



Spokane Plan Commission Agenda

July 11, 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 27, 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 - 3:15	1) Comp Plan Amendments Workshop (Z17-623, Kain & Z17-621, Clanton Family)	Tirrell Black
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Items of Interest:

3:15-3:45	1) Member Items of Interest/Requests for Future Agenda	All
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Hearing:

4:00-4:30	1) Infill Hearing – Nathan Gwinn	All
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Adjournment:

Next Plan Commission meeting will be on July 25, 2018 at 2:00 pm

The password for City of Spokane Guest Wireless access has been changed: **Username: COS Guest Password: G758C7Vr**

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 27, 2018

Meeting Minutes

Meeting called to order at 2:02 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; Commissioner Diana Painter; Councilmember Lori Kinnear - City Council Liaison; Commissioner Beyreuther.
- **Commission Members Absent:** Community Assembly Liaison (TBD).
- **Quorum met.**
- **Staff Members Present:** Heather Trautman - Planning Director; Kevin Freibott, Teri Stripes, Nathan Gwinn, Tirrell Black, Jacqui Halvorson - Clerk.

Public Comment Period:

- **Carol Ellis.** Carol provided a handout (see PC folder for scanned document). This has to do with something that occurred in 2000 when Stone Street was vacated for Dr. Sonneland's development at Crestline and 32nd. She provided the design from 2000 for this project that was presented to the City Council at that time, which called for 30th Avenue to join between Stone and Southeast Blvd. The reason for her bringing this to the Plan Commissioners attention is that for emergency vehicles to access this area, they will have to begin at 37th and Regal or at 29th and Perry; if they are eastbound they can enter at Stone but then it becomes a dead end. She also provided the procedure from 2000 when this vacation was allowed. She also shared this with Mr. Frank for the Garden District project at the public meeting at the library.
 - When will the emergency managers have an opportunity to comment on the proposed Garden District plans?
 - Please examine this as an alternative to consider 30th as an access as shown.

Commission Briefing Session:

1. Approve June 13, 2018 meeting minutes.

Commissioner Dellwo entertained a motion to approve the June 13 minutes.

Commissioner Dietzman made a motion to approve the June 13th minutes; Commissioner Francis seconded. Minutes approved 9/0.

2. City Council Liaison Report: Councilmember Kinnear.

- Council approved \$430k for the Catalyst Project on East Sprague, which is spearheaded by Avista to fund infrastructure. This is part of the U-District, and EWU will be the anchor tenant. These projects meet certain criteria in order to receive funding, and is considered a project of citywide significance.
- Council passed an ordinance to relax parking requirements for RMF developments in the MFTE zones that are located in the CC-2, so that additional housing units can be built instead of using that land for parking. These areas are along the STA routes.
- Council voted to add two SPD officers to work at the House of Charity to mitigate crime. The population of the HOC should be reduced when the City opens another shelter.
- Brian McClatchey, our policy analyst, filed a resolution for me today that would amend the Comprehensive Plan specifically for the Crestline connector to be removed from the Comprehensive Plan. This will be coming before the Plan Commission as an emergency item.
- Council is working on traffic calming around parks, and met with the PeTT Committee to work on solutions to slow traffic. The City may provide emphasis patrols to assist with this issue. Possibly use "humps".

3. **Community Assembly Liaison Report:** Commissioner Francis gave a status report. (*CA Liaison position is currently vacant and in the recruiting process.*)
 - No meetings since the last meeting.
 - No Mayor approval yet on the CA liaison.
4. **President Report:** Commissioner Dellwo
Commissioner Dellwo noted that Jacqui Halvorson will be leaving as Clerk in September and introduced Kim Richards as the new Clerk III.
5. **Transportation Sub-Committee Report:** Commissioner Dietzman
 - a. Commissioner Dietzman noted that the July PCTS meeting has been deferred to August 7.
6. **Secretary Report:** Heather Trautman.
 - a. Heather indicated that there is an opportunity for Brent Toderian, a nationally known urban planner, to provide a workshop at the City July 18th 8:00-10:00 in the large meeting room on the first floor of City Hall, and Plan Commissioners are invited to this interactive workshop. He is known internationally for work on infill and other urban designs.

Workshops:

1. **Comp Plan Amendment Workshop (Z17-624, U-Haul and Z17-630, Plese & Plese) - Teri Stripes**
 - A. Teri presented a PowerPoint, along with handouts, on two proposed Comprehensive Plan amendments for the Plese site in the area of Whitehouse, Francis and Washington. She reviewed the following:
 - Change zoning from residential to commercial - there are currently several small businesses on these properties.
 - The Briefing Paper - with links, background.
 - The Land Use policy in its entirety, which was emailed out.
 - Where we are in the amendment process.
 - SMC and State RCW which guides the review process.
 - Procedural steps:
 - Public review ends June 27.
 - August we will have SEPA review and will be set for Plan Commission.
 - Council Action.
 - 1975 split zoning would be cleaned-up on Washington and Whitehouse.
 - There has been minimal outreach. We have received one comment.

Dwight Hume spoke representing Mr. Plese. The property owner wants to allow a small bank to lease this site. Important points are the issue of the policy of the 140-foot setback that has not been adhered to in this vicinity for other zones. And the practical impact of adhering to dimensional criteria such as 140-feet, which is a good example of the problem: development hasn't respected the plotted or ownership patterns over the course of time. Consequently we have a zone that goes right through the front door of a home.

Councilmember Kinnear: Will there be egress on Washington? Do those who were noticed realize this?

Hume: We would have ingress/egress off of Washington; traffic department may allow on Francis.

Commissioner Shook: What happens to residential properties? Probably eliminated or could be moved.

Commissioner Francis: North of Francis is the County - do you know what the zoning is?

Teri Stripes: I do not, but will get that information to you prior to the next meeting.

- B. **U-Haul Site:** Teri reviewed the following:
 - a. Site history, site characteristics; proposed changes; zoning; land use; 2003 and current traffic-flow maps, and shared photos of property in question.

- b. Ten acres on Russell Road near I-90 Garden Springs Exit - much of it is ROW.
 - c. Looking to change zoning from 'Office' to 'General Commercial'.
 - d. Public comment period ends July 27th. No comments to date.
 - e. Likely to see a SEPA determination of a DNS in August.
 - f. This will be the U-HAUL regional center with indoor storage. Existing building is 86,000 sf. There will likely be no additional buildings.
 - g. No questions.
- Dwight Hume provided some commentary including support from the North Hills Neighborhood.
 - Teri Stripes noted there will be one more workshop concerning this site.
 - Then there will be a hearing talking about what commercial uses are allowed north in the County. Also:
 - The comprehensive plan includes an amendment process and explains what you should consider in that process.
 - Criteria defined - your recommendation will be based on the guidelines, staff reports, public involvement, and SEPA review. You can approve; you can approve with conditions; or you can deny.
 - Your recommendations go to City Council and will be scheduled for public hearing.

2. Infill Workshop - Nathan Gwinn

Nathan reviewed the building height exception text and graphics included in the packets, and noted there have been changes since the last workshop to remove references to the type of occupancy above the maximized height; the hearing notice makes note of this change, (the habitable space/vaulted ceiling). The Plan Commission hearing is scheduled for July 11. Nathan reviewed the following:

- Infill Development Code Amendments in multi-family building design standards.
- Details regarding building height, gables, articulation, slope (4:12 and 12:12 pitch).
- Residential high and low-density uses around the city.
- Proposed height exception to allow an additional five feet for primary building roof height for pitched roof forms.
- Commissioner Beyreuther noted that he is against the form-based approach. There are other triggers in the code that keep us from going to 60 feet.
- Commissioner Painter asked under what circumstance would you want a vaulted ceiling on the second level, and why would you want it on the third floor?
 - i. Heather indicated this would allow flexibility for either a second or third story, for example, a loft mezzanine; allows you to maximize the space within the building envelope.
- Commissioner Kienholz asked if articulation and modulation are the same. Articulations are details breaking the form of the building into smaller parts. Modulation is the repetition that breaks down the form.
- Commissioner Painter provided edits in Nate's handout, including - "upper plan" should be "sill height".
- Commissioner Beyreuther noted that dormers need to be referenced.
- Heather pointed out that what Nate is looking for today is confirmation from the Plan Commission that the draft that he has presented in the packet, and what he just reviewed in how to achieve a third floor; is this what the Plan Commission is comfortable with, and if so, are you ready to move this forward as a package?
- Commissioner Beyreuther wants clarification of what restricts the size/pitch of dormers. Text could include: gables could be on dormers on hipped roof; hipped and gabled dormers are OK.
- Commissioner Dietzman requested gabled dormers be allowed but not shed dormers; instead allow gabled or hipped dormers.

- *2B: (clarification) Intent is to allow a third story..... get from Nate!*
 - i. Is a gabled or hipped roof which may include gabled or hipped dormers facing the street (see Fig 17C.110-A).
- Nathan noted you don't want to allow a shed dormer coming off the ridge line.
- Heather noted that clerical changes to the draft infill ordinance can be made without another meeting prior to the hearing.
- Commissioner Beyreuther asked what restricts the size of dormers. Nathan understands it to be its pitch. A low-pitched shed the width of the house is what we want to avoid.
- Heather indicated that the intent is to allow a third story, and how to allow that habitable space but potentially incentivize roof forms that may be more compatible in areas of high-density and multi-family residential, where there are other single-family forms; but leaving that flexibility to the design of individual buildings. So as an incentive, to allow a little more height to encourage a roof form that has an element of pitch.
- Section 2: And the residential multi-family and residential high-density zones where the maximum structure height is 35 feet; pitched roof structures are allowed an additional five-feet of maximum height, provided that the roof is a gabled or roof form which may include dormers. Pitch would incorporate pitch roof forms having slopes between 4:12 and 12:12.
- *Identify this at the hearing as additional text.*

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

Commissioner Dellwo indicated that Heather Trautman would give a brief overview of the motion to date; and then Commissioner Beyreuther would provide a short lecture.

Heather summarized the three options available to the Plan Commission:

- Column A: Move forward with the April 25th recommendation vote of the Plan Commission, with findings based on the Plan Commission hearing on building heights that could include writing individual letters to City Council, with regards to individual opinions of the Commissioners, in regards to the proposal.
- Column B: Move forward with the vote to recommend approval, while also asking for the creation of a process to amend the code in the near future (within one year), to allow for a third height bonus option; possibly along the lines of a design departure process, developed concurrently with the Design Review update later this year and the code amendment process scheduled for next year, both of which are necessary to implement the Downtown Plan Update (currently underway).
- Column C: Vote today to reconsider the decision made by the Plan Commission on April 25th, stating that the Commission would embark on a process to create an alternative form or a design deviation process, until the reconsideration process is complete.

Commissioner Batten (regarding the first option) feels it's awkward for members of the Plan Commission to submit dissenting letters/opinions against a unanimous decision the Plan Commission made. Our voice as a commission is one. It isn't logical to submit a unanimous recommendation, and then send individual letters that disagree, as a Plan Commissioner.

Heather noted that the Plan Commission can submit a minority report, and that the Plan Commissioners can also submit letters of opinion as individual citizens.

Commissioner Dietzman noted, however, that there was some confusion after the initial motion vote by several of the Commissioners, and that they have expressed since then, that perhaps they voted on something they were not clear about.

Commissioner Batten said that perhaps the Commission should choose not to move it forward as it was voted on April 25th. He feels the Commission cannot forward a unanimous decision with Commission members also submitting dissenting letters.

Commissioner Beyreuther provided comments as the proponent of forming a committee to further explore design departures. He stated his support of the current regulations and those recommended at the April 25th meeting but he felt a third option should be formed to allow greater flexibility while ensuring public benefit.

Commissioner Batten stated his personal opinion that performance-based standards have much less certainty for designers but he is ok with discussing additional options as long as the prescriptive approach that was already approved is an option, and that the decision of which option to follow is up to the developer.

Heather clarified that the Commission voted and recommended moving on a specific set of standards, what was lacking was consensus on approving the Findings of Fact. The recommendation for approval has actually already taken place. What the Commission is discussing now is committing, through a separate vote, to look at the design departure process later, which is in line with the regulations and design guidelines update that will be the result of the Downtown Plan update and Comprehensive Plan amendment once those have been completed.

Commissioner Batten understands that we are moving with what we approved on April 25th, and then coming back with a performance-based process that would be available in addition to the existing prescriptive ordinance that we have already passed.

Heather noted that there are three simultaneous elements underway at this time or in the near future: the Downtown Plan Update; update of the development code for downtown; and update of our Design Review process.

James Richman (City Attorney) noted that reconsideration of a motion typically can only occur the day of the hearing or the day after; and only those who voted on the original motion can vote on the reconsideration. Otherwise we would need to have another hearing and go through a public process.

Commissioner Beyreuther reminded the Commission that the performance-based methodology was presented at the first meeting (on record). The Working Group had multiple meetings with Lisa Key and Kevin Freibott, and discussed urban form. His vote was on the prescriptive method considered by the Working Group. What we are doing is committing to the "process". He stated his preference is that the motion has more 'teeth' but did not propose a direct amendment.

Commissioner Dellwo suggested the Commission could approve the findings and conclusions and proceed with the performance-based process in the future. City Council would have to approve any such changes by holding a hearing and the Commission would be part of that process.

Commissioner Batten moved to approve the findings of facts/conclusions of law prepared after the adoption of law for the DTC-100 recommendation to the City Council. Seconded: Commissioner Kienholz. 6 yea/3 abstentions/1 nay.

Commissioner Dietzman moved that the Plan Commission resolves to recommend the City Council add to the Plan Commission and City Council Work Plan a process of developing a design departure process which may include performance-based standards as part of the development of updates to the downtown development standards and design guidelines. Second: Commissioner St. Clair. Roll call: 10/0

(Multiple friendly amendments were made to the motion by Commissioner Dietzman in order to form the full motion seen above.)

The plan is to have a draft of the policy document to the Plan Commission by October and have it adopted by the end of the year, then launch into work program to provide a development standards and design guidelines update at the same time. This will possibly become law by 2020.

Meeting adjourned: 5:01

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:

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

Clanton Family LLC, Z17-621COMP & Kain Investments LLC, Z17-623COMP

2017/2018 COMPREHENSIVE PLAN AMENDMENTS

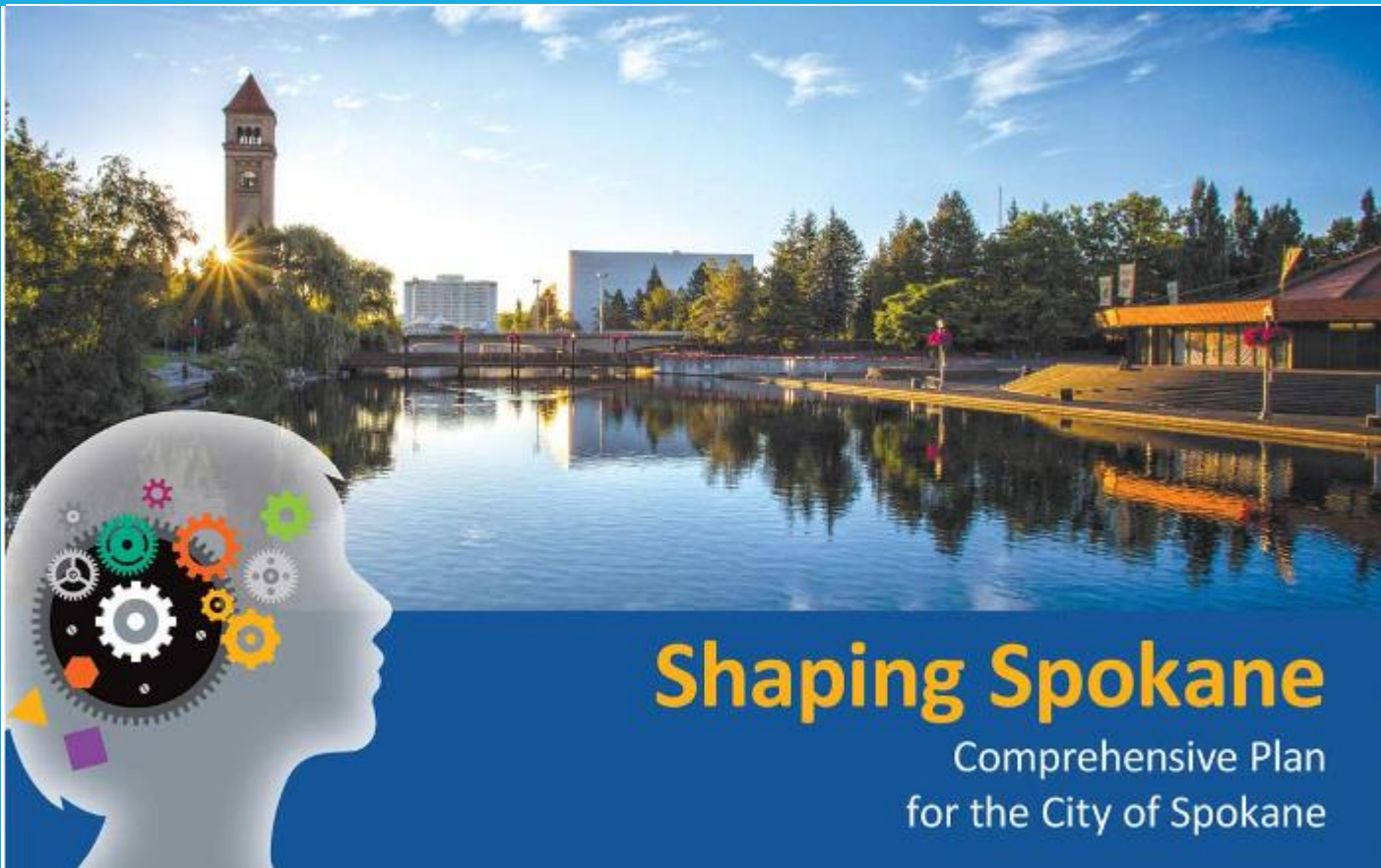
Plan Commission Workshop

July 11, 2018

www.spokanecity.org/projects

City of Spokane Planning & Development
Tirrell Black, Associate Planner
tblack@spokanecity.org 509-625-6185





Shaping Spokane

Comprehensive Plan
for the City of Spokane



Chapter 3

Land Use

Plan Commission Review of Annual Amendment Work Program

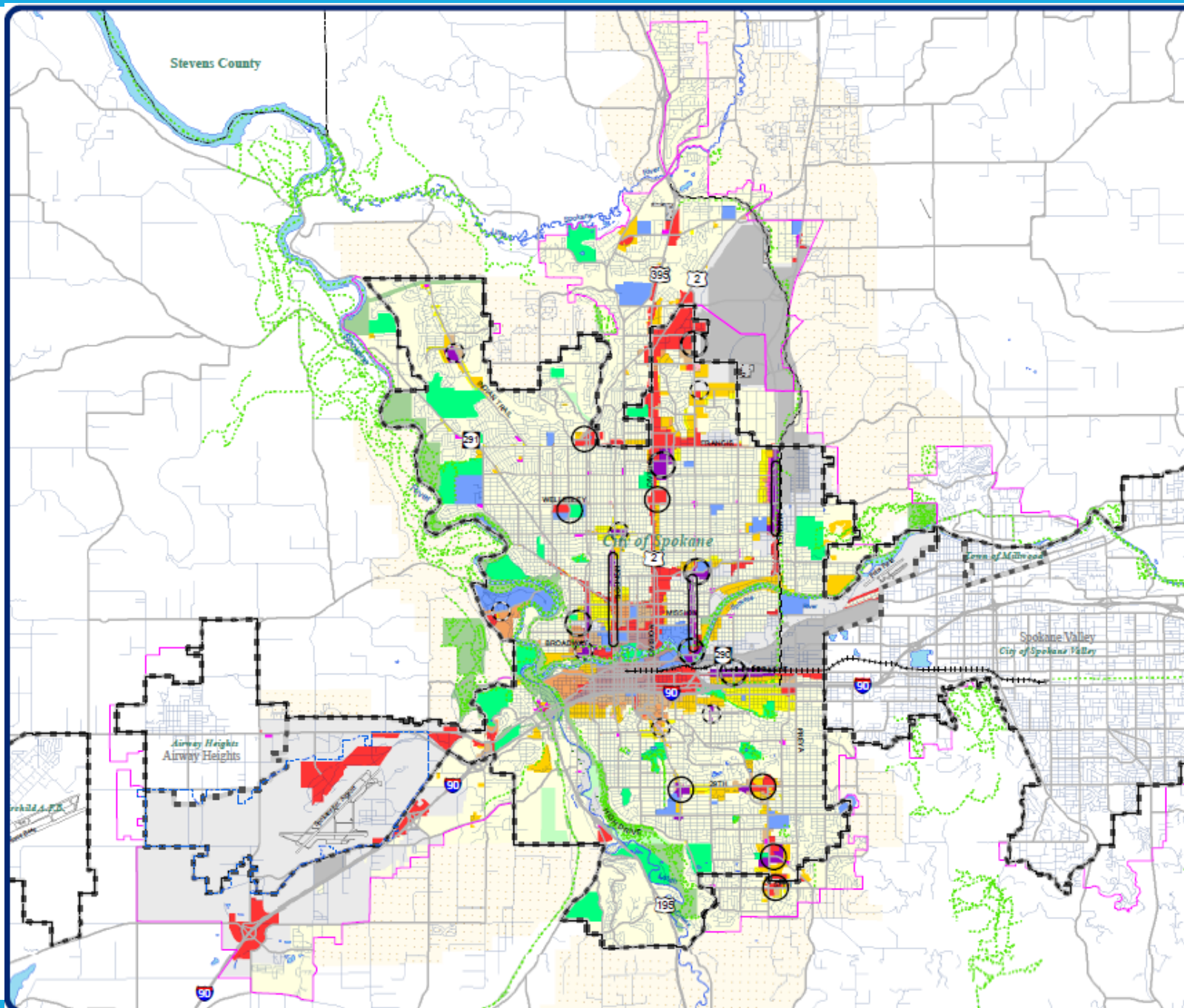
- City Council has established the Annual Comprehensive Plan Amendment Work Program for 2018.
- Ad Hoc Committee met on February 7, 2018 to make a recommendation to City Council.
- Council set the Work Program by Resolution.
 - March 26, 2018 meeting
 - RES 2018-0021

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

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)



Land Use Plan Map

Map LU 1

Legend

Land Use Plan Categories

Conservation Open Space	Neighborhood Retail
Open Space	Mini Center
Potential Open Space	CC Transition
Agriculture	CC Core
Residential 4-10	General Commercial
Residential 10-20	Downtown
Residential 15-30	Light Industrial
Residential 15+	Heavy Industrial
Institutional	Mining
Office	

Center and Corridor Types

Neighborhood Center
District Center or Corridor
Employment Center

Base Map Layers

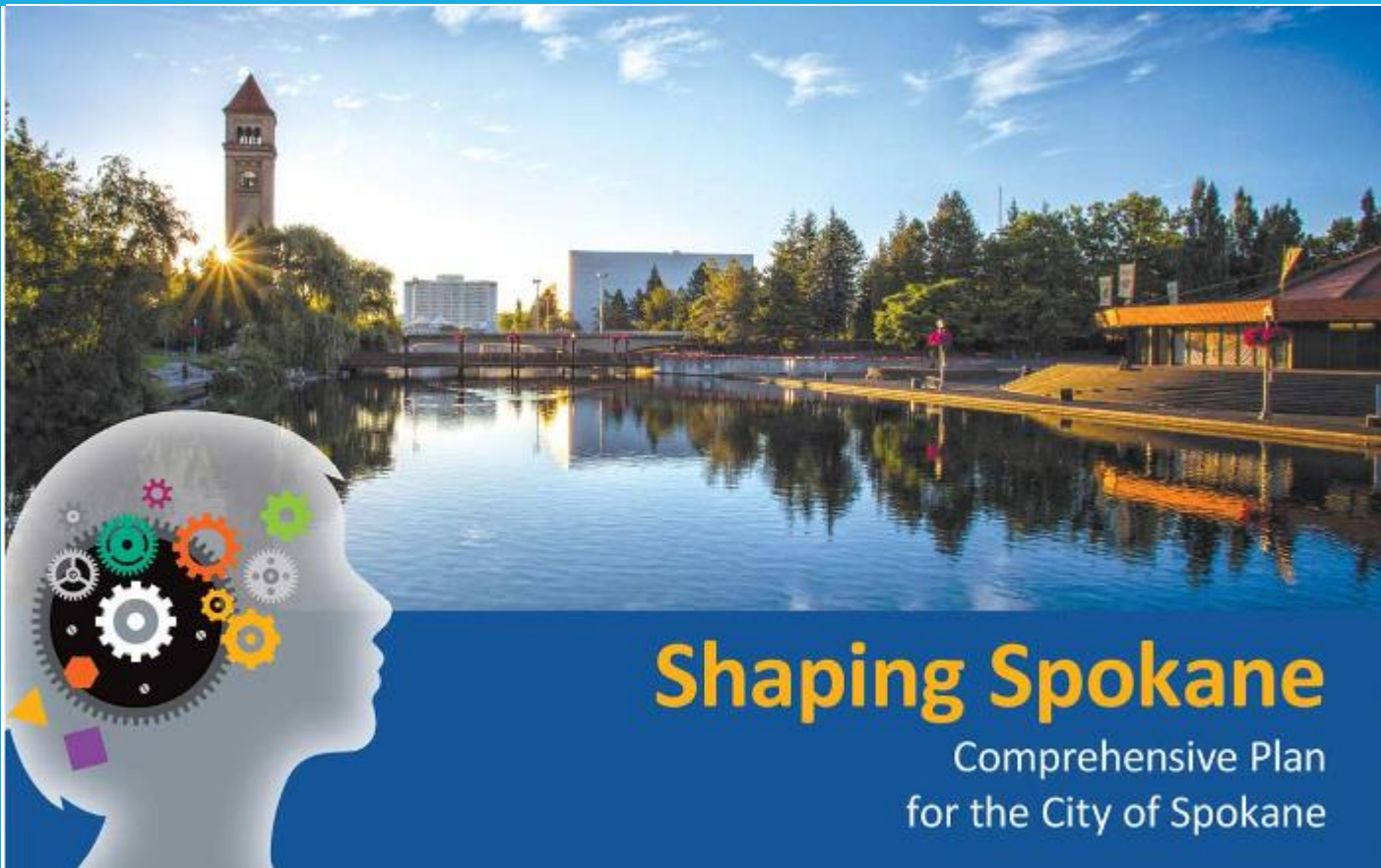
County Adopted Urban Growth Area	Interstate Highway
Municipal Boundary	Arterials
County Boundary	Trails
Rivers	Proposed Light Rail
City Urban Reserve	Proposed North/South Corridor
Approximate Airport Property SIA and Felts Field	

0 0.5 1 2 3 4 Miles

Source: GIS
Date: 09/2016



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Shaping Spokane

Comprehensive Plan
for the City of Spokane



Chapter 3

Land Use

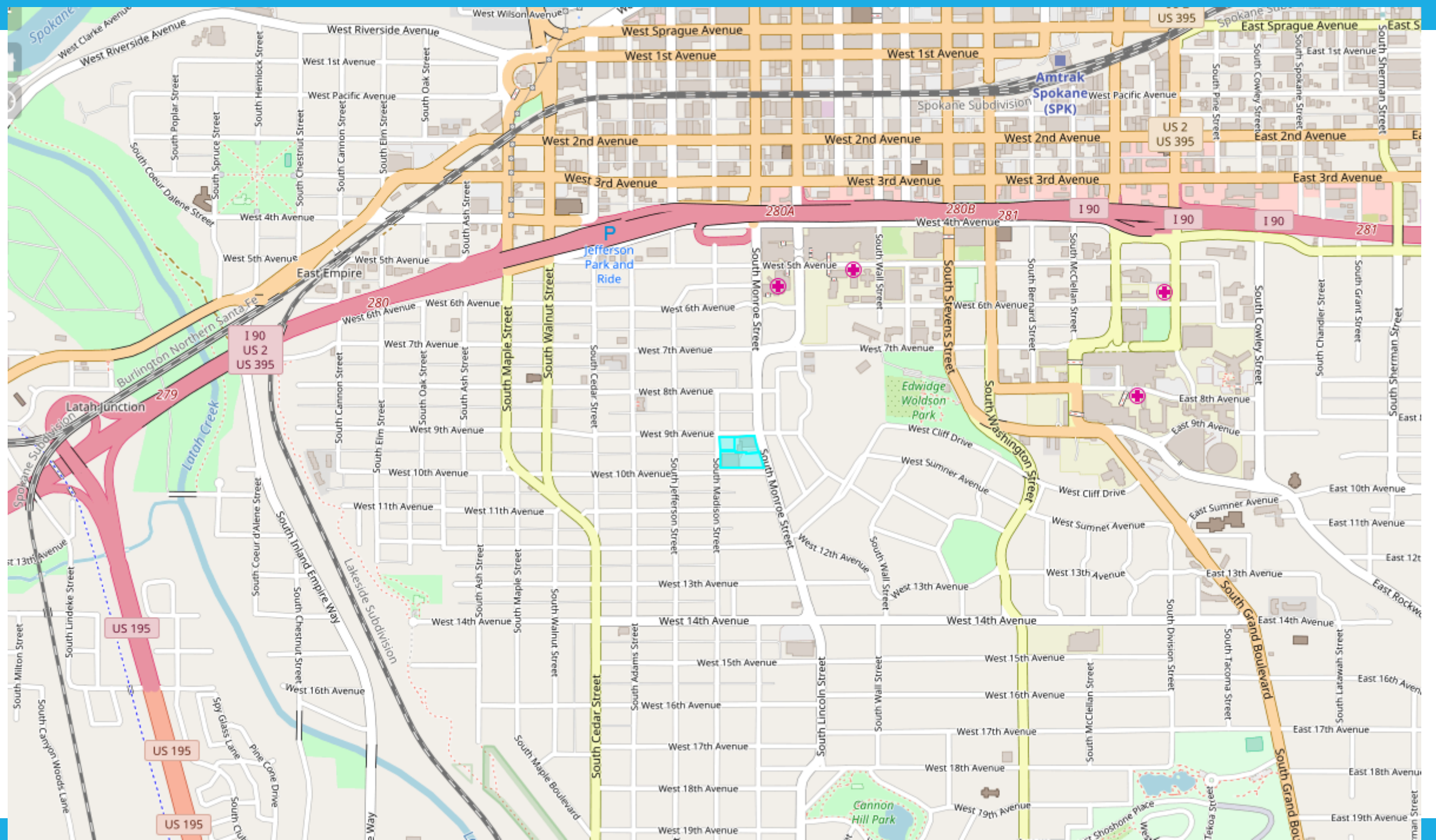
Kain Investments LLC Z17-623COMP



APPLICATION OVERVIEW

Z17-623COMP

Applicant	Kain Investments
Agent	Dwight Hume, Land Use Solutions & Entitlement
Parcel numbers	35193.9017
General Location	9 th Avenue & S. Madison
Size of property	Approx. 14 feet on east edge and 22 feet on south edge. (4,952 sq. ft. or 0.11 acre)
Current Land Use & Zoning	Residential 15-30 Land Use & RMF zoning
Requested Land Use & Zoning	Neighborhood Retail Land Use & NR-35 zoning (same as adjacent commercial Ace Hardware & Huckleberry's)
Neighborhood Council	Cliff Cannon



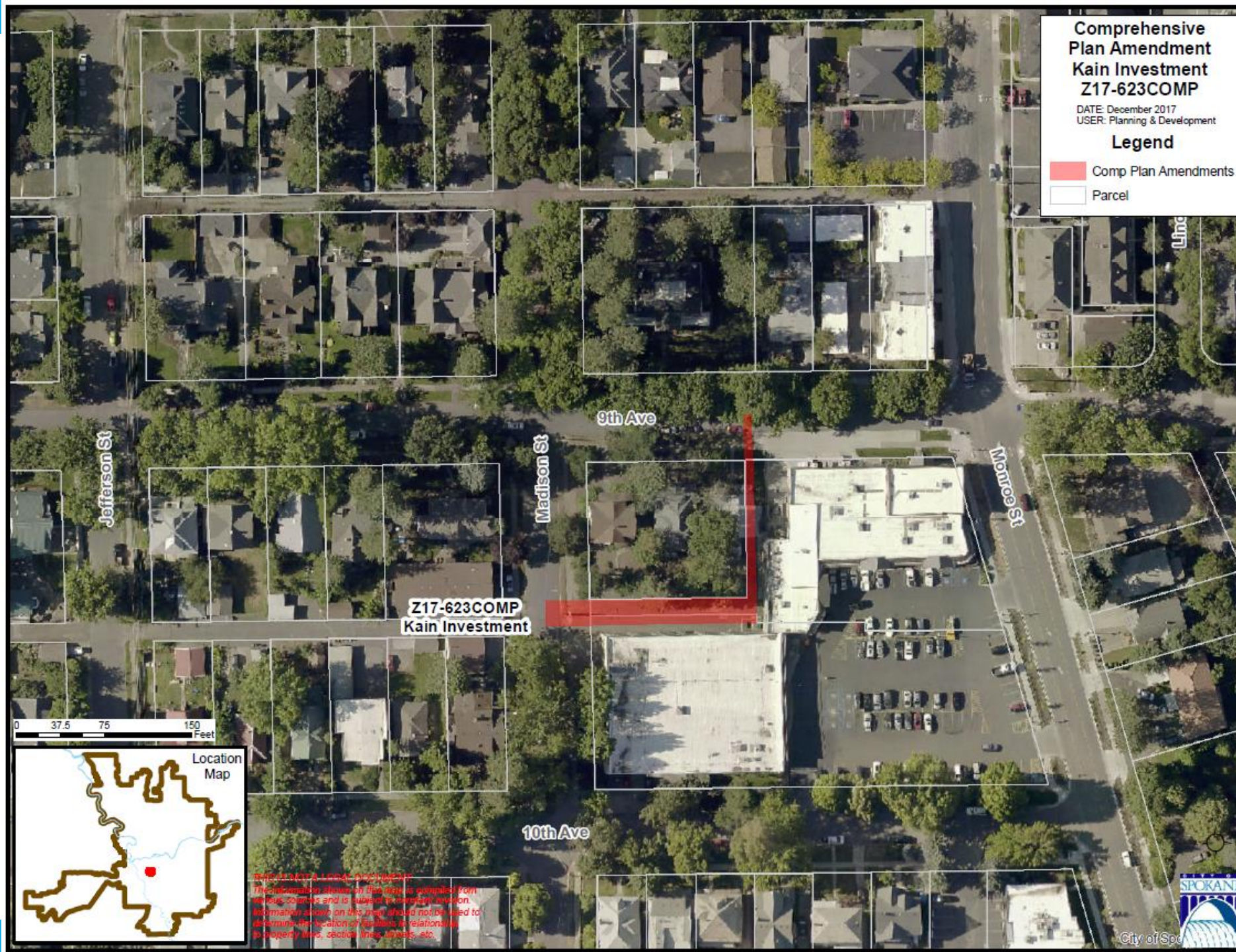


Comprehensive Plan Amendment Kain Investment Z17-623COMP

DATE: December 2017
USER: Planning & Development

Legend

- Comp Plan Amendments
- Parcel



0 37.5 75 150 Feet









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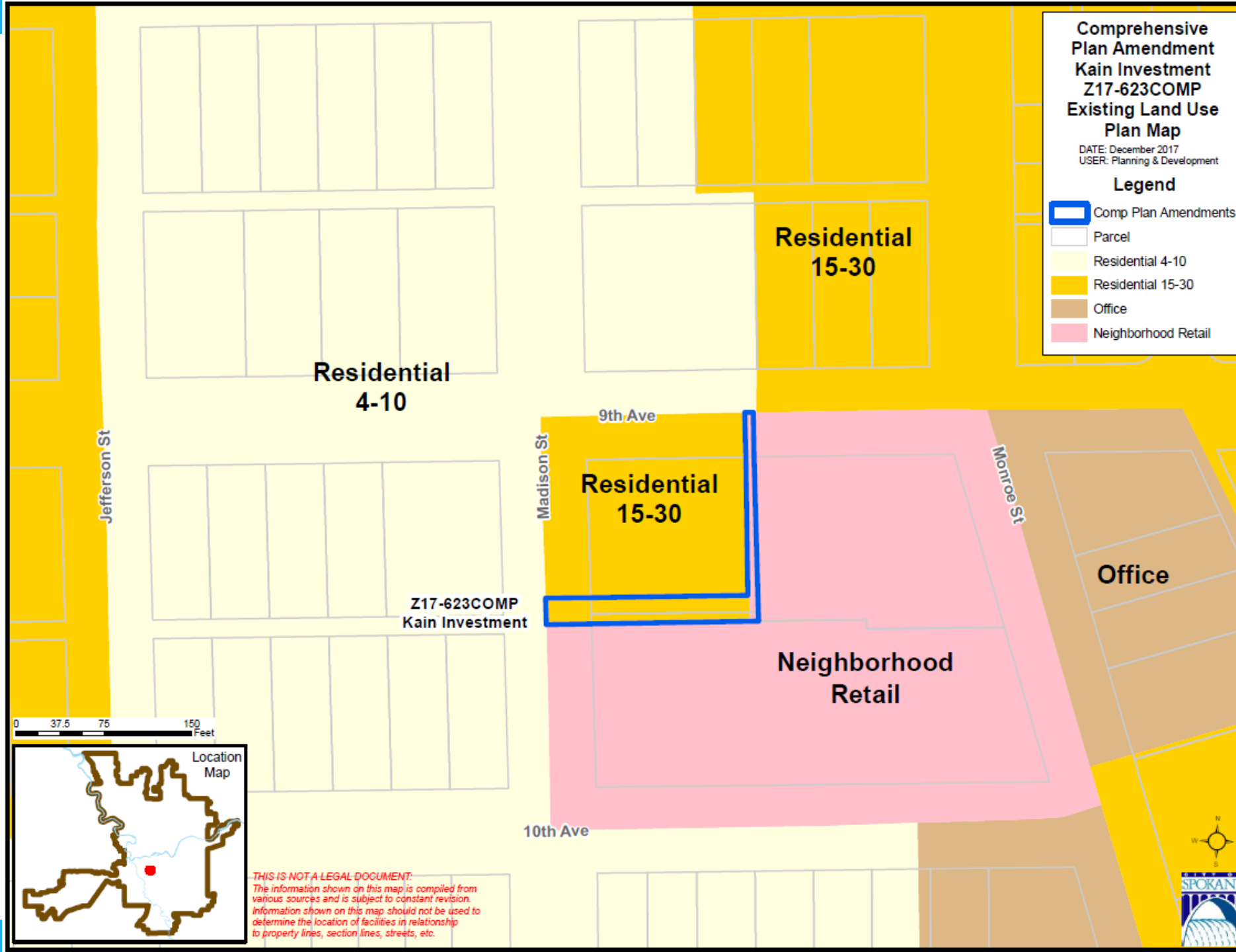


**Comprehensive
Plan Amendment
Kain Investment
Z17-623COMP
Existing Land Use
Plan Map**

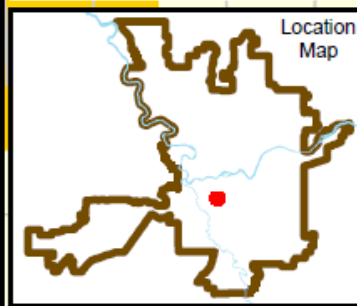
DATE: December 2017
USER: Planning & Development

Legend

-  Comp Plan Amendments
-  Parcel
-  Residential 4-10
-  Residential 15-30
-  Office
-  Neighborhood Retail



0 37.5 75 150 Feet









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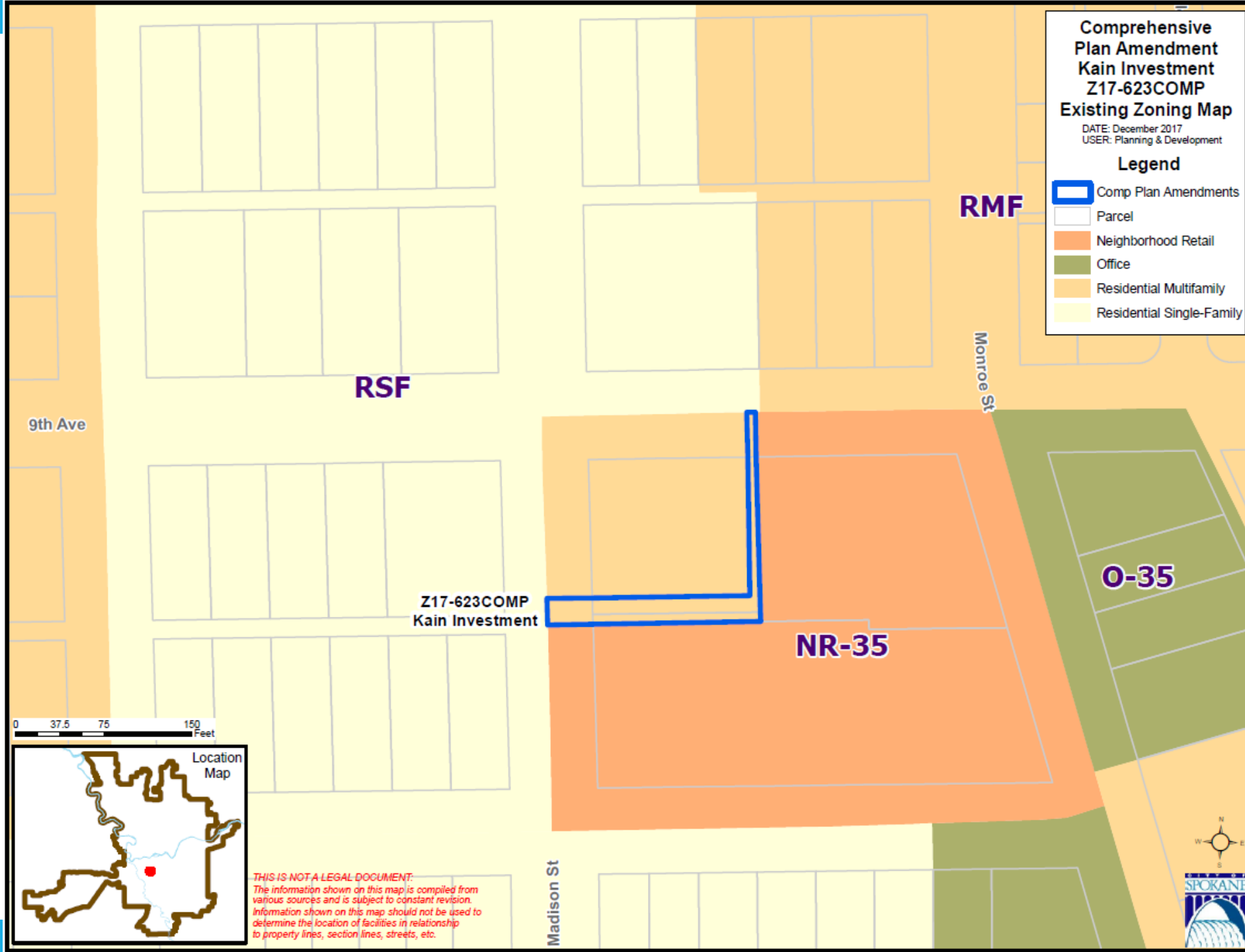


**Comprehensive
Plan Amendment
Kain Investment
Z17-623COMP
Existing Zoning Map**

DATE: December 2017
USER: Planning & Development

Legend

-  Comp Plan Amendments
-  Parcel
-  Neighborhood Retail
-  Office
-  Residential Multifamily
-  Residential Single-Family



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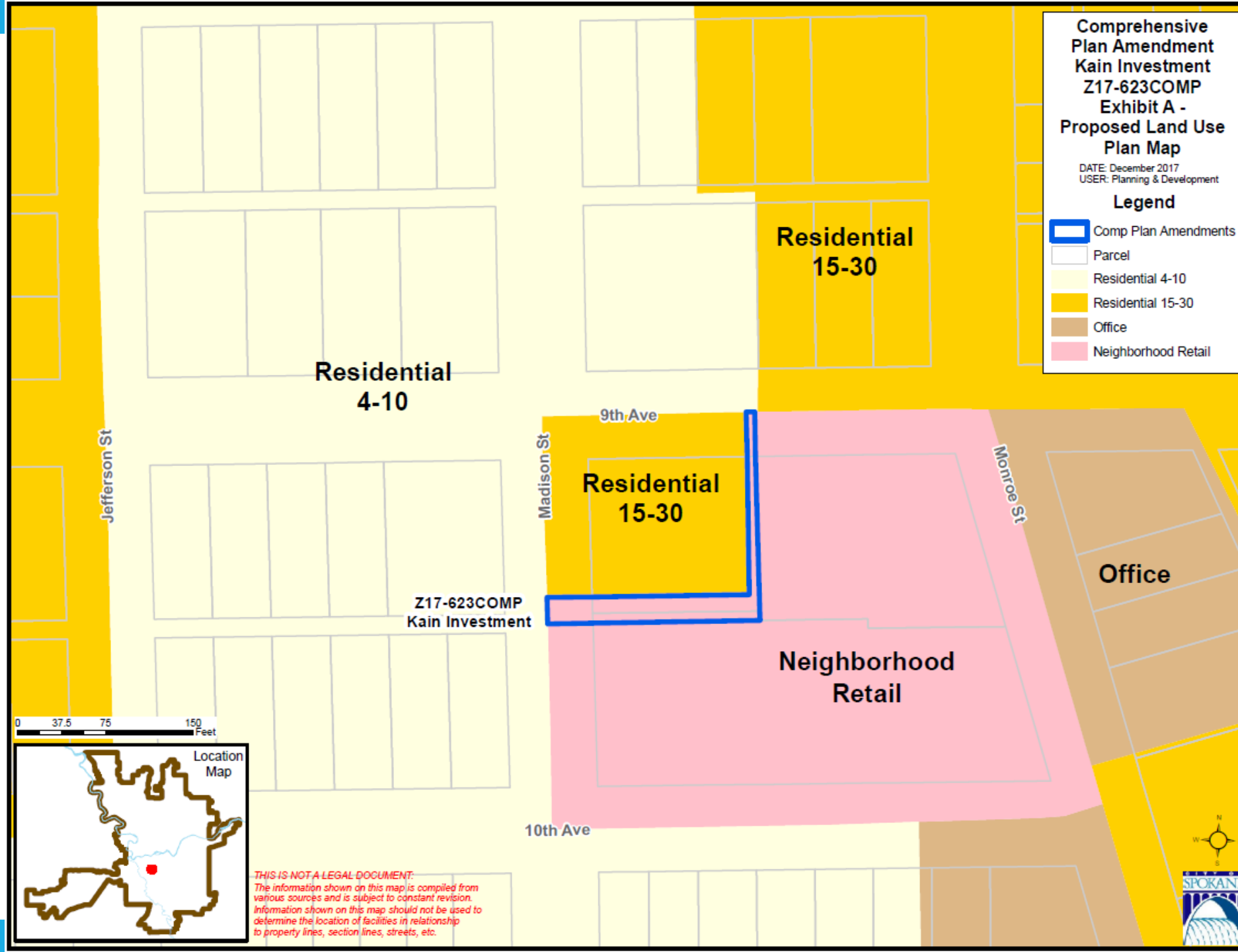


**Comprehensive
Plan Amendment
Kain Investment
Z17-623COMP
Exhibit A -
Proposed Land Use
Plan Map**

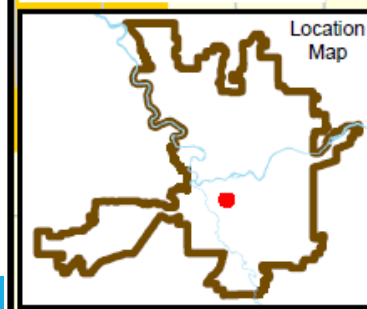
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Legend

-  Comp Plan Amendments
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0 37.5 75 150
Feet









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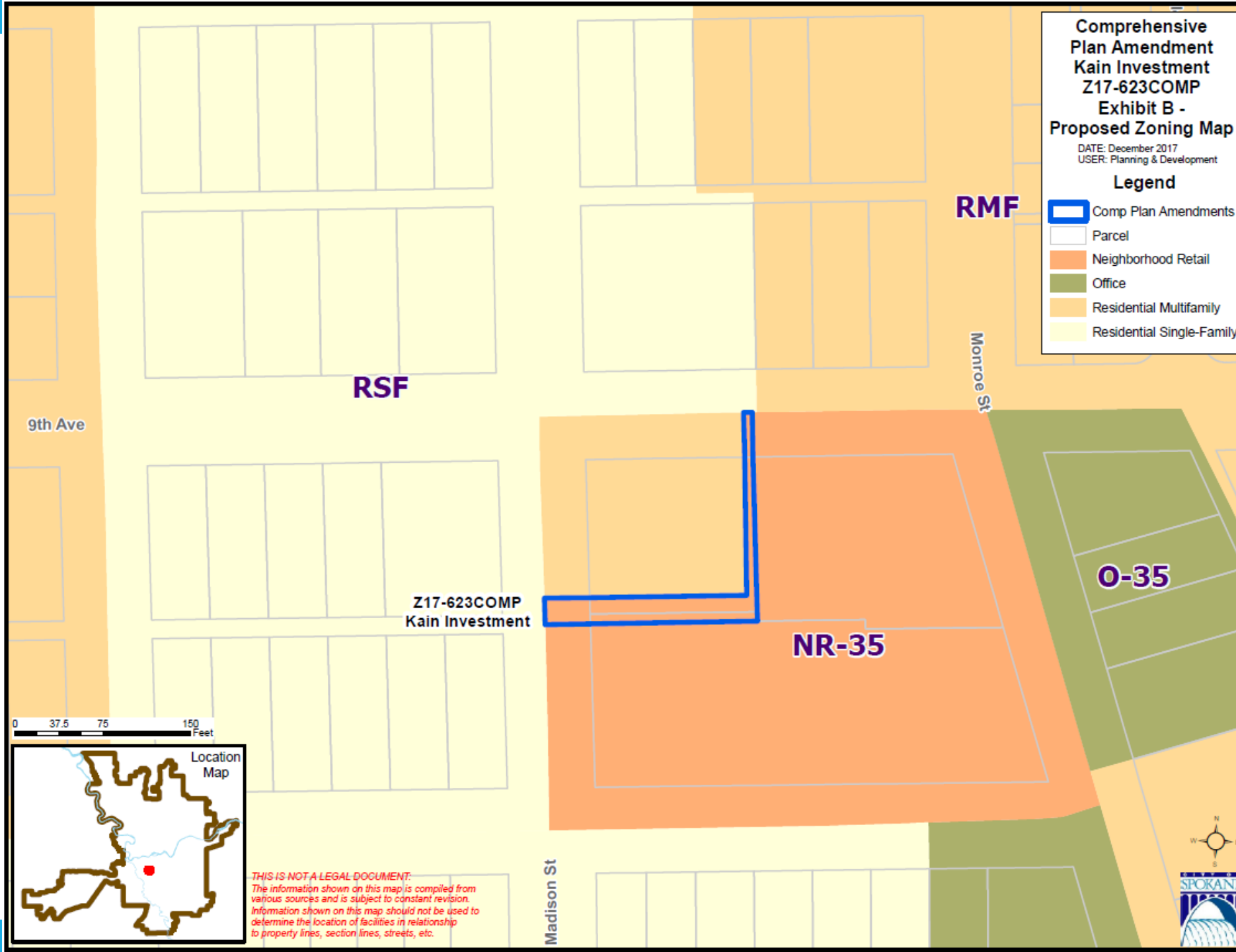


**Comprehensive
Plan Amendment
Kain Investment
Z17-623COMP
Exhibit B -
Proposed Zoning Map**

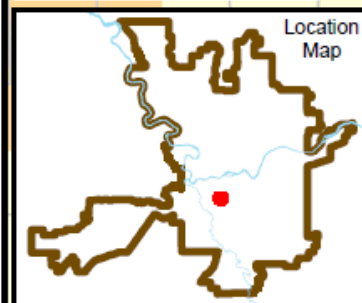
DATE: December 2017
USER: Planning & Development

Legend

-  Comp Plan Amendments
-  Parcel
-  Neighborhood Retail
-  Office
-  Residential Multifamily
-  Residential Single-Family



0 37.5 75 150 Feet

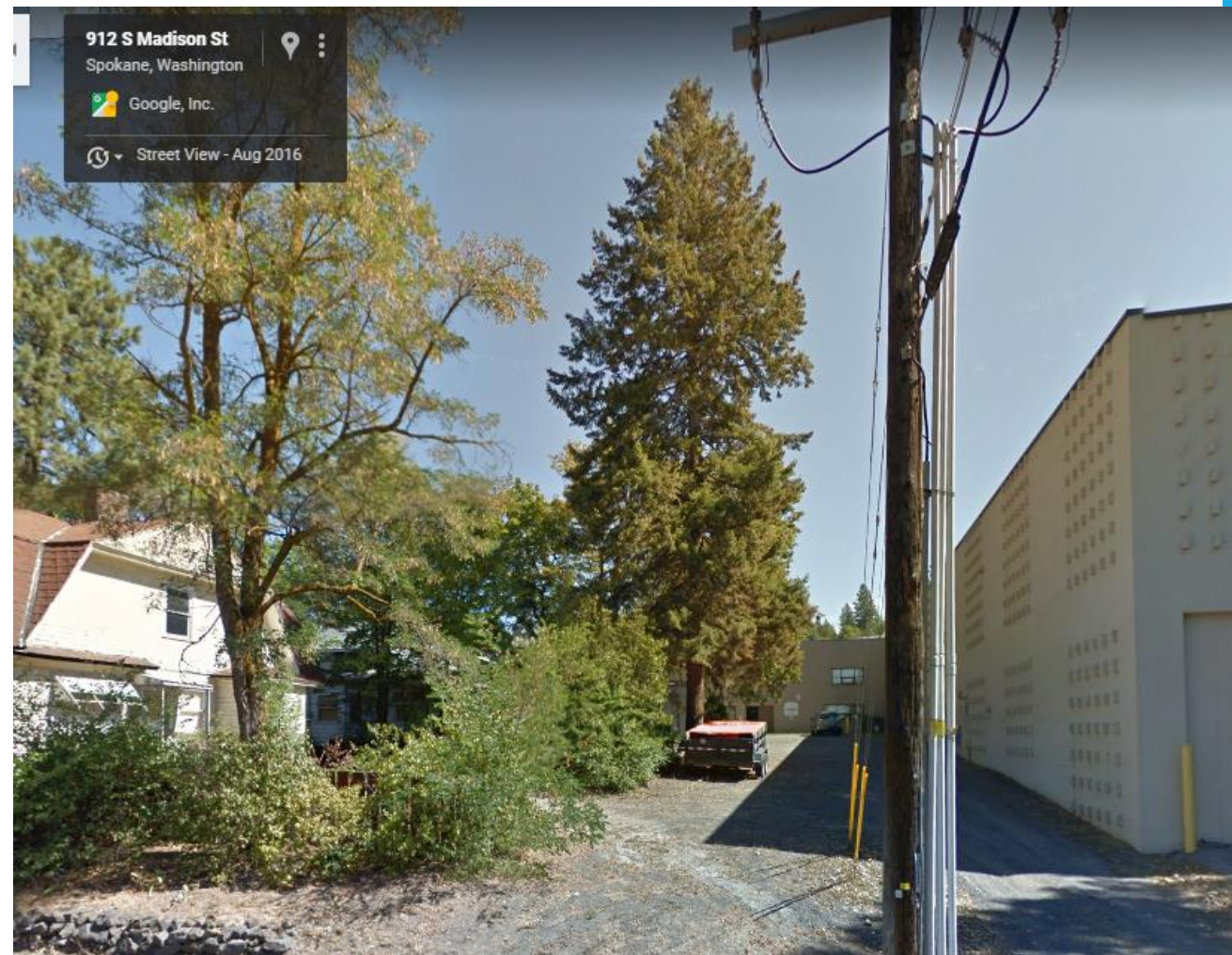


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Google Street view July 2017



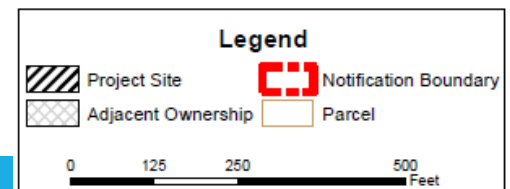
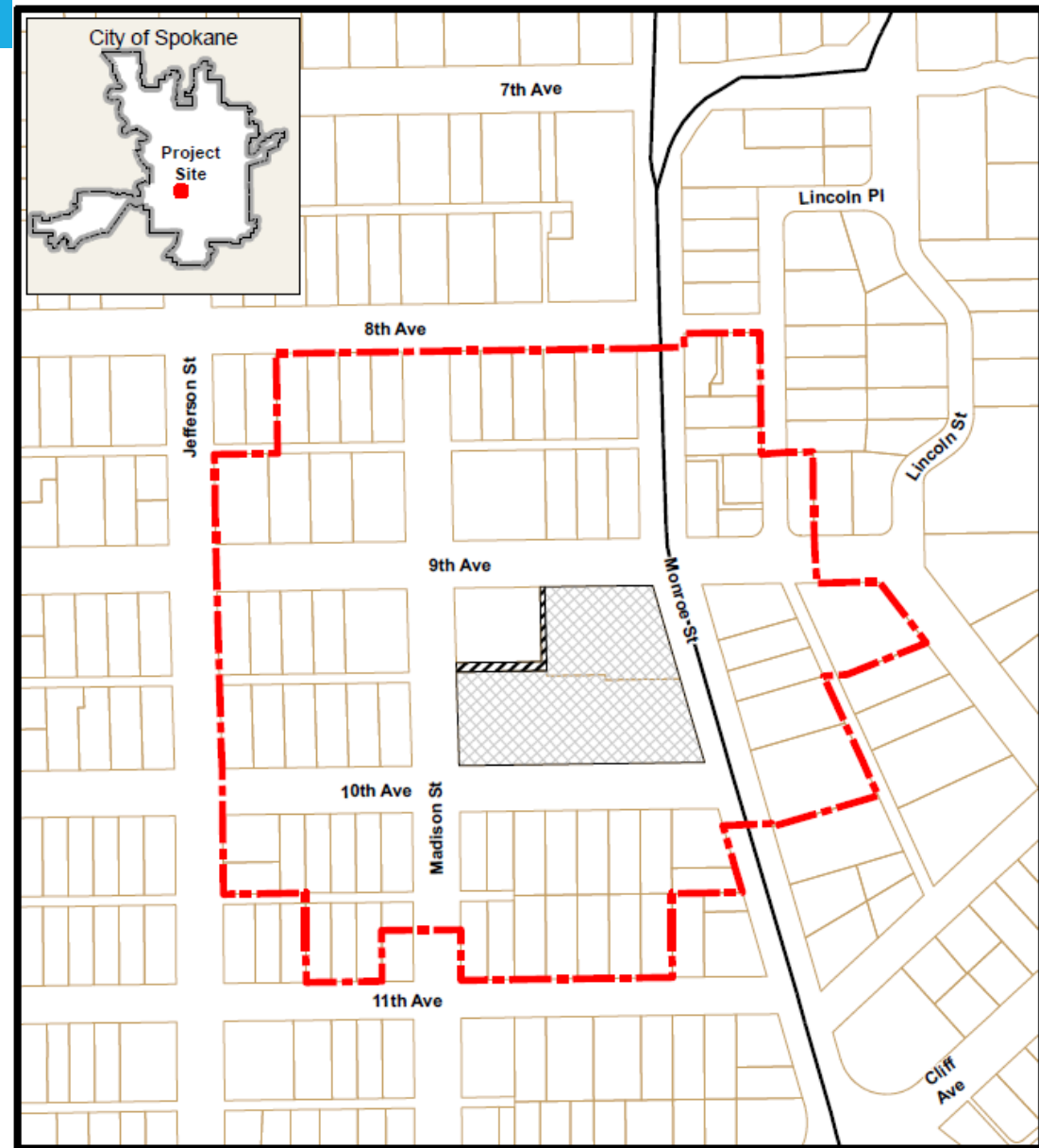




**NOTICE OF APPLICATION
& SEPA REVIEW**
PROPOSED LAND USE MAP CHANGE
FILE NUMBER Z17-623C
PUBLIC COMMENTS PERIOD ENDS JULY 27, 2018
PROPOSAL: COMPREHENSIVE PLAN MAP AMENDMENT
FOR LAND USE DESIGNATION
CHANGE FROM "RESIDENTIAL 15-30" TO "NEIGHBORHOOD RETAIL"
ZONE CHANGE: RMF TO NR-35
APPLICANT: KAIN INVESTMENTS LLC
AGENT: DWIGHT HUME, 509-435-3108
SEPA: UNDER REVIEW PER SMC 17E.050

Notification Map

- Notification Provided to property owners, taxpayers, and residents within 400-feet.
- PC Hearing Notice also will be mailed.
- Adjacent ownership noted.



Applicant: Kain Investments

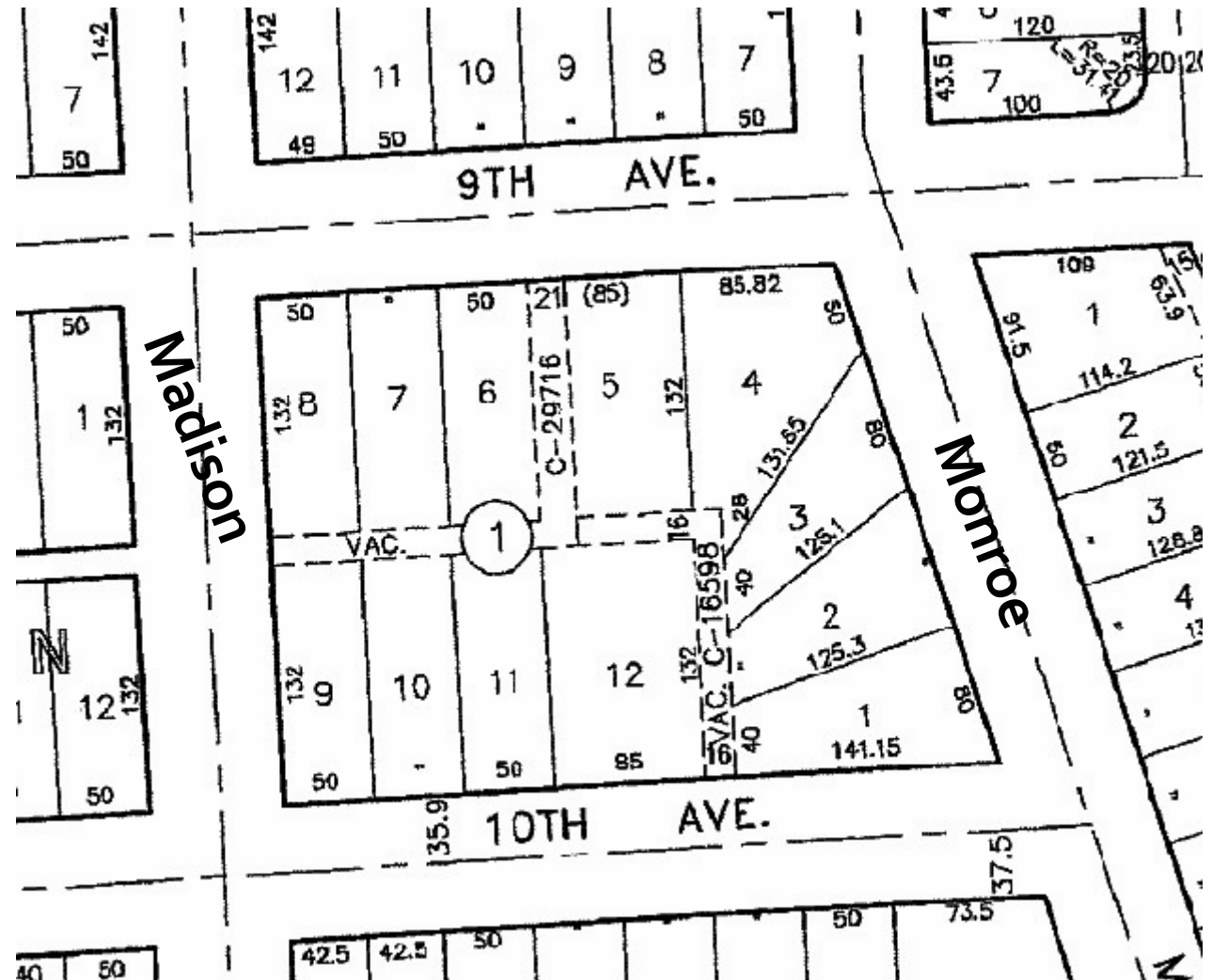
Proposal: Z17-623COMP

19-25-43

Date: 5/15/2018

Planning History of Block

- This area annexed into the City of Spokane on December 27, 1883
- Platted as McIntosh Addition, Block 1, Lots 1-12

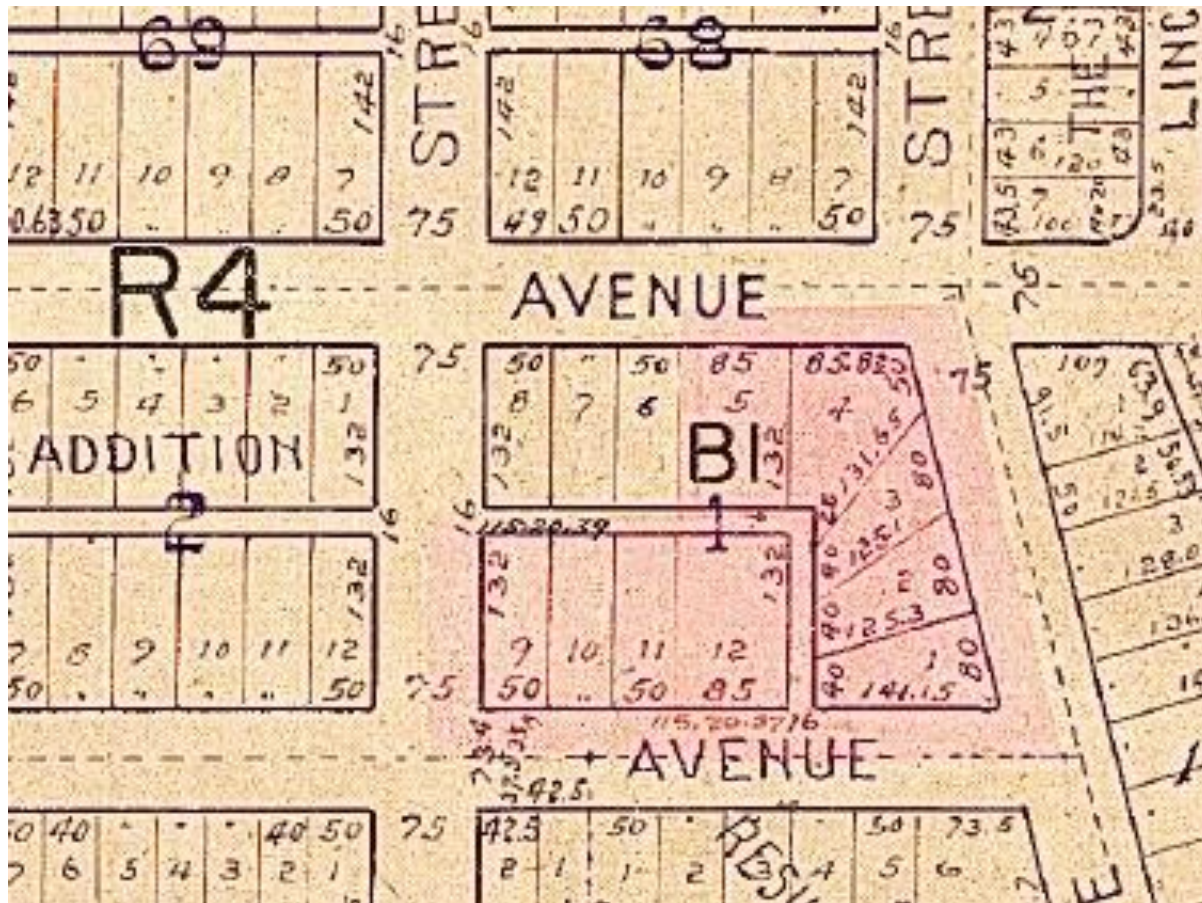


Planning History of Block

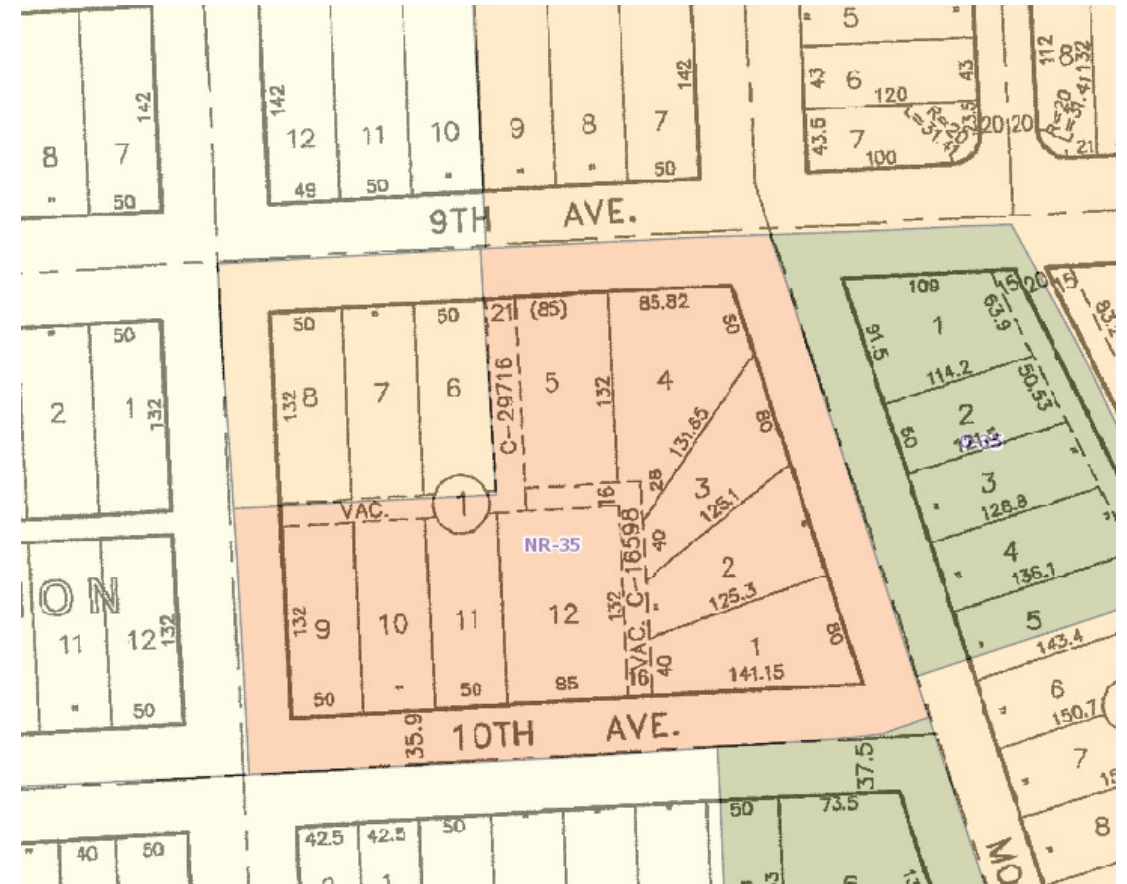
- 1933, requests to allow on the Northwest corner of the block (lots 1 & 2), a service station (denied)
- 1934 denied
- 1939, Lots 1&2, granted retail stores and shops but limited to uses to serve residential district
- In 1948, E 65feet of Lot 5 (south side of 9th Ave about 86feet west of Monroe St., zone change from "Class II Residential" to "Class III, Local Business Zone"
- 1961, NE Corner of 10th & Madison (Lots 9 & 10,) zone change from "R4" Multifamily Residence Zone to "B1" Local Business Zone, with agreement

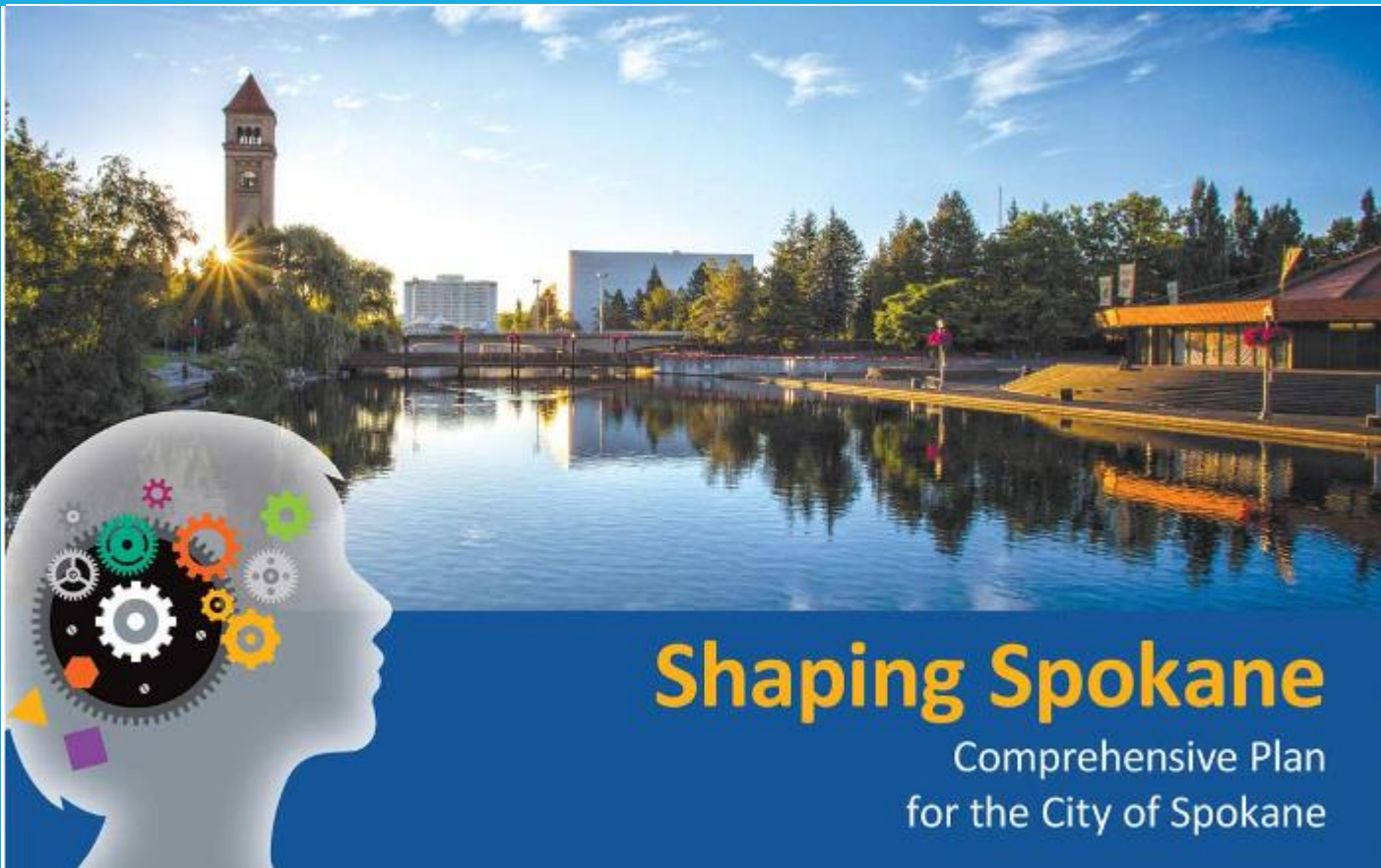
Zoning Maps

1975



2018





Shaping Spokane

Comprehensive Plan
for the City of Spokane



Chapter 3

Land Use

LU 1.6, Neighborhood Retail Use

“Direct new neighborhood retail use to Neighborhood Centers designated on the Land Use Plan Map.”

- Limits expansion of these locations outside of a center.
- Describes parking lots as not dominate the frontage and should be located behind or on the side of buildings

Proposed Zone Neighborhood Retail

SMC Table 17C.120-1 NR Zone Primary Uses

Permitted: Residential, Office, Commercial Parking, Retail Sales & Service, Institutional Uses

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

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

AGENCY COMMENT SEPA DETERMINATION

Technical Analyses

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

SEPA Review

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

Public Comment

- _____

APPLICANT PRESENTATION

Clanton Family LLC

Z17-621COMP



APPLICATION OVERVIEW

Z17-621COMP

Applicant	Clanton Family LLC
Agent	Dwight Hume, Land Use Solutions and Entitlement
Parcel numbers	35191.5101, .5102 & .5103
General Location	SE corner of W. 6 th Avenue & S. Stevens St.
Size of property	0.68 Acres
Current Land Use & Zoning	Office Land Use & OR-150 zoning
Requested Land Use & Zoning	Commercial Land Use, CB-150 zoning
Within Neighborhood Council Boundary	Cliff/Cannon



Comprehensive
Plan Amendment
Clanton Family LLC
Z17-612COMP

DATE: December 2017
USER: Planning & Development

Legend

Comp Plan Amendments

Parcel













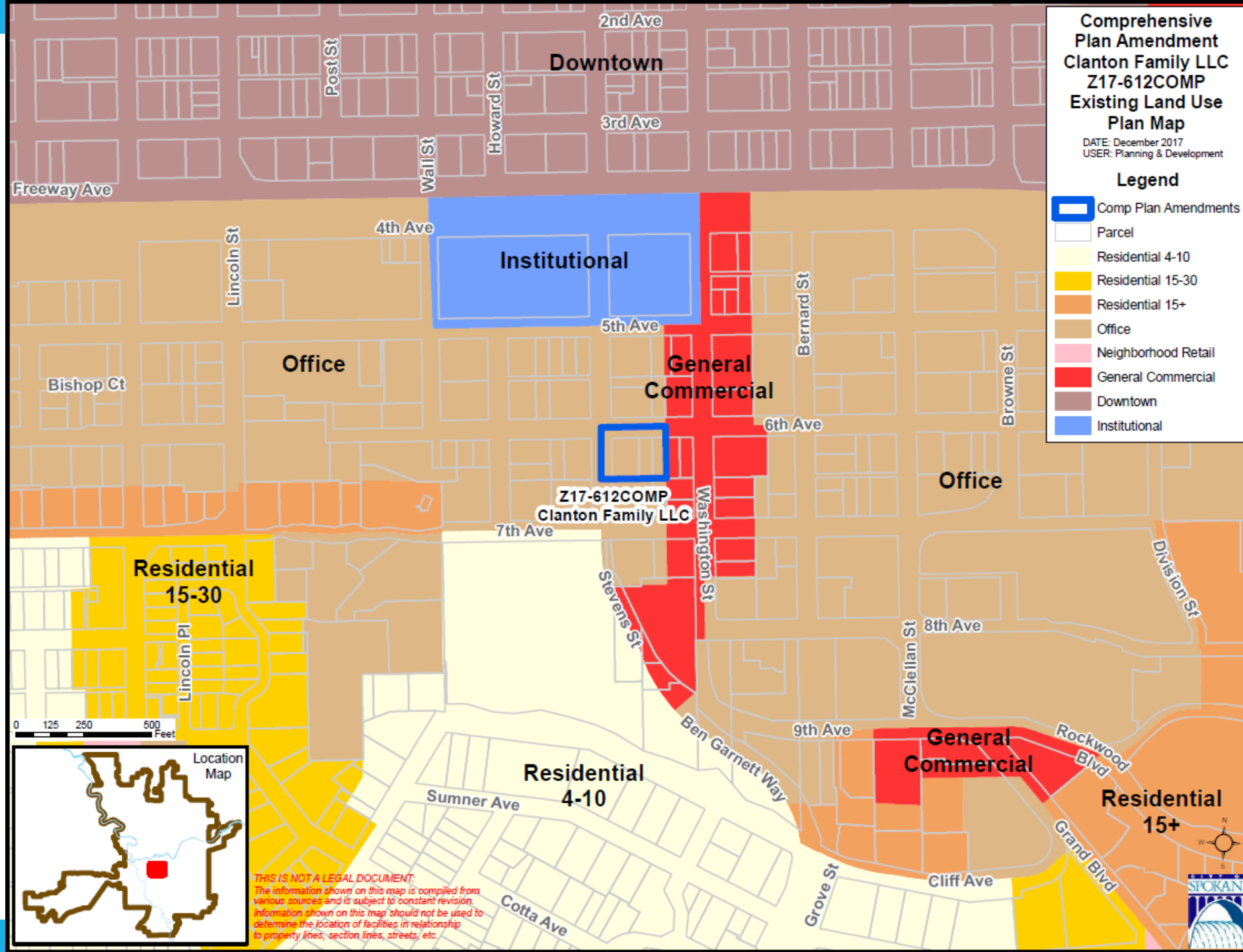
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**Comprehensive
Plan Amendment
Clanton Family LLC
Z17-612COMP
Existing Land Use
Plan Map**

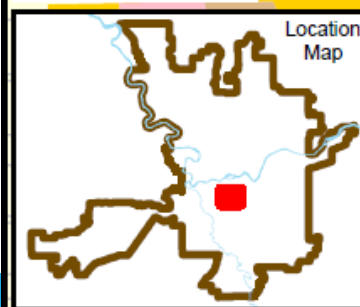
DATE: December 2017
USER: Planning & Development

Legend

-  Comp Plan Amendments
-  Parcel
-  Residential 4-10
-  Residential 15-30
-  Residential 15+
-  Office
-  Neighborhood Retail
-  General Commercial
-  Downtown
-  Institutional



0 125 250 500
Feet



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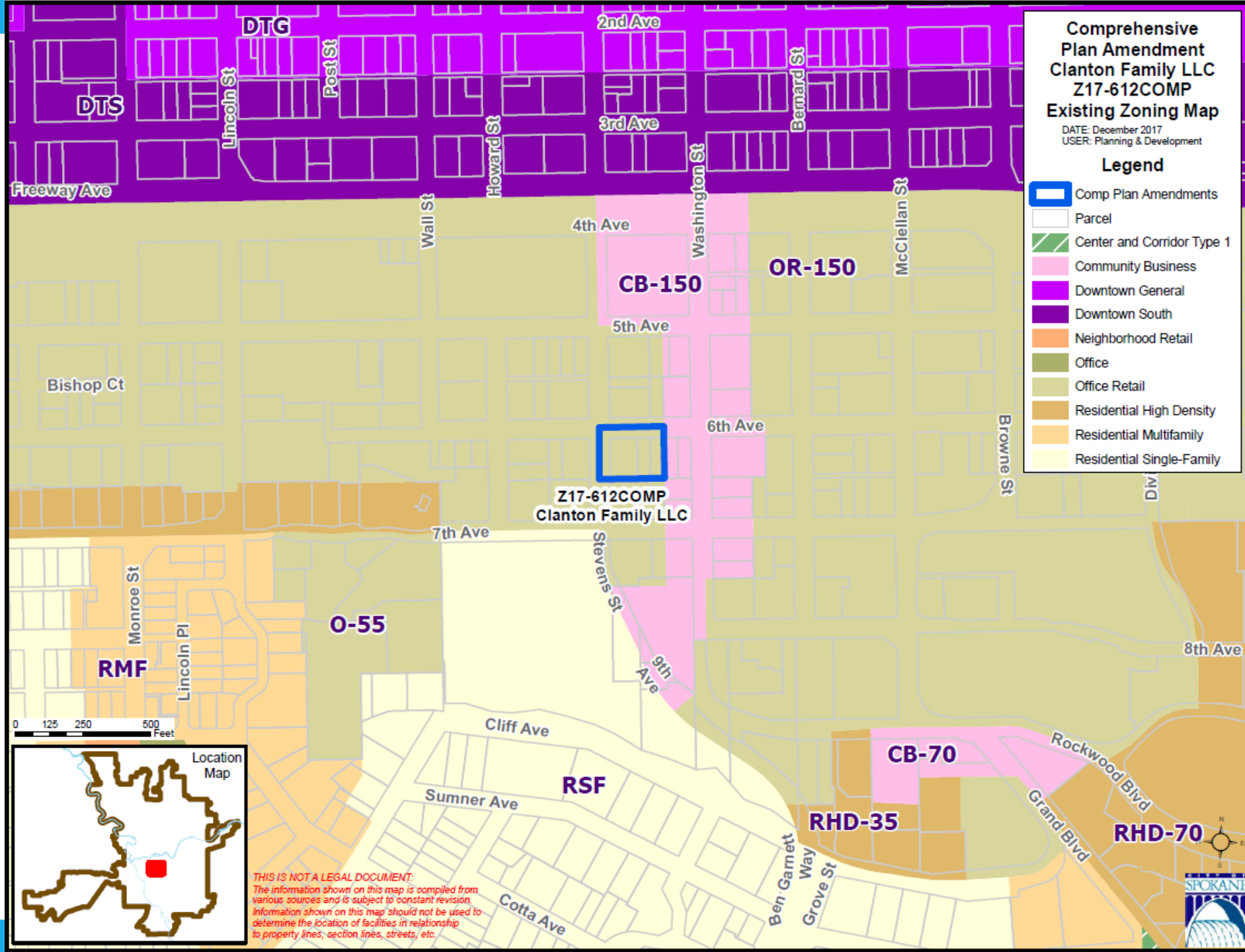


**Comprehensive
Plan Amendment
Clanton Family LLC
Z17-612COMP
Existing Zoning Map**

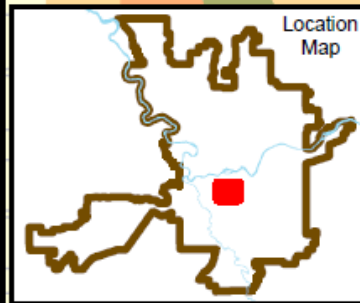
DATE: December 2017
USER: Planning & Development

Legend

- Comp Plan Amendments
- Parcel
- Center and Corridor Type 1
- Community Business
- Downtown General
- Downtown South
- Neighborhood Retail
- Office
- Office Retail
- Residential High Density
- Residential Multifamily
- Residential Single-Family



0 125 250 500
Feet



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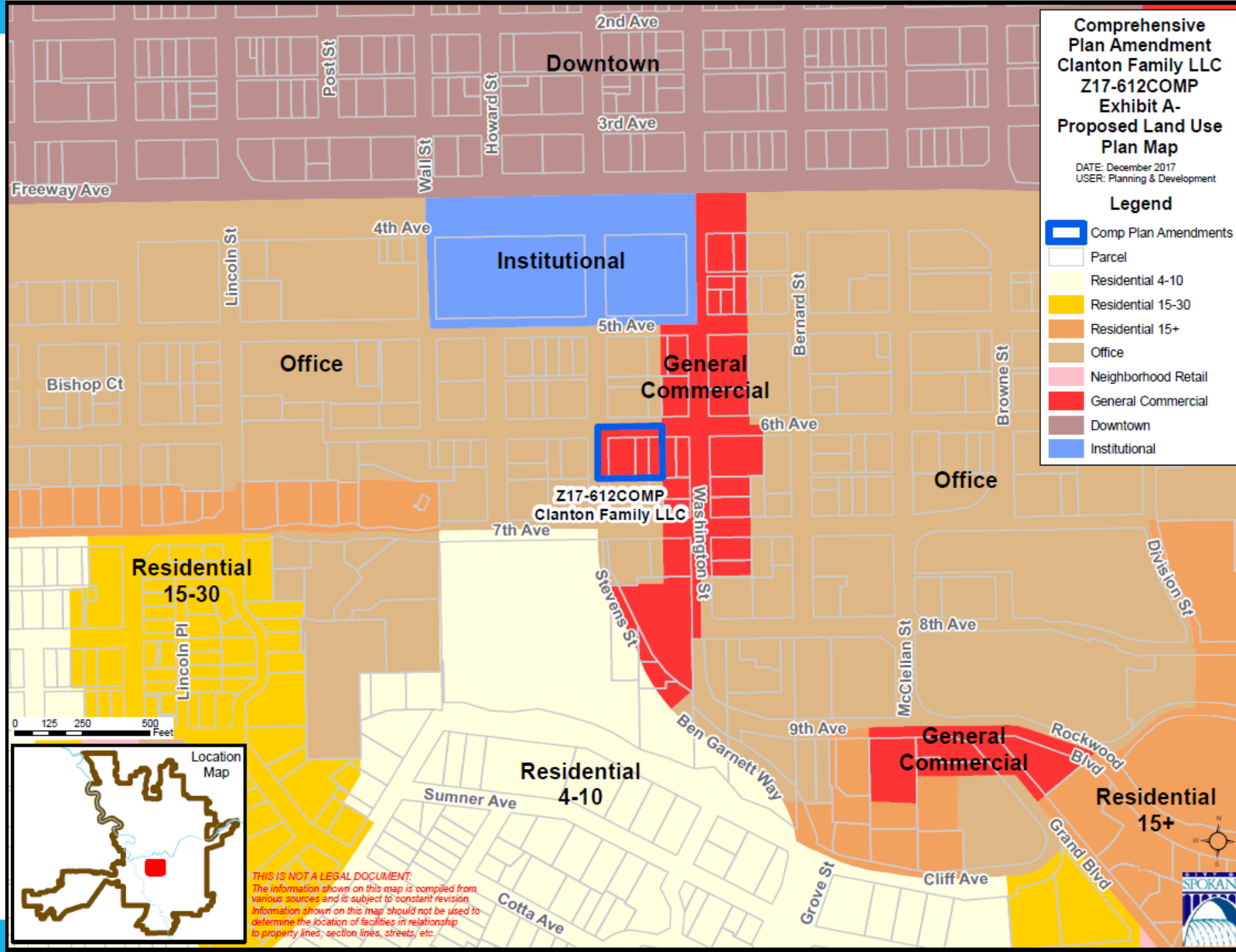


Comprehensive
Plan Amendment
Clanton Family LLC
Z17-612COMP
Exhibit A-
Proposed Land Use
Plan Map

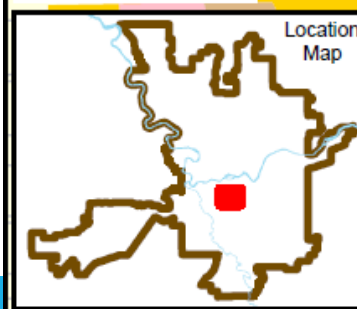
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USER: Planning & Development

Legend

- Comp Plan Amendments
- Parcel
- Residential 4-10
- Residential 15-30
- Residential 15+
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- Neighborhood Retail
- General Commercial
- Downtown
- Institutional



0 125 250 500 Feet



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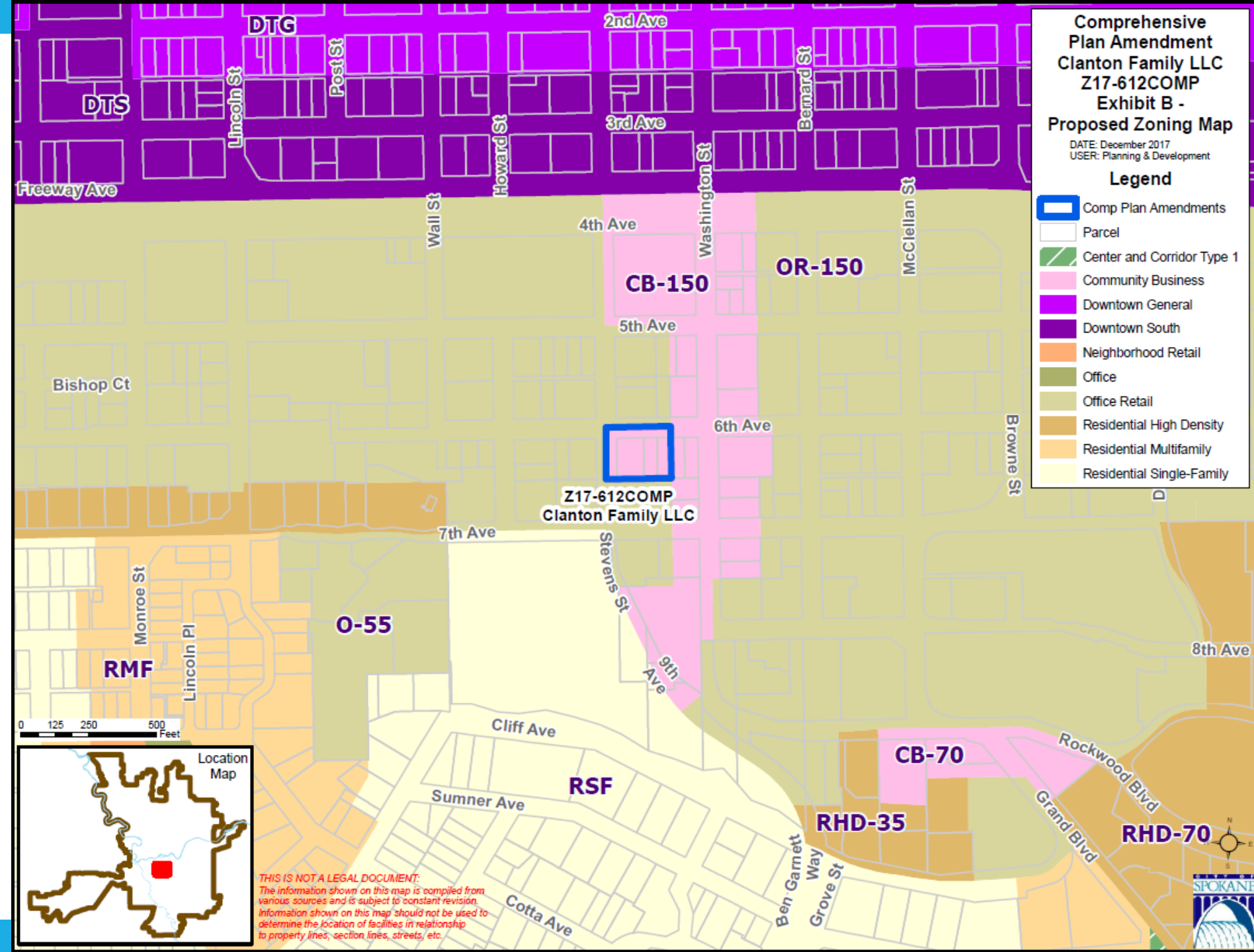


**Comprehensive
Plan Amendment
Clanton Family LLC
Z17-612COMP
Exhibit B -
Proposed Zoning Map**

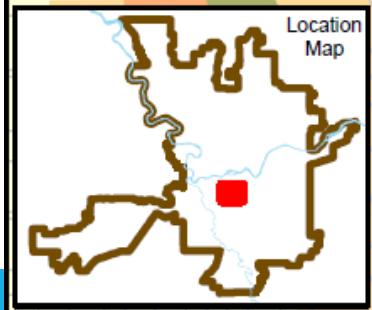
DATE: December 2017
USER: Planning & Development

Legend

- Comp Plan Amendments
- Parcel
- Center and Corridor Type 1
- Community Business
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- Neighborhood Retail
- Office
- Office Retail
- Residential High Density
- Residential Multifamily
- Residential Single-Family



0 125 250 500 Feet

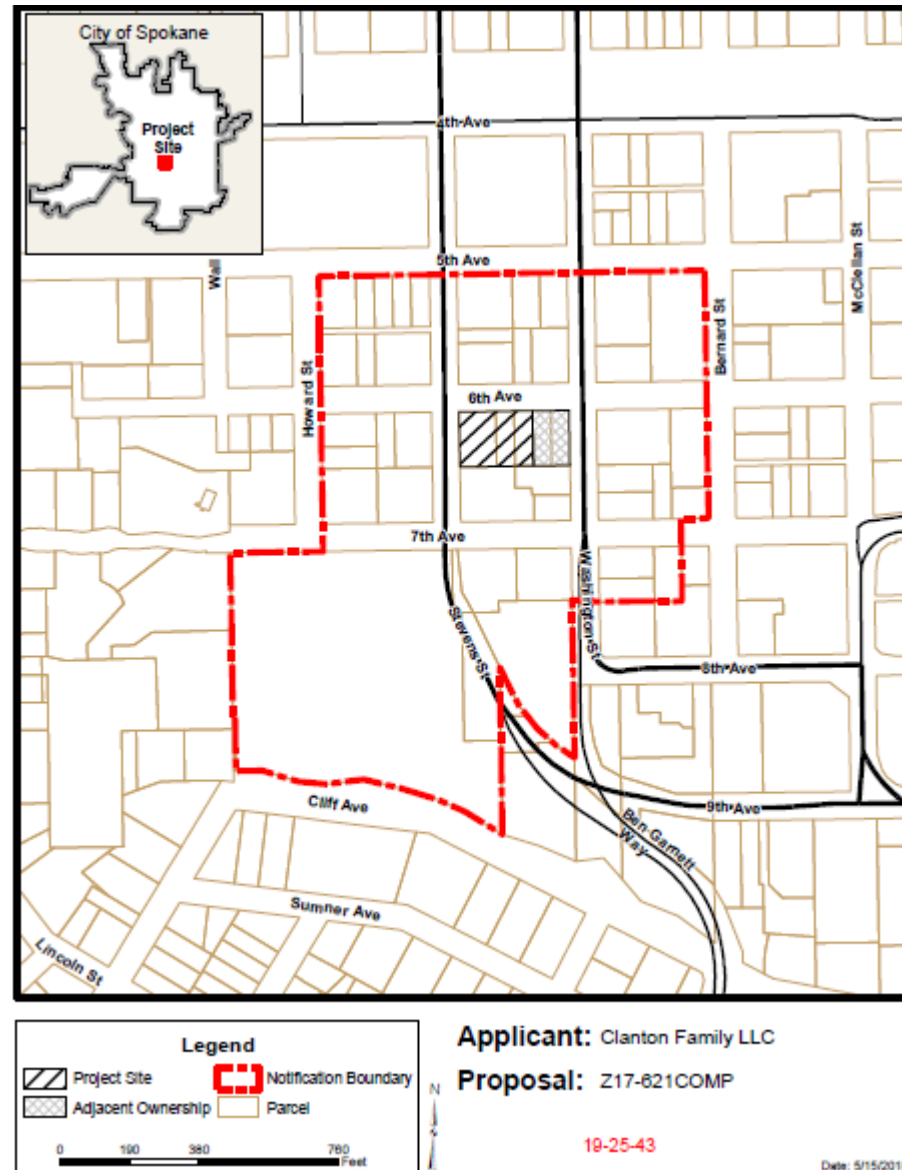


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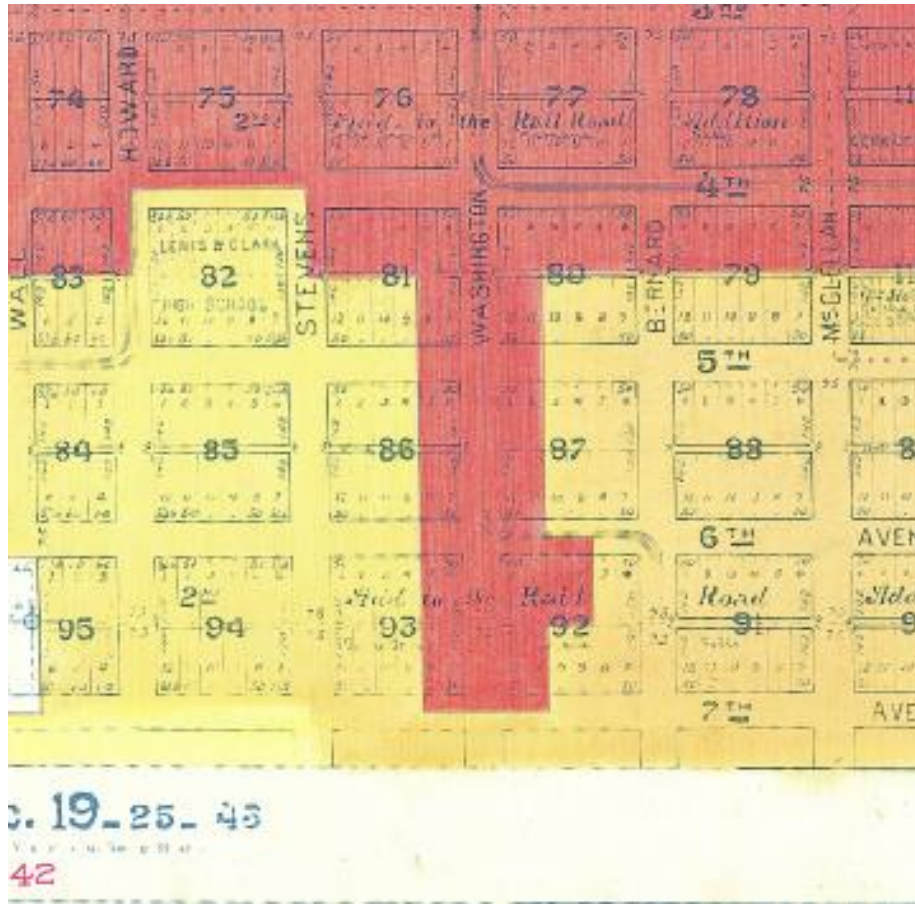
Notification Map

- Notification Provided to property owners, taxpayers, and residents within 400-feet.
- PC Hearing Notice also will be mailed.
- Adjacent ownership noted.

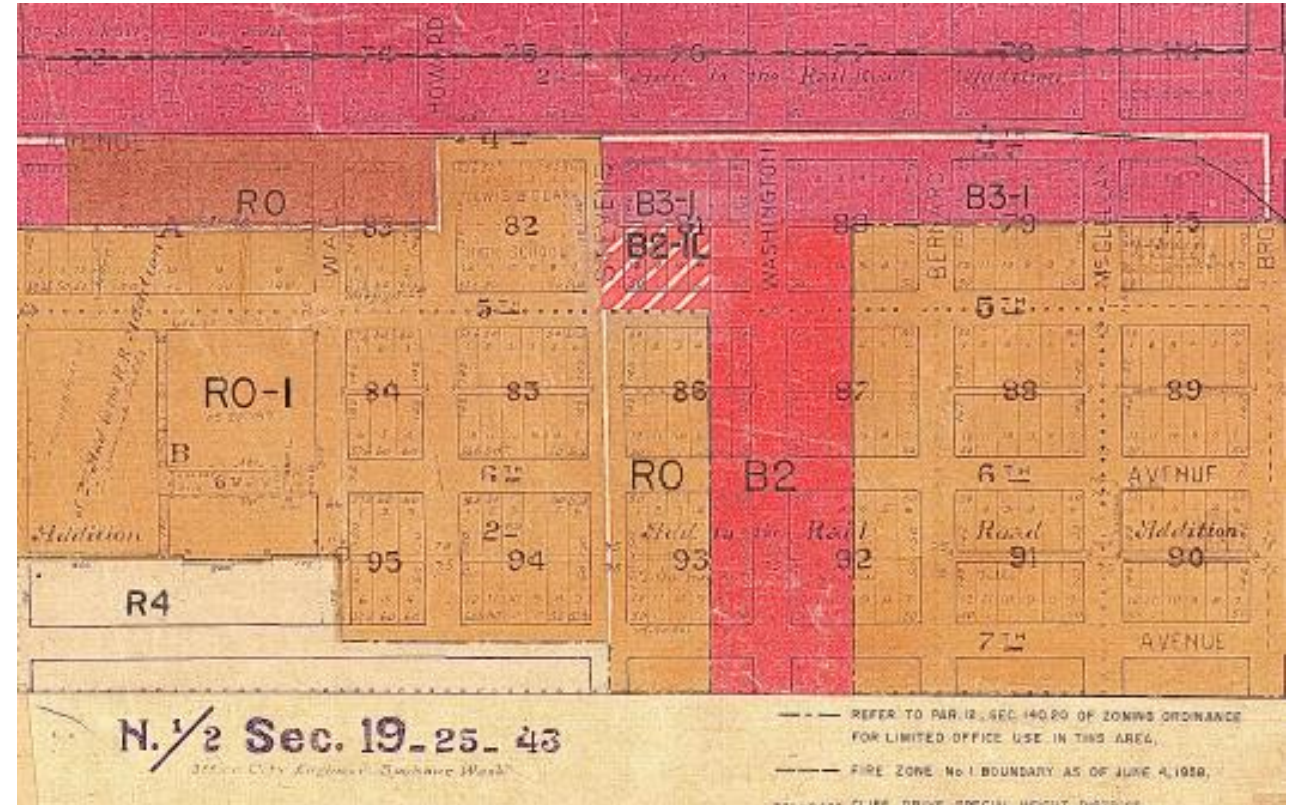


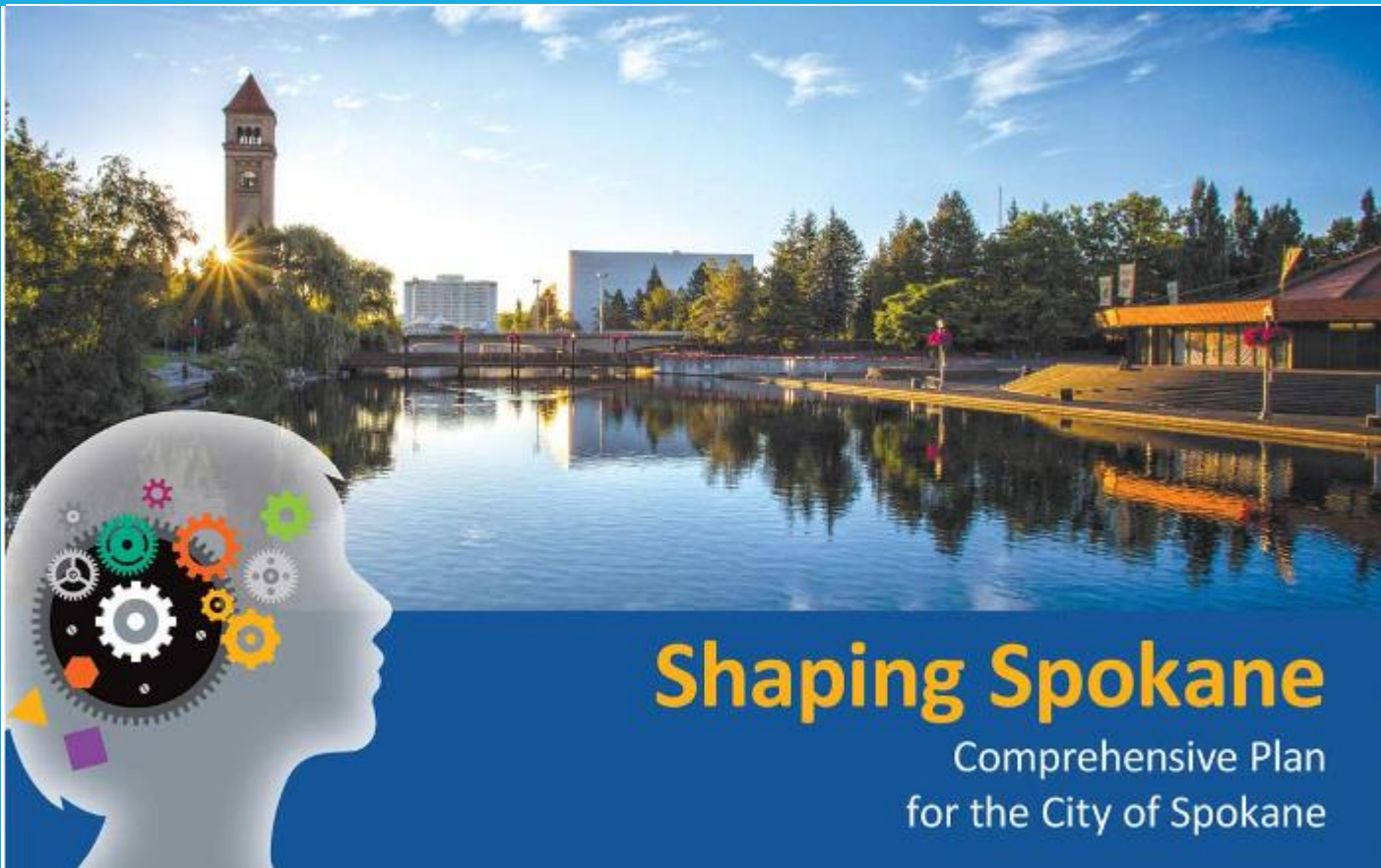
Historic Zoning Maps

1958



1975





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."

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."

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

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."

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."

Proposed Section 17C.120.100

Community Business 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

AGENCY COMMENT SEPA DETERMINATION

Technical Analyses

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

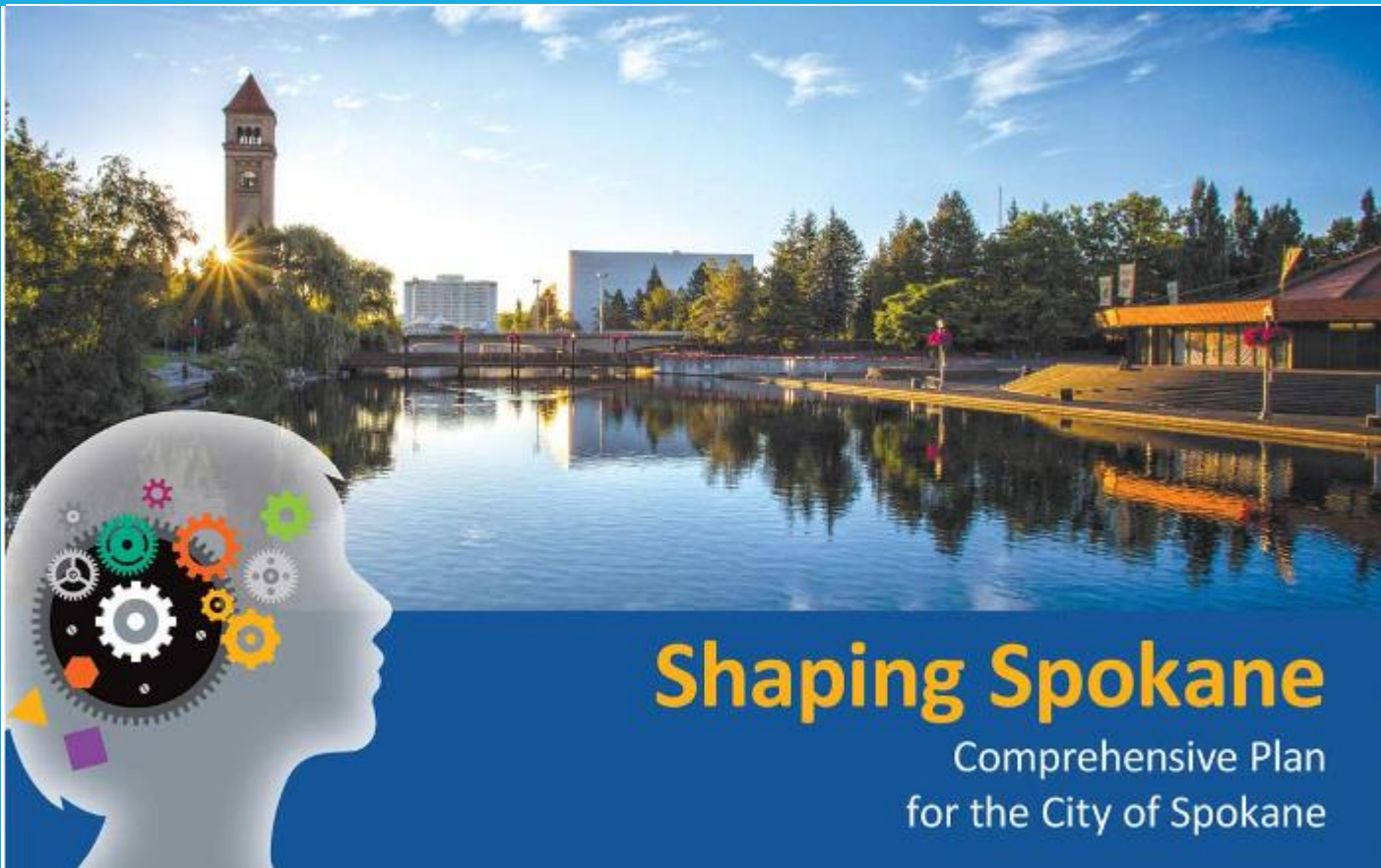
SEPA Review

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

Public Comment

- No Public Comment has been received regarding this application.

APPLICANT PRESENTATION



Shaping Spokane

Comprehensive Plan
for the City of Spokane



Chapter 3

Land Use

Plan Commission

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

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.

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*

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....

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.

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.

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.

City Council Public Hearing

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

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/

ORDINANCE NO. _____

An ordinance 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.

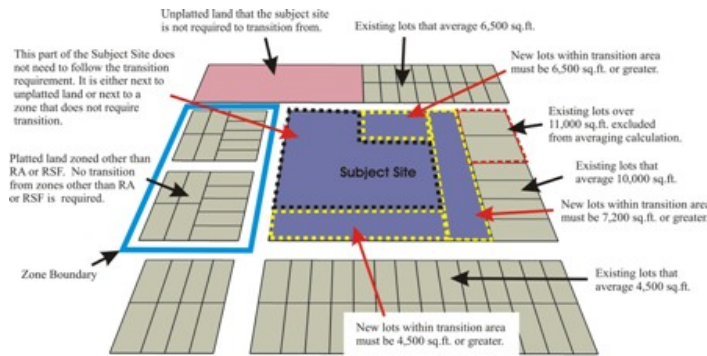
C. Land Division.

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

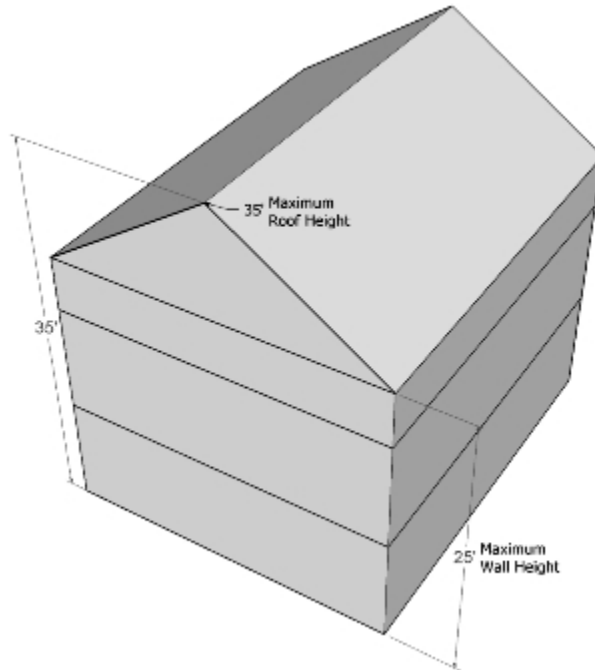
existing grade, or finished grade, if lower, and the parallel plan above it shall not exceed the maximum height of the zone.

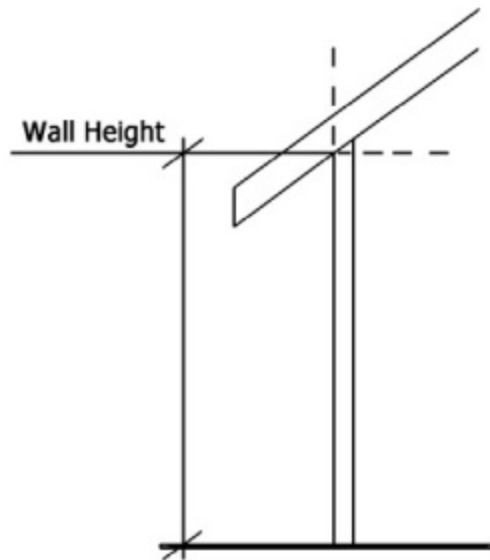
2. When finished grade is lower than existing grade, in order for an upper portion of an exterior wall to avoid being considered on the same vertical ~~((plan))~~ plane as a lower portion, it must be set back from the lower portion a distance equal to two times the difference between the existing and 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))~~ measuring 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.
<p>[1] The height of the lowest point of the roof structure intersects with the outside plane of the wall.</p> <p>[2] The height of the ridge of the roof.</p> <p>See “Example A” below.</p>	

Example A





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

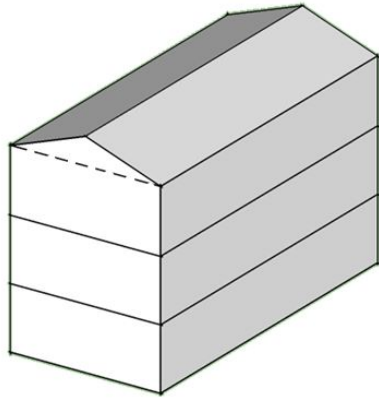
1. Exceptions to the maximum structure height in the RMF and RHD zones are designated on the official zoning map by a dash and a height listed after the zone map symbol (i.e., ((~~GB~~)) RHD-150). Changes to the height limits in the RMF and RHD zones require a rezone. Height limits are ((~~thirty feet,~~) thirty-five feet, forty feet, fifty-five feet, seventy feet, or one hundred fifty feet depending on location.

*[Staff Note:
Gray
highlighted
text appears
here (2)(b) as
modified as
suggested at
June 27 Plan
Commission
Workshop]*

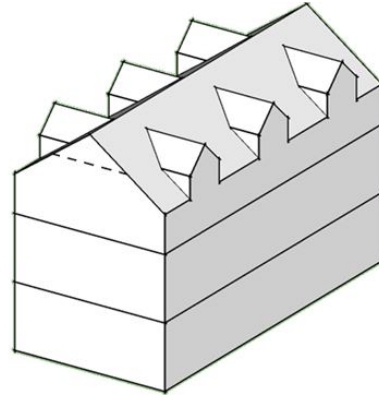
--->

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 pitched roof forms having slopes between 4:12 and 12:12; and
 - b. is a gabled or hipped roof, which may include dormers (see Figure 17C.110-A).

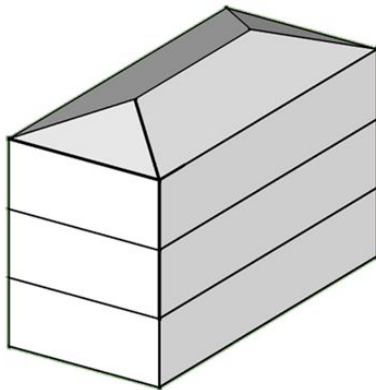
Figure 17C.110-A: Roof Types Eligible for Height Exception.



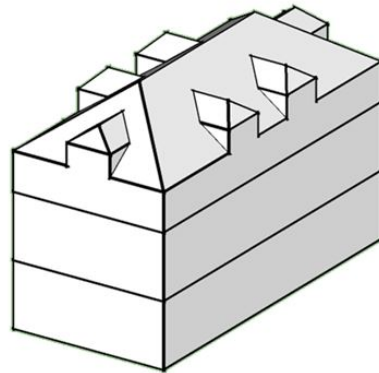
Gabled roof



Gabled roof & dormers



Hipped roof



Hipped roof & dormers

*[Staff Note:
New hipped
dormer
graphic
proposed,
below right,
per June 27
Plan Commis-
sion Work-
shop]
<---*

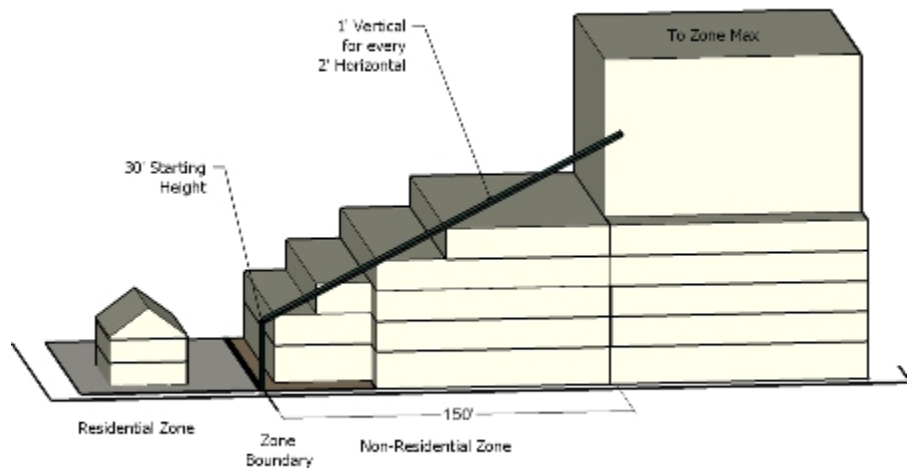
[Note: Add the graphic above.]

((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 **((7)) at** 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 be 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.

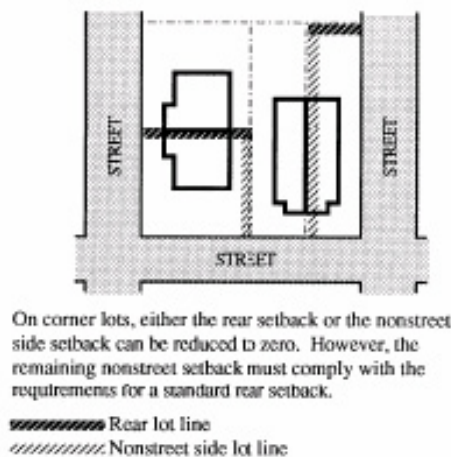
D. Building Setbacks for Attached Housing.

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.



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.

PASSED BY THE CITY COUNCIL ON _____

Council President

Attest:

Approved as to form:

City Clerk

Assistant City Attorney

Mayor

Date

Effective Date

ORDINANCE NO. _____

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.

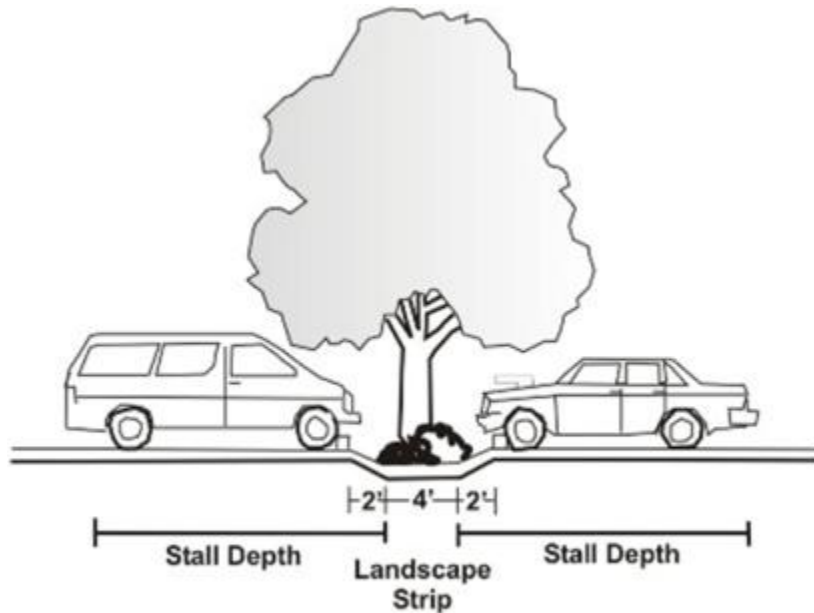


Figure 17C.230-3 Landscaped area at front of parking space

- 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\(E\)\(3\)](#).

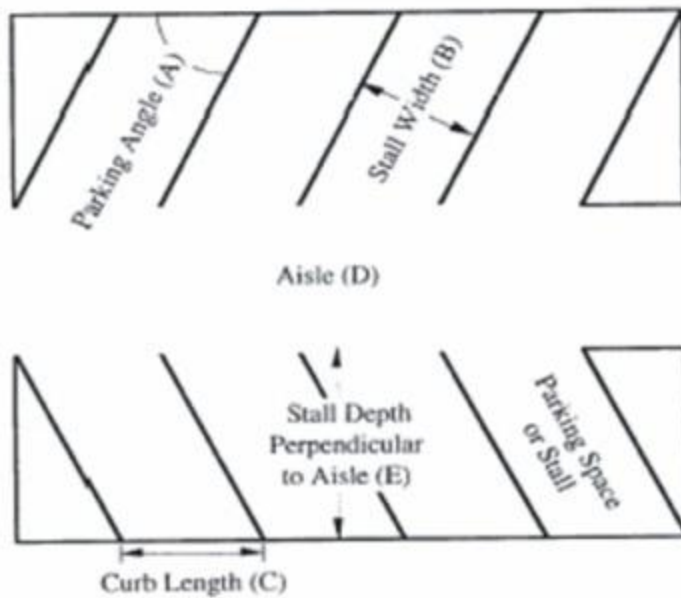
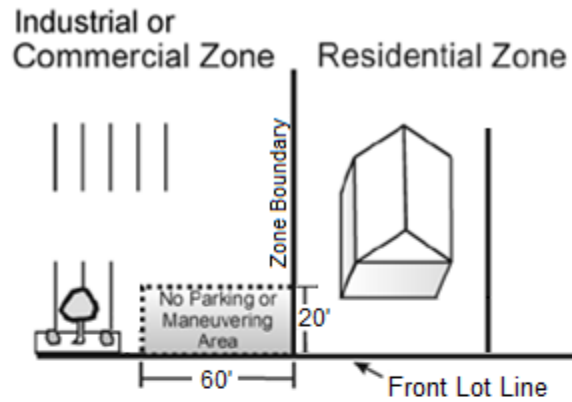


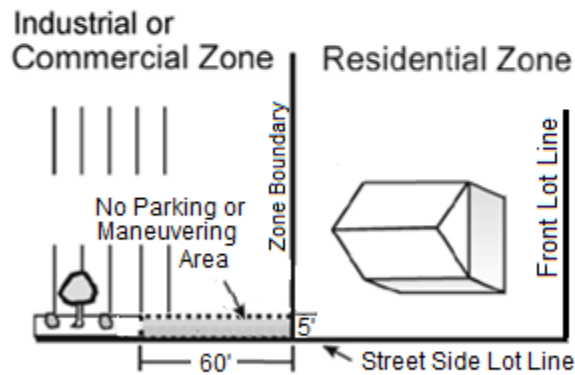
Figure 17C.230-4 Parking Dimension Factors

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

Attachment A Comment Log

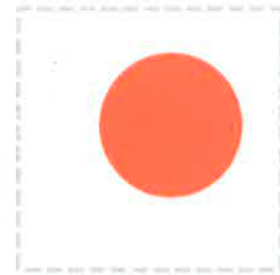
Substantive Public Comments Received – updated 7/5/2018

Number	Date of Comment	Name/Event	Other Info/ Draft Version/ Section/ Page	Comment Summary	Comment Start Page
1	5/3/2018	Open House Preferences	5 participants	<ul style="list-style-type: none"> • Setbacks: 2 likes, 2 changes • Wall Height: 1 opt. 1, 2 opt. 2 • Lot Width: 3 yes • Curb Cut: 1 like, 1 change 	2
2	5/9/2018	Grigaliunas, Karen		Opposed to proposal	6
3	5/9/2018	Gann, Heidi		Opposed to proposal	8
4	5/9/2018	Gaffney, Robert		Schedule concerns	9
5	5/9/2018	Open House Preferences	10 participants	<ul style="list-style-type: none"> • Setbacks: 3 likes • Wall Height: 4 opt. 2, 3 other • Lot Width: 2 yes, 1 no • Curb Cut: 2 likes 	10
6	5/13/2018	Sharkey, Toni		Add requirements for landscaping in transitions and buffers	14
7	5/20/2018	Sharkey, Toni		Need more emphasis of language preserving trees	18
8	5/21/2018	Connect Downtown Comments	3 participants	<ul style="list-style-type: none"> • Setbacks: 2 likes, 1 change • Wall Height: 3 opt. 1 • Lot Width: 3 no • Curb Cut: 1 change 	24
9	6/27/2018	Frank, Jim		Changes proposed by City are insufficient to encourage design flexibility and affordable home ownership	27
10	6/28/2018	Frank, Jim		Height of 50 feet is needed for 3-story building with a pitched roof	32
11	6/29/2018	Frank, Jim		Additional changes needed for higher density residential zones	34
12	7/5/2018	Venne, Chris Frank, Jim Kienholz, Patricia		Agree with circulated comments	40

Setbacks

Like

Change



More
Ensure trees in
transition
buffer zones
(incl. engraves)



Wall height

Option 1
(no wall height – 35 ft. roof height)



Option 2
(up to 5 ft. non-inhabited space above 35 ft.)



Other



5/3/2018

Wall height

Option 1
(no wall height – 35 ft. roof height)



Option 2
(up to 5 ft. non-inhabited space above 35 ft.)



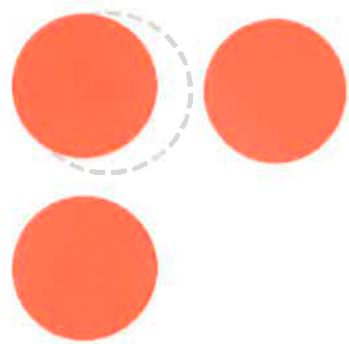
Other



Lot Width | Curb Cut Consolidation

- Should width be the same for townhouse lots as for duplexes?

Yes



No

Limit driveway curb cuts on lots less than 40 ft. wide

Like



Change



From: [Gwinn, Nathan](#)
To: ["Karen Grigaliunas"](#)
Cc: [Freibott, Kevin](#)
Subject: RE: Land Use
Date: Friday, May 11, 2018 4:27:02 PM

Good afternoon Ms. Grigaliunas,

Thank you for your comment. I will add it to the public record for the proposed text amendments for attached housing, lot width, wall height, and parking area setbacks.

For more information about the proposal and the background documents, please see the project webpage:

<https://my.spokanecity.org/projects/infill-housing-strategies-infill-development/>

I will also forward your comment to Kevin Freibott, who is taking input on the building heights in the DTC-100 zone near the park, which you referenced in the last paragraph of your message.

Sincerely,

Nathan Gwinn | Assistant Planner | City of Spokane

509.625.6893 | ngwinn@spokanecity.org | www.spokanecity.org

From: Karen Grigaliunas [mailto:teegeegrig@gmail.com]
Sent: Wednesday, May 09, 2018 9:33 AM
To: Gwinn, Nathan
Subject: Land Use

Nathan,

I totally understand there is a huge need in Spokane for more lower income housing. However, I do not see how creating tightly packed pockets within already crowded neighborhoods will solve this problem. I live in West Central. Most of the streets are relatively crowded already. We can not use our alleys to park in our back yards because the pot holes are so large and deep most cars are unable to navigate safely through them. Thus we must park on the already narrow street. Now the city wants to cram even more people into these already crowded neighborhoods!

True, most of the plans I have seen show off street parking for the new developments. But, the fact still remains, the resident must travel down crowded streets to get to their garage. Also, where are their guests to park and where do they put their second car? On the already crowded street! It is just plan ridiculous to be cramming additional people into an already overly full area.

The city should be looking at spending some of its money on improvements to what we already have, building affordable single family housing on the smaller vacant lots in existing older, crowded neighborhoods, and addressing the trashed out drug houses and rentals in

town. One of the reasons for loving Spokane is the openness of the city. Why are you trying to turn us into Seattle by piling us all on top of each other? This idea and the proposed use of land along the park downtown will do nothing but destroy what has been a beautiful city. Stop it!

Karen



COMMENT SHEET

Existing Neighborhood Commercial Structures in Residential Zones May 2018

For more project info visit:

my.spokanecity.org/projects/infill-housing-strategies-infill-development/

Name: Heidi Gann
ADDRESS: 1708 S. Maple Blvd. **PHONE NUMBER:** 509-879-1906
E-MAIL CONTACT: jardinesparrot@hotmail.com

- This scares me to death! What's the rush?!
There are so many ^{lots} places in Spokane that
are vacant. ~~to~~ * Stage 1: fill those spaces with
current regulations + input from neighbors and local shops.
* Stage 2: Figure out what other spots can accomodate
infill without disturbing the character of the city we
all love. This means respecting height limits, old structures,
native trees, and views.
* stage 3: with a healthy balance of views: (ie: not just
developers and Greater Spok. Inc.) including citizens of
neighborhoods (not necessarily Neighborhood Assembly folks)
* Use the Comp Plan to make a future vision of
our city.
- Once we deregulate, there's no going back!

Please feel free to share your questions, comments or concerns with us!

Postal Mail – fold this comment card in thirds, add postage and drop in the mail

Phone – call us at #509-625-6893

E-mail – write to us at ngwinn@spokanecity.org

Thank you... We look forward to hearing from you!

Planning & Development Services, City of Spokane



COMMENT SHEET

Existing Neighborhood Commercial Structures in Residential Zones May 2018

For more project info visit:

my.spokanecity.org/projects/infill-housing-strategies-infill-development/

Name: ROBERT GAFFNEY
ADDRESS: 1787 W BRIDGE AVE PHONE NUMBER: 760-755-3044
E-MAIL CONTACT: rgaffney@gmail.com

As a new resident of Spokane (renting) I have some concerns with the possible acceleration of new requirements without sufficient input from the community being impacted. I am in the process of becoming more informed about the future development of my new home city. Having lived in various neighborhoods in San Francisco from 1960-1990 (with visits there 2X-3X per year (1993-2016) I have seen some of the negative legacy of gentrification and lack of community input in developmental decisions, looking forward to being part of a continued dialogue.

— Thank you —

Please feel free to share your questions, comments or concerns with us!

Postal Mail – fold this comment card in thirds, add postage and drop in the mail

Phone – call us at #509-625-6893

E-mail – write to us at ngwinn@spokanecity.org

Thank you... We look forward to hearing from you!

Planning & Development Services, City of Spokane

Setbacks

Like

Change

Strongly
encourage



Strongly
Support

Place sticky notes
here



Yes

Wall height

Option 1

(no wall height – 35 ft. roof height)

Place sticky notes here



Option 2

(up to 5 ft. non-inhabited space above 35 ft.)

Place sticky notes here

Yes - Allow for building higher and utilizing the space within the Structure.

Yes 3rd story

Support full 3rd floor allowance

Other

Place sticky notes here

NO!

Allow higher walls if needed to accommodate more housing. As long as it looks appealing.

Project Feasibility
IS often dependent on density
Support 3rd floor

Lot Width | Curb Cut Consolidation

- Should width be the same for townhouse lots as for duplexes?

Yes

No

Limit driveway curb cuts on lots less than 40 ft. wide

Like

Change

Absolutely.
They really
are the same.
Absolutely

NOT NECESSARILY
INTERFERE TOWNHOUSES
DON'T HAVE SIDE
WINDOWS
COULD BE WIDER (BDR)
DUPLEX BY
THAT NATURE
NEED MORE SPACE

WITH FLEXIBILITY

Place sticky notes
here

Yes. The ability to
build more types of
housing on narrow
lots will allow for more
homes to be built on
difficult sites.

From: [Antonia DePasquale](#)
To: [Gwinn, Nathan](#)
Cc: [Akkari, Omar](#); [Wittstruck, Melissa](#)
Subject: Re: Green space/infill
Date: Monday, May 14, 2018 4:56:05 PM

Great information Nathan, thank you & more importantly thank you for your time explaining these codes... some of it I don't quite understand ;-/ but, I am meeting with a friend who is knowledgeable when it comes to lands use & and she can help me.

We both would like to see a lot our Ponderosa Pines and other mature trees be conserved through the infill process.

Thanks again,

Toni

Sent from my iPhone

On May 14, 2018, at 4:03 PM, Gwinn, Nathan <ngwinn@spokanecity.org> wrote:

Hi Toni,

Thank you for your message. I will add it to the public record for the file.

For information regarding provisions for buffers and plantings that the City already adopted, the Spokane Municipal Code requires properties (other than single-family residences and duplexes) to be planted according to [SMC 17C.200.040](#) Site Planting Standards, including in setback areas along street frontages as the Conoco photo shows, and a five-foot-wide planting strip in most zones along all other property lines with exceptions such as where a parking lot adjoins another parking lot. In CC zoned properties, the planting strip width is 8 feet. SMC [17C.200.030](#) Landscape Types requires a mix of evergreen and deciduous species.

Setbacks can provide additional separation between an existing development and a new neighboring development. On commercially zoned property, a ten-foot building setback is required adjacent to residential zones. On residentially zoned property, the minimum side lot line setback is 5 feet for lots that are wider than 40 feet. The proposal would eliminate the existing requirement to double the standard setback for attached housing (a type of single-family residence), but the proposal would not change the site planting standards for other uses such as multifamily residences.

The City currently lists several species of trees in the approved street tree list. Planting in the right-of-way is coordinated between the applicant's contractor and the Urban Forestry office.

<https://static.spokanecity.org/documents/urbanforestry/permits/street-tree->

[list-2014.pdf](#)

Low Impact Development is encouraged under [SMC 17D.060.300](#). Below are the Eastern Washington Low Impact Development manual and some plant lists provided by the WSU-Extension service. The City encourages people to use these planting lists for native plants in our region.

http://www.wastormwatercenter.org/file_viewer.php?id=1095
<http://extension.wsu.edu/spokane/master-gardener-program/home-lawn-and-garden/inw-gardening/native-plants/>

Sincerely,

Nathan Gwinn | Assistant Planner | City of Spokane
509.625.6893 | ngwinn@spokanecity.org | www.spokanecity.org

-----Original Message-----

From: Antonia DePasquale [<mailto:depasquale5@yahoo.com>]

Sent: Sunday, May 13, 2018 5:13 PM

To: Gwinn, Nathan; Akkari, Omar; Wittstruck, Melissa

Subject: Green space/infill

Good afternoon,

I hope all is well, I just went to Seattle for the weekend & there were lots of examples how green space was conserved and added in to new developments (even evergreens ♡). Here are two of my favorites. I am asking that you add in stipulations for setbacks, transitions, buffers and impervious city code (green vs pavement) to the infill ordinance, please.

Oh, I threw in Conoco on Grand, because those Evergreens were planted 25 years ago, no damage to sidewalk or pavement. I think multiple kinds of evergreen dwarfs need to be added to the city planning "plantings" list.

Thank You,
Toni Sharkey







From: [Antonia DePasquale](#)
To: [Black, Tirrell](#); [Gwinn, Nathan](#); [Wittstruck, Melissa](#)
Subject: Blending in & infill input
Date: Sunday, May 20, 2018 9:33:47 PM
Attachments: [image1.png](#)
[ATT00001.txt](#)
[ATT00002.txt](#)
[ATT00003.txt](#)

Nate & Tirrell, thank you for getting back to me so soon. I really appreciate your time & communication. As I have conveyed at land use & at the infill open house, my two main concerns are 1) building design and 2) conserving our native & mature trees. I think I represent a lot of Spokaneites, in that there is a desire for blending into our special historical neighborhoods, with character. And what was supposed to be cottage pocket development ordinance, that started at 18 to 20 feet in height is now approaching 35 feet in height and is starting to feel like a “3-story skinny box with minimal landscaping”.

And as of now, I cannot go to Rockwood Neighborhood Council meeting on June 3 and in good conscious tell them I think this is a good idea for our neighborhood.

This language in yellow looks great. Is it possible to put it near the top of the codes or as the main point in a code? Is this giving developers incentives to conserve our trees or suggesting to them? Is this enforceable? If they have to take down one of our Ponderosa's can we make sure they replace with 3 evergreens? Bend, Oregon seems to do this well, evergreens at all new developments. Seems like most developers as of late have landscaped with mostly ornamental grass, corporate deciduous and shrubs.



31



3. Xeriscape landscaping is utilized in designated stormwater control areas.

4. When existing trees and other vegetation serves the same or similar function as the required landscaping, they may be substituted for the required landscaping if they are healthy and appropriate for the site at mature size. When existing trees are eight inches or more in diameter, they shall be equivalent to three required landscape trees. If necessary, supplemental landscaping shall be provided in areas where existing vegetation is utilized to accomplish the intent of this chapter

If that is insufficient and you need more information, please let me know.

Sincerely,



As far as design

- 1) Can we consider having the roofs be gabled & pitched?
- 2) overhanging eaves?
- 3) Handcrafted look perhaps stone, brick or woodwork even if it's fake or "mixed materials."

Overall, create more of a compromise between these two designs (my house & the condo on grand)



Four project topics

This project addresses the following

Lot Width



Allow
dista
and
side

Wall Heights

10% might like this the contemporary cube look but 90% do not. I just think the city of Spokane & city planners are going to get a lot of pushback from the neighborhoods on South Hill. Spokane is turning around and booming, thanks to you guys and your continued efforts. I don't think we need to settle for irresponsible development & architects that do not provide balance in our neighborhoods. Thank You,
Toni

This language seems

Sent from my iPhone

Lot Width

- Should width be the same for townhouse lots as for duplexes?
(please circle preference)

Yes

No

Comments concern about population density.

Curb Cut Consolidation

Limit driveway curb cuts on lots less than 40 ft. wide (please circle preference)

Like

Change

Comments _____

Wall Height (please circle preference)

Option 1
(no wall height — 35 ft. roof height)

Option 2
(up to 5 ft. non-inhabited space above 35 ft.)

Other

Comments _____

Setbacks

Limit driveway curb cuts on lots less than 40 ft. wide (please circle preference)

Like

Change

Comments _____

Lot Width

- Should width be the same for townhouse lots as for duplexes?
(please circle preference)

Yes

☒ No

Comments Less for townhouses

Curb Cut Consolidation

Limit driveway curb cuts on lots less than 40 ft. wide (please circle preference)

Like

☒ Change

Comments _____

Wall Height (please circle preference)

☒ Option 1
(no wall height – 35 ft. roof
height)

☐ Option 2
(up to 5 ft. non-inhabited
space above 35 ft.)

☐ Other

Comments _____

Setbacks

Limit driveway curb cuts on lots less than 40 ft. wide (please circle preference)

Like

☒ Change

Comments _____

Lot Width

- Should width be the same for townhouse lots as for duplexes?
(please circle preference)

Yes

☒ No

Comments

Less for townhouse

Curb Cut Consolidation

Limit driveway curb cuts on lots less than 40 ft. wide (please circle preference)

Like

Change

Comments

Wall Height (please circle preference)

☒ Option 1
(no wall height – 35 ft. roof
height)

☐ Option 2
(up to 5 ft. non-inhabited
space above 35 ft.)

☐ Other

Comments

Setbacks

Limit driveway curb cuts on lots less than 40 ft. wide (please circle preference)

☒ Like

☐ Change

Comments

From: [Gwinn, Nathan](#)
To: ["Jim Frank"](#)
Cc: [Trautman, Heather](#)
Subject: RE: Public Hearing July 11, 4 PM - Infill Development Code Revision
Date: Thursday, June 28, 2018 3:54:01 PM

Hi Jim,

Thank you for your reply. I am working on a response to your comments. I would like to get back to you after I have had a chance to review them more thoroughly.

Sincerely,

Nathan Gwinn | Assistant Planner | City of Spokane

509.625.6893 | ngwinn@spokanecity.org | www.spokanecity.org

From: Jim Frank [mailto:jfrank@greenstonehomes.com]
Sent: Wednesday, June 27, 2018 3:16 PM
To: Gwinn, Nathan
Subject: Re: Public Hearing July 11, 4 PM - Infill Development Code Revision

Nathan....these are my comments to the Infill Development regulations for MF zones. These are the same comments I have been making all along, so you know where I stand. I have reviewed these with Heather and she said she would like to arrange a meeting to discuss further.

Jim

On Jun 27, 2018, at 11:36 AM, Gwinn, Nathan <ngwinn@spokanecity.org> wrote:

Hello Infill Development Project Contacts,

This message contains a notice of public hearing July 11 for a proposed text amendment to development standards, and an update about changes in the proposal that have occurred during the public participation period, to allow habitable space within a limited height exception area.

The package of text amendments is a second set of Development Code revisions which applies primarily in higher-density residentially zoned areas of Spokane, and includes the following three topic areas:

1. Attached homes (includes townhouses on individual lots)

- Setbacks between a building and a side lot line—all residential zones (RA, RSF, RTF, RMF, RHD)

- Front lot width and curb cuts in some residential zones (RTF, RMF, RHD)

2. Wall height in RMF zone and height exception in RMF & RHD zones

Under the draft proposal, Residential Multifamily (RMF) maximum wall height will be removed to match the existing roof height of 35 feet ([SMC 17C.110.200](#), Table 17C.110-3). ****NOTE: The current draft includes a limited exception for pitched roofs in the RMF and Residential High Density (RHD) zones as a proposed paragraph under SMC 17C.110.215(C), on pp. 10-11. The exception was first proposed during the public participation period only for uninhabited parts of the building, and has been revised in the current draft to allow habitable space above the maximum height (such as a vaulted ceiling or loft open to the top floor).****

3. Parking area setback – abutting residential zoning districts

This parking area setback provides a transition near residential lots under [SMC 17C.230.140\(F\)](#). The draft proposes a change to use the residential side setback along the first 60 feet where there is no neighboring front yard, allowing more flexibility in site design and additional area available for off-street parking.

Please find the attached Notice of Public Hearing and Notice of SEPA Determination for the July 11 Plan Commission hearing.

How to Comment: Written and in-person comments on this proposal are welcome. You may email comments to me and/or sign up at the hearing to testify to the Plan Commission.

I will send an additional notice when the City Council hearing has been scheduled.

You may find the locations of zoning districts in the city at [MapSpokane](#). More information can be viewed online at the project webpage: <https://my.spokanecity.org/projects/infill-housing-strategies-infill-development/>

Sincerely,

<image001.jpg>

Nathan Gwinn | Assistant Planner | Planning & Development

509.625.6893 | ngwinn@spokanecity.org | www.spokanecity.org

<image002.png> <image003.png> <image004.png>

<2018-06-27-public-notice.pdf>

Comments on Proposed Infill Code Revisions

The proposed code amendments intended to encourage design flexibility and encourage affordable home ownership in higher density multifamily residential zones fall significantly short of the intended purpose.

As it currently stands, the development of rental housing (which does not require lot subdivision) is essentially unrestricted, with the exception of height limits. The current parcel dimensional standards (SMC 17C.110-3) place almost no restriction on the development of rental apartments in multifamily zones. However, when we look to subdivide lots for higher density home ownership housing (row houses, townhomes, and various forms of attached housing) these same dimensional standards (minimum lot size, frontage requirements, yard setbacks and site coverage) pose significant limitations. The barriers created by these dimensional standards have essentially eliminated new home ownership construction in multifamily zones. *(Note: Kendall Yards as you see it today would not be possible under the current MF zone development standards. Kendall Yards has variances from all height and dimensional standards as part of a pre-2006 PUD approval.)*

The code amendments that have been proposed fall far short of the change required to encourage home ownership infill in MF zones and they maintain the current code preference for rental housing in MF zones. Note the following:

1. **Lot Width:** The only proposed change in dimensional standards is to reduce the minimum lot width requirement from 36 feet to 25 feet. The proposed standards make the assumption that the units are facing the street. This is often not true, especially when designing projects larger than 3-4 units. Units in larger parcels often have private drives and face common area or side yards, just as you see with rental projects, and there is no reason to regulate lot width.
 - There is a provision for minimum lot frontage of 16 feet with “alley access and no curb cut”. However, as noted above, MF projects often use private drives and shared parking (or in some cases parking may be waived). **The requirement for an alley assumes a very narrow range of design alternatives**, which in many instances are not true.
 - Both the 16 and 25 foot lot frontage minimums are inadequate to accommodate many attached housing designs and simply form an unnecessary barrier to home ownership housing in multifamily zones. **These requirement for street frontage, lot size and lot width should all be “zero”. Density should be a regulating factor not lot size, as this is exactly what happens with rental projects.** We should be reminded that development regulations must permit development within the minimum and maximum density standards of the zone. Many of the lot size and dimensional standards to not allow minimum densities to be easily achieved with attached single family products.
2. **Site Coverage:** No change is recommended for site coverage. Site coverage is a very important and limiting dimensional standards when subdividing

for small lots. **This should be amended to 100%, as often the building footprint is the parcel.**

3. **Lot Frontage:** This is a requirement whenever lots are being subdivided (SMC 17C.110.200.F). **Attached homes in many project configurations will not have public road frontage. It is this feature that allows attached housing to be effective and achieve better site utilization and density.** Attached housing is forced to use Alternative Residential Subdivisions under SMC 17G.080.065 to subdivide parcels without public street frontage. **This provision forces an attached housing project, even in HDR zones to use an alternative subdivision process** instead of permitting such subdivision outright under SMC 17G.080 as is permitted for apartment projects.
- Staff assumes that any change in dimensional standards can be accommodated through the use of the Pocket Residential standards (SMC 17C.110.360). The problem is that Pocket Residential regulations have significant limitations when applied to home ownership development:
 - ❖ Maximum building coverage cannot be modified;
 - ❖ Front yard set backs are set at a minimum of 15 feet (many townhomes are often set between 5-10 feet from back of sidewalk);
 - ❖ Maximum project parcel site is 1.5 acres, a severely limiting factor;
 - ❖ Requires the formation of a HOA; and
 - ❖ Imposes additional design standards not imposed on MF rental development.

The HOA requirement in SMC 17C.110.360 (Pocket Residential) is an impossible requirement for any small townhome or attached housing products. Often there are just 2 to 6 units in size and there is no common area. Common maintenance is handled by a building covenant and does not require the formation of a separate HOA legal entity.

A far preferable approach is to alter the dimensional standards in Table SMC 17C. 110-3 for attached housing and single family developments. **In most cases the minimum dimensional standards should be set at “zero” and at a minimum low enough to encourage a wide variety of innovative housing forms.** This is especially important for street frontage, lot size and lot width standards. In the limited circumstances where the unit faces a public street and has a front entry garage accessing that street then a 25 foot lot width may be appropriate.

- If additional “design standards” are desired (as are imposed by Pocket Residential) they should be applied uniformly to both rental and homeownership products. Design standards should not be imposed on attached housing that are not imposed on rental housing simply because subdivision of lots is required.
- Finally, as noted below, buildings heights should be increased to 50 feet and minimum parking requirements should be eliminated for small projects of less than 12 contiguous units.

3. **Building Height:** The proposed changes remove the requirement for a maximum wall height but do not alter the building height of 35 feet. The current building height of 35 feet does not permit true three story buildings. A minimum of about 42 feet is required to build a three story building with a shallow pitched roof. **It is very restrictive to limit the building height in MF zones to the same height limit in low-density SF zones. The maximum building height in of the RMF and RHD should be raised to 50 feet.** Both the RMF and RHD have a minimum density of 15 dwelling units per acre (SMC 17C. 110-3). In actual practice it is nearly impossible to reach these minimum density requirements using two story buildings for either attached single family or MF structures.

4. **Parking:** Minimum parking requirements are very burdensome for urban infill development, especially in situations where there is no alley (which forces the use of front entry garages). Many jurisdictions are eliminating minimum parking requirements, especially for smaller scale projects (less than 12 units). **The proposed code changes make no change in minimum parking requirements.** The Council is considering a parking ordinance that would reduce parking requirements in certain MF zones that qualify for MF Tax Credit, but this will not benefit small scale MF homeownership development City wide. **The proposed infill regulation review should recommend the waiver of off street parking requirements for small projects in the RMF and RHD zones city wide.**

From: [Gwinn, Nathan](#)
To: ["Jim Frank"](#)
Cc: [Trautman, Heather](#)
Subject: RE: Building Height
Date: Thursday, June 28, 2018 5:23:01 PM

Thank you, Jim, I will visit the building on my way out today. I spoke with Heather and am looking forward to meeting with you hopefully sometime soon, as you discussed yesterday.

Nathan Gwinn | Assistant Planner | City of Spokane

509.625.6893 | ngwinn@spokanecity.org | www.spokanecity.org

From: Jim Frank [mailto:jfrank@greenstonehomes.com]
Sent: Thursday, June 28, 2018 4:41 PM
To: Gwinn, Nathan
Subject: Building Height

This is the Elm Loft building that is 3 story over a parking garage with the garage underground. This building has a very shallow roof. As you can see this has an actual code elevation (based on surrounding ground level) of 48'2". To be effective and allow three story building the building height must be not less than 50 feet. If you go to a lower height limit you will have either 2 story building or three story with flat roofs. Neither are appropriate for MF zones. This building has a very nice massing and scale, which you can see in person, and is complimentary to the small scale buildings across the street to the north and the townhomes across the alley to the south.



From: [Jim Frank](#)
To: [Halvorson, Jacqui](#); [Kinder, Dawn](#); [Wolff, Charlie](#)
Cc: [Batten, Christopher](#); [Beyreuther, Todd](#); [Brooks, Jacob](#); [Dellwo, Dennis](#); [Francis, Greg](#); [John Dietzman](#); [Kinnear, Lori](#); [Mike Baker](#); [Kienholz, Patricia](#); [Shook, Carole](#); [St. Clair, Sylvia](#); [Adams & Clark INC](#); [ALSC Architects P. S.](#); [Barb Biles](#); [Bekkedahl, Robin](#); [Bellessa, Buzz](#); [Belsby Engineering](#); [BENTHIN AND ASSOCIATES SCOTT DALE](#); [Byrd, Karen](#); [Chanse, Andrew](#); [City Council Members and Staff](#); [Craig](#); [Craig Anderson](#); [Delay, John](#); [Elias, Maria](#); [Veronica](#); [Fagan, Mike](#); [Feist, Marlene](#); [Goldstein, Flora J.](#); [Gregory Forsyth](#); [Hahn Engineering](#); [Hughes, Ryan](#); [Hume, Dwight](#); [Inc. Lydig Construction](#); [Inc. Studio Cascade](#); [Jay Bonnett](#); [Pederson, John](#); [John Pilcher](#); [John Stejer](#); [Kafentzis, Teresa](#); [Kay C](#); [Kelly Cruz](#); [Kelly, Mike](#); [Ken Van Voorhis](#); [Jim Kolva](#); [Kropp, Paul](#); [Lehman, Staci](#); [Madsen Mitchell Evenson & Conrad](#); [Mariane](#); [Markham, Suzanne](#); [Martin, Ann](#); [McDaniel, Adam](#); [Miller, Katherine E](#); [Minarik, Rod](#); [MMAH](#); [Ogden, C. Robert](#); [Olsen, Catherine](#); [Olson, Kerry D.](#); [Paras, George](#); [Patano, Ginger](#); [Patrick, Barbara](#); [Al Payne](#); [Plan Commission Members](#); [Planning - City of Spokane](#); [Pollard, Gary](#); [Tom Quigley](#); [Richman, James](#); [Brock, Robert W.](#); [Romero, Rick](#); [Sanders, Theresa](#); [Schreibels, Neal](#); [Spokane Area Economic Development](#); [Spokane Schools Kevin](#); [Stan Schwartz](#); [Stecher, Todd](#); [Davenport, Steve](#); [Stoddard, Alexandra](#); [Stratton, Karen](#); [Stuckart, Ben](#); [Greg Sweeney](#); [Taud Hume](#); [Taylor, Mike](#); [Toth, Robin](#); [Trabun, Steve](#); [Trautman, Heather](#); [Travis Nichols](#); [Varela & Associates](#); [Wittstruck, Melissa](#); [Jeffers, Christy](#); [Dellwo, Dennis](#); [Devin, Rebecca](#); [Dietzman, John](#); [Jacob Brooks](#); [Jernberg, Darcie](#); [Meuler, Louis](#); [Rick Dullanty](#); [Todd Beyreuther](#)
Subject: Plan Commission Urban Infill MF Zone
Date: Friday, June 29, 2018 10:31:17 AM
Attachments: [MF Urban Infill Comments.docx](#)
[Elm Street Apartments 3 story.pdf](#)

All: I have been very passionate about the need for urban infill and the need for housing affordability. For two decades we have been on a slow walk to a housing crisis where middle income and young family find it increasingly difficult to afford a home. Some important steps have been taken by opening development options in SF neighborhoods and eliminating minimum parking requirements in parts of the City. The MF zones offer the best opportunity for urban infill development with higher permitted density and proximity to services. The current MF development standards enable large rental projects and make smaller attached housing projects (important to home ownership) nearly impossible. The preference given rental housing over home ownership in MF zones needs to end. I am hopeful that the work done by the Plan Commission will eliminate this preference. My comments on the changes needed are attached.

Thanks, Jim

Urban Infill MDR and RDH Zone Classifications

To: Spokane Plan Commission; Plan Commission Distribution List

From: Jim Frank
Greenstone Corporation

Date: June 26, 2018

Over the past ten years Greenstone has developed considerable experience in the development of urban infill projects in Spokane. We have a good understanding of the interface issues with existing neighborhoods, the regulatory barriers, and the acceptability of infill projects in the market place. I have been passionate about the importance of infill to our neighborhoods and the need for affordable housing.

The City Council, on recommendation from the Plan Commission, recently approved changes in the development code that will enable a broader range of housing products to be developed in low density residential zones. These changes are very helpful and a step in the right direction.

The Plan Commission is now considering changes to development regulations in the higher density multifamily zones. This is critical work if we are to meet our objectives for better quality urban development and goals for affordable housing. **The primary challenge in the multifamily zones is that they provide a preference for rental housing.** We can all see what is happening with development of large scale multifamily rental projects. What is not happening is homeownership in multifamily zones. We are not seeing higher density attached single family, townhomes and condominiums being developed as infill projects providing affordable home ownership. The lack of condominiums is the result burdensome regulatory and liability costs imposed by the State Condominium Act. The lack of attached single family and townhomes is the result of barriers in the City of Spokane development code that the Plan Commission is attempting to correct by the current infill program.

The Plan Commission is currently addressing three areas of concern in the MF zone development regulations:

- Dimensional standards: Lot width, lot size, site coverage and frontage on public streets
- Building Heights
- Parking requirements

Each of these areas play a very important role in regulating the type of development that we want to occur in our neighborhoods. I would like to address each of these areas and provide comment on the direction we need to move to meet our shared goals.

Dimensional Standards:

The standards that govern development in residential zones are found in SMC 17C.110.200. This section includes Table 17C.110-3, setting out all of the development standards for residential zones. The standards for the RMF and the RHD zones are found in this table and are broken out by use type (Multi-Dwelling, Attached Houses, Detached Houses and Duplexes).

In general the developments standards in table 17C.100-3 pose little or no restriction to the development large multi-dwelling buildings. This is apparent from what you see happening in the community. “Attached Homes”, the primary tool for home ownership in multifamily zones, are severely limited by the standards outlined in Table 17C.100-3. This is due primarily to the fact that attached housing products (and thus homeownership) require subdivisions to create a lot for each dwelling unit. The fundamental difference between multi-family dwelling and single family (attached or detached) is land ownership. Multifamily units do not require land ownership for each unit, as is required for attached single family (such as townhomes). Because the lots for attached homes are very small (sometimes no larger than the footprint of the building) and are clustered in a way that they do not have street frontage the current standards essentially prevent attached home development in MF zones. Below is a summary of issues related to dimensional standards in table 17C.110.3

Minimum Lot Area: Currently the lot area requirement for both RMF and RHD is 1,600 SF. This minimum lot size is too large for many townhomes where in many cases the “lot” is the footprint of the building. No changes are being recommended. My recommendation that Minimum Lot Area is “zero”. “Lot Size” is essentially a suburban density control mechanism. It is not important in MF zones and density is already regulated. In MF zone it is preferable to regulate by density not lot size.

Minimum Lot Frontage and Width: The current standard is “36 feet or 16 feet with alley parking and no street curb cut”. The current recommendation is to reduce lot width and frontage to 25 feet.

Where a lot has frontage on a public street and garage access is provided from the public street to a garage then I believe reducing the frontage requirement from 36 feet to 25 feet is a mistake. This will result in the entire street frontage being a garage door. Under these circumstances I would recommend that the frontage (lot width) be the lower of 36 feet or the width where the garage width does not exceed 60 percent of the lot width. This would allow flexibility for either 1 or 2 garage doors and will ensure that at least 40% of the lot frontage is not a garage door. If the frontage is reduced to 25 feet for front entry units on a public street then 80% or more of the frontage will be garage door (assuming a 20 foot 2 are garage door). In my opinion this is not type of infill development we want to encourage.

Where the lot does not have frontage on a public street and the unit is accessed from an alley or shared parking (or where no garage is attached to the unit) then the lot width is no longer relevant and should be “zero”. By not regulating lot width where there is no garage attached to the unit or where the garage is on an alley you open up creative solutions to the placement of the buildings without adversely impacting the public street frontage.

Lot Depth: The current standard is 25 feet. While this is not a significant issue, and no change is being recommended, the better approach is to set this at “zero” to allow design flexibility.

Maximum Building Coverage: The current standard of 50% (60% for large parcels in RHD) is not a problem for large apartment complexes where large portions of the site are parking fields or private driveways. **Site coverage standards effectively prevent attached home development in many cases.** For attached homes on small lots where the garage is internal to the unit their site coverage is very high and will always be near 100%. No change is being proposed. I would recommend 100% site coverage for attached homes.

Pocket Residential Development: There is apparently a belief that using the Pocket Residential (SMC 17C.110.360) allows subdivision deviations from the above standards. **The Pocket Residential exception to the subdivision standards was designed for small “attached homes” in SF neighborhoods. While it is applicable to RHD and MDR zones it contains problems that make it use very limited:**

- First, it is only available for small development parcels of less than 1.5 acres. Many infill parcels will be larger. This requires the use of the PUD process to obtain standards deviation for larger parcels. The PUD process is so burdensome that in the 10 years since adoption it has never been used.
- Second, Pocket Residential requires the formation of a homeowners association, which is not required by standard subdivision. Most town home projects without common areas do not form an HOA as they are costly and burdensome.
- Finally, the pocket residential imposes significant design standards (not imposed upon rental apartments) that were intended for projects located in low density SF zones and are not appropriate for higher density projects in MF zones. Attached housing should be governed by the same design standards applied to multi-family projects.

The subdivision of lots for attached housing should not be required to revert to alternative subdivisions processes like Pocket Residential. They should be allowed under normal subdivision standards.

Building Heights:

Currently the building height in the RMF and the RHD zones is 35 feet. This is the same height limit that is imposed in the low density RSF zone. This height limit is very restrictive and burdensome and prevents meeting the density targets that have been set for the multifamily zones. **In order to achieve 3 story buildings with a reasonable roof pitch a 50 feet height limit is required.** I recommend the height limit be increased to 50 feet in both the RMF and the RHD.

Parking:

Minimum parking standards impose a heavy burden on the development of infill housing and often result in the degradation of the residential streetscape dominated by front entry garages. The City has taken a significant step forward in eliminating the parking requirements in limited areas of the city. The Plan Commission should take further steps to reduce the parking standards for small projects. The City already eliminates the parking requirement for small commercial buildings in neighborhood retail locations. The same policy should apply to small residential buildings. The threshold could be 6 units. This would greatly benefit urban infill with small projects where an alley is not present, eliminating the need for front entry garages from the street.



From: [Gwinn, Nathan](#)
To: [Kienholz, Patricia](#); "Jim Frank"
Cc: [Trautman, Heather](#); [Stuckart, Ben](#); [Burke, Kate M.](#); [Dellwo, Dennis](#); [Beggs, Breean](#); ["chrisv@communityframeworks.org"](#)
Subject: RE: Urban Infill and Multifamily Zone Development Standards
Date: Thursday, July 05, 2018 2:41:01 PM

Hello Patricia and Jim:

Thank you for your comments and for forwarding Chris Venne's response. I will include these in the public record for the file.

Sincerely,

Nathan Gwinn | Assistant Planner | City of Spokane

509.625.6893 | ngwinn@spokanecity.org | www.spokanecity.org

From: Kienholz, Patricia
Sent: Thursday, July 05, 2018 1:29 PM
To: Jim Frank; Trautman, Heather; Gwinn, Nathan; Stuckart, Ben; Burke, Kate M.; Dellwo, Dennis; Beggs, Breean
Subject: Re: Urban Infill and Multifamily Zone Development Standards

I agree.

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On Thu, Jul 5, 2018 at 12:34 PM -0700, "Jim Frank" <jfrank@greenstonehomes.com> wrote:

The changes necessary to the urban infill development standards are not just a private sector issue. They also impact all of the non-profits that are struggling to provide affordable housing. See the comments from Chris Venne below.

Jim Frank
Greenstone Corporation

Enriched Living. Lasting Value.
www.greenstonehomes.com

Begin forwarded message:

From: Chris Venne <chrisv@communityframeworks.org>
Date: 5 July 2018 at 11:51:08 AM GMT-7
To: Jim Frank <jfrank@greenstonehomes.com>, Rob Brewster <rob.brewster@gmail.com>, Better Spokane Michael Cathcart <mcathcart@beterspokane.org>, Arthur Whitten <AWhitten@shba.com>, Ron Wells <ronwells@wellsandcompany.biz>, Barry Baker <bbaker@bakerconstruct.com>, Gary Bernardo <gbernardo@bwarch.com>,

Michelle Girardot <MGirardot@habitat-spokane.org>, Dave Roberts
<daver@spokanehousingventures.org>, Tom Power <tomcpower@gmail.com>,
Elizabeth Tobias <elizabethtobias18@gmail.com>

Subject: RE: Urban Infill and Multifamily Zone Development Standards

Jim--we strongly agree with your comments. It should not be more difficult and costly to develop for home ownership than it is for rental. If anything, the city should incentivize the development of home ownership opportunities for low and moderate income families, especially in urban infill areas. Increased home ownership will help families, stabilize neighborhoods and improve the City as a whole. The steps you outline would help make it possible to increase homeownership where it is desirable and needed.

-----Original Message-----

From: Jim Frank <jfrank@greenstonehomes.com>

Sent: Sunday, June 24, 2018 5:17 PM

To: Rob Brewster <rob.brewster@gmail.com>; Better Spokane Michael Cathcart
<mcathcart@betterspokane.org>; Arthur Whitten <AWhitten@shba.com>; Ron
Wells <ronwells@wellsandcompany.biz>; Barry Baker
<bbaker@bakerconstruct.com>; Gary Bernardo <gbernardo@bwarch.com>;
Chris Venne <chrisv@communityframeworks.org>; Michelle Girardot
<MGirardot@habitat-spokane.org>; Dave Roberts
<daver@spokanehousingventures.org>; Tom Power <tomcpower@gmail.com>;
Elizabeth Tobias <elizabethtobias18@gmail.com>

Subject: Urban Infill and Multifamily Zone Development Standards

The Spokane City Planning staff is recommending changes to the MF development standards to encourage more urban infill in multifamily zones and to encourage home ownership in MF zones. What they have proposed falls far short of what is required. The current MF zone development standards essentially prevent the development of attached housing, such as townhomes.

They are allowed in Kendall Yards only because we have a grandfathered PUD approval. Kendall yards could not be developed under the existing and proposed development regulations.

I have attached my comments that will be forwarded to staff, Planning Commission and City Council. It would be helpful if my comments would have broad support. I will copy you on the transmittal of my comments. If you agree with my comments you can express your support in a "reply all" response.

Please let me know if you have any questions.

Thanks, Jim