



Spokane Plan Commission Agenda

June 27, 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 June 13, 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	Heather Trautman

Workshops:

2:15 - 3:00	1) Comp Plan Amend Workshop (Z17-624, UHaul and Z17-630, Plese & Plese)	Teri Stripes
3:00- 3:30	2) Infill Workshop	Nathan Gwinn
3:30– 4:00	3) DTC-100 Continued Discussion	Kevin Freibott

Items of Interest:

4:00-4:30	1) Member Items of Interest/Requests for Future Agenda	All
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Adjournment:

Next Plan Commission meeting will be on July 11, 2018 at 2:00 pm

The password for City of Spokane Guest Wireless access has been changed: **Username: COS Guest Password: w8Nq792F**

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.

Spokane Plan Commission

June 13, 2018

Meeting Minutes

Meeting called to order at 2:04 p.m. by Commissioner Dellwo

Attendance:

- **Commission Members Present:** Commissioner Dellwo -President; Commissioner Dietzman, Commissioner Baker; Commissioner Francis; Commissioner St. Clair; Commissioner Batten; Commissioner Kienholz; Commissioner Shook.
- **Commission Members Absent:** Commissioner Diana Painter; Councilmember Lori Kinnear - City Council Liaison; Commissioner Beyreuther, Community Assembly Liaison (TBD).
- **Quorum met.**
- **Staff Members Present:** Heather Trautman - Planning Director; Kevin Freibott, Shauna Harshman, Jacqui Halvorson - Clerk.

Public Comment Period:

- **Katheryn Alexander from the Bemiss Neighborhood.** Asked why the public can't comment on topics that are on the agenda? We then cannot impact your thinking while you are making a decision, which makes it very non-participatory. She also noted Commissioners are hard to contact.
 - Commissioner Dellwo noted that anyone can send their thoughts by writing and email.
 - Heather noted that you can send comments to support staff or the PC secretary. We welcome any comments from the public. We will provide that contact information in the PC packets when it is available. Public Hearings are noticed in the Spokesman and Gazette and are set-up for public comment. Commissioner Dietzman suggested calling 311, which is very easy to use.

Commission Briefing Session:

1. Approve May 23, 2018 meeting minutes.

Commissioner Dietzman entertained a motion to approve the May 9 minutes.

Commissioner Baker made a motion to approve the May 23rd minutes; Commissioner St. Clair seconded. Minutes approved 6/1 abstention.

2. City Council Liaison Report: Councilmember Kinnear (absent).

No Report.

3. Community Assembly Liaison Report: Commissioner Francis gave a status report. (*CA Liaison position is currently vacant and in the recruiting process.*)

- a. Commissioner Francis noted that Nathan Gwinn gave a presentation on infill housing. The conversation focused on wall heights going from the 30-35 foot and potentially raising the roof height above that; there were concerns were about the space above 35-feet as being usable space; will that drive-up roof heights over time?
- b. Next week the Land Use Committee is meeting and will have a continued discussion about the DTC-100 Building Heights amendment.

4. President Report:

No report.

5. Transportation Sub-Committee Report: Commissioner Dietzman

- a. Commissioner Dietzman noted that the next PCTS meeting has been deferred to July 10th, to accommodate the July 4th holiday schedule.

6. Secretary Report: Heather Trautman.

- a. Heather talked about the Infill package, and that based on the last workshop presented by Nathan Gwinn, there were some slight edits, including suggestions by Commissioner Francis to touch base with the public and committee about consideration of a “true third floor”, as well as allowance for additional roof height to allow for pitch to be one of the options on the roof form, and how to deal with that space. That pushed out the Infill ordinance from a workshop today, and will be looking at a proposed ordinance on June 27th. That would allow for a public hearing on lot-size and width, roof form, and parking considerations to go forth for a July 11th hearing. Heather indicated that Nathan would have to notice the same day the Commission is considering the Infill draft; and asked if the Plan Commission was comfortable with this. Commissioner Francis said he feels the Commission has spent enough time on this topic that they are comfortable with this schedule, and the other Commissioners agreed.

7. Comprehensive Plan Text Amendment - Shauna Harshman

Shauna presented a PowerPoint, along with handouts, on text amendments for Comprehensive Plan Chapter 2, (the new chapter). She noted that:

- One applicant has withdrawn one of the text amendments.
- We amend the Comprehensive Plan once a year.
- The amendment review process and procedures are outlined in RCW36.70A and SMC 17G.
- No comments to date.
- Amendments are procedural in nature so exempt from SEPA review.
 - Commissioner Dietzman asked if the Strategic Plan is part of the Comprehensive Plan now. Shauna told the commissioner she would follow-up with an answer to his question, but noted we may follow the same path as other documents and simply reference the Strategic Plan in the Comp Plan.
 - He asked if we received any public comments on any of the other Comprehensive Plan text amendments. Only one comment about the lack of housing in the City of Spokane.
 - Public comment on the text amendments is open through July 27th.

Workshops:

1. Continued Discussion of the DTC-100 Building Height Motion - Kevin Freibott

Commissioner Dellwo indicated that, Heather Trautman, Kevin Freibott and himself had met to determine how to handle this topic expeditiously. Commissioner Beyreuther is in Pullman meeting with the Governor so was unable to be here today, although Commissioner Dellwo provided options of what the Commission can consider for today’s motion based on that discussion.

Kevin reviewed the options through a PowerPoint presentation:

Column A: Is the current code_as it now stands.

Column B: Is the motion that the Commission approved May 23rd that adds a building form option to the current code.

Column C: Represents the concept of the performance-based option that Commissioner Beyreuther presented.

Commissioner Dellwo provided more detail on the performance-based option that Commissioner Beyreuther had provided, which means that if you want to do something different with your property - taller, wider, etc., then you might be able to do that under certain criteria, e.g. provide low-income housing, or aesthetics that are more desirable. This would be defined through workshops the Commission committee would engage in this year, simultaneous with the review and update to the Design Review process.

He noted that his concern is that we don't need to do this design deviation process (Option C), just for a few properties along Spokane Falls Blvd, but that we could do this for the entire city, which would be an option available to the downtown area, so that if there is someone who wants to vary from the existing code, they could make a proposal and it could be considered under certain criteria.

Commissioner Beyreuther did provide some material that would explain what he has in mind for Option C. What we have now is more prescriptive criterion. The approach he is suggesting is more progressive; where you consider the various options that a developer can perform and then provide a means to make that change. His approach can be handled by a *deviation* process.

Kevin provided some explanation of this process, where the Design Review Board makes an evaluated decision on a project based on certain criteria. He noted that what currently exists in the code is different than what Commissioner Beyreuther is envisioning.

Commissioner Dellwo reviewed what the Commission could vote on today:

- A. Reconsider the vote that we have taken already and make some changes, then proceed with a recommendation to the City Council.
- B. Recommend as-is to the City Council, what we passed on May 23rd, with a commitment that we are going to go through this process of developing a design departures process.
- C. Recommends as-is, what was passed on May 23rd, and Commissioner Dellwo sends a letter to the City Council letting them know that certain changes could be made to this proposal that wouldn't have a detrimental effect on the motion. We can all provide our own letters to the City Council letting them know how we feel about the original motion, etc.

Commissioner Dellwo opened the meeting for Commission discussion:

Commissioner St. Clair: Our recommendation is that they consider this motion for those two lots; we have received so many comments that the public does not want this. This is an important location to the City's future, across from the park.

Commissioner Francis: I have a concern making a motion today; we need everyone present. This will impact the City for many years ahead.

Heather: If you go ahead with the May 23rd recommendation approving findings at the next meeting - or, to discuss the parameters of the resolution of what the Plan Commission wants to do as far as commitment to investigating and creating a design deviation process as part of the design guidelines and the Downtown Development Code update (that will be done late this year and into 2019); at the next meeting you could scope out what this process will be based on Option C.

Commissioner Dellwo: Suggested that the Commission push this forward two weeks so the entire Commission can make a decision of what approach we should take.

Commissioner St. Clair: If we go with Option B, we should attach Commissioner Beyreuther's comments. People don't want a monolith across from the park; Option B would allow a huge monolith. People want to see the park.

Heather: Individuals can send letters with their comments to City Council.

Kevin: Revisit Option B or review Commissioner Beyreuther's Option C.

Commissioner Shook: through the community and letters we've received, people like the ordinance the way it is and don't want a change. I was influenced by the business group comments at the May 23rd meeting; I am glad we have a chance to reconsider our vote. We must think about what we are allowing in this City in the future. How do we preserve the beauty of the City and what the public wants?

Commissioner Baker: The reason we recommended Option B to the Commission was because A was not economically viable; and B is. The option must work out financially.

Commissioner Batten: If we don't move forward with B then we must default to A. B was well-thought-out by the Committee. We opted for 'boots on the ground' and no more parking lots - which is what the people want. We need to move the conversation forward to when Commissioner Beyreuther is here so he can explain what he is suggesting, so that all of us are comfortable with what we are voting on. To do what Commissioner Beyreuther is suggesting will work but will take some time. Council kicked this back to us due to lack of clarity.

Commissioner Dietzman agrees with Commissioner Batten. Go ahead and approve conclusions we approved earlier with the 18,750 sf floor plate, 50-foot separation, no height limit, and would be economically viable, and send this on to the City Council; then Commissioners can send individual letters, and we can also forward Commissioner Beyreuther recommendations. This is a highly prescriptive approach and is highly restrictive. Commissioner Beyreuther's option relieves some of those restrictions to design options. Option B doesn't have too many restrictions. I'm not sure if the design deviation option C is going to be that much different.

Commissioner Francis agrees with Commissioners Batten and Dietzman: I don't want to spin our wheels. There has been no progress in the last month on this. I have concerns about what we voted on and approved on May 23rd.

Commissioner Kienholz wants to wait for Commissioner Beyreuther and noted that it's our job to make a decision - that is what we, as Commissioners should be doing - not to write a bunch of letters with our opinions.

Commissioner Batten noted that the material that Commissioner Beyreuther has submitted to date is not enough to make a decision.

Call the question: Motion: To table the DTC-100 topic until the Plan Commission meeting on June 27th.

Moved: Commissioner Kienholz. Second: Commissioner Baker. Roll Call: Motion Passed 5 yea/2 nay/1 abstention.

Commissioner Beyreuther will provide a clear idea of what he wants us to consider. It will not include the details that will need to be researched over several meetings this summer.

Commissioner Batten wanted to confirm that what we will come out of at the next meeting is that we will proceed with the recommendation that we already gave in Option B, with the idea that we will follow up at a later date with the societal, environmental, and economic development provisions, and take the time to define and clarify those items, and tag that on down the road?

- Commissioner Dellwo said, yes - but this approach doesn't solve Commissioner St. Clair's concerns, but it is what Commissioner Beyreuther is suggesting.
- To your point then we should not expect any in-depth dive prior to the next meeting, but to further develop that process.
- Commissioner Dellwo said Commissioner Beyreuther will come back with more details of what we are looking for, and then we could go with the way Commissioner Batten is seeing this, or reconsider for small changes to Option B, or just send our own messages.

1) Member Items of Interest/Requests for Future Agenda

- **Commissioner Francis:** Getting back to Katheryn Alexander's concern as mentioned at the beginning of this meeting, is it possible, on the Plan Commission web page, to have a submission form or email address for the public to make a comment that is then forwarded to the Planning office and then distributed to the Commission?
 - Heather noted that she has already acted on this, and will find a way to get the information out to the public.
- **Commissioner Kienholz** indicated that she attended the Affordable Housing and Real Estate Portfolio Committee Meeting yesterday and there was comment about a miscommunication between City staff and City Council; it concerned her because there seemed to be a consensus that there should be more communication between the AHREP Committee and City Council,

specifically the staff experts that are in CHHS. We need to be thinking more about this citywide, and what we are doing about affordable housing and needs related to housing.

- Heather noted that the City is currently creating a landing web page for all housing information that will be located on a single page. CHHS and Nate Gwinn are working on this project.

Adjourned: 3:12

DRAFT

Briefing Paper
City Plan Commission, Workshops Reviewing
Annual Comprehensive Plan Amendment Work Program
June 13, June 27 and July 11, 2018

Subject:

- This workshop will begin the Plan Commission's review the City of Spokane Annual Comprehensive Plan Amendment Work Program items for 2018.
- A summary report outlining the proposed amendments is attached.
- Neighborhoods with land use plan map changes proposed have been notified several times. These are Cliff/Cannon, West Hills, and North Hill.
- The four land use plan map proposals and one text amendment have been circulated to agency and interested city department for review (April 20 to May 7, 2018).
- Public Comment Period, which is 60-days, is currently running from May 29 to July 27, 2018. Notification to properties within 400-feet; notification signs have been placed on the properties.
- Plan Commission Workshops occur during the public comment period. These are a chance for staff to introduce the proposal and comprehensive plan policy. The applicant may also speak to the plan commission.
 - Text Amendment, June 13
 - Plese & Plese and UHaul, June 27
 - Clanton Family and Kain Investments, July 11
 - Additional workshop on agenda if needed, July 25
- Plan Commission Hearing, tentatively September 12, 2018

General Background:

The City of Spokane accepts applications to amend the text or maps in the Comprehensive Plan between September 1 and October 31 of each year, per SMC 17G.020. All complete applications received are reviewed by a city council subcommittee and city council. Those placed on the Annual Comprehensive Plan Amendment Work Program for the City of Spokane will begin full review early in the calendar year. Anyone may make a proposal to amend the City's Comprehensive Plan.

The City of Spokane's Comprehensive Plan addresses many facets of city life, including land use, transportation, capital facilities, housing, economic development, natural environment and parks, neighborhoods, social health, urban design, historic preservation, and leadership. The City of Spokane is committed to conducting an annual process to consider amendments to the comprehensive plan. The Growth Management Act (GMA) specifies that amendments to a comprehensive plan cannot be made more frequently than once per year. The purpose for this is two-fold: it gives the plan stability over time, avoiding spontaneous changes in response to development pressures, and it groups all proposed amendments in a common process for consideration, providing the opportunity to examine their collective effects on the plan.

Following review by a City Council subcommittee, who sets the Annual Comprehensive Plan Amendment Work Program, Plan Commission consideration of each amendment proposal on the Work Program will be conducted at public workshops held during the public comment period, typically in the summer. Plan Commission will hold a public hearing and forward recommendations to the City Council. The City Council considers the amendment proposals, staff report, and Plan Commission's amendment recommendations

within the context of its budget discussions, and acts on the amendment proposals prior to or at the same time as it adopts the City budget, usually late fall.

Plan Commission Consideration of the proposed amendments:

- The Decision Criteria for each proposal will be reviewed in the written staff report before the Plan Commission Public Hearing. The staff report will be available to the applicant, the plan commission, and the public prior to the hearing. The Decision Criteria are outlined in the Spokane Municipal Code in section [SMC 17G.020.030](#)
- Plan Commissioner review of policies adopted in Chapter 3 Land Use will be useful in discussion both at workshops and during hearing deliberations. Chapter 3 is attached in your packet. The Comprehensive Plan is online.
- Site visits prior to the workshops will assist the workshop and deliberations. The sites are described on the webpage. If additional location information is needed, please contact staff.

General Procedural Steps:

- **Applications October 31, 2017**
- **Review Committee Meeting February 7, 2018**
- **City Council Set “Annual Amendment Work Program” March 26, 2018**
- **Agency and City Department Review April 20 to May 7, 2018**
- **Public Comment Period May 29 to July 27, 2018**
- **Plan Commission Workshops (during public comment period, outlined above)**
- Plan Commission Public Hearing (Fall 2018, tentatively September 12, 2018)
- City Council Public Hearing & Action (late fall or early winter 2018)

More Information:

- 2017/2018 Proposed Comprehensive Plan Amendment Page:
<https://my.spokanecity.org/projects/2017-2018-proposed-comprehensive-plan-amendments/>
- Spokane Municipal Code, Chapter 17G.020 Comprehensive Plan Amendment Procedure:
<https://my.spokanecity.org/smc/?Chapter=17G.020>
- Shaping Spokane: Comprehensive Plan:
<https://my.spokanecity.org/shapingspokane/comprehensive-plan/>

Contact Information:

Tirrell Black, Associate Planner
509-625-6185 tblack@spokanecity.org

Shauna Harshman, Assistant Planner
509-625-6551 sharshman@spokanecity.org

Teri Stripes, Assistant Planner
509-625-6597 tstripes@spokanecity.org

June 6, 2018

City of Spokane
Planning Dept.
Attn: Teri Stripes
808 N. Spokane Falls Blvd.
Spokane WA 99201-3333

RECEIVED

JUN 07 2018

PLANNING & DEVELOPMENT

Dear Teri Stripes:

I am writing about the Please & Please LLC application for a zone change. I live at 6202 N. Washington St. The two houses involved in the proposal are: 6216 N. Washington & 6217 N. Whitehouse.

I do object to having these two houses demolished to make room for businesses. I've been reading in the Spokesman-Review that Spokane is short of family houses. In fact, some people who want to relocate cannot find a house to move to. These two houses have had continuous occupancy by families.

Sincerely,

Merrilee Foley


Ms. Merrilee A. Foley
6202 N Washington St
Spokane, WA 99205

RECEIVED

JUN 07 2018

PLANNING & DEVELOPMENT

SPokane WA 990
06 JUN 2018 PM 1 L



*City of Spokane, Planning Dept.
attn: Jeri Stripes
808 W. Spokane Falls Blvd.
Spokane WA 99201-3333*

99201-333333



U Haul, Z17-624COMP & Plese & Plese LLC, Z17-630COMP

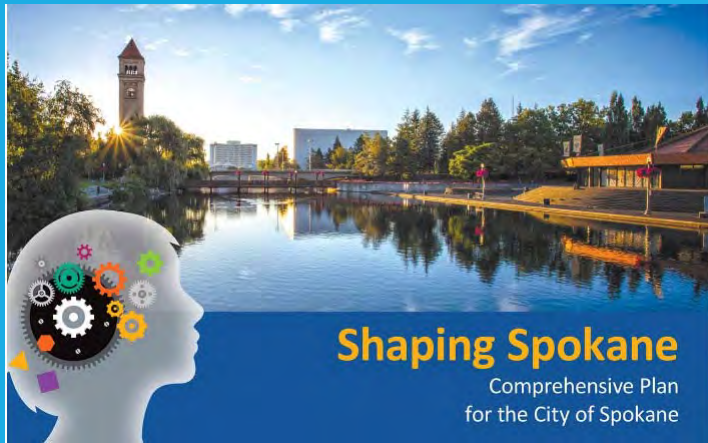
2017/2018 COMPREHENSIVE PLAN AMENDMENTS

Plan Commission Workshop

June 27, 2018

www.spokanecity.org/projects

City of Spokane Planning & Development
Teri Stripes, Assistant Planner II
tstripes@spokanecity.org



Shaping Spokane

Comprehensive Plan
for the City of Spokane



Chapter 3

Land Use

Plan Commission Review of Annual Amendment Work Program

- City Council has established the Annual Comprehensive Plan Amendment Work Program for 2018.
- Ad Hoc Committee met on February 7, 2018 to make a recommendation to City Council.
- Council set the Work Program by Resolution.
 - March 26, 2018 meeting
 - RES 2018-0021

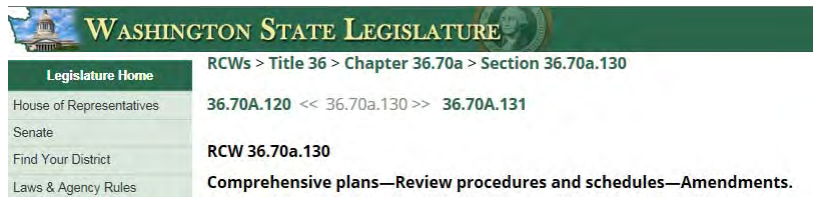
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2017/2018 proposals

File #	General Location	Neighborhood	Applicant
Z2017-612COMP	W 6 th Ave & S Stevens	Cliff/Cannon	Clanton Family LLC
Z2017-622COMP (withdrawn)	W 7th Ave & S. C St	West Hills	Ventura Land Holdings LLC
Z2017-623COMP	9 th Ave & S. Madison	Cliff/Cannon	Kain Investments LLC (formerly 926 Monroe LLC)
Z2017-624COMP	1616 S Rustle St	West Hills	U Haul
Z2017-630COMP	6216 N. Washington St.	North Hill	Plese & Plese LLC

SMC & RCWs guide the process

- RCW 36.70A.130, establishes review procedures and amendments
- SMC 17G.020, Comprehensive Plan Amendments
- Allows once per year amendment process – except for emergency or subarea plans
- Cumulative impacts of proposed changes must be considered
- SEPA Review must be completed



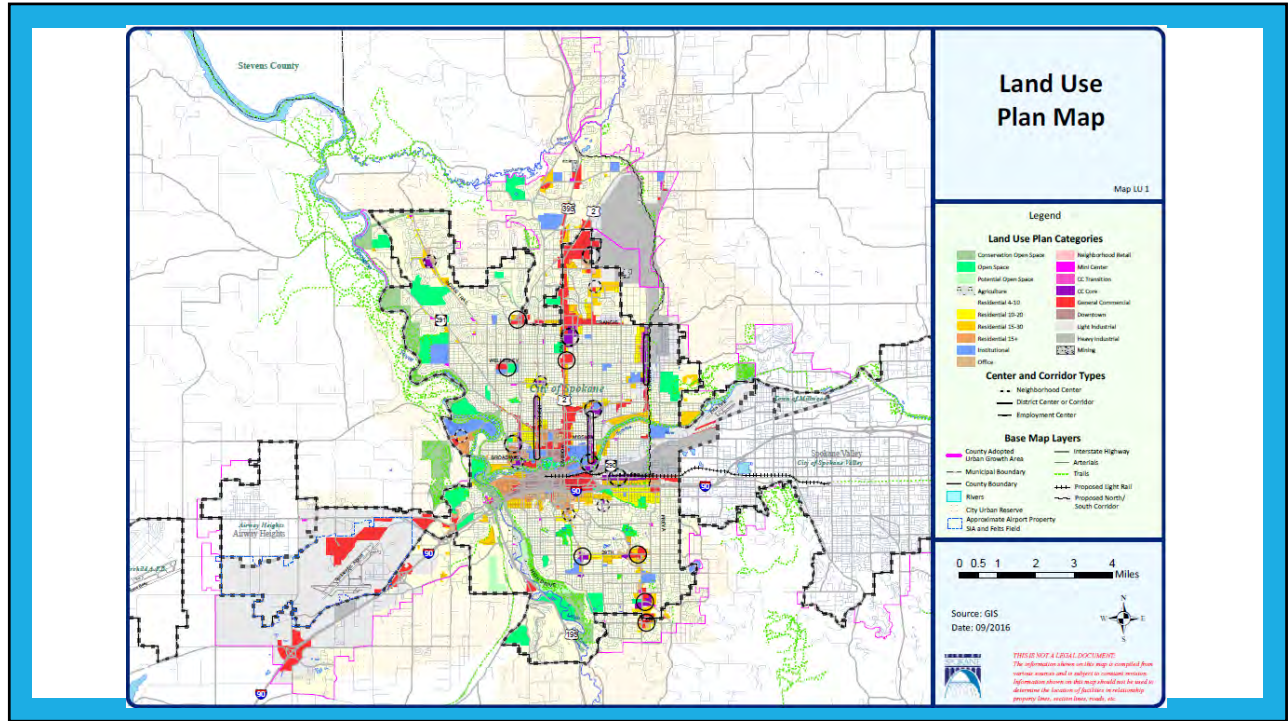
WASHINGTON STATE LEGISLATURE

RCWs > Title 36 > Chapter 36.70a > Section 36.70a.130

Legislature Home	36.70A.120 << 36.70a.130 >> 36.70A.131
House of Representatives	
Senate	
Find Your District	RCW 36.70a.130
Laws & Agency Rules	Comprehensive plans—Review procedures and schedules—Amendments.

Procedural Steps after Annual Amendment Work Program Set

- Agency & Departmental Review (April 20 – May 7, 2018)
- Notice of Application & Notice of SEPA Review (May 29, 2018)
- Public Comment Period (May 29-July 27, 2018)
- Plan Commission Substantive Workshops June 13, **June 27**, July 11 and July 25
- SEPA Determinations (likely in August 2018)
- Notice of Plan Commission Hearing & SEPA Determination (likely in August 2018)
- Plan Commission Hearing – estimated September 2018
- City Council Action (Fall 2018)



Shaping Spokane

Comprehensive Plan for the City of Spokane

Chapter 3

Land Use

Plese & Plese LLC Z17-630COMP

2017/2018 COMPREHENSIVE PLAN AMENDMENTS

Plan Commission Workshop

June 27, 2018

www.spokanecity.org/projects

City of Spokane Planning & Development
Teri Stripes, Assistant Planner II
tstripes@spokanecity.org



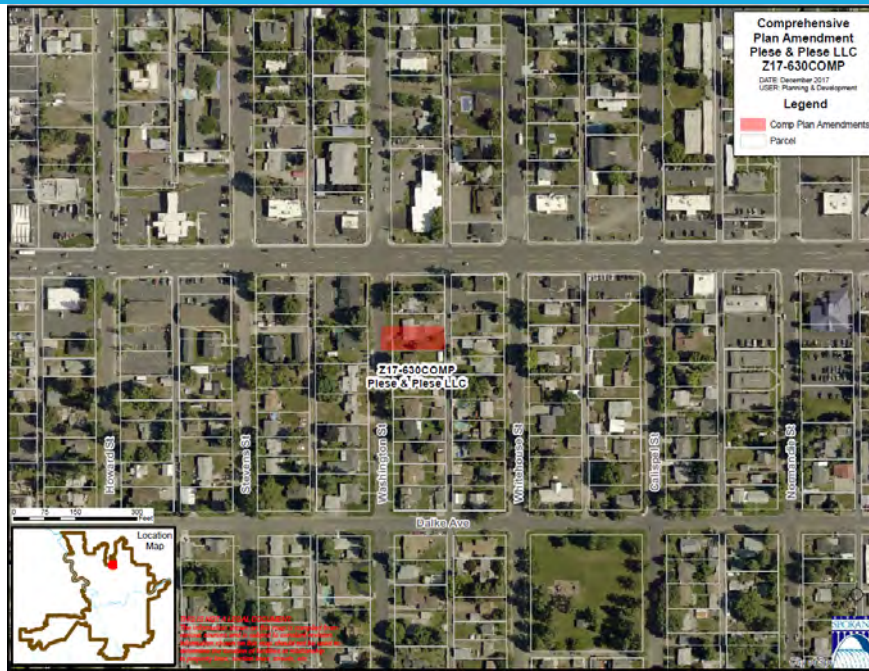
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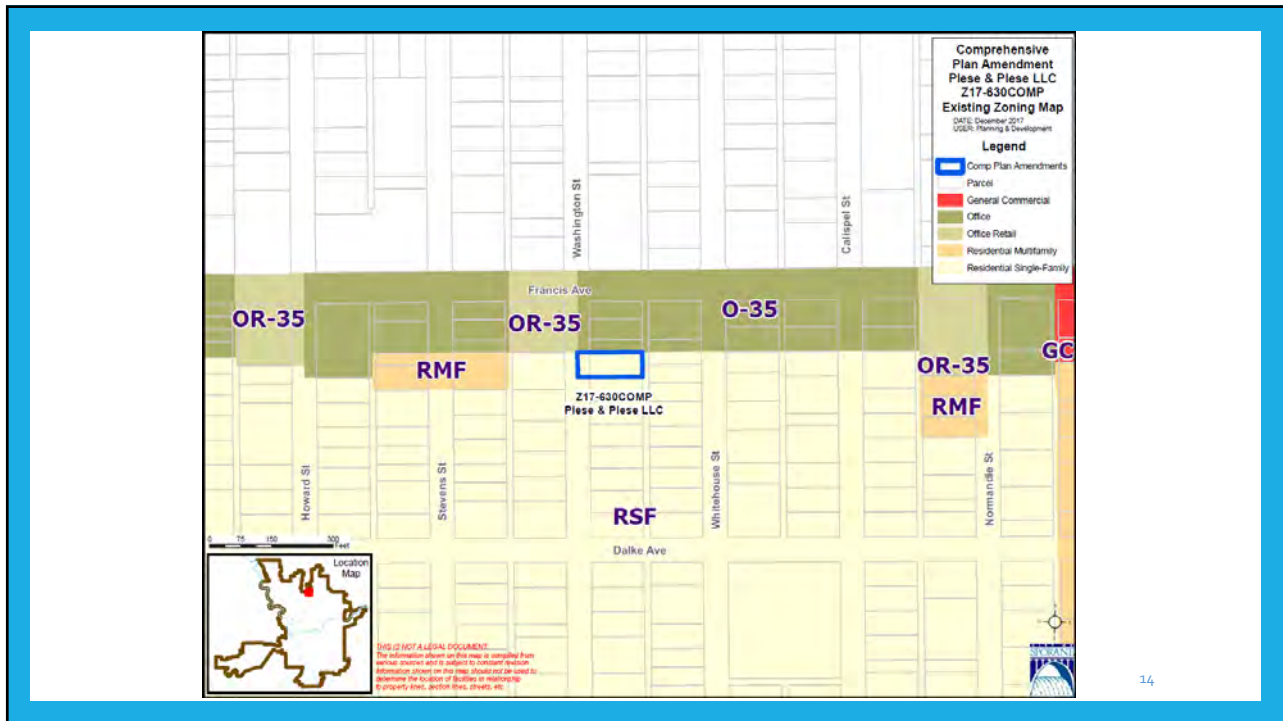
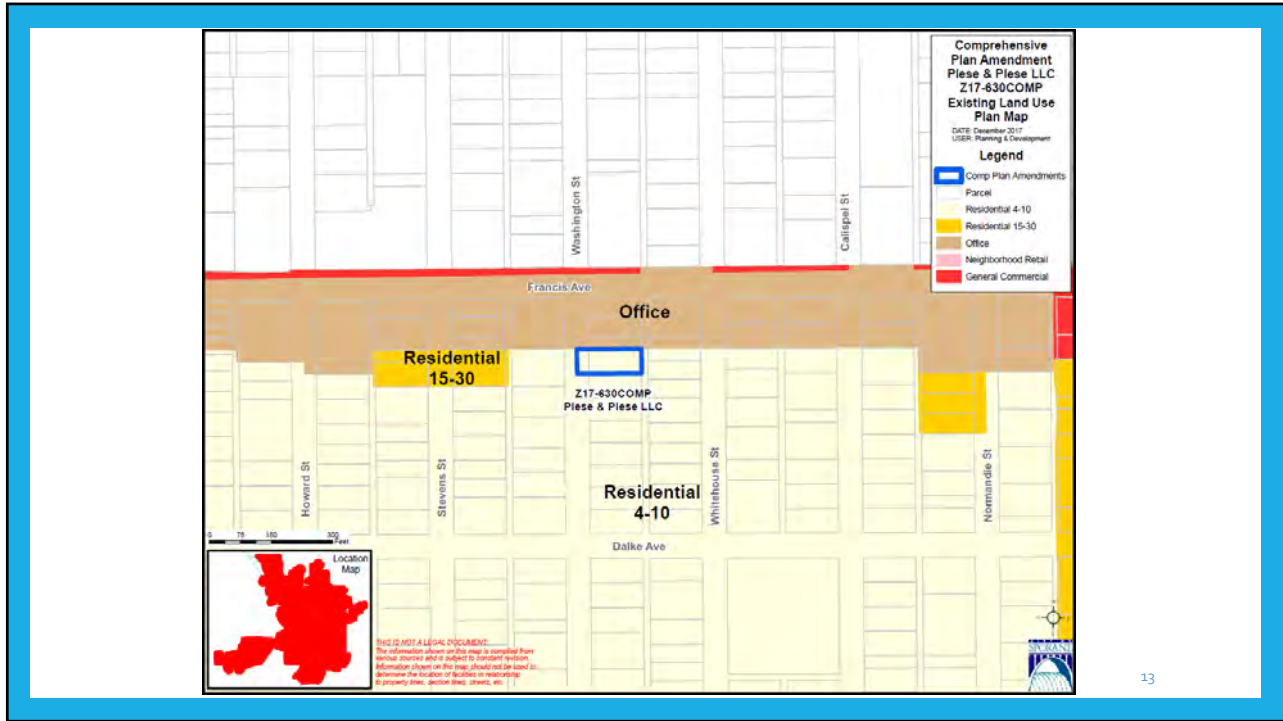
APPLICATION OVERVIEW

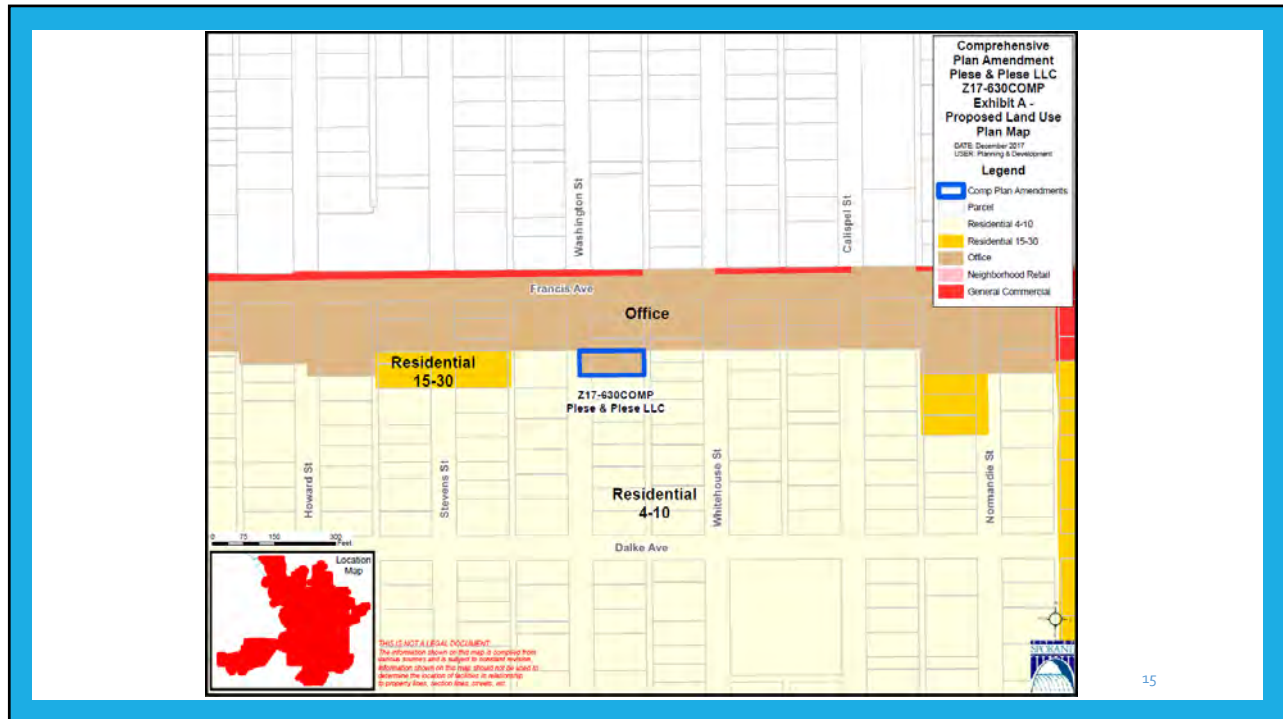
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Z2017-630COMP, Plese & Plese LLC

Applicant	Plese & Plese LLC, Vic Plese
Representative(s)	Mr. Dwight Hume and Mr. Taudd Hume
General Location	6216 North Washington Street, and Council Proposal 6217 N. Whitehouse Street
Requested Change of Land Use Plan Map	Residential 4-10 to Office
Requested Zoning Change	RSF (Residential Single Family) to O-35 zoning (Office, 35-foot height limit)
Size	6216 North Washington Street (0.175 acres), and Council Proposal 6217 N. Whitehouse Street (0.09 acres)
Neighborhood Council Boundary	North Hill



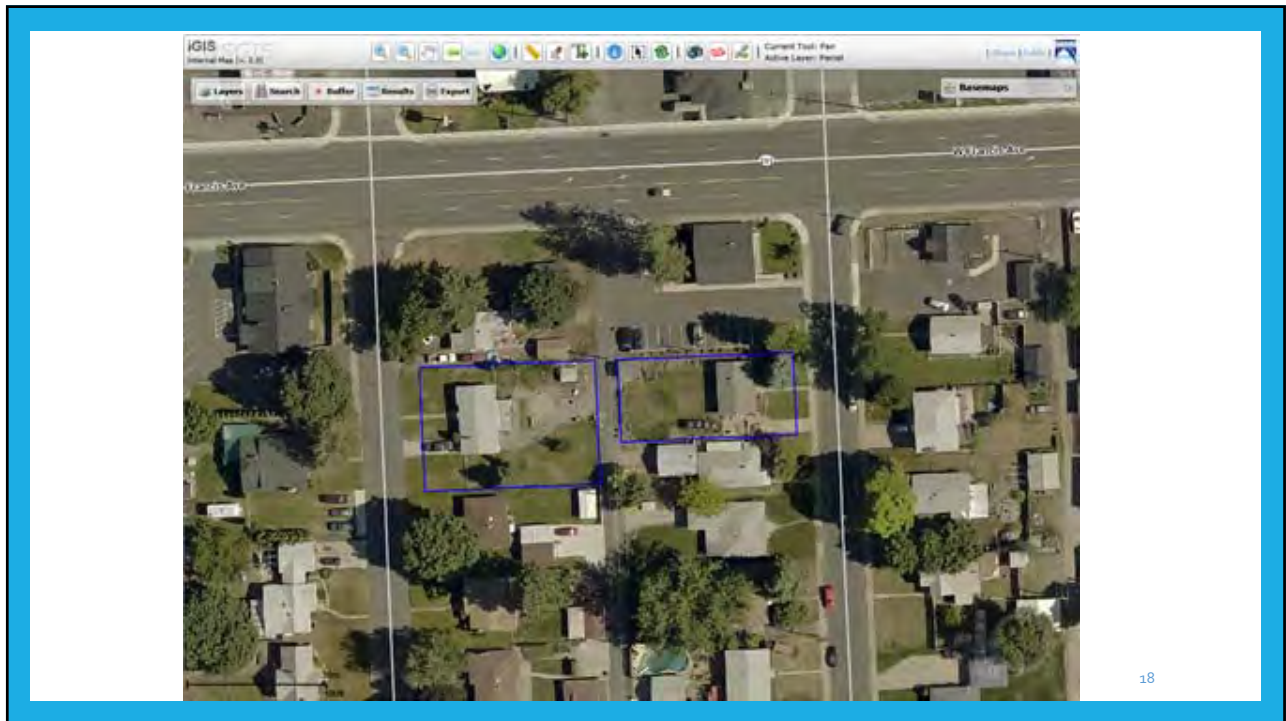
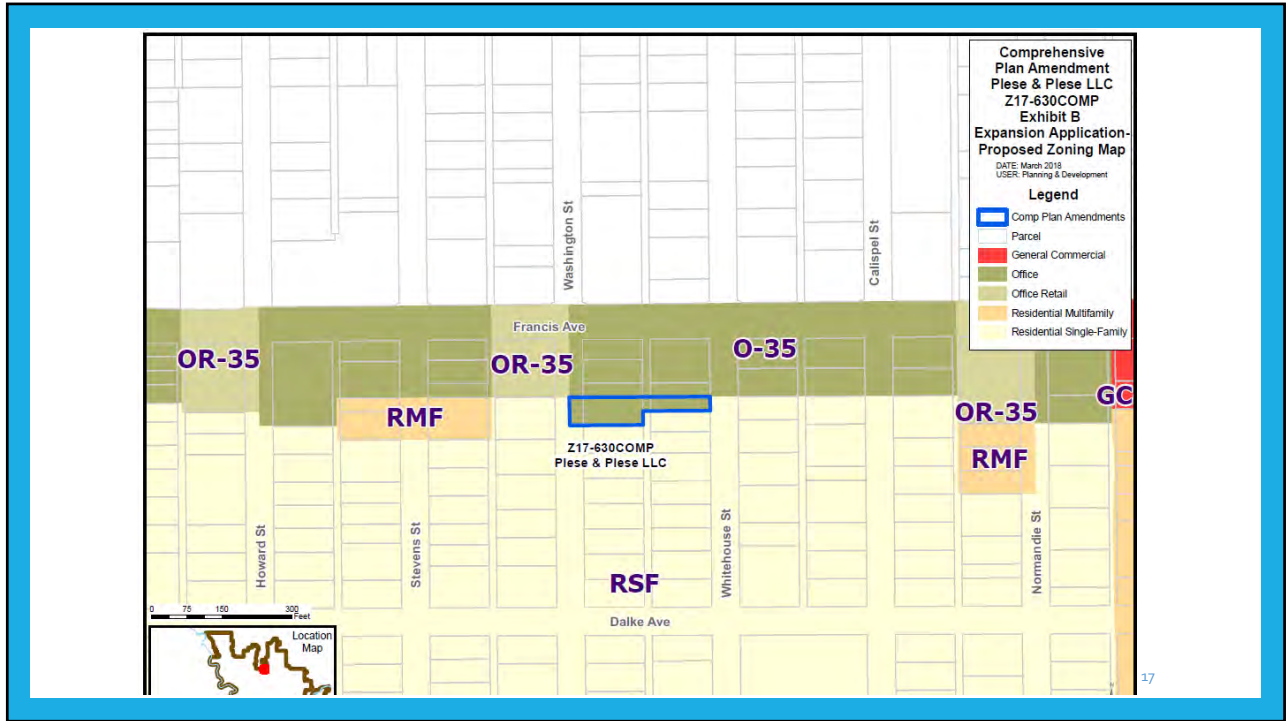




Council's Proposed Expansion

Council found that Z2017-630COMP most closely met the guidance of SMC 17G.020.026(D) for consideration of a geographic expansion at 6217 N. Whitehouse Street (0.09 acres):

- Adjacent to applicant's site,
- similarly situated with split zoning,
- cleans up existing zoning, and
- requires minimal additional notification and review.



Washington site



notice of application
(south side yard)



lot to the north



southeast corner
of Francis and
Washington



northeast
corner of
Francis and
Washington



northwest corner
of Francis and
Washington



southwest
corner of Francis
and Washington



south on
Washington



directly across
Washington



Whitehouse
site



southwest
corner of
Francis and
Washington



southeast
corner of
Francis and
Whitehouse



northeast
corner of
Francis and
Whitehouse



lot south of
Washington
site



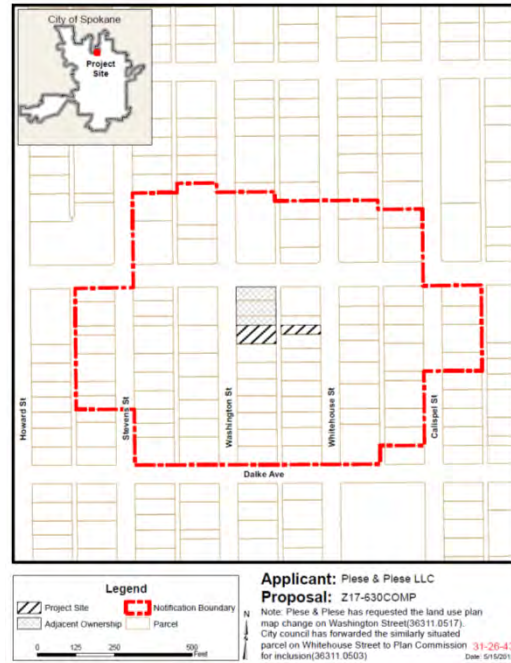
south on
Whitehouse



directly across
Washington

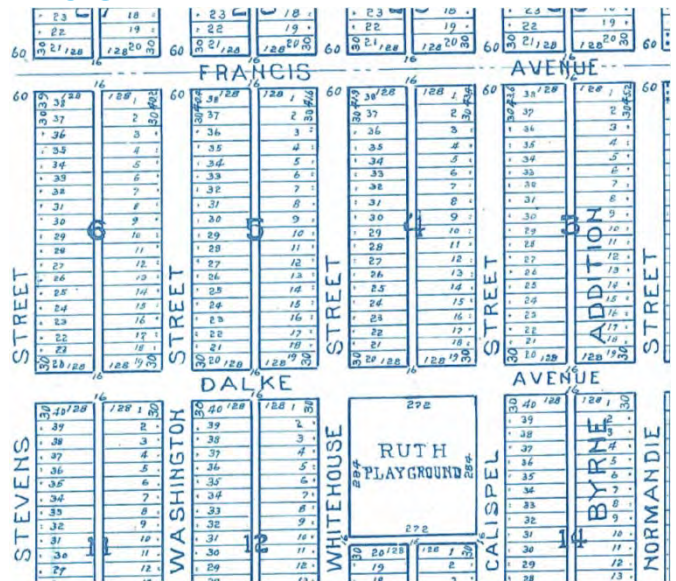


Notification Map



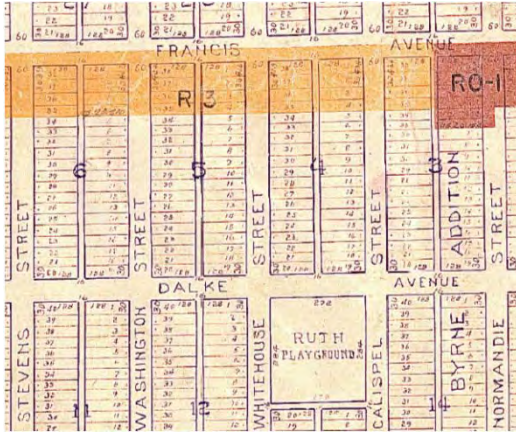
Planning History of Block

- This area was annexed into the City of Spokane in 1907
- Platted as (Washington site) BYRNE ADD L33-35 B5 and (Whitehouse site) BYRNE ADD L4-5 B5

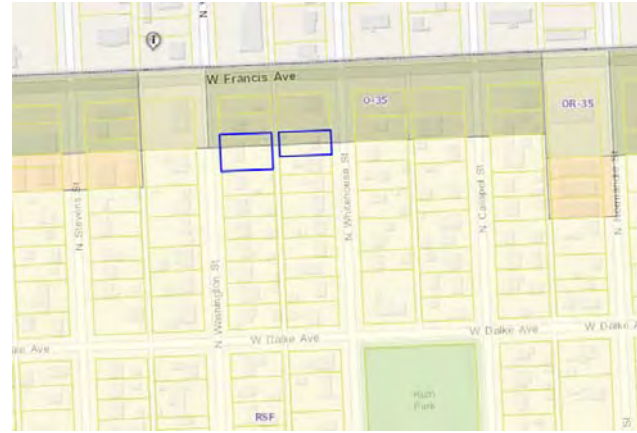


Zoning Maps

1975



2018



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Planning History of Block

- 1954: Residential until was constructed on the **Washington** site.
- 1969: Zoning for the Washington site, **BYRNE ADD L33-35 B5**, was split. Lots 33-34 were R1 and Lot 35 was R3.
- May 2001: Comprehensive Plan Adoption, changed the land use designation of the neighborhood plan from "Medium residential /low rise office" to "Office".
- Zoning Pre June 2006 followed a similar split but Lot 35 was Office.

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Planning History of Block

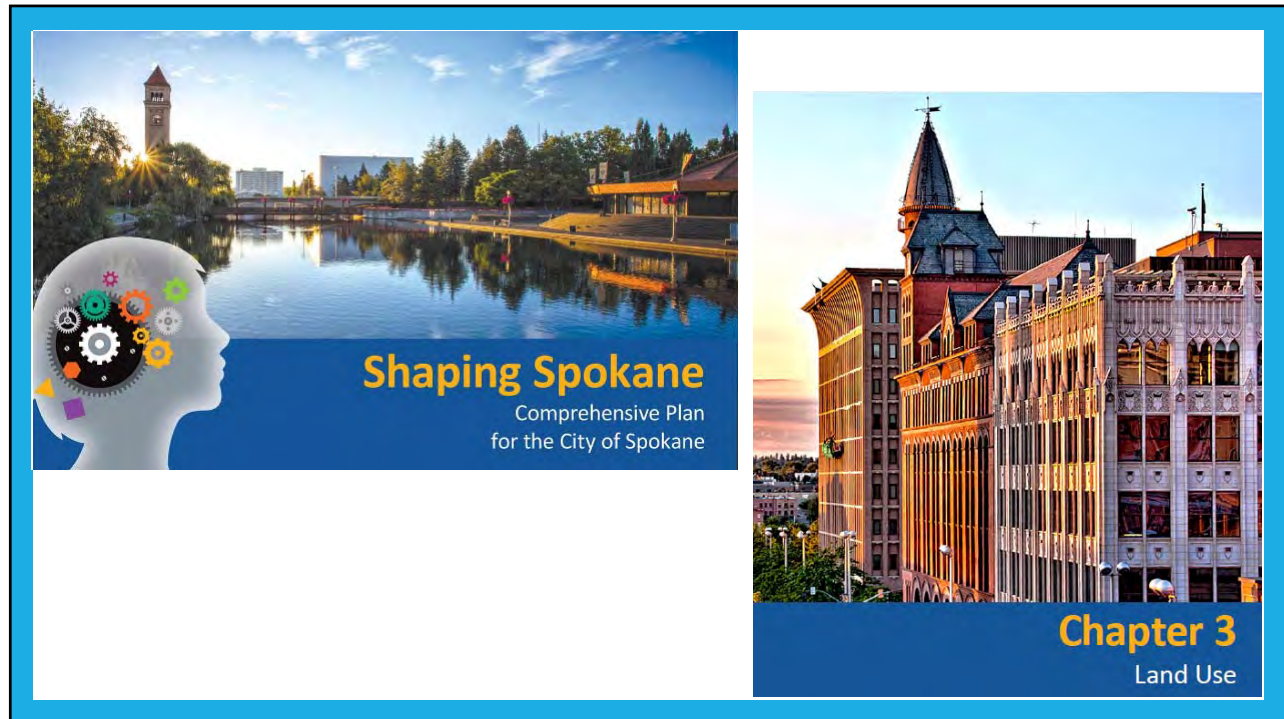
- 1954: Residential unit was constructed on the **Whitehouse** site.
- 1969: Zoning for Whitehouse site BYRNE ADD L4-5 B5 was similarly split Lot 5 was R1 and Lot 4 was R3.
- May 2001: Comprehensive Plan Adoption, changed the land use designation of the neighborhood plan from "Medium residential /low rise office" to "Office".
- Zoning Pre June 2006 followed a similar split but Lot 4 was Office.

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Planning History of Block

- 1959: at the southern end of the block across from the Whitehouse site and across from Ruth Playground was a Church that was permitted to hold kindergarten.
- 2002 Z0200001-ZC: Christine & Michel Connors, 6227 N Whitehouse the Lots 1-3, which are directly north of the **Whitehouse** site underwent a Boundary Line Adjustment BLA and a rezone.
 - The Zoning changed from R3 (Medium-density Residential Zone) RO-1L (Limited Residential Office Zone).
 - At the time, the only public comments received were in support of the Zoning change.

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Comprehensive Plan Policy

Current LU 1.3 Single-Family Residential Areas

"Protect the character of single-family residential neighborhoods by focusing higher intensity land uses in designated Centers and Corridors."

- "The city's residential neighborhoods are one of its most valuable assets. They are worthy of protection from the intrusion of incompatible land uses."
- "Complementary types of development may include places for neighborhood residents to work, shop, eat, and recreate."
- "Development of these uses in a manner that avoids negative impacts to surroundings is essential. Creative mechanisms, including design standards, must be implemented to address these impacts so that potential conflicts are avoided."

Current Section 17C.110.100 Residential Zone Primary Uses (RSF)

Permitted: Residential Housing, Parks and Open Areas

Limited: Group Living (CU), Basic Utilities, Community Service (CU), Daycare, Religious Institutions (CU), Schools (CU),

Conditional Use: Commercial Outdoor Recreation, Colleges, Medical Center, Essential Public Facilities, Rail lines and Utility Corridors

43

Proposed LU 1.5, Office Uses

"Direct new office uses to Centers and Corridors designated on the Land Use Plan Map."

- "...designations located outside Centers are generally confined to the boundaries of existing Office designations."
- "...office use is encouraged in areas designated Office along the south side of Francis Avenue between Cannon Street and Market Street to a depth of not more than approximately 140 feet from Francis Avenue."

44

Proposed LU 1.5, Office Uses - *continued*

"Direct new office uses to Centers and Corridors designated on the Land Use Plan Map."

- "Drive-through facilities associated with offices such as drive-through banks should be allowed only along a principal arterial street..."
- "Ingress and egress for office use should be from the arterial street."

45

Proposed Section 17C.120.100 Office Zone Primary Uses

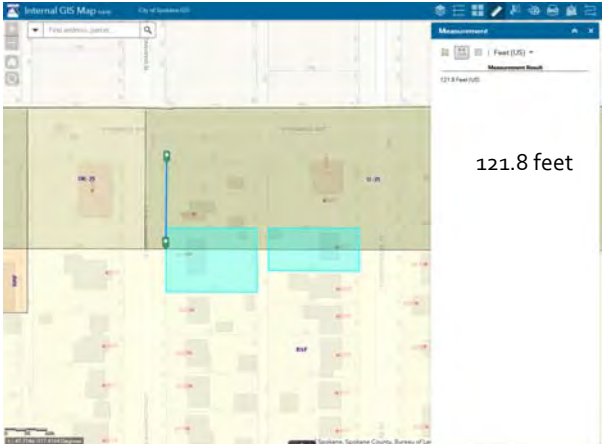
Permitted: Residential, Office, Basic Utilities, Colleges, Community Service, Daycare, Medical Centers, Parks and Open Areas, Religious Institutions, Schools

Limited: Group Living (CU), Drive-through Facility, Mobile Food Vending

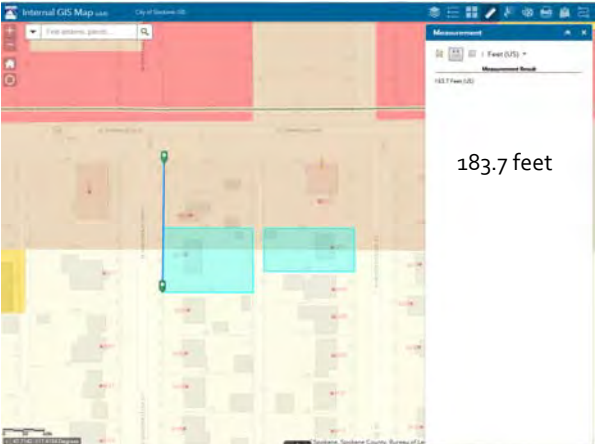
Conditional Use: Commercial Parking, aviation and Surface Passenger Terminals, Essential Public Facilities, Rail Lines and Utility Corridors

46

Washington site

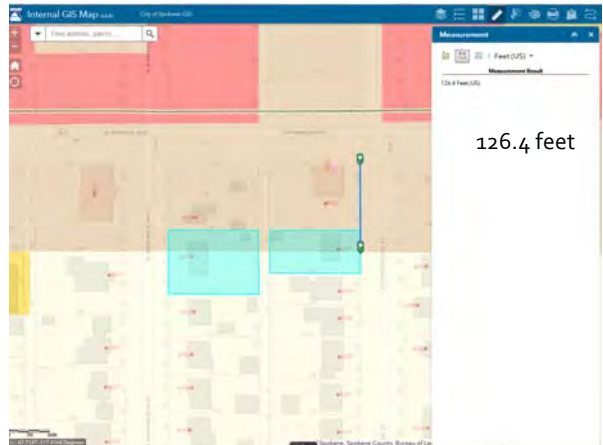


121.8 feet

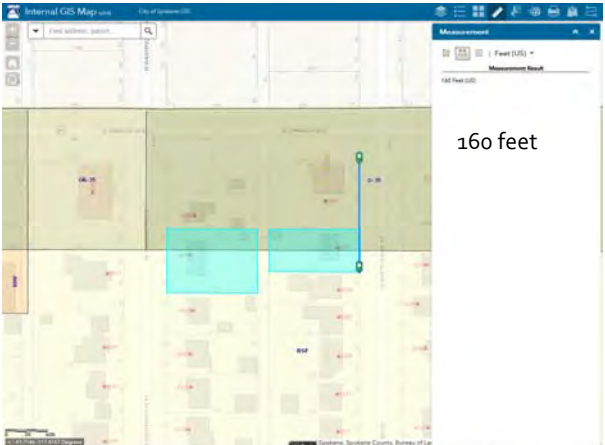


183.7 feet

Whitehouse site



126.4 feet



160 feet

AGENCY COMMENT SEPA DETERMINATION

49

Technical Analyses

- City Staff/Commenters did not require any technical analyses.
- No evidence that such analyses are required/recommended.

50

SEPA Review

- Underway, during public comment period.
- Likely a SEPA DNS will be issued in August.

51

Public Comment

- _____

52

APPLICANT PRESENTATION

53

U Haul Z17-624COMP

2017/2018 COMPREHENSIVE PLAN AMENDMENTS

Plan Commission Workshop

June 27, 2018

www.spokanecity.org/projects

City of Spokane Planning & Development
Teri Stripes, Assistant Planner II
tstripes@spokanecity.org



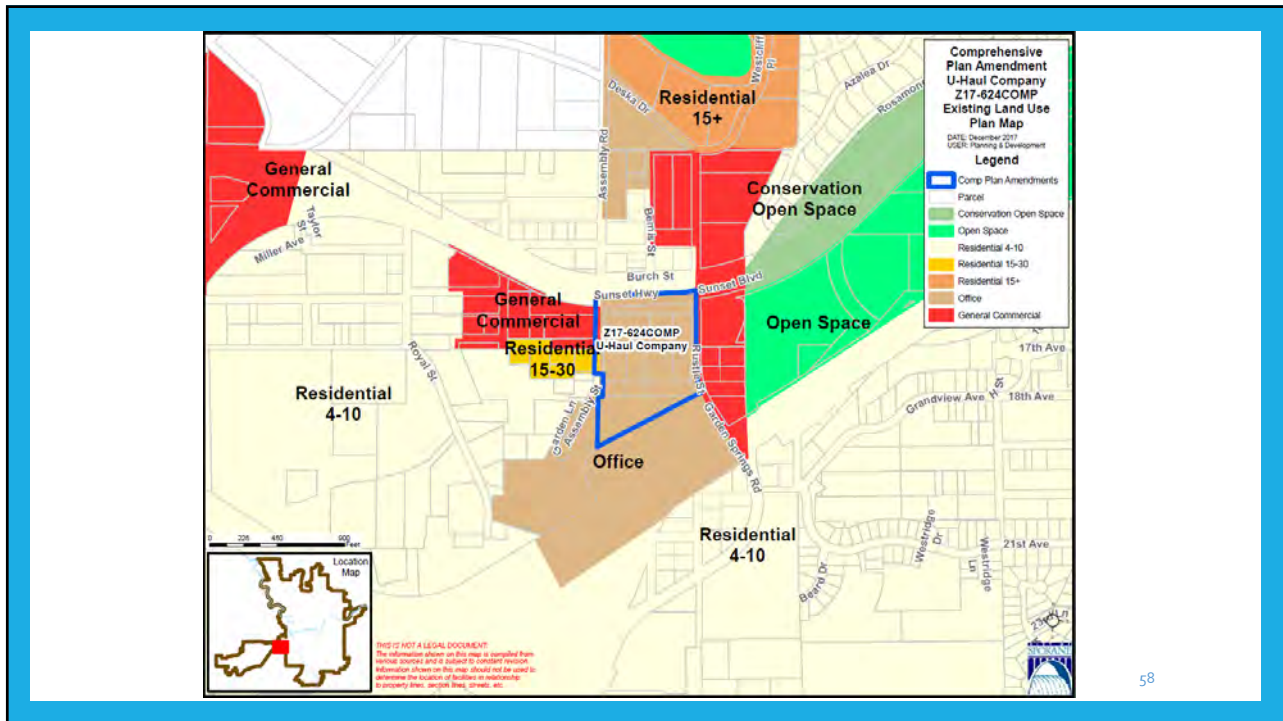
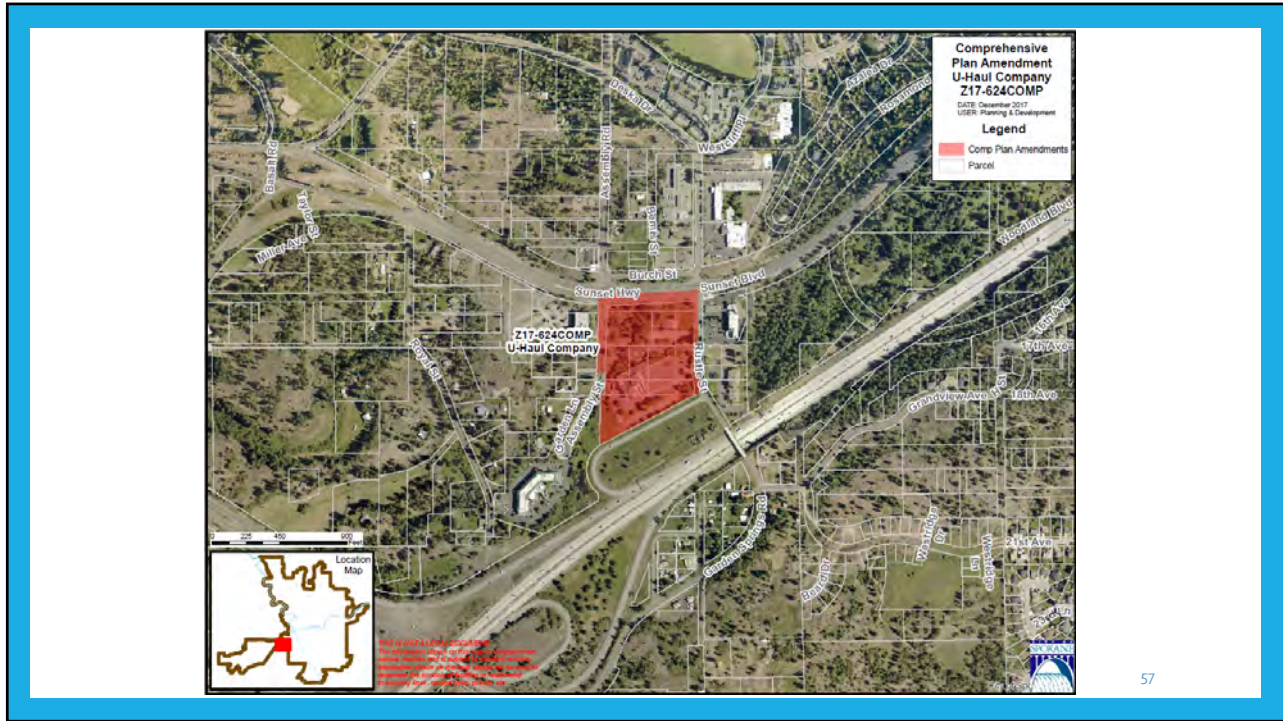
54

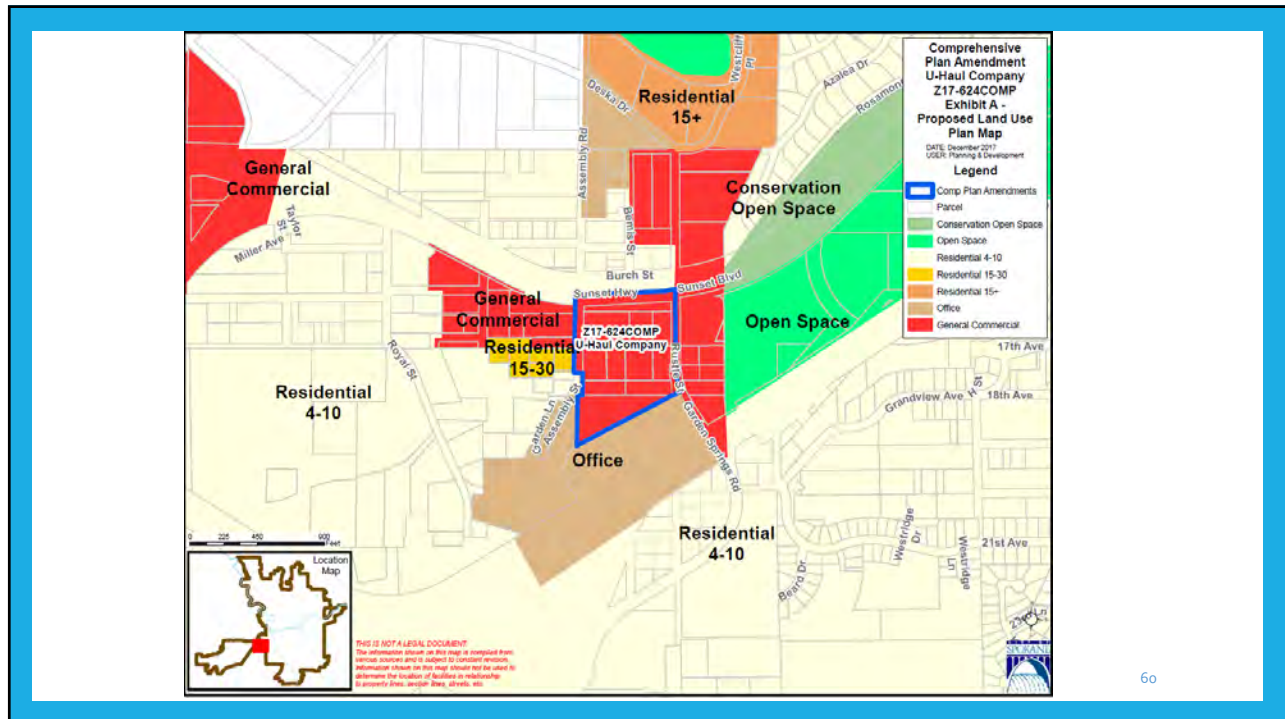
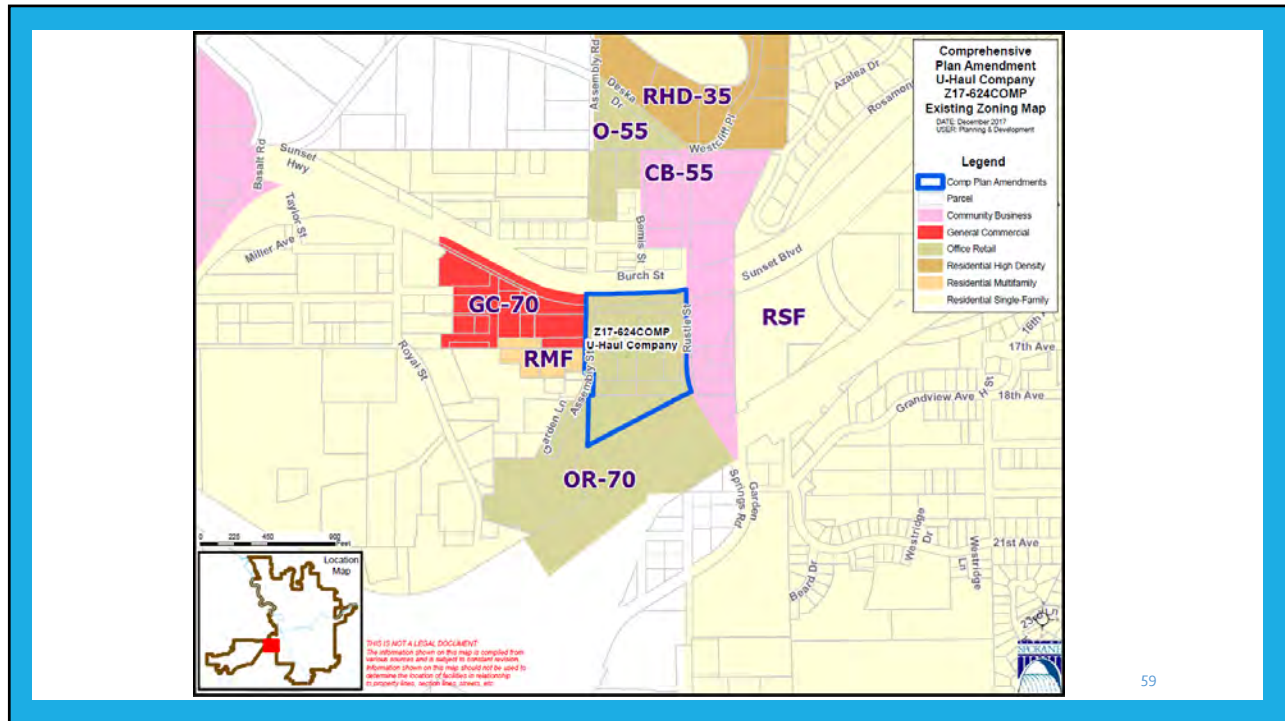
APPLICATION OVERVIEW

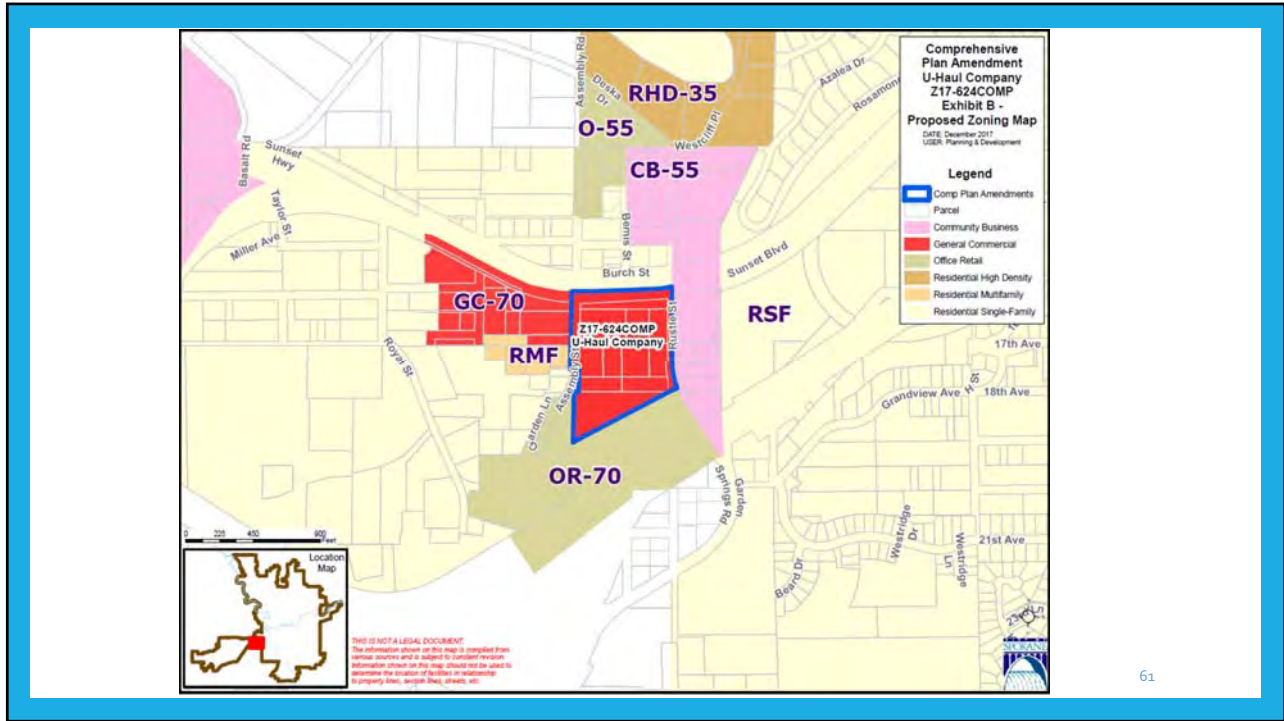
55

Z17-624COMP, U Haul

Applicant	U Haul
Representative	Mr. Dwight Hume and Mr. Taud Hume
General Location	1616 S. Rustle Street, located south of Sunset Highway and west of S. Rustle Street
Requested Change of Land Use Plan Map	Office to Commercial
Requested Zoning Change	O-70 zoning (Office, 70-foot height limit) to GC-70 (General Commercial 70-foot height limit)
Size	10.76 acres
Neighborhood Council Boundary	West Hills







U Haul Rustle St



Rustle St north



Rustle St south



directly across
Rustle St



notice of
application (on
Sunset Blvd)



U Haul Site from
Sunset Blvd



Sunset Blvd east



Sunset Blvd
west



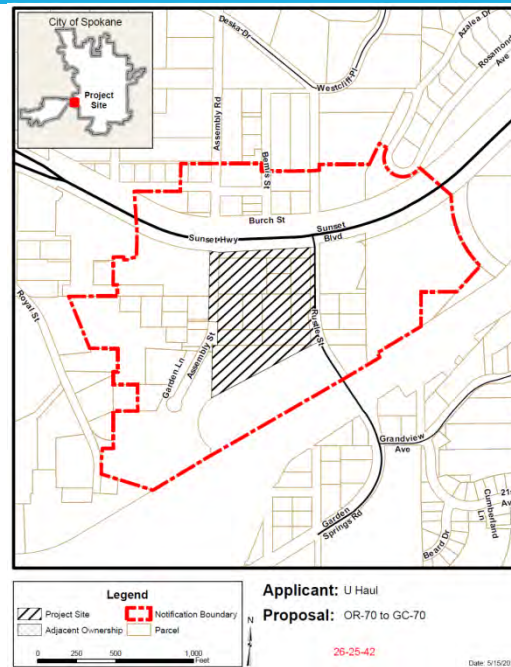
U Haul from
Assembly
north



U Haul from
Assembly
south

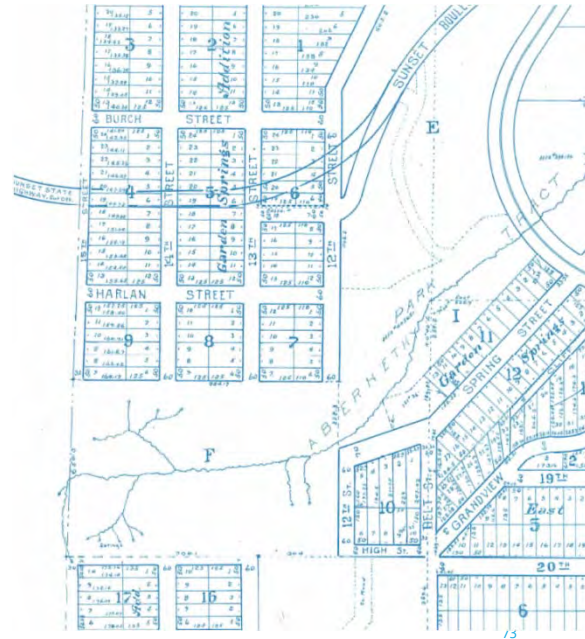


Notification Map



Planning History of Block

- This area was annexed into the City of Spokane in 1966.
- Platted as Garden Springs current parcels include portions of blocks 4-9.

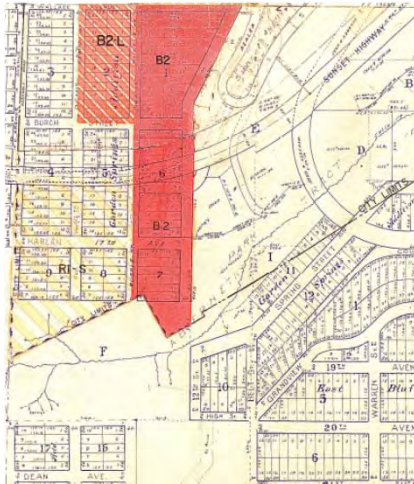


Planning History of Block

- 1975: Zoning map shows the zoning as RI-S.
- 1983: Bank of America requested that the property be rezoned from RS (Residential) to RO-L (Limited Residence Office) ORD C27084.
- 1984: The building was constructed.
- 2003: Bank of America requested an Administrative Zoning Determination of the entire site Z03000065-AD. The determination confirmed the current zoning as RO-L (Limited Residence Office).
- Pre-June 2006 the zoning was Office.

Zoning Maps

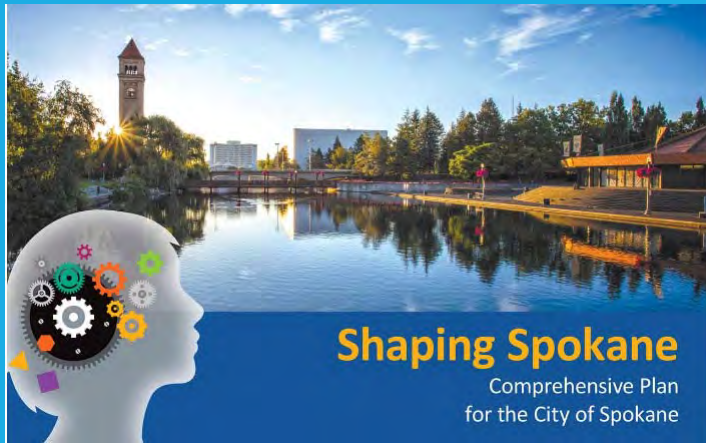
1975



2018



75



Shaping Spokane
Comprehensive Plan
for the City of Spokane



Chapter 3
Land Use

Comprehensive Plan Policy Current LU 1.5, Office Uses

"Direct new office uses to Centers and Corridors designated on the Land Use Plan Map."

- "...designations located outside Centers are generally confined to the boundaries of existing Office designations."
- "...office use is encouraged in areas designated Office along the south side of Francis Avenue between Cannon Street and Market Street to a depth of not more than approximately 140 feet from Francis Avenue."

77

Current LU 1.5, Office Uses - *continued*

"Direct new office uses to Centers and Corridors designated on the Land Use Plan Map."

- "Drive-through facilities associated with offices such as drive-through banks should be allowed only along a principal arterial street..."
- "Ingress and egress for office use should be from the arterial street."

78

Current Section 17C.120.100 Office Zone Primary Uses

Permitted: Residential, Office, Basic Utilities, Colleges, Community Service, Daycare, Medical Centers, Parks and Open Areas, Religious Institutions, Schools

Limited: Group Living (CU), Drive-through Facility, Mobile Food Vending

Conditional Use: Commercial Parking, aviation and Surface Passenger Terminals, Essential Public Facilities, Rail Lines and Utility Corridors

79

Proposed LU 1.8, General Commercial Uses

- *"Contain General Commercial areas within the boundaries occupied by existing business designations and within the boundaries of designated Centers and Corridors.."*
- "...development in these areas includes freestanding business sites and larger grouped businesses..."
- "Commercial uses that are auto-oriented and include outdoor sales and warehousing are also allowed in this designation."

80

Proposed LU 1.8, General Commercial Uses -Continued

"Direct new office uses to Centers and Corridors designated on the Land Use Plan Map."

- "...an exception to the containment policy may be allowed by means of a comprehensive plan amendment to expand an existing commercial designation...at the intersection of two principal arterial streets or onto properties which are not designated for residential use at a signalized intersection of at least one principal arterial street which as of September 2, 2003, has traffic at volumes greater than 20,000 vehicular trips a day."

81

Proposed Section 17C.120.100 General Commercial Zone Primary Uses

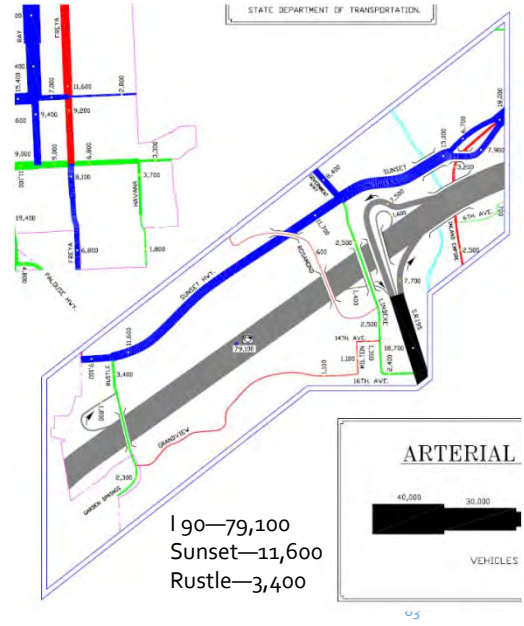
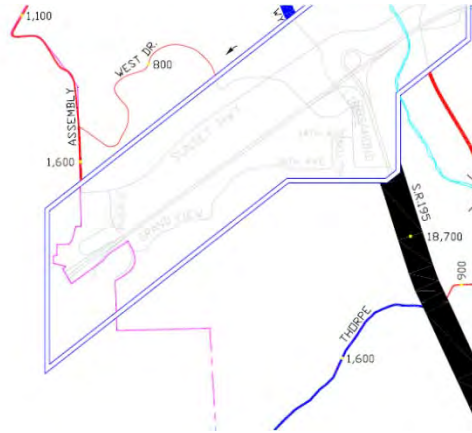
Permitted: Residential, Commercial Outdoor Rec, Commercial Parking, Drive-through Facility, Major Event Entertainment, Office, Quick Vehicle Servicing, Retail Sales and Service, Vehicle Repair, Basic Utilities, Colleges, Community Service, Daycare, Medical Centers, Parks and Open Areas, Religious Institutions, Schools

Limited: Group Living (CU), Adult Businesses, Mobile Food Vending, Industrial Service (CU), Manufacturing and Production (CU), Warehouse and Freight Movement (CU), Wholesale Sales (CU)

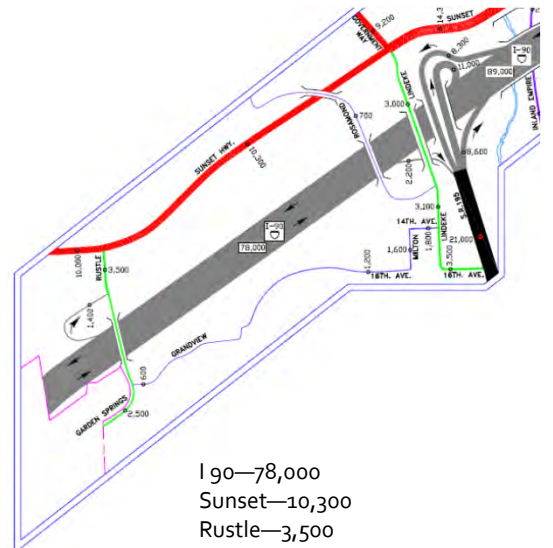
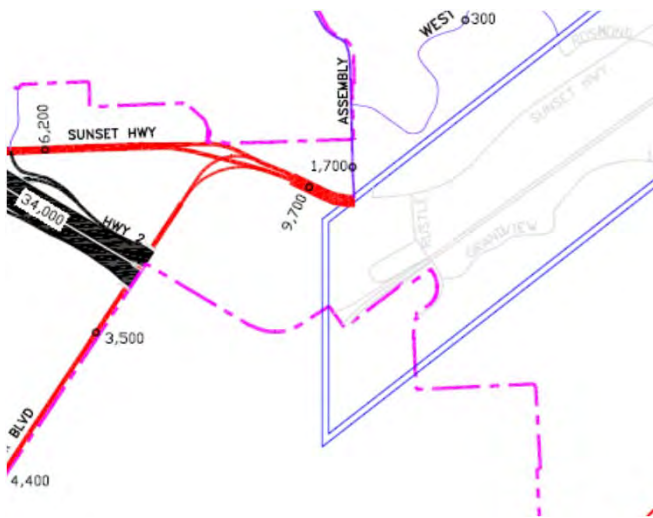
Conditional Use: Agriculture, Aviation and Surface Passenger Terminals, Detention Facilities, Essential Public Facilities, Rail Lines and Utility Corridors

82

Traffic Flow 2003-2004



Traffic Flow 2017 details



AGENCY COMMENT SEPA DETERMINATION

85

Technical Analyses

- City Staff/Commenters did not require any technical analyses.
- No evidence that such analyses are required/recommended.

86

SEPA Review

- Underway, during public comment period.
- Likely a SEPA DNS will be issued in August.

87

Public Comment

- No Public Comment was received regarding this application.

88

APPLICANT PRESENTATION

89



Shaping Spokane
Comprehensive Plan
for the City of Spokane

Chapter 3
Land Use

The collage features three main visual elements: a scenic view of a river with a bridge and buildings in the background; a silhouette of a human head filled with colorful gears, symbolizing thought and planning; and a large, ornate building with a prominent tower, likely a historical or institutional structure in Spokane.

Plan Commission

- At hearing, will deliberate and make a recommendation to City Council.
- SMC 17G.020

91

Section 17G.020.010 Comprehensive Plan Amendment Purpose

Guiding Principles of the annual process:

1. Keep the comprehensive plan alive and responsive to the community.
2. Provide for simultaneous review of proposals to allow for cumulative impact analysis of all applications on a City-wide basis and in conjunction with budget decisions.
3. Make map adjustments based on a foundation in policy language, consistently applying those concepts citywide.
4. Honor the community's long-term investment in the comprehensive plan, through public participation and neighborhood planning processes, by not making changes lightly.
5. Encourage development that will enable our whole community to prosper and reinforce our sense of place and feeling of community, in an ecologically, economically and socially sustainable manner.
6. The proposed changes must result in a net benefit to the general public.

92

Review Criteria outlined in SMC Section 17G.020.030

Criteria Include:

- *Regulatory Changes, GMA,*
- *Financing, Funding Shortfall,*
- *Internal Consistency,*
- *Regional Consistency,*
- *Cumulative Effect, SEPA,*
- *Adequate Public Facilities, UGA*

93

RCW 36.70A.070

Comprehensive plans—Mandatory elements.

The comprehensive plan of a county or city that is required or chooses to plan under RCW [36.70A.040](#) shall consist of a map or maps, and descriptive text covering objectives, principles, and standards used to develop the comprehensive plan. The plan shall be an internally consistent document and all elements shall be consistent with the future land use map. A comprehensive plan shall be adopted and amended with public participation as provided in RCW [36.70A.140](#)....

94

Plan Commission Recommendation 17G.020.060 (M)

- Plan Commission Recommendation is based on:
 - Review guidelines and decision criteria,
 - public input,
 - required studies,
 - staff report, and
 - SEPA determination.

95

Plan Commission Recommendation 17G.020.060 (M)

The plan commission's recommendation may take the form of one of the following:

- Approval based on:
 - support for the proposal,
 - consistency with the comprehensive plan, and/or
 - adequate evidence to justify the need.
- Approval with conditions
 - Plan Commission may recommend conditions to the approval.

96

Plan Commission Recommendation 17G.020.060 (M)

Denial for the following reason(s):

- Does not comply with review guidelines or decision criteria.
- Proposal would be more appropriately and effectively addressed through another aspect of the planning department's work program,
 - neighborhood planning, writing new regulations, etc., and
- not enough information from the applicant to be able to reach a decision based on the merits of the proposal.

97

City Council Public Hearing

- Will be scheduled after Plan Commission.
- Notice will be provided via email and on the webpage.

98

Information Resources

- 2017/2018 Comprehensive Plan Amendments
www.spokanecity.org/projects
- **Plan Commission**
www.spokanecity.org/bcc/commissions/plan-commission/
- City Council Agenda
www.spokanecity.org/citycouncil/

BRIEFING PAPER
City of Spokane
Plan Commission Workshop
June 27, 2018

Subject: Infill Code Revisions – Dimension and Transition Standards

Background

In 2016, the Infill Development Steering Committee called for a review and potential regulatory update of development standards to support attached housing and more efficient use of land.

This package of text amendments supports attached housing, and other development that can achieve the densities established by the Comprehensive Plan, as viable options mainly in certain residential zones—RTF, RMF, and RHD (Residential Two-Family, Residential Multi-Family, and Residential High-Density).

The Comprehensive Plan 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](#). The revisions align with the [Strategic Plan's](#) Urban Experience Initiative by encouraging high-quality and diverse residential investment, while strengthening residential character and encouraging adequate usable open space.

Impact

The proposal may enable some sites in multifamily zones to be developed with additional units and make development of attached housing in all residential zones more likely. 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. The number of housing units per acre designated by the Comprehensive Plan would not be changed by this proposal. The June 27 workshop will cover changes to the proposed text on the following topic:

Draft amendments to SMC section 17C.110.215(C)(2) ([attached](#)):

- **Height exception to accommodate pitched roofs**
This draft modifies the height exception to allow an additional five feet above the building height for the RMF and RHD zones, **without the previously proposed restriction on use of space within the height exception area**. The modified text and new graphic [appear on pp. 10-11](#) of the attached draft amendments to chapter 17C.110 SMC. This would allow some additional height for pitched roof. Design standards for multifamily buildings require a minimum and maximum pitch where adjoining a single-family use to assist blending new buildings with surrounding development ([SMC 17C.110.450](#)).

Additional topics of the draft amendments to chapter 17C.110 SMC ([attached](#)):

- **Wall height in the RMF zone**

Remove the 30-foot maximum exterior [wall height](#) for the primary structure in the Residential Multifamily (RMF) zone, resulting in the same maximum wall height of 35 feet as accessory structures and the [roof height](#) of 35 feet for all structures (p. 5 of [attached amendments to chapter 17C.110 SMC](#)).

- As described above, design guidelines and standards for multi-family structures would continue to incorporate pitched roof forms where adjoining a single-family use. Additionally, in established and historic neighborhoods, housing types such as homes on narrow lots, duplexes, and attached housing would continue to incorporate elements and forms from nearby buildings ([SMC 17C.110.310](#)).
- Height transition compatibility with surrounding RSF and RTF zones would continue to be provided at the zoning district boundary, maintaining a building height lower than 35 feet within ten feet of any RSF or RTF zone as provided under [SMC 17C.110.215\(C\)\(3\)](#).

- **Lot width/front lot line in RTF, RMF, RHD zones**

Reduce the minimum [lot width](#) and front [lot line](#) for attached housing without alley parking in the RTF, RMF, and RHD zones, from 36 feet, to the same minimum as for duplexes (25 feet). Also, reduce these standards for detached houses in the RTF zone to match the minimum of 25 feet required for duplexes in that zone (p. 5 of draft).

- **Number of curb cuts/driveways**

A limitation on one curbcut per each two dwellings is proposed for lots narrower than 40 feet, related to the reduction in front lot line where development provides vehicular access to the lot via curbcut (p. 10).

- **Setbacks**

Remove the requirement to double the [side setback](#) on the side of an attached house that is opposite a common, shared wall. This change would result in attached housing, where the units are owned separately, having the same setback as a duplex or other development in the zone (p. 8).

Additional topic of the draft amendments to SMC Section 17C.230.140 ([attached](#)):

- **Parking area setbacks**

The parking area setback on sites abutting residential zoning districts provides a transition adjacent to residential front yards under SMC 17C.230.140(F). This parking area setback has a dimension 20 feet in depth from the street, with a width of 60 feet from the residential zoning district boundary. The proposal would apply the side street lot line setback instead where there is not an adjacent front yard. This would allow parking spaces on a commercial or industrial site adjacent to the area where parking spaces are also allowed on the abutting residential lot (pp. 5-6 of 17C.230.140 draft).

Action

The Plan Commission workshop at the June 27 meeting will prepare for the public hearing on this ordinance, scheduled for July 11, 2018.

ORDINANCE NO. _____

An ordinance relating to relating to dimensional standards for attached housing and multifamily development in residential zones, amending Spokane Municipal Code (SMC) sections 17C.110.200, 17C.110.215, and 17C.110.310.

The City of Spokane does ordain:

Section 1. That SMC section 17C.110.200 is amended to read as follows:

17C.110.200 Lot Size

A. Purpose.

The standards of this section allow for development on lots, but do not legitimize lots that were divided in violation of [chapter 17G.080 SMC](#), Subdivisions. The required minimum lot size, lot depth, lot width and frontage requirements for new lots ensure that development will, in most cases, be able to comply with all site development standards. The standards also prevent the creation of very small lots that are difficult to develop at their full density potential. Finally, the standards also allow development on lots that were reduced by condemnation or required dedications for right-of-way.

B. Existing Lot Size.

1. Development is prohibited on lots that are not of sufficient area, dimension and frontage to meet minimum zoning requirements in the base zone. Except:
 - a. one single-family residence may be developed on a lot that was legally created under the provisions of chapter 58.17 RCW, Plats – Subdivisions – Dedications, or applicable platting statutes;
 - b. a PUD lot may be less than the minimum size of the base zone, if such lot is delineated on a PUD plan, which has been approved by the hearing examiner. All use and development standards of the zone wherein such lot is located, shall be complied with, unless modified through the PUD process by the hearing examiner. A PUD shall comply with the requirements of subsection (C) of this section.
2. No lot in any zone may be reduced so that the dimension, minimum lot area, frontage or area per dwelling unit is less than that required by this chapter, except as modified through the PUD process by the hearing examiner.
3. Lots Reduced by Condemnation or Required Dedication for Right-of-way. Development that meets the standards of this chapter is permitted on lots, or combinations of lots, that were legally created and met the minimum

size requirements at the time of subdivision, but were reduced below one or more of those requirements solely because of condemnation or required dedication by a public agency for right-of-way.

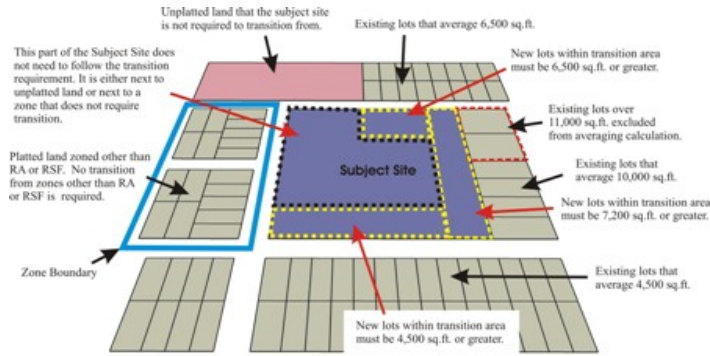
C. Land Division.

All new lots created through subdivision must comply with the standards for the base zone listed in Table 17C.110-3.

1. Transition Requirement.

For sites two acres or greater, transition lot sizes are required to be included as a buffer between existing platted land and new subdivision subject to the requirements of this section. The purpose of this section is to transition lot sizes between the proposed and existing residential developments in order to facilitate compatible development and a consistent development pattern. In the RA and RSF zones, the minimum lot size is subject to transitioning of lots sizes. Lots proposed within the initial eighty feet of the subject property are required to transition lot sizes based on averaging under the following formulas:

- a. Transitioning is only required of properties adjacent to or across the right-of-way from existing residential development. "Existing residential development" in this section shall mean existing lots created through subdivision or short plat.
- b. Lot size in the transition area is based on the average of the existing lot size in subdivisions adjacent to, or across the street from, the subject property. Lots greater than eleven thousand square feet are not counted in the averaging.
- c. If the existing average lot size is greater than seven thousand two hundred square feet, then the lot size in the transition area can be no less than seven thousand two hundred square feet.
- d. If the existing average lot size is less than seven thousand two hundred square feet, then the lot size in the transition area can be equal to or greater than the average.
- e. If the subject site shares boundaries with more than one subdivision, the minimum lot size in the transition area shall be based on the average lot sizes along each boundary. When two boundaries meet, the lot size shall be based on the larger of the two boundaries. See example below; and



- f. If the subject site shares a boundary with property zoned other than RA or RSF, then there are no transition requirements along that boundary.
 - g. After the first set of lots in the transition area, lot sizes may be developed to the minimum lot size of the base zone, i.e., four thousand three hundred fifty square feet in the RSF zone.
2. Planned unit developments, combined with a subdivision, may reduce the minimum lot size, lot width, lot depth and frontage requirements in the RA and RSF zones pursuant to [SMC 17G.070.030\(C\)\(1\)](#), except in the transition area required by subsection (C)(1) of this section.
- D. **Ownership of Multiple Lots.**
Where more than one adjoining lot is in the same ownership, the ownership may be separated as follows:
- 1. If all requirements of this chapter will be met after the separation, including lot size, density and parking, the ownership may be separated through either a boundary line adjustment (BLA) or plat, as specified under [chapter 17G.080 SMC](#), Subdivisions.
 - 2. If one or more of the lots does not meet the lot size standards in this section, the ownership may be separated along the original plat lot lines through a boundary line adjustment (BLA).
- E. **New Development on Standard Lots.** New development on lots that comply with the lot size standards in this section are allowed subject to the development standards and density requirements of the base zone as required under Table 17C.110-3.
- F. **Lot Frontage.** All residential lots shall front onto a public street and meet the minimum lot frontage requirements of Table 17C.110-3. Except, that frontage on a public street is not required for lots created through alternative residential subdivision under [SMC 17G.080.065](#), and lots approved in a planned unit

development or a manufactured home park may have lots or spaces fronting onto private streets, subject to the decision criteria of [SMC 17H.010.090](#).

TABLE 17C.110-3 DEVELOPMENT STANDARDS [1]					
DENSITY STANDARDS					
	RA	RSF & RSF-C	RTF	RMF	RHD
Density - Maximum	4,350 (10 units/acre)	4,350 (10 units/acre)	2,100 (20 units/acre)	1,450 (30 units/acre)	--
Density - Minimum	11,000 (4 units/acre)	11,000 (4 units/acre)	4,350 (10 units/acre)	2,900 (15 units/acre)	2,900 (15 units/acre)
MINIMUM LOT DIMENSIONS LOTS TO BE DEVELOPED WITH:					
Multi-Dwelling Structures or Development					
	RA	RSF & RSF-C	RTF	RMF	RHD
Minimum Lot Area				2,900 sq. ft.	2,900 sq. ft.
Minimum Lot Width				25 ft.	25 ft.
Minimum Lot Depth				70 ft.	70 ft.
Minimum Front Lot Line				25 ft.	25 ft.
Compact Lot Standards [2]					
Minimum Lot Area [3]		3,000 sq. ft.			
Minimum Lot Width		36 ft.			
Minimum Lot Depth		80 ft.			
Minimum Front Lot Line		30 ft.			
Attached Houses					
Minimum Lot Area [3]	7,200 sq. ft.	4,350 sq. ft.	1,600 sq. ft.	1,600 sq. ft.	None
Minimum Lot Width	40 ft.	40 ft.	((36)) 25 ft. or 16 ft. with alley parking and no street curb cut	((Same)) 25 ft. or 16 ft. with alley parking and no street curb cut	((Same)) 25 ft. or 16 ft. with alley parking and no street curb cut
Minimum Lot Depth	80 ft.	80 ft.	50 ft.	25 ft.	25 ft.

Minimum Front Lot Line	40 ft.	40 ft.	Same as lot width	Same as lot width	Same as lot Width
Detached Houses					
Minimum Lot Area [3]	7,200 sq. ft.	4,350 sq. ft.	1,800 sq. ft.	1,800 sq. ft.	None
Minimum Lot Width	40 ft.	40 ft.	((36)) 25 ft.	25 ft.	25 ft.
Minimum Lot Depth	80 ft.	80 ft.	40 ft.	25 ft.	25 ft.
Minimum Front Lot Line	40 ft.	40 ft.	((30)) 25 ft.	25 ft.	25 ft.
Duplexes					
Minimum Lot Area			4,200 sq. ft.	2,900 sq. ft.	None
Minimum Lot Width			25 ft.	25 ft.	25 ft.
Minimum Lot Depth			40 ft.	40 ft.	25 ft.
Minimum Front Lot Line			25 ft.	25 ft.	25 ft.
PRIMARY STRUCTURE					
Maximum Building Coverage					
	RA	RSF & RSF-C	RTF	RMF	RHD
Lots 5,000 sq. ft. or larger	40%	2,250 sq. ft. +35% for portion of lot over 5,000 sq. ft.	2,250 sq. ft. +35% for portion of lot over 5,000 sq. ft.	50%	60%
Lots 3,000 - 4,999 sq. ft.	1,500 sq. ft. + 37.5% for portion of lot over 3,000 sq. ft.				
Lots less than 3,000 sq. ft.	50%				
Building Height					
Maximum Roof Height [5]	35 ft.	35 ft.	35 ft.	35 ft. [6]	35 ft. [6]
Maximum Wall Height	25 ft.	25 ft.	25 ft.	((30 ft. [6])) =	--
Floor Area Ratio (FAR)					
FAR	0.5	0.5 [4]	0.5 [4]	--	--
Setbacks					
Front Setback [7, 8]	15 ft.				
Side Lot Line Setback – Lot width more than 40 ft.	5 ft.				

Side Lot Line Setback – Lot width 40 ft. or less	3 ft.				
Street Side Lot Line Setback [7]	5 ft.				
Rear Setback [9, 10]	25 ft.	25 ft. [11]	15 ft.	10 ft.	10 ft.
Required Outdoor Area					
Required Outdoor Area for attached and detached houses. Minimum dimension (See SMC 17C.110.223)	250 sq. ft. 12 ft. x 12 ft.	250 sq. ft. 12 ft. x 12 ft.	250 sq. ft. 12 ft. x 12 ft.	200 sq. ft. 10 ft. x 10 ft.	48 sq. ft. 7 ft. x 7 ft.
ACCESSORY STRUCTURES					
	RA	RSF & RSF-C	RTF	RMF	RHD
Maximum Roof Height	30 ft.	20 ft.	20 ft.	35 ft.	35 ft.
Maximum Wall Height	30 ft.	15 ft.	15 ft.	35 ft.	35 ft.
Maximum Coverage [12]	20%	15%	15%	See Primary Structure	See Primary Structure
Front Setback	20 ft.				
Side Lot Line Setback – Lot width 40 ft. or wider [13]	5 ft.				
Side Lot Line Setback – Lot width less than 40 ft. [13]	3 ft.				
Street Side Lot Line [14]	20 ft.				
Rear [13]	5 ft.				
Rear with Alley	0 ft.				

Notes:

-- No requirement

[1] Plan district, overlay zone, or development standards contained in SMC 17C.110.310 through 360 may supersede these standards.

[2] See SMC 17C.110.209, Compact Lot Standards.

[3] For developments two acres or greater, lots created through subdivision in the RA, RSF and the RSF-C zones are subject to the lot size transition requirements of SMC 17C.110.200(C)(1).

[4] In the RSF-C and RTF zones, and sites in the RSF zone qualifying for compact lot development standards, described in SMC 17C.110.209, FAR may be increased to 0.65 for attached housing development only.

[5] No structure located in the rear yard may exceed twenty feet in height.

[6] Base zone height may be modified according to SMC 17C.110.215, Height.

[7] Attached garage or carport entrance on a street is required to be setback twenty feet from the property line.

[8] See SMC 17C.110.220(D)(1), setbacks regarding the use of front yard averaging.

[9] See SMC 17C.110.220(D)(2), setbacks regarding reduction in the rear yard setback.

[10] Attached garages may be built to five feet from the rear property line except, as specified in SMC 17C.110.225(C)(6)(b), but cannot contain any living space.

[11] In the RSF-C zone and sites in the RSF zone qualifying for compact lot development standards, described in SMC 17C.110.209, the rear setback is 15 feet.

[12] Maximum site coverage for accessory structures is counted as part of the maximum site coverage of the base zone.

[13] Setback for a detached accessory structure and a covered accessory structure may be reduced to zero feet with a signed waiver from the neighboring property owner, except, as specified in SMC 17C.110.225(C)(5)(b).

[14] The setback for a covered accessory structure may be reduced to five feet from the property line.

Section 3. That SMC section 17C.110.310 is amended to read as follows:

17C.110.215 Height

A. Purpose.

The height standards promote a reasonable building scale and relationship of one residence to another and they promote privacy for neighboring properties. The standards contained in this section reflect the general building scale and placement of houses in the City's neighborhoods.

B. Height Standards.

The maximum height standards for all structures are stated in [Table 17C.110-3](#). The building height shall be measured using the following method:

1. The height shall be measured at the exterior walls of the structure. Measurement shall be taken at each exterior wall from the existing grade or finished grade, whichever is lower, up to a plane essentially parallel to the existing or finished grade. For determining structure height, the exterior wall shall include a plane between the supporting members and between the roof and the ground. The vertical distance between the

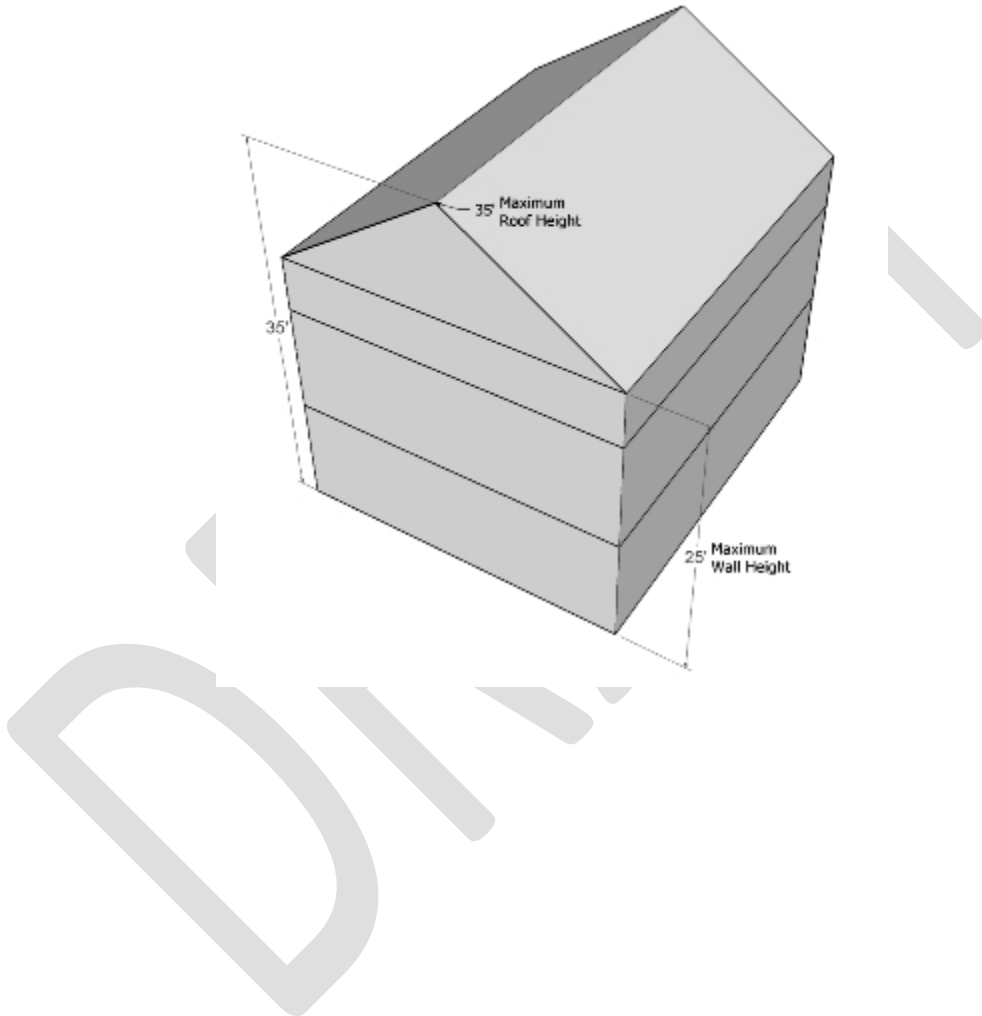
existing grade, or finished grade, if lower, and the parallel plan above it shall not exceed the maximum height of the zone.

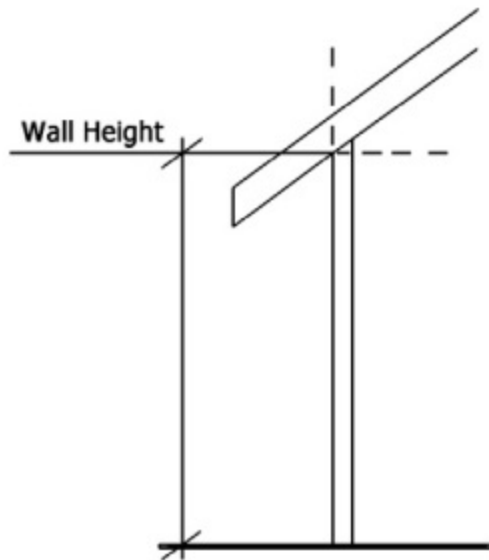
2. When finished grade is lower than existing grade, in order for an upper portion of an exterior wall to avoid being considered on the same vertical plan as a lower portion, it must be set back from the lower portion a distance equal to two times the difference between the existing and finished grade on the lower portion of the wall.
3. Depressions such as window wells, stairwells for exits required by other codes, “barrier free” ramps on grade, and vehicle access driveways into garages shall be disregarded in determining structure height when in combination they comprise less than fifty percent of the facade on which they are located. In such cases, the grade for height measurement purposes shall be a line between the grades on either side of the depression.
4. No part of the structure, other than those specifically exempted or excepted under the provisions of the zone, shall extend beyond the plan of the maximum height limit.
5. Underground portions of the structure are not included in height calculations. The height of the structure shall be calculated from the point at which the sides meet the surface of the ground.
6. For purposes of measure building height in residential zones, the following terms shall be interpreted as follows:
 - a. “Grade” means the ground surface contour (see also “existing grade” and “finished grade”).
 - b. “Fill” means material deposited, placed, pushed, pulled or transported to a place other than the place from which it originated.
 - c. “Finished grade” means the grade upon completion of the fill or excavation.
 - d. “Excavation” means the mechanical removal of earth material.
 - e. “Existing grade” means the natural surface contour of a site, including minor adjustments to the surface of the site in preparation for construction.

TABLE 17C.110.215-1 MAXIMUM HEIGHT	
Maximum Wall Height [1]	25 ft.

Maximum Roof Height [2]	35 ft.
[1] The height of the lowest point of the roof structure intersects with the outside plane of the wall. [2] The height of the ridge of the roof. See "Example A" below.	

(G.) Example A

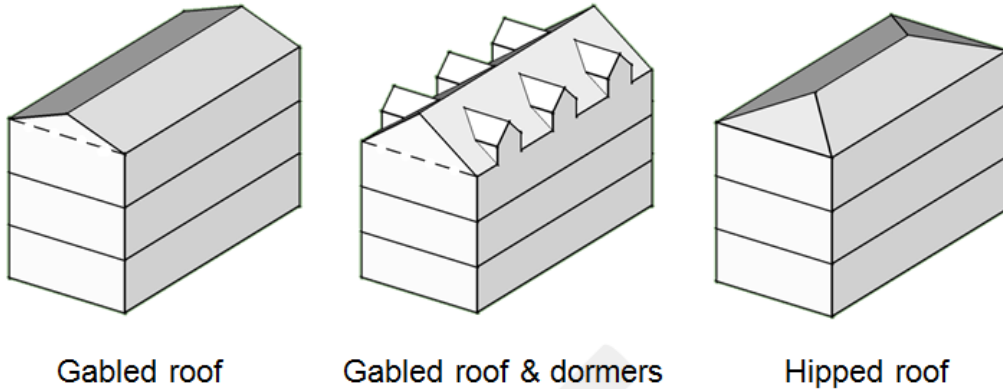




C. Exceptions to the maximum height standard are stated below:

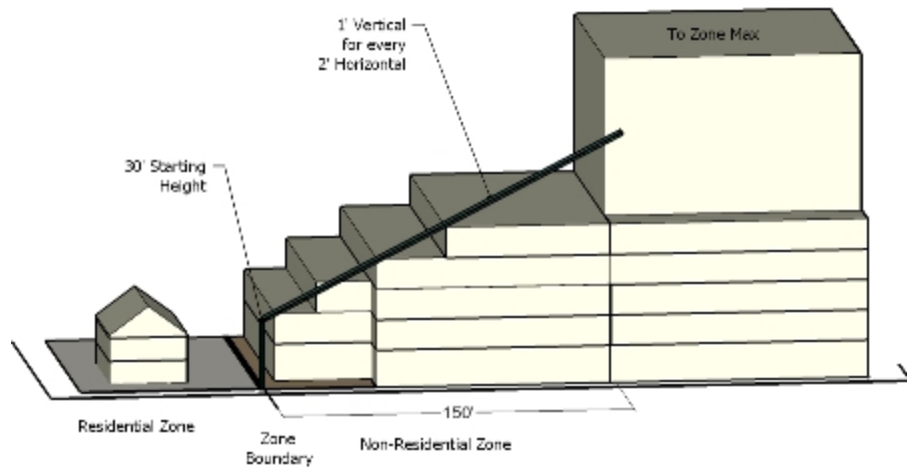
1. Exceptions to the maximum structure height in the RMF and RHD zones are designated on the official zoning map by a dash and a height listed after the zone map symbol (i.e., ((GB)) RHD-150). Changes to the height limits in the RMF and RHD zones require a rezone. Height limits are ((thirty feet,)) thirty-five feet, forty feet, fifty-five feet, seventy feet, or one hundred fifty feet depending on location.
2. In RMF and RHD zones where the maximum structure height is thirty-five feet, pitched roof structures are allowed an additional five feet above the maximum height standard stated in Table 17C.110-3, provided that the roof:
 - a. incorporates pitch roof forms having slopes between 4:12 and 12:12; and
 - b. is a gabled or hipped roof or includes gabled dormers facing the street (see Figure 17C.110-A).

Figure 17C.110-A: Roof Types Eligible for Height Exception.



[Note: Add the graphic above.]

- (2) 3.** Buildings and structures over fifty feet in height must follow the design, setback and dimensional standards found in [chapter 17C.250 SMC](#), Tall Building Standards.
- (3) 4.** Adjacent to Single-family and Two-family Residential Zones. To provide a gradual transition and enhance the compatibility between the more intensive commercial zones and adjacent single-family and two-family residential zones:
 - a. for all development within one hundred fifty feet of any single-family or two-family residential zone the maximum building height is as follows:
 - i. Starting at a height of thirty feet, the residential zone boundary additional building height may be added at a ratio of one to two (one foot of additional building height for every two feet of additional horizontal distance from the closest single-family or two-family residential zone). The building height transition requirement ends one hundred fifty feet from the single-family or two-family residential zone and then full building height allowed in the zone applies.



- ((4)) 5.** Projections Allowed.
Chimneys, flagpoles, satellite receiving dishes and other similar items with a width, depth or diameter of three feet or less may extend above the height limit, as long as they do not exceed three feet above the top of the highest point of the roof. If they are greater than three feet in width, depth or diameter, they are subject to the height limit.
- ((5)) 6.** Farm Buildings.
Farm buildings such as silos, elevators and barns are exempt from the height limit as long as they are set back from all lot lines at least one foot for every foot in height.
- ((6)) 7.** Utility power poles and public safety facilities are exempt from the height limit.
- ((7)) 8.** Radio and television antennas are subject to the height limit of the applicable zoning category.
- ((8)) 9.** Wireless communication support towers are subject to the height requirements of chapter 17C.355A SMC, Wireless Communication Facilities.
- ((9)) 10.** Uses approved as a conditional use may have building features such as a steeple or tower which extends above the height limit of the underlying zone. Such building features must set back from the side property line adjoining a lot in a residential zone a distance equal to the height of the building feature or one hundred fifty percent of the height limit of the underlying zone, whichever is lower.

D. Special Height Districts.

Special height districts are established to control structure heights under particular circumstances such as preservation of public view or airport approaches. See [chapter 17C.170 SMC](#), Special Height Overlay Districts.

E. Accessory Structures.

The height of any accessory structure located in the rear yard, including those attached to the primary residence, is limited to twenty feet in height, except a detached ADU above a detached accessory structure may be built to twenty-three feet in height.

Section 3. That SMC section 17C.110.310 is amended to read as follows:

17C.110.310 Attached Housing, Detached Houses on Lots Less than Forty Feet Wide, and Duplexes

A. Purpose.

Attached housing, detached houses on narrow lots and duplexes allow for energy-conserving housing and a more efficient use of land. See definition of attached housing under chapter 17A.020 SMC.



B. Qualifying Situations.

Sites located in the ~~((RSF))~~ RA through the RHD zones. All lots must be under the same ownership or a signed and recorded agreement to participate in an attached housing development must be submitted to the City by all property owners at the time of building permit application.

C. Lot Development Standards.

Each house must be on a lot that complies with the lot development standards in the base zone as provided in Table 17C.110-3.

D. Building Setbacks for Attached Housing.

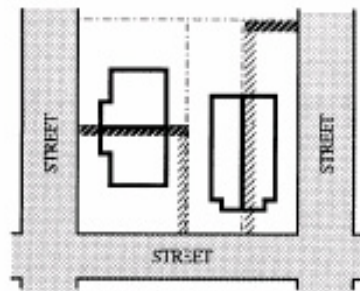
1. Interior Lots.

On interior lots, the side building setback on the side containing the common wall is reduced to zero. ~~((The side-building setbacks on the side~~

~~opposite the common wall must be double the side setback standard of the base zone.)~~

2. Corner Lots.

On corner lots, either the rear setback or non-street side setback may be reduced to zero. However, the remaining street side lot line setback must comply with the requirements for a standard side or rear setback.



On corner lots, either the rear setback or the nonstreet side setback can be reduced to zero. However, the remaining nonstreet setback must comply with the requirements for a standard rear setback.

————— Rear lot line
- - - - - Nonstreet side lot line

E. Design Standards.

This section is subject to the provisions of SMC 17C.110.015, Design Standards Administration.

1. A multi-family residential building of three or more units is subject to the design standards of SMC 17C.110.400.
2. For detached houses on lots forty feet or less wide and attached housing and duplexes in the RSF, RSF-C, RTF, RMF and RHD zones, the following design standards must be met:
 - a. All street-facing facades must have landscaping along the foundation. There must be at least one three-gallon shrub for every three lineal feet of foundation. (R)
 - b. Sixty percent of the area between the front lot line and the front building line must be landscaped. At a minimum, the required landscaped area must be planted with living ground cover. Up to one-third of the required landscaped area may be for recreational use, or for use by pedestrians. Examples include walkways, play areas, or patios. (R)
 - c. **((Generous))** Use of planting materials and landscape structures such as trellises, raised beds and fencing to unify the overall site

design is encouraged, with plantings consistent with L3 open area landscaping standard of SMC 17C.200.030. (P)

- d. Front facade.
Fire escapes, or exterior stairs that provide access to an upper level are not allowed on the front facade of the building. (R)
- e. Duplexes and attached houses on corner lots should be designed so each unit is oriented towards a different street. This gives the structure the overall appearance of a house when viewed from either street. (R)
- f. Detached houses on lots forty feet or less wide and both units of a duplex or attached houses must meet the following standards to ensure that the units have compatible elements. Adjustments to this paragraph are prohibited, but modifications may be requested through a design departure. The standards are:
 - i. Entrances. Each of the units must have its address and main entrance oriented toward a street frontage. Where an existing house is being converted to two units, one main entrance with internal access to both units is allowed. (R)
 - ii. Each unit must have a covered, main entry-related porch or stoop area of at least fifty square feet with no dimension less than five feet. (R)
 - iii. Buildings must be modulated along the public street at least every thirty feet. Building modulations must step the building wall back or forward at least four feet. (R)
 - iv. Reduce the potential impact of new duplex and attached housing development on established and historic neighborhoods by incorporating elements and forms from nearby buildings. This may include reference to architectural details, building massing, proportionality, and use of high-quality materials such as wood, brick, and stone. (P)
 - v. Create a human scale streetscape by including vertical and horizontal patterns as expressed by bays, belt lines, doors and windows. (P)
- g. Garages are subject to the garage limitation standards of SMC 17C.110.208(E). (R)
- h. Where off-street parking for two or more dwellings will be developed on abutting lots that are each less than forty feet in width, only one curb cut and sidewalk crossing for each two lots

may be permitted, to promote pedestrian-oriented environments along streets, reduce impervious surfaces, and preserve on-street parking and street tree opportunities. (P)

F. Number of Units.

1. RA, RSF and RSF-C Zones.
A maximum of two houses may be with a common wall. Structures made up of three or more attached houses are prohibited unless approved as a planned unit development.
2. RTF Zone.
Up to eight attached houses may have a common wall. Structures made up of nine or more attached houses are prohibited unless approved as a planned unit development.
3. RMF and RHD zones.
There is no limit to the number of attached houses that may have common walls.

DRAFT

PASSED BY THE CITY COUNCIL ON _____

Council President

Attest:

Approved as to form:

City Clerk

Assistant City Attorney

Mayor

Date

Effective Date

DRAFT

The City of Spokane does ordain:

Section __. That SMC section 17C.230.140 is amended to read as follows:

17C.230.140 Development Standards

- A. Purpose
The parking area layout standards are intended to promote safe circulation within the parking area and provide for convenient entry and exit of vehicles.
- B. Where These Standards Apply
The standards of this section apply to all vehicle areas whether required or excess parking.
- C. Improvements
 - 1. Paving.
In order to control dust and mud, all vehicle areas must be surfaced with a minimum all-weather surface. Such surface shall be specified by the city engineer. Alternatives to the specified all-weather surface may be provided, subject to approval by the city engineer. The alternative must provide results equivalent to paving. All surfacing must provide for the following minimum standards of approval:
 - a. Dust is controlled.
 - b. Stormwater is treated to City standards; and
 - c. Rock and other debris is not tracked off-site.

The applicant shall be required to prove that the alternative surfacing provides results equivalent to paving. If, after construction, the City determines that the alternative is not providing the results equivalent to paving or is not complying with the standards of approval, paving shall be required.
 - 2. Striping.
All parking areas, except for stacked parking, must be striped in conformance with the parking dimension standards of subsection (E) of this section, except parking for single-family residences, duplexes, and accessory dwelling units.
 - 3. Protective Curbs Around Landscaping.
All perimeter and interior landscaped areas must have continuous, cast in place, or extruded protective curbs along the edges. Curbs separating landscaped areas from parking areas may allow stormwater runoff to pass

through them. Tire stops, bollards or other protective barriers may be used at the front ends of parking spaces. Curbs may be perforated or have gaps or breaks. Trees must have adequate protection from car doors as well as car bumpers. This provision does not apply to single-family residence, duplexes and accessory dwelling units.

D. Stormwater Management

Stormwater runoff from parking lots is regulated by the engineering services department.

E. Parking Area Layout

1. Access to Parking Spaces.

All parking areas, except stacked parking areas, must be designed so that a vehicle may enter or exit without having to move another vehicle.

2. Parking Space and Aisle Dimensions.

a. Parking spaces and aisles in RA, RSF, RSF-C, RTF, RMF, RHD, FBC CA4, O, OR, NR, NMU, CB, GC, and industrial zones must meet the minimum dimensions contained in Table 17C.230-3.

b. Parking spaces and aisles in Downtown CC, and FBC CA1, CA2, CA3 zones must meet the minimum dimensions contained in Table 17C.230-4.

c. In all zones, on dead end aisles, aisles shall extend five feet beyond the last stall to provide adequate turnaround.

3. Parking for Disabled Persons.

The city building services department regulates the following disabled person parking standards and access standards through the building code and the latest ANSI standards for accessible and usable buildings and facilities:

a. Dimensions of disabled person parking spaces and access aisles.

b. The minimum number of disabled person parking spaces required.

c. Location of disabled person parking spaces and circulation routes.

d. Curb cuts and ramps including slope, width and location; and

e. Signage and pavement markings.

4. A portion of a standard parking space may be landscaped instead of paved, as follows:

- a. The landscaped area may be up to two feet of the front of the space as measured from a line parallel to the direction of the bumper of a vehicle using the space, as shown in Figure 17C.230-3. Any vehicle overhang must be free from interference from sidewalks, landscaping, or other required elements.

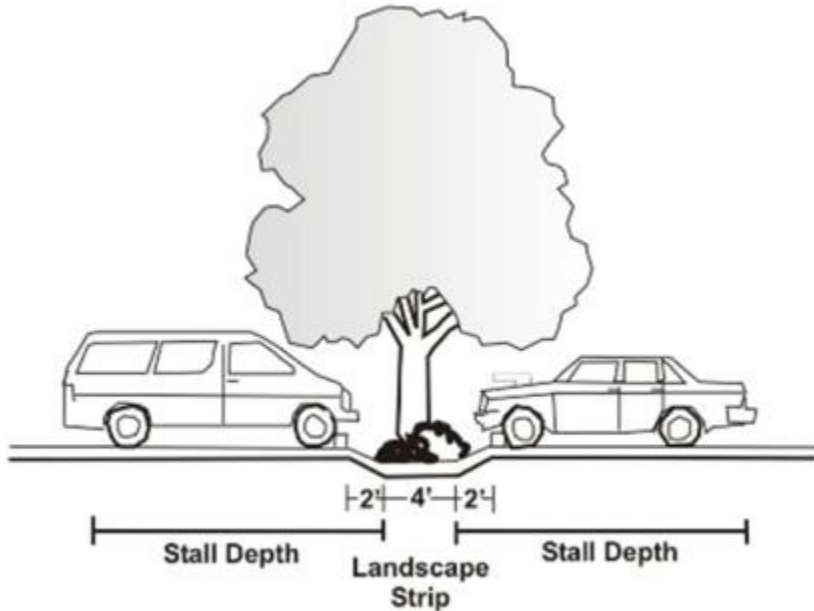


Figure 17C.230-3 Landscaped area at front of parking space

- b. Landscaping must be ground cover plants; and
 - c. The landscaped area counts toward parking lot interior landscaping requirements and toward any overall site landscaping requirements. However, the landscaped area does not count toward perimeter landscaping requirements.
5. Engineering Services Department Review
 The engineering services department reviews the layout of parking areas for compliance with the curb cut and access restrictions of [chapter 17H.010 SMC](#).

Table 17C.230-3 RA, RSF, RSF-C, RTF, RMF, RHD, FBC CA4, O, OR, NMU, CB, GC and Industrial Zones Minimum Parking Space and Aisle Dimensions [1, 2]					
Angle (A)	Width (B)	Curb Length (C)	1-way Aisle Width (D)	2-way Aisle Width (D)	Stall Depth (E)
0° (Parallel)	8 ft.	20 ft.	12 ft.	22 ft.	8 ft.

30°	8 ft. 6 in.	17 ft.	12 ft.	22 ft.	15 ft.
45°	8 ft. 6 in.	12 ft.	12 ft.	22 ft.	17 ft.
60°	8 ft. 6 in.	9 ft. 9 in.	16 ft.	22 ft.	18 ft.
90°	8 ft. 6 in.	8 ft. 6 in.	22 ft.	22 ft.	18 ft.

Notes:

[1] See Figure 17C.230-4.

[2] Dimensions of parking spaces for the disabled are regulated by the building code. See [SMC 17C.230.140\(E\)\(3\)](#).

**Table 17C.230-4
Downtown, CC, NR, FBC CA1, CA2, and CA3 Zones
Minimum Parking Space and Aisle Dimensions [1, 2]**

Angle (A)	Width (B)	Curb Length (C)	1-way Aisle Width (D)	2-way Aisle Width (D)	Stall Depth (E)
0° (Parallel)	8 ft.	20 ft.	12 ft.	20 ft.	8 ft.
30°	8 ft. 6 in.	17 ft.	12 ft.	20 ft.	15 ft.
45°	8 ft. 6 in.	12 ft.	12 ft.	20 ft.	17 ft.
60°	8 ft. 6 in.	9 ft. 9 in.	16 ft.	20 ft.	17 ft. 6 in.
90°	8 ft. 6 in.	8 ft. 6 in.	20 ft.	20 ft.	16 ft.

Notes:

[1] See Figure 17C.230-4.

[2] Dimensions of parking spaces for the disabled are regulated by the building code. See [SMC 17C.230.140\(E\)\(3\)](#).

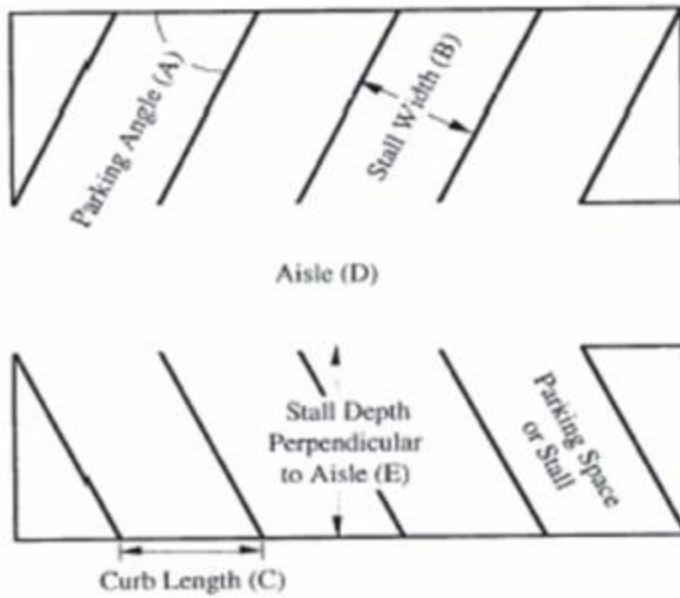
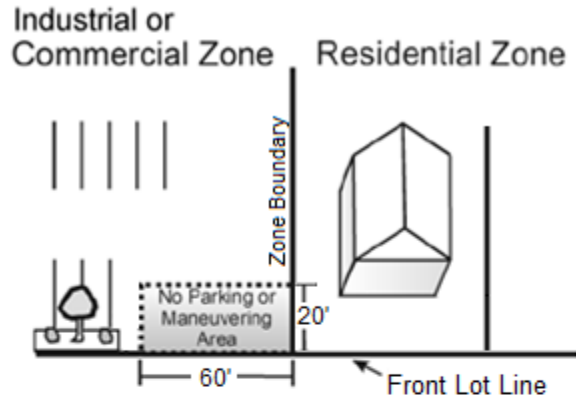


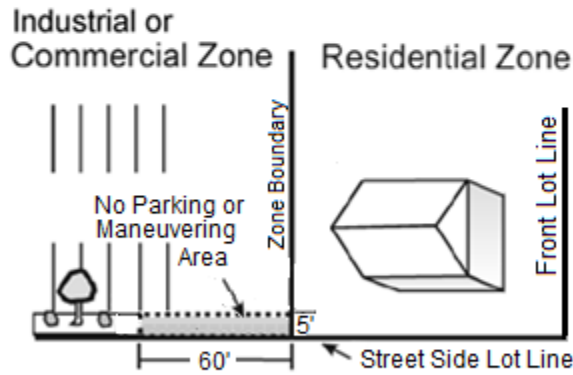
Figure 17C.230-4 Parking Dimension Factors

F. Parking Area Setbacks and Landscaping

1. For parking areas on sites abutting residential zoning districts, parking spaces or maneuvering areas for parking spaces, other than driveways that are perpendicular to the street, are ~~((not allowed within the first twenty feet from a street lot line for the first sixty feet from the boundary of))~~ required to be setback a distance equal to the setback specified in SMC 17C.230.145(C)(1) of the adjacent residential zoning district for the first sixty feet from the zoning district boundary (Figure 17C.230-5).



A. Setback adjacent to front lot line.



B. Setback adjacent to street side lot line.

Figure 17C.230-5 Parking Area Setback

[Note: Add the graphic above.]

2. All landscaping must comply with the standards of [chapter 17C.200 SMC](#), Landscaping and Screening.

PASSED BY THE CITY COUNCIL ON _____

Council President

Attest:

Approved as to form:

City Clerk

Assistant City Attorney

Mayor

Date

Effective Date

DRAFT