Land Use

Introduction

This chapter, including related goals, policies and future land use map, is a critical part of Cheney’s comprehensive plan, as land use patterns determine community character and form the basis for efficient city function. The following pages contain an overview of Cheney’s existing land use conditions, a description of the plan’s land use strategy, and a goal and policy framework focused on future land use considerations.

This chapter also contains a future land use map - essentially a geographic policy - to guide City decisions related to land use. Because the future land use map must reflect current uses as well as those supporting more generalized goals, map categories are less specific than with the City’s regulatory (zoning) maps. Instead, the future land use map, together with the written policies presented here and in the appendix, is provided to lead the full range of City implementation measures, including the development and revision of future zoning, regulations, resource allocation, additional studies and subarea plans, land divisions and other municipal directives.

Though the following pages may effectively sort, introduce, and present those goals and policies related to land use, the entirety of Cheney’s goal and policy framework, presented in Appendix B, should be considered the plan’s over-arching source.

In short, this element, together with other relevant policies contained in this plan, provide a type of “road map” for the City in protecting the health, safety and well-being of its citizens - including ensuring compatible and efficient land uses for Cheney’s future.
Existing Conditions

As introduced above, land uses and land use patterns create both the form and character of a community, and play a central role in determining how well a city functions.

Cheney was first platted with streets and infrastructure running northeast to southwest in anticipation of the arrival of rail in the 1880s. Platting patterns and growth beyond the core tended to reflect the north-south orientation of agricultural lot lines, leaving Cheney with a street and lot network including many triangular intersections and oddly-shaped lots.

The rail lines passing through Cheney also seem to reflect the character of the landscape, essentially following a natural divide between rich farmlands to the north and west and scabland environments to the south and east. Due in large part to the greater difficulties and limitations associated with development south of the tracks, higher-intensity land uses in Cheney have traditionally been focused to the north.

Development has begun to occur along Cheney-Spangle Road and near Cheney-Plaza Road south of the tracks, but in response to environmental considerations and concerns about public safety and service provisions across an active, on-grade set of rail lines, plan policies direct a more conservative, conditional approach to development south of the tracks.

Those portions of Cheney established early in its history reflect a more traditional, smaller scale, interconnected and walkable approach to urban design. Generally speaking, the urban character of Cheney changes markedly from Elm and Washington Streets outward, transitioning from a more compact, interconnected character to an increasingly suburban one. While these patterns are typical of many agricultural communities, Cheney residents hope to contain more of future growth within existing or modified UGA boundaries.

Cheney’s current mix of uses is based on parcel- specific data collected by the Spokane County Assessor’s Office. This data, presented in Table 3.01, provides an estimated breakdown of existing uses by number of parcels, acres and percent of the total land dedicated to specific land uses. A land quantity analysis, presented in Table 3.02, provides additional detail. While these tables provide few surprises regarding the
City’s composition - a variety of single-family/multi-family residential, followed by educational and city-owned lands - it does indicate a sizable portion of vacant or undivided residential land available for growth, as well as a positive overall balance of uses that the City wishes to maintain over time.

Figure 3.03 provides a pie chart view of land use in Cheney. Combined, over one-third of the land in the planning area is currently being used for large-lot residential, agriculture, or is sitting fallow. While 30% of land in Cheney is classified here as “government and education,” it should be noted that this also includes park and open space lands within the City. Perhaps more significantly - and seemingly despite Cheney’s reliance on EWU and agriculture as economic mainstays - land currently developed for commercial and industrial purposes comprise nearly seven percent of the total land within the study area.

![2016 - Assessor Current Uses](image)
The existing uses map (Figure 3.04) presents a graphic of Cheney’s uses as they existed in 2017. GMA-compliant technical data related to land use may be found in Appendix C.

Future Land Use

The future land use map (Figure 3.06) presents a graphic expression of this plan’s land use policy. Provided to guide decisions on land use, the map reflects both current uses - categorized more generally than with the City zoning map - as well as uses seen as conducive to the community’s long-range goals. As opportunity and interest emerge for changes in land use and regulation, the map should be referenced to ensure those changes meet overall planning goals. In contrast to the City’s zoning regulations, the map is presented with soft-edged use boundaries, which at the same time reflect the fact that as policy, specific boundaries are less critical than the map’s overall intent, including development type, intensities and their relative arrangement.

It should also be noted that state law tends to support the land use needs of universities, potentially limiting the community’s ability to control the use and character of development on university lands. Given this, it is in the best interest of the City and the university to actively plan together, avoiding potential land use conflicts, ensuring the continued viability and overall value of private lands, and supporting the educational mission of EWU.

Land Use Designations

Multi-Family

This designation describes lands already developed as multi-family, typified by residential development accommodating densities ranging from eight dwelling units per acre to an average density of 25 dwelling units per acre. The intensity and relatively segregated nature of such uses may create special service and transportation difficulties without careful placement and development. Given the community’s preference that higher-density development be accommodated through more mixed, less segregated patterns; no expansion of the multi-family designation is envisioned by this plan.

General Residential

This designation encompasses the majority of Cheney’s residential land, providing for single-family and attached housing at development densities ranging from one unit per acre in areas that are less intensively developed to up to 12 units per acre in places that are clearly more urban. This designation has generally been applied reflecting existing land uses and exists in nearly all areas of the city. Given its existing prevalence and its lower per-acre capacity, this plan tends to apply the General Residential designation where more strategic designations - such as Mixed-Use or CA/Limited Residential have not been placed.

CA/Limited Residential

The Critical Area/Limited Residential classification applies to areas typified by shallow soil, wetland conditions, and which are envisioned to include some level of development tied to mitigating site plans. This plan designates as CA/Limited Residential lands generally between the railroad and the UGA boundary, excepting lands owned by the City or already developed.

Development densities in CA/Residential areas may vary, but are envisioned to be based on clustering techniques that restore or maintain large areas as undeveloped and viable conservation land.
Figure 3.04 - Land uses per 2016 County assessor records for Cheney
Table 3.02 - Summary, 2016 Land Quantity Analysis

<table>
<thead>
<tr>
<th>Factors, category components</th>
<th>Quantities</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current 2016 Population</td>
<td>11,650</td>
</tr>
<tr>
<td>Projected 2037 Population</td>
<td>14,746</td>
</tr>
<tr>
<td>Change in population to be accommodated</td>
<td>3,096</td>
</tr>
<tr>
<td>Annual Growth Factor</td>
<td>0.044</td>
</tr>
<tr>
<td>Total land within the corporate city limits (acres)</td>
<td>2,799.6</td>
</tr>
<tr>
<td>Total land in the UGA and outside the city limits, current (acres)</td>
<td>603.8</td>
</tr>
<tr>
<td>Total land in the UGA and outside the city limits, proposed (acres)</td>
<td>603.8</td>
</tr>
<tr>
<td>Residential land within the corporate city limits (acres)</td>
<td>1,192.5</td>
</tr>
<tr>
<td>Total Vacant Land (Acres)</td>
<td>346.1</td>
</tr>
<tr>
<td>Total Partially Used Land (Acres)</td>
<td>65.8</td>
</tr>
<tr>
<td>Gross Available Land (Acres)</td>
<td>411.9</td>
</tr>
<tr>
<td>DUs Possible on Available Land</td>
<td>1,449.7</td>
</tr>
<tr>
<td>Total Potential Population</td>
<td>2,880.5</td>
</tr>
</tbody>
</table>

The City of Cheney has sufficient land capacity to accommodate the population up to the year 2037

| Commercial land within the corporate city limits     | 577.0      |
| Vacant Land                                         | 162.6      |
| Additional Commercial Acres Needed                  | (11.0)     |

The City of Cheney has sufficient commercial land capacity for the year 2037

Very Low Density

This designation describes lands within the planning area to be developed at densities between one dwelling unit per five acres and one dwelling unit per acre. The Future Land Use Map envisions very little land within City boundaries as low-density, including only lands with current access and/or environmental constraints located southeast of the railroads and north of Cheney-Spangle Road, bounded by City-owned property to the north and east.

Mixed-Use

No development intensity is necessarily implied by this designation (could be similar to that of multi-family residential), which simply envions such areas as built or maintained at more urban levels (in the downtown core), incorporating a variety of uses and including an interconnected street network accommodating multiple modes of travel beyond the automobile. As with other designations, Mixed-Use has been applied partially in response to existing conditions, but is also shown in support of overall planning strategies that improve downtown and 904 corridor vitality, increased densities near the city core, and improved walkability city-wide. This designation applies to areas along Highway 904 between Clay and A Streets, along Second between A Street and Union, and along Elm abutting the EWU campus.
Figure 3.05 – Though much has changed since 1974 when this land use map was developed.

Commercial

The Commercial designation applies to all land dedicated to retail, professional office, or other primarily non-residential, commercial use. It includes downtown portions along 1st Street, commercial areas along Highway 904 between Cheney-Spokane Road and Betz, and a segment near the City’s industrial park to the south. Should market conditions favor it without compromising city commercial needs - especially downtown - the planning vision is likely to support a mixed-use environment in areas currently envisioned as commercial.

Industrial

The Industrial designation generally applies to lands including or near Cheney’s business park, allowing for manufacturing, light industrial and other similar uses. It focuses on providing land for the location of jobs in Cheney, drawing access from Highway 904 and the railroad. Additional lands designated as Industrial include lands owned by rail operators, and land east of the tracks between and Betz and Cheney-Spokane Road within the UGA.

University

This designation applies to lands currently owned by Eastern Washington University, and has not been expanded beyond those limits. The plan strongly encourages ongoing collaboration between the City and EWU, ensuring that community and university objectives receive equal benefit.
Institutional

This designation applies to lands currently held by the City or by public service agencies and are generally in a developed state or are unlikely to be held as open space, such as City administration, existing K-12 schools, K-12 school administration, or municipal services. This designation has been created to reflect long-term plan objectives, and does not necessarily apply to all lands owned by public agencies. Should lands transition to private ownership or non-institutional use, policy direction may be obtained by examining adjacent use categories and larger plan objectives.

Open Space

This designation applies to parks and open space areas owned by the City, and to other parcels in a generally undeveloped state and unlikely to change into any other use, such as existing cemeteries. This plan does not expand the Open Space category beyond existing conditions, and assumes that future acquisition of such lands would serve goals contained in this plan, including those related to parks, recreation and environmental concerns.
Figure 3.06 – Future land use map of Cheney showing 2037 Future Land Uses. *Image source: City of Cheney*
Figure 3.07 - Due in part to channeled scabland, lake and wildlife habitat south and east of downtown, this plan’s land use policies encourage housing growth as infill, on under-utilized or vacant properties, or as mixed-use housing. (Image source: City of Cheney)
Policy Overview

The land use related goals, policies and programs contained in this chapter cover familiar, and to residents, critical themes including:

- **Keeping downtown as the “heart” of Cheney, and improving its overall vitality**
- **Maintaining the scale and improving the vitality of Cheney’s neighborhoods**
- **Retaining Cheney’s “small-town” feel**
- **Retention of Cheney’s agricultural economy**
- **Maximizing opportunity/growing a collaborative relationship between Cheney and EWU**
- **Preservation and enhancement of Cheney’s natural and open space**

Recognizing the expectation that the community will grow appreciably over a 20-year planning horizon, many policies have been included that help the community adjust and comfortably accommodate growth in a way that retains, or in some cases improves, Cheney’s key characteristics. Over time, this will lead to a more walkable, compact urban form in the downtown area while maintaining a rural character at the periphery of the city. Policies have also been included supporting the availability, and viability, of industrial properties to help Cheney grow and diversify its economy. Finally, in recognition that much of what residents prize about their community relates to what surrounds Cheney, this land use element encourages the City to work in concert with other regional and State agencies to sustain the asthenic qualities of the region.

Goal, Policy & Program Listing

Each of the goals, policies and programs contained in the following section have been selected from the entire matrix as closely associated with land use objectives, though there may be others arguably key to the success of community goals not under this heading. All are presented in the order in which they occur in the overall matrix, and do not necessarily reflect plan or City priorities. Each goal is followed by a brief “discussion” paragraph expanding on the origins, objectives and overall benefits associated with it. Similarly, each policy is followed by discussion text, but also includes a paragraph entitled “direction,” which outlines one or more ways the policy might be implemented. Program listings in this and other elements do not include the estimated timeline or likely agencies to be involved in their completion; for this level of program detail, refer to Table 13.01 in the Implementation element.

Electronic versions of the matrix are hyperlinked to Appendix B for review and cross-referencing purposes.
Goals, Policies & Programs

Land Use & Related Goals

- Continue Cheney’s relationship with Eastern Washington University, improving economic, educational, facility and cultural opportunities for all. (G.02)

  Background: Cheney owes much of its success to the presence of Eastern Washington University, but residents sense that greater opportunities exist for both City and school, given greater collaboration. Throughout the process, participants noted the need to coordinate curricula with economic initiatives, to plan infrastructure and facilities in ways that achieve broader goals, and to help integrate educational and cultural offerings into what residents perceive as part of Cheney life. As a result, this plan includes goals, policies and programs to help the City and the EWU establish and maintain a more dynamic partnership.

- Sustain downtown as the ‘heart’ of Cheney, enhancing its commercial, service and civic vitality. (G.04)

  Background: In preparing this plan, residents made it clear that downtown is still considered the ‘heart’ of Cheney. Keeping downtown vital requires supporting its numerous and necessary functions, including a strong commercial base, community services, public space access and proximate housing options. This plan provides policies and programs that help foster an environment in which downtown can thrive, in turn aiding the attractiveness, efficiency and value of the entire community.

- Keep Cheney’s neighborhoods safe, vital, and attractive. (G.05)

  Background: Residents prize the overall scale and small-town feel of Cheney neighborhoods, and wish to ensure their neighborhoods are kept safe, active and aesthetically pleasing. Supporting this goal, a diverse set of policies have been provided, including encouraging pedestrian-friendly development, diversity in housing types, and possible future mixed use or activity centers.

- Plan for and establish types and quantities of land uses in Cheney supporting community needs and the City’s long-term sustainability. (G.07)

  Background: Towns and cities exercise considerable influence over land use, in turn influencing the type and character of development, patterns of growth, and even the net financial impact of growth on municipal coffers. Consequently, this plan supports the allocation of land use types and areas sufficient to achieve overall plan objectives.
■ Protect and enhance Cheney’s agricultural economy, sustaining the utility and function of surrounding farmlands. (G.08)

*Background:* Along with the university, Cheney has long been associated with agriculture and the shipping of agricultural products. Today, residents prize Cheney’s proximity to agricultural lands, and hope to retain the economic and aesthetic benefits of agricultural lands surrounding the City.

■ Protect and enhance Cheney’s open space areas for present and future generations. (G.09)

*Background:* A hallmark of Cheney is its natural setting, seen in undeveloped wetland areas, open grazing, or agricultural lands. In concert with other plan goals and policies directing growth away from such lands, this goal works to preserve open space areas, urging creative employment of tools such as land trusts, rights-purchasing or exchanges, or other appropriate strategies.

■ Maintain and improve Cheney’s parks and recreational opportunities on-pace with growth. (G.10)

*Background:* Cheney residents value current parks and recreational services, and wish to retain the same or higher levels of service as the community grows. This goal directs the City to consider parks and recreational needs in all related plans and actions, including land use decisions, regulatory requirements and budgeting.

■ Maintain the City of Cheney’s long-term fiscal health. (G.12)

*Background:* Essential services cities provide cannot be sustained without fiscal balance and accountability. This goal, though obvious, serves to anchor the City of Cheney’s obligation to sustain its fiscal health – achieved through the gathering of income in responsible, equitable ways, and through decisions, investments and actions that provide rate-payers with efficient, effective services.

■ Grow and maintain Cheney as a self-reliant community, aiding the provision of necessary health, retail and service needs for citizens. (G.13)

*Background:* Cheney’s history and small-town nature is rooted in its independence and self-reliance. Essential goods and services, employment, social activities, and primary and secondary education have always been available within City boundaries. In recent years, transportation and other factors have enabled residents to seek specialized services and establish residence well outside the City, to the point where concern now exists that Cheney is becoming a ‘bedroom community.’ This goal urges the City to develop and enact strategies that help maintain the provision of essential health, retail and service needs within Cheney.
Maintain, update, coordinate and implement Cheney’s policy and regulatory documents. (G.14)

Background: Cheney’s greatest successes have come when united under a shared vision, leaders and citizens have come together to address objectives. This goal serves to recognize and continue Cheney’s tradition of community planning and implementation, carrying it beyond more immediate, reactive efforts to the establishment and regular re-evaluation of long-range civic objectives. This plan is configured to aid periodic updates, and encourages future planning work for specific City departments, topical needs or neighborhoods. Cheney exists in a far more dynamic, diverse environment than at any time in the past, and this trend is likely to continue. Good planning – and just as important, implementation – is key to maintaining Cheney’s essential qualities over time.

Sustain and improve Cheney’s natural resources through sound planning, operational and implementation practices. (G.15)

Background: Cities cannot exist without the availability and provision of clean water and air, access to healthy food supplies, clean energy and facilities to dispose of waste in ways that protect basic resources. But Cheney enjoys more than basic resources - the region is home to rich agricultural areas, exceptional wetlands, forests and waterways. This goal anchors policies and program objectives that promote the conservation and improvement of Cheney’s natural resources, serving current and future needs.

Maintain and improve Cheney’s small-town scale, charm and aesthetic beauty. (G.16)

Background: Whether newly-arrived or long-term, residents of Cheney frequently cite the community’s ‘small-town charm,’ its modest size, and its setting between rich agricultural lands and unique lake and channeled scabland areas as highly attractive features. Due to this, many of the goals, policies and programs contained in this plan help retain the City’s overall scale while providing for ample growth; support the development of cultural features and activities, and direct land use decisions reducing development pressures in undeveloped or highly rural areas.

Maintain and improve the provision of affordable, efficient community services in Cheney. (G.18)

Background: Municipalities exist to provide infrastructure and services that would be unfeasible for individuals to provide. While pooled resources make essential services achievable, they also require strong levels of coordination and management to assure accountability and efficiency. Many actions have clear and immediate effects on resources. Other actions may be more difficult to associate with fiscal impact, but over time, may profoundly affect the costs of services. This goal anchors the need for the City of Cheney to consider the long-term cost implications of choices including land use, investments in transportation, and provision of service infrastructure - maintaining efficiency and accountability for the community it serves.
Land Use & Related Policies

- **(P.01)** Designate and service a steady and reliable supply of land within the City’s UGA, supporting overall plan objectives.

  Discussion: Land use determinations exercise considerable influence over the health, quality and safety of cities, influencing the type and character of development, patterns of growth, even the net financial impact of growth on municipal budgets. Direction: This policy may be acted upon in ways including maintaining land use areas matching plan objectives and community need; coordinating with Spokane County and neighboring municipalities on UGA expansion, if required.

- **(P.07)** Support Cheney’s agricultural economy for its role in sustaining local lifestyles, community character, and improving community self-reliance.

  Discussion: Much of Cheney’s economic and cultural heritage involves agriculture, and in support of numerous other economic and qualitative goals, the continuation of a strong agricultural component is seen as desirable. Direction: This policy may be acted upon in ways including efforts to identify and pursue opportunities supporting local and regional agriculture - helping create jobs, improve the quality of food supplies, conserve resources and improve the value of rural farmland.

- **(P.12)** Coordinate all long-range planning efforts between the City and Eastern Washington University.

  Discussion: Community and work groups emphasized the need for the City and EWU to cooperate to position Cheney among the best places to live and do business in the Inland Northwest. Direction: This policy may be acted upon in ways including City and EWU efforts to continue a strong partnership.

- **(P.16)** Designate land uses within City and UGA limits that preserve downtown as Cheney’s essential and defining commercial center.

  Discussion: Downtown is still seen by most as the ‘heart and soul’ of the community, and residents hope to improve downtown’s civic and commercial vitality. Cheney has many tools at its disposal to improve – or damage – the vitality of its downtown, but one of the most powerful involves land use designations within its jurisdiction. Direction: This policy may be acted upon in ways including ongoing land use decisions that sustain downtown as the commercial and cultural heart of Cheney.
(P.17) Encourage compatible mixed-use development on vacant or under-utilized sites in downtown Cheney.

Discussion: Mixed-use development helps bring activity and energy to targeted areas of the city, and in terms of service cost per acre, is one of the most efficient development patterns known. Expanded use options could increase market absorption of vacant and under-utilized land or functionally obsolete buildings. Direction: This policy may be acted upon in ways including expanding use options for vacant or under-utilized properties; developing or refining code or other mechanisms to ensure compatibility with neighboring development.

(P.18) Encourage residential development on upper floors in existing downtown buildings.

Discussion: Residents help make ground-floor commerce far more viable, providing a built-in customer base for day-to-day needs and services. A majority of plan participants expressed support for policies to encourage the establishment of a resident population living in the downtown area. Direction: This policy may be acted upon in ways including the development of code provisions; consideration of targeted incentives supporting upper-floor residential downtown.

(P.24) Support the development of compatible infill housing in Cheney neighborhoods.

Discussion: The community’s overall objective to conserve and sustain the qualities enjoyed by residents today mandates that as growth occurs, it generally does so within City limits, including in existing neighborhoods. Direction: This policy may be acted upon in ways including developing and maintaining land use and code provisions allowing infill housing types; establishment of codes ensuring such development is compatible with neighborhoods; consideration of tax credit or other incentives to spur desired investment; exploring what makes neighborhoods “great places” and adopting appropriate standards that are flexible, consistent and straightforward yet achieve quality design.

(P.25) Support the development of compatible neighborhood mixed-use and civic activity centers, where suitable.

Discussion: Fulfilling the practical needs of residents within a convenient walking distance suggests the creation or revitalization of smaller, mixed-use ‘centers’ located in prominent, accessible points in the community. Direction: This policy may be acted upon in ways including developing and maintaining land use and code provisions allowing mixed-use centers; establishment of codes ensuring such development is compatible with neighborhoods; consideration of tax credit or other incentives to spur desired investment.
(P.26) Encourage a wide variety of residential building types in neighborhoods, consistent with community needs and plan objectives.

Discussion: Multiple housing types aid the type of efficiency, walkability, affordability and demographic diversity residents hope to foster in Cheney. Direction: This policy may be acted upon in ways including code updates to allow for a continuum of housing opportunities for residents; establishment of codes ensuring such development is compatible with neighborhoods; consideration of tax credit or other incentives to spur desired investment.

(P.27) Facilitate the provision of housing affordable to local wage-earners, and compatible with Cheney’s existing neighborhoods.

Discussion: Cheney’s economic vision includes residents living and working in the city, and the provision of affordable housing is an essential part of that objective. Direction: This policy may be acted upon in ways including developing and maintaining land use and code provisions allowing a variety of housing types; consideration of tax credit or other incentives to spur low-income through moderate-income housing construction; consideration of land bank or other solutions reducing owner cost.

(P.28) Support increased rates of resident home ownership in Cheney.

Discussion: The importance of home ownership as a way of improving individual household and societal standards of living has long been recognized. It can act as a powerful economic stimulus, benefit neighborhoods, and can raise property values. Plan participants expressed strong support for increased in-home ownership rates over the plan’s lifetime. Direction: This policy may be acted upon in ways including developing and maintaining land use and code provisions allowing infill housing types; consideration of tax credit or other incentives to spur low-income through moderate-income housing construction; consideration of land bank or other solutions reducing owner cost.

(P.29) Coordinate land uses, transportation access, and civic amenities between new and existing neighboring development.

Discussion: As the community grows and develops, it is essential that the city remain cohesive and well-connected - designed with enough foresight to support overall community value, service efficiencies, and ensure viable transportation options. Direction: This policy may be acted upon in ways including review and update of applicable codes; maintenance and coordination of transportation and land use objectives; investment in civic amenities that support interconnected efficient development patterns.
(P.31) Promote land use and growth patterns that ensure all residences are within walking distance of civic and service amenities.

Discussion: Cheney’s vision includes growth patterns that are more interconnected and walkable, providing multiple advantages including resident convenience, greater mobility and service efficiencies. Direction: This policy may be acted upon in ways including enacting land use and transportation policies that encourage the provision of services within walking distance of residents; working to identify and locate areas well-suited for neighborhood-scale services; working to improve existing proximate service areas.

(P.36) Support truck and rail access to high-intensity commercial and industrial areas.

Discussion: Transportation in all forms is critical to the economic, civic and cultural health of communities, and Cheney should manage its growth to ensure the continued viability of higher-intensity commercial uses within the planning area. Direction: This policy may be acted upon in ways including maintaining freight mobility and accessing the City’s transportation improvement planning; managing land use policy and regulations in ways that buffer potentially conflicting uses.

(P.38) Maintain land use strategies favoring growth within the existing urbanized area over development on the perimeter, promoting infill, limiting sprawl and helping the City provide affordable services.

Discussion: Growth patterns have significant implications in terms of community character, mobility, land use, livability, and the cost of service provision. Through the planning process, participants urged the City to promote growth and infill within existing urbanized areas. Direction: This policy may be acted upon in ways including supporting land use actions; collaborating with Spokane County helping reduce development pressures within and near Cheney’s UGA.

(P.40) Work with neighboring municipalities, Spokane County, State and regional agencies to reduce encroachment and development pressures on agricultural lands.

Discussion: Agricultural lands surrounding Cheney are important economic and aesthetic features, underpin much of Cheney’s regional image, and are highly prized by residents. Direction: This policy may be acted upon in ways including collaborating with Spokane County and neighboring jurisdictions to coordinate supporting infrastructure and land use polices; coordinating with the SRTC on supporting transportation policies.
(P.41) Collaborate with Spokane County, land trusts and others on effective land use strategies conserving natural and open space areas.

Discussion: Natural and open space lands surrounding Cheney are important economic and aesthetic features, underpin much of Cheney’s regional image, and are highly prized by residents. Direction: This policy may be acted upon in ways including collaborating with Spokane County, neighboring jurisdictions, and Turnbull Wildlife Refuge officials to coordinate supporting infrastructure and land use polices; collaborating with agencies and land trusts to consider preservation and/or acquisition of areas; identification of wildlife corridors throughout the City.

(P.42) Protect the function and utility of industrial land uses, buffering them from conflicting uses and maintaining necessary access and services.

Discussion: Commercial activity is critical to the economic fortunes of Cheney, and the City should manage its growth to ensure the continued viability of such uses within the planning area. Direction: This policy may be acted upon in ways including managing land use policy and regulations in ways that buffer potentially conflicting uses; by maintaining freight mobility and access in the City’s transportation improvement planning; coordinating with the SRTC on supporting transportation policies.

(P.44) Discourage growth in sensitive and critical areas, including wetland habitat areas, steep slopes and lands with unstable soils.

Discussion: Wetlands and critical habitat areas are an important part of Cheney’s ecosystem, and are considered highly important aesthetic, educational and recreational assets by residents. Direction: This policy may be acted upon in ways including the maintenance of supporting land use actions; development of wetland and critical habitat inventories; fostering improved education, protection and enhancement programs.

(P.46) Maintain, expand and improve parks, greenway and open space areas, in concert with LOS needs and comprehensive plan objectives.

Discussion: Cheney residents care deeply about the City’s natural setting, but also prize their parks, greenway and open space areas, seeing these as integral to the quality of life and value of life in Cheney. Direction: This policy may be acted upon in ways including consideration of park dedication fees for acquisition; consideration of new development requirements for park land development; working with land trusts and others in acquisition or securing of development rights for key properties; continued updates and implementation of parks planning.

(P.58) Maintain consistency between City planning and code documents.

Discussion: Comprehensive plans establish policy supporting long-range community vision. As essential tools to implement policy, development regulations and other municipal codes must be reviewed and updated to support plan policy. In addition, cross-consistency helps streamline development permitting and ensures community support for proposals. Direction: This policy may be acted upon in ways including updating and maintaining consistency between City plan documents and applicable codes.
Design and place communication facilities to minimize adverse impacts on adjacent land uses and maximize use of existing structures.

Discussion: As communication technology continues to advance, there is a need for the facilities that help manage that communication. These policies urge that such facilities be accommodated in ways that minimize conflict and aesthetic impacts, including consideration for the use of existing structures. Direction: This policy may be acted upon in ways including development of code establishing facilities that minimize the visual, aesthetic, environmental, and wildlife effects of such facilities; establishing standards for facility location, structural integrity, and compatibility.

Land Use & Related Programs

- (PR.01) Code Update – Review and update the City’s zoning and development regulations as necessary to support the objectives of the comprehensive plan, including: the streamlining and simplification of permitting.

- (PR.05) Transportation Plan – Prepare a city-wide transportation plan, including: Evaluating and mitigating impacts of rail crossings within the City of Cheney; developing a street design matrix identifying suitable and desired local street-section types providing criteria regarding width, pedestrian, cycling, and motorized vehicle needs, developed to guide updates to Cheney’s roadway design standards; developing plans and strategies promoting the development of a multi-modal network in Cheney; exploring and articulating funding and implementation strategies; developing a bicycle and pedestrian trails plan, including identification and mapping of existing and future trail routes, incorporation of in-city resources with regional opportunities, the creation of standards for construction and improvements to trails, funding source data and implementation strategies; developing a city-wide approach to wayfinding, addressing all means of transportation.

- (PR.08) Annexation Policy – Draft and adopt an annexation policy to provide clear criteria and performance measures for considering and approving annexation requests

- (PR.09) Citizen Involvement Strategy – Draft and adopt a process that ensures early and continuing citizen and neighborhood participation in land use planning.

- (PR.11) Interlocal Agreements – Prepare and adopt agreements with Spokane County and other jurisdictions as appropriate to ensure collaborative planning and development of the City’s UGA.

- (PR.12) Progress Measures - Develop community benchmarks, indicators or performance measures to evaluate the comprehensive plan’s success in goal achievement and policy implementation, and to guide its adaptation to new circumstances as conditions change.

- (PR.13) Planning Budget – Establish and budget for a seven-year review cycle for Cheney’s comprehensive plan.