



# Spokane Plan Commission Agenda

September 26, 2018

2:00 PM to 5:00 PM

City Council Briefing Center/City 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 <a href="#">September 12, 2018 meeting minutes</a>	All
	2) City Council Report	Lori Kinnear
	3) Community Assembly Liaison Report	Patricia Hansen
	4) President Report	Dennis Dellwo
	5) Transportation Sub- Committee Report	John Dietzman
	6) Secretary Report	Heather Trautman

## Workshops:

2:15 – 3:30	1) <a href="#">Infill – Lot Width, Lot Depth, Building Coverage, Design Standards, and RHD Zones</a>	Nate Gwinn
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## Break:

3:30 – 4:00 Move to Council Chambers for Hearing

## Hearings (Council Chambers):

4:00 – 5:00	1) <a href="#">Comprehensive Plan Amendments</a>	Tirrell Black
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## Adjournment:

Next Plan Commission meeting will be on October 10, 2018 at 2:00 pm

## Additional Written Reports

1) None

**The password for City of Spokane Guest Wireless access has been changed: Username: COS Guest Password: vZz3242p**

**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 and the City Council Briefing Center 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](mailto: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 - Draft Minutes

**September 12, 2018**

Meeting Minutes: Meeting called to order at 2:00

## **Attendance:**

- Board Members Present: Dennis Dellwo, Carole Shook, Diana Painter, Greg Francis, John Dietzman, Michael Baker, Sylvia St. Clair, Patricia Kienholz, Christopher Batten, Todd Beyreuther, Lori Kinnear; Council Liaison
- Board Members Not Present: Patricia Hansen; Community Assembly Liaison
- Staff Members Present: Louis Meuler, Kim Richards

## **Public Comment:**

- None

## **Briefing Session:**

Minutes from the August 8, 2018, meeting approved unanimously (*Michael Baker arrived after the vote was taken, Patricia Kienholz abstained*)

1. City Council Liaison Report - Councilmember Lori Kinnear
  - The City Council has approved two resolutions endorsing school and library bonds.
  - Request for Proposal (RFP) is out for temporary homeless shelter providers for the homeless population not being serviced by House of Charity.
2. Community Assembly Liaison Report
  - None
3. Commission President Report-Dennis Dellwo
  - Members of the Plan Commission and Design Review Board met on September 11<sup>th</sup> and a subcommittee will be formed, led by staff member Dean Gunderson. Three members of the PC will be appointed to this subcommittee.
  - Sylvia St. Clair, Todd Beyreuther, and Greg Francis were appointed to this joint subcommittee. Diana Painter will serve as an alternate.
4. Transportation Subcommittee Report-John Dietzman
  - The next scheduled meeting is October 2, 2018.
5. Secretary Report-Louis Meuler
  - None

## **Workshops:**

1. Six year Citywide Capital Improvement Plan Consistency Review - Crystal Marchand, Budget Director, City of Spokane
  - Crystal Marchand provided an overview of the Citywide CIP 6 year program.
  - Departments provided information on their top projects and capital priorities.
    - Fire Chief Brian Schaeffer, Spokane Fire Department
    - Jennifer Isaacson, Spokane Police Department
    - Alex Reynolds, Office of Neighborhood Services
    - Caris O'Malley, Spokane Public Library
    - Garrett Jones, Parks and Recreation
    - Gary Kaesemeyer, Streets
    - Mark Papich, Integrated Capital Management
    - Dan Kegley, Water
    - Chuck Conklin, Wastewater Treatment
  - Questions asked and answered.
2. Downtown Plan Update - Kevin Freibott, Assistant Planner, City of Spokane
  - Presentation and overview given.
  - Questions asked and answered.
3. Infill Code Draft Amendments - Nathan Gwinn, Assistant Planner, City of Spokane
  - Presentation and overview given.

- Questions asked and answered.

### **Hearing:**

1. Comprehensive Plan Amendment - Tirrell Black, Teri Stripes
  - Presentation and overview given.
  - Copy of an email with a public comment from Paul Kropp regarding Z2017-621COMP and Z2017-624COMP provided to the Plan Commission.
  - Public comment provided by Colin Harris regarding Z2017-624COMP
  - Public comment provided by Vic Plese regarding Z2017-630COMP
  - Public comment provided by Stacey Lavin regarding Z2017-622COMP.
  - Questions asked and answered.

### **Meeting Adjourned at 5:30**

Next Plan Commission Meeting is scheduled for **September 26, 2018**

**BRIEFING PAPER**  
**City of Spokane**  
**Infill Development Code Revisions**  
**September 26, 2018**

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**Subject:** Infill Code Amendments for Attached Houses and Multifamily Zones

**Background**

In 2016, the Infill Development Steering Committee called for a review and potential regulatory update of development standards to support attached housing and more efficient use of land. The Comprehensive Plan emphasizes design guidelines in regulations as primary tools to ensure that infill and redevelopment projects are well-designed and compatible with their surroundings, while allowing more compact and affordable housing (LU 2.2, LU 3.6, LU 5.5). The [Strategic Plan's](#) Urban Experience Initiative encourages high-quality and diverse residential investment, while strengthening residential character and encouraging adequate usable open space.

The Plan Commission has been reviewing proposed code amendments for attached houses and multifamily zones during the spring and summer of 2018, meant to address the Infill Development Steering Committee's recommendation. During the PC hearing on July 11<sup>th</sup>, for the review of the latest package for changes to the RMF and RHD zones for building setbacks, building height and building lot depth, public testimony was provided that proposed to expand the scope of the consideration to include minimum lot size, lot depth, building coverage, design standards and parking.

**Impact**

The Commission continued the public hearing to November 14, 2018, to consider additional related items (listed in attached schedule and referenced in the attached draft). Items scheduled for discussion at the workshop on September 26 include:

**1. REDUCED LOT WIDTH/FRONT LOT LINE FOR ATTACHED HOUSES IN RTF, RMF, RHD ZONES**

- **Proposal:** Allow reduction in lot width to 25 feet if the garages are oriented to the side or rear of the lot. To avoid a building dominated by a garage door, introduce a method to have front door oriented building along the street.
- **Draft text:** The Plan Commission code draft incorporates this suggestion to continue requiring a minimum width of 36 feet if the front wall contains a garage, while reducing width to 25 feet for other designs.

Draft Reference

p. 5  
Table 17C.110-3

### 3-6. ELIMINATE LOT AREA, DEPTH, INCREASE BUILDING COVERAGE, DIFFERENT DESIGN STANDARDS - ATTACHED HOUSES IN RMF, RHD ZONES

- **Proposals:**

- Eliminate minimum lot area of 1,600 square feet in the RMF zone (RHD has no minimum lot size).
- Eliminate the 25 ft. minimum lot depth in RMF and RHD zones
- Allow for increase from 50% building coverage in the RMF and 60% in the RHD to 100% building coverage
- Attached housing to be subject to the same design standards that apply to multi-family

- **Draft text:**

- Lot Area, Lot Depth, and Increase in Building Coverage: a mechanism is needed to connect additional lot development standards for parking, solid waste, stormwater and open space to the building site. Two options are proposed:

Draft Reference

- **Attached houses option 1:** Use of the Alternative Residential Subdivision standards that currently allow for these to be measured on the site rather than by lot, thus getting the flexibility sought and eliminate the HOA for common areas that is perceived as a barrier for small lot development.
- **Attached houses option 2:** Making changes to the standards in the RMF and RHD zone (in Table 17C.110-3), to zero lot area, zero lot depth and with language needed acknowledging other requirements, such as building coverage will be calculated for the development as a whole. This would allow smaller lots, eliminate lot depth, this would also require a code change to tie other facilities to the lot including parking, stormwater, solid waste area and outdoor area through title notice, etc. If the Plan Commission is interested in pursuing this option, additional code language would need to be developed.
- Design Standards: The workshop will include a discussion of the design standards for multifamily development (SMC [17C.110.400 through 17C.110.465](#)) and application to attached housing. The base concerns with design were related to existing language in the Alternative Residential Subdivision, requiring a PUD for any development larger than 1.5 acres, and the requirement for an HOA for common areas. The proposal is to eliminate both the 1.5 acres provisions in the Alternative Residential Subdivision in 17G.080.065.

- pp. 4-5  
Table 17C.110-3
- pp. 21-22  
17C.110.360(D)(8)
- p. 2  
17G.080.065
- pp. 4-5  
Table 17C.110-3
- pp. 21-22  
17C.110.360(D)(8)
- p. 16  
17C.110.310(E)
- pp. 20-21  
17C.110.360(D)  
(4),(8)

The proposals described may encourage development of more separately owned attached homes in RMF and RHD zones, as opposed to multifamily development. The number of housing units per acre designated by the Comprehensive Plan would not be changed by these proposals.

#### **Action**

Following Plan Commission workshops September 26 and October 10, 2018, the Plan Commission will hold its hearing on November 14, 2018.

Subject	Section	Existing code	Items for consideration	Progress update
1. Lot width/front lot line for attached houses in RTF, RMF, RHD zones	17C.110.200	36 ft. min. lot width for lots without alley parking	Reduce to 25 ft. but require min. 36 ft. if garage faces front	Draft in packet for PC Workshop Sept. 26, 2018
2. Primary building height	17C.110.200 17C.110.215	<ul style="list-style-type: none"> <li>35 ft. roof height</li> <li>30 ft. wall height RMF zone</li> <li>Rezone required to increase height above limits</li> </ul>	Increase roof height from 35 ft. to 50 ft. in RMF, RHD zones	Exception to allow up to 50 ft. with a pitched roof - draft presented to PC Workshop Sept. 12, 2018
3. Lot area for attached houses in RMF zone	17C.110.200 17C.110.360 17G.080.065	1600 sq. ft. min. or alternative residential subdivision	Change from min. 1,600 sq. ft. to none	Draft in packet for PC Workshop Sept. 26, 2018
4. Lot depth for attached houses in RMF and RHD zones	17C.110.200 17C.110.360 17G.080.065	25 ft. min. or alternative residential subdivision	Change from min. 25 ft. to none	Draft in packet for PC Workshop Sept. 26, 2018
5. Building coverage for attached homes in RMF and RHD zones	17C.110.200 17C.110.360 17G.080.065	50 percent (RMF) or 60 percent (RHD) for lots 5,000+ sq. ft. Under alternative residential subdivision, applied to parent site instead of individual lots, which may be as small as the building footprint	Change from max. 50 or 60 percent to 100 percent	Draft in packet for PC Workshop Sept. 26, 2018
6. Design standards for attached housing in RMF, RHD zones	17C.110.310 17C.110.360 17C.110.400 through .465 17G.080.065	Multidwelling structures use different design standards than single-family attached houses and Pocket Residential Development	Use multifamily design standards for attached housing subdivisions instead of Pocket Residential	Draft in packet for PC Workshop Sept. 26, 2018
7. Minimum parking requirements for attached houses in RMF, RHD zones	17C.230.130	One space per unit, plus 1 space per bedroom after 3 bedrooms	Require no parking minimum for 6 units or less	Continuing research and developing draft text for PC Workshop Oct. 10, 2018

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, 17C.110.310, and 17C.110.360.

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.

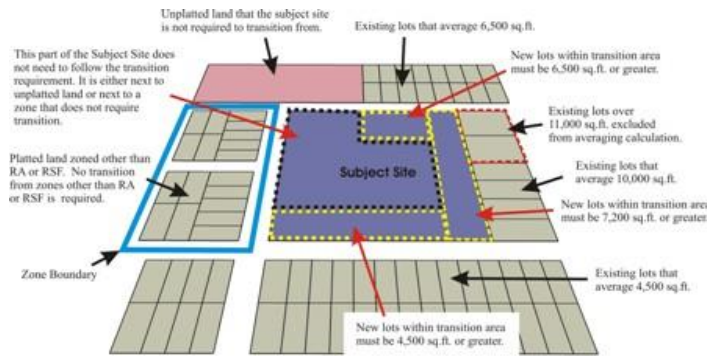
All new lots created through subdivision must comply with the standards for the base zone listed in Table 17C.110-3.

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.	<del>((1,600 sq. ft.))</del> <u>None</u>	None

**ATTACHED HOUSES OPTION 1**  
No change to min. lot area in  
RMF zone – instead, change text  
of 17G.080.065

**OPTION 2 (shown here) –**  
change 1,600 sq. ft. to none with  
other code language to be  
developed.

Minimum Lot Width	40 ft.	40 ft.	((36)) 25 ft. or 16 ft. with alley parking and no street curb cut	((Same)) 36 ft. with garage facing front lot line, or 25 ft. with Curb Cut Limitation [15], or 16 ft. with alley parking and no street curb cut	((Same)) 36 ft. with garage facing front lot line, or 25 ft. with Curb Cut Limitation [15], or 16 ft. with alley parking and no street curb cut
Minimum Lot Depth	80 ft.	80 ft.	50 ft.	((25-ft.)) None	((25-ft.)) None
Minimum Front Lot Line	40 ft.	40 ft.	Same as lot width	Same as lot width	Same as lot Width

**ATTACHED HOUSES  
OPTION 1** – Do not add text related to maximum building coverage or min. lot area to this table (Table 17C.110-3), but change the text of 17G.080.065 as shown in separate companion ordinance

**ATTACHED HOUSES OPTION 2** – Add the following statement about maximum building coverage in the next line in Table 17C.110-3, which is existing text adapted from 17G.080.065(D)(5). This option would bypass the process of 17G.080.065 and the provision to place plat notes on the subdivision map about limitation on building additions and repair.

<u>Maximum Building Coverage</u>	<u>All buildings located within the development shall not exceed the maximum building coverage stated below for primary structures. Lots within the development may be as small as the footprint of an individual attached home</u>
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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 (except see above for attached houses) <i>[Option 2 text]</i>					
	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. [5]	35 ft. [5]	35 ft. [5]	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.

[15] *[Note: New note needed to refer to appropriate section for Curb Cut Limitations.]*

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 plan essentially parallel to the existing or finished grade. For determining structure height, the exterior wall

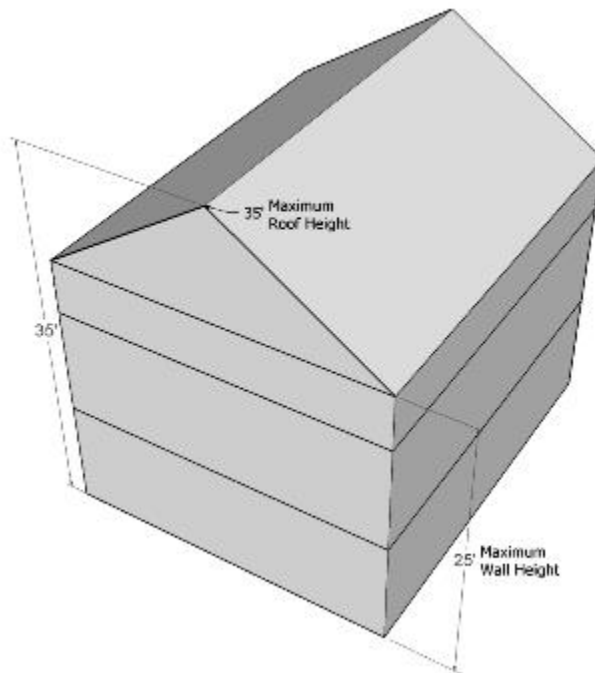
shall include a plane between the supporting members and between the roof and the ground. The vertical distance between the existing grade, or finished grade, if lower, and the parallel plane above it shall not exceed the maximum height of the zone.

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.

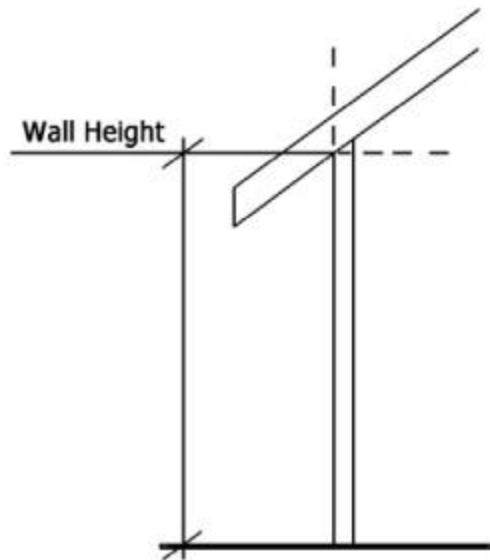
<p style="text-align: center;"><b>TABLE 17C.110.215-1</b> <b>MAXIMUM HEIGHT</b></p>
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Maximum Wall Height [1]	25 ft.
Maximum Roof Height [2]	35 ft.
<p>[1] The height of the lowest point of the roof structure intersects with the outside plane of the wall.</p> <p>[2] The height of the ridge of the roof.</p> <p>See “Example A” below.</p>	

((C-)) **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., ((CB)) RHD-150). Changes to the height limits in the RMF and RHD zones require a rezone. Height limits are ~~((thirty feet,))~~ thirty-five feet, forty feet, fifty-five feet, seventy feet, or one hundred fifty feet depending on location.

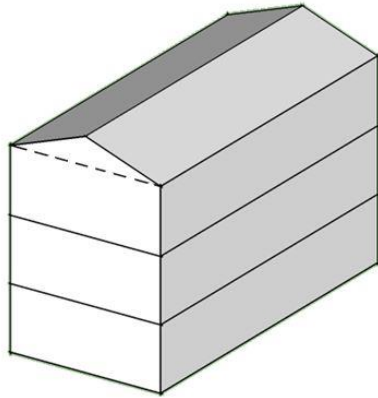
2. In RMF and RHD zones where the maximum structure height is thirty-five feet, pitched roof structures are allowed an additional fifteen feet above the maximum height standard stated in Table 17C.110-3, provided that the roof:

- a. incorporates pitched roof forms having slopes between 4:12 and 12:12; and

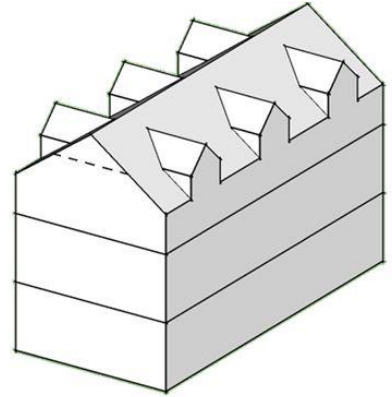
- b. is a gabled or hipped roof, which may include dormers (see Figure 17C.110-A).

**HEIGHT EXCEPTION  
OPTION 1** - as proposed by Plan Commission, allows 15 additional feet to base height of 35 ft. (up to 50 ft.) with a pitched roof.

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

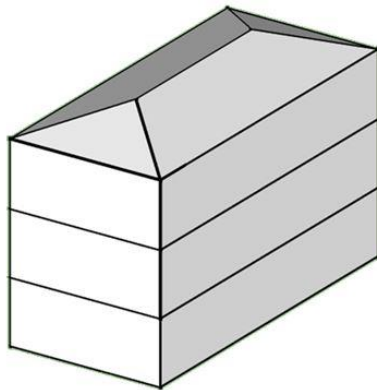


Gabled roof

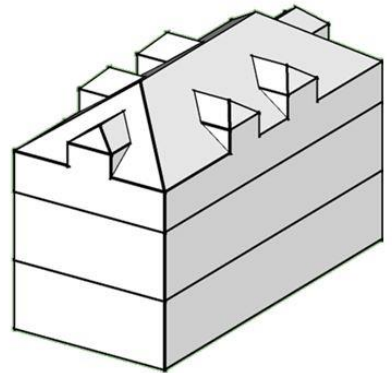


Gabled roof & dormers

HEIGHT  
EXCEPTION  
OPTION 1  
(continued)



Hipped roof



Hipped roof & dormers

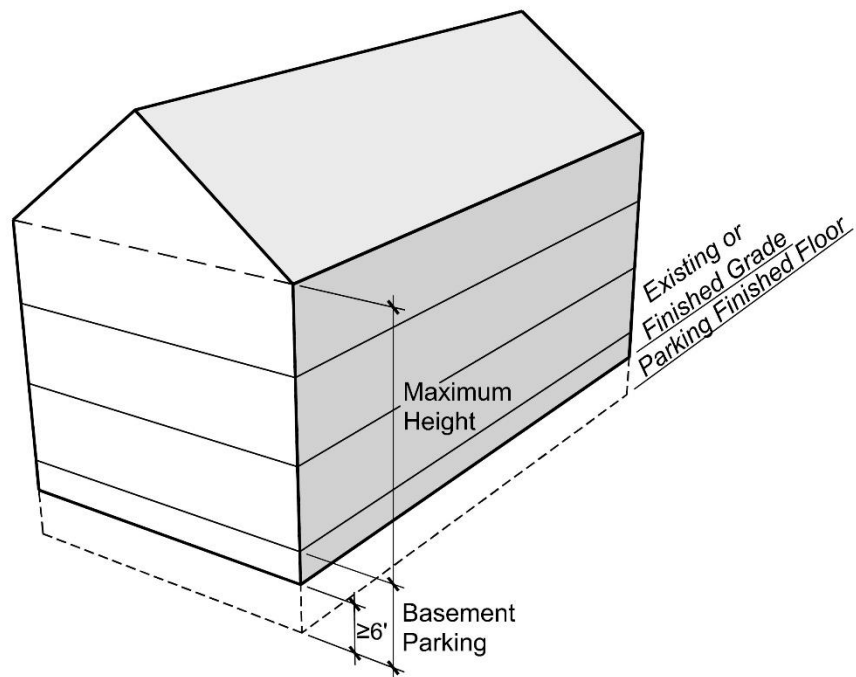
[Note: Add the graphic above.]

3. In the RMF and RHD zones, height does not include above-grade portions of a story of basement parking where the elevation of the floor is six feet or more below the lowest elevation of the existing grade or finished grade, whichever is lower. See Figure 17C.110-D.

HEIGHT EXCEPTION  
OPTION 2 - includes  
Option 1 above and  
adds about 5 ft. to  
encourage and  
accommodate  
basement parking.

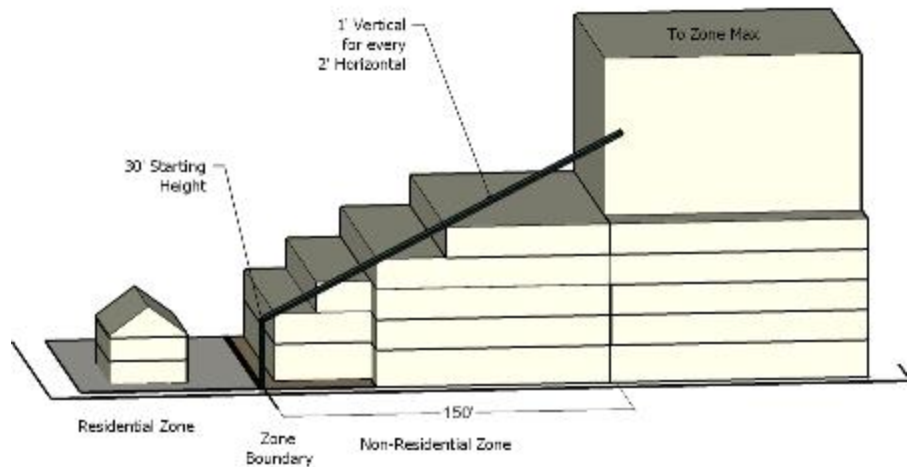
Figure 17C.110-D: Basement Parking Excluded from Height.

HEIGHT  
EXCEPTION  
OPTION 2  
(continued)



[Note: Add the graphic above.]

- ((2)) 4. 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)) 5. 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 ((;)) 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)) 6. 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)) 7. 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)) 8. Utility power poles and public safety facilities are exempt from the height limit.

((7)) 9. Radio and television antennas are subject to the height limit of the applicable zoning category.

((8)) 10. Wireless communication support towers are subject to the height requirements of chapter 17C.355A SMC, Wireless Communication Facilities.

((9)) 11. 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.

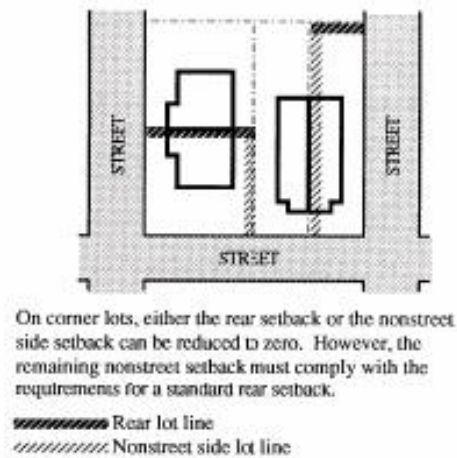
1. Interior Lots.

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))~~ and attached housing in the RMF and RHD zones are subject to the design standards of SMC 17C.110.400 through 17C.110.465.
2. For detached houses on lots forty feet or less wide ~~((and attached housing))~~ and duplexes, where permitted, in the RSF, RSF-C, RTF, RMF and RHD zones, as well as attached housing in the RA, RSF, RSF-C, and RTF 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 ((shall)) 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.

Section 4. That SMC section 17C.110.360 is amended to read as follows:

**17C.110.360 Pocket Residential Development**

A. Purpose.

The purpose of the pocket residential development is to:

1. Encourage greater efficiency of land use by allowing compact infill development on aggregate sites.
2. Stimulate new housing that is compatible in scale and character to established surrounding residential areas.
3. Produce a broader range of building forms for residential development.
4. Expand opportunities for affordable home ownership.
5. Promote high quality housing of a character compatible with existing neighborhoods.
6. Encourage adequate, usable open space.

B. Applicability.

Pocket residential development is permitted within the RSF, RSF-C, RTF, RMF, RHD, O, OR, CC, NR, CB, and GC zones.



C. Application Procedure.

Pocket residential development is allowed outright with a building permit. When pocket residential development involves subdivision of land, the application shall be processed in accordance with the procedures of chapter 17G.080 SMC, Subdivisions.

D. Basic Development Standards.

1. Maximum Building Height.  
The maximum height of structures within a pocket residential development is as allowed in the underlying zone.
2. Maximum Building Coverage.  
The maximum building coverage of the aggregate buildings located upon the parent site shall not exceed the maximum building coverage permitted by the underlying zone. Maximum building coverage is not limited in the O, OR, CC, NR, CB, and GC zones.
3. Setbacks.  
Setbacks in a pocket residential development are measured from the exterior boundary of the parent site. The following setbacks are required except in commercial and center and corridor zones where the setbacks are as required in the underlying zoning district.
  - a. Front Setback.  
The front yard requirement for the parent site shall be fifteen feet except as allowed under the front yard averaging provisions of SMC 17C.110.220(D)(1).
  - b. Side Setback, Abutting a Residential Zoning District.  
If the side yard of the site is adjacent to other residentially zoned property the side yard shall be a minimum of five feet.
  - c. Side Setback, Interior to Parent Site.  
If platted, the side yard, interior to the parent site, may be zero, provided, however, that any structure located upon a lot created under SMC 17G.080.065 shall comply with applicable building and fire code and the setbacks applicable to the underlying site development plan.
  - d. Side Setback, Street.  
The street side yard requirement for the parent site shall be a minimum of five feet.
  - e. Rear Setback of the Parent Site.  
Twenty-five feet or as required in the underlying zoning district.

4. Minimum and Maximum Parent Site Size:
  - a. The minimum parent site size for a pocket residential development is as follows:
    - i. RSF and RSF-C zone: Eight thousand seven hundred square feet.
    - ii. RTF zone: Four thousand two hundred square feet.
    - iii. RMF, RHD zones: Two thousand nine hundred square feet.
    - iv. O, OR, CC, NR, CB, and GC zones: No minimum parent site size.
  - b. The maximum parent site size for a pocket residential development is as follows:
    - i. RSF, RSF-C, and RTF zones: One and a half acres. Pocket residential developments in the RSF, RSF-C, and RTF zones over one and a half acres must be approved as a planned unit development.
    - ii. RMF, RHD, O, OR, CC, NR, CB, and GC zones: No maximum parent site size.
5. Density.

The maximum density allowed in a pocket residential development is limited to that allowed in the underlying zoning district in which the parent site is located, except as permitted by SMC 17C.110.330(C) for transitional sites.
6. Frontage and Access.

Frontage on a public street is not required for lots created in a pocket residential development. Private streets or private access may be used to provide lot frontage when a private street or private access is approved in accordance with chapter 17H.010 SMC. The parent site shall have frontage on a public street sufficient for adequate access and utilities.
7. Parking.

The minimum required off-street parking for a pocket residential development shall comply with the required parking standards of the underlying zone for residential uses in chapter 17C.230 SMC Parking and Loading.
8. Required Outdoor Area.

Pocket residential developments shall comply with the required outdoor area standards of the underlying zone in accordance with SMC 17C.110.223 and Table 17C.110-3 Development Standards. Common outdoor areas designated to meet this requirement will be permanently maintained by the owner or an appropriate property management entity, if under singular ownership. ~~((In the event that the development is subdivided or condominium platted, a homeowners' association is required to be created for the maintenance of the common open space within the development.))~~ This requirement shall be included in deed restrictions as required in SMC 17G.080.065(D).

9. Permitted Housing Types.

The housing types allowed in a pocket residential development are those allowed in the underlying zone in accordance with Table 17C.110-2.

10. Lot Size.

There is no minimum lot size for lots created within a pocket residential development.

E. Design Standards.

This section is subject to the provisions of SMC 17C.110.015, Design Standards Administration. A multi-family residential building of three or more units and attached housing in the RMF and RHD zones are subject to the design standards of SMC 17C.110.400 through 17C.110.470.

1. Ground Level Access.

In order to create the appearance of individual homes, rather than apartments, each attached dwelling unit shall have its own individual access from grade. Stacked units are permitted to have one main entrance with an internal stair accessed from grade to internal individual unit entrances.

*Individual Access from Grade*



*Example of Individual Access for Each Unit*

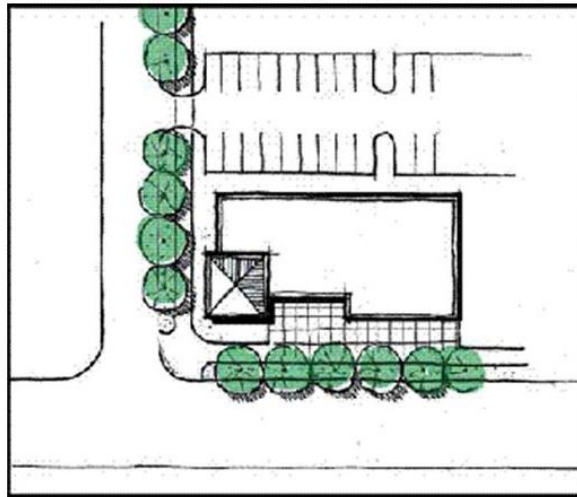


*Example of Individual Access with Shared Open Space*



2. **Parking Lots.**  
To ensure that parking is as unobtrusive as possible the following standards must be met:
  - a. **Alley Access.**  
If the development abuts an alley, parking must be accessed from the alley.

*Example of Surface Parking Accessed from Alley*



- b. Screening: Surface parking lots shall be screened both from the street and adjacent residential development by landscape type L2 see-through buffer in SMC 17C.200.030, Landscape Types. Decorative walls or fences no more than forty-two inches in height may be used in lieu of shrubs. Parking is not allowed in a required front yard setback area.

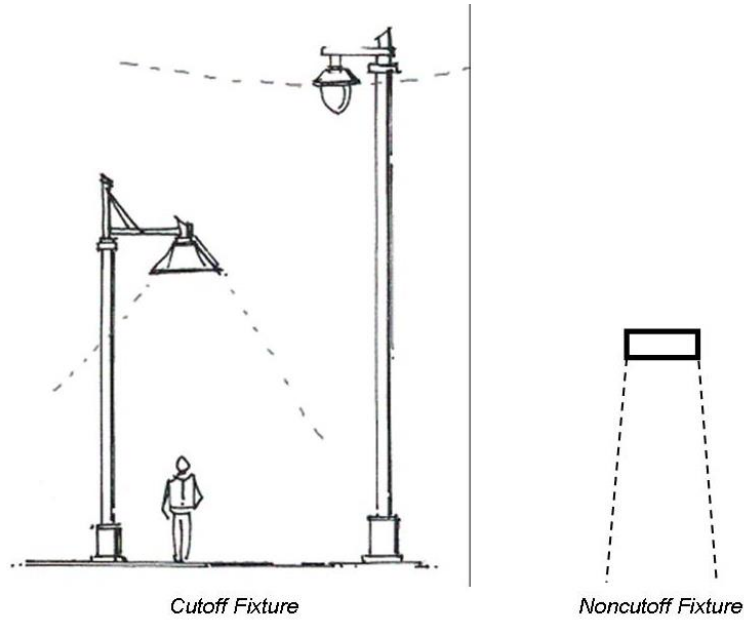
*Planting Material Screen*



*Example of Surface Parking Screened from Street*

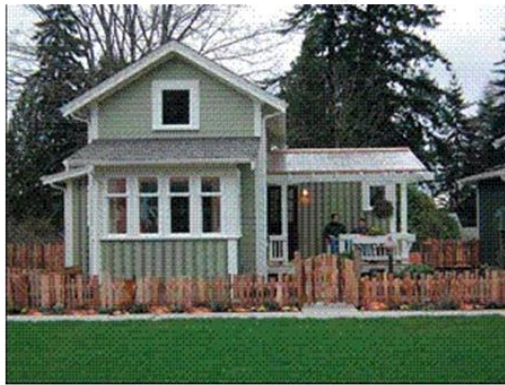


- c. Paving: All surface parking shall be improved in accordance with the standards of SMC 17C.230.140.
- 3. Lighting.  
To diminish the amount of glare and spillover from lighting, the following standards shall apply:
  - a. Intensity: Exterior lighting fixtures shall not exceed one foot-candle in intensity.
  - b. Cutoffs Required: Lighting fixtures shall comply with the standards of SMC 17C.220.080



4. Fencing: To ensure a residential atmosphere, fencing higher than forty two inches shall not be permitted along any street frontage.

*Residential Fencing*



*Residential Fence Along Street Frontage No Higher than 42 inches*



5. Residential Building Design.



This section is subject to the provisions of SMC 17C.110.015, Design Standards Administration. For pocket residential development, 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. 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 shall 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. All units must meet the following standards. Adjustments to this paragraph are prohibited, but modifications may be requested through a design departure. The standards are:
  - i. Entrances. Each of the units fronting on the street must have its address, windows, and main entrance oriented toward a street frontage. Units that are on the interior of a parent site may be oriented toward a private access or shared open space. 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. Attached units 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 Pocket Residential 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)

DRAFT

ORDINANCE NO. \_\_\_\_\_

An ordinance relating to alternative residential subdivisions, amending Spokane Municipal Code (SMC) sections 17G.080.065.

The City of Spokane does ordain:

Section 1. That SMC section 17G.080.065 is amended to read as follows:

**17G.080.065            Alternative Residential Subdivisions**

- A.     Purpose.  
The purpose of these provisions is to allow for the creation of lots for alternative residential development as described in SMC 17C.110.300, including attached housing, cottage housing, and similar developments with multiple dwelling units on a parent site, while applying only those site development standards applicable to the parent site as a whole, rather than to individual lots resulting from the subdivision.
- B.     Applicability.  
The types of ~~((existing))~~ development that may use the alternative residential subdivision are:
1.     Cottage housing projects approved under SMC 17C.110.350;
  2.     Housing developed under SMC 17C.110.360 Pocket Residential Development; or
  3.     A similar existing development that consists of multiple dwelling units on a single parcel or site, provided that such existing structures shall comply with applicable building and fire code.
- C.     Application Procedure.  
Alternative residential subdivisions of nine or fewer lots shall be processed as short plats and all others shall be processed as subdivisions according to the associated permit types in SMC chapter 17G.060.
- D.     General Regulations.

**ATTACHED HOUSES  
OPTION 1 - Change  
requirements for  
attached houses to  
follow multifamily  
design standards  
instead of pocket  
residential.**

1. An alternative residential subdivision shall meet development standards applicable to the underlying site development plan approval, if any, the basic development standards and design standards of SMC 17C.110.350 Cottage Housing, ~~((or))~~ SMC 17C.110.360 Pocket Residential Development, or design standards of SMC 17C.110.400 through 17C.110.465 for attached housing in

RMF and RHD zones, and the provisions of this section. As a result of the alternative residential subdivision, development on individual lots may be nonconforming as to some or all of the development standards based on analysis of the individual lot. So long as the parent site meets the criteria of the underlying site development plan or the dwelling units are already in existence, each lot will be deemed to be in conformance. If existing dwelling units do not comply with development standards (i.e.: minimum building setbacks, maximum density, etc.), a lot may be created for each existing dwelling unit. Subsequent platting actions, additions or modifications to the structure(s) may not create or increase any nonconformity of the parent site;

2. Alternative residential subdivisions shall be subject to all applicable requirements of Title 17 SMC, except as otherwise modified by this section;
3. Each lot's area and width for purposes of subdivision may be as small as the footprint of the individual dwelling unit;

**ATTACHED HOUSES  
OPTION 1 - Change  
requirements for  
subdivisions to  
respond to situations  
where smaller  
developments will not  
require homeowners'  
associations.**

4. Portions of the parent site not subdivided for individual lots shall be owned in common by the owners of the individual lots, or by a homeowners association comprised of the owners of the individual lots located within the parent site. (~~A homeowners' association is required to be created for the maintenance of any shared required outdoor area or other open space, shared parking areas, and other common use areas, buildings, and utilities within the development.~~) This requirement shall be included in deed restrictions as required in paragraph 7;

5. Maximum building coverage of the aggregate buildings located upon the parent site shall not exceed the maximum building coverage permitted by the underlying zone;
6. Except for existing nonconforming development, building setbacks shall be as required for the zone as applied to the underlying parent site as a whole. There shall be no setback required from individual lot lines which are interior to the perimeter of the parent site; provided, however, that any structure located upon a lot created hereunder shall comply with the setbacks applicable to the underlying site development plan;
7. Access easements, joint use and maintenance agreements, and covenants, conditions and restrictions identifying the rights and responsibilities of

property owners and/or the homeowners association shall be executed for use and maintenance of common garage, parking and vehicle access areas; on-site recreation; landscaping; utilities; common open space; exterior building facades and roofs; and other similar features, and shall be recorded with the county auditor's office. Separation requirements for utilities must be met. Each alternative residential subdivision shall make adequate provisions for ingress, egress and utilities access to and from each lot created by reserving such common areas or other easements over and across the parent site as deemed necessary to comply with all other design and development standards generally applicable to the underlying site development plan ((:)) .

8. Notes shall be placed on the plat recorded with the county auditor's office to acknowledge the following:
  - a. Approval of the design and layout of the development was granted by the review of the development, as a whole, on the parent site by the site development plan approval (stating the subject project file number if applicable);
  - b. Subsequent platting actions, additions or modifications to the structure(s) may not create or increase any nonconformity of the parent site as a whole, and shall conform to the approved site development plan;
  - c. If a structure or portion of a structure has been damaged or destroyed, any repair, reconstruction or replacement of the structure(s) shall conform to the approved site development plan;
  - d. Additional development of the individual lots may be limited as a result of the application of development standards to the parent site.

E. Conflicts.

Any conflicts between the provisions of this section and the text of other sections in the Unified Development Code shall be resolved in favor of the text of this section.

**Briefing Paper**  
**City Plan Commission, Public Hearing**  
**Annual Comprehensive Plan Amendment Work Program**  
**September 12, 2018**

**Subject:**

- This Plan Commission Public Hearing will conclude the Plan Commission's review the City of Spokane Annual Comprehensive Plan Amendment Work Program items for 2018. The Plan Commission will make a recommendation on each item to City Council.

- Staff Reports and associated documents for each land use proposal:

File #	General Location	Neighborhood	Applicant
<a href="#">Z2017-621COMP</a>	W 6 <sup>th</sup> Ave & S Stevens	Cliff/Cannon	Clanton Family LLC
<a href="#">Z2017-623COMP</a>	9 <sup>th</sup> Ave & S. Madison	Cliff/Cannon	Kain Investments (926 Monroe LLC)
<a href="#">Z2017-624COMP</a>	1616 S Rustle St	West Hills	U Haul
<a href="#">Z2017-630COMP</a>	6216 N. Washington St.	North Hill	Plese & Plese LLC

- A text amendment ([Z2018-253COMP](#)) proposed by City Council recognizing the City Council-Administration Joint Strategic Plan is also being heard by the Plan Commission.
- A staff report and associated documents for each proposal is accessible by clicking on the links above or on the [project webpage](#).
- Neighborhoods with land use plan map changes proposed have been notified at key times during this process and have received notice of this public hearing. These are Cliff/Cannon, West Hills, and North Hill.
- Plan Commission Workshops occurred during the public comment period.
  - Text Amendment, June 13
  - Plese & Plese and UHaul, June 27
  - Clanton Family and Kain Investments, July 11
- Plan Commission Hearing is scheduled for September 12, 2018 and may be continued. Notice of the Plan Commission Hearing was mailed to property owners within 400-feet, signs were posted on the properties, and notice was published in the Spokesman-Review on August 29, and September 5, 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 is reviewed in the written staff reports 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.

### **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 September 12, 2018 (may be continued)**
- **City Council Public Hearing & Action (October/November 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/>

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