



Spokane County

WASHINGTON

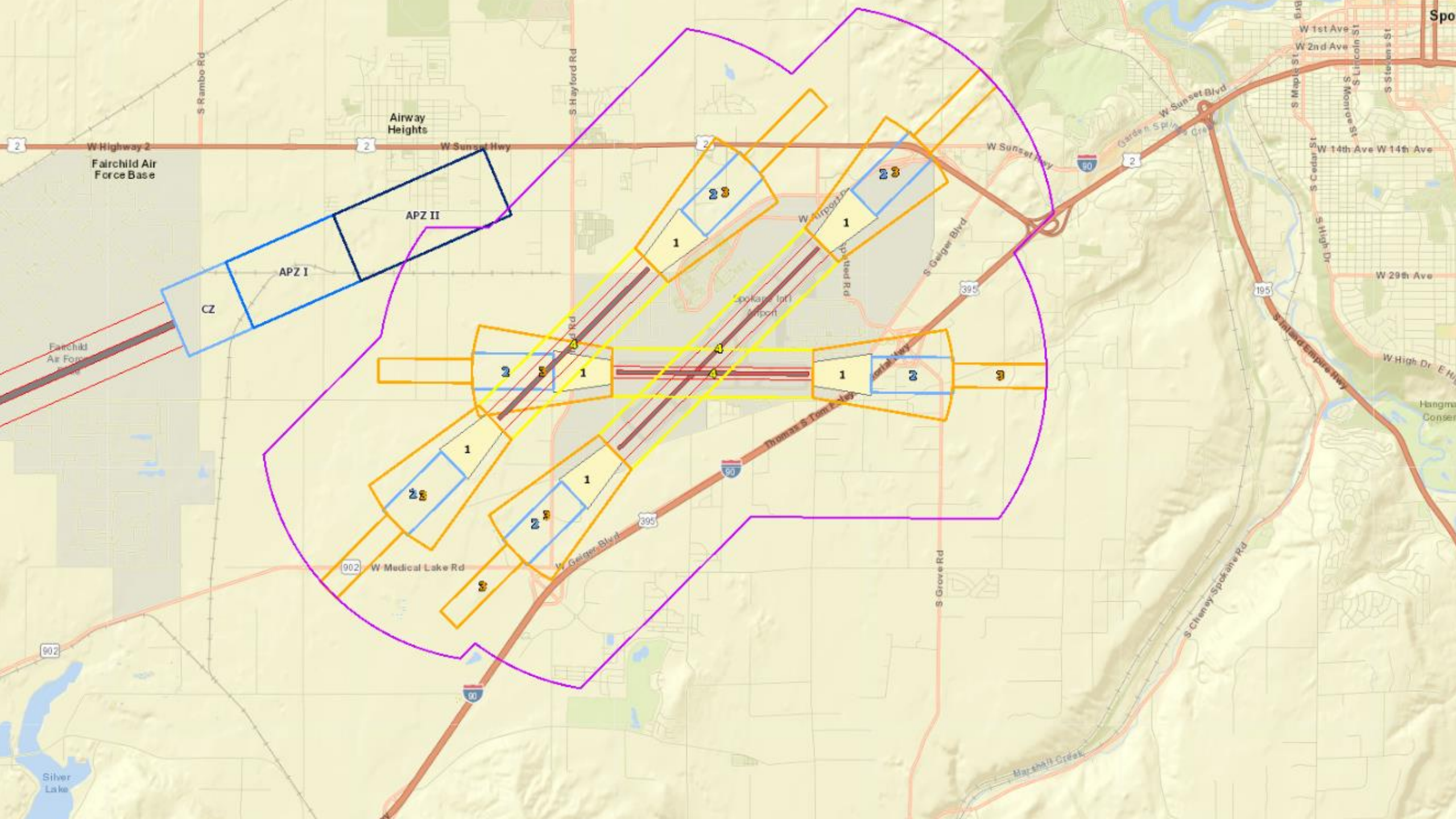
Spokane County Planning Commission

July 14, 2022

Text Amendment: SCZC 14.702

AIRPORT OVERLAY ZONES

- Spokane County Zoning Code Chapter 14.702
 - Purpose and Intent:
 - The purpose and intent of the Airport Overlay Zone is to protect the viability of the Spokane International Airport, Felts Field and Deer Park Airport as significant resources and essential public facilities to the community by encouraging compatible land uses and densities, reducing hazards to lives and properties and ensuring a safe and secure flying environment based on the following findings:
 - Airport Compatibility Zones (ACZ)
 - Based upon WSDOT Division of Aviation guidelines, FAA accident data, NTSB accident data
 - Officially described on the Spokane County Zoning Map

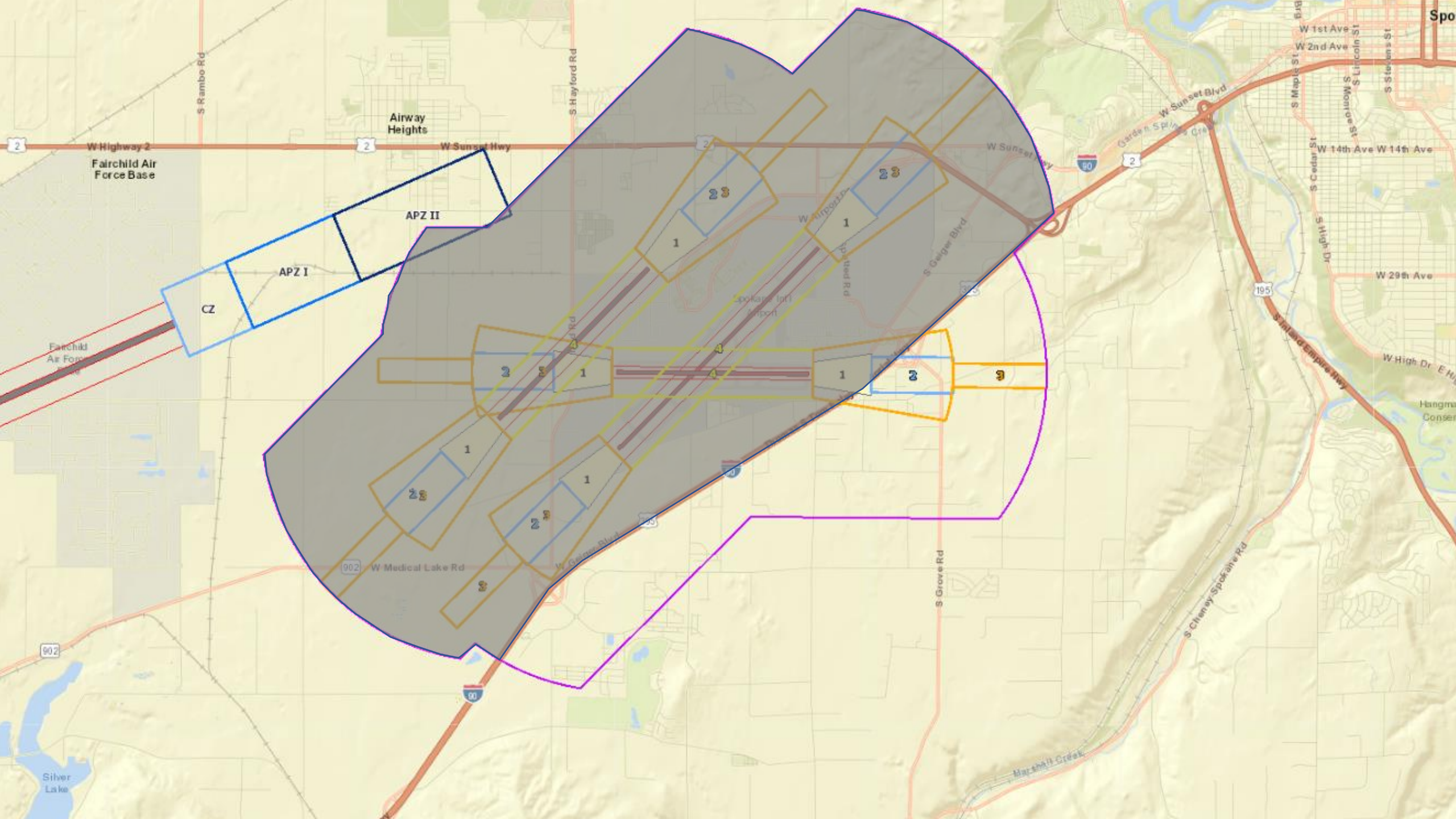


Text Amendment: SCZC 14.702

AIRPORT OVERLAY ZONES

Existing Language

- SCZC 14.702.270 – Limited Use Standards
 - A. Residential Living This regulation applies to all parts of Table 14.702.260 that have a note [1].
 - 1. In the ACZ-1, ACZ-2, ACZ-3, and ACZ-5 residential uses and residential densities are permitted within Residential and Rural Zones that permit residential uses that existed prior to the adoption of this Chapter, except that mobile and manufactured home parks are not permitted. No residential zone changes will be allowed within the ACZ-1, ACZ-2, ACZ-3 or ACZ-5 that allow for increases in residential lots or units per acre except that amendments to the Comprehensive Plan and Zone reclassification maybe considered to allow for changes to or increases to residential densities when such reclassifications are located on properties south of the Interstate 90 right of way after the adoption of this Chapter.



Fairchild Air Force Base

Airway Heights

APZ II

APZ I

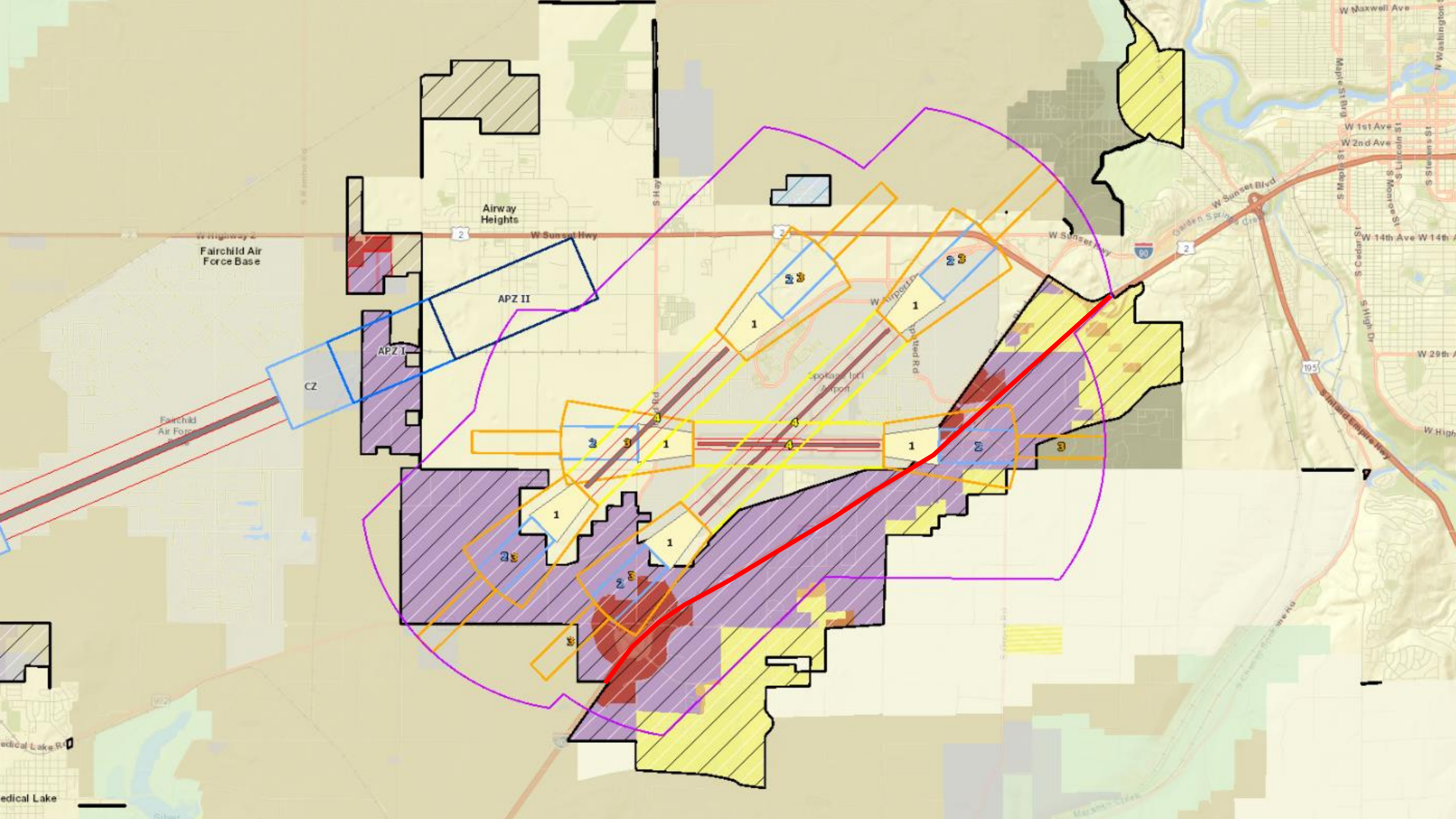
CZ

Fairchild Air Force Base

Spokane Intl Airport

Silver Lake

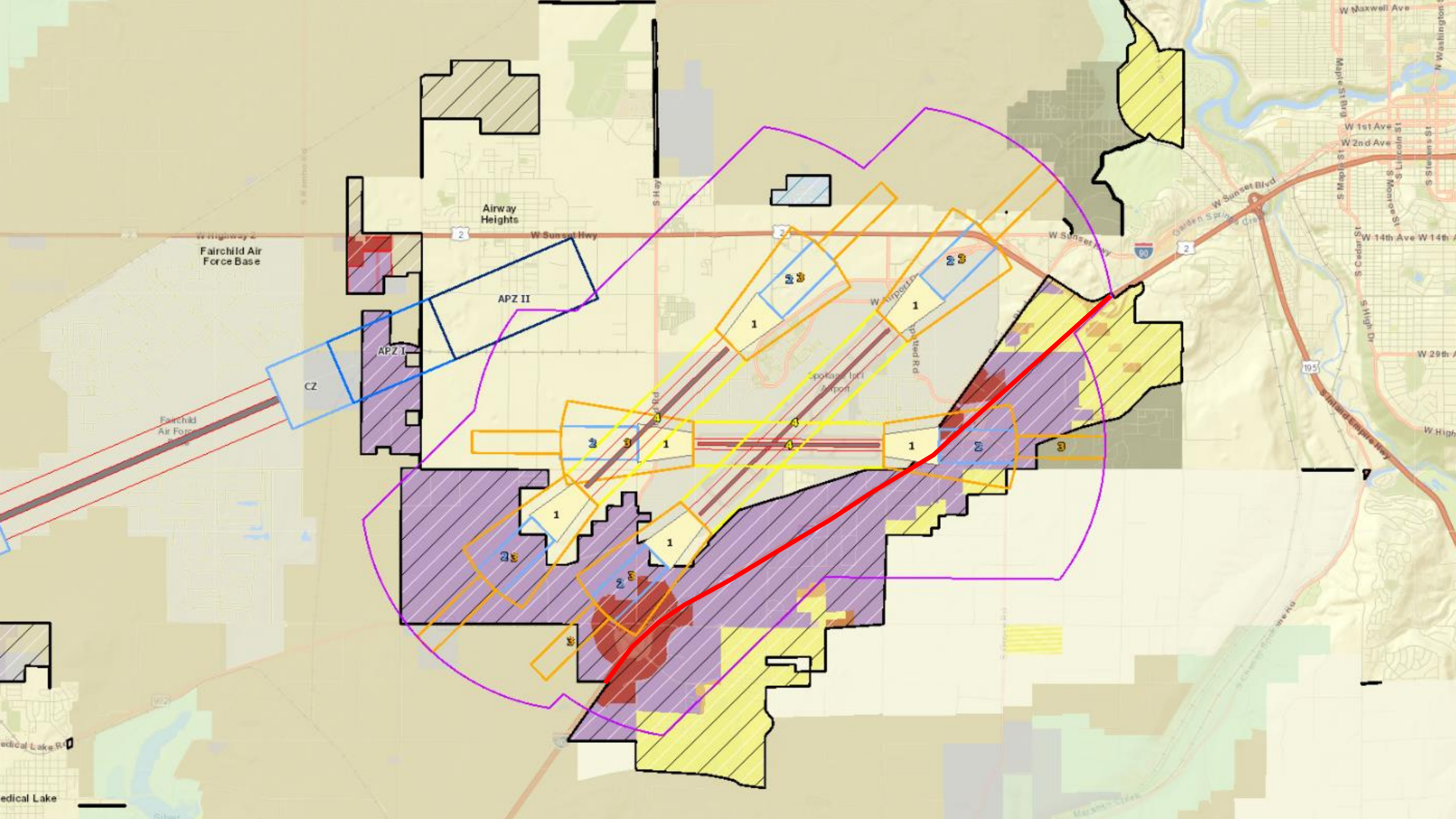
Hangman Conservation Area



Text Amendment: SCZC 14.702 AIRPORT OVERLAY ZONES

Existing Language (Summary)

- SCZC 14.702.270 – Limited Use Standards
 - Prohibits Comprehensive Plan Amendment and Zone Change Requests within ACZ Zones north of I-90
 - Residential densities (where allowed) at the time of adoption
 - For LDR zones, densities up to 6 units per acre
 - Current standards for LDR are 8 units per acre



14.702.270 Limited Use Standards

A. Residential Living

This regulation applies to all parts of Table 14.702.260 that have a note [1].

1. In the ACZ-1, ACZ-2, and ACZ-3, ~~and ACZ-5~~ no new residential uses and residential densities are development is permitted within Residential and Rural Zones that permit residential uses that existed prior to the adoption of this Chapter, ~~except that mobile and manufactured home parks are not permitted.~~ No residential zone changes will be are allowed within the ACZ-1, ACZ-2, and ACZ-3 ~~or ACZ-5~~ that allow for ~~increases in residential lots or units per acre~~ development, ~~except that amendments to the Comprehensive Plan and Zone reclassification may be considered to allow for changes to or increases to residential densities when such reclassifications are located on properties south of the Interstate 90 right of way after the adoption of this Chapter.~~

2. No residential zone changes are allowed within the ACZ-5 that allow for increases in residential lots or units per acre except that amendments to the Comprehensive Plan and Zone reclassification may be considered to allow for changes to or increases to residential densities when such reclassifications are located on properties south of the Interstate 90 right of way after the adoption of this Chapter.

B. High Intensity Uses

This regulation applies to all parts of Table 14.702.260 that have the note [2]

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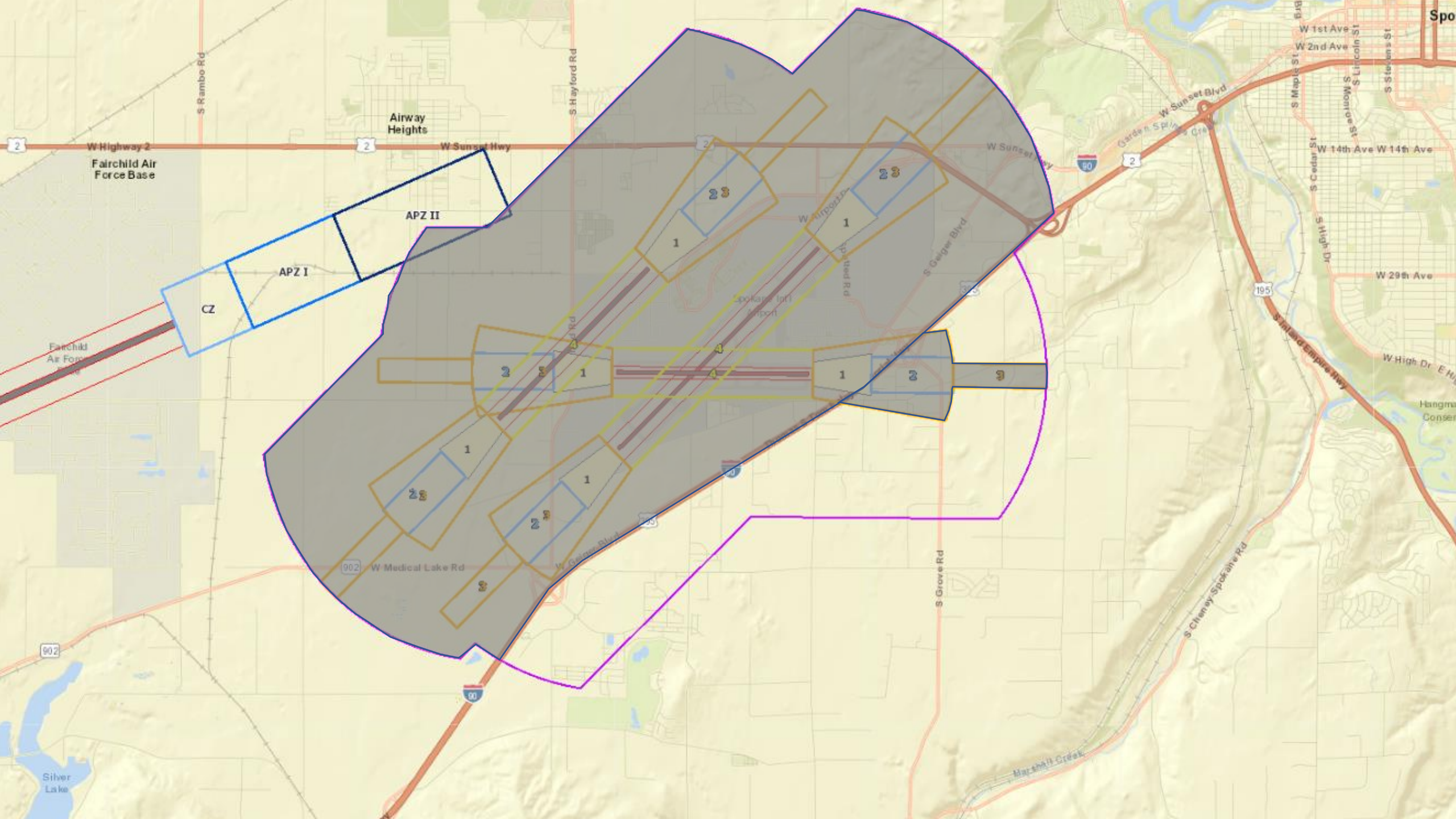
AIRPORT OVERLAY ZONES

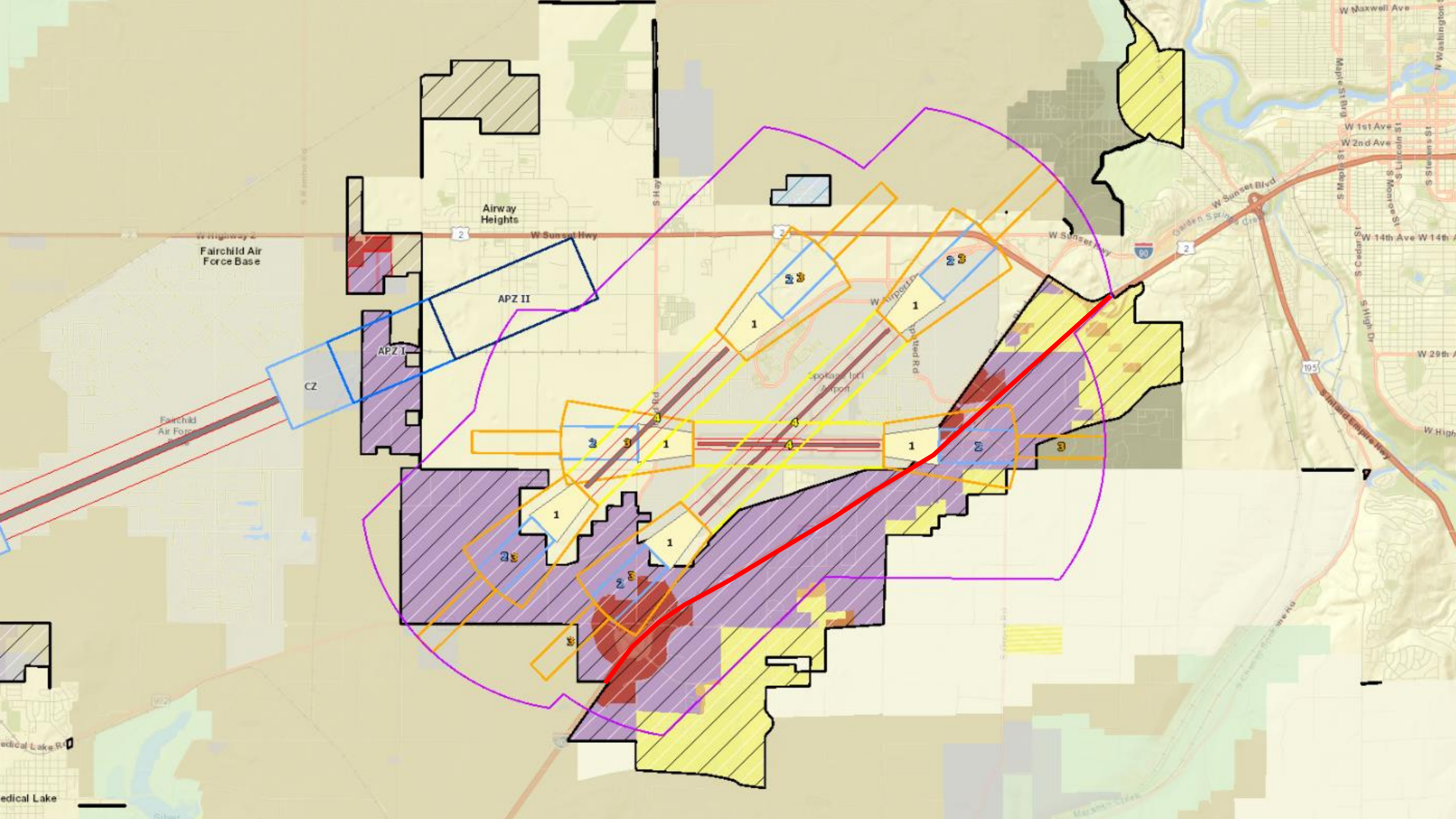
- SCZC 14.702.270 – Limited Use Standards – Proposed Language

- A. Residential Living

This regulation applies to all parts of Table 14.702.260 that have a note [1].

1. In the ACZ-1, ACZ-2, and ACZ-3 no new residential development is permitted within Zones that permit residential uses that existed prior to the adoption of this Chapter. No residential zone changes are allowed within the ACZ-1, ACZ-2, and ACZ-3 that allow for residential development.
2. No residential zone changes are allowed within the ACZ-5 that allow for increases in residential lots or units per acre except that amendments to the Comprehensive Plan and Zone reclassification maybe considered to allow for changes to or increases to residential densities when such reclassifications are located on properties south of the Interstate 90 right of way after the adoption of this Chapter.





Fairchild Air Force Base

Airway Heights

APZ II

APZ I

CZ

Spokane Intl Airport

Medical Lake Rd

Medical Lake

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AIRPORT OVERLAY ZONES

- SEPA AND AGENCY CIRCULATION
 - Circulated SEPA Checklist to reviewing agencies
 - WSDOT
 - RCW 36.70.547
 - RCW 36.70A.510
- PUBLIC COMMENT
 - None received prior to planning commission hearing

Text Amendment: SCZC 14.702

AIRPORT OVERLAY ZONES

- Spokane County Comprehensive Plan
 - Air Transportation
 - Goals:
 - **T.3g** Protect airports in Spokane County from encroachment by incompatible land uses
 - Objectives
 - **T.3g.2** Commercial and industrial uses that benefit from and do not conflict with aircraft operations should be encouraged.
 - **T.3g.5** Discourage new residential development near airports where significant noise impacts and safety hazards exist or are likely in the future.
 - **T.3g.8** Promote the safe operation of airports by discouraging uses or activities that will impede safe flight operations or endanger the lives of people on the ground.
 - **T.3g.10** Evaluate all proposed amendments to the comprehensive plan, capital facilities plan, and UGAs that will increase incompatible land uses or potential of incompatible development adjacent to airports

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AIRPORT OVERLAY ZONES

- Spokane County Comprehensive Plan
 - Air Transportation
 - Goals:
 - **T.3h** Maintain close-in airport facilities, which are easily accessible to the cities that serve and complement the economic health of Spokane County.
 - Policies:
 - **T.3h.1** Assure that the airports can maintain or expand their levels of operations to meet existing and future aviation demands consistent with airport master plans.
 - **T.3h.3** Ensure that airport planning is coordinated and consistent with the goals and policies of the Spokane County Comprehensive Plan

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AIRPORT OVERLAY ZONES

- Spokane County Zoning Code

- 14.402.040 Criteria for Zoning Code Amendment

1. The amendment is consistent with or implements the Comprehensive Plan and is not detrimental to the public welfare.
2. A change in economic, technological, or land use conditions has occurred to warrant modification of the Zoning Code.
3. An amendment is necessary to correct an error in the Zoning Code.
4. An amendment is necessary to clarify the meaning or intent of the Zoning Code.
5. An amendment is necessary to provide for a use(s) that was not previously addressed by the Zoning Code.
6. An amendment is deemed necessary by the Commission and/or Board as being in the public interest

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QUESTIONS?

14.702.270 Limited Use Standards

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B. High Intensity Uses

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