



Spokane Plan Commission Agenda

March 14, 2018

2:00 PM to 4:30 PM

Council Chambers

808 W. Spokane Falls Blvd., Spokane WA 99201

TIMES GIVEN ARE AN ESTIMATE AND ARE SUBJECT TO CHANGE

Public Comment Period:

3 minutes each Citizens are invited to address the Plan Commission on any topic not on the agenda.

Commission Briefing Session:

2:00 -2:15	1) Approve February 28 th , 2018 meeting minutes	All
	2) City Council Report	Lori Kinnear
	3) Community Assembly Liaison Report	Greg Francis
	4) President Report	Dennis Dellwo
	5) Transportation Sub- Committee Report	John Dietzman
	6) Secretary Report	Lisa Key

Workshops:

2:15 -2:45	1) Infill Dimensional and Transitional Requirements Workshop	Nathan Gwinn
2:45 -3:15	2) Property Maintenance Code Update	Luis Garcia
3:15 -3:45	3) Code Amendment for Electric Fencing in the Light Industrial Zone	Melissa Owen

Items of Interest:

3:45-3:55	1) Member Items of Interest/Requests for Future Agenda	All
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Hearings:

4:00-4:30	University District Bridge Naming	All
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Adjournment:

Next Plan Commission meeting will be on March 28, 2018 at 2:00 pm

The password for City of Spokane Guest Wireless access has been changed: Username: COS Guest Password: **B7CYvwkz**

AMERICANS WITH DISABILITIES ACT (ADA) INFORMATION: The City of Spokane is committed to providing equal access to its facilities, programs and services for persons with disabilities. The Spokane City Council Chamber in the lower level of Spokane City Hall, 808 W. Spokane Falls Blvd., is wheelchair accessible and also is equipped with an infrared assistive listening system for persons with hearing loss. Headsets may be checked out (upon presentation of picture I.D.) at the City Cable 5 Production Booth located on the First Floor of the Municipal Building, directly above the Chase Gallery or through the meeting organizer. Individuals requesting reasonable accommodations or further information may call, write, or email Human Resources at 509.625.6363, 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or msteinolfson@spokanecity.org. Persons who are deaf or hard of hearing may contact Human Resources through the Washington Relay Service at 7-1-1. Please contact us forty-eight (48) hours before the meeting date.

BRIEFING PAPER
City of Spokane
Infill Dimensional and Transitional Standards
Plan Commission Workshop
March 14, 2018

Subject

Following the recently adopted regulations for cottage housing and other residential development, the City expects to bring forward a second set of code revisions identified by the infill steering committee report recommendations.

Background

The steering committee's recommendation was developed in October 2016, following a public process that engaged community organizations, development industry professionals, and neighborhood councils, as a guide for future program development and potential regulatory implementation measures. To address barriers to development at the densities prescribed by the comprehensive plan, the committee recommended a review and update of dimensional and other standards to support attached housing and more efficient use of land. Participants in committee focus groups cited dimensional requirements as a barrier to homeownership in higher density residential zones, where a number of standards combine to favor multi-dwelling construction over townhomes. Participants also recommended making options available as alternatives in application of design standards and infill opportunities for additional housing types.

The Comprehensive Plan places emphasizes design guidelines in regulations as primary tools to ensure that infill and redevelopment projects are well-designed and compatible with their surroundings, while allowing more compact and affordable housing (LU 2.2, LU 3.6, LU 5.5). A plan policy review packet is available [online](#). In allowing new high-quality and diverse residential investment, while strengthening residential character and encouraging adequate, usable open space, the revisions also align with the Strategic Plan Initiatives.

Impact

The text amendments may enable some sites in multifamily and commercial zones to be developed with additional units and make development of attached housing more likely. The number of housing units per acre designated by the Comprehensive Plan would not be changed by this proposal.

Meanwhile, the built form of multifamily projects will become more responsive to adjacent development through changes to transition and site design standards. The changes proposed will also provide streamlined administration and greater flexibility in their application. Increasing the supply of housing stock helps preserve housing affordability, and helps to meet the housing demand for the city's growing population, while local businesses and existing residents benefit from the investment in vacant and underutilized properties within their neighborhoods.

Action

The Plan Commission workshop discussions in March and April will prepare for the public hearing on this next ordinance, tentatively scheduled for May 23. Staff expect preliminary drafts will be available in early April.

BRIEFING PAPER
City of Spokane Plan Commission
Neighborhood Services/Code/Parking Enforcement
Property Maintenance Code
March 14, 2018

Subject

Update on Property Maintenance Code drafting and outreach plan. Plan Commission was previously briefed in late 2017. The project scope has been significantly narrowed in response to stakeholder and task force feedback.

Background

Adoption of a property maintenance code for local application is an outcome of recommendations from the 2016 Mayor's Housing Quality Task Force (HQTF) and subsequent 2017 Stakeholder group comprised of City Councilmembers, Planning and Developer Services, Code Enforcement, Center for Justice, Spokane Home Builders, Community Assembly, Spokane Regional Health District, Washington Tenants Union, Landlords Association of the Inland Northwest, non-profit residential developers and Spokane Housing Ventures.

Stakeholders first reviewed housing quality definitions and reached a final draft definition for Spokane: *Housing quality is a habitable space in a structure for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces, and similar areas are not considered habitable spaces.*

Second, several national housing quality standards were reviewed and eventually integrated into work with the International Property Maintenance Code (IPMC) model codes, applying those sections that most closely reflected Spokane community values, current housing conditions, and goals for strengthening local housing stock as identified in the HQTF charter.

Impact

- It is the intent of the City to improve housing quality in Spokane.
- Drafting of a Property Maintenance Code provides minimum maintenance requirements for existing residential buildings and structures in order to safeguard life, health, property and public welfare. Working drafts from the Stakeholder group and reviewed by staff from Fire, Building, Code Enforcement, and Legal provide for the regulation and safe use of existing structures in the interest of the social and economic welfare of the community.
- The development of a draft Property Maintenance Code as a new section in SMC 17F closes a gap between substandard housing codes and new housing construction. As proposed, the conservation of existing housing stock through a property maintenance code is intended to establish minimum maintenance standards as follows:
 - Article 1- Scope and Administration
 - Article 2- Definitions
 - Article 3- General Requirements
 - Article 4- Lighting, Ventilation and Occupancy Limits
 - Article 5- Plumbing Facilities and Fixtures
 - Article 6- Mechanical & Electrical
 - Article 7- Fire Safety

- Development of a Property Maintenance Code will provide clear, understandable regulations which will enable the fair and consistent enforcement of a future ordinance through citizen complaints to, and investigation by, the Code Enforcement Department.
- A vigorous public outreach and education program will precede approval and adoption processes (timeline attached). Stakeholder group members will be invited to participate in outreach and to reach wider interest and industry groups. A 6 month program of educational notice thereafter is recommended before complaint, investigation, and enforcement would be fully implemented.

Current SMC 17F.070 regulations for existing building conservation are intended to address imminent health and/or life safety situations. Although similar to the proposed property maintenance code the current SMC for substandard buildings does not proactively address significant deterioration of existing housing stock through provision of minimum property maintenance standards and a complaint process. State Landlord Tenant Act also doesn't provide a local government path to address property maintenance standards. The proposed adoption of a property maintenance code for local application targets minimum maintenance standards to preserve existing housing stock that is safe and affordable throughout Spokane neighborhoods. Existing housing stock affects property values and significantly contributes to historic neighborhood character through locally significant architectural inventory, which if lost could significantly erode neighborhood identity that is a source of pride for many citizens.

Known challenges/barriers: Stakeholders have identified that education, outreach, and local incentive and financial assistance programs to achieve minimum property maintenance compliance will be significant factors in the success of applying the standards fairly and consistently.

Action

None. This briefing is an update only for questions and to prepare for educational outreach to the citizens, organizations, and industry groups.

Property Maintenance Code (PMC) Timeline 2018

PMC Deliverables & Updates: Complete prior to implementation of public participation plan, Plan Commission and City Council adoption process.		
Timeframe	Deliverables	Pending Items
December 2017– March 2018	Deliverables: Complete by end of January 2018 (Items 1-4). Provide updates on items 1-4 to Plan Commission and City Council February - March 2018. <ol style="list-style-type: none"> 1. Draft Ordinance <ol style="list-style-type: none"> i. January - Review, provide feedback and follow up from Code Officers. ii. February - Review and feedback from ONS/Code Director. iii. March - Draft ready for public review. <ol style="list-style-type: none"> 1. Post draft on project page. 	<ol style="list-style-type: none"> 1. Penalty schedule. 2. Section 111.1 Application of Appeal – Speak with Hearings Examiner as they are referenced in this section of code. 3. Review by Code Officers. Respond to feedback due 2/12. 4. Review by Code Enforcement Department Head, due by mid-February. 5. Remove commercial structures language from PMC.
	<ol style="list-style-type: none"> 2. Fiscal Note 	<ol style="list-style-type: none"> 3. Training costs for Code and case load.
	<ol style="list-style-type: none"> 3. Public Participation Plan 	<ol style="list-style-type: none"> 1. See below.
	<ol style="list-style-type: none"> 4. Landlord/Tenant Mitigation Plan <ol style="list-style-type: none"> i. CHHS – funding package and program outline. ii. Identify secondary external partner(s) (i.e. financial institutions) who may provide a loan/grant program. 	<ol style="list-style-type: none"> 1. Alicia/Paul T. meet to discuss 12/15. 2. Follow up meeting w/program outline 2/12/18. 3. Review funding package and program criteria mid-February.
February 1	<ol style="list-style-type: none"> 5. Update Community Assembly 	
February 12	<ol style="list-style-type: none"> 6. Update City Council Urban Development Subcommittee – February 12 	<ol style="list-style-type: none"> 1. Items 1-3 must be in progress or complete, provide update to City Council. 2. Identify Council member to champion the PMC.
March 28	<ol style="list-style-type: none"> 7. Plan Commission, update. 	<ol style="list-style-type: none"> 1. Items 1-4 must be complete prior to Plan Commission update. Provide update to

April 16-20	<ul style="list-style-type: none"> ii. <u>Upon request only</u> attend and help plan larger forum/open house with larger membership of special interest groups as necessary. 3. Schedule open house in each district for early May (April 16-20) <ul style="list-style-type: none"> i. Coordinate scheduling with technical staff (Code Enforcement) to attend open houses for Q&A with public. 	
April 23 – May 15 May 7-18 Mid-late May	<ul style="list-style-type: none"> 1. Attend group meetings from special interest groups, upon request. (April 23-May 15) 2. Open house planned in each district (May 7-18) <ul style="list-style-type: none"> i. Request attendance by technical staff from Code, Development Services Center and Fire. ii. Compile public comments and post on project page. 3. City Council Study Session, check-in/update 	
SEPA & Commerce		
TBD	Commerce <ul style="list-style-type: none"> 1. Notice of Intent to Adopt Amendment (<i>60 days prior to adoption</i>) 	1. Schedule after Plan Commission workshop.
TBD	SEPA <ul style="list-style-type: none"> 1. Checklist 2. DNS (<i>14 days prior to Plan Commission hearing</i>) 3. Notice of Public Hearing & Notice of SEPA Determination (<i>7 and 14 days prior to hearing</i>) 	
Plan Commission (<i>Dates are tentative 12/20/18</i>)		
June 13	<ul style="list-style-type: none"> 1. Workshop (45 minutes) <ul style="list-style-type: none"> i. Present PMC draft and public engagement outline. 	1. Draft Plan Commission Recommendation, Findings and Conclusions for Plan Commission

<p>June 27</p> <p>July 11</p> <p>July 25</p>	<ul style="list-style-type: none"> ii. Comments/Recommendations. 2. Workshop (45 minutes) <ul style="list-style-type: none"> i. Respond to comments/recommendations. 3. Workshop (45 minutes) <ul style="list-style-type: none"> i. Respond to comments/recommendations. ii. Wrap up 4. Hearing (45 minutes) <ul style="list-style-type: none"> i. Public Comments ii. City Plan Commission Recommendation, Findings and Conclusions 	<p>Hearing.</p>
<p>City Council</p>		
<p>June, wk. 1</p> <p>July 9 (<i>tentative</i>)</p> <p>July 16</p> <p>July 23</p>	<ul style="list-style-type: none"> 1. Study Session 2. Urban Development Council Committee Briefing 3. Consent Agenda 4. Advance Agenda 	<p>1. Provide Plan Commission Recommendation, Findings and Conclusions</p>

Additional Items:

1. Staff Training Schedule: Utilize select properties from Substandard Building Process and those properties not qualified for the Substandard Building process but poor housing quality to conduct field training opportunities for Code Enforcement officers.
2. Implementation of PMC in 2019.

Property Maintenance Code - Update

Neighborhood Services & Code Enforcement

Plan Commission



Housing Quality

- An update on the progress of the Mayor's Housing Quality Task Force
 - Review of the International Property Maintenance Code (IPMC)
 - Building Safety, Fire, Code Enforcement.
 - Complaint Based Code to be enforced by the Code Enforcement Officers.
 - Cont'd Review of standard- simplified from nationally published IPMC.

Housing Quality Code Articles:

- Article 1- Scope and Administration
- Article 2- Definitions
- Article 3- General Requirements
- Article 4- Lighting, Ventilation and Occupancy Limits
- Article 5- Plumbing Facilities and Fixtures
- Article 6- Mechanical & Electrical
- Article 7- Fire Safety



Article 1- Housing Quality

- Establishes the Code, Details Duties for Enforcement and Notice Requirements.

Provides protections to both the public and the City.



Article 2-Housing Quality

- Definitions

The Definitions provide a level of consistency with the currently adopted Building Safety Code as adopted by the State of WA.



Article 3-Housing Quality

- Maintenance Required for Structure Components:
 - Roofs and Drainage
 - Glazing
 - Accessory Structures
 - Etc.



Article 4-Housing Quality

- Light, Ventilation, Occupancy
 - Habitable Space
 - Healthy light
 - Healthy air
 - Room and clearance requirements.



Article 5-Housing Quality

- Plumbing Facilities and Fixture Requirements
 - Plumbing systems
 - Water supply
 - Sanitary drainage



Article 6-Housing Quality

- Mechanical and Electrical Requirements
 - Hazard prevention
 - System maintenance
 - Means of heat
 - Tempered water

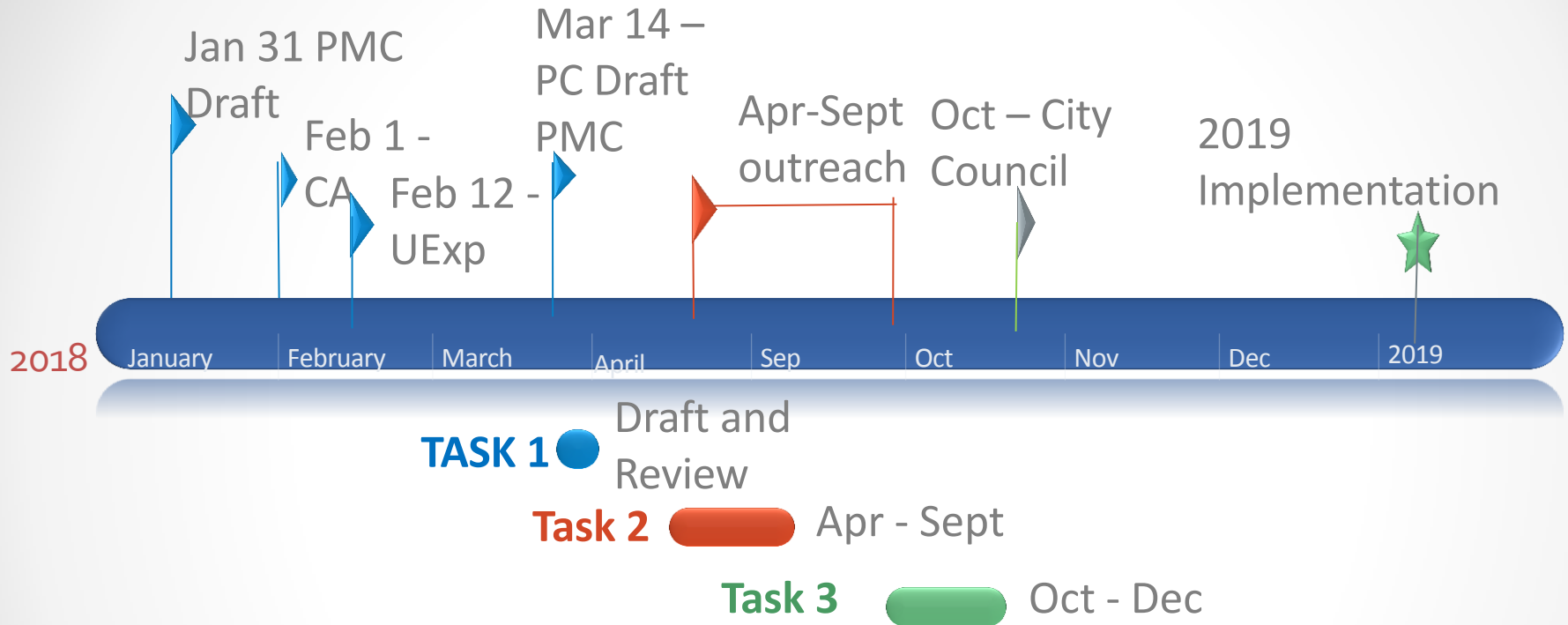


Article 7-Housing Quality

- Fire Safety Requirements
 - Minimum conditions and standards for fire safety relating to structures and exterior premises.
 - Smoke alarms
 - Emergency escape openings



Property Maintenance Code Timeline



Questions?



BRIEFING PAPER
City of Spokane
Planning Services Department
March 14, 2018 Plan Commission Meeting

Subject

Proposal to amend the Spokane Municipal Code to permit electric fences in Light Industrial (LI) zones.

Background

Electric Guard Dog sought an amendment to the Spokane City fence code in 2015 to allow business owners in commercial and industrial zones to install electric fence security systems. The Plan Commission forwarded a recommendation to City Council to allow these fences in Light (LI) and Heavy Industrial (HI) zones. The amended code adopted by City Council in May, 2016 permitted electric fence installation in Heavy Industrial (HI) zones only.

A new request for an electric fence was received for a business in a LI zone in mid-2017. Council President Stuckart has elected to sponsor this new process to evaluate expansion of electric fence installation to the LI zone.

Impact

Light Industrial zones within the City limits encompass more than 7,309 acres across eight neighborhoods including: Shiloh Hills, Hillyard, East Central, Chief Garry Park, Bemiss, Logan, West Central, and West Hills.

Of the eight neighborhoods identified above, Shiloh Hills and West Hills Neighborhoods have the most new industrial development opportunity. As a result, installation of electric fences as part of a new industrial development project would meet all current standards for landscape and screening, among other development standards. Electric fences installation in one of the other six neighborhoods identified above are more likely to be installed on properties where existing development does not meet current landscape, screening, and other standards and/or where adjacent property are zoned for non-industrial uses.

The draft amended code attached for your review and consideration includes revised landscape and screening requirements and other protections to reduce conflicts with adjacent, non-industrial zoned property and uses such as trails and other pedestrian connections.

Funding

This is a council sponsored process.

Action

This is a workshop to review draft language that would amend the adopted electric fence code to permit installation of electric fences in the Light Industrial zone throughout the City of Spokane.

Attachments/Links:

- [Industrial Fence Code SMC 17C.130.310](#)
- Draft amended industrial fence code

Title 17C Land Use Standards

Chapter 17C.130 Industrial Zones

Section 17C.130.310 Fences

A. Purpose

The fence standards promote the positive benefits of fences without adversely impacting the community or endangering public or vehicle safety. Fences near streets are kept low in order to allow visibility into and out of the site and to ensure visibility for motorists. Fences in any required side or rear setback are limited in height so as to not conflict with the purpose for the setback.

B. Type of Fences

The standards apply to walls, fences, and screens of all types whether open, solid, wood, metal, wire, masonry, or other material.

C. Location, Height, and Design

1. Street Setbacks.

No fence or other structure is allowed within twelve feet from the back of the curb, consistent with the required sidewalk width of [SMC 17C.130.230](#).

a. Measured from Front Lot Line.

Fences up to three and one-half feet high are allowed in a required street setback that is measured from a front lot line.

b. Measured from a Side Lot Line.

Fences up to six feet high are allowed in required setback that is measured from a side lot line.

c. Fences shall not reduce the required setback width of [SMC 17C.130.210](#).

2. Side or Rear Structure Setbacks.

Fences up to six feet high are allowed in required side or rear setbacks except when the side or rear setback abuts a pedestrian connection. When the side or rear setback abuts a pedestrian connection, fences are limited to three and one-half feet in height.

3. Not in Setbacks.

The height for fences that are not in required setbacks is the same as the regular height limits of the zone.

4. Sight-obscuring Fences and Walls.

Any required or non-required sight-obscuring fences, walls, and other structures over three and one-half feet high, and within fifteen feet of a street lot line shall be placed on the interior side of a L2 see-through buffer landscaping area at least five feet in depth (See [chapter 17C.200 SMC](#), Landscaping and Screening).

D. Prohibited Fences

1. No person may erect or maintain a fence or barrier consisting of or containing barbed, razor, concertina, or similar wire except that up to three strands of barbed wire may be placed atop a lawful fence exceeding six feet in height above grade.

2. A fence, wall or other structure shall not be placed within a public right-of-way without an approved covenant as provided in [SMC 17G.010.160](#) and any such structure is subject to the height requirement for the adjoining setback.

3. No fence may be closer than twelve feet to the curb.

E. Electric Fences.

The construction and use of electric fences shall be allowed in the Heavy Industrial (HI) and Light Industrial (LI) zones only as provided in this section, subject to the following standards:

1. Permit.

Prior to the installation or use of any electrified fence, the property owner or tenants of the property upon which such fencing will be installed or used shall submit a completed application for review of such fencing as a building permit review to receive approval for the fence and electrical permits for the project. The application shall include:

- a. Site plan showing the location of the protective barrier and the electrified fence on the property in relation to the property lines, walkways, existing buildings, and curb;
 - b. Fence details showing both the electrified fence and protective barrier, including all gates;
 - c. All supporting documentation from the electric fence manufacturer, equipment to be used, and certification of service from the monitoring provider.
2. IEC Standard 60335-2-76.
Unless otherwise specified herein, electric fences shall be constructed or installed in a conformance with the specifications set forth in International Electro technical Commission (IEC) Standard No. 60335-2-76.
3. Electrification.
 - a. The energizer for electric fences must be driven by a commercial storage battery not to exceed 12 volts DC. The storage battery is charged primarily by a solar panel. However the solar panel may be augmented by a commercial trickle charger.
 - b. The electric charge produced by the fence upon contact shall not exceed energizer characteristics set forth in paragraph 22.108 and depicted in Figure 102 of IEC Standard No. 60335-2-76.
4. Perimeter fence or wall.
No electric fence shall be installed or used unless it is completely surrounded by a non-electrical fence or wall that is not less than six feet tall.
 - a. There shall be a space of four (4) to twelve (12) inches between the electric fence and the perimeter fence or wall.
 - b. Electric fences shall be subject to the screening requirements of SMC 17C.200.070 when installed adjacent to, across a street or alley from a non-industrial zone.
 - c. Electric Fences are subject to Street Frontage requirements prescribed in 17C.200.040 when installed along street frontage that is adjacent to or across the street from a non-industrial zone.
5. Location.
 - a. Electric fences shall be permitted on any non-residential outdoor storage areas.
 - b. Electric fences shall not be installed within one hundred fifty (150) feet of a property line for a residence, or from a school, or day care facility, unless the exterior perimeter non-electrified fence is covered with a solid covering (e.g. solid mesh, slats, etc.) to further prevent contact with the electric fence.
 - c. Electric fences shall not be installed within five (5) feet of a sidewalk, trail or other pedestrian connection unless the exterior perimeter non-electrified fence is covered with a solid covering.
6. Height.
Electric fences shall have a minimum height of 8 feet and a maximum of 10 feet.
7. Warning signs.
Electric fences shall be clearly identified with warning signs that read: "Warning-Electric Fence" and contain icons that are universally understood at intervals of not less than thirty feet.
8. Electric fence burglar alarms shall be governed and permitted under [Title 10 Regulation of Activities, Chapter 10.48 False Alarms.](#)
9. Hours of activation.
Electric fences must only be energized during hours when the public does not have legal access to the protected property shall not be activated between the hours of 8am and 5pm, except:
 - a. ~~On days when the business is closed, such as weekends or holidays; or~~
 - b. ~~When security personnel is available on-site to deactivate the electric fence.~~

10. Key Box.

- a. Electric fences shall have installed a key box system in accordance with the Spokane Fire Department standards.
- b. The electric fence controller and emergency key safe for the electric fence must be located in a single accessible location for the entire fence.

11. Fire Department Registration.

Prior to the installation or use of any electrified fence, the property owner or tenants of the property upon which such fencing will be installed or used shall submit a completed registration for such fencing to the Fire Department using forms provided by the Fire Chief.

12. Indemnification.

All applicants issued a permit to install or use an electric fence as provided in this chapter shall agree, as a condition of permit issuance, to defend, indemnify and hold harmless the City of Spokane and its agents, officers, consultants, independent contractors and employees from any and all claims, actions or proceedings, including but not limited to those arising out of any personal injury, including death, or property damage caused by the electric fence.

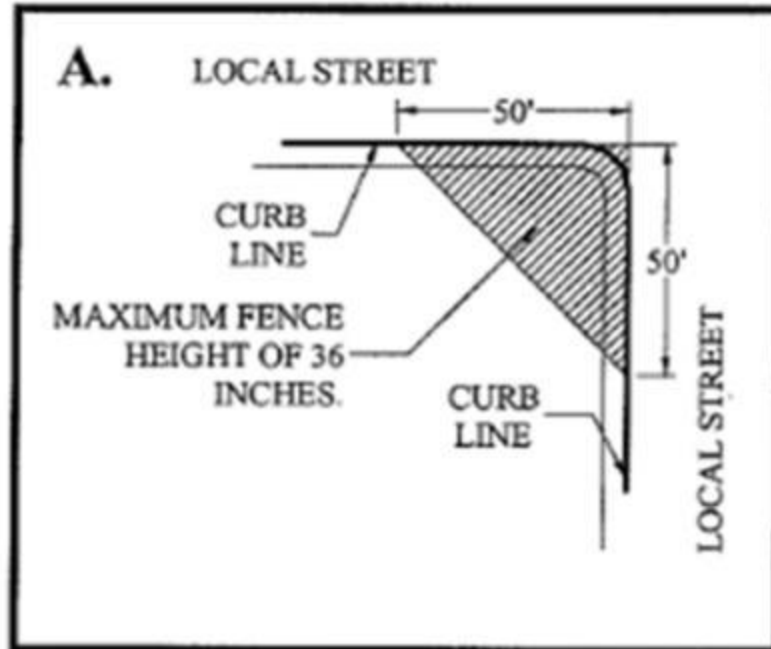
13. Emergency Access.

In the event that access by the City of Spokane Fire Department and/or Police Department personnel to a property where a permitted electric fence has been installed and is operating, is required due to an emergency or urgent circumstances, and the Knox Box or other similar approved device referred to in this section is absent or non-functional, and an owner, manager, employee, custodian or any other person with control over the property is not present to disable the electric fence, the fire or police personnel shall be authorized to disable the electric fence in order to gain access to the property. As a condition of permit issuance, all applicants issued permits to install or use an electric fence as provided in this section shall agree in writing to waive any and all claims for damages to the electric fence against the City of Spokane and/or its personnel under such circumstances.

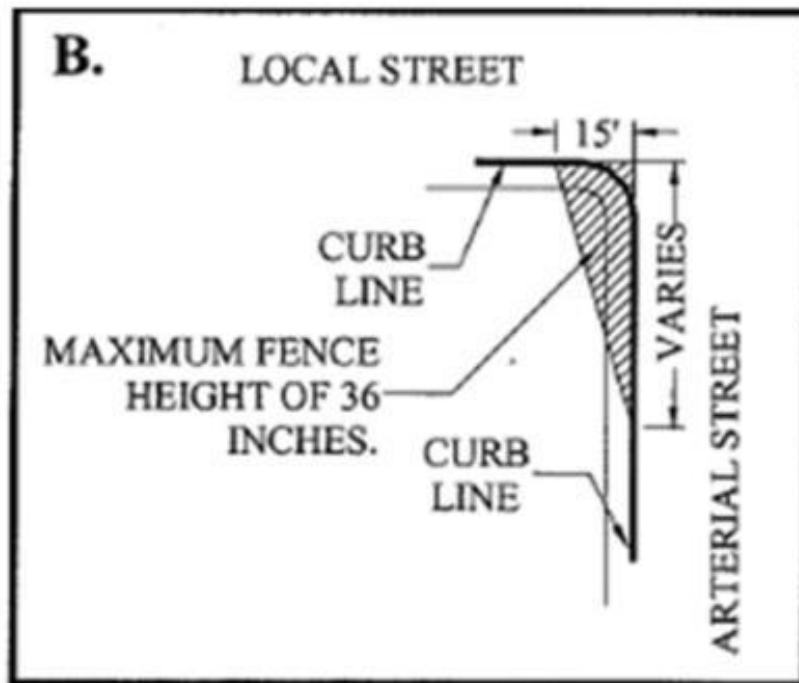
14. It shall be unlawful for any person to install, maintain or operate an electric fence in violation of this section.

F. Visibility at Intersections

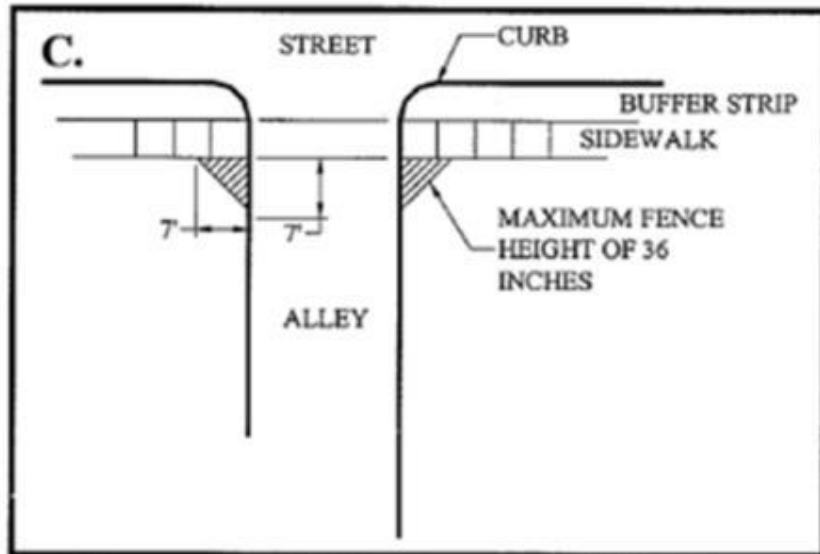
1. A fence, wall, hedge or other improvement may not be erected or maintained at the corner of a lot so as to obstruct the view of travelers upon the streets.
2. Subject to the authority of the traffic engineer to make adjustments and special requirements in particular cases, no fence exceeding a height of thirty-six inches above the curb may be inside the:
 - a. right isosceles triangle having sides of fifty feet measured along the curb line of each intersecting residential street; or



- b. right triangle having a fifteen-foot side measured along the curb line of the residential street and a seventy-five foot side along the curb line of the intersecting arterial street, except that when the arterial street has a speed limit of thirty-five miles per hour, the triangle has a side along such arterial of one hundred twenty-two feet; or



- c. right isosceles triangle having sides of seven feet measured along the right-of-way line of an alley and:



- i. the inside line of the sidewalk; or
- ii. if there is no sidewalk, a line seven feet inside the curb line.

G. Enclosures for Pools, Hot Tubs, or Ponds

1. A person maintaining a swimming pool, hot tub, pond, or other impoundment of water exceeding five thousand gallons and eighteen inches or more in depth and located on private property is required to construct and maintain an approved fence by which the pool or other water feature is enclosed and inaccessible by small children.
2. The required pool enclosure must be at least fifty-four inches high and may be a fence, wall, building or other structure approved by the building services department.
3. If the enclosure is a woven wire fence, it is required to be built to discourage climbing.
4. No opening, except a door or gate may exceed four inches in any dimension.
5. Any door or gate in the pool enclosure, except when part of the occupied dwelling unit, must have self-closing and self-locking equipment by which the door or gate is kept secure when not in use. A latch or lock release on the outside of the door or gate must be at least fifty-four inches above the ground.

H. Reference to Other Standards

Building permits are required by the building services department for all fences including the replacement of existing fences. A permit is not required to repair an existing fence.

Date Passed: Monday, May 9, 2016

Effective Date: Saturday, June 25, 2016

ORD C35384 Section 1

BRIEFING PAPER
City of Spokane Plan Commission
Planning Services Department
March 14, 2018

Subject

Recommendation(s) regarding naming the University District bicycle and pedestrian bridge.

Background

The Plan Commission has been asked to make recommendation(s) to the City Council regarding the formal name to be applied to the bicycle and pedestrian bridge currently under construction in the University District following the rules and procedures set forth for naming public places in the Plan Commission Resolution of Rules and Procedure adopted July 9, 2014. The bridge spans the BNSF rail lines and MLK Jr. Way connecting the WSU Spokane Health Sciences Campus to the South University District.

Section 128 of the City Charter provides the Plan Commission with the authority to make recommendations regarding the naming of streets, squares and public places. The Plan Commission Resolution of Rules and Procedure adopted July 9, 2014 provides criteria and process to be followed in the naming of such places. At the December 13, 2017 meeting, the Plan Commission was briefed on the naming process and the Ad-hoc sub-committee formed to review names nominated by the public during the month of January 2018.

The committee met on February 13 and 15, 2018 to review the submissions and formulate a recommendation. Their findings and recommendations were presented to the Plan Commission at a workshop on February 28, 2018.

Impact

There were 425 name submissions including 281 unique name suggestions. There were many great and creative suggestions including the names of many popular and well-regarded local individuals. The subcommittee considered names in all four criteria categories (geographic based, event based, people or entity based and aspirational based) but after deliberation, the subcommittee could not come to consensus on any individual or entity name and agreed that the community would be best served by a bridge name that expressed the aspirations of the community rather than any particular individual or event. The Ad-hoc subcommittee recommends the following five names to be considered. Comments included with the name suggestion are shown in *italic*:

“University District Gateway Bridge” Of the five names, this name was suggested the most times and is also the most suggested of all aspirational names. It has served as the interim name of the bridge since 2014 and symbolizes the concept of the University District as a gateway to knowledge, community and prosperity.

“sp̓q̓hí? Way” or “sp̓q̓hí? šušwél (translation Spokane Way)” The subcommittee recommended combining the Salish name for Spokane, “sp̓q̓hí?” with the English word “Way”. The Spokane Tribe was consulted on the name and offered the alternative using the Salish words for both Spokane and Way, sp̓q̓hí? šušwél, which could include the English translation, similar to the Spokane

Tribal Gathering Place adjacent to City Hall. The use of Salish names or their translation (eg “Children of the Sun”) in the bridge name was suggested a number of times. *“Original name of the people of this area since time immemorial. It’s a good name, let’s honor Spokane’s real roots.”*

“The U Crossing” The “U” is symbolic for the shape of the bridge as well as the U District. and because the word “you” signifies the *bridge is for people, for you, not cars or trains!*

“The U District Nexus” Nexus signifies *connecting two different districts, learning and industry, academics and daily living. It is a symbol of the new hot area to be in town.*

“People’s Unity Bridge” This name combines two suggested names: Unity Bridge which was the second most suggested aspirational name and Peoples Bridge which was also submitted multiple times. *“Unity signifies that the bridge unites two now separated neighborhoods, took unity to create and links our diverse community for future growth. It also unites the East Central Neighborhood that founded our Unity in the Community celebration & University District.” “Additional: Citizen’s Bridge – the Citizens of our great City who pay for most of the projects but are not recognized for their every day loyalty and contributions.”*

Action

In accordance with the Plan Commission Policies and Procedures (attached) following public testimony and deliberations, the Plan Commission shall strive for consensus for its recommendation to the City Council, and will recommend a name or set of names to the City Council by formal resolution, accompanied by findings and conclusions detailing the Commission's reasons for choosing the name.

Plan Commission Resolution
of Rules and Procedure
July 9, 2014

A resolution regarding the Plan Commission responding to the City Council's request under Resolution 2014-0069 to provide a review and recommendation relating to naming of the new plaza adjacent City Hall;

And further, developing, adopting and implementing new Plan Commission Rules and Procedures for recommendations on names for Public Plaza's, Squares, and Places, except for Spokane Public Library and/or City Parks Department properties.

WHEREAS, Section 128 of the City Charter provides in part that the Plan Commission shall have the power to investigate and make recommendations to the City Council in relation to all matters pertaining to the living conditions of the City; and generally, all things tending to promote the health, convenience, safety, and well-being of the City's population, and to further its growth along consistent, comprehensive and permanent plans; and

WHEREAS, Section 128 of the City Charter specifically provides that the Plan Commission has the power to make recommendations regarding the naming of streets, squares and public places; and

WHEREAS, Section 127 of the City Charter provides in part that the City Council may, by a majority vote, direct the Plan Commission to perform specific actions in relation to potential or pending legislative action of the City Council; and

WHEREAS, SMC 4.12.010 A provides that the Plan Commission shall provide advice and make recommendations on broad planning goals and policies and on whichever plans for the physical development of the City that the City Council may request the commission's advice by ordinance or resolution; and

WHEREAS, SMC 4.12.080 provides in part that the Plan Commission shall, when requested by City Council resolution, solicit information and comment from the public about planning goals and policies or plans for the City, and report to the City Council its recommendations and a summary and analysis of the comments received from the public; and

WHEREAS, a new plaza has been built adjacent to City Hall through the efforts of Avista and the City of Spokane; and

WHEREAS, the City has been engaging with the public to submit proposed names for the new Plaza; and

WHEREAS, it is the desire of the City Council to request the Plan Commission to hold a hearing, review public input, research options, review naming criteria and make a recommendation or a group of options for the City Council to review.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY PLAN COMMISSION pursuant to the authority provided by the City Council as set forth in the City Charter and as established in Chapter 4.12 SMC the Plan Commission will:

1. Hold a workshop, review public input, research options, review naming criteria and make a recommendation or a group of naming options for the City Council to review for the new Plaza adjacent to City Hall, and
2. Research options, review existing policies, take public input, and forward to the City Council for adoption a set of Rules and Procedures including the following criteria for the naming of Public Plazas, Squares, and Places (except for Spokane Public Library and/or Parks Department properties).

CRITERIA

1. A connection to the geographic location, a building formerly on the site, a former name of the location, or the common name of the location, provided that the former, geographic, or common name is one which is of great significance to the history and development of Spokane;
2. An event (or series of events) which took place at or very near the location, provided that the event(s) is/are an important event in the history and development of Spokane;
3. A person or other entity who made a singular and lasting contribution to the development of Spokane;
4. A short, descriptive statement of aspiration, goal, vision, or shared community value(s) which represents the best that Spokane has to offer to its citizens and to the world.

PROCESS

A. When directed by the City Council or requested by the Mayor, the Plan Commission will use appropriate means available to it for public input and nominations for names of the particular location to be named.

B. The Plan Commission will hold such public meetings, workshops, and other public outreach events needed to obtain full input from the public on the list of names to be considered including neighborhood representatives and other City organizations (eg. Historic Preservation, Planning/Developer Services, Parks Dept.)

C. Upon hearing testimony, taking comments, and conducting due deliberations, the Plan Commission shall strive for consensus for its recommendation to the City Council, and will recommend a name or set of names to the City Council by formal resolution, accompanied by findings and conclusions detailing the Commission's reasons for choosing the name.

D. In recommending a name under this Policy, the Plan Commission shall strive to avoid duplicative names or names which create confusion when considered within the context of the City as a whole.

By a vote of 6 to 0, the Plan Commission approves this Resolution of Rules and Procedures.

Dennis Dellwo, President
Spokane Plan Commission
July 9, 2014



March 9, 2018

Dennis Dellwo
President, Spokane Plan Commission
Ben Stuckart
President, Spokane City Council
808 W Spokane Falls Blvd.
Spokane, WA 99201

Dear Presidents Dellwo and Stuckart:

The University District Development Association Board of Directors met on Tuesday afternoon March 6th at the Downtown Spokane Library and were updated on the bridge naming process as well as the finalist names for the new structure.

The board greatly appreciates, applauds and strongly supports the Plan Commission's leadership and organizational efforts around this project.

In that spirit, and after a robust round-table discussion, the board of directors wanted to share an endorsement for one of the names with the Plan Commission and the City Council. A vote was taken—and with three directors abstaining, including President Stuckart—a majority voted to endorse, **"University District Gateway Bridge"**.

The board's reasoning behind this recommendation is that the "University District Gateway Bridge" has been in common use for more than five years not only by the University District, but also by many Spokane stakeholders (all six higher ed institutions, numerous businesses, regional economic development groups, students, local media, etc.). Maintaining the now familiar "University District Gateway Bridge" name would eliminate confusion and retain continuity in the community.

The University District Board of Directors thanks the Commission and Council for considering this endorsement. Please don't hesitate to contact me if you would like any additional information on the board's bridge name recommendation.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lars Gilberts', written in a cursive style.

Lars Gilberts, CEO

Cc: Lisa Key



PLANNING SERVICES
808 W. SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3329
509.625.6300
FAX 509.625.6013
My.SpokaneCity.org

Memorandum

To: City Plan Commission President Dellwo and members of the Plan Commission

From: Andrew Worlock, Principal Planner, Planning Services

Date: March 9, 2018

Re: March 14 Hearing on naming the new Bicycle and Pedestrian Bridge in the University District – Comments received as of this date

Please find attached copies of comments received as of March 9, 2018 relative to the naming of the new bicycle and pedestrian bridge currently under construction within the University District. The comments should be considered along with the oral testimony and other comments that may be submitted during or prior to the hearing on March 14 in the formulation of a naming recommendation to the City Council. For the record, David Browneagle is a member of the Spokane Tribe and is referring to the “spqńí? šušwét (translation Spokane Way)” name in his comments.

Attachments:

- Email Re: Bridge name – from David Camp 2-28-18
- Email Re: Bridge Name Comment- from Mark Richard 3-1-18
- Email Re: Naming-from David Browneagle-3-2-18
- Email Re: Fwd_ Name for University District Bridge- From Stephen Whitehead 3-6-18
- Email Re: FW_ Letter to Mayor Condon 12.15.17 – from Kim Pearman-Gillman 3-8-18 including Letter to Mayor Condon 12.15.17 University Dis.

From: david=campcreative.com@curvine.com on behalf of [David Camp](#)
To: [Worlock, Andrew E.](#)
Subject: Bridge name
Date: Wednesday, February 28, 2018 2:56:59 PM
Attachments: [image001.png](#)

Hi Andrew,

After looking over the five names proposed to the City Council for the University Gateway Bridge, I'm disappointed. A number of better names have circulated on Facebook, and I was surprised to see none of them represented here.

Not to belabor the matter, but I name things for a living. I've named government programs, supermarket chains, schools, advertising agencies, real estate developments, a chocolatier, and two kids (alright, one kid...and I went along with my wife's insistence for the other).

One name proposed on Facebook really stuck with me: the **Balazs Bridge**, after late Spokane sculptor Harold Balazs, who was arguably our city's most famous resident. Why not that? And why not install one or two Balazs sculptures at the bridge approaches? Spokane must have twenty of his artworks in various locations, and I know his Mead workshop was overflowing with more.

Failing that, if you'd rather be pedestrian about this pedestrian bridge, you could always just call it the **University Footbridge** or the **Sherman Footbridge**, both of which tell you its location and purpose, which is always good for small bridges in out of the way places like this.

Them's my two professional cents.

Many thanks,
David Camp



CAMP CREATIVE LLC

25 W. MAIN, STE. 310 < * > SPOKANE, WA < * > 99201
509.570.8485 < * > DAVID@CAMPCREATIVE.COM < * > WWW.CAMPCREATIVE.COM

KUMBAYA

From: [Delbridge, Tessa](#)
To: [Worlock, Andrew E.](#)
Subject: Bridge Name Comment
Date: Thursday, March 01, 2018 10:27:05 AM

Hi Andrew,

Just passing along our first comment ☺

Tessa

From: Hodge, Brooklyn
Sent: Thursday, March 01, 2018 8:39 AM
To: Delbridge, Tessa <tdelbridge@spokanecity.org>
Subject: FW: Morning Edition for March 1, 2018

From: Mark Richard [<mailto:MRichard@Downtownspokane.net>]
Sent: Thursday, March 1, 2018 7:25 AM
To: Mayor <mayor@spokanecity.org>; Kinnear, Lori <lkinnear@spokanecity.org>
Subject: Fwd: Morning Edition for March 1, 2018

How about just Unity Bridge?

Begin forwarded message:

From: The Journal of Business <circulation@spokanejournal.com>
Date: March 1, 2018 at 6:30:44 AM PST
To: <mrichard@downtownspokane.net>
Subject: Morning Edition for March 1, 2018
Reply-To: <circulation@spokanejournal.com>

To ensure that you receive and view our emails properly, add circulation@spokanejournal.com to your address book today.

Today's Morning Edition sponsored by:



From: [David Browneagle](#)
To: [Worlock, Andrew E.](#)
Cc: [Carol Evans](#); [Greg Abrahamson](#); [Danny Kieffer](#); [Glenn Ford](#); [Marsha Wynecoop](#); [Warren Seyler](#); [John Matt](#)
Subject: Naming
Date: Friday, March 02, 2018 10:13:35 AM

Good Morning Andrew -
Read in the Spokesman this morning that our submittal made the top 5.
Thank you for considering this name as a possibility.
Dave B

Sent from my iPad

From: [Key, Lisa](#)
To: [Worlock, Andrew E.](#)
Cc: [Happy, Julie](#)
Subject: Fwd: Name for University District Bridge
Date: Tuesday, March 06, 2018 4:34:00 PM

Sent from my iPhone

Begin forwarded message:

From: Stephen Whitehead <srw102@gmail.com>
Date: March 6, 2018 at 1:38:32 PM PST
To: <lkey@spokanecity.org>
Subject: Name for University District Bridge

Hi Lisa. I nominate "Willie Wiley Way" as the name for the Bridge.

Stephen R. Whitehead
Spokane Native.

Shawn Vestal suggested I send this to you

Thanks

From: [Kim Pearman-Gillman](#)
To: [Worlock, Andrew E.](#)
Subject: FW: Letter to Mayor Condon 12.15.17 University District Gateway Bridge.pdf
Date: Thursday, March 08, 2018 12:18:39 PM
Attachments: [Letter to Mayor Condon 12.15.17 University District Gateway Bridge.pdf](#)

Andrew,
Here is the letter I originally submitted to the Mayor.
Best,
Kim

From: Kim Pearman-Gillman
Sent: Saturday, December 16, 2017 8:09 PM
To: Mayor <mayor@spokanecity.org>
Subject: Letter to Mayor Condon 12.15.17 University District Gateway Bridge.pdf

Mayor Condon,
Please see attached letter regarding the naming of the University District Gateway Bridge.
Thank,
Kim Pearman-Gillman

December 15, 2017

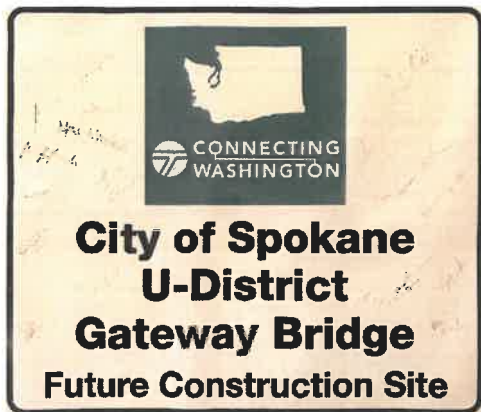
Mayor David Condon
808 W Spokane Falls Blvd
7th Floor
Spokane, WA 99201

RE: Naming of the pedestrian and bicycle gateway bridge in the University District

Dear Mayor Condon,

As one of the early vision crafters for what is now Spokane's University District as well as someone who has spent over 14 years working on the funding for this bridge it is critical to me that the newest and brightest addition to our city's skyline and infrastructure also has a suitable and inclusive place based name.

I am formally requesting the pedestrian and bicycle bridge be named the "**University District Gateway Bridge**". This seems to match the administrative policy and procedures guiding the naming of city-owned structures since the name has geographic significance. Additionally, the 'gateway' element of the name highlights the physical and metaphorical "linkage to its function".




This is the name that has been used in general community conversation as well as in official communications at the local and state level. The included image is of the sign that we both signed, along with many other community leaders, during Governor Inslee's last visit to celebrate the transportation funding package that completed the fund raising for this community gateway. Continuing with this long used, relevant and appropriate name seems to be the most logical and defensible path. And it is relevant and important that this be a "joining" and collaborative force within our district and downtown. I wholeheartedly believe that it will matter in how everyone, including every organization, can see

themselves as a part of this bridge which will be an iconic feature of our community for the future.

Naming the bridge after the district where business, education and people grow together ensures this visually attractive bridge will also draw people's attention to one of our engines in this knowledge economy. While the Pavilion and Clocktower are nods to our repeated demonstrated ability to reinvent ourselves, the University District Gateway Bridge, in name and aspect, will be an invitation to what is yet to come.

My passion for this community and project are great, and I appreciate your serious consideration of this proposal.

Sincerely,


Kim Pearman-Gillman