08-23 would create an increase of 83 dwelling units. My question is if Fire District 3 has the capacity for an additional 83 dwelling units. Can you confirm that you have the capacity to meet these existing dwelling units without diminishing Levels of Service.

Best, Joshua Warwick

Here is the specific location for CPA-08-23
Re: CPA-02-22, CPA-07-23

Ken Johnson <KJohnson@scfd10.org>
Wed 8/30/2023 12:49 PM

To: Warwick, Joshua <JWARWICK@spokanecounty.org>

Spokane County Fire District 10 recently was able to pass a levy lid lift through the support of the voters which is allowing us to continue supporting our strategic plan. Our strategic plan calls for increased staffing at Station 10-2 on Lawton St. With the objective to provide 24/7/365 coverage of emergency services. Completion of these objectives will allow the fire department to continue to serve the local area as well as the rest of the fire district into the near future. With the implementation of the strategic plan, we believe we will be able to have capacity to service the proposed increases in units.

Ken Johnson
Fire Chief
Spokane County Fire District 10

Sent from my iPhone

On Aug 30, 2023, at 12:35 PM, Warwick, Joshua <JWARWICK@spokanecounty.org> wrote:

The following CPAs would create an increase in dwelling units for Spokane Fire District Number 10
CPA-02-22 with a potential dwelling increase of 408 dwelling units
CPA-07-23 with an increase of 89 dwelling units.

This equates to a total dwelling increase of 497 dwelling units. If you have any questions you can contact me at 509-477-7233
Thank you.

Joshua Warwick

The CPAs are in the following location

CPA-02-22
<1DD5DD2EB9284A6D9CE68E3861426F05.png>

CPA-07-23
<6C6D82FEA1F4CD8911599D36B3224A0.png>

Sent from Mail for Windows
Regarding CPA-02-22, CPA-07-2

Ken Johnson <KJohnson@scfd10.org>
Wed 8/30/2023 3:07 PM
To: Warwick, Joshua <jwarwick@spokanecounty.org>

**CPA-02-22, CPA-07-23**

Spokane County Fire District 10 recently was able to pass a levy lid lift through the support of the voters which is allowing us to continue supporting our strategic plan. Our strategic plan calls for increased staffing at Station 10-2 on Lawton St. With the objective to provide 24/7/365 coverage of emergency services. Completion of these objectives will allow the fire department to continue to serve the local area as well as the rest of the fire district into the near future. With the implementation of the strategic plan, we will be able to have the capacity to service the proposed increases in units from CPA-02-22, and CPA-07-23 with no adverse effects to the current service levels.

Ken Johnson
Fire Chief
Spokane County Fire District 10

Sent from my iPhone

---

On Aug 30, 2023, at 12:35 PM, Warwick, Joshua <JWARWICK@spokanecounty.org> wrote:

The following CPAs would create an increase in dwelling units for Spokane Fire District Number 10
CPA-02-22 with a potential dwelling increase of 408 dwelling units
CPA-07-23 with an increase of 89 dwelling units.

This equates to a total dwelling increase of 497 dwelling units. If you have any questions you can contact me at 509-477-7233
Thank you.

Joshua Warwick

The CPAs are in the following location
**CPA-02-22**
Sent from Mail for Windows
August 7, 2023

Permit #: CPA-06-23
Parcel #: 45341.9160
Project Description: Comprehensive Plan Map and Zoning Amendment: Low Density Residential to Medium Density Residential

Saegen Neiman
1026 W. Broadway Avenue
Spokane, WA 99260

RE: Technical Review Comments

The Spokane Valley Fire Department has completed a review for the above referenced project and takes no exception to the project as proposed.

If there are any questions, please do not hesitate to call.

Sincerely,

Traci Harvey
Fire Protection Engineer
Spokane Valley Fire Department
Hello Justin:
I am just noting that for our previous discussion regarding the additional 1160 gallons per day in parcel 36081.9139 in WSA4 that I was referring to CPA-11-23.
Best, Joshua Warwick

Sent from Mail for Windows

Justin Van Dyke, Assistant Manager
Spokane County Water District #3
1225 N. Yardley St. Spokane Valley, WA 99212
Office: (509) 536-0121  Fax: (509) 534-3760
Email: jvandyke@scwd3.org

Hello Justin:
Can you confirm which WSA this parcel is apart of and can you confirm that it has the capacity for an additional 1160 gallons per day. Attached is a map of the parcel. Thank you very much for your help.

Best,
Joshua Warwick
Sent from Mail for Windows

From: Justin Van Dyke
Sent: Monday, August 28, 2023 4:17 PM

To: Warwick, Joshua  
Cc: Kelly Williquette  
Subject: Spokane County Comp. Plan Update

So we manage 7 separate water systems throughout Spokane County, so some of these may not impact you because they fall in City of Spokane Valley’s area. The table at the bottom shows our remaining ERU’s as of January 1st, 2022 (based on our last Comp Plan Update). We’ve had a lot of growth since then, and a lot of developments that are committed to be served, but haven’t built yet. So the number of connections we have left are actually way lower then shown below.

I’ve attached a copy of our maps showing where each of the 7 water systems fall, just for general clarification.

We do have some concerns about the County and their Comp. Plan Amendment. It seems we’re seeing a lot of zone change requests where single family homes (LDR) are being purchased by a developer, demolished and replaced with large apartment buildings (HDR). It’s hard for us to plan where and when these will occur and makes proper water main sizing difficult to predict. We’re also seeing a lot of short plats allowing houses to be built in back yards with no through streets to loop our water mains through. We’d like to inform you that water rights are limited for all of us purveyors, Ecology will not allow us to purchase, transfer, or apply for more. So when we run out of water rights, that’s it. And more and more purveyors are starting to grow into their allotted rights. So the faster you continue to approve zone change requests, duplexes in backyards, and short plats on dead end (private) roadways, the quicker larger parcels will not be getting water from us. We operate on a first come- first served basis and when we run out, we simply stop growth. A serious discussion between Spokane County and Department of Ecology needs to happen if Spokane County expects to infill the urban growth boundaries it currently has in place. We’ve tried on our end, but is going to take a cooperative in order to continue to meet the housing demands and growth requests in this area.

Let us know if you have any questions or would like to discuss this in further detail.

Sincerely,

Justin Van Dyke, Assistant Manager  
Spokane County Water District #3  
1225 N. Yardley St. Spokane Valley, WA 99212  
Office: (509) 536-0121  Fax: (509) 534-3760  
Email: jvandyke@scwd3.org
<table>
<thead>
<tr>
<th>Capacity as ERU's</th>
<th>WSA1</th>
<th>WSA3</th>
<th>WSA4</th>
<th>WSA5</th>
<th>WSA6</th>
<th>WSA8</th>
<th>WSA9</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Water Rights</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Water Right Capacity (GPM)</td>
<td>15055</td>
<td>2130</td>
<td>6700</td>
<td>780</td>
<td>500</td>
<td>N/A</td>
<td>275</td>
</tr>
<tr>
<td>Water Right Capacity (AF)</td>
<td>6456</td>
<td>1150</td>
<td>4098</td>
<td>336</td>
<td>135</td>
<td>N/A</td>
<td>112</td>
</tr>
<tr>
<td>Water Right Capacity (ERU's Based on MDD)</td>
<td>11,280</td>
<td>2,114</td>
<td>5,170</td>
<td>632</td>
<td>294</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Water Right Capacity (ERU's Based on ADD)</td>
<td>8,713</td>
<td>1,984</td>
<td>6,447</td>
<td>548</td>
<td>169</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td><strong>Source</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Source Capacity (gpm)</td>
<td>12950</td>
<td>2130</td>
<td>8400</td>
<td>330</td>
<td>450</td>
<td>Interie-N/A</td>
<td>200</td>
</tr>
<tr>
<td>Source Capacity with Largest Pump Offline (gpm)</td>
<td>9650</td>
<td>700</td>
<td>5400</td>
<td>0</td>
<td>0</td>
<td>N/A</td>
<td>0</td>
</tr>
<tr>
<td>Source Capacity (ERU's) Based on MDD</td>
<td>9,516</td>
<td>1,969</td>
<td>6,170</td>
<td>233</td>
<td>240</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td><strong>Storage</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>C</td>
<td>1.6</td>
<td>1.6</td>
<td>1.6</td>
<td>2</td>
<td>2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>F</td>
<td>225</td>
<td>225</td>
<td>225</td>
<td>75</td>
<td>75</td>
<td></td>
<td></td>
</tr>
<tr>
<td>B</td>
<td>8 hours</td>
<td>ADD</td>
<td>ADD</td>
<td>ADD</td>
<td>ADD</td>
<td>ADD</td>
<td></td>
</tr>
<tr>
<td>Total Available Storage</td>
<td>4,250,000</td>
<td>1,100,000</td>
<td>1,600,000</td>
<td>50,000</td>
<td>50,000</td>
<td>Interie-N/A</td>
<td>No Storage</td>
</tr>
<tr>
<td>Operational Storage</td>
<td>946,000</td>
<td>275,000</td>
<td>390,000</td>
<td>10,000</td>
<td>11,111</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Remaining for ES/SB-FSS</td>
<td>3,304,000</td>
<td>825,000</td>
<td>1,210,000</td>
<td>40,000</td>
<td>38,889</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Capacity Related Storage (ERU's)</td>
<td>9,615</td>
<td>2,675</td>
<td>4,847</td>
<td>197</td>
<td>166</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**Equalization Storage Based-SB/FSS Shared via Interties**

<table>
<thead>
<tr>
<th>Limiting Capacity (ERU's)</th>
<th>8,713</th>
<th>1,969</th>
<th>4,847</th>
<th>197</th>
<th>166</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Basis</td>
<td>WATER RIGHT QA</td>
<td>WATER RIGHT QA</td>
<td>WATER RIGHT QA</td>
<td>STORAGE</td>
<td>STORAGE</td>
<td>N/A</td>
</tr>
<tr>
<td>Current ERU's</td>
<td>8,072</td>
<td>1,854</td>
<td>2,162</td>
<td>222</td>
<td>152</td>
<td>183</td>
</tr>
<tr>
<td>ERU's Available</td>
<td>641</td>
<td>115</td>
<td>1,185</td>
<td>21</td>
<td>21</td>
<td>n/a</td>
</tr>
</tbody>
</table>

**Notes**
The District has applied for an additional 2,200 gpm instantaneous water right through DOE.

Storage deficit within WSA 5 can be supplemented by WSA 4 Interie once Helena Well 2 is online in summer 2022.

Because this system has one source and no fire suppression requirement we have evaluated storage capacity based on maximum pumping 18/24 hours day.
situation, but must be designed to reach residential, transient, and non-transient users of the water system. In order to reach all persons served, Vera utilizes one or more of the following forms of delivery:

- Broadcast media (such as radio and television)
- Posting of the notice in conspicuous locations throughout the area served by Vera
- Hand delivery of the notice to Vera’s customers
- Another delivery method approved in writing by DOH (such as social media)

Vera believes that utilizing broadcast media and posting notice in public places are the most efficient methods to disseminate notification of a violation to its customers. These methods are considered relatively low effort when compared to hand delivery of a notice to all customers. If during consultation with DOH it is determined hand delivery of a notice to all customers is needed, Vera will enlist the help of neighboring water systems to hand-deliver the notifications to its customers. Notifying all of Vera’s roughly 9,000 customers individually within 24 hours of a violation would be difficult if not impossible using only Vera staff. Vera has discussed this possibility with neighboring water systems and has verbally agreed a reciprocal arrangement for manpower assistance in these situations would provide mutual benefit.

4.3 Interties

4.3.1 Existing Interties

Vera has a total of eight interties with neighboring water systems; two are with Modern Electric Water Company, four are with Consolidated Irrigation District (CID), one is with Spokane County Water District #3, and one is with Model Irrigation District. Both interties with Modern are along the District’s western border. Two of the interties with Consolidated are along the District’s northern border near the freeway. One is along the eastern border of the Ridgemon/Morningside zone off Chapman Rd. and one is along the northeastern border on Flora Rd. The intertie with Spokane County Water District #3 is along the District’s western border near Highway 27. The intertie with Model Irrigation District is along Vera’s western border on Highway 27. Seven of the interties are manually operated “two-way”. Most of the interties were installed for emergency purposes only with two exceptions: one intertie serves a CID development and one intertie returns the volume of water used by the CID development back to Vera (Refer to Section 2.1.5). At the time of construction the Districts chose not to install meters on the emergency-only interties. The intertie with Model Irrigation District operates automatically via a pressure reducing valve; this intertie is also equipped with a bypass for manual operation.

4.3.2 New Intertie proposals

None planned at this time.

4.3.3 Intertie Agreements

Refer to Appendix A for copies of the Vera’s intertie agreements.

4.4 Water Rights

4.4.1 History

On June 6, 1945, the State of Washington issued ground water legislation RCW 90.44.050. This act regulated entities that pumped more than 5,000 gpd and/or irrigated more than ½ acre of land. Prior to this date, surface waters were the only waters that were under the State’s control.
4.4.2  Permits

The District does not currently possess any water permits.

4.4.3  Certificates

The following description defines the parameters of the District’s existing groundwater certificates. All legal descriptions are located within Township 25N, Range 44E.

Refer to Appendix C for copies of the certificates where available.

Groundwater Certificate G3-27084C authorizes 13,400 gallons per minute and 10,081 acre-feet per year, continuously, for municipal supply. The points of withdrawal listed on the certificate are four (4) wells located, in part, as follows: #4) NE1/4SW1/4, Sec 26; #6) SE1/4NE1/4, Sec 22; #8) NE1/4SE1/4, Sec 23; #9) NE1/4SE4, Sec 23. The priority date listed on the certificate is August 5, 1981. ([Pursuant to the Memorandum of Agreement between the State of Washington, Department of Ecology and Vera Water and Power, recorded at Spokane County Auditors file no. 7155703 on 12/01/2021 (MOA) 8,893 acre-feet (representing certificates 709-D, 710-D, 711-D, 712-D and 713-D) has a priority date of 1908, while the balance of 1,188 acre-feet has a priority date of August 5, 1981] The place of use is area served by the District.

Groundwater Certificate 709-D authorizes 7,100 gallons per minute, 8,893 acre-feet per year (less amount withdrawn from wells under Certificates 710-D, 711-D, 712-D, and 713-D (Declarations 694, 695, 696 and 697)) for the purpose of fire protection, industrial, irrigation and domestic supply. The point of withdrawal listed on the certificate is a well located as follows: #1) NE1/4, SE1/4, Sec 15. The priority date listed is 1908. The place of use is area served by the District. As referenced in MOA, the 8,893 acre-feet of water, as part of G3-27084C is considered municipal and may be withdrawn under the four listed wells of that certificate.

Groundwater Certificate 710-D authorizes 6,000 gallons per minute, 8,893 acre-feet per year (less amount withdrawn from wells under Certificates 709-D, 711-D, 712-D, and 713-D (Declarations 694, 695, 696 and 697)) for the purpose of industrial, irrigation, fire protection and domestic supply. The points of withdrawal listed on the certificate are two (2) wells located as follows: #21) NE1/4, SE1/4, Sec 14; #22) NE1/4, SE1/4, Sec 14. (NOTE: The location of these wells was incorrectly described on the original certificate as being in the NW1/4,SW1/4 of Sec 13). The priority date listed is 1910. The place of use is area served by the District. As referenced in MOA, the 8,893 acre-feet of water, as part of G3-27084C is considered municipal and may be withdrawn under the four listed wells of that certificate.

Groundwater Certificate 711-D authorizes 6,300 gallons per minute, 8,893 acre-feet per year (less amount withdrawn from wells under Certificates 709-D, 710-D, 712-D, and 713-D (Declarations 693, 694, 696 and 697)) for the purpose of fire protection, industrial, irrigation and domestic supply. The point of withdrawal listed on the certificate is a well located as follows: #3) SE1/4, SE1/4, Sec 22. The priority date listed is 1909. The place of use is area served by the District. As referenced in MOA, the 8,893 acre-feet of water, as part of G3-27084C is considered municipal and may be withdrawn under the four listed wells in that certificate.

Superseding Groundwater Certificate 712-D authorizes 3,400 gallons per minute, 8,893 acre-feet per year (less amount withdrawn from wells under Certificates 709-D, 710-D, 711-D, and 713-D (Claims 693, 694, 695 and 697)) for the purpose of municipal supply. The present points of withdrawal listed on the certificate are 11 wells located in part as follows: #1) NE1/4, SE1/4, Sec 15; #21 & #22) NE1/4, SE1/4, Sec 14; #3 & #33) SE1/4, SE1/4, Sec 22; #4) NE1/4, SW1/4, Sec 26; #5) NW1/4, NW1/4, Sec 26; #6) SE1/4, NE1/4, Sec 22; #7) NE1/4, NW1/4, Sec 23; #8 & #9) NE 1/4, SE 1/4, of Sec 23. The priority date listed is 1913. The place of use is area served by the District.

Superseding Groundwater Certificate 713-D authorizes 1,400 gallons per minute, 8,893 acre-feet per year (less amount withdrawn from wells under Certificates 709-D, 710-D, 711-D, and 712-D (Claim 697)) for the purpose of municipal supply. The present points of withdrawal are 11 wells located in part as follows: #1)
NE¼, SE¼, Sec. 15; #21 & #22) NE¼, SE¼, Sec. 14; #3 & #33) SE¼, SE¼, Sec. 22; #4) NE¼, SW¼, Sec. 26; #5) NW¼, NW¼, Sec. 26; #6) SE¼, NE¼, Sec. 22; #7) NE¼, NW¼, Sec. 23; #8 & #9) NE ¼, SE ¼, of Sec. 23. The priority date listed is 1913. The place of use is area served by the District.

Superseding Groundwater Certificate 896-D (Claim 697) authorizes 1,100 gallons per minute, 365 acres-feet per year for the purpose of municipal use on. The present point of withdrawal is a well located as follows: #6) SE¼, NE¼, Sec. 22. (NOTE: The location of this well was incorrectly described as being in the SE¼, NW¼, Sec. 22). The place of use listed is 137.5 acres of land, which is located in Sec. 22. The priority date listed is June 1, 1920. The place of use is: The SW1/4 of NE1/4; SE1/4 of NW1/4; SW1/4 of SW1/4 of NW1/4; E1/2 of E1/2 of SE1/4 of NW1/4; S1/2 of SW1/4 of NE1/4 of NW1/4; E1/2 of W1/2 of SE1/4 of NE1/4 of NW1/4; S1/2 of NW1/4 of NE1/4; E1/2 of SW1/4 of NW1/4, the above described lands all located within Section 22, T 25N., R 44 E.W.M.

Groundwater Certificate 995-D (Claim 1041) authorizes 300 gallons per minute, 213 acres-feet per year for the purpose of municipal. The authorized points of withdrawal are any of Vera’s eleven wells: #1) NE¼, SE¼, Sec. 15; #21 & #22) NE¼, SE¼, Sec. 14; #3 & #33) SE¼, SE¼, Sec. 22; #4) NE¼, SW¼, Sec. 26; #5) NW¼, NW¼, Sec. 26; #6) SE¼, NE¼, Sec. 22; #7) NE¼, NW¼, Sec. 23; #8 & #9) NE ¼, SE ¼, of Sec. 23. The place of use is area served by the District. The priority date listed is 1922. A superseding certificate is pending, but has not been received at this time. Appendix C has a copy of the Spokane County Water Conservancy Board ROE with changes and approval by the Washington State Department of Ecology.

Groundwater Certificate 626-A (Claim 1458) authorizes 300 gallons per minute, 213 acres-feet per year for the purpose of municipal. The authorized points of withdrawal are any of Vera’s wells: #1) NE¼, SE¼, Sec. 15; #21 & #22) NE¼, SE¼, Sec. 14; #3 & #33) SE¼, SE¼, Sec. 22; #4) NE¼, SW¼, Sec. 26; #5) NW¼, NW¼, Sec. 26; #6) SE¼, NE¼, Sec. 22; #7) NE¼, NW¼, Sec. 23; #8 & #9) NE ¼, SE ¼, of Sec. 23. The place of use is area served by the District. The priority date listed is August 7, 1950. The certificate is supplemental to 995-D. A superseding certificate is pending but has not been received at this time. Appendix C has a copy of the Spokane County Water Conservancy Board ROE with changes and approval by the Washington State Department of Ecology.

Superseding Groundwater Certificate 5471-A as amended by the Memorandum of Agreement recorded at Spokane County Auditor’s file no. 7155703, authorizes 3,100 gallons per minute, 365 acres-feet per year for the purpose of continuous municipal supply. The present points of withdrawal are 11 wells located in part as follows: #1) NE¼, SE¼, Sec. 15; #21 & #22) NE¼, SE¼, Sec. 14; #3 & #33) SE¼, SE¼, Sec. 22; #4) NE¼, SW¼, Sec. 26; #5) NW¼, NW¼, Sec. 26; #6) SE¼, NE¼, Sec. 22; #7) NE¼, NW¼, Sec. 23; #8 & #9) NE ¼, SE ¼, of Sec. 23. The priority date listed is January 27, 1966. The place of use is the area served by the District.

Superseding Groundwater Certificate 6672-A as amended by the Memorandum of Agreement recorded at Spokane County Auditor’s file no. 7155703, authorizes 4,000 gallons per minute, 2,016 acres-feet per year for the purpose of municipal supply, continuously. The present points of withdrawal are 11 wells located in part as follows: #1) NE¼, SE¼, Sec. 15; #21 & #22) NE¼, SE¼, Sec. 14; #3 & #33) SE¼, SE¼, Sec. 22; #4) NE¼, SW¼, Sec. 26; #5) NW¼, NW¼, Sec. 26; #6) SE¼, NE¼, Sec. 22; #7) NE¼, NW¼, Sec. 23; #8 & #9) NE ¼, SE ¼, of Sec. 23. The priority date listed is December 27, 1967. The place of use is the area served by the District.

Refer to Appendix C for copies of: Memorandum of Agreement; ROEs from the Spokane County Water Conservancy Board with modifications and approval from the Department of Ecology on 995-D and 626-A; the Superseding Certificates of Water Rights for Nos. 896-D, 712-D, 713-D, 5471-A, and 6672-A, and copies of original certificates for Nos. G3-27084C, 709-D, 710-D, 711-D.

Refer to Figure 2 for location of wells. See table below for well legal descriptions.
### Table 4-3  Well Legal Descriptions

<table>
<thead>
<tr>
<th>Well Name</th>
<th>Legal Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>NE ¼ SE ¼ of Section 15, T 25 N R 44 E.W.M.</td>
</tr>
<tr>
<td>2-1</td>
<td>NE ¼ SE ¼ of Section 14, T 25 N, R 44 E.W.M.</td>
</tr>
<tr>
<td>2-2</td>
<td>NE ¼ SE ¼ of Section 14, T 25 N, R 44 E.W.M.</td>
</tr>
<tr>
<td>3-1</td>
<td>SE ¼ SE ¼ of Section 22, T 25 N R 44 E.W.M.</td>
</tr>
<tr>
<td>3-3</td>
<td>SE ¼ SE ¼ of Section 22, T 25 N, R 44 E.W.M.</td>
</tr>
<tr>
<td>4</td>
<td>NE ¼ SW ¼ of Section 26, T 25 N, R 44 E.W.M.</td>
</tr>
<tr>
<td>5</td>
<td>NW ¼ NW ¼ of Section 26, T 25 N, R 44 E.W.M.</td>
</tr>
<tr>
<td>6</td>
<td>SE ¼ NE ¼ of Section 22, T 25 N, R 44 E.W.M.</td>
</tr>
<tr>
<td>7</td>
<td>NE ¼ NW ¼ of Section 23, T 25 N, R 44 E.W.M.</td>
</tr>
<tr>
<td>8</td>
<td>NE ¼ SE ¼ of Section 23, T 25 N, R 44 E.W.M.</td>
</tr>
<tr>
<td>9</td>
<td>NE ¼ SE ¼ of Section 23, T 25 N, R 44 E.W.M.</td>
</tr>
</tbody>
</table>

### 4.4.4  Existing Ground Water Rights Status

Vera has an application pending with Ecology for a change/transfer of a small water right from Jay Rambo. Not including the Rambo water right, it appears that Ecology and Vera are in agreement that Vera has available 13,235 acre-feet of water; with priority dates as shown in Table 4-4 and 4-7.

It is believed that Ecology has confirmed Vera’s instantaneous (Q) water right is 46,400 gpm. There does not appear to be any issue on the maximum instantaneous flow rate (Q) of 46,400 gpm.

Ecology has proposed a water rights adjudication for Spokane County; however, it has not funded the adjudication at this time.

The tables following show a summary of Vera’s water rights. Allotted withdrawal amounts are compared with current and projected future use.
Table 4-4  Current Water Rights Status – Per Ecology

<table>
<thead>
<tr>
<th>Permit Certificate and / or Claim #</th>
<th>Name of Rightholder or Claimant(1)</th>
<th>Priority Date (2)</th>
<th>Source Name / Well Number</th>
<th>Primary or Supplemental / Non-additive</th>
<th>Existing Water Rights</th>
<th>Existing Consumption</th>
<th>Current Water Right Status (Excess/Deficiency)</th>
</tr>
</thead>
<tbody>
<tr>
<td>G3-27084C</td>
<td>Vera Irr.</td>
<td>08/05/1981</td>
<td>4, 8, 6, 9</td>
<td>Primary in part</td>
<td>13,400</td>
<td>10,081</td>
<td>1,188</td>
</tr>
<tr>
<td>709-D</td>
<td>Vera Irr.</td>
<td>01/01/1908</td>
<td>1</td>
<td>Primary</td>
<td>7,100</td>
<td>8,893</td>
<td>8,893</td>
</tr>
<tr>
<td>710-D</td>
<td>Vera Irr.</td>
<td>01/01/1910</td>
<td>2</td>
<td>Non-additive</td>
<td>6,000</td>
<td>8,893</td>
<td>-</td>
</tr>
<tr>
<td>711-D</td>
<td>Vera Irr.</td>
<td>01/01/1909</td>
<td>3</td>
<td>Non-additive</td>
<td>6,300</td>
<td>8,893</td>
<td>-</td>
</tr>
<tr>
<td>712-D</td>
<td>Vera Irr.</td>
<td>01/01/1913</td>
<td>4</td>
<td>Non-additive</td>
<td>3,400</td>
<td>8,893</td>
<td>-</td>
</tr>
<tr>
<td>713-D</td>
<td>Vera Irr.</td>
<td>01/01/1913</td>
<td>5</td>
<td>Non-additive</td>
<td>1,400</td>
<td>8,893</td>
<td>-</td>
</tr>
<tr>
<td>896-D</td>
<td>Vera W and P</td>
<td>06/01/1920</td>
<td>6</td>
<td>Primary</td>
<td>1,100</td>
<td>365</td>
<td>365</td>
</tr>
<tr>
<td>995-D</td>
<td>Vera W and P</td>
<td>01/01/1922</td>
<td>All wells</td>
<td>Primary</td>
<td>300</td>
<td>213</td>
<td>213</td>
</tr>
<tr>
<td>626-A</td>
<td>Vera W and P</td>
<td>08/07/1950</td>
<td>All wells</td>
<td>Non-additive</td>
<td>300</td>
<td>203</td>
<td>-</td>
</tr>
<tr>
<td>5471-A</td>
<td>Vera W and P</td>
<td>01/27/1966</td>
<td>All wells</td>
<td>Primary in part</td>
<td>3,100</td>
<td>3,360</td>
<td>560</td>
</tr>
<tr>
<td>6672-A</td>
<td>Vera W and P</td>
<td>12/27/1967</td>
<td>All wells</td>
<td>Primary in part</td>
<td>4,000</td>
<td>3,640</td>
<td>2,016</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td><strong>46,400</strong></td>
<td><strong>13,235</strong></td>
<td><strong>13,235</strong></td>
</tr>
</tbody>
</table>

(1) Vera Irrigation District No. 15 changed its name to Vera Water and Power.

(2) The priority date listed by Ecology for "pumps and pipes" Certificate G3-27084C is 8/5/1981 which was the date the permit was applied for. However, since G3-27084 incorporates other prior water rights, its priority date(s) incorporate those priority dates from the prior water rights.

(3) Use of $Q_a$ assumed to be equal to the 2021 PHD (35,783 gpm); refer to Table 2-2.

(4) Use of $Q_a$ assumed to be equal to the adjusted annual volume for 2021 (3,858 MG = 11,840 ac-ft), refer to discussion in Section 2.1.3 and Table 2-2.
### Table 4-5  Interties

<table>
<thead>
<tr>
<th>Intertie Name/Identifier</th>
<th>Name of Purveyor Providing Water</th>
<th>Existing Limits on Intertie Water Use</th>
<th>Existing Consumption Through Intertie</th>
<th>Current Intertie Supply Status (Excess/Deficiency)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Maximum Instantaneous Flow Rate (Qₚ)</td>
<td>Maximum Annual Volume (Qₚₐ)</td>
<td>Maximum Instantaneous Flow Rate (Qₚ)</td>
</tr>
<tr>
<td>CID 6&quot; #1</td>
<td>Consolidated Irrigation District #19</td>
<td>Unknown</td>
<td>Emergency Only</td>
<td>-</td>
</tr>
<tr>
<td>CID 6&quot; #2</td>
<td>Consolidated Irrigation District #19</td>
<td>Unknown</td>
<td>Emergency Only</td>
<td>-</td>
</tr>
<tr>
<td>CID 8&quot; #1</td>
<td>Consolidated Irrigation District #19</td>
<td>Unknown</td>
<td>Emergency Only</td>
<td>-</td>
</tr>
<tr>
<td>CID 8&quot; #2</td>
<td>Consolidated Irrigation District #19</td>
<td>Unknown</td>
<td>Emergency Only</td>
<td>-</td>
</tr>
<tr>
<td>Modern 8&quot; #1</td>
<td>Modern Electric Water Company</td>
<td>Unknown</td>
<td>Emergency Only</td>
<td>-</td>
</tr>
<tr>
<td>Modern 8&quot; #2</td>
<td>Modern Electric Water Company</td>
<td>Unknown</td>
<td>Emergency Only</td>
<td>-</td>
</tr>
<tr>
<td>SCWD #3</td>
<td>Spokane County Water District #3</td>
<td>Unknown</td>
<td>Emergency Only</td>
<td>-</td>
</tr>
<tr>
<td>MID 10&quot;</td>
<td>Model Irrigation District #18</td>
<td>3,000 gpm</td>
<td>Emergency Only</td>
<td>-</td>
</tr>
<tr>
<td>Total</td>
<td>Unknown</td>
<td>Unknown</td>
<td>Emergency Only</td>
<td>-</td>
</tr>
</tbody>
</table>

(1) Vera and CID came to an agreement in 2017 where Vera provides wholesale water service from the Ridgemont/Morningside pressure zone to a CID development by means of CID 8" #1 metered intertie in Chapman Rd. Annually CID returns the volume of water used by the CID development (plus 10%) to Vera via CID 8" #2 intertie in Flora Rd. Refer to Section 2.1.5. Refer to Appendix A for copy of agreement.

### Table 4-6  Pending Water Rights Requests

<table>
<thead>
<tr>
<th>Pending Water Right Application</th>
<th>Name on Permit</th>
<th>Date Submitted</th>
<th>Primary Or Supplemental</th>
<th>Pending Water Rights</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Maximum Instantaneous Flow Rate Requested (Qₚ)</td>
</tr>
<tr>
<td>4/4/2017 Rambo/Breckenridge</td>
<td>4/4/2017</td>
<td>Primary</td>
<td>50 gpm</td>
<td>17 ac-ft</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td></td>
<td>50 gpm</td>
<td>17 ac-ft</td>
</tr>
</tbody>
</table>
Table 4-7  Forecasted Water Rights Status – Per Ecology

<table>
<thead>
<tr>
<th>Permit Certificate and/or Claim #</th>
<th>Name of Rightholder or Claimant</th>
<th>Priority Date (1)</th>
<th>Source Name / Well Number</th>
<th>Primary or Supplemental / Non-additive</th>
<th>Existing Water Rights</th>
<th>Forecasted Consumption</th>
<th>Water Right Status (Excess/Deficiency)</th>
</tr>
</thead>
<tbody>
<tr>
<td>G3-27084C  Vera Irr.  08/05/1981</td>
<td>4, 8, 6, 9  Primary in part</td>
<td>Max. Inst. Flow Rate $(Q_s)$</td>
<td>Max. Annual Volume $(Q_a)$</td>
<td>Available Annual Volume $(Q_e)$</td>
<td>Max. Inst. Flow Rate $(Q_s)$</td>
<td>Max. Annual Volume $(Q_a)$</td>
<td>Max. Inst. Flow Rate $(Q_s)$</td>
</tr>
<tr>
<td>709-D  Vera Irr.  01/01/1908</td>
<td>1  Primary</td>
<td>7,100</td>
<td>8,893</td>
<td>8,893</td>
<td>35,603</td>
<td>11,780</td>
<td>10-year (2)</td>
</tr>
<tr>
<td>710-D  Vera Irr.  01/01/1910</td>
<td>2  Non-additive</td>
<td>6,000</td>
<td>8,893</td>
<td>-</td>
<td>10-year</td>
<td>10,797</td>
<td>(Excess)</td>
</tr>
<tr>
<td>711-D  Vera Irr.  01/01/1909</td>
<td>3  Non-additive</td>
<td>6,300</td>
<td>8,893</td>
<td>-</td>
<td>10-year</td>
<td>1455</td>
<td>(Excess)</td>
</tr>
<tr>
<td>712-D  Vera Irr.  01/01/1913</td>
<td>4  Non-additive</td>
<td>3,400</td>
<td>8,893</td>
<td>-</td>
<td>10-year</td>
<td>20-year</td>
<td>20-year (3)</td>
</tr>
<tr>
<td>713-D  Vera Irr.  01/01/1913</td>
<td>5  Non-additive</td>
<td>1,400</td>
<td>8,893</td>
<td>-</td>
<td>10-year</td>
<td>39,328</td>
<td>20-year</td>
</tr>
<tr>
<td>896-D  Vera W and P  06/01/1920</td>
<td>6  Primary</td>
<td>1,100</td>
<td>365</td>
<td>365</td>
<td>20-year</td>
<td>39,328</td>
<td>20-year</td>
</tr>
<tr>
<td>995-D  Vera W and P  01/01/1922</td>
<td>All wells  Primary</td>
<td>300</td>
<td>213</td>
<td>213</td>
<td>10-year</td>
<td>35,603</td>
<td>13,235</td>
</tr>
<tr>
<td>626-A  Vera W and P  08/07/1950</td>
<td>All wells  Non-additive</td>
<td>300</td>
<td>203</td>
<td>-</td>
<td>10-year</td>
<td>20-year</td>
<td>20-year</td>
</tr>
<tr>
<td>5471-A  Vera W and P  01/27/1966</td>
<td>All wells  Primary in part</td>
<td>3,100</td>
<td>3,360</td>
<td>560</td>
<td>10-year</td>
<td>35,603</td>
<td>13,235</td>
</tr>
<tr>
<td>6672-A  Vera W and P  12/27/1967</td>
<td>All wells  Primary in part</td>
<td>4,000</td>
<td>3,640</td>
<td>2,016</td>
<td>10-year</td>
<td>35,603</td>
<td>13,235</td>
</tr>
</tbody>
</table>

10-year Total  46,400  13,235  13,235  35,603  11,780  10,797  1,455
20-year Total  46,400  13,235  13,235  39,328  13,012  7,072  223

(1) Vera Irrigation District No 15 changed its name to Vera Water and Power.
(2) The priority date listed by Ecology for "pumps and pipes" Certificate G3-27084C is 8/5/1981 which was apparently the date the permit was applied for. However, to the extent G3-27084 incorporates other prior water rights, it incorporates those priority dates from the prior water rights.
(3) Future use of $Q_s$ assumed to be equal to the projected PHD developed in Section 2; refer to Table 2-9.
(4) Future use of $Q_s$ based on growth projections developed in Section 2; refer to Table 2-9 (10-year ADD of 7,303 gpm => 11,780 ac-ft, 20-year ADD of 8,067 gpm => 13,012 ac-ft). The 10-year projection is actually slightly lower than the 2021 annual used in Table 4-4; this is because the projections were made with an existing demand baseline of the 2018-2021 average use rather than strictly 2021 which was a hot year with above average water use.
4.4.5 Current Water Usage and Projected Needs

Vera has instantaneous water rights ($Q_i$) totaling 46,400 gpm and existing well pumping capacity totaling 33,800 gpm. As shown in the figure following, Vera has adequate well pumping capacity to supply projected MDD and PHD throughout the next five years. At that point PHD may exceed current well pumping capacity and Vera may need to utilize equalizing storage to meet peak demands; or Vera could add well pumping capacity. Vera has sufficient water rights to permit addition of more wells to supply peak demands.

Projected Instantaneous Water Use VS Water Rights ($Q_i$)

![Graph showing water usage and rights over time]

It is believed that through the Memorandum of Agreement with Ecology the questions regarding Vera’s maximum annual volume rights ($Q_a$) available at this point has been resolved at 13,235 acre-feet, and that 13,235 acre-feet per year is deemed sufficient by Ecology for the 20-year projection. Refer to Appendix A for a copy of the Memorandum of Agreement with Ecology.
4.4.6 Assessment of Need for Additional Water Rights

Vera has adequate annual ($Q_a$) water rights to meet current and projected annual demands for 20 years and it appears will not need to acquire additional water rights for that period.

Vera’s instantaneous water rights exceed their current well pumping capacity by approximately 10,617 gpm. As growth occurs and PHD increases, Vera may elect to develop additional sources to meet peak demands. The logical point in time for such an expansion of District facilities is when existing wells can no longer meet peak demands and/or to increase redundancy; the PHD projections contained herein indicate Vera will need to expand source capacity to meet PHD within the 10-year planning period (in approximately five years). Vera possesses some instantaneous water rights to expand well capacity if needed.

4.4.7 Reclaimed Water

At this time, Vera does not use reclaimed water. Wastewater treatment plants and sewers in the area are maintained and operated by City of Spokane, Spokane County, and City of Liberty Lake. None of the regional waste water treatment facilities capable of producing reclaimed water have distribution system facilities near Vera’s service area. Vera does not have access to reclaimed water.

4.4.8 System Capacity Analysis

The following table shows system demand relative to available supply capacity and water rights.
### Table 4-8  System Capacity Analysis

<table>
<thead>
<tr>
<th>Year</th>
<th>ERUs (M)</th>
<th>Annual System Demand (MGD)</th>
<th>Source Capacity (MGD)</th>
<th>Water Rights (per year)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>MG/yr</td>
<td>ADD (MGD)</td>
<td>MDD (gpm)</td>
</tr>
<tr>
<td>Current</td>
<td>11,710</td>
<td>3,475</td>
<td>9.52</td>
<td>16,528</td>
</tr>
<tr>
<td>10-year</td>
<td>12,935</td>
<td>3,838</td>
<td>10.52</td>
<td>18,258</td>
</tr>
<tr>
<td>20-year</td>
<td>14,288</td>
<td>4,240</td>
<td>11.62</td>
<td>20,168</td>
</tr>
</tbody>
</table>

(1) Refer to Table 2-9 for source of figures.
(2) Refer to preceding discussion of Vera’s annual water rights.

### 4.5 Water Quality

#### 4.5.1 Source Water Quality

Vera has had reasonably constant, good water quality over the past ten years. All District sources comply with current water quality standards.

Vera publishes annual Consumer Confidence Reports (CCR). These are distributed to all of the system’s customers and give an overview of the water system’s activities. The CCR also contains the annual water quality report, which summarizes the District’s water quality testing for the year. Refer to Appendix D for the CCR.

#### 4.5.2 Nitrates

Systems are required to test for nitrates yearly at each well. If a sample exceeds 5 mg/l, the system must increase monitoring to quarterly. Systems must maintain elevated sampling frequency for sources that exceed the trigger level until four consecutive samples test below 5 mg/l. Vera samples for nitrates in accordance with WAC 246-290-300.

In the last ten years none of Vera’s wells have had a detection of nitrate above the 5 mg/l trigger level. Levels of nitrate in most District wells range from 0.5-1.5 mg/l which fall within regulatory standards.

#### 4.5.3 Arsenic

The State requires systems to test for arsenic annually at each well. If a sample exceeds 5 ppb, the system must increase monitoring to quarterly. Systems must maintain elevated sampling frequency for sources that exceed the trigger level until four consecutive samples test below 5 ppb.

None of Vera’s wells have arsenic exceeding the 10 ppb maximum contaminant level. Most wells range from 1-3.0 ppb (1 ppb is the test detection limit). Historically Well 4 has had the highest detections ranging from 3.0-4.3 ppb. Vera replaced Well 4 at the same site in 2012. Vera will continue to monitor the arsenic level at Well 4 for changes in historical arsenic concentration trends.

#### 4.5.4 Bacteriological

Vera collects samples from representative points throughout the distribution system. They submit the results of these samples to the State in accordance with WAC 246-290-300. Vera has a coliform monitoring plan that outlines sample collection sites and a sampling schedule. Refer to Section 4.2.5 for further discussion of coliform monitoring and system chlorination.
RE: CPA-06-23

Todd Henry <THenry@verawaterandpower.com>
Wed 8/30/2023 4:02 PM
To: Warwick, Joshua <JWARWICK@SpokaneCounty.org>
Cc: Jim Fields <JFields@verawaterandpower.com>; Daniel Stokes <dstokes@verawaterandpower.com>; Brady Stewart <bstewart@verawaterandpower.com>

2 attachments (3 M8)
Water Rights 2023 Comp Plan.pdf; Screenshot (32).png;

Good Afternoon Josh,
The above attachment has the 2023 Vera Water System Comp Plan information regarding water rights status and forecasted water rights status (Table 4-4 and 4-7). The answer to the question regarding parcel #45341.9160 is yes, but the information from the Vera 2023 Water System Comp Plan will confirm that for your records. A formal water system plan will be required for infrastructure requirements. Let me know if you need additional information.

Todd Henry
Director of Operations

Email: thenry@verawaterandpower.com
Phone: 888-774-8272 | Direct: 509-227-6834

P.O. Box 630, Spokane Valley, WA 99037
601 N. Evergreen Road, Spokane Valley, WA 99216
www.verawaterandpower.com

From: Warwick, Joshua <JWARWICK@SpokaneCounty.org>
Sent: Wednesday, August 30, 2023 2:40 PM
To: Todd Henry <THenry@verawaterandpower.com>
Subject: RE: CPA-06-23

Hello Todd:
This is Joshua Warwick from Spokane County Building and Planning I was just inquiring that if your system has the capacity for an increase of 3,310 gallons per day for CPA-06-23. Here is the location of the area. The parcel number is 45341.9160,
Thanks, Josh
From: Todd Henry  
Sent: Tuesday, August 29, 2023 2:03 PM  
To: Warwick, Joshua  
Subject: RE: Comp Plan Amendments

Joshua,
I will get you your information by the end of the week.
Thanks,

Todd Henry  
Director of Operations

Email: thenry@verawaterandpower.com  
Phone: 888-774-8272 | Direct: 509-227-6834

P.O. Box 630, Spokane Valley, WA 99037  
601 N. Evergreen Road, Spokane Valley, WA 99216  
www.verawaterandpower.com

---

From: Warwick, Joshua <JWARWICK@SpokaneCounty.org>  
Sent: Tuesday, August 29, 2023 1:54 PM  
To: Public Operations Mailbox <operations@verawaterandpower.com>  
Subject: Comp Plan Amendments

Hello, my name is Joshua Warwick from Spokane County Building and Planning. We are currently working on Comp Plan Amendments, I am asking if Vera Irrigation District #15 has the capacity for 3310 gallons per day and if you have the water rights to support that change. If you need to call my phone number is 509-477-7233. Thank you very much!

Best,  
Joshua Warwick

Sent from Mail for Windows
August 3, 2023

Scott Chesney
Director of Spokane County Building and Planning
Public Works Building
1026 West Broadway
Spokane, WA 99260

RE: Spokane County 2023 Initiated Comprehensive Plan Amendment — CPA-05-23

Dear Mr. Chesney,

The proposed amendment does not concern the District as current available capacity exists sufficient enough to meet the water service needs of the proposed density increases from LDR to HDR. District staff looks forward to reviewing additional detail regarding the density of project and reminds Spokane County, and the property owner, that no water service is guaranteed until the time the District's will serve correspondence is issued.

Please feel free to contact me if you need any additional information about our review of this amendment proposal.

Sincerely,

[Signature]

Tim Murrell
General Manager

Cc: Matt Wright, District Superintendent
Assumptions for Calculating the Impacts of 2023 CPAs

Determining the service and facility impacts from the proposed amendments involves using adopted levels of service and assumptions based on the best available data. The assumptions for determining units and population capacity were determined from Assessor and building permit data from new construction that occurred after the County adopted higher density Infill Regulations in December 2020. Water and sewer use assumptions are based on service provider estimates.

### Dwelling Units

<table>
<thead>
<tr>
<th>Classification</th>
<th>Density Assumption</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low Density Residential</td>
<td>4.43 dwelling units an acre</td>
</tr>
<tr>
<td>Medium Density Residential</td>
<td>16.02 dwelling units an acre</td>
</tr>
<tr>
<td>High Density Residential</td>
<td>24.25 dwelling units an acre</td>
</tr>
<tr>
<td>Mixed Use&lt;sup&gt;1&lt;/sup&gt;</td>
<td>75% of the site at 14.32 dwelling units an acre</td>
</tr>
<tr>
<td>Industrial &amp; Commercial</td>
<td>0 dwelling units an acre</td>
</tr>
</tbody>
</table>

### Population Capacity

<table>
<thead>
<tr>
<th>Use</th>
<th>Population Assumption</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family Residential</td>
<td>2.5 residents per household</td>
</tr>
<tr>
<td>Multi-family Residential</td>
<td>1.5 residents per household</td>
</tr>
<tr>
<td>Mixed Use</td>
<td>2.0 residents per household</td>
</tr>
</tbody>
</table>

### Assumptions for Services and Facilities

<table>
<thead>
<tr>
<th>Service or Facility</th>
<th>Assumption or Level of Service (LOS) Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td>Law Enforcement</td>
<td>LOS for police at 1.01 officers per 1,000 persons</td>
</tr>
<tr>
<td>Libraries</td>
<td>LOS for libraries 0.41 sf per capita</td>
</tr>
<tr>
<td>Parks</td>
<td>LOS of 1.4 acres of parkland per 1,000 persons</td>
</tr>
<tr>
<td>Schools</td>
<td>0.5 students per residential unit</td>
</tr>
<tr>
<td>Wastewater&lt;sup&gt;2&lt;/sup&gt;</td>
<td>100 GPD MF, 130 GPD MU, 175 GPD SF</td>
</tr>
<tr>
<td>Water Consumption&lt;sup&gt;3&lt;/sup&gt;</td>
<td>180 GPD MF, 240 GPD MU, 590 GPD SF</td>
</tr>
</tbody>
</table>

---

<sup>1</sup> Site-specific estimate for CPA-02-22 based on the standard estimate for MU density and developer’s assumption

<sup>2</sup> Sewage Flow Rate Estimate Guide for USA, via Spokane County Public Works

<sup>3</sup> Whitworth Water District, August 2022

RWB- 7-24-23