

Volume V, Appendix A

Part I:

Summary of GMA and Countywide Planning Policies

City of Spokane Comprehensive Plan

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The following text presents the various planning goals and requirements set by the Growth Management Act of Washington as they relate to the various chapters and topics addressed in the Comprehensive Plan. Also included is a summary of the Countywide Planning Policies for Spokane County as they apply to the various chapters. Lastly, a full copy of the most current Countywide Planning Policies is included at the end of this appendix.

Land Use

GMA Land Use Planning Goals (RCW 36.70A.020)

The Washington State Growth Management Act (GMA) includes 13 goals, which were adopted to guide the development and adoption of comprehensive plans and development regulations. Most, if not all, of the GMA goals pertain to the land use element. Land use policies and implementing regulations influence transportation, housing, economic development, property rights, permits, natural resource industries, open space and recreation, environment, citizen participation and coordination, public facilities and services, and historic preservation. While all of these goals are important, the two goals that are most directly related to the land use element state:

- Urban growth. "Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner."
- Reduce sprawl. "Reduce the inappropriate conversion of undeveloped land into sprawling, low density development."

GMA Requirements for Land Use Planning (RCW 36.70A.070)

Land use is one of the mandatory elements of the Comprehensive Plan required pursuant to the GMA. As prescribed by the GMA, the land use chapter:

- Designates the proposed general distribution, general location, and extent of the uses of land, where appropriate, for agriculture, timber production, housing, commerce, industry, recreation, open spaces, general aviation airports, public utilities, public facilities, and other land uses.
- Includes population densities, building intensities, and estimates of future population growth.
- Provides for protection of the quality and quantity of ground water used for public water supplies.
- Considers utilizing urban planning approaches that promote physical activity.
- Reviews drainage, flooding, and stormwater runoff in the area and nearby jurisdictions and provides guidance for corrective actions to mitigate or cleanse those discharges that pollute waters of the state.

Countywide Planning Policies

The Countywide Planning Policies (CWPPs) were adopted by the Spokane Board of County Commissioners in 1994. There is not a separate chapter in the CWPPs that addresses the topic of land use. However, there are many policies that are required to be addressed in each jurisdiction's comprehensive plan land use element.

A key policy that advances the GMA goals that are cited above states: "Each jurisdiction shall plan for growth within Urban Growth Areas (UGAs) which uses land efficiently, adds certainty to capital facilities planning, and allows timely and coordinated extension of urban governmental services, public facilities and utilities for new development."

A common theme of the CWPPs is the relationship between land use and most other comprehensive plan topics. For example, policies call for consistency between the land use plan and the regional transportation system. Opportunities are to be provided for developments along corridors that support public transportation services. Master plans of major transportation facilities, such as airports, state highways, railroads, and major freight terminals, are to be included to ensure that they are reasonably accommodated and compatible with surrounding land uses. Policies also require that the land use element consider the intensity of development in the urban growth area and assure that the provision of public facilities and services is adequate to support that intensity. Another topic that is to be addressed in the land use element is the protection of neighborhood character. Policies are to be included to prevent neighborhoods from becoming segmented, fragmented, or degraded by growth.

For the full text of the Countywide Planning Policies, refer to the Countywide Planning Policies and Environmental Analysis for Spokane County document, adopted December 22, 1994, last amended December 14, 2004 by Resolution No. 96-1075.

Transportation

GMA Transportation Planning Goal (RCW 36.70A.020)

The Washington State Growth Management Act (GMA) includes 13 goals, which were adopted to guide the development and adoption of comprehensive plans and development regulations. The following is the GMA goal for transportation:

"Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans."

GMA Requirements for Transportation Planning (RCW 36.70A.070)

The GMA requires that comprehensive plans include a transportation element. Although the GMA includes specific requirements for the transportation element, flexibility is written into the GMA so that jurisdictions can tailor their transportation plans to their own visions, goals, and needs. Key aspects of the GMA regarding transportation include:

- Considering many types of transportation, including walking, bicycling, driving, transit, rail, and air.
- Ensuring that all elements in the comprehensive plan are consistent, particularly the land use and transportation elements.
- Coordinating planning between jurisdictions and ensuring consistency between city, county, and regional plans.
- Establishing regionally coordinated level of service standards for arterials and transit routes.

- Ensuring that level of service standards adopted in the transportation element are maintained.
- Identifying transportation facility and service needs, including actions and requirements to maintain levels of service standards.
- Ensuring that adequate transportation service is provided concurrent with (or within six years of) development.

Countywide Planning Policies

The Countywide Planning Policies and Environmental Analysis for Spokane County (CWPPs), adopted by the Spokane Board of County Commissioners in 1994, include transportation as one of the nine policy topics. The CWPPs overview of the GMA's requirements for transportation planning states:

“Regional transportation systems include major highways, airports and railroads, as well as bikeways, trails and pedestrian systems. The Growth Management Act (GMA) encourages a variety of efficient transportation systems in order to reduce sprawl while improving the efficient movement of people, goods and services. Therefore, close coordination is necessary between transportation planning and the land use element of each jurisdiction’s comprehensive plan. The Growth Management Act (GMA), as well as other state and federal legislation, requires transportation planning to be conducted on a regional basis.

“According to RCW 36.70A, local jurisdictions must adopt and enforce ordinances which prohibit development approval if the development causes the level of service on the transportation facility to decline below the standards adopted in the transportation element of the comprehensive plan unless transportation improvements or strategies to accommodate the impacts of development are made concurrent with the development. The strategies could include increased public transportation services, ride-sharing programs, demand management strategies, and other transportation system management strategies.”

Twenty-one CWPPs for transportation were adopted. The document’s overview of the transportation policies states:

“The Countywide Planning Policies (CWPPs) propose that transportation planning in Spokane County be carried out by the Spokane Regional Transportation Council. Consequently, each jurisdiction’s land use plan should be consistent with the regional transportation system.

“The policies recognize the need to preserve corridors capable of providing for high-capacity transportation such as commuter lanes, rail, or dedicated busways. Through their comprehensive plans, local jurisdictions will be responsible for planning for developments along these corridors that would support public transportation services.

“The Countywide Planning Policies also recognize the need to preserve our existing regional transportation system. New land developments would not be allowed to lower the adopted level of service of the existing transportation system. To accomplish this,

developments would be required to pay for transportation improvements at the time of construction or to identify other transportation strategies to offset the impacts. These strategies could include increased public transportation services, ride-sharing programs and other alternative programs.”

For the text of the 21 policies, consult the Countywide Planning Policies and Environmental Analysis for Spokane County, adopted December 22, 1994.

Capital Facilities and Utilities

GMA Capital Facilities and Utilities Planning Goals (RCW 36.70A.020)

The Washington State Growth Management Act (GMA) includes 13 goals that are intended to guide the content of comprehensive plans and development regulations. Following are the GMA goals that relate to capital facilities and utilities:

- Urban growth. “Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.”
- Economic development. “Encourage economic development throughout the state that is consistent with the adopted comprehensive plans . . . and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state’s natural resources, public services, and public facilities.”
- Public facilities and services. “Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.”

GMA Requirements for Capital Facilities and Utilities Planning (RCW 36.70A.070)

Capital facilities and utilities are two of the required elements of a comprehensive plan under the GMA. They are both combined into one chapter in this comprehensive plan.

Capital facilities elements must include at least the following (RCW 36.70A.070(3)):

- An inventory of existing capital facilities owned by public entities, showing the locations and capacities of the capital facilities.
- A forecast of the future needs for such capital facilities.
- The proposed locations and capacities of expanded or new capital facilities.
- At least a six-year plan that will finance such capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes.
- A requirement to reassess the land use element if probable funding falls short of meeting existing needs and to ensure that the land use element, capital facilities plan element, and financing plan within the capital facilities plan element are coordinated and consistent.

The utilities element must describe the general location, proposed location, and capacity of all existing and proposed utilities, including, but not limited to, electrical lines, telecommunication lines, and natural gas lines (RCW 36.70A.070(4)). Local criteria for siting utilities should address locations and densities of projected growth and land use, public service obligations, optimal siting for effective service, and design considerations (WAC 365-195-320,2,f). The Washington Administrative Code further outlines recommendations for meeting requirements relative to capital facilities (WAC 365-195-315) and utilities (WAC 365-195-320).

Checks and Balances

This capital facilities and utilities element should function as a check on the practicality of achieving other elements of the plan. For example, in order to prevent new development's service demands from lowering the community's existing level of service, concurrency requirements demand that adequate public facilities be available when the service demands of development occur. Taken in conjunction with the transportation and land use goals and policies, the following goals and policies related to capital facilities and utilities complete the framework for implementation of the GMA requirements for concurrency, consistency, and conformity.

Countywide Planning Policies

The Countywide Planning Policies (CWPPs) adopted by the Spokane Board of County Commissioners require the capital facilities and utilities chapter to address the siting of public capital facilities, joint city and county planning within urban growth areas, and the promotion of contiguous and orderly development and provision of urban services to such development (RCW 36.70A.210(3)).

For the entire text of the policy topics that relate to capital facilities and utilities, consult the [Countywide Planning Policies for Spokane County](#), adopted December 22, 1994.

Housing

GMA Housing Planning Goal (RCW 36.70A.020)

The Washington State Growth Management Act (GMA) includes 13 goals, which were adopted to guide the development and adoption of comprehensive plans and development regulations. Housing is a required element under the GMA, which contains the following housing goal:

"Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock."

GMA Requirement for Housing Planning (RCW 36.70A.070)

The GMA requires that each city prepare an inventory and analysis of existing and projected housing and that provisions are made for all economic segments of the community. The comprehensive plan must identify sufficient land for housing including, but not limited to, government assisted housing, housing for low-income families, manufactured housing, multifamily housing, group homes, and foster care facilities. Spokane County and its cities are required to plan cooperatively while accommodating the needs of the population.

Countywide Planning Policies

The Countywide Planning Policies (CWPPs), adopted by the Spokane Board of County Commissioners in 1994, include housing as one of the nine policy topics. The CWPPs overview of the GMA's requirements for housing planning states:

"Affordable housing applies to a wide range of housing types at varying costs which can meet the needs of a diverse community. The marketplace is generally capable of meeting the housing demands of the upper income segment of the population. Therefore, the primary focus of these policies is on mechanisms to increase the availability of affordable housing for middle- and lower-income households. Such mechanisms may include regulatory reform, inclusionary zoning, mixed use developments, incentives for increased housing densities and other incentives to encourage a variety of housing types to meet the needs of a diverse population.

"The affordable housing policies provide a framework by which each jurisdiction can help meet the overall housing needs of Spokane County in a fair, consistent and coordinated fashion. They direct each jurisdiction to accommodate a wide variety of development and housing types; they call for consistency in development regulations and standards within Urban Growth Areas (UGAs) and they encourage reform of regulations which are unnecessary or costly barriers to the provision of affordable housing."

For the text of the nine policies, consult Policy Topic 7, "Affordable Housing" within the Countywide Planning Policies and Environmental Analysis for Spokane County, originally adopted December 22, 1994.

Economic Development

GMA Economic Development Goal (RCW 36.70A.020)

The Washington State Growth Management Act (GMA) includes 13 goals, which were adopted to guide the development and adoption of comprehensive plans and development regulations. The GMA does not require, but rather encourages, that a separate economic development element be included in a jurisdiction's comprehensive plan or as part of the goals, policies, and strategies of each of the other elements. The following is the GMA economic development goal (Goal 5):

"Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities."

Refer to the Growth Management Act, RCW 36.70A.020, "Planning Goals," for description of each goal.

Countywide Planning Policies

The Countywide Planning Policies (CWPPs), adopted by the Spokane Board of County Commissioners in 1994, include economic development as one of the nine policy topics. As an introduction to the CWPPS,

the “Statement of Principles” lists several themes that emerged during the citizen participation process as being of concern to residents. These became the overriding principles that guided the development of the Countywide Planning Policies. One of the principles focuses on economic vitality and states:

“The economic vitality of Spokane County is brought about by a collaborative effort of the public and private sectors. A healthy economy maintains jobs, as well as creates job opportunities. Additionally, it provides the ability to access housing for all economic segments of the community. A jobs-based economy brings together the environmental and the economic implications of managed growth and seeks a balance, which will help secure a quality community for future generations.”

The CWPPs overview of the GMA’s requirements for economic development states:

“The Growth Management Act (GMA) establishes overall goals for economic development throughout the state and requires the topic to be addressed as part of the Countywide Planning Policies. The Growth Management Act (GMA) establishes the following as economic development goals for the State of Washington. RCW.36.70A.020(5).

- *Encourage economic development that is consistent with adopted comprehensive plans.*
- *Promote economic opportunity for all citizens of the state, especially for unemployed and disadvantaged persons.*
- *Encourage growth in areas experiencing insufficient economic growth.*
- *Ensure economic growth occurs within the capacities of the state’s natural resources, public services and public facilities.*

These goals, together with the Countywide Planning Policies, will provide guidance to individual jurisdictions as they develop the economic development elements of their comprehensive plans.

For the entire text of the economic development policies, consult the [Countywide Planning Policies and Environmental Analysis for Spokane County](#), Topic 8, adopted December 22, 1994.

Urban Design and Historic Preservation

GMA Urban Design and Historic Preservation Planning Goals (RCW 36.70A.020)

The Washington State Growth Management Act (GMA) includes 13 goals, which were adopted to guide the development and adoption of comprehensive plans and development regulations. Although urban design and historic preservation have different points of emphasis, they have been grouped together in recognition of their similarities and overlap regarding improvement and preservation of quality of life. While Urban Design is not mentioned directly in the goals of the GMA, Goal 13 related to Historic Preservation states, “Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance.”

Urban design encompasses issues that are addressed in other GMA goals. Design is a necessary element in accomplishing Goals 1 and 2 of reducing sprawl and encouraging development in urban areas, thus

enabling the efficient provision of public facilities and services. Promoting a variety of residential housing types, as directed by Goal 4, requires good urban design to ensure they are compatible with existing neighborhoods and are accepted by the residents of a particular area. Preservation of the environment and retention of open space for recreational opportunities, Goals 9 and 10, obviously are included in the emphasis of urban design principles of the preservation of a high quality of life.

Last, citizen participation, Goal 11, is the driving force behind the historic preservation and urban design efforts. Continued public participation in these efforts is necessary to ensure that inevitable growth does not cause a decline in the quality of life and those physical features valued by the citizens (RCW 36.70A.020).

Countywide Planning Policies

The Countywide Planning Policies of Spokane County (CWPPs) do not specifically mention urban design or historic preservation. However, similar to the GMA goals, there are policies that are more easily achieved and accepted through the practices of good urban design and historic preservation.

County policies direct jurisdictions to ensure compatibility of mixed density residential development. Good design is the necessary ingredient to make this type of development acceptable to the citizens of the neighboring areas. Achieving the intent of the county policies related to affordable housing is also facilitated by urban design standards that ensure architectural and functional compatibility. Urban design, along with historic preservation, are both means to realizing economic development and maintaining the integrity of downtown Spokane as a retail and cultural center.

Natural Environment

GMA Natural Environment Planning Goal (RCW 36.70A.020)

The Washington State Growth Management Act (GMA) includes 13 goals, which were adopted to guide the development and adoption of comprehensive plans and development regulations. The GMA does not require a natural environment element. Based on citizen input and the importance of the natural environment relationships with all other topics, Spokane has chosen to include a natural environment element. The following is the GMA environment goal (Goal 10):

“Protect the environment and enhance the state’s high quality of life, including air and water quality, and the availability of water.”

Countywide Planning Policies

The Countywide Planning Policies (CWPPs), adopted by the Spokane Board of County Commissioners in 1994, do not include the environment as one of the nine policy topics. The environment is, however, mentioned in several areas of the CWPPs.

Six CWPPs under the Policy Topics of Urban Growth Areas (UGAs), Promotion of Contiguous and Orderly Development, Transportation, and Economic Development that reference or relate to the environment were adopted. To reinforce and add greater specificity to the GMA environment goal, the CWPPs also require certain specific actions.

For the text of the six policies, consult the CWPPs document, Countywide Planning Policies and Environmental Analysis for Spokane County, adopted December 22, 1994.

Social Health

GMA Social Health Planning Goals

While social health is not one of the elements required under the Washington State Growth Management Act (GMA), it falls within the provision for optional elements (RCW 36.70A.080). The social health chapter addresses a range of concepts identified as important by the citizens who participated with Spokane Horizons. For example, schools, libraries, and community centers are discussed as prime examples of public facilities that contribute to the social fabric of a healthy community. The chapter also complies with the GMA's requirement to discuss group homes and foster care facilities (RCW 36.70A.070(2)(c)) as well as the identification and siting of such essential public facilities as inpatient facilities, including substance abuse facilities, mental health facilities, and group homes (RCW 36.70A.200). Also included in this chapter are policies on the location of homes for the handicapped (RCW 36.70A.410) and family day care providers' home facilities (RCW 36.70A.450).

Countywide Planning Policies

In addition, the social health chapter incorporates requirements stated in the Countywide Planning Policies (CWPPs). For example, the Principle of Ethnic Diversity (CWPP, Statement of Principles) is covered under SH 4, the diversity goal. In addition to the information covered in the housing and capital facilities and utilities chapters, the social health chapter addresses those housing and essential public facilities issues that relate specifically to special needs populations. Maps SH 1 through SH 12 in the Draft Comprehensive Plan/EIS, Volume 2, identify the current locations of:

- Those essential public facilities that constitute inpatient facilities, including mental health facilities, and alcohol and substance abuse treatment facilities.
- Group homes, such as adult family homes, boarding and retirement homes, including assisted living facilities and congregate care facilities, nursing homes, transitional housing, emergency shelters, and facilities for the developmentally disabled.
- Foster care facilities.

These maps demonstrate the extent to which these facilities are fairly and equitably distributed throughout the City of Spokane. They also show whether or not the facilities are located either in areas of need or near similar facilities and public transportation. To identify relevant demographic trends, see the Draft Comprehensive Plan/EIS, Volume 2, Maps SH 17 through SH 23, for housing and population information from the 1990 U.S. Census. When compared with maps showing locations of such facilities countywide, this information also informs Steering Committee decisions related to population allocation between jurisdictions.

Specific policies in the social health chapter address particular requirements in the CWPPs, namely:

- SH 2.7 addresses the need to consider transportation, site design, and other service needs when evaluating potential locations for these particular essential public facilities. It also describes a

land use pattern that would promote accessibility to service and activity centers, jobs, and public transportation for special needs populations.

- SH 2.8 was written in recognition of federal and state fair housing mandates as they relate to the siting and development of housing for special needs populations.

Neighborhoods

GMA Neighborhoods Planning Goals (RCW 36.70A.020)

While neighborhoods is not one of the elements required under the Washington State Growth Management Act (GMA), it falls within the GMAs provision for optional elements (RCW 36.70A.080). The neighborhoods chapter addresses a range of principles for neighborhood growth identified by the citizens who participated in the Spokane Horizons planning process. These principles are incorporated into the neighborhoods' goals and policies, most of which support or relate to several of the broader goals of the GMA. The chapter contains goals and policies relating to the GMA goals of: (Goal 1) Reduce Sprawl, (Goal 3) Transportation, (Goal 4) Housing, (Goal 9) Open Space and Recreation, (Goal 10) Environment, (Goal 11) Citizen Participation and Coordination, (Goal 12) Public Facilities and Services, and (Goal 13) Historic Preservation. Refer to the Growth Management Act, RCW 36. 70A 020, Planning Goals, for a description of each goal.

Countywide Planning Policies

The neighborhoods chapter also addresses the protection of neighborhood character, one of the principles from the "Statement of Principles," which introduces the Countywide Planning Policies (CWPPs). These principles, identified by the Steering Committee of Elected Officials, embody the overall tone and viewpoint of the policies.

In addition, the neighborhoods chapter contains policies relating to the CWPP topics of Promotion of Contiguous and Orderly Development and Provision of Urban Services, Parks and Open Space, Transportation, Siting of Essential Public Facilities, Affordable Housing, and Economic Development. Refer to the Countywide Planning Policies and Environmental Analysis for Spokane County for the full content of each policy, adopted December 22, 1994.

Open Space and Recreation

GMA Open Space and Recreation Planning Goal (RCW 36.70A.020)

The Washington State Growth Management Act (GMA) encourages the retention of open space and the development of parks and recreational opportunities. The following is the GMA Open Space and Recreation goal (Goal 9):

"Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks."

Countywide Planning Policies

Within Urban Growth Areas (UGAs), the GMA requires open space corridors to be identified and authorizes their purchase for use as greenbelts, parks, or wildlife habitat. Although the GMA does not

expressly require Countywide Planning Policies (CWPPs) on parks and open space, the Steering Committee of Elected Officials chose to include it as a Countywide Planning Policy topic and address it in other CWPP topics. Policy topics include: Urban Growth Areas (UGAs), Promotion of Contiguous and Orderly Development, Parks and Open Space, and Fiscal Impacts.

For the text of these policies, consult the CWPPs document, Countywide Planning Policies for Spokane County, adopted December 22, 1994.

Leadership, Governance, and Citizenship

GMA Goals and Provisions

The Washington State Growth Management Act (GMA) includes 13 goals, which were adopted to guide the development and adoption of comprehensive plans and development regulations, provides the following specific direction:

RCW 36.70A.010 Legislative Findings

“The legislature finds that uncoordinated and unplanned growth, together with a lack of common goals expressing the public’s interest in the conservation and the wise use of our lands, pose a threat to the environment, sustainable economic development, and the health, safety, and high quality of life enjoyed by residents of the state. It is in the public interest that citizens, communities, local governments, and the private sector cooperate and coordinate with one another in comprehensive land use planning. Further, the legislature finds that it is in the public interest that economic development programs be shared with communities experiencing insufficient economic growth.”

GMA Leadership, Governance, and Citizenship Planning Goals (RCW 36.70A.020)

The GMA identifies thirteen specific goals, four of which substantively relate to the issues of leadership, governance, and citizenship. These include:

- Urban Growth. “Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.”
- Reduce Sprawl. “Reduce the inappropriate conversion of undeveloped land into sprawling, low density development.”
- Citizen Participation and Coordination. “Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.”
- Public Facilities and Services. “Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current services levels below locally established minimum standards.”

In addition, the GMA, in RCW 36.70A.140, gives explicit direction regarding public participation. It states that the City of Spokane “shall establish procedures providing for early and continuous public participation in the development and amendment of comprehensive land use plans and development regulations implementing such plans.” Further, this passage instructs the decision-makers to “respond to

public comments” in making the final decisions. In other words, should give substantial weight to process recommendations to respect the outcome of the public participation process.

Countywide Planning Policies

The Countywide Planning Policies provide some limited direction relative to Leadership, Governance, and Citizenship. This direction primarily addresses needs for on-going coordination of planning activities and service provisions between adjoining governmental agencies, such as between the City of Spokane and Spokane County. This information can be found in the [Countywide Planning Policies and Environmental Analysis for Spokane County](#): Policy Topic 2 Joint Planning within Urban Growth Areas (UGAs); Policy Topic 3 Promotion of Contiguous and Orderly Development; and Policy Topic 8 Economic Development.