Comprehensive Plan Amendments

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

Spokane County Planning evaluated four new amendments and four continued from prior years for consideration by the Planning Commission—all propose to increase land availability for housing.

The 2024 package includes proposed amendments submitted by the public, the concurrency and cumulative impact analysis, and the annual amendment to the Capital Facilities Program responding to the other proposed amendments that continued from prior years.
2024 Proposed Plan Amendments

<table>
<thead>
<tr>
<th>CPA</th>
<th>Acres</th>
<th>Location</th>
<th>From</th>
<th>To</th>
</tr>
</thead>
<tbody>
<tr>
<td>CPA-02-24</td>
<td>0.82</td>
<td>Wall &amp; Country Homes</td>
<td>LDR</td>
<td>HDR</td>
</tr>
<tr>
<td>CPA-03-24</td>
<td>2.97</td>
<td>Hastings Farwell Corridor</td>
<td>LDR</td>
<td>HDR</td>
</tr>
<tr>
<td>CPA-04-24</td>
<td>5.22</td>
<td>Mead area - Farwell and BNSF</td>
<td>LDR</td>
<td>MDR</td>
</tr>
<tr>
<td>CPA-05-24</td>
<td>11.5</td>
<td>North Spangle</td>
<td>RT</td>
<td>RC</td>
</tr>
<tr>
<td>CPA-02-22</td>
<td>±38</td>
<td>West Plains - continued</td>
<td>LI</td>
<td>MU</td>
</tr>
<tr>
<td>CPA-07-22</td>
<td>45.49</td>
<td>North Metro UGA - continued</td>
<td>HI</td>
<td>RC</td>
</tr>
<tr>
<td>CPA-11-23</td>
<td>2.64</td>
<td>North Mill Road - continued</td>
<td>LDR</td>
<td>MDR</td>
</tr>
</tbody>
</table>
Zoning Code Criteria for Amendment

**Spokane County Code 14.402.040**

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

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

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

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

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

6. An amendment is deemed necessary by the Commission and/or Board as being in the public interest.
Cumulative Impact & Concurrency Analysis

The cumulative impact and concurrency analysis applies to those proposals located within the Spokane County Urban Growth Area. This analysis builds onto the Comprehensive Plan and Capital Facilities Plan by providing a cumulative impact the proposed CPA amendments could have on capital facilities.

Concurrency is a function of the Growth Management Act that assesses whether a proposed amendment is supported by various elements necessary for growth, such as roads, schools, and urban services.
**Site Location**

**Site Information**

- **Request:** LDR → HDR
- **Site Size:** 0.82 Acres
- **North Metro Urban Growth Area**
- **Access:** North Wall Street
- **Spokane County wastewater**
- **Whitworth Water**
- **Mead Schools**
- **Fire District 9**
Site Location
Located in the County Homes area along North Wall Street and West Price Avenue. Whitworth University is located approximately one mile north of the subject property. South of the subject property is HDR-designated parcels, including CPA-05-22, which was changed from LDR to HDR during the 2023 CPA cycle.

Population Impact

<table>
<thead>
<tr>
<th></th>
<th>LDR (Current)</th>
<th>HDR (Proposed)</th>
<th>Potential Increase</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Units</td>
<td>4</td>
<td>20</td>
<td>16</td>
</tr>
<tr>
<td>Population</td>
<td>10</td>
<td>30</td>
<td>20</td>
</tr>
</tbody>
</table>
Site Location

Site Information

Request: LDR → HDR
Site Size: **2.13 Acres**

<table>
<thead>
<tr>
<th></th>
<th>LDR (Current)</th>
<th>HDR (Proposed)</th>
<th>Potential Increase</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Units</td>
<td>9</td>
<td>52</td>
<td>43</td>
</tr>
<tr>
<td>Population</td>
<td>23</td>
<td>78</td>
<td>55</td>
</tr>
</tbody>
</table>
Site Information

Request: LDR → HDR
2.97 acres
North Metro UGA
Access: Farwell/ Hastings
Water District 9
Spokane County Sewer
Mead Schools
Fire District 9
Site Description
Located along East Hasting Road and East Farwell Road in the Fairwood area. Access to the subject property is from East Hasting and East Farwell Roads, both public urban principal arterials. The current surrounding comprehensive planning and zoning designations include two lots directly across East Farwell Road designated HDR totaling 6.41 acres and to the east adjoining the subject property, a 4.18-acre parcel zoned HDR. Surrounding uses across East Farwell Road of the subject property include a church, preschool, Northwood Middle School, and the Farwell Elementary School.

<table>
<thead>
<tr>
<th></th>
<th>Low Density Residential (LDR)</th>
<th>High Density Residential (HDR)</th>
<th>Potential increase</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Units</td>
<td>13</td>
<td>72</td>
<td>59</td>
</tr>
<tr>
<td>Population</td>
<td>32.5</td>
<td>108</td>
<td>75.5</td>
</tr>
</tbody>
</table>
Site Information

Request: LI → MDR
5.22 acres
North Metro UGA
Access: East Farwell
Water District 3
Spokane County Sewer
Mead Schools
Fire District 9
Site Description
Located in the Mead area along East Farwell Road, and North Cuba Street. The surrounding comprehensive plan zoning designations from the subject property include Urban Reserve to the north, Rural Traditional to the northwest, Rural-5 to the east, and Low-Density Residential to the west. To the west are Light Industrial and Community Commercial properties. Adjoining the eastern property line of the subject property is an active BNSF train track. Sewer service is not available at the subject parcels and will need to be installed prior to development.

Population Impact

<table>
<thead>
<tr>
<th></th>
<th>Light Industrial</th>
<th>MDR</th>
<th>Potential Increase</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Units</td>
<td>0</td>
<td>83</td>
<td>83</td>
</tr>
<tr>
<td>Population</td>
<td>0</td>
<td>124.5</td>
<td>124.5</td>
</tr>
</tbody>
</table>
**Site Information**

Request: RT → RC
11.5 acres
Spangle UGA
Access: U.S. 195
City of Spangle Water
City of Spangle Sewer
Liberty Schools
Fire District 3
Site Description
Located north of Spangle along Old State Route 195 and the current US-195 Highway. The current surrounding comprehensive plan zoning designation is Large Tract Agriculture. The subject proposal is located in the Spangle joint planning area. The Spangle wastewater treatment plant is south of the western subject area. A designated Department of Natural Resource stream is on the easterly boundary portion of the proposal.

The site is unserved by urban services.

Population Impact - potential

<table>
<thead>
<tr>
<th></th>
<th>Rural Traditional</th>
<th>Regional Commercial</th>
<th>Total Increase</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Units</td>
<td>1</td>
<td>278</td>
<td>277</td>
</tr>
<tr>
<td>Population</td>
<td>2.5</td>
<td>417</td>
<td>414.5</td>
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</tbody>
</table>
Site Location

Site Information

Request: LI → MU
±38 acres
West Plains/Thorpe UGA
City of Spokane Water
City of Spokane Sewer
Cheney Schools
Fire District 10
Site Description
CPA-02 is located on the West Plains. The site is approximately 500 feet south of Interstate 90 and a ½ mile northeast of the Grove Road/I-90 interchange. The east side has a frontage on Abbott Road. The site is substantially flat, with some rolling terrain, low-lying vegetation, and a scattering of pine trees. There are documented wetlands present on the site. Surrounding zoning designations include Low-Density Residential to the east, Rural-5 to the southeast, and Regional Commercial to the west.

Population Impacts

<table>
<thead>
<tr>
<th></th>
<th>LI (Current)</th>
<th>MU (Proposed)</th>
<th>Potential Increase</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Units</td>
<td>0</td>
<td>272</td>
<td>272</td>
</tr>
<tr>
<td>Population</td>
<td>0</td>
<td>408</td>
<td>408</td>
</tr>
</tbody>
</table>
Site Location

Site Information

Request: HI → RC
45.49 acres
North Metro UGA
Water – *to be determined*
Spokane County Sewer
Mead Schools
Fire District 9
**Site Description**
CPA-07 is located north of East Magnesium Road and west of North Market Street. The current surrounding adjacent comprehensive plan zoning designations are all Heavy Industrial. Surrounding businesses include, to the north, a US Department of Energy complex with warehouses, storage buildings, an office, and an electrical substation. To the south is an industrial site recently purchased by Finnoe Design, which has steel fabrication activities on site and expansion plans that include rail-served shipping and receiving.

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**Population Impacts**

<table>
<thead>
<tr>
<th></th>
<th>Heavy Industrial (HI)</th>
<th>Regional Commercial (RC)</th>
<th>Potential increase</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Units</td>
<td>0</td>
<td>175 SFU</td>
<td>305</td>
</tr>
<tr>
<td>Population</td>
<td>0</td>
<td>633</td>
<td>633</td>
</tr>
</tbody>
</table>
Site Information

Request: LDR → HDR
2.64 Acres
North Metro UGA
Access: North Mill Road
Whitworth Water District
Spokane County Sewer
Mead Schools
Fire District 9
Site Description
CPA-12-23 is between North Mill Road and North Mayfair Lane in the Fairwood area. The surrounding comprehensive plan zoning designations include Rural Conservation to the north, Urban Activity Center to the south and High-Density Residential to the southwest, approximately 0.33 miles away. Access to the subject property is located along North Mill Road, designated as an Urban Principal Arterial.

Population Impacts

<table>
<thead>
<tr>
<th></th>
<th>Low-Density Residential (Max allowed)</th>
<th>Medium Density Residential (Max allowed)</th>
<th>Total Increase</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Units</td>
<td>11</td>
<td>42</td>
<td>31</td>
</tr>
<tr>
<td>Population</td>
<td>27</td>
<td>63</td>
<td>36</td>
</tr>
</tbody>
</table>
Timeline – 2024 CPA Cycle

- December 20, 2023: Deadline for 2024 public CPA applications
- January 11, 2024: Planning Commission pre-initiation workshop
- February 15, 2024: Planning Commission review workshop
- March 14, 2024: Planning Commission recommendation to initiate CPAs
- April 23, 2024: BoCC initiation of 2024 CPAs
- June 21, 2024: Agency Review and Comment
- ----, 2024: Planning Commission CPA workshop
- ----, 2024: Planning Commission Public Hearing and recommendation
- ----, 2024: BoCC consideration of Comp Plan amendments
Comprehensive Plan Amendments
2024 Annual Review Cycle

Questions?

Spokane County Building & Planning