



Chapter 3 - Land Use

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Purpose

The purpose of the Land Use Chapter is to:

- Provide guidance and principles for the use of the land and physical development in the City of Spokane.
- Emphasize and encourage a mix of land uses that fit, support, and enhance Spokane's neighborhoods, protect the environment, and sustain the downtown area and overall economic base of the community.
- Provide goals and policies that shape future growth according to the Visions and Values provided by the citizens of the City.



What values guided the Land Use chapter?

The values that are important to Spokane's future, as identified by the Citizens during preparation of the original Comprehensive Plan remain. Those include:

- Acquiring and preserving the natural areas inside and outside the City.
- Controlling urban sprawl in order to protect outlying rural areas.
- Developing and maintaining convenient access and opportunities for shopping, services, and employment.
- Protecting the character of single-family neighborhoods.
- Guaranteeing a variety of densities that support a mix of land uses.
- Utilizing current residential lots before developing raw land.

What's New?

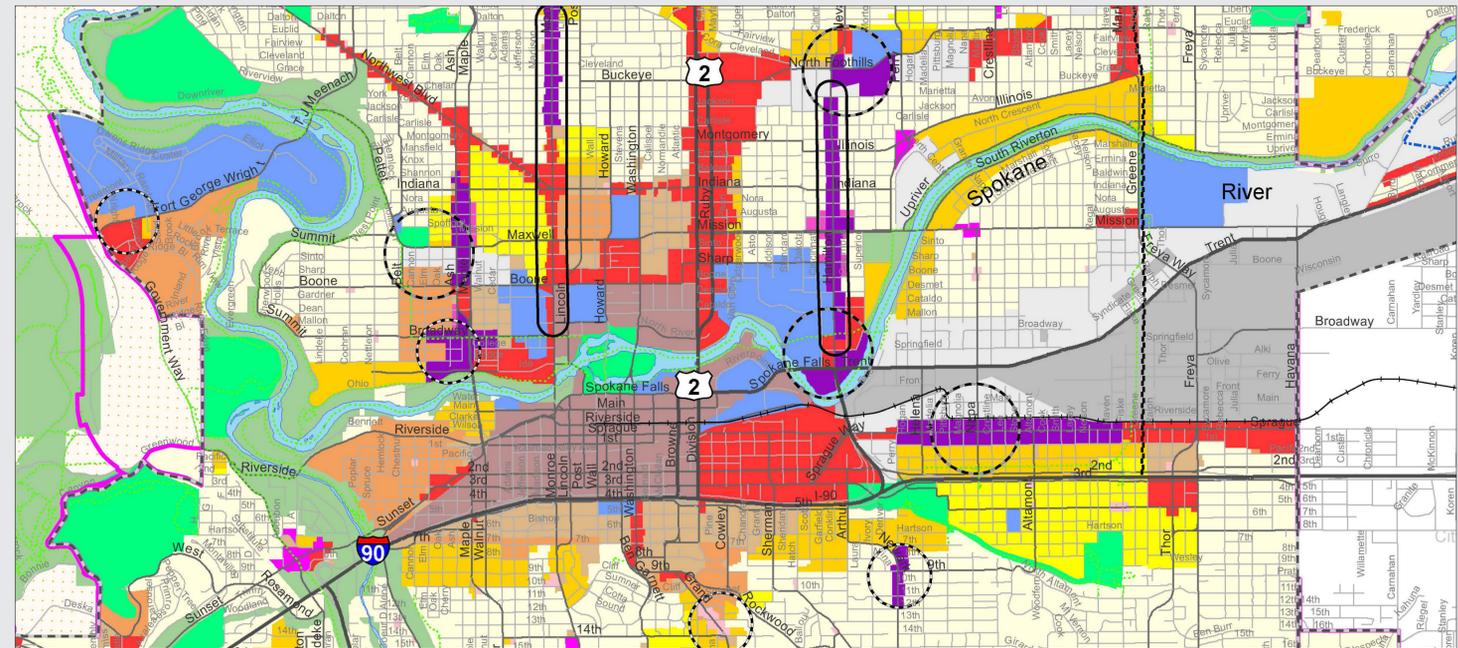
- The chapter has been streamlined, removing any redundancies and discussions that don't directly inform the policies.
- Some of the policies were modified according to new or recently modified State law.
- Redundant policies were removed and, in some cases, multiple policies were combined into a single policy.

Policy Focus Group

The Land Use chapter was one of several chapters that was reviewed by a Policy Focus Group comprised of local residents, agency representatives, and City representatives. Each Focus Group reviewed the entire chapter and provided suggested edits, additions, and deletions - giving overall guidance to the update of the Comprehensive Plan.

The Policy Focus Group for Chapter 3 included the following members:

Member Name	Affiliation
Candace Mumm	Five-Mile Neighborhood
Mike Ekins	Plan Commission Liaison
Brandon Rapez-Betty	Downtown Spokane Partnership
Brittany Hadley	Spokane Regional Health District
Heleen Dewey	Spokane Regional Health District
Jay Cousins	Emerson-Garfield Neighborhood
Joel Soden	Spokane Transit Authority
Karl Otterstrom	Spokane Transit Authority
Kelly Cruz	Community Assembly Land Use Committee
Kitty Klitzke	Futurewise
Michael Cathcart	Spokane Home Builders Association
Paul Kropp	Neighborhood Alliance
Jo Anne Wright	City of Spokane Planning



What are the Goals of the Land Use Chapter?

LU 1 Citywide Land Use

Offer a harmonious blend of opportunities for living, working, recreation, education, shopping, and cultural activities by protecting natural amenities, providing coordinated, efficient, and cost effective public facilities and utility services, carefully managing both residential and non-residential development and design, and proactively reinforcing downtown Spokane's role as a vibrant urban center.

LU 2 Public Realm Enhancement

Encourage the enhancement of the public realm.

LU 3 Efficient Land Use

Promote the efficient use of land by the use of incentives, density and mixed-use development in proximity to retail businesses, public services, places of work, and transportation systems.

LU 4 Transportation

Promote a network of safe and cost effective transportation alternatives, including transit, carpooling, bicycling, pedestrian-oriented environments, and more efficient use of the automobile, to recognize the relationship between land use and transportation.

LU 5 Development Character

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

LU 6 Adequate Public Lands and Facilities

Ensure the provision and distribution of adequate, well-located public lands and facilities throughout the city.

LU 7 Implementation

Ensure that the goals and policies of the comprehensive plan are implemented.

LU 8 Urban Growth Area

Maintain an urban growth area that includes areas and densities sufficient to accommodate the city's allocated population, housing and employment growth for the succeeding twenty-year period, including the accommodation of the medical, governmental, educational, institutional, commercial, and industrial facilities related to such growth, but that does not exceed the areas necessary to accommodate such growth.

LU 9 Annexation

Support annexations that enhance effective and efficient government.

LU 10 Joint Planning

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

