



**SPOKANE DEVELOPMENT
CODE (SMC TITLE 17)
MODERNIZATION PROJECT**



CLARION ASSOCIATES



33 Years

of effective land use solutions



20 Staff

to meet the needs of our client communities



600+

diverse community partnerships



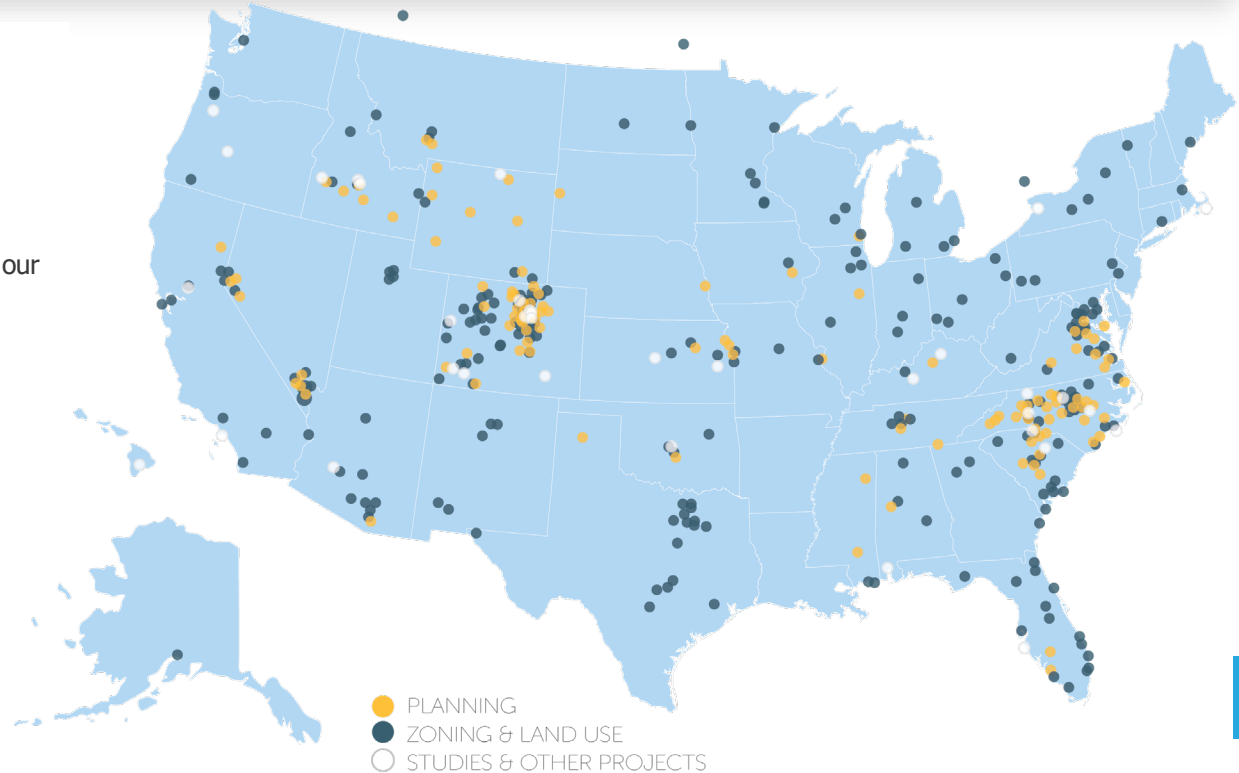
97%

development code adoption rate



255+

adopted development codes



Spokane Project Team: Clarion



Elizabeth Garvin, ESQ, AICP
Principal In Charge

- Project management
- High-level drafting
- Crucial conversations
- Legal advisor



Jenny Baker
Associate Principal / Project Manager

- Primary contact
- Drafting organization and content
- Project calendar management
- Community engagement lead



Tina Axelrad, ESQ, AICP
Senior Principal

- Form-oriented code lead
- Big city zoning administration
- Process improvement expertise
- Legal expertise



Kayla DiCristina, AICP
Senior Associate

- Issue identification and research
- Code drafting support
- Community engagement materials and event support
- Public comment management



Holly White
Graphics Lead

- Project website creation and support
- Document and graphics templates
- Visual accessibility



Kimley»»Horn

Expect More. Experience Better.

- Kimley-Horn's office is in Spokane – here to serve the people of Spokane
- We are experienced with development code updates
- Focused on streamlining, staff confidence, affordability, and quality

Spokane Project Team: Kimley-Horn



Clay White
Legislative Advisor

- Senior Advisor for GMA/Legislative requirements



Rachel Granrath, AICP
Local lead

- Streamlining development procedures
- Code drafting
- Outreach/stakeholder engagement
- Washington legislation expertise



Talon Smith
Deputy local lead

- Outreach/stakeholder engagement
- Policy integration
- Code drafting
- GIS & Graphics



Kylee Jones, AICP,
ENV SP
Local engagement specialist

- Tailored outreach advisor
- Strategic outreach support



WASHINGTON WATER POWER

About the Project

What is a Development Code?



A development code is a set of local regulations that govern how land is used and how development occurs, including what can be built and where, how a project is designed, and how projects are reviewed and approved. It implements the community's comprehensive plan while operating within the framework of state and federal law, ensuring local regulations are consistent with required mandates and aligned with broader legal requirements.

Why Update Title 17?



Coordinate with *Plan Spokane 2046 Comprehensive Plan* and implement goals for:

- Housing
- Equity
- Sustainability
- Economic vitality
- Community character

Implement land use policy goals from:

- Housing Action Plan
- Climate and Resiliency Planning Documents
- Transit-Oriented Development Framework Study
- Centers and Corridors Update Study



Preliminary Project Goals



Modernize Spokane's development code to reflect preferred development types, incorporate statutory review requirements, and focus on equitable outcomes

Align and integrate the development code with technical documents

Create user-friendly regulations that are graphically rich, internally consistent, and written to be understandable

Engage Spokane to ensure the creation of community-based regulations



Project Objectives



Review existing regulations and identify:

- Outdated provisions
- Inconstant text
- Regulatory gaps

Remove barriers to development

- Identify ways to improve process efficiency
- “Right-size” regulations

Improve Development Code Clarity and Usability

- Clear
- User-friendly
- Enforceable



Project Objectives



Streamline Permitting and Service Delivery

- Simplify and expedite development review and permitting
- Aim for predictable outcomes and consistent application

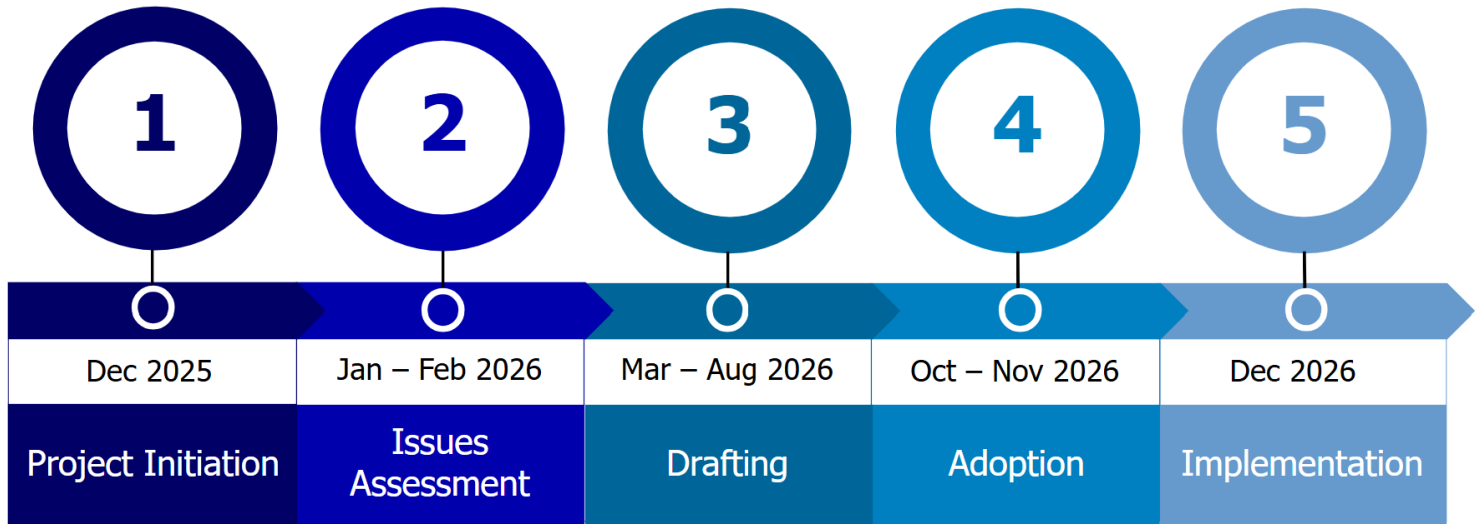
Engage Stakeholders and the Public to Understand and Improve Code

- City: staff, elected/appointed officials
- Development stakeholders

Support Implementation and Ongoing Improvement

- Tools, training, visual aids, and documentation
- Integration with planning, permitting, and technology systems.

Project Calendar



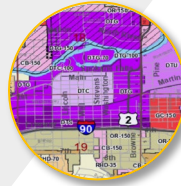
Development Code Modernization: Drafting Approach & Sequence

ADMINISTRATION & PROCEDURES



Update review procedures with focus on efficiency, predictability of process

ZONING DISTRICTS & USES



Align with Plan Spokane 2046 Comprehensive Plan

DEVELOPMENT STANDARDS



Establish clear, practical, context-sensitive standards

PUBLIC REVIEW CODE



Engage community to identify concerns and improvements



Community Engagement



Kickoff Meetings & Interviews



- **Technical Advisory Committee:** Regular code users including staff from planning and other departments
- **Stakeholder Interviews:** Staff from planning and other departments, developers, designers
- **Steering Committee:** include trusted representatives who routinely interact with the land development code
- **Staff and elected/appointed officials:** Regular updates on project progress:
 - City Council
 - Planning Commission
 - Technical Advisory Committee



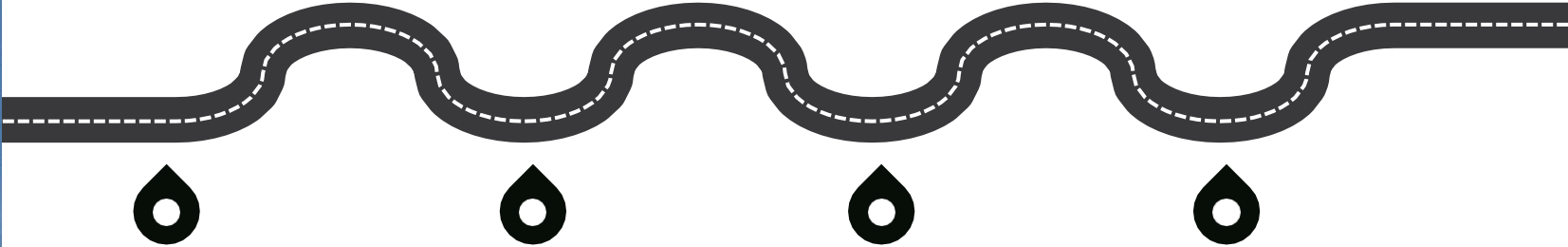
How Public Input Will Be Used



Public input will guide staff and consultant evaluations and help shape the development of recommendations. However, because the development code is a technical, legally binding document governed by state law and other requirements, not all individual comments can be incorporated. Recommendations will be reviewed by the Plan Commission and ultimately acted on by the City Council, which makes final decisions.

Engagement activities are designed to identify key issues and inform recommendations, and input may be summarized by major themes rather than addressed comment by comment.

SDC Baseline Assessment



Compile notes and feedback from kickoff meetings and stakeholder interviews

Outline consultant and project management team review and appraisal of current SDC

Draft Spokane Development Code Baseline Assessment

Share with City officials and public for feedback and suggestions



SDC Baseline Assessment Recommendations:

Establish Clear and Predictable Development Review Procedures

- Establish Common Review Procedures
- Create Complete and Consistent Specific Review Procedures
- Create a New Site Plan/Land Use Permit Application
- Pursue Opportunities for Streamlining Development Review
- Applicability of LDC Rules for Nonconformities
- Incorporate More Opportunities for Design Flexibility



SDC Baseline Assessment Recommendations:

Fine-Tune the City's Zoning Districts and Allowed Uses

- Align Zoning Districts with Land Use Designations
- Create, Rename, or Delete Districts
- Adjust Centers & Corridors Concept to Enhance Implementation and Outcomes
- Create a Mixed-Use districts
- Emphasize Revitalization in Downtown Districts
- Relocate and Update Existing Planned Unit Development Regulations



SDC Baseline Assessment Recommendations:

Consolidate and Adjust Land Use Allowances

- Reorganize into a Single, Central Land Use Table
- Retain Land Use Category Approach, with Refinement & Reorganization
- Define Land Uses
- Create Use Specific Standards Section; Update Existing Use Standards
- Review & Update What Uses Are Permitted and Where



SDC Baseline Assessment Recommendations:

Refine Development Standards

- Ensure Applicable Standards Are Proportional to Complexity of Infill and Redevelopment Requests
- Add Detail to Landscaping and Expand Tree Preservation Incentives
- Carry Forward Signs Standards Subject to Minor Revision as Needed
- Draft Citywide Outdoor Lighting Standards



SDC Baseline Assessment Recommendations:

Create a More User-Friendly Code

- Adopt New On-Line Platform for Easier Access to the SDC
- Reorganize Land Development Regulations
- Standardize and Simplify the Numbering Hierarchy
- Ensure LDC Updates and Revisions are Drafted Using Plain Language
- Improve Graphic and Photo Illustrations



<https://engage.spokane.gov/build-spokane>



BUILDSpokane



The City of Spokane is undertaking a comprehensive update of Title 17 of the Spokane Municipal Code (i.e. the Spokane Development Code or “SDC”), which governs zoning, land use, and development review processes. The City’s Planning and Economic Development department will work with the nationally recognized land use and planning firm Clarion Associates, as well as local affiliates from renowned planning and engineering firm Kimley Horn.

Following many years of piecemeal adjustments to the existing Title 17, this project is the first comprehensive update to the regulations in many years. The update is intended to:

- Modernize the City’s regulatory framework
- Align the development regulations with current policy objectives outlined in the Comprehensive Plan
- Reduce or eliminate barriers to development and redevelopment
- Promote affordability, equity, and sustainability
- Improve transparency and efficiency in development reviews



Stay In the Know

[Sign Up for the PlanSpokane Newsletter](#)

Who's Listening

Tim Thompson



Operations Manager
Project Manager

Email tthompson@spokanecity.org

Project Documents

[DRAFT - Spokane Development Code Assessment \(21.9 MB\) \(pdf\)](#)

Next Steps



- Begin reorganizing the code and drafting the recommended revisions
- Watch for project updates on our website



<https://engage.spokane.gov/build-spokane>



Thank you!

