

**APPENDIX B
COUNTY-WIDE PLANNING POLICIES**

**INTRODUCTION
SPOKANE COUNTY-WIDE PLANNING POLICIES**

INTRODUCTION

In 1991, the State Legislature amended the GMA to require that counties adopt county-wide planning policies in cooperation with their municipalities. County-wide planning policies are written policy statements used solely for establishing a county-wide framework from which county and city comprehensive plans are developed and adopted. This framework will ensure that city and county comprehensive plans are consistent as required by the GMA. However, it is important that the County-wide Planning Policies *guide* the subsequent adoption of comprehensive plans without overly constraining with excessive detail.

The County-wide Planning Policies shall, at a minimum:

1. Implement RCW 36.70A.110;
2. Promote contiguous and orderly development and provision of urban services to such development;
3. Provide for public capital facilities of regional or statewide importance;
4. Provide for county-wide transportation facilities;
5. Consider the need for affordable housing;
6. Provide for joint county and city planning within the urban growth areas;
7. Provide for economic development and employment; and
8. Analyze fiscal impact.

The Policies are organized in the following manner:

- Land Use Policies
- Urban Growth Area Policies
- Environmental & Open Space Policies
- Affordable Housing Policies
- Utilities Policies
- Capital Facilities Policies

This Comprehensive Plan follows the County-wide Planning Policies for Spokane County. Copies of the Spokane County-wide Planning Policies are available at the Spokane

County Planning Department, but are summarized below for each relevant chapter of the Plan.

SPOKANE COUNTY-WIDE PLANNING POLICIES

Land Use Policies

- Urban growth should be located first in areas already characterized by urban growth that have existing public facility and service capacities to serve such development.
- Urban Growth Areas outside existing incorporated limits should be based on a jurisdiction's ability to provide governmental services at a minimum level of service specified by the Steering Committee.
- The location of critical areas and natural resource lands should be a prime consideration in delineating Urban Growth Areas.
- Whenever possible and practical, natural resource lands should not be located within Urban Growth Areas unless used as open space.
- Each jurisdiction shall determine land capacity by that jurisdiction's ability to accommodate growth within current city limits.
- Jurisdictions should first encourage new development in areas where all urban governmental services and public facilities currently exist and secondly encourage new development in areas where all urban governmental services and public facilities can be provided economically.
- Each jurisdiction shall accommodate its fair share of population based upon its ability to provide urban governmental services and public facilities.
- Whenever possible Urban Growth Areas will have identifiable physical boundaries.
- Each municipality must document its ability to provide urban governmental services within its existing city limits prior to the designation of Urban Growth Areas.
- To propose an Urban Growth Area designation outside of their existing city limits, municipalities must provide a full range of urban governmental services

based on each municipalities capital facilities element of their comprehensive plan.

- Jurisdiction's shall provide for new commercial/industrial land uses within UGAs based on employment projections and ratios established by the Steering Committee in cooperation with the Spokane area business community and in conjunction with a citizens participation process.
- Within UGAs lands that fall within planned high capacity transportation corridors should be designated for sufficient intensity of land use to support the economic provision of multi-modal transportation.
- Each jurisdictions comprehensive plan shall, at a minimum, demonstrate the ability to provide necessary domestic water, sanitary sewer, and transportation improvements concurrent with development.
- Jurisdictions should work together to develop and implement regionally consistent incentive-based programs to protect resource lands outside UGAs and to protect critical areas and open space within UGAs.
- Joint planning should be accomplished pursuant to an interlocal agreement entered into between and/or among the jurisdictions.
- The joint planning process should: a. Include a 40-year planning horizon to address eventual expansion of UGAs beyond the 20-year boundary required by GMA; b. Ensure the ability to expand urban governmental services and avoid land use barriers to expansion; c. Identify growth corridors beyond the 20-year UGA boundary.

Urban Growth Area Policies

- Urban growth should be located first in areas already characterized by urban growth that have existing public facility and service capacities to serve such development.
- Urban Growth Areas outside existing incorporated limits shall be based on a jurisdiction's ability to provide governmental services at a minimum level of service specified by the Steering Committee
- The location of critical areas and natural resource lands should be a prime consideration in delineating Urban Growth Areas.

- Whenever possible and practical, natural resource lands should not be included within Urban Growth Areas unless used as open space.
- Each jurisdiction shall determine land capacity by that jurisdictions ability to accommodate growth with current city limits.
- Jurisdictions should first encourage new development in areas where all urban governmental services and public facilities currently exist and secondly encourage new development in areas where all urban governmental services and public facilities can be provided economically.
- Each jurisdiction shall accommodate its fair share of population based on its ability to provide urban governmental services and public facilities.

3.2.3 Environmental & Open Space Policies

- The County and each jurisdiction shall establish by interlocal agreement policies, standards and regulations to plan for and acquire parks and open space that fall outside a municipalities corporate boundary and within its UGA.
- Each jurisdiction shall establish open space corridors as greenbelt buffers between and among developments to maintain and enhance quality of life.
- All jurisdictions shall cooperate to identify and protect regional open space lands, natural areas, and corridors of environmental, recreational, and aesthetic significance to form a functionally and physically connected system which balances passive and active recreational uses.
- All jurisdictions shall identify implementation, management, preservation and conservation strategies, through regulatory and non-regulatory techniques, to protect identified lands and corridors to sustain their open space benefits and functions.
- Each jurisdiction shall require the development of parks and open space as a means to balance impacts associated with higher density development.
- Each jurisdiction should encourage cooperation with both utilities and users for the purpose of including compatible passive recreational and open space uses with existing utilities or when siting new facilities.

Affordable Housing Policies

COUNTY-WIDE PLANNING POLICIES

- All jurisdictions shall establish consistent residential development regulations and standards within Urban Growth Areas.
- Each jurisdiction's development policies, regulations, and standards shall not discourage the creation of affordable housing in its community.
- Each jurisdiction should use regulatory tools and incentives for increasing density to promote greater choice and affordable housing.
- Each jurisdiction shall ensure that existing standards facilitate affordable housing.
- Each jurisdiction shall establish development standards which simplify procedures and eliminates those which the cost of implementation exceeds the public benefit provided.
- Each jurisdiction's comprehensive plan shall specify the strategies for attaining its affordable housing objectives.
- Each jurisdiction's comprehensive plan shall include policies and strategies for special needs populations.
- In conjunction with other policy topics, coordinate housing and economic development strategies to ensure that sufficient land and densities for affordable housing are provided in locations readily accessible to employment centers.
- Each jurisdiction's comprehensive plan and development regulations shall recognize and incorporate the mandates of federal and state housing laws, particularly as they relate to siting and development of housing for special needs populations.

Utilities Policies

- Each jurisdiction shall include policies in its comprehensive plan to address how urban development will be managed to promote efficiency in the use of land and the provision of urban governmental services.
- Each jurisdiction and other providers of public services should use compatible information technologies to monitor demand for urban governmental services.
- Each jurisdiction shall include policies in its comprehensive plan to ensure that obstructions to utility corridors are not created.

- The Steering Committee shall oversee the preparation of a regional utility corridor plan for incorporation into local comprehensive plans.
- The Steering Committee shall oversee the development of a management plan for wastewater treatment
- Well head protection plans should be coordinated with water purveyors and implemented by local jurisdictions.
- Each jurisdiction in its comprehensive plan should provide policies that support the compatible incorporation of utilities, greenbelts, and open space within common corridors.
- Each jurisdiction shall plan for growth with 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.

Capital Facilities Policies

- If new non-urban density development is to be included within UGAs, jurisdictions shall charge the full cost of infrastructure. Each jurisdiction shall address in the capital facilities element of their comprehensive plan how this will be accomplished. For those lands outside of a jurisdiction's corporate limits but within their UGA, the affected jurisdictions shall, by interlocal agreements, demonstrate how the full cost of infrastructure will be charged.
- Each jurisdiction shall identify, within the capital facilities element of its comprehensive plan, capital resources that will be available to accommodate the additional development which is anticipated within UGAs.
- Areas outside a municipality's corporate boundary and within its UGA shall be jointly planned with funding structures to ensure adequate land for parks, open space, and greenbelts prior to urban development.
- Each jurisdiction's fiscal analysis should evaluate a mechanism for future intergovernmental revenue-sharing and cooperation to finance shared needs and maintain adopted levels-of-service.
- Jurisdictions choosing to use impact fees shall apply a formula which is consistent with other jurisdictions within Spokane County.

COUNTY-WIDE PLANNING POLICIES

- Each jurisdiction shall consider a number of financing measures to provide for transportation facilities, including but not limited to:
 - general revenues
 - fuel taxes
 - toll roads
 - bonding
 - congestion pricing
 - public/private ownership's
 - assessment and improvement districts, facility benefit assessments, impact fees, dedication of right-of-way and voluntary funding agreements.
- Each jurisdiction shall make adequate financial provisions to maintain parks and recreation areas.
- The Steering Committee shall specify regional minimum level of service standards for urban governmental services within UGAs. Local jurisdictions may chose higher standards. In its comprehensive plan each jurisdiction shall include, but not be limited to, level of service standards for: fire protection, police protection, parks and recreation, libraries, public sewer, public water, solid waste and recycling, transportation, and schools.

Each jurisdiction and other providers of public services should use compatible information technologies to monitor demand for urban governmental and regional services and the efficiency of planning and service delivery.