

**SPECIAL MEETING NOTICE/AGENDA OF THE
SPOKANE PLAN COMMISSION CHAPTER REVIEW SUBCOMMITTEE**

**MEETING OF WEDNESDAY, FEBRUARY 25, 2026
12:00 P.M. – CITY HALL THIRD FLOOR, CONFERENCE ROOM 3B**

The Spokane Plan Commission Chapter Review Subcommittee will be holding a Special Meeting at 12:00 p.m. on Wednesday, February 25, 2026, in the City Hall 3rd Floor Conference Room 3B at 808 W. Spokane Falls Boulevard, Spokane, WA. The purpose of the meeting is to consider and discuss items on the attached agenda.

The special meeting will be open to the public.

SEE ATTACHED AGENDA



Spencer Gardner
Planning Director

AMERICANS WITH DISABILITIES ACT (ADA) INFORMATION: The City of Spokane is committed to providing equal access to its facilities, programs and services for persons with disabilities. Individuals requesting reasonable accommodations or further information may call, write, or email Human Resources at 509.625.6373, 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or ddecorde@spokanecity.org. Persons who are deaf or hard of hearing may contact Human Resources through the Washington Relay Service at 7-1-1. Please contact us forty-eight (48) hours before the meeting date.

Special Meeting Notice

Final Audit Report

2026-02-18

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Spokane Plan Commission Chapter Review Subcommittee Agenda

Special Meeting
Wednesday, February 25, 2026
12:00 PM

Hybrid – City Hall 3rd Floor, Conference Room B/ Microsoft Teams
808 W Spokane Falls Blvd, Spokane, WA 99201

Chapters:

Land Use

**Group 6 Members: Jesse Bank, Ryan Patterson, Jill Yotz, Tim Williams, Kerry Brooks,
Kathryn Alexander**

Virtual Meeting Link - See Next Page for Information

TIMES GIVEN ARE AN ESTIMATE AND ARE SUBJECT TO CHANGE

Subcommittee Briefing Session:

12:00 – 12:10	<ol style="list-style-type: none"> 1. Roll Call 2. Introduction 3. Approval of current agenda 	Planning Staff Kevin Freibott All
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Agenda:

12:10 – 2:00	<ol style="list-style-type: none"> 1. Land Use Goals and Policies 	Kevin Freibott & KayCee Downey
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*Items denoted with an asterisk may include final action taken by the Subcommittee. Written public comments will be accepted at planspokane@spokanecity.org on these items up to one hour prior to the start of the meeting. Verbal testimony may also be accepted during the meeting.

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Plan Commission Chapter Review Subcommittee Meeting Information

Wednesday, February 25, 2026

Plan Commission Chapter Review Subcommittee will be held in a hybrid in-person / virtual format. Members of the public are welcome to attend in person at City Hall or online using the following information.

Microsoft Teams

Join on your computer, mobile app or room device

[Join the meeting now](#)

Meeting ID: 214 158 702 234 01
Passcode: EC2mi7a6

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Video ID: 111 831 329 4
[More info](#)

Dial in by phone

[+1 323-618-1887,,294835727#](tel:+13236181887294835727) United States, Los Angeles
[Find a local number](#)

Phone conference ID: 294 835 727#

Please note that public comments will be taken during the meeting, but the public is encouraged to continue to submit their comments or questions in writing to: planspokane@spokanecity.org. Written public comments will be accepted up to one hour prior to the start of the meeting.

The audio proceedings of the Plan Commission meetings will be recorded and are available online.



February 19, 2026

Land Use Chapter Review Subcommittee
Spokane Plan Commission
City of Spokane

Re: February 25 Meeting of the Chapter Review Subcommittee

Dear President Bank, Plan Commissioners, and CRSB Members,

The Land Use Chapter Review Subcommittee is scheduled to meet **Wednesday, February 25 at 12:00 PM in Conference Room 3B, Third Floor of City Hall**. The following materials have been provided for your review and comment during this meeting:

1. **Land Use Chapter Goals & Policies.** Draft text of Chapter 3 of PlanSpokane 2046, showing the results of initial streamlining and updates. The text includes the integrations of climate and resiliency policies recently recommended for approval by the Climate Resilience and Sustainability Board (CRSB) relevant to the Land Use Chapter.

Please take the time to read and consider the attached materials *before* the meeting as time will be limited. Members are also encouraged to review the [previously adopted Land Use Chapter](#), to help support discussion around reorganization and streamlining.

Additionally, please note that due to the technical nature of this chapter and the depth of changes the City is considering for this chapter, you will not see the entire chapter in this version. The version attached centers on the Goals and Policies only, with the overall descriptions of land use designations and the text explaining the City's overall land use strategy due to be available for your second meeting. Also, as the Preferred Alternative is still under development with the Plan Commission and City departments, the maps normally included in this chapter have not yet been developed.

We hope you can accept a little flexibility in this process as there are many moving parts and interrelated work that must get farther along before we can present every part of the Land Use chapter.

We look forward to seeing everyone next week during the workshop. Please let us know if you have any questions at that time.

Sincerely,

Kevin Freibott, Senior Planner
Planning & Economic Development Department
planspokane@spokanecity.org
509-625-6500

Introduction and Guidelines

The following chapter provides the goals and policies meant to guide growth and development in the City of Spokane through the lens of the **Land Use** chapter. While reviewing this document, it helps to keep a few things in mind:

1. PlanSpokane 2046 is NOT an entirely new document. The existing Comprehensive Plan and ongoing community engagement were the foundation of this document, along with adopted plans, state legislation, and new engagement informing proposed changes.
2. The current Comprehensive Plan, Shaping Spokane, can be found at shapingspokane.org. Readers may refer to that document if they wish to see the existing chapter language.
3. The Vision and Values, previously found in each chapter, are being combined into a single unified vision for the City. Accordingly, those sections of the chapters do not appear in this document.
4. Many policies in the existing plan include “discussion” below the policy. Where those discussions do not provide a better understanding or clarification of the policy, they have been removed from this new document or the language in that discussion has been incorporated into the policy language itself. These removals are not identified specifically here.
5. The plan has undergone a review and minor edits throughout. Terms have been updated, language has been streamlined, and many small changes have been made to increase readability and understanding. Minor wording changes aren’t marked directly to make sure the proposed language is as clear as possible, but any large updates may be identified.
6. A range of helpful notes are provided in the sidebar to the right—these are not part of the proposed text, rather they help readers understand certain proposed changes.
7. The [Climate Planning effort](#) is still ongoing and may affect the language in the chapter later on. Places where we anticipate this *might* occur will be marked with the appropriate icon (see at right).
8. Work towards understanding Racially Disparate Impacts and Displacement is ongoing and may likewise have an impact on the language in this chapter. Where we anticipate this happening, an icon has been included (see at right).
9. Some policies or goals from the past versions of the Comprehensive Plan may have been omitted. If they have been combined with other

The following icons will appear where:



General information or notation is provided, clarifying changes to the existing text.



Language was streamlined or condensed. Minor changes won’t be marked.



New text or policy was added, not sourced from the current plan.



Two or more policies in the existing plan were combined into one.



A policy or language was added because of a change in state law requirements.



Policies recommended from the Climate Resilience and Sustainability Board (CRSB).



Racially Disparate Impacts or Displacement work may impact this language in the future.



Text, goals, or policies were removed—a reason will be provided.

policies or goals, there will be an icon and description in the blue margin. Where policies or goals have been removed entirely, they are listed at the end in their own section.

The currently proposed language for this chapter begins on the following page. Please be sure to note the “version date” at the bottom of the page as we anticipate future changes as this effort evolves.

Land Use

Introduction

Land use represents the community's vision for how different parts of a city should develop in the long-term. The guidance it provides informs future decisions such as how zoning and development regulations are crafted. Spokane has a long history of planning for its future, including the establishment of the City Plan Commission in 1917 and the first zoning ordinance passed in 1929. The first land use plan, a guide for future growth that included both maps and policies, was adopted in 1968 as the official guide for development in Spokane. Later, the first Growth Management Act (GMA) compliant Comprehensive Plan was adopted by the City Council in 2001. Since then, many updates and complimentary plans have been adopted which have helped guide and shape the growth of the city and the health and welfare of its residents.

While land use is the primary method by which the City of Spokane can determine its growth patterns and strategies, the other important topics found in the Comprehensive plan also inform decision making and help shape the city's future, working together to support the community's envisioned future.

The following chapter includes both a narrative description of the overall land use strategy and specific land use designations to be applied throughout the city. Goals and policies build upon past plans, community engagement, and the current and future needs of the community to inform and guide decision making and various actions and plans needed to reach the community vision for Spokane over the next twenty years. Accordingly, both the descriptions and policies should help inform decisionmakers and the public.

Capacity to Accommodate Growth

In order to create and implement a land use strategy, the City must understand the capacity available to grow and the actual growth in population, housing units, and jobs expected over the 20-year planning horizon. A detailed analysis of the City's allocated 20-year growth has been conducted as part of the Environmental Impact Statement (EIS) adopted alongside this plan. Furthermore, certain detailed analyses and studies were undertaken to ensure that the proposed vision and strategies are sufficient to accommodate and serve that expected growth. A Land Capacity Analysis details the City's capacity for physical development, while additional analysis was done to identify the capacity to accommodate housing—both permanent and emergency—at various affordability levels.

Overall, the City has sufficient capacity to accommodate the expected population growth between 2023 and 2046. The Comprehensive Plan has



The original introduction has been replaced with a broader discussion of the setting for this chapter, avoiding outdated terms and concepts.

been crafted towards accommodating that growth and housing affordability for all income brackets, ensuring growth occurs in a manner consistent with and achieving the community’s vision for the future.

Land Use Strategy

Narrative TBD

Land Use Designations

The following land use plan map designations are necessary for development and growth in the city to achieve the vision and land use strategy of the Comprehensive Plan. These land use designations are shown on the Future Land Use Plan Map (Map LU-1), which apply the requirements of land use and the goals and policies of the Comprehensive Plan, describing the types and scale of development expected in each area. The land use plan map designations provide the vision for how parts of a city should develop long-term and include the allowance for a mix of individual uses within each designation. The designations directly inform implementation of that vision through zoning and development regulations.

The land use designations and their general characteristics are as follows:

Land Use Designation	Description
Open Space	<i>Description TBD</i>
Urban Agriculture	<i>Description TBD</i>
Residential Low	<i>Description TBD</i>
Residential High	<i>Description TBD</i>
Commercial	<i>Description TBD</i>
Mixed Use	<i>Description TBD</i>
Institutional	<i>Description TBD</i>
Downtown	<i>Description TBD</i>
Industrial	<i>Description TBD</i>

[INSERT FUTURE LAND USE MAP]

Map LU-1



A full land use strategy, including infill development, transit-oriented development, supporting employment, and mixed-use development will be developed and located within the Land Use Chapter.



The proposed land use designations are found within the table. Descriptions will be included within the Land Use Chapter once finalized.

Goals and Policies

The following goals and policies provide specificity for planning and decision-making. Overall, they indicate the desired direction of growth and development of Spokane.

Goal: LU-1, Uses of Land

Support a livable city by providing balanced opportunities for housing, employment, recreation and access to nature, education, shopping, public facilities and utility services, and cultural events throughout all parts of the city.

Policy: LU-1.1, Neighborhoods

Recognize the importance of neighborhoods as a reference for planning housing, transportation, services, amenities, and placemaking at a scale appropriate for the area.

Policy: LU-1.2, Lower Intensity Residential Uses

Focus a range of lower intensity residential uses, including middle housing and other small-scale dwelling units, as well as neighborhood-serving commercial uses throughout the city while ensuring that development complements the form and function of the area in which it is located.

Policy: LU-1.3, Higher Intensity Residential Uses

Focus higher intensity residential uses towards areas near high-frequency transit, major roadways, urban hubs, commercial opportunities, and in other areas where development intensity is consistent with development of this type or sufficient capacity or need exists to warrant more intense residential use.

Policy: LU-1.4, Downtown as the Heart of the City

Develop citywide plans and strategies designed to ensure a viable, economically strong downtown area serving as the most intense, mixed-use, and dynamic heart of the city, providing a mix of industry, retail, social, cultural, and residential uses but also a high degree of public amenities like open spaces, public plazas, and support for those that walk, bike, and roll.

Policy: LU-1.5, Industry & Employment

Accommodate a variety of commercial, office, and industrial uses at varying sizes and intensities throughout the city, respecting the need for these essential services and products to provide employment opportunities and industrial operations that support the regional economy and employ the people of Spokane.



Name of goal changed from Citywide Land Uses to Uses of Land to indicate a difference between Land Use designations and individual property uses.



Placemaking added to LU 1.1 to reflect feedback heard during community engagement.



Language added to both lower and higher intensity residential uses to include different scales of commercial, reflecting community engagement and mixed-use development strategy.



High-frequency transit language was added to conform with recent legislation (HB 1491).



Language added to reflect the mix of uses supported by Downtown.



Policy combines concepts of existing LU 1.5 Office, LU 1.8 General Commercial and LU 1.10 Industry to reflect the how all uses support local industry and employment.

Policy: LU-1.6, Urban Agriculture

Identify and designate areas that are suited for ongoing agricultural production, while also permitting smaller-scale urban agricultural uses such as community gardens, home gardens, and small livestock throughout the city, recognizing urban agriculture as a community and economic asset that supports food security, local resiliency, and public health.

Policy: LU-1.7, Parks and Open Spaces

Identify, prioritize, and develop funding mechanisms, incentives, and other methods to procure land for both formal parks and/or natural open space throughout the city, especially in areas of historic disinvestment or climate vulnerability, providing access to a variety of outdoor recreation options for all.

Goal: LU-2, Land Use Compatibility

Promote compatible and efficient use of land that meets the changing needs of the community by consolidating supportive uses and mitigating potential negative impacts.

Policy: LU-2.1, Nonconforming Uses

Consider the scale of nonconforming uses that may occur as a result of future land use and zoning decisions. Limit displacement by allowing existing uses to continue where feasible.

Policy: LU-2.2, Airfield Influence Areas

Recognize and protect the status and operation of Spokane’s airports as an essential community resource and economic benefit by prohibiting the siting of land uses that are incompatible with aviation operations in Airfield Influence Areas designated on Comprehensive Plan maps, such as by curtailing increases in residential density in these locations and applying limits on uses that might concentrate people or hazardous materials, consistent with federal, state, and local laws, guidelines, and agreements.

Policy: LU-2.3, Public Facilities and Services

Ensure that public facilities and services are sufficient and will be in place to accommodate proposed development before allowing new development to occur, including necessary consultation and coordination with local service providers and utilities.

Policy: LU-2.4, Displacement Risk

Consider displacement risk in land use and zoning decisions, infrastructure projects, and public investments, ensuring these actions are informed of the risk and identify potential steps to lessen that risk.



CRSB recommended policy. Language expanded beyond the Land Use designation to reflect a more expansive definition of urban ag. and incorporate community feedback.



Existing LU-6.2 consolidated into proposed LU-1.7.



Goal name changed from Efficient Land Use to Land Use Compatibility to better reflect the policies contained within. Language from existing LU-3 goal and LU-5.5 policy added to consolidate related concepts.



LU 2.1 Expanded to reflect existing policies allowing for grandfathered uses.



Language updated to clarify the reason behind Airfield Influence Areas.



Displacement policy added to conform with recent legislation (HB 1181).



Policy: LU-2.5, Coordinated and Efficient Land Use

Encourage coordinated and efficient growth and development through infrastructure financing and construction programs, tax and regulatory incentives, and growth focused in areas where adequate services and facilities exist or can be economically extended before considering development in new areas where provision of services is less feasible.

Policy: LU-2.6, Lot Sizes

Establish lot size and other standards that achieve the desired density and scale, allow housing types at all price points, respect the city's status as the urban center of the region, increase housing options, provide homeownership opportunities, and meet the requirements of growth management.

Policy: LU-2.7, Sub-Area Planning Framework

Undertake sub-area and neighborhood planning in collaboration with local residents and impacted community members, seeking to develop more detailed analyses and decisions by the City while developing and implementing these plans consistent with the Comprehensive Plan.

Policy: LU-2.8, Built and Natural Environment

Ensure uses consider and enhance the built and natural environment - including impacts to air and water quality, groundwater quality and quantity, wildfire risk, noise, traffic congestion, and public utility and service capacity - requiring adequate mitigation to maintain and enhance quality of life.

Policy: LU-2.9, Encouraging Infill Development

Prioritize infill development, including the development and redevelopment of vacant and underdeveloped properties, leverage existing infrastructure and investment, reduce urban sprawl, and support fiscal responsibility while expanding and maintaining the City's tree canopy.

Policy: LU-2.10, Land Use Transitions

Utilize natural boundaries like major roadways, the Spokane River, and other physical barriers as buffers between incompatible land uses when possible and establish a transition in intensity between more impactful uses like Industrial and less intense uses when physical boundaries are not present.

Goal: LU-3, Accommodating Housing Capacity

Encourage a wide range of housing types across the city that meet the changing needs of the community while ensuring residential uses are located near supportive and complimentary uses that provide employment, transportation, recreation, daily-needs, services, and educational opportunities.



Language adjusted to move away from only residential density and to strengthen the homeownership and affordability aspects.



Existing LU 5.1 Built and Natural Environment combined with LU-5.2 Environmental Quality Enhancement.



New policy reflecting community engagement and land use strategy.



Language around tree canopy consolidated from CRSB recommended policy.



New policy reflecting community engagement while also acknowledging the use of natural barriers as the first layer of land use transitions.



New goal reflecting the importance of housing capacity as identified by recent state legislation (HB 1220) and community engagement. Language also consolidates language from H 2.4 Linking Housing with Other Uses.

Policy: LU-3.1, Addressing Housing Displacement

Balance investment in areas identified for future growth and the potential for housing displacement, including anticipated demolitions or rising rents. Ensure land use actions and patterns do not disproportionately impact historically marginalized areas and communities.

Policy: LU-3.2, Access to Transportation

Encourage housing in areas of the city that provide easy access to public transit and other efficient modes of transportation. Seek to reduce household transportation costs, vehicle miles traveled (VMT), and greenhouse gas emissions.

Policy: LU-3.3, Reducing Sprawl

Plan for and accommodate diverse, affordable, and attainable housing types to meet demand while avoiding sprawl in order to decrease emissions and infrastructure costs and preserve open space.

Goal: LU-4, Mixed-Use and Urban Hubs

Encourage more flexible and dynamic land uses citywide, with the most intense forms targeted in areas where transit ridership, walking, riding, rolling, and biking opportunities exist or can be developed in an integrated active manner. Couple choice in uses and intensity with higher design requirements and a greater degree of public amenities.

Policy: LU-4.1, Scalable Mixed-Use

Designate neighborhood- and regional-scale mixed-use areas and provide a compatible mix of housing, commercial uses, and activities to focus growth, and support complete, walkable places.

Policy: LU-4.2, Urban Hubs

Designate urban hubs throughout the city, indicating where a range of uses is permissible while also holding development to a higher degree of design and development requirements.

Policy: LU-4.3, Designating and Planning Urban Hubs

Identify and update urban hubs according to a city-approved planning effort with significant forethought and analysis, an inclusive public engagement process, and in consultation of concerned City departments and operations, including but not limited to a subarea plan.

Policy: LU-4.4, Design Priorities for Urban Hubs and Mixed Use

Ensure that urban hubs target facilities, opportunities, and implementation of significant amenities (both public and private) for those that walk, bike,



Displacement policy added to conform with recent legislation (HB 1181).



Existing policy H 1.11 relocated to Land Use Chapter. VMT added to reflect climate and resilience language.



CRSB recommended policy.



This goal is currently **under construction** and will likely change as the mixed use land use and urban hubs continue to evolve. It will be brought to the subcommittee soon.



CRSB recommended policy.

roll, and ride transit, focusing uses and facilities prioritizing those that drive elsewhere in the city.

Policy: LU-4.5, Mix of Uses and Standards in Urban Hubs

Explore and adopt standards for urban hubs that allow for choice and flexibility, informed by the appropriate intensity of that hub and its relation to the density and intensity of the surrounding area and the specific conditions of the hub's location.

Policy: LU-4.6, General Mixed-Use Allowances

Permit a mix of possible uses at an appropriate scale outside urban hubs, supporting the residential and commercial needs of identified areas throughout the city, such as allowing residential developments in commercially designated areas where appropriate.

Policy: LU-4.7, Neighborhood-Serving Retail

Support neighborhood-serving retail uses in every residential neighborhood, including allowance for corner and grocery stores, community gathering spaces, and small-scale mixed-used development within residential areas.

Goal: LU-5, Transit-Oriented Development

Coordinate land use and transportation planning so that an efficient pattern of development is created supporting alternative transportation modes and making significant progress toward reducing sprawl, traffic congestion, and air pollution.

Policy: LU-5.1, Transit-Supported Development

Encourage transit-supported development wherever frequent transit is widely available, encouraging higher intensity development, a mix of employment, residential, and commercial uses, and appropriate development design to provide access to active forms of transportation, reduce automobile reliance and commute times, increase convenience for the public, and leverage the benefits of transit investment.

Policy: LU-5.2, Vehicle Miles Traveled Reduction

Encourage development of increased intensity and density as well as provisions for public amenities and infrastructure useful for transit riders adjacent to high-performance transit stops to encourage and provide opportunities for transit ridership, reduce greenhouse gas emissions, and reduce per capita vehicle miles traveled (VMT).



Goal title updated to clarify the intent of Transportation and Land Use coordination. Goal language reflects existing LU 4.1 Land Use and Transportation policy language.



Consolidation of existing policies LU 4.2 Land Uses That Support Travel Options and Active Transportation and LU 4.6 Transit-Supported Development.



New policy recognizing the connection between VMT and land use, added to reflect climate and resilience language.

Policy: LU-5.3, Transit and Accessible Neighborhoods

Foster transit-oriented development and accessible neighborhoods by increasing intensity around multimodal transportation options in order to reduce VMT and GHG emissions and promote community resiliency.

Goal: LU-6, Resilient Land Use

Establish land use and development patterns that increase the climate resilience of Spokane’s built environment, ecosystems, and communities.

Policy: LU-6.1, Climate Considerations

Incorporate climate hazard risk and environmental justice criteria and mitigation into land use and infrastructure planning before major land use plan or policy changes, or when siting, replacing, or relocating community assets, such as transportation, civic facilities, and parks.

Policy: LU-6.2, Wildland-Urban Interface Standards

Apply resilience-focused development standards in high-risk zones, including the wildland–urban interface (WUI) and flood-prone areas.

Policy: LU-6.3, Wildland-Urban Interface Outreach

Provide residents living in Wildland-Urban Interface (WUI) areas information about fire prevention and Firewise best practices while applying WUI best practices to new development through building code, ventilation, and landscaping provisions.

Policy: LU-6.4, Impervious Surfaces

Reduce impervious surfaces in the city, in areas of drainage concern mapped by the City, to address urban heat island mitigation, and promote groundwater recharge and infiltration.

Policy: LU-6.5, Food Access

Incentivize and enable uses that provide healthy, affordable, and locally produced food in parts of the city with limited food access, including by amending land use and zoning designations, as well as updating code requirements.

Goal: LU-7, Adequate Public Lands and Facilities

Ensure the provision and equitable distribution of adequate public lands and facilities throughout the city, incorporating different levels of public review depending on facility scale and location with an eye towards efficiency and high responsiveness to opportunities.



CRSB recommended policy.



New goal and associated policies to reflect CRSB recommendations.

Policy: LU-7.1, Advanced Siting

Identify, in advance of development, sites for parks, open space, wildlife habitat, police stations, fire stations, major stormwater facilities, schools, and other lands useful for public purposes to support the ability to and efficiency of developing those resources.

Policy: LU-7.2 Coordination and Partnerships with Providers

Continue to build and expand close working relationships with service and utility providers as well as City departments that plan and install utilities and services, to ensure that land use expansion and growth is considered through the lens of facility and utility capacity.

Policy: LU-7.3, School Locations

Work with all local school districts that serve Spokane's students to identify future school sites within the City, ensuring land use and transportation decisions support accessible and safe routes to the sites for those that walk, bike, roll, and ride transit.

Policy: LU-7.4, Siting Essential Public Facilities

Utilize a process for locating and expanding essential public facilities, meeting state and regional standards, balancing the necessary establishment and continuation of these facilities with potential community impacts, and engaging directly with impacted community members.

Policy: LU-7.5, Public Facility Compatibility and Context

Ensure the use, scale, and location of public facilities are compatible with the surrounding area and are designed with the scale of development in the vicinity, to the maximum extent possible, without affecting the use or function of the facility.

Policy: LU-7.6, Surplus City Property

Establish a process and funding mechanism to lease appropriate unused city-owned buildings and/or property that has been determined surplus to non-profit organizations for community benefit.

Goal: LU-8, Urban Growth Area

Participate and coordinate in the regional process for designating and managing the Urban Growth Area (UGA), seeking to ensure Spokane's services and utilities that extend beyond City limits are sufficient to accommodate, but not exceed, the region's allocated growth, including the accommodation of institutional, industry, and service facilities necessary to serve such growth.



New policy noting the importance of coordination in providing public facilities and services.



Language around safe routes to schools to reflect community engagement feedback, while consolidating collaboration language from LU 6.4.



Language added to include expansion of public facilities, recognition of regional standards, and clarify who should be engaged.



Language expanded to focus on use, scale, and location, not just design.



Policy relocated from current Social Health Chapter (SH-1.7) with phrasing update to broaden process beyond specific funding mechanism.



Language updated to reflect the importance of regional collaboration as well as the role of the City within the UGA outside of City limits.

Policy: LU-8.1, Role of Urban Growth Areas

Limit urban sprawl by requiring more density and intensity of development in urban areas where adequate public facilities already exist or where such facilities can be more efficiently provided, considering both physical and financial impacts.

Policy: LU-8.2, Joint Planning in Urban Growth Area

Coordinate with Spokane County and adjacent jurisdictions to plan for orderly and efficient services and development in the unincorporated portions of the Urban Growth Area.

Policy: LU-8.3, Urban Growth Areas and Regional Growth

Review and consider the Urban Growth Area boundary through the lens of population and housing allocations for the City of Spokane and the region, consistent with the Countywide Planning Policies and the Growth Management Act, seeking to ensure the Urban Growth Area is sized correctly for future growth.

Policy: LU-8.4, Consistent Development Standards

Coordinate with Spokane County and other adjacent jurisdictions to ensure utilities, roads, services, and land uses in the adjacent Urban Growth Area are compatible with city standards, reducing eventual costs and conflicts when portions of the unincorporated Urban Growth Area are annexed.

Goal: LU-9 Annexation

Consider annexations of lands that would enhance effective and efficient government, evaluating all annexations on the basis of their short and long-term community benefits and potential fiscal impacts while also limiting sprawl and infeasible growth at the edges of the city.

Policy: LU-9.1, Annexation Boundaries

Ensure the area of any future annexation results in logical boundaries and reasonable service areas, while also considering the existing and planned capacity to provide public services and avoiding potential negative fiscal impacts.

Policy: LU-9.2, Peninsula Annexation

Encourage and assist with annexation of unincorporated peninsulas of Urban Growth Area or in areas already surrounded by the City of Spokane, so they can be part of the community surrounding their property and benefit from the services and facilities offered by Spokane.

 Language added for the consideration of physical and fiscal impacts.

 Language updated to recognize regional collaboration beyond Spokane County, while clarifying what should be considered in joint planning efforts.

 Language updated to clarify what is planned for in relation to regional growth and the intent of the UGA.

 Policy relocated from existing Goal LU 10 Joint Planning and updated to reflect the City's role in regional standards while adding the reason behind City involvement.

 Existing policy LU 9.4 Community Impacts added to goal language to provide a reason and potential impacts of annexations.

 Concepts in existing policy LU-9.5 Funding Capital Facilities in Annexed Areas consolidated into policy language.

Policy: LU-9.3, City Utilities

Require property owners outside the City yet served by City utilities or services to either annex to the City or sign a binding agreement not to contest a future annexation if such an action is proposed.

Policy: LU-9.4, Land Use and Zoning Designations upon Annexation

Honor the intent of adopted county plans and ordinances for previously developed or vested areas annexed into the City, provided the City has not adopted specific policies and standards for those areas by some other means or agreement.

Policy: LU-9.5, City Bonded Indebtedness

Require property owners within an annexing area to assume a proportionate share of the city's bonded indebtedness, as would be required of any property owner inside the City at the time of bonding.

Policy: LU-9.6, Special Purpose Districts and Adjacent Jurisdictions

Confer and consult with any impacted special purpose districts when considering or planning annexations, as well as other jurisdictions encompassing or adjacent to the area to be annexed, identifying and considering impacts that would result as part of the overall decision to annex.

Policy: LU-9.7, Weighing Fiscal Impacts of Annexation

Analyze the fiscal impacts of annexation prior to considering approval, measuring potential tax base, business, and employment growth against the cost of services and infrastructure resulting from annexation, ensuring that the fiscal cost does not exceed the other community benefits of annexation.

[AIRFIELD INFLUENCE AREAS MAP to be inserted later]

Map LU-3

[AGRICULTURAL PRIORITY AREAS MAP to be inserted later]

Map LU-4

LAND USE GLOSSARY

Many terms that were either in the discussions of this chapter or have been newly introduced will be located in the Glossary, e.g. neighborhoods.



Language added to acknowledge that this is not unique to annexed properties but is ensuring equal share of costs.



Existing policy relocated from Goal 10, Joint Planning. Language expanded to include adjacent jurisdictions and not just special purpose districts.



New policy focused on understanding the fiscal impacts of annexation, expanding on the existing community impacts language.



New maps proposed to provide a stand-alone map of the Airfield Influence Areas and one supporting the Urban Agriculture land use.

POLICIES REMOVED FROM THE TEXT:

The following policies have been removed from the text, largely due to redundancy, unclear goals/success, and similar factors.

Policy: LU 1.16, Mobile Home Parks

Designate appropriate areas for the preservation of mobile and manufactured home parks.

Goal: LU-2, Public Realm Enhancement

Encourage the enhancement of the public realm.

Policy: LU-2.1, Public Realm Features

Encourage features that improve the appearance of development, paying attention to how projects function to encourage social interaction and relate to and enhance the surrounding urban and natural environment.

Policy: LU-2.2, Performance Standards

Employ performance and design standards with sufficient flexibility and appropriate incentives to ensure that development is compatible with surrounding land uses.

Policy: LU-3.8, Shared Parking

Encourage shared parking facilities for business and commercial establishments that have dissimilar peak use periods.

Policy: LU-4.3, Neighborhood Through-Traffic

Create boundaries for new neighborhoods through which principal arterials should not pass.

Policy: LU-4.4, Connections

Form a well-connected network which provides safe, direct and convenient access for all users, including pedestrians, bicycles, and automobiles, through site design for new development and redevelopment.

Policy: LU-4.5, Block Length

Create a network of streets that is generally laid out in a grid pattern that features more street intersections and shorter block lengths in order to increase street connectivity and access.

Goal: LU-5, Development Character

Promote development in a manner that is attractive, complementary, and compatible with other land uses.



LU-1.16 proposed to be removed due to displacement intent captured by proposed policy LU 3.1, and a manufactured home policy in Housing Chapter.



LU-2 and associated policies proposed to be removed or consolidated into the Urban Design and Historic Preservation Chapter as they focus on design.



LU-3.8 proposed to be removed as it is more of an implementation action, with supportive policies already in the Transportation Chapter.



LU-4.3 proposed to be relocated to the Neighborhoods or Transportation Chapter, as appropriate.



LU-4.4 proposed to be removed or consolidated into existing Transportation Chapter policies.



LU-4.5 proposed to be removed or consolidated into existing Transportation Chapter policies.



Goal LU-5 and associated policies proposed to be removed or consolidated into the Urban Design and Historic Preservation Chapter as appropriate.

Policy: LU-5.3, Off-Site Impacts

Ensure that off-street parking, access, and loading facilities do not adversely impact the surrounding area.

Policy: LU-5.4, Natural Features and Habitat Protection

Ensure development is accomplished in a manner that protects significant natural features and wildlife habitat.

Policy: LU-6.5, Schools as a Neighborhood Focus

Encourage school officials to retain existing neighborhood school sites and structures because of the importance of the school in maintaining a strong, healthy neighborhood.

Policy: LU-6.6, Shared Facilities

Continue the sharing of city and school facilities for neighborhood parks, recreation, and open space uses.

Policy: LU-6.7, Sharing and Programming Planning

Develop a joint plan for the city and school districts serving Spokane for sharing and programming school sites for common activities.

Goal: LU-7, Implementation

Ensure that the goals and policies of the Comprehensive Plan are implemented.

Policy: LU-7.1, Regulatory Structure

Develop a land use regulatory structure that utilizes a variety of mechanisms to promote development that provides a public benefit.

Policy: LU-7.2, Continuing Review Process

Develop a broad, community-based process that periodically re-evaluates and directs city policies and regulations consistent with this chapter's Vision and Values.

Policy: LU-7.3, Historic Reuse

Allow compatible residential or commercial use of historic properties when necessary to promote preservation of these resources.

Goal: LU-10, Joint Planning

Support joint growth management planning and annexation requests which best meet the Comprehensive Plan's development goals and policies.



Policy LU-6.5 proposed to be removed as school siting collaboration is already addressed in policies.



Policy LU-6.6 proposed to be removed as similar language exists in the Community Health Chapter.



Policy LU-6.7 proposed to be removed. School siting collaboration already addressed in other policies.



Goal LU-7 and associated policies proposed to be removed as there will be an Implementation Chapter. Additionally, several policies are covered by other policies.



Goal LU-10 proposed to be removed as all remaining policies were relocated under the UGA or Annexation goals.

Policy: LU-10.1, Land Use Plans

Prepare land use plans in cooperation with Spokane County for the Urban Growth Area to ensure that planned land uses are compatible with adopted city policies and development standards at the time of annexation.

Policy: LU-10.4, Long Range Urban Growth Area Planning

Establish a forty-year planning horizon to address eventual expansion of UGAs beyond the twenty-year boundary required by the Growth Management Act.



Policy LU-10.1 proposed to be removed as there are existing joint-planning policies related to the UGA.



Policy LU-10.4 proposed to be removed as it exceeds the state-mandated planning horizon and is not standard practice, as it cannot predict changing needs.