Spokane Plan Commission Agenda

Wednesday, May 11, 2022
2:00 PM
Hybrid – Briefing Center and Council Chambers
808 W Spokane Falls Blvd, Spokane, WA 99201

Virtual Meeting Link - See Below For Information

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 – 2:30	1. Approve 4/27/2022 meeting minutes 2. City Council Report 3. Community Assembly Liaison Report 4. President Report 5. Transportation Sub-Committee Report 6. Secretary Report 7. Approval of current agenda 8. Tentative upcoming agenda items	All CM Lori Kinnear Mary Winkes Todd Beyreuther Clifford Winger Spencer Gardner
Workshops:		
2:30 – 3:00	1. 2021/2022 Comprehensive Plan Amendment Overview – Link to webpage	Kara Mowery Frashefski
3:00 – 3:30	2. South Logan Transit Oriented Development	Maren Murphy
3:30 – 3:45	3. Looking ahead at future development code work	Spencer Gardner
Hearing:		
4:00 – 4:30	1. Six-Year Comprehensive Street Program	Kevin Picanco
4:30 – 6:00	2. Phase I – Residential Development Code	Nate Gwinn & Amanda Beck

Adjournment: The next PC meeting will be held on Wednesday, May 25, 2022

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 Council Chambers and the Council Briefing Center in the lower level of Spokane City Hall, 808 W. Spokane Falls Blvd., are both wheelchair accessible. The Council Briefing Center is equipped with an audio loop system for persons with hearing loss. The Council Chambers currently has an infrared system and headsets may be checked out by contacting 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.

Plan Commission Meeting Information

Wednesday, May 11, 2022

Plan Commission will be held in a hybrid in-person / virtual format. Members of the public are welcome to attend in person at City Hall or online using the following information.

Meeting Password:
PlanCommission

Meeting Number (access code):
146 205 9622

Join Webex Meeting Online: JOIN MEETING

Tap to join from a mobile device (attendees only):

+1-408-418-9388,,1462059622##

Join by phone: +1-408-418-9388 United States Toll

Global call-in numbers:

https://spokanecity.webex.com/spokanecity/globalcallin.php?MTID=m514c2d4fc1d4af78645594 43420dee7b

Join from a video system or application: Dial sip:1462059622@spokanecity.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Join using Microsoft Lync or Microsoft Skype for Business Dial:

sip:1462059622.spokanecity@lync.webex.com

How to participate in virtual public testimony:

Sign up to give testimony by clicking on the button below. This will take you to an online google form where you can select the hearing item on which you wish to give testimony.

SIGN UP

The form will be **open until 1:00 p.m.** on May 11, 2022. Hearings begin at 4:00 p.m. When it is your turn to testify, Plan Commission President will call your name and you can begin your testimony. If you called-in to the meeting, you must hit*3 on your phone to ask to be unmuted. The system will alert you when you have been unmuted and you can begin giving your testimony. When you are done, you will need to hit *3 again.

Please note that public comments will be taken during the meeting, but the public is encouraged to continue to submit their comments or questions in writing to:

plancommission@spokanecity.org

The audio proceedings of the Plan Commission meetings will be recorded, with digital copies made available upon request.

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Spokane Plan Commission – Draft Minutes

April 27, 2022
Webex Teleconference
Meeting Minutes: Meeting called to order at 2:00 PM by Todd Beyreuther

Attendance:

- Board Members Present: Todd Beyreuther (President), Greg Francis (Vice President), Michael Baker, Jesse Bank, Kris Neely, Ryan Patterson, Carole Shook, Tim Williams, Clifford Winger
- Board Members Not Present:
- Non-Voting Members Present: Mary Winkes (Community Assembly Liaison), Council Member Lori Kinnear\
- *Quorum Present: yes*
- Staff Members Present: Spencer Gardner, Tirrell Black, Jackie Churchill, Giacobbe Byrd, James Richman, Kevin Freibott, Maren Murphy, Amanda Beck, Nate Gwinn, Tate Andrie, Steve MacDonald, Kirstin Davis

Public Comment: Citizens are invited to address the Plan Commission on any topic not on the agenda. 3 Minutes each.

Minutes: Minutes approved unanimously

Briefing Session:

1. **City Council Liaison Report – Lori Kinnear**
   - CM Kinnear reported that 1.5 million ARPA dollars have been approved to repair the Don Kardong bridge. In addition, ARPA funds will also be used to fund the East Central Neighborhood subarea plans requested.
   - Council also passed a resolution to support a new shelter with wrap around services.
2. **Community Assembly Liaison Report – Mary Winkes**
   - Ms. Winkes reported that Community Assembly neighborhood representatives do want subarea plans for their respective neighborhoods completed and implemented.
3. **Commission President Report – Todd Beyreuther**
   - Mr. Beyreuther stated that the State Building Council passed group 1 building codes and there was some contention and a lot of discussion about land use.
4. **Transportation Subcommittee Report – Clifford Winger**
   - Mr. Winger reported that the PCTS will meet on May 3rd. He also stated that the City Council is committed to finishing neighborhood plans.
5. **Secretary Report – Spencer Gardner**
   - Mr. Gardner reported that the Transit Oriented Development Framework and the Design Guidelines are going to City council next Monday for approval. And Shaping Spokane Housing PC hearing scheduled for May 11th.
   - Shaping Spokane Housing will go to Plan Commission for hearing on May 11, 2022.

Workshop(s):

1. **Continued Phase 1 – Residential Development Code Changes – Short Plat Processes and notification SMC 17G.060, SMC 17G.080**
   - Presentation provided by Amanda Beck and Nate Gwinn
   - Questions asked and answered
   - Discussion ensued

DRAFT

- CM Kinnear left the meeting at 2:50 pm
- Plan Commissioner Kris Neely joined the meeting at 2:54 pm.

2. **Continued Phase 1 – Residential Development Code Changes and additions – Townhouses, Duplexes/Design Standards/Density rounding SMC 17C.110**
   - Presentation provided by Nate Gwinn and Amanda Beck
   - Questions asked and answered
   - Discussion ensued

3. **Discussion on creation of a Housing Work Group as a subcommittee of the Plan Commission**
   - Presentation provided by Plan Commission
   - Questions asked and answered
   - Discussion ensued

     - **Clifford Winger left meeting at 4:00pm.**
     - **Tim Williams left meeting at 4:30pm.**

Meeting Adjourned at 5:00 PM

Next Plan Commission Meeting scheduled for Wednesday, May 11, 2022

DRAFT

BRIEFING PAPER
City of Spokane
Plan Commission
Workshop
May 11, 2022

Subject

The City of Spokane is planning for housing and transit-oriented development along The City Line, Spokane's first bus rapid transit route. The South Logan Transit-Oriented Development (TOD) Project will create a subarea plan to facilitate higher density development that leverages investments in transit with supportive uses. The project will also conduct a comprehensive analysis of environmental impacts, alternatives, and mitigation measures to streamline permit processing times through the development of a planned action environmental impact statement (EIS). The study area will focus on three City Line stations in the South Logan area of the Logan Neighborhood, which is around Gonzaga University and adjacent to the Hamilton Street Corridor.

Please review the project page here:
https://my.spokanecity.org/projects/south-logan-transit-oriented-development-project/

Background

The South Logan TOD Project is the next phase of planning along The City Line, following the City's Transit-Oriented Development (TOD) Framework Study. The TOD Framework Study identifies strategies best suited to Spokane for supporting development along new High-Performance Transit lines. To read the final report and recommendations, please see the Action Plan on the TOD Framework Study page. For more information about The City Line, visit the STA's City Line website.

Impact

The South Logan TOD Project is part of the City's ongoing efforts to enhance housing options and affordability in areas with good access to high-quality transit, services, and jobs. The project will review land use, zoning, and design standards to increase the variety of allowable housing types and mixed-use development. It will identify public infrastructure needs, including water and traffic, to support higher density housing in the area. The project will also address development code changes needed to increase residential capacity and include a market analysis to help the City better understand the overall potential. With an equity focus, the project outcomes will identify tools and strategies to encourage affordable housing, support existing renters and lower income households, and prevent displacement as development and redevelopment occurs.

Funding

The City of Spokane was one of 11 communities to be awarded $250,000 in grant funds from the Transit-Oriented Development and Implementation (TODI) grant program through the WA Department of Commerce. The City Council must consider the final subarea plan and planned action EIS for adoption by ordinance by June 12, 2023.

Plan Commission Consideration:

Commissioners are invited to engage in the public process and will receive regular briefings from staff. This item will be forwarded to the City Council for consideration of adoption by ordinance with the completion of the subarea plan and planned action EIS.

AGENDA

BRIEFING PAPER
Plan Commission
Integrated Capital Management
May 11, 2022

Subject
2023 - 2028 Six-year Comprehensive Street Program

Background
In support of the State Growth Management Act and the City of Spokane's Comprehensive Plan, the City must maintain 6-year capital financing plans for certain providers of public facilities and services. Accordingly, the City must maintain a 6-year capital financing plan for its capital street program. Pursuant to RCW 35.77.010 the capital street program must be adopted before July 1 of each year, and filed with the Secretary of Transportation not later than 30 days after adoption. To determine the plan's consistency with the Comprehensive Plan, it is scrutinized by the City Plan Commission. The Plan Commission then makes a recommendation to the City Council as to the program's consistency with the Comprehensive Plan. The City Council then accepts or modifies the plan accordingly.

Each new project to the 6-Year Program is assessed for compliance with the Comprehensive Plan by verifying fulfillment of the Transportation goals and policies (TR's). Staff have prepared an assessment, and seek recommendation to the City Council regarding program compliance. This assessment has been reviewed by the Plan Commission Transportation Subcommittee.

Impact
In order to comply with the provisions of the Growth Management Act and RCW 35.77.010, and for the City of Spokane to qualify for grant and low interest loan funds, it is required that the City maintain a 6-Year Capital Improvement plan for its capital street program.

Action
A Consistency Review Workshop was conducted to assure compliance with the Comprehensive Plan for all new projects brought into the 6-Year Street Program this year.

Through this Hearing the workshop effort will be validated and the Plan Commission will make a formal recommendation to the City Council.

For further information on this subject, contact Katherine Miller, Director – Integrated Capital Management at 625-6338 kemiller@spokanecity.org.

AGENDA

STREET PROGRAM RECONCILIATION SHEET
New Projects Added to Six-Year Program (2023-2028)

Comprehensive Plan Chapter 4 Policies TR:	1 Transportation Network for All Users	2 Transportation Supporting Land Use	3 Transportation Level of Service	4 Transportation Demand Management Strategies	5 Active Transportation	6 Commercial Center Access	7 Neighborhood Access	8 Moving Freight	9 Promote Economic Opportunity	10 Transportation System Efficiency & Innovation	11 Transit Operational Efficiency	12 Prioritize and Integrate Investments	13 Infrastructure Design	14 Traffic Calming	15 Activation	16 Right-Of-Way Maintenance	17 Paving Existing Unpaved Streets	18 Parking	19 Plan Collaboratively	20 Bicycle/Pedestrian Coordination	21 Safe & Healthy Community Education & Promotion Campaigns	22 Law Enforcement & Emergency Management	23 Effective and Enhanced Public Outreach
Maple St. Bridge Deck Repair						X	X	X		X		X				X			X				X
Washington St., Stevens St. Bridges Deck Repair						X	X	X		X		X				X			X				X
Greene-Carlisle PHB & Sidewalk	X			X	X					X			X	X	X				X	X			X
Nevada-Joseph PHB	X			X	X					X			X		X				X	X			X
Bemiss Elem Walk Route (Safe Routes to School)	X			X	X					X			X	X	X				X	X			X
Haven St. Sidewalk - Heroy to Rockwell	X			X	X					X			X		X				X	X			X
Pacific Ave. Greenway - Sherman St. to Ben Burr Trail - STUDY	X			X	X					X			X	X	X				X	X			X
Market / Monroe / 29th - Grind & Overlay	X	X			X	X	X	X		X						X			X	X			X
29th / Washington / Monroe - Grind & Overlay	X	X			X	X	X	X		X						X			X	X			X
Haven St. Grind & Overlay - Market to Market	X	X			X	X	X	X		X						X			X	X			X
Maple / Ash Chip Seal - Northwest Blvd. to Rowan	X	X		X	X	X	X	X		X					X	X			X	X			X
Illiinois Ave. Grind/Overlay & Shared Use Path - Perry St. to Market St.	X	X		X	X		X	X		X			X	X	X	X			X	X			X
Pacific Ave. Greenway - Howard to Sherman	X			X	X					X			X	X	X				X	X			X
Cook St. Greenway - Illinois to Francis	X			X	X					X			X	X	X				X	X			X
US 195 / Inland Empire Way Study	X	X			X		X	X		X									X	X			X

PLANNING & ECONOMIC DEVELOPMENT
808 W. SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3329
509.625.6500
MY.SPOKANECITY.ORG

Memo

To: Plan Commission Members

From: Nathan Gwinn and Amanda Beck, Assistant Planner IIs

Date: May 4, 2022

Re: Changes to Draft Text for ADUs and Short Plat Notification Following 4/27 Workshop

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Below is a summary of five changes to proposed draft text with new text highlighted, based on discussion at your workshop on April 27, 2022:

17C.300.110 Criteria

1. **17C.300.110(A)(2)** new text to read: "(a) The maximum detached ADU size is subject to building coverage per SMC 17C.300.130(B)(3) and floor area ratio per subsection (3) of this subsection (A); and (b) A detached ADU shall not exceed ((~~six hundred square feet~~)) seventy-five percent of the floor area of the principal structure, or eight hundred sixty-four square feet of floor area, whichever is greater."

17C.300.130 Development Standards

2. **17C.300.130(A)(1)(e)** add language: "In the RTF, RMF, or RHD zone, constructing an attached or detached accessory dwelling unit on a site with any existing or new principal structure. All new structures and additions shall comply with all applicable building, fire, and engineering standards."
3. **17C.300.130(A)(2)** to address question as to what regulates the number of individuals in a household, text refers back to RCW 35.21.682. Add language: "The total number of individuals that reside in both units may not exceed ((~~the number that is allowed for a household~~)) any lawful limits on occupant load per square foot or generally applicable health and safety provisions as established by applicable building or fire code, as provided in RCW 35.21.682."

17G.080.040 Short Subdivisions

4. **17G.080.040(C)(2)(b)** – page A-32 – Add language to help clarify required proximity of improvements adjacent water/sewer mains that will result in new lots with standard service connections. "There is direct water and sewer main lot frontage on an existing and improved right-of-way;"
5. **17G.080.040(C)(2)(f)** strike the 2 lot limit per PC's discussion.

See attached **EXHIBIT A** to staff report with text updated May 4, 2022.

STAFF REPORT

PLANNING AND ECONOMIC DEVELOPMENT SERVICES DEPARTMENT

To:	City Plan Commission	
Subject:	Shaping Spokane Housing: Development Code Amendments for Accessory Dwelling Units, Lot Size Transition, and Short Plat Process	
Staff Contact:	Amanda Beck, AICP Assistant Planner II (509) 625-6414 abeck@spokanecity.org	Nathan Gwinn, AICP Assistant Planner II (509) 625-6893 ngwinn@spokanecity.org
Report Date:	May 4, 2022	
Hearing Date:	May 11, 2022	
Recommendation:	Approval	

I. SUMMARY

These City-initiated text amendments are proposed to update the Spokane Municipal Code according to strategies outlined in the adopted Spokane Housing Action Plan and in order to implement some of the actions specified in subsection (1) or RCW 36.70A.600. Proposed draft code would revise several sections of Chapter 17C.110, Residential Zones; Chapter 17C.300, Accessory Dwelling Units; and Sections 17G.060.100, 17G.060T.003, 17G.060.130, and 17G.080.040. The proposed draft code has been developed by City staff, with assistance from the consultant firm MAKERS Architecture and Urban Design, to modify requirements for accessory dwelling units (ADUs), lot size transition, and the process for short subdivision in the city of Spokane.

II. BACKGROUND

The 2021 Washington legislative session substantially amended the housing-related provisions of the Growth Management Act (GMA) through House Bill HB 1220. Changes strengthened the GMA housing goal from “encourage the availability of affordable housing to all economic segments of the population” to “plan for and accommodate housing affordable to all economic segments of the population of this state.” The GMA housing goal still retains additional objectives to “promote a variety of residential densities and housing types, and encourage the preservation of existing housing stock.” The Washington Department of Commerce then oversaw the Increasing Urban Residential Building Capacity Grant program that was authorized with E2SHB 1923. The City was awarded a grant to develop a housing action plan that analyzed and detailed how to meet the housing needs of our community, addressing the housing-related changes made by the Legislature.

The City’s Comprehensive Plan provides a vision of affordable housing that is safe, clean, healthy, and attainable for all residents. Approved in July 2021, the City adopted its Housing Action Plan (Res. 2021-0062) to guide implementation of policies within the Comprehensive Plan by identifying strategies to achieve our community’s housing needs and objectives. Spokane’s Housing Action Plan (HAP) identifies actions that the City and community partners can enact to encourage more housing options that create

more homes for more people. To implement the work of the HAP, City staff are completing several residential development code amendments. These proposed changes are also guided by Mayor Woodward's July 26, 2021 Housing Emergency Proclamation and the City Council's HAP Implementation Plan.

Through Shaping Spokane Housing, the City will be evaluating a series of code amendments selected to align with items from the Housing Action Plan that were flagged for short- or mid-term starting timelines, with a focus on increasing housing units and the diversity of housing types. In addition, many of the amendments are proposed in order to implement/enact the actions specified in subsection (1) RCW 36.70A.600 in an effort to increase residential building capacity in Spokane. The code revisions are proposed to be run in two phases based upon the complexity of the group of proposals (internally referred to as "Phase 1 and 2"). The first phase proposes changes recommended for increasing housing supply, variety, and affordability and that would provide necessary updates for the second phase of code changes. Phase 1 will explore attached houses (townhouses), accessory dwellings, and smaller multifamily projects. Phase 2 code amendments would explore additional permitted housing types within the Residential Single Family and Residential Two-Family zoning districts, opportunities for increasing density, and permitting for a wider variety of housing types generally.

This staff reports reviews the proposed code revisions for Phase 1 of Shaping Spokane Housing. The code changes related to accessory dwelling units (ADUs), lot size transitions, and short plat notification specifically align with the below noted City Council implementation actions, as well as strategies from Mayor Woodward's emergency proclamation. Additionally, the City has proposed draft text which aligns with recommendations outlined in RCW 36.70A.600.

- Housing Action Plan Strategy A1, "Explore and expand allowed housing types to encourage missing middle housing throughout Spokane's neighborhoods."
- Housing Action Plan Strategy A3, "Continue to streamline and simplify changes to the City's permit process, as necessary."
- Housing Action Plan Strategy A5, "Revise Accessory Dwelling Unit standards to allow for additional flexibility."
- City Council Implementation Plan Strategy I.6, III.2, and III.10
- Mayor's Emergency Proclamation Strategy 2.c, 2.g, and 2.h

Proposed phasing and code sections would promote development of housing types affordable to more households, help to streamline the review process, and realize increases in density where appropriate as indicated under the City's Comprehensive Plan. The proposed scope of work focuses on changing zoning and development regulations that would allow for more housing types available to a wider range of income levels in a wider set of zoning districts. This will continue to implement the City's goals in the Comprehensive Plan and be aligned with ongoing efforts to allow for denser development along existing infrastructure systems and near high performance transit lines operated by Spokane Transit Authority.

III. PROCESS

DEVELOPMENT CODE AMENDMENT PROCEDURE

Article III Section 21, Amendments and Repeals, of the City of Spokane Charter provides for the ability of amendments of the Charter and Spokane Municipal Code through ordinances. Title 17 is known as the Unified Development Code (UDC) and is incorporated into the Spokane Municipal Code to implement the City's Comprehensive Plan, and by reference, the requirements of the Washington State Growth Management Act (GMA). Section 17G.025.010 establishes the procedure and decision criteria that the City

uses to review and amend the UDC. The City may approve amendments to the UDC if it is found that a proposed amendment is consistent with the provisions of the Comprehensive Plan, and bears a substantial relation to public health, safety, welfare, and protection of the environment.

ROLE OF THE CITY PLAN COMMISSION

The proposed text amendments require a review process set forth in Section 17G.025.010(F) SMC. The Plan Commission is responsible for holding a public hearing and forwarding its findings, conclusions, and recommendations to the City Council. Utilizing the decision criteria in 17G.025 SMC, the Plan Commission may recommend approval, modification, or denial of the proposal.

The Plan Commission may incorporate the facts and findings of the staff report as the basis for its recommendation to the City Council or may modify the findings as necessary to support their final recommendation.

ROLE OF CITY COUNCIL

The City Council will also conduct a review process considering the proposed text amendment, public comments and testimony, the staff report, and the Plan Commission's recommendation. The final decision to approve, modify, or deny the proposed amendment rests with the City Council. Proposals adopted by ordinance after public hearings are official amendments to the Spokane Municipal Code.

COMMUNITY ENGAGEMENT

As a follow-up to the Housing Action Plan (HAP), engagement efforts for Shaping Spokane Housing have built upon the extensive community outreach conducted for the HAP. Engagement opportunities were undertaken throughout the draft code phase of this project. Emphasis has been placed on reaching development stakeholders, as well as the broader community. To ensure broad engagement efforts during a transitionary time of limited in-person events, staff initiated a multi-faceted engagement plan that included in-person and virtual meetings, web content including a website and blog posts, regular email updates, and a social media presence. A summary of engagement and outreach activities can be found in **Exhibit C**.

Below is a list of the major outreach and engagement activities held for this phase of the Shaping Spokane Housing project:

- "Next Steps for Housing Action Plan Implementation" blog published on November 11, 2021
- Project webpage, ShapingSpokaneHousing.com, was launched January 2022 and has been kept up to date with information about Plan Commission workshops, project progress, and public hearings
- Presentations at the Land Use Subcommittee on November 18, 2021; February 17, 2022; and April 21, 2022
- Vendor booth and poster activities at the Winter Market on December 15 and 22, 2021
- Presentation at Community Assembly on January 6, 2022
- Virtual open houses on January 25 and 27, 2022
- Educational videos shared in the City's Community Update e-newsletter, on official City social media channels, and available on project webpage
- "Big Trends Squeezing Spokane's Housing Supply" blog published March 10, 2022
- Community Update City newsletter addition of ADUs on March 8, lot size transition on March 15, and short plat application process on March 22, 2022
- Planning Services Director interviews of local developers took place in March and April, 2022

- Vendor booth and poster activities at the Spring Market on April 6, 13, 20, and 27, 2022
- Frequent Shaping Spokane Housing email updates sent to over 150 stakeholders

The planning team has provided updates on the proposed code changes to elected and appointed officials, as well as to staff from other City departments and interested agencies.

- City Council established Shaping Spokane Housing as part of the Plan Commission's 2021-2022 work program
- City Council presentations on December 6 and 10, 2021
- Plan Commission workshop presentations related to accessory dwelling units, lot transition, and short plat processes on January 12, February 23, March 23, April 13, and April 27, 2022
- City Council study session presentations on February 10 and May 5, 2022
- Regular meetings with Development Services staff to review proposed code language and potential implementation considerations

PUBLIC NOTIFICATION AND SEPA REVIEW

As outlined in Section 17G.025.010 SMC, notices of proposals to amend the UDC are distributed and interested parties should be made aware of such proposals during the Plan Commission review, including the SEPA checklist and determination. Similarly, a public notice published in the *Spokesman-Review* fourteen days prior to the Plan Commission public hearing is required.

This proposal was properly noticed pursuant to Section 17G.025.010(E). See **Exhibit B** for the SEPA Determination of Non-significance. Noted below are the public noticing activities:

- Notice of Intent to Adopt submitted to the Department of Commerce (March 24, 2022)
- Notice of Intent to Adopt pursuant to 17G.025.010 SMC, which included the SEPA Checklist, emailed to City departments, Local, County, Tribal, and State contacts (April 1, 2022)
- SEPA Determination of Non-significance (DNS) issued (April 25, 2022), the comment period ended on May 11, 2022
- Notice of Public Hearing for the Plan Commission was published in the *Spokesman-Review* on April 27 and May 4, 2022.

COMMENTS RECEIVED

Written comments were provided to the Plan Commission prior to the public hearing at the February 23 and April 27, 2022 workshops. All public comments received by the planning department by 2:00 p.m. on May 4 are included in **Exhibit D**.

Notice of this proposal was sent to City departments and outside agencies for their review. Department and outside agency comments are included in this report as **Exhibit E**. Agency/City department comment was received regarding this application:

- Spokane Tribe of Indians
- City of Spokane Street Department
- City of Spokane Engineering Department

IV. ANALYSIS

PROPOSAL DESCRIPTION

Following adoption of the Housing Action Plan (Res. 2021-0062), the City has initiated a series of text amendments that enact Housing Action Plan strategies to encourage construction of more housing, and increase affordability and housing variety. These amendments are being adopted in order to implement the Legislature's recommended actions outlined by RCW 36.70A.600(1) in order to increase residential building capacity.

This proposal will amend Spokane Municipal Code: Section 17C.110.200, Lot Size, and 17C.110.225 Accessory Structures; and Chapter 17C.300, Accessory Dwelling Units, specifically Sections 17C.300.100, 17C.300.110, 17C.300.120, 17C.300.130, and 17C.300.140.

Additional amendments are being made to short plat notification requirements revising Sections 17G.060.100, 17G.060T.003, 17G.060.130, and 17G.080.040; which are procedurally exempt from SEPA review per WAC 197-11-800(19).

ACCESSORY DWELLING UNITS

Accessory dwelling units (ADU) are defined in SMC 17A.020.010 as "a separate additional living unit, including separate kitchen, sleeping, and bathroom facilities, attached or detached from the primary residential unit, on a single-family lot…" ADUs are also defined in RCW 36.70A.696 as "a dwelling unit located on the same lot as a single-family housing unit, duplex, triplex, townhome, or other housing unit."

Changes to chapter 17C.300 SMC respond to the suggestions in RCW 36.70A.600(1)(o) through (q), as well as Strategy A5 of the Housing Action Plan and the Mayor's July 26, 2021, Proclamation Addressing the Housing Emergency. The changes proposed would:

- Remove the required minimum lot size of 5,000 square feet.
- Increase the maximum size for a detached ADU from 600 to 864 square feet, or 75 percent of the floor area of the principal structure, whichever is greater. The detached ADU would continue to be limited by building coverage and Floor Area Ratio (FAR) maximums.
- Allow internal ADUs to occupy the entire space of a basement or attic, even if this exceeds the 800 square feet maximum, but limit conversion or construction to two bedrooms.
- Incentivize construction of ADUs by increasing the site total FAR of 0.5 to 0.6 on lots smaller than 7,200 square feet with an ADU, and to 0.7 on lots smaller than 5,000 square feet with an ADU.
- Incentivize construction of ADUs by increasing the building coverage maximum of accessory structures from 15 percent to 20 percent on lots smaller than 5,500 square feet with an ADU.
- Increase the maximum wall height from 16 to 17 feet, and the maximum roof peak from 23 to 25 feet to allow for more diverse ADU designs as well as units built above existing garages.
- Relax parking requirements such that studio and one-bedroom units will not require an off-street parking space. Units with two or more bedrooms shall provide one additional off-street parking space for each bedroom above one unless they are exempt due to RCW 36.70A.698.
- Remove owner occupancy requirements, unless a short-term rental exists on the site, to encourage production of more units.
- Allow construction of an ADU on sites with a duplex or other principal structure in the RTF, RMF, and RHD zones. Currently ADUs are only allowed on sites with a house, attached house, or manufactured home.

LOT SIZE TRANSITIONS

As outlined in Section 17C.110.200(C)(1), for parcels two acres or greater within areas zoned Residential Agricultural (RA) and Residential Single-Family (RSF), the current city code requires new subdivisions to provide a transitional lot size adjacent to existing parcels. The intent of transitioning lot sizes is to facilitate compatible development of buildings and maintaining consistency of the development pattern. Currently, the code requires an eighty-foot buffer along all parcel boundaries, in which a transitional lot size would be required. The transitional lot size is determined by averaging the existing lot sizes adjacent to the site, including lots across a public right-of-way. If the average lot size is greater than 7,200 square feet, then the transition lot size must be at least 7,200 square feet. If the existing average lot size is less than 7,200 square feet, then the transition lot size must be equal to the average or larger. The transition lot size requirement also applies to subdivisions created through the Planned Unit Development process outlined in Section 17G.070.030.

Following workshops with the Plan Commission, during which a range of possible code changes were presented, City staff have proposed to remove this requirement from the Spokane Municipal Code. The intent of the transitional lot size code provision has not been borne out by subdivisions created under the regulations. Instead, newly created lots frequently fulfill the requirements of 17C.110.200(C)(1) by meeting the minimum square footage requirement without having to address “consistent development” patterns such as lot depth or lot width. The focus on development pattern compatibility has resulted in larger lots and the construction of fewer housing units than would have otherwise been allowed under the minimum zoning requirements for parcels zoned RA or RSF.

Removing this regulation fits within the Housing Action Plan Strategy A3 recommendation to streamline and simplify permit processes. Additionally, this section of code is addressed in both the City Council’s Implementation Plan and the Mayor’s Proclamation. City Council Implementation Plan Strategy III.10 prompts action to, “seek prompt re-evaluation by the Plan Commission of SMC 17C.110.200.C and Table 17C. 110-3 to ensure that future transition standards are consistent with the City's goal of increasing density by using smaller parcels while preserving other reasonable goals of these requirements.” Strategy 2.h of Mayor Woodward’s proclamation directs staff to create “additional flexibility or eliminate altogether the transitional lot requirements outlined in SMC 17C.110.200.”

The proposed changes would:

- Remove the lot size transition requirement from SMC 17C.110.200(C)(1); and
- Allow newly created lots that meet the dimensional standards of the underlying zoning district to be approved without being required to meet a larger square footage requirement.

SHORT PLAT NOTIFICATION

This code amendment packet proposes changes to SMC 17G.060 and SMC 17G.080 to streamline and improve the short plat approval process, specifically the review and notification process. The proposal would designate three classes of short subdivisions in order to simplify the review and approval process. The changes follow guidance to adopt permit process improvements in RCW 36.70A.600(1) and Housing Action Plan Strategy A3.

The three classes are:

- Short plats with SEPA review
- Short plats with minor engineering review

- Short plats with standard engineering review

Short plats that are subject to SEPA would continue to require the existing methods of notice of application, including mailing to specified parties and site-posting the property.

To qualify for minor engineering review, the preliminary short plat would need to meet the following requirements:

- The preliminary plat has frontage on an existing, improved public right-of-way and does not propose to create new public right-of-way
- No extension of public utilities will be required as part of the preliminary plat
- There are no public easements on the property

Under this proposal, no changes to the treatment of neighborhood councils during the agency review period would occur. Neighborhood councils within 600 feet of a proposed short plat would continue to receive notice and be invited to submit comments during agency review as codified in SMC 17G.060.090.

The proposal would also modify existing noticing requirements. Site posting would be eliminated for both minor and standard review short plats. For short plats that qualify for minor engineering review, the public comment period and mailing of public notice would also be eliminated. Neighborhood council notification and comments would continue during the agency review period.

The proposal would align with City review procedures and reduce the time required for administering the public notice for many short subdivisions, while continuing to require short plat agency and neighborhood council notification, for all short subdivisions, under the determination of a complete application stage.

Definitions and provisions for administrative, summary approval:

"Short" plats can be differentiated from "regular" or "long" plats by the **number** of lots created through the City's approval process. RCW 58.17.020 defines a short plat as the map or representation of a short subdivision. A short subdivision is the division or redivision of land into nine or fewer lots for the purpose of sale, lease, or transfer of ownership. That number, nine lots, is the maximum number of lots that the City Council and other local legislative authorities may authorize under the short subdivision process in urban growth areas. RCW 58.17.060 provides that the City Council shall adopt regulations and procedures, and appoint administrative personnel for the summary approval of short plats and short subdivisions.

State Environmental Policy Act (SEPA):

RCW 43.21C.110 provides statutory authority for rules to implement SEPA, anticipating the categorical exemption of government actions from SEPA which are not to be considered as potential major actions significantly affecting the quality of the environment. WAC 197-11-800(6) lists the categorical exemptions for land use decisions, stating short plats (except on land covered by water) are exempt from SEPA.

Local project review:

RCW 36.70B.020 includes subdivisions as a type of project permit, which is a land-use permit required from the City for a project action and regulated by the State. Project permits are subject to standard time frames for determining whether an application is complete, for notification and public comments once the application is determined complete, and for making a decision and appeals. RCW 36.70B.110(5) provides that a notice of application shall not be required for SEPA-exempt projects unless a public comment period or a type of hearing is required. The City's

Development Code implements the regulations in State law affecting short plats in SMC Title 17A, Administration, and Title 17G, Administration and Procedures. The City proposes to change the public comment requirements in SMC 17G.060.130 so that short subdivision applications with minor engineering review would have no public comment period, thereby eliminating the need for a notice of application for that classification of applications.

Growth Management Act (GMA):

As discussed above, the GMA suggests several actions for increasing residential building capacity. A number of suggestions relate to plats, and the City of Spokane has already implemented some of those actions. However, RCW 36.70A.600(1)(u) suggests other permit process improvements where it is demonstrated that the development regulation change will result in a more efficient permit process for customers. The Spokane Housing Action Plan echoes the provision by encouraging "a faster and more predictable permitting process for developers, particularly for housing that expands options and supports a broader range of household incomes" (p. 30). The City proposes changes to streamline and improve the short plat process to create two new classifications of short subdivisions that would reduce requirements for notice, thereby reducing cost or time for processing SEPA-exempt short plats in the city, including those that could make new sites available for increasing residential building capacity, and for development of a wide variety of housing types for all income levels.

IMPLEMENTATION OF COMPREHENSIVE PLAN GOALS AND POLICIES

Section 17G.025.010 SMC establishes the review criteria for text amendments to the Unified Development Code. In order to approve a text amendment, City Council shall consider the findings and recommendations of the Plan Commission along with the approval criteria outlined in the Code. The applicable criteria are shown below in *bold and italic* with staff analysis following each criteria. Review of the Comprehensive Plan goals and policies indicates that the proposal meets the approval criteria for internal consistency set forth in SMC 17G.025.010(G). Excerpts of the applicable goals and policies, and their Comprehensive Plan discussion points, are contained in **Exhibit F**.

17G.025.010(G) APPROVAL CRITERIA

1. **The proposed amendment is consistent with the applicable provisions of the comprehensive plan.**

Land Use Goal LU 1 – Citywide Land Use. *Offer a harmonious blend of opportunities for living, working, recreation, education, shopping, and cultural activities by protecting natural amenities, providing coordinated, efficient, and cost effective public facilities and utility services, carefully managing both residential and non-residential development and design, and proactively reinforcing downtown Spokane's role as a vibrant urban center.*

Staff Analysis: Within the Land Use chapter there are several values outlined which guide the goals and policies concerning land uses. This chapter highlights the importance of guaranteeing a variety of densities that support a mix of land uses and housing options in every neighborhood, as well as realizing the full potential of existing residential lots rather than encouraging sprawl. The proposed ADU code changes make it easier to construct an additional, accessory dwelling unit on a residential lot thereby efficiently using the City's infrastructure for water, stormwater, and utilities. The changes also allow for the potential for more subtle increases in intensity, as an alternative to focused redevelopment. Removing the lot size transition requirement would allow for more lots to be platted, using land to its greater potential rather than forcing platting of larger lots. Allowing subdivisions to be built to the minimum lot size in the zone also reduces the amount of raw land

AGENDA

required to create a development, reducing the, need to develop on the City's fringe where larger parcels that might be able to more easily accommodate larger lots tend to be located.

Land Use Policy LU 1.1 – Neighborhoods. *Utilize the neighborhood concept as a unit of design for planning housing, transportation, services, and amenities.*

Staff Analysis: A variety of housing types are allowed, and encouraged, within the city's neighborhoods. The Comprehensive Plan notes that housing should span the range of single-family homes (attached and detached), duplexes, and multifamily units. This variety of types and densities better supports the other neighborhood land uses such as retail, office, and commercial. Increasing regulatory flexibility for ADUs provides the potential for additional households to support Neighborhood Centers, while also allowing city residents greater options for housing near amenities such as parks and open space, and public transit lines.

Land Use Goal LU 3 – Efficient Land Use. *Promote the efficient use of land by the use of incentives, density and mixed-use development in proximity to retail businesses, public services, places of work, and transportation systems.*

Staff Analysis: As a use that is accessory to the primary dwelling on a lot, accessory dwelling units gently and efficiently add housing to an existing block or neighborhood, which assists the city in achieving the mix of residential uses outlined in the Comprehensive Plan. Relaxing parking requirements for ADUs promotes efficient land use both from the perspective that less of a lot is being devoted to off-street car storage, and that it promotes the use of existing transit resources. The draft text thus aligns with the findings of the Legislature that siting ADUs near transit and public amenities can help to reduce greenhouse gas emissions by increasing walkability and shortening household commutes, and therefore should be incentivized by reducing parking requirements unless parking is already exempt under RCW 36.70A.698. Removing the transitional lot requirements for new subdivisions, and instead relying on the minimum lot size of the zone, also allows for land to be used more efficiently. Rather than requiring more square footage to be dedicated to individual lots in the transition area, the land can be used for additional lots, an improved site circulation, or even shared open space that provides an amenity to the larger subdivision. Finally, the proposed changes to the current short plat process are an incentive for smaller divisions of land, shortening the review timeframe and thus costs for that type of infill development.

Land Use Policy LU 3.6 – Compact Residential Patterns. *Allow more compact and affordable housing in all neighborhoods, in accordance with design guidelines.*

Staff Analysis: The draft code revisions to the ADU chapter directly support the policy focus on both compact development and housing affordability. The Comprehensive Plan specifically notes that accessory dwelling units are a housing type that is more compact and affordable, including other missing middle housing types such as duplexes, triplexes, and townhouses. Additionally, removing the lot size transition requirement will allow new subdivisions to create lots within the Residential Agricultural (RA) and Residential Single-Family (RSF) zones that meet underlying requirements for lot depth, width, and square footage rather than requiring lots to average in size. The resulting smaller lots will inherently be more compact that the required larger lots of the current regulation, which in practice has meant the number of developable units is decreased to accommodate the transitional lots.

Housing Goal H 1 – Housing Choice and Diversity. *Provide opportunities for a variety of housing types that is safe and affordable for all income levels to meet the diverse housing needs of current and future residents.*

Staff Analysis: The values of the Housing chapter are grounded around maintaining affordable housing, developing a good mix of housing types, encouraging housing for low-income residents, and preserving existing housing. Proposed ADU code changes could encourage increased ADU construction, which can provide benefits such as additional income for homeowners, as well as housing options for senior residents who wish to age in place. During 2020 updates to the Growth Management Act, the Legislature noted that ADUs are often occupied by tenants who pay little to no rent, such as grandparents, adult children, family members with disabilities, and friends going through life transitions. Accessory dwelling units offer a housing type which can meet the needs of residents in various stages of life.

Housing Policy H 1.11 – Access to Transportation. *Encourage housing that provides easy access to public transit and other efficient modes of transportation.*

Staff Analysis: As noted above, accessory dwelling units are a housing option that can meet the varied needs of residents in different income brackets, including the need to be in close proximity to public transit lines for lower income. ADUs are built within existing neighborhoods, which are largely already supported by public transit, with noted exceptions for developments further on the outskirt of city limits. Because Americans spend such a large portion of their income on housing and transportation, the proposed ADU code changes support a future development pattern which reduces household commutes, increases walkability, and reduces carbon footprints. Accessory dwelling units, as a housing type that may rely less on car ownership, will likely be a more affordable option for Spokane residents across their lifetime within the city.

Housing Policy H 1.18 – Distribution of Housing Options. *Promote a wide range of housing types and housing diversity to meet the needs of the diverse population and ensure that this housing is available throughout the community for people of all income levels and special needs.*

Staff Analysis: As described above, accessory dwelling units add homes to an existing block or neighborhood in a manner that is potentially less impactful than site redevelopment, providing the opportunity for existing community residents to downsize or make additional housing available near existing transit access and services. As well, reducing the cost of processing short subdivisions may provide sites for new housing development for rental or fee-simple ownership in areas where there is existing additional capacity and demand for a variety of different housing types.

Housing Policy H 1.20 – Accessory Dwelling Units. *Allow one accessory dwelling unit as an ancillary use to single-family homes in all designated residential areas as an affordable housing option.*

Staff Analysis: The proposed amendments provide greater flexibility for developing ADUs as an affordable housing option, increasing their feasibility. Meanwhile, provisions such as size, height, and building coverage limitation would provide physical compatibility of the ADU with surrounding structures.

Capital Facilities and Utilities Policy CFU 4.1 – Compact Development. *Promote compact areas of concentrated development in designated centers to facilitate economical and efficient provision of utilities, public facilities, and services.*

Staff Analysis: The Growth Management Act provides very specific guidance as to the planning of capital facilities and utilities, clearly directing that growth should be focused in areas where existing capacity and facilities already exist, as well as the requirement for concurrency. Concurrency requires that utilities and services be provided at the time of development, so there is no drop in levels of service. The procedure for concurrency management (overseen by the City)

includes annual evaluation of adopted service levels and land use trends in order to anticipate demand for service and determine needed improvements. Infill and dense development where excess capacity is available is an efficient use of existing systems since compact systems are less expensive to build and maintain. Accessory dwelling units, which are located in existing neighborhoods with services, and incentivized short plats, which are often built as infill near existing facilities, support this policy.

2. **The proposed amendment bears a substantial relation to public health, safety, welfare, and protection of the environment.**

   Staff Analysis: Responding to current housing affordability and vacancy challenges documented by statutes and adopted local plans, the proposed amendments closely follow the guidance in State law, the Housing Action Plan, and the Mayor's July 26, 2021, Proclamation Addressing Housing Emergency. These amendments are coordinated and work together with additional changes identified in these documents for the City and its partners, and are essentially linked with those actions aimed at finding balance for the public welfare during a period of unprecedented low vacancy levels and climbing prices that threaten to worsen Spokane's housing shortage. As stated above, these changes are consistent with the Comprehensive Plan and statutes protecting public health, safety, and the environment.

V. CONCLUSION

Based on the facts and findings presented herein, staff concludes that the requested text amendments to the Unified Development Code satisfy the applicable criteria for approval as set forth in SMC Section 17G.025.010. To comply with RCW 36.70A.370 the proposed text amendments have been evaluated to ensure proposed changes do not result in unconstitutional takings of private property.

VI. STAFF RECOMMENDATION

Following the close of public testimony and deliberation regarding conclusions with respect to the review criteria and decision criteria detailed in SMC 17G.025.010, Plan Commission will need to make a recommendation to City Council for approval or denial of the requested code amendments to the Unified Development Code.

Staff **recommends approval** of the requested accessory dwelling unit, lot size transition, and short plat processes amendments and recommends that the Plan Commission adopt the facts and findings of the staff report.

VII. LIST OF EXHIBITS

A. Proposed Draft Text
B. SEPA Determination of Non-Significance
C. Public Participation Summary
D. Public Comments
E. Department Comment
F. Related Comprehensive Plan Goals and Policies

DRAFT TEXT

Accessory Dwelling Unit (ADU), Lot Size Transition

Spokane Municipal Code Title 17C

17C.110.200 Lot Size A-2
17C.110.225 Accessory Structures A-9
17C.300.100 General Regulations A-15
17C.300.110 Criteria A-15
17C.300.120 Application Procedures A-16
17C.300.130 Development Standards A-17
17C.300.140 ADU Expiration A-24

Section __. 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.

1. 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:~~

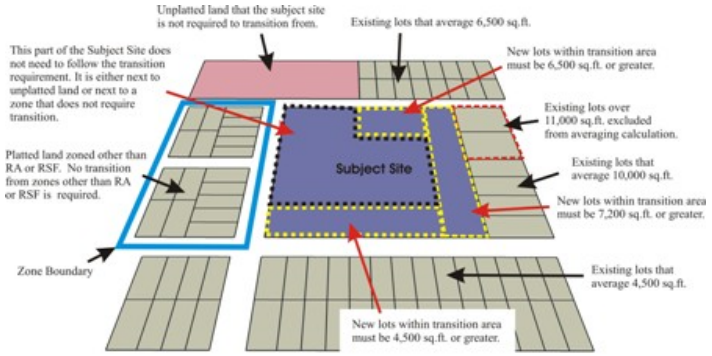
~~a. Transitioning is only required of properties adjacent to or across the right-of-way from existing residential development. "Existing residential development" in this section shall mean existing lots created through subdivision or short plat.~~

~~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~~



[Note: Delete graphic above.]

~~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 with, 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 as defined in SMC 17A.020.010					
Minimum Lot Area [3]	7,200 sq. ft.	4,350 sq. ft.	1,600 sq. ft.	1,450 sq. ft.	None

Minimum Lot Width	40 ft.	40 ft.	36 ft. or 16 ft. with alley parking and no street curb cut	Same	Same
Minimum Lot Depth	80 ft.	80 ft.	50 ft.	None	None
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 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 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.	2,250sq. 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%				

Attached housing as defined in SMC 17A.020.010, lots any size	Same as above			Up to 70%	Up to 80%
Building Height					
Maximum Roof Height	35 ft. [5]	35 ft. [5]	35 ft. [5]	35 ft. [6]	35 ft. [6]
Maximum Wall Height	25 ft.	25 ft.	25 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
Maximum Coverage with Accessory Dwelling Unit, Lots less than 5,500 sq. ft. [12]	20%			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).~~)) [Deleted.]
[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. See SMC 17C.110.225(D).
[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 __. That SMC section 17C.110.225 is amended to read as follows:

17C.110.225 Accessory Structures

A. Purpose.
This section regulates structures that are incidental to primary buildings to prevent them from becoming the predominant element of the site. The standards provide for necessary access around structures, help maintain privacy to adjoining lots and maintain open front setbacks.

B. General Standards.

1. Accessory structures are allowed on a lot only in conjunction with a primary building, and may not exist on a lot prior to the construction of the primary structure, except as allowed by subsection (B)(2) of this section.

2. An accessory structure that becomes the only structure on a lot as the result of a land division may remain on the lot if the owner has submitted a financial guarantee to the City for the cost of demolition and removal of the structure. The financial guarantee will be used by the City if the owner has not removed the accessory structure if, within one year of final plat approval or boundary line adjustment (BLA), a primary structure has not been built and received final inspection. The financial guarantee must be accepted by the City prior to approval of the final plat or boundary line adjustment.

3. An accessory structure shall not contain a kitchen or space for living, sleeping, eating, or cooking unless it is approved as an accessory dwelling unit under chapter 17C.300 SMC.

C. Setbacks.

1. Mechanical Structures.
Mechanical structures are items such as heat pumps, air conditioners, emergency generators, and water pumps.

a. Front Setback Standard.
Mechanical structures are not allowed in required front building setbacks.

b. Side and Rear Setback Standard.
Mechanical structures are allowed inside and rear building setbacks if the structure is no more than forty-eight inches high.

2. Vertical Structures.
Vertical structures are items such as flagpoles, trellises and other garden structures, radio antennas, satellite receiving dishes and lampposts. Fences are addressed in SMC 17C.110.230. Sign standards are in chapter 17C.240 SMC, Signs.

a. Setback Standard.
Vertical structures are allowed in required side and rear building setbacks if they are no larger than four feet in width, depth or diameter and no taller than seven feet. If they are larger or taller, they are not allowed in required building setbacks. Trellises and other gate features are allowed in front yard if they are no larger than four feet in width, depth or diameter and no taller than seven feet and do not conflict with the clear view triangle provisions under SMC 17C.110.230, Fences.

3. Uncovered Horizontal Structures.
Uncovered horizontal structures are items such as decks, stairways, entry bridges, wheelchair ramps, swimming pools, hot tubs, tennis courts, and boat docks that are not covered or enclosed.

a. Setback Standard.

i. Projection Allowed.
The following structures are allowed in required building setbacks, as follows:

A. Structures that are no more than two and one-half feet above the ground are allowed in side and rear building setbacks. Handrails required by the IBC/IRC are not included in the maximum height.

B. On lots that slope down from the street, vehicular or pedestrian entry bridges that are no more than two and one-half feet above the average sidewalk elevation are allowed in all building setbacks; and

C. Stairways and wheelchair ramps that lead to one entrance on the street-facing facade of a building are allowed in street setbacks.

4. Covered Accessory Structures.
Covered accessory structures are items such as greenhouses, storage buildings (not used to cover motor vehicles), sheds, covered decks, covered porches, gazebos, and covered recreational structures.

a. Setback Standard.
Covered accessory structures are not allowed in the required front ((~~and side~~)) building setbacks. Covered accessory structures are not allowed in the required side building setback without a signed waiver from the neighboring property owner.

5. Detached Accessory Structures.
Detached accessory structures are garages, carports, and other structures utilized to cover motorized vehicles.

a. Setback Standard.
A detached accessory structure is not allowed in the front building setback. A detached accessory structure is not allowed in the required side building setback without a signed waiver from the neighboring property owner. A detached accessory structure that has an entrance, which faces a street, is required to be setback twenty feet from the property line or from the back of the sidewalk, as stated in Table 17C.110-3.

b. Detached accessory structures may be built to the rear property line, unless parking in front of the structure is proposed, then the structure

is required to be built a minimum of eighteen feet from the edge of the alley tract, easement, or right-or-way.

6. Attached Accessory Structures.
Accessory structures are garages, carports or other structures utilized to cover motorized vehicles that are connected by a common wall to the primary structure.

a. Setback Standard.
An attached accessory structure is not allowed in the front building setback. An attached accessory structure that has an entrance which faces a street is required to be setback twenty feet from the property line as stated in Table 17C.110-3.

b. Attached accessory structures may be built to within five feet of the rear property line, unless parking in front of the structure is proposed, then the structure is required to be built a minimum of eighteen feet from the edge of the alley tract, easement or right-or-way.

D. Building Coverage.

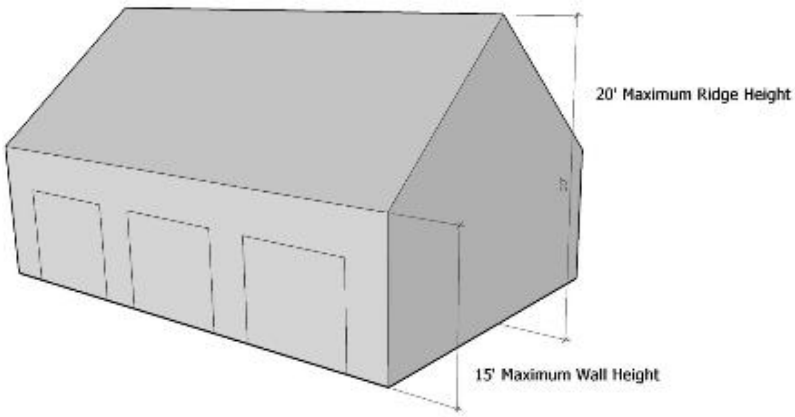
1. Except as provided in subsection (2) of this subsection (D), ((~~The~~)) the combined building coverage of all detached accessory structures and covered accessory structures may not exceed fifteen percent of the total area of the site, and when combined with all other structures on-site shall not exceed the maximum building coverage of the base zone.

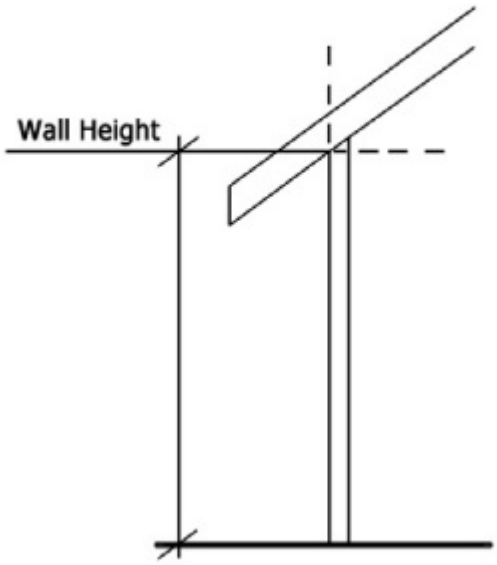
2. On lots smaller than five thousand five hundred square feet with an accessory dwelling unit, combined building coverage of all detached accessory structures and covered accessory structures may not exceed twenty percent of the total area of the site, and when combined with all other structures on-site shall not exceed the maximum building coverage of the base zone.

E. Building Height.
The building height of detached accessory structures and covered accessory structures is listed in Table 17C.110-3. Accessory structures, which contain an ADU over a garage, are subject to the height limitations in chapter 17C.300 SMC, Accessory Dwelling Units.

TABLE 17C.110.225-1 **MAXIMUM HEIGHT – DETACHED ACCESSORY BUILDING [1]**	
Maximum Wall Height [2]	15 ft.
Maximum Roof Height [3]	20 ft.
[1] Cannot include living area, nor any storage areas with a ceiling height of six-feet eight-inches or greater. [2] The height of the lowest point of the roof structure intersects with the outside plane of the wall. [3] The height of the ridge of the roof. See “Example A” below.	

Example A




Wall Height

17C.300.100 General Regulations

A. Where the Regulations Apply.
Attached and detached accessory dwelling units are permitted in the RA through RHD zones, including planned unit developments, subject to the limitations of subsection (B) of this section.

B. Limitation.

((~~1. One ADU is allowed per lot as an accessory use in conjunction with a detached single-family residence.~~

~~2. A detached ADU must either be combined with a garage or shall be the only detached structure in the rear yard setback area.~~

~~3. Detached~~)) One accessory dwelling ((~~units are~~)) unit is allowed per lot in the RA, RSF, RTF, RMF, and RHD zones subject to the development standards of the underlying zoning district.

Section _. That SMC 17C.300.110 is amended to read as follows:

17C.300.110 Criteria

((~~A. Minimum Lot Size.~~
~~The minimum lot size for ADU is five thousand square feet.~~))
((~~B.~~)) A. ((~~ADU Minimum and~~)) Maximum Size.

1. Internal ADU.
Before the establishment of an internal ADU the ((~~footprint~~)) floor area of the principal structure, excluding an attached garage, must be not less than eight hundred square feet.

a. The ((~~size~~)) internal ADU shall contain no more than two bedrooms and the floor area of the internal ADU must be ((~~not less than two hundred fifty square feet and~~)) not more than eight hundred square feet, excluding any related garage area.

b. The conversion of an existing interior basement or attic space of a principal structure into an ADU may exceed the maximum floor area for an internal ADU specified in subsection (1)(a) of this subsection.

2. Detached ADU.
a. The maximum detached ADU size is subject to building coverage per SMC 17C.300.130(B)(3) and floor area ratio per subsection (3) of this subsection (A); and

b. A detached ADU shall not exceed ((~~six hundred square feet~~)) seventy-five percent of the floor area of the principal structure, or eight hundred sixty-four square feet of floor area, whichever is greater.

3. FAR.

a. The ~~square footage~~ floor area of an ADU, excluding any garage, is counted as part of the floor area ratio (FAR). ((~~Internal ADUs may not exceed fifty percent of the total square footage of the principal structure's building footprint.~~))

b. To offer greater flexibility in integrating an ADU on smaller lots, the maximum allowable FAR may be increased to 0.6 on lots smaller than seven thousand two hundred square feet in area, with an ADU, and to 0.7 on lots smaller than five thousand square feet in area with an ADU.

((~~C.~~)) B. Occupancy for Short-Term Rentals.

((~~One~~)) Where a lot with an ADU also has a Short-Term Rental under chapter 17C.316 SMC, one of the dwelling units ((~~in the structure or~~)) on the lot shall be occupied by one or more owners of the property as the owner's permanent and principal residence. The owner-occupant must occupy the owner-occupied dwelling unit for more than six months of each calendar year. The owner-occupant may not receive rent for the owner-occupied dwelling unit. If a complaint that an owner has violated these requirements is filed, the owner shall:

1. submit evidence to the director showing good cause, such as a job dislocation, sabbatical leave, education or illness, for waiver of this requirement for up to one year absence from the property. Upon such showing the director may waive the requirement;

2. re-occupy the structure; or

3. remove the accessory dwelling unit.

Section _. That SMC 17C.300.120 is amended to read as follows:

17C.300.120 Application Procedures

A. Application.

Any property owner seeking to establish an ADU must obtain a building permit and a certificate of occupancy from the building services department.

B. Covenants.

((~~A~~)) Where a lot with an ADU also has a Short-Term Rental under chapter 17C.316 SMC, a covenant and deed restriction identifying the ADU and limitations of occupancy and ownership is required to be recorded and filed with

the Spokane county auditor's office. A copy of the recorded covenant must be provided to the City of Spokane planning and economic development services department prior to the issuance of a building permit or safety inspection.

Section _. That SMC 17C.300.130 is amended to read as follows:

17C.300.130 Development Standards

A. Development Standards – Requirements for All Accessory Dwelling Units.
All accessory dwelling units must meet the following:

1. Creation.
An accessory dwelling unit may only be created through the following methods:

a. Converting existing living area, attic, basement or garage.

b. Adding floor area.

c. Constructing a detached accessory dwelling unit on a site with an existing house, attached house or manufactured home ((~~; or~~)) .

d. Constructing a new house, attached house or manufactured home with an internal or detached accessory dwelling unit.

e. In the RTF, RMF, or RHD zone, constructing an attached or detached accessory dwelling unit on a site with any existing or new principal structure. All new structures and additions shall comply with all applicable building, fire, and engineering standards.

2. Number of Residents.
The total number of individuals that reside in both units may not exceed ((~~the number that is allowed for a household~~)) any lawful limits on occupant load per square foot or generally applicable health and safety provisions as established by applicable building or fire code, as provided in RCW 35.21.682.

((~~3. Other Uses.~~
~~An accessory dwelling unit is prohibited on a site with a home occupation.~~))

((~~4.~~)) 3. Location of Entrances for Internal ADUs.
Only one entrance may be located on the facade of the ((~~house, attached house or manufactured home~~)) principal structure facing the street, unless the ((~~house, attached house or manufactured home~~)) principal structure contained additional entrances before the accessory dwelling unit was created. An exception to this regulation is entrances that do not have access from the ground such as entrances from balconies or decks.

((~~5.~~)) 4. Parking.

a. Studio and one-bedroom ADUs require no additional parking. One additional off-street parking space is required for the accessory dwelling unit with more than one bedroom, plus one per bedroom after two bedrooms. Existing required parking for the ((~~house, attached house or manufactured home~~)) principal structure must be maintained ((~~or replaced on-site~~)).

b. As an exception to subsection (a), no additional off-street parking space is required for the ADU within one-quarter-mile of stops for a bus or other transit mode providing actual fixed route service at intervals of no less frequently than fifteen minutes for at least five hours during the peak hours of operation on weekdays, defined as a major transit stop under RCW 36.70A.696.

((~~6. Exterior Finish Materials.~~
~~The exterior finish material must be the same or visually match in type, size, and placement the exterior finish material of the house, attached house or manufactured home.~~))

~~7. Roof Pitch.~~
~~The roof pitch must be the same as the predominant roof pitch of the house, attached house or manufactured home.~~

~~8. Trim.~~
~~Trim must be the same in type, size and location as the trim used on the house, attached house or manufactured home.~~

~~9. Windows.~~
~~Windows must match those in the house, attached house or manufactured home in proportion (relationship of width to height) and orientation (horizontal or vertical). This standard does not apply when it conflicts with building code regulations.~~))

B. Additional Development Standards for Detached ADUs.

1. Setbacks.
((~~The~~)) Except for conversion of existing accessory structures, the accessory dwelling unit must be ((~~at least~~)):

((~~a. sixty feet from the front lot line; or~~

~~b. six feet behind the house, attached house or manufactured home;~~))

((~~c.~~)) a. as specified for ((~~rear and side yard~~)) setbacks in Table 17C.110-3 for ((~~primary structures for attached ADUS and~~)) accessory structures ((~~for detached ADUs.~~)); and

b. in conformance with the forty-five degree setback plane:

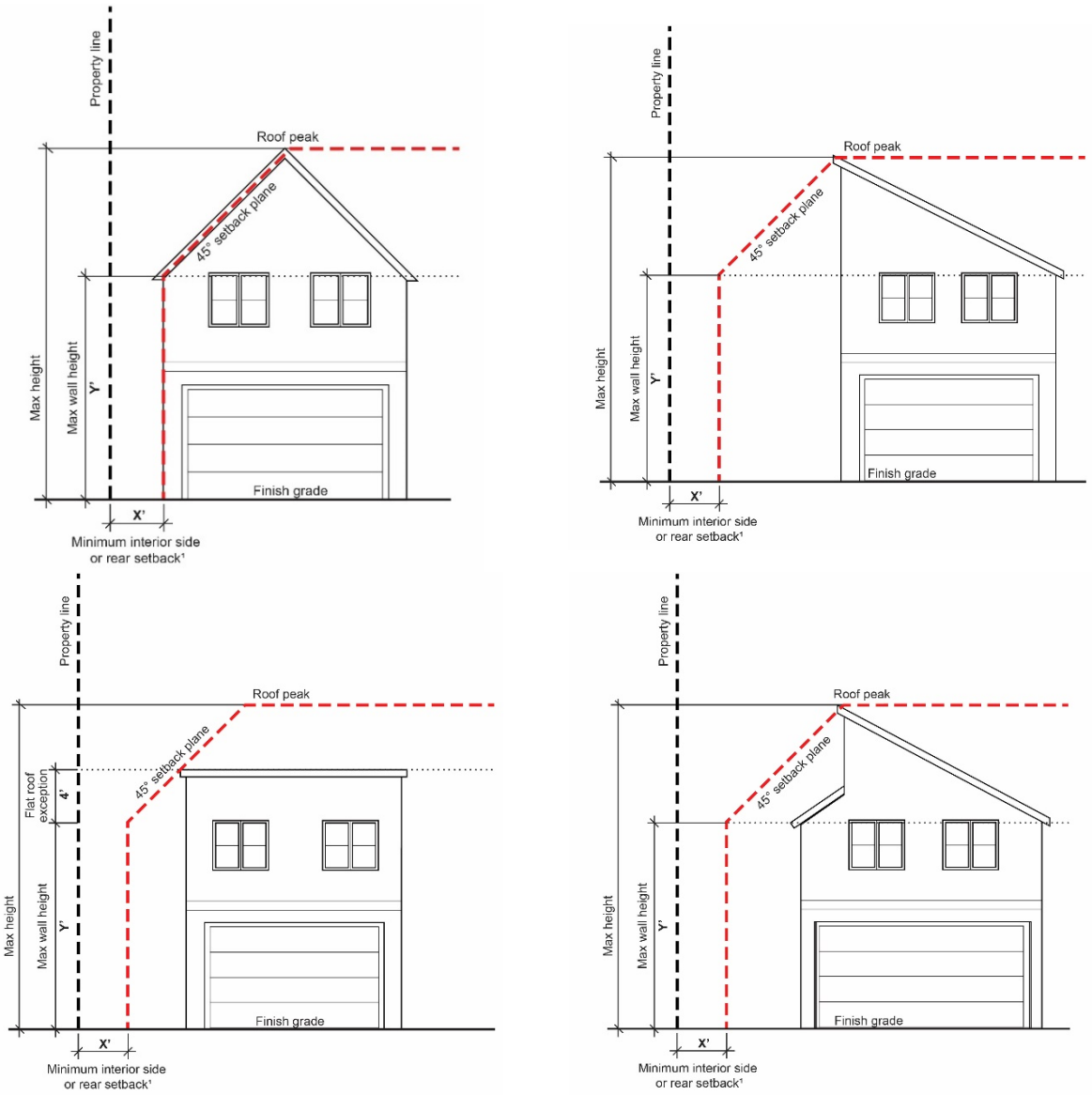
i. The forty-five degree setback plane is measured at the maximum wall height listed in Table 17C.300-1, from the interior side lot line setback, or rear setback without an alley, as listed in Table 17C.110-3 for accessory structures. The setback plane does not apply on side or rear setbacks measured from alley or street lot lines.

ii. The setback plane increases at a forty-five degree angle away from the interior side and rear lot lines without an alley, up to the maximum roof height in Table 17C.300-1. See Figure 17C.300-A for examples.

iii. No portion of the accessory dwelling unit may project beyond the forty-five degree setback plane described in this subsection, except for the roof structure and minor extensions allowed by SMC 17C.110.220(C)(1).

iv. The setback may be reduced to zero feet with a signed waiver from the neighboring property owner. In that case, the forty-five degree setback plane would be measured from the maximum wall height and the property line.

Figure 17C.300-A. Setback Plane [1]



[Note: Add the four graphics above.]

[1] The setback plane does not apply on side setbacks or rear setbacks measured from alley lot lines or street lot lines.

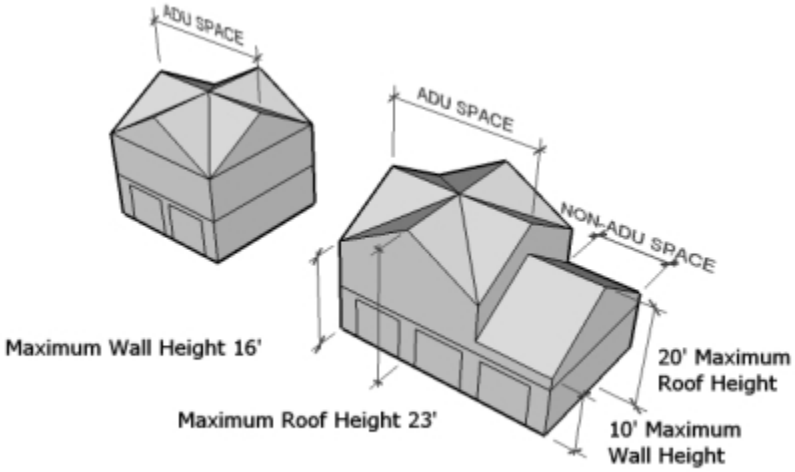
2. Height.
The maximum height allowed for a detached accessory dwelling unit is shown in Table 17C.300-1. A detached ADU over a detached accessory structure with flat or terraced roof forms with slopes of less than 3:12 that conform to the fort[y-five-degree setback plane in subsection (B)(1)(b) of this section may be granted a wall height exception up to four feet.

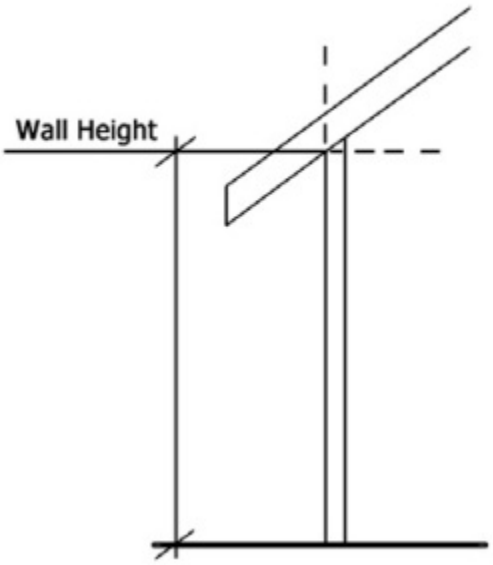
TABLE 17C.300-1
MAXIMUM ROOF AND WALL HEIGHT

	Maximum Height – Detached Accessory Building Attached to an ADU or Detached ADU [1]	**Maximum Height – Detached ADU Over a Detached Accessory Structure**
Maximum Wall Height [2]	10 ft.	((~~16~~)) 17 ft.
Maximum Roof Height [3]	20 ft.	((~~23~~)) 25 ft.

[1] Detached accessory structures cannot include living area, nor any storage areas with a ceiling height of six-feet eight-inches or greater.
[2] The height of the lowest point of the roof structure intersects with the outside plane of the wall.
[3] The height of the ridge of the roof.
See "Figure ((~~A~~)) 17C.300-B" below.

Figure ((~~A~~)) 17C.300-B





3. Bulk Limitation.
The building coverage for the detached accessory dwelling unit may not be larger than the building coverage of the ((~~house, attached house or manufactured home~~)) principal structure.

a. ((~~The~~)) On lots five thousand five hundred square feet or larger, the combined building coverage of all detached accessory structures may not exceed fifteen percent of the total area of the site.

b. On lots smaller than five thousand five hundred square feet, the combined building coverage of all detached accessory structures may not exceed twenty percent of the total area of the site.

4. Conversion of Existing Detached Accessory Structures.
a. In RA through RTF zones, conversion of an existing detached accessory structure that is in a front building setback required by Table 17C.110-3 is not allowed. Conversion of an existing detached accessory structure that is in a rear or side building setback is allowed as provided by SMC 17C.110.220, Setbacks, and SMC 17C.110.225, Accessory Structures.

b. In RMF through RHD zones, conversion of an existing detached accessory structure that is in a front building setback required by Table 17C.110-3 is not allowed. Conversion of an existing detached accessory structure that is in a rear or side building setback is allowed as provided by SMC 17C.110.220, Setbacks, and SMC 17C.110.225, Accessory Structures.

c. If the accessory dwelling unit is proposed for an existing detached accessory structure that meets any of the standards of subsections (((~~(A)(6) through (9) and~~)) (B)(2) and (3) of this section, alterations that will move the structure out of conformance with the standards that are met are not allowed.

d. If the accessory dwelling unit is proposed as a conversion of an existing detached accessory structure or a portion of the building, and ((~~the existing detached accessory structure does not meet the standards of subsections (A)(6) through (9) of this section, the structure is exempt from those standards. If~~)) any floor area is added to the existing detached accessory structure to accommodate an ADU, then the entire structure must meet the ((~~standards of subsections (A)(6) through (9) of this section and the~~)) underlying zoning development standards.

C. Utilities and Addressing.
The ADU must utilize those municipal utilities and address established for the principal dwelling unit.

D. Code Compliance.
The ADU must meet all technical code standards of this title including building, electrical, fire, and plumbing code requirements and permits.

Section _. That SMC 17C.300.140 is amended to read as follows:

17C.300.140 ADU Expiration

A. Transfer.
((~~An~~)) In the case where a lot with an ADU also has a Short-Term Rental under chapter 17C.316 SMC, an ADU permit is not transferable to any other property or any other person except to the new owner of the subject property when the property will be owner occupied.

B. Expiration.
Approval of an ADU expires when the:

1. accessory dwelling unit is altered and is thus no longer in conformance with the plans approved by the building services department; or

2. property ceases to maintain the required off-street parking spaces for the accessory and principal dwelling units; or

3. in the case where a lot with an ADU also has a Short-Term Rental under chapter 17C.316 SMC, legal titleholder of the property ceases to own and reside in either the principal or the accessory dwelling unit.

DRAFT TEXT
Short Plat Notification
Spokane Municipal Code Title 17G Administration and Procedures

17G.060.100 Notice of Application A-26
17G.060T.003 Table 17G.060-3 Type of Public Notice Required / Project Permit Review Process A-26
17G.060.130 Public Comment Period A-29
17G.080.040 Short Subdivisions A-29

Section __. That SMC section 17G.060.100 is amended to read as follows:

17G.060.100 Notice of Application

Within fourteen days of the issuance of a determination of a complete application, a notice of application shall be provided for Type I, II and III project permit applications in accordance with this section (RCW 36.70B.110.2), except that notice of application is not required for short subdivision applications involving minor engineering review as defined in SMC 17G.080.040(C)(2). The notice of application shall follow the public notice requirements contained in SMC 17G.060.110 through 17G.060.120. The notice of application may be combined with the notice of public hearing, if a hearing has been scheduled by notice of application. The date, time, place and type of hearing, SEPA determination and SEPA appeal deadline (using the optional DNS process) are required to be added to the notice of application if this provision is used (RCW 36.70B.110(2)(f)).

Section __. That SMC section 17G.060T.003 is amended to read as follows:

17G.060T.003 Table 17G.060-3 Type of Public Notice Required / Project Permit Review Process

TABLE 17G.060-3
TYPE OF PUBLIC NOTICE REQUIRED / PROJECT PERMIT REVIEW PROCESS
(Click here to view PDF)

Project Permit Type	Notice of Community Meeting	Notice of Application	Notice of Public Hearing	Review Official	City Council Review	Expiration of Permit [1]
Building and Code Enforcement – Type I Application						
Building Permit	No	No	No	Building Official	No	180 days
Grading Permit	No	No	No	Building Official	No	180 days
Demolition Permit	No	No [5]	No [2]	Building Official	No	180 days
Building Permit with SEPA	No	Posted / Legal	No	Building Official	No	180 days

Grading Permit with SEPA	No	Posted / Legal	No	Building Official	No	180 days
Demolition Permit with SEPA	No	Posted / Legal [5]	No	Building Official	No	180 days
Planning Services – Type I Application						
Floodplain with SEPA	Posted / Individual	Posted / Individual	No	Planning Director	No	180 days
Planning Services – Type II Application						
Binding Site Plan	No	Posted / Individual	No	Planning Director	No	5 years
Certificate of Compliance	No	Posted / Individual	No	Planning Director	No	None
Conditional Use Permit	No [3]	Posted / Individual	No	Planning Director	No	3 years
Plans-in-lieu	No	Posted / Individual	No	Planning Director	No	3 years
Shoreline SDP	No	Posted / Individual	No	Planning Director	No	Must Comply with WAC 173-27-90
Short Plat with SEPA	No	Posted / Individual	No	Planning Director	No	5 years
Short Plat with minor engineering review	No	No	No	Planning Director	No	5 years
Short Plat, with SEPA exemption and standard engineering review	No	Individual	No	Planning Director	No	5 years
Planning Services – Type III Application (Hearing Required)						
Certificate of Compliance	Posted / Individual	Posted / Individual	Posted / Individual	Hearing Examiner	No	None
Conditional Use Permit	Posted / Individual	Posted / Individual	Posted / Individual	Hearing Examiner	No	3 years

Floodplain Variance	Posted / Individual	Posted / Individual	Posted / Individual	Hearing Examiner	No	3 years
Long Plat	Posted / Individual	Posted / Individual	Newspaper / Posted / Individual	Hearing Examiner	No	5 years
Plans-in-lieu	Posted / Individual	Posted / Individual	Posted / Individual	Hearing Examiner	No	3 years
PUD	Posted / Individual	Posted / Individual	Posted / Individual	Hearing Examiner	Yes	5 years [4]
Rezone	Posted / Individual	Posted / Individual	Posted / Individual	Hearing Examiner	Yes	3 years
Shoreline CUP	Posted / Individual	Posted / Individual	Posted / Individual	Hearing Examiner	No	Must Comply with WAC 173-27-90
Shoreline Variance	Posted / Individual	Posted / Individual	Posted / Individual	Hearing Examiner	No	Must Comply with WAC 173-27-90
Skywalk	Posted / Individual	Posted / Individual	Posted / Individual	Hearing Examiner	Yes	2 years
Variance	Posted / Individual	Posted / Individual	Posted / Individual	Hearing Examiner	No	3 years

Notes:

[1] Approval expires after the specified time if no permit to develop the project is issued by the City of Spokane or building permit expires without completion of the improvements.

[2] Public Hearing is required if the structure is on the National Historic Register.

[3] Conditional Use Permits required under SMC 17C.110.110, Limited Use Standards for Religious Institutions and Schools, will complete posted/individual notification requirements for a Community Meeting.

[4] If a PUD is approved together with a preliminary plat, the expiration date for the PUD shall be the same as the expiration date of the preliminary plat.

[5] Applications for demolition permits for the demolition of an entire building or structure shall, in addition to any applicable requirements under chapter 43.21C RCW, be subject to a ten day review and comment period. This review and comment period shall run concurrently with any other applicable notice and comment period. Following receipt of such applications, copies shall be forwarded to the individual(s) designated pursuant to SMC 4.27.010(D) to receive written notice on behalf of the neighborhood council in which the building or structure is located, at the address for such neighborhood council designee(s) that is on file with the department. Any comments submitted to the department by the neighborhood council during this review and comment period shall be provided to the applicant prior to issuing the demolition permit.

Section __. That SMC section 17G.060.130 is amended to read as follows:

17G.060.130 Public Comment Period

A. The public comment period for Type I, II, and III applications is fifteen days, except short subdivision applications with minor engineering review as provided in SMC 17G.080.040(C)(2) shall have no public comment period.

B. The public comment period for a shoreline substantial development permit, shoreline conditional use, or shoreline variance shall be thirty days.

C. The public comment period for a shoreline substantial development permit for limited utility extensions and bulkheads shall be twenty days (WAC 173-27-120).

D. The longest public comment period shall prevail.

Section __. That SMC section 17G.080.040 is amended to read as follows:

17G.080.040 Short Subdivisions

A. Predevelopment Meeting

A predevelopment meeting is required if the proposal is located in the central business district, unless waived by the director, and is recommended for all other proposals prior to submittal of the application. The purpose of a predevelopment meeting is to acquaint the applicant with the applicable provisions of this chapter, minimum submission requirements and other plans or regulations, which may impact the proposal.

B. Preliminary Short Plat Application and Map Requirements

1. Applications for approval of a preliminary short subdivision shall be filed with the director. All applications shall be submitted on forms provided for such purpose by the department. The director may waive specific submittal requirements determined to be unnecessary for review of the application. The application shall include the following:

   a. The general application.

   b. The supplemental application.

   c. The environmental checklist, if required under chapter 17E.050 SMC.

   d. Title report no older than thirty days from issuance from the title company.

   e. The filing fees as required under chapter 8.02 SMC.

   f. The required number of documents, plans or maps drawn to a minimum scale of one inch equals one hundred feet, on a sheet

twenty-four by thirty-six inches, as set forth in the application checklist.

g. A written narrative identifying consistency with the applicable policies, regulations and criteria for approval of the permit requested; and

h. Additional application information which may be requested by the permitting department and may include, but is not limited to, the following: geotechnical studies, hydrologic studies, critical area studies, noise studies, air quality studies, visual analysis and transportation impact studies.

i. One copy of the predevelopment conference notes (if applicable); and

j. One copy of the notification district map.

2. Contents of Preliminary Short Plat Map

The preliminary short plat shall be prepared by a land surveyor and shall show the following:

a. Plat name and the name of any subdivision to be replatted.

b. The name, mailing address and phone number of the owner and the person with whom official contact should be made regarding the application.

c. Surveyor’s name, mailing address and phone number.

d. Legal description.

e. Section, township and range.

f. Vicinity map.

g. North arrow, scale and date.

h. Datum plane.

i. Acreage.

j. Number of lots and proposed density.

k. Zoning designation.

l. The boundary lines of the proposed subdivision.

m. City limits and section lines.

n. Park or open space (if proposed).

o. Existing topography at two-foot maximum interval.

p. The boundaries and approximate dimensions of all blocks and lots, together with the numbers proposed to be assigned each lot and block, and the dimensions, square footage and acreage of all proposed lots and tracts.

q. Proposed names of streets.

r. The location and widths of streets, alleys, rights-of-way, easements (both public and private), turn around and emergency access, parks and open spaces.

s. Conditions of adjacent property, platted or unplatted, and if platted, giving the name of the subdivision. If the proposed short plat is the subdivision of a portion of an existing plat, the approximate lines of the existing plat are to be shown along with any and all recorded covenants and easements.

t. The names and address of the record owners and taxpayers of each parcel adjoining the subdivision.

u. Indicate any street grades in excess of eight percent.

v. The location and, where ascertainable, sizes of all permanent buildings, wells, wellhead protection areas, sewage disposal systems, water courses, bodies of water, flood zones, culverts, bridges, structures, overhead and underground utilities, railroad lines, and other features existing upon, over or under the land proposed to be subdivided, and identifying any which are to be retained or removed.

w. Proposed one-foot strips for right-of-way conveyed to the City, in cases where a proposed public street or alley abuts unplatted land.

x. If a body of water forms the boundary of the plat, the ordinary high water mark as defined in chapter 90.58 RCW.

y. Critical areas as defined in chapters 17E.020, 17E.030, 17E.070 and 17G.030 SMC.

z. Significant historic, cultural or archaeological resources; and

aa. If the proposal is located in an irrigation district, the irrigation district name.

C. Review of Preliminary Short Plat

1. The application shall be reviewed in accordance with the procedures set forth in chapter 17G.060 SMC for a Type II application, except an application that meets the requirements for minor engineering review as provided in subsection (2) of this section shall be excluded from the public notice requirements contained in SMC 17G.060.110 through 17G.060.120 and public comment period under SMC 17G.060.130.

2. Minor Engineering Review.
A preliminary short plat application may qualify for a minor engineering review if it meets all of the following conditions:

a. The application is categorically exempt from chapter 43.21C RCW (SEPA);

b. There is direct water and sewer main lot frontage on an existing and improved public right-of-way;

c. No extensions of public water, sewer, or other utility services will be needed;

d. No public easements for water, sewer, or other utility service exists on the lot; and

e. The lot is not situated in a Special Drainage District as defined in SMC 17D.060.130.

D. Public Notice

All public notice of the application shall be given in accordance with the procedures set forth in chapter 17G.060 SMC for a Type II application, except a short plat that meets the requirements for minor engineering review as provided in subsection (C)(2) of this section shall not require a notice of application.

E. Preliminary Short Plat Approval Criteria

Prior to approval of a short plat application, the director shall find the application to be in the public use and interest, conform to applicable land use controls and the comprehensive plan of the City, and the approval criteria set forth in chapter 17G.060 SMC. The director has the authority to approve or disapprove a proposed preliminary short plat under the provisions of this chapter, subject to appeal as provided in chapters 17F.050 and 17G.060 SMC.

F. Final Short Plat Review Procedure

1. The subdivider shall submit to the director for review the following:
   a. A final short plat, prepared by a registered land surveyor licensed in the state of Washington, consistent with the approved preliminary short plat.
   b. A title report less than thirty days old confirming that the title of the lands as described and shown on said plat is in the name of the owners signing the certificate or instrument of dedication.
   c. Covenants, conditions and restrictions, if applicable; and
   d. Fees pursuant to chapter 8.02 SMC.
2. Within thirty days, unless the applicant has consented to a longer period of time, of receipt of a proposed final short plat, the director shall review the plat for conformance with all conditions of the preliminary short plat approval, the requirements of this chapter and that arrangements have been made to insure the construction of required improvements. If all such conditions are met, the director shall approve the final short plat and authorize the recording of the plat. If all conditions are not met, the director shall provide the applicant in writing a statement of the necessary changes to bring the final short plat into conformance with the conditions.

a. If the final short plat is required to be resubmitted, the subdivider is required to provide the following:

b. A cover letter addressing the corrections, additions or modifications required.

c. Title report no older than thirty days from issuance of a title company conforming that the title of the lands as described and shown on said plat is in the name of the owners signing the certificate or instrument of dedication; and

d. The required number of copies of the corrected finals short plat map.

3. If the final short plat is approved, the surveyor causes the plat to be signed by the Spokane county treasurer and file of record with the Spokane county auditor. The surveyor is required to file the appropriate number of mylar and bond copies of the recorded short plat with the director.

G. Final Short Plat Map Requirements

The subdivider shall submit to the director a final short plat in the same form and with the same content as the preliminary short plat, as provided in subsections (B)(1) and (2) of this section, with the following exceptions or additional requirements:

1. A final short plat shall contain all the information required of the preliminary plat, except the following:

a. Show existing buildings.

b. Show existing utility lines and underground structures.

c. Show the topographical elevations; or

d. Contain the names and addresses of adjoining landowners.

2. The final short plat shall include the following:

a. Surveyor’s certificate, stamp, date and signature, as follows:

The following land surveyor’s certificate to be shown on each sheet of the plat: "I, _____ registered land surveyor, hereby certify the plat of_____, as shown hereon, is based upon actual field survey of the land described and that all angles, distances, and courses are correctly shown and that all non fronting lot corners are set as shown on the plat. Monuments and fronting lot corners shall be set upon completion of the utility and street improvements.

Signed _____(Seal)"

b. A certification by the city treasurer, as applicable:

i. “I hereby certify that the land described by this plat, as of the date of this certification, is not subject to any local improvement assessments. Examined and approved, this _____ day of _____, 20__.

_____
City of Spokane Treasurer"

ii. "I hereby certify that the land described by this plat, as of the date of this certificate, is not subject to any delinquent local improvement assessment. Future installments, if any, shall remain due and payable and it shall be the responsibility of the owners to initiate the segregation of the LID assessment. Examined and approved, this ____ day of _____, 20__.

_____
City of Spokane Treasurer"

iii. "A preliminary local improvement assessment exists against this property. It shall be the responsibility of the owner's to initiate the segregation of the LID assessment. After this assessment is finalized, it shall be due and payable. Examined and approved this _____ day of _____, 20__.

_____
City of Spokane Treasurer"

c. The certification by the planning director, as follows:

"This plat has been reviewed on this _____ day of _____, 20__ and is found to be in full compliance with all the conditions of approval stipulated in the Hearing Examiner's/Planning Director's approval of the preliminary plat # - -PP/SP.

_____
City of Spokane Planning Director"

d. The certification by the city engineer, as follows:

"Approved as to compliance with the survey data, the design of public works and provisions made for constructing the improvements and permanent control monuments this _____ day of _____, 20__.

_____
City of Spokane Engineer"

e. The certification by the Spokane county treasurer, as follows:

"I hereby certify that the land described in this plat, as of the date of this certification, is not subject to any outstanding fees or assessments. Examined and approved _____ day of _____, 20__.

_____
Spokane County Treasurer"

f. The certification by the Spokane county auditor on each page of the final short plat including the time, date, book and page number of the recording of the final mylar.

g. Signature of every owner certifying that:

i. the plat is made with the free consent and in accordance with the desires of the owners of the land;

ii. the owners are the owners of the property and the only parties having interest in the land and is not encumbered by any delinquent taxes or assessments;

iii. the owners adopt the plan of lots, blocks and streets shown;

iv. owner dedicates to the City and the City's permittees the easements shown for utilities and cable television purposes;

v. owner dedicates to the City the streets, alleys and other public places, including slope and construction easements and waives all claims for damages against any governmental authority including, without limitation, the City which may be occasioned to the adjacent land by the establishment, construction, drainage and maintenance of any public way so dedicated; and

vi. owner conveys to the City as general City property the buffer strips adjoining unplatted property.

h. The drawing shall:

i. be a legibly drawn, printed or reproduced permanent map;

ii. if more than one sheet is required, each sheet shall show sheet numbers for the total sheets;

iii. have margins that comply with the standards of the Spokane county auditor;

iv. show in dashed lines the existing plat being replatted, if applicable;

v. show monuments in accordance with SMC 17G.080.020(H)(1);

vi. include any other information required by the conditions of approval; and

vii. include any special statements of approval required from governmental agencies, including those pertaining to flood hazard areas, shorelines, critical areas and connections to adjacent state highways.

H. Filing.

Once the final plat has been reviewed, approved and signed by the applicable departments, the applicant shall file the final short plat with the county auditor within ten days of approval. No permits shall be issued for a proposed lot until the required conformed copies of the short plat have been submitted to the planning services department.

I. Redivision.

No land within the boundaries of a short subdivision may be further divided in any manner which will create additional lots within a period of five years except by subdivision in accordance with SMC 17G.080.050.

EXHIBIT B - SEPA DETERMINATION OF NON-SIGNIFICANCE

NONPROJECT DETERMINATION OF NONSIGNIFICANCE

FILE NO(s): Shaping Spokane Housing – Residential Development Code Revisions

PROPONENT: City of Spokane

DESCRIPTION OF PROPOSAL:
Following adoption of the Spokane Housing Action Plan (Res. 2021-0062), the City has initiated a series of text amendments that enact Housing Action Plan strategies to encourage construction of more housing, and increase affordability and housing variety. These amendments are being adopted in order to implement the Legislature's recommended actions outlined by RCW 36.70A.600(1) in order to increase residential building capacity. Per the provisions of RCW 43.21C.495 State Environmental Policy, this action is not subject to administrative or judicial appeals, as this action is taken expressly to implement provisions of RCW 36.70A.600 "Increasing residential building capacity."

This proposal will amend Spokane Municipal Code (SMC): Section 17C.110.200, Lot Size, and 17C.110.225, Accessory Structures; and Chapter 17C.300, Accessory Dwelling Units, specifically Sections 17C.300.100, 17C.300.110, 17C.300.120, 17C.300.130, and 17C.300.140. Additional amendments are being made to short plat notification requirements revising Sections 17G.060.100, 17G.060T.003, 17G.060.130, and 17G.080.040; which are procedurally exempt from SEPA review per WAC 197-11-800(19). The exact amendments to the code are available online at the following address: ShapingSpokaneHousing.com.

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: This proposal has a City-wide impact

LEAD AGENCY: City of Spokane

DETERMINATION:
The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

[ ] There is no comment period for this DNS.

[ ] This DNS is issued after using the optional DNS process in section 197-11-355 WAC. There is no further comment period on the DNS.

[**X**] This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for at least 14 days from the date of issuance (below). **Comments regarding this DNS must be submitted no later than 12:00 p.m. on May 11, 2022 if they are intended to alter the DNS.**

****

Responsible Official: Spencer Gardner **Position/Title:** Director, Planning Services

Address: 808 W. Spokane Falls Blvd., Spokane, WA 99201 **Phone:** 509-625-6097

Date Issued: April 25, 2022 **Signature**:

****

APPEAL OF THIS DETERMINATION:

Per the provisions of RCW 43.21C.495 State Environmental Policy, **this action is not subject to administrative or judicial appeals**, as this action is taken expressly to implement provisions of RCW 36.70A.600 "Increasing residential building capacity." RCW 43.21C.495 states that amendments to development regulations or comprehensive plans to implement certain portions of RCW 36.70A.600 may not be appealed.

Date	Name/Event
11/10/2021	Plan Commission workshop
11/11/2020	City Council study session
11/18/2021	Land Use Committee of the Community Assembly
12/8/2021	Plan Commission workshop
12/17 & 12/22/2021	Winter Market at Riverfront Park (approximately 120 visitors)
1/6/2022	Community Assembly
1/12/2022	Plan Commission workshop
1/18/2022	Lincoln Heights Neighborhood Council
1/25/2022	Virtual Open House #1 – 29 participants
1/26/2022	Plan Commission workshop
1/27/2022	Virtual Open House #2 – 35 participants
2/9/2022	Plan Commission workshop
2/10/2022	City Council study session
2/17/2022	Land Use Committee of the Community Assembly
2/23/2022	Plan Commission workshop
3/9/2022	Plan Commission workshop
3/23/2022	Plan Commission workshop
4/6, 4/13, 4/20, 4/27/2022	Spring Market at Riverfront Park (approximately 190 visitors)
4/12/2022	University District Development Committee
4/12/2022	West Hills Neighborhood Council
4/13/2022	Plan Commission workshop
4/21/2022	Land Use Committee of the Community Assembly
4/27/2022	Plan Commission workshop
5/05/2022	City Council study session
5/05/2022	Community Assembly

Comment Log and Public Comments

Substantive Public Comments Received - Updated 05/11/2022

	Date	Name	Topic(s)	Page
1	1/14/2022	Todd Sullivan	ADU size, ADU parking, Short-term rentals	3
2	1/20/2022	Ann Wick	ADU roof and material, ADU parking	5
3	1/20/2022	Hype Beast	Code & zoning changes for housing, Other	6
4	1/25/2022	Conor Muirhead	ADU size, ADU parking	11
5	1/27/2022	Vic Plese	Code changes for housing	13
6	1/28/2022	Sally Phillips	ADU parking	15
7	2/6/2022	Toni Sharkey	Code changes for housing, Duplexes	20
8	2/18/2022	Toni Sharkey	SEPA, Short-term rentals, Duplexes, Attached Homes	17
9	2/20/2022	Jim Frank	ADU size, ADU parking, ADU occupancy, Lot Size Transition	22
10	2/22/2022	Craig Hunt	Short-term rentals	26
11	2/27/2022	Jordan Brown	ADU occupancy	27
12	3/3/2022	Paul Knowles	ADUs, ADU occupancy	28
13	3/12/2022	Jeannie Robinson	ADUs, ADA accessability	29
14	3/14/2022	Brad Harland	ADU occupancy	30
15	3/15/2022	Shari Mcevoy	ADUs, ADU occupancy	32
16	3/17/2022	Kate Bitz	Attached Homes, Duplexes	33
17	3/17/2022	Cheri Loveland	SEPA	34
18	3/22/2022	Zach Widmer	ADUs, Short-term rentals, ADU parking	35
19	3/24/2022	Diane Benson	Duplexes, Other	37
20	3/24/2022	Evelyn Popejoy	Short-term Rentals, Code changes for housing	38
21	4/6/2022	Barbara Morrissey	Code changes for housing	39
22	4/6/2022	Tracy Parks	Other	40
23	4/6/2022	John Schram	Short-term rentals, Duplexes, Attached Homes	42-46
24	4/9/2022	Brikjames	Code changes for housing	47
25	4/11/2022	Mary Winkes	ADU parking	49
26	4/14/2022	Phyllis Holmes	Short plat notification	50
27	4/14/2022	Nancy Sazama	Short plat notification, SEPA	52
28	4/15/2022	Robyn Hoffenberg	Short plat notification, SEPA	54
29	4/15/2022	Candace Smallfoot	Short plat notification, SEPA	57
30	4/15/2022	Kevin Stevens	Short plat notification, SEPA	60

EXHIBIT D - PUBLIC COMMENTS

Comment Log and Public Comments

31	4/15/2022	Dick Thiel	Short plat notification, SEPA	64
32	4/16/2022	Karen Carlberg	Short plat notification, SEPA	65-68
33	4/18/2022	Mellisa Donaldson	Short plat notification, SEPA	69
34	4/20/2022	Carmela Conroy	ADU	72
35	4/21/2022	Ryan Hughes	ADU	74
36	4/21/2022	Will Maupin	General Phase 1 Code Topics	75
37	4/21/2022	Mariah McKay	ADU	77-81
38	4/22/2022	Liza Mattana	ADU, Attached Homes, Duplex	82
39	4/22/2022	Alice Galeotti	ADU	83
40	4/22/2022	Darin Watkins	General Phase 1 Code Topics	85
41	4/22/2022	Gene Brake	ADU, STR, Duplex	87
42	4/25/2022	Ben Stuckart (SLIHC)	ADU, Short plat notification, SEPA	89
43	4/26/2022	Carol Tomsic	Duplexes, Attached Homes, Short plat notification	90
44	4/28/2022	Gene Brake	General Phase 1 Code Topics	92
45	5/3/2022	Spokane Regional Continuum of Care	ADU, Short plat notification, SEPA	93
46	5/4/2022	Jim Frank	Lot Size Transition, Short Plat notification, ADU	94
47	5/4/2022	Darin Watkins	Lot Size Transition, Short Plat notification, ADU	99
		Received after May 11 Plan Commission packet was posted on 5/4/2022		
48	5/10/2022	Carol Tomsic	Lot Size Transition	104
49	5/11/2022	Matt Side	Attached Homes, Duplexes, ADUs	105

Beck, Amanda

From: Planning Services Development Code
Sent: Friday, January 21, 2022 3:45 PM
To: Todd Sullivan
Subject: RE: ADU Comments from a Home Builder

Hi Todd,

Thank you for providing public comment concerning the proposed revisions to ADU regulations. This is now part of the public record for the project, and will be shared with the Plan Commission at the public hearing. We really appreciate your insightful and informed comments- in our research we've noticed that trend to increase the size for an ADU.

We are still exploring the range of code alternatives for accessory dwelling units. Plan Commission has another workshop to discuss this as well as duplexes, attached homes, and lot size transitions at their January 26th meeting that begins at 2:00 pm. If you're able or interested in attending, the agenda has the Webex login information. If not, it will be uploaded to the City's Vimeo soon after the meeting.

Thank you,
Amanda

Amanda Beck, AICP | City of Spokane |Assistant Planner II
509-625-6414 | *main* 509-625-6500 | abeck@spokanecity.org |spokanecity.org

---

From: Todd Sullivan <toddsull@live.com>
Sent: Friday, January 14, 2022 9:19 AM
To: Planning Services Development Code <erapsdc@spokanecity.org>
Subject: ADU Comments from a Home Builder

[CAUTION - EXTERNAL EMAIL - Verify Sender]

As a home builder in the Spokane, Coeur d'Alene and Hayden region, we have been designing proposed ADU's in the Kootenai County for the last 2 years.

My recommendations that stem from my experience in Kootenai is as follows:

- Increase ADU size to 1,000. This provides an ADU with 2 bedrooms and 1 bathroom. Our typical ADU design will have on bedroom acting as an office.
- Require the ADU to match the primary home roof system. This will minimize chaotic design and integrate better with the property and neighborhood. If not, you will have shed roof ADU's as it's cheap to build and the result will be sheds in the backyard.
    - Drive around Coeur d'Alene and look at all the ADU's that are negatively impact the aesthetics of the neighborhood.
- Require 1 parking spot on the property. This is important as the ADU will likely become a rental or unit for family. Parking on-street creates havoc and congestion.
- Short term rentals are an issue. Coeur d'Alene has numerous ADU's for the AirBnB market. In the summer, it becomes hectic with parties, crowds, etc. The owners use the ADU's as additional revenue sources. An ADU

within walking distance to the lake can produce $75,000 plus in revenue per year if properly managed. I don't have an opinion if that should be a factor, but it's important to understand.

If interested, I'm always available for comment and discussion.

Thanks,
Todd Sullivan
Sullivan Homes
(208) 755-1017
todd@sullivanhomespnw.com

Sent from Mail for Windows

Beck, Amanda

From: Planning Services Development Code
Sent: Friday, January 21, 2022 3:19 PM
To: ANN Wick
Subject: RE: ADU housing

Hi Ann,

Thank you for providing public comment concerning the proposed revisions to ADU regulations. This is now part of the public record for the project, and will be shared with the Plan Commission for the public hearing once that is scheduled.

We are still exploring the range of code alternatives for accessory dwelling units. Plan Commission has another workshop to discuss this as well as duplexes, attached homes, and lot size transitions at their January 26th meeting that begins at 2:00 pm. If you're able or interested in attending, the agenda has the Webex login information. If not, it will be uploaded to the City's Vimeo soon after the meeting.

Thank you,
Amanda

Amanda Beck, AICP | City of Spokane |Assistant Planner II
509-625-6414 | *main* 509-625-6500 | abeck@spokanecity.org |spokanecity.org

---

From: ANN Wick <TWNANDCNTRY@msn.com>
Sent: Thursday, January 20, 2022 10:07 PM
To: Planning Services Development Code <erapsdc@spokanecity.org>
Subject: ADU housing

[CAUTION - EXTERNAL EMAIL - Verify Sender]

I do not believe allowing different styles and different roof pitches would be a good idea for neighborhoods. It would definitely not allow for neighborhood continuity. In addition by not requiring parking the already overcrowded streets would be worse.

Ann Wick

Sent from Mail for Windows

Beck, Amanda

From: Beck, Amanda
Sent: Friday, January 21, 2022 3:41 PM
To: tmbssoe@gmail.com
Subject: Re: Shaping Spokane Housing Update

Good afternoon,

Thank you for providing public comment concerning the residential development code changes proposed under the Shaping Spokane Housing project. These comments have been added to the public record, and will be shared with the Plan Commission at public hearing.

The seven code changes under consideration are possible within the current Comprehensive Plan framework- they would not require amending things like density, land use categories, or the land use map. Some of your detailed suggestions would require code amendments in conjunction with changes to the Comprehensive Plan, which is the action the City will be taking in the second phase of changes. You are welcome and encouraged to reach out to your City Council Member to discuss these ideas as well, as they consider and collaborate with staff on setting the Plan Commission's work program each year.

We're still working through code alternatives with the Plan Commission. They will be further discussing accessory dwelling units, duplexes, attached homes, and lot size transitions at their January 26th meeting that starts at 2:00 pm. The agenda has the Webex login information if you are able or interested in attending, and the video will be posted to the City's Vimeo account soon after the workshop. Several of the other workshops with Plan Commission discussing these code amendments are available online now.

Thank you,
Amanda

Amanda Beck, AICP | City of Spokane |Assistant Planner II
509-625-6414 | *main* 509-625-6500 | abeck@spokanecity.org |spokanecity.org

FIND US LIKE US FOLLOW US

From: Hype Beast <tmbssoe@gmail.com>
Date: January 20, 2022 at 6:25:58 PM PST
To: "Davis, Kirstin" <kdavis@spokanecity.org>
Subject: Re: Shaping Spokane Housing Update

[CAUTION - EXTERNAL EMAIL - Verify Sender]
k.

Hello, I get and read all the e-mails that you send me. If the city really wants to help development the below items are great but that not your pinch point.

Your pinch point are as follows:

1. Stormwater systems, not being allow to count as open space, or to be used as the 44sf per unit area. People don't typical do stuff outside in bad or cold weather. So the rest of the time it should be an acceptable area to recreate in.

2. Update your Zoning in the City. High density zone should follow your center a corridor codes, but it realty they don't on the south by target you have RSF they between apartments in the county and C2-DC that should RMF. Where there is a school you should have more RMF ground as that is a center by the cities definition. Down by Inland Empire that whole area should be a center and corridor as it is it's own community. Out by Geiger and Sunset Blvd the large area of RSF should be RMF as it is difficult ground between two commercial zones.

3. The City should contemplate extending Barnes road down to pine meadow road you have plans on file to do this. This would fix traffic problems in this area.

4. The area around Salk Middle school and the Indian trail shopping center should be a center and corridor just based on traffic alone.

5. Holy Cross Cemetery should be rezoned to RMF, as it is an adjacent to a large shopping area per the centers and corridor code.

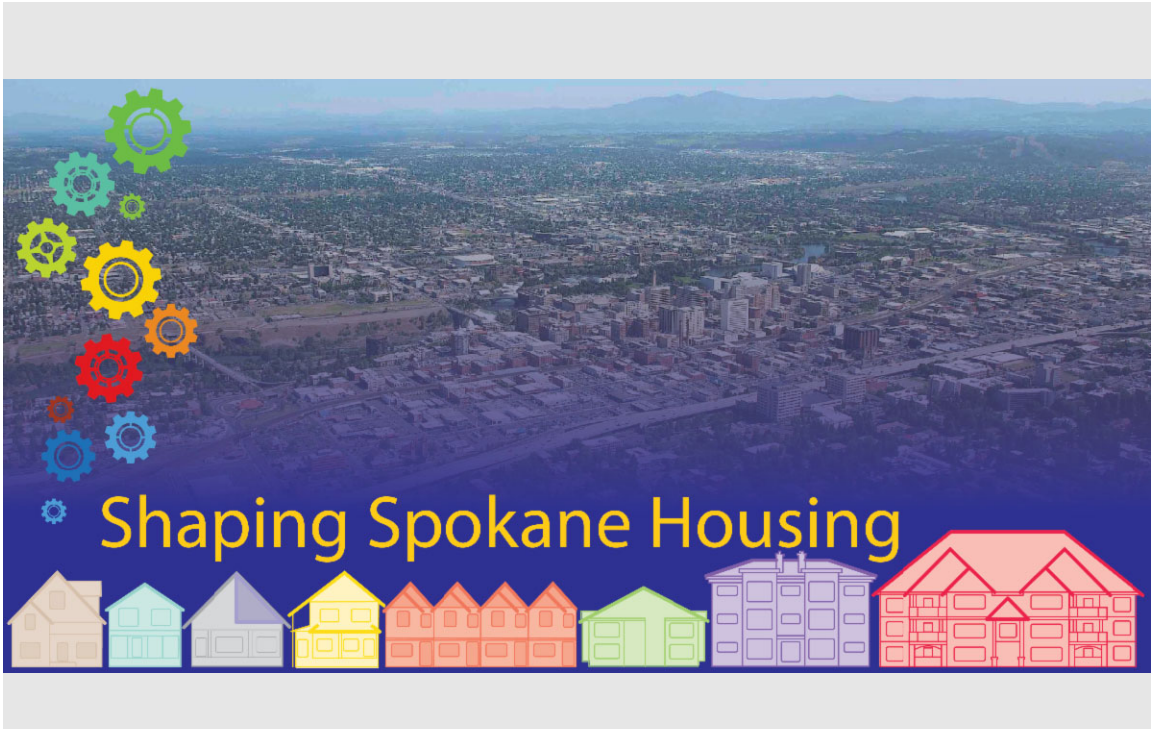
6. Garlands RTF zone should be RMF so that, that area can better support local business by having more population.

7. STA, should only focus on major roads and have short wait times and not have a route every where with horrible wait and transit times. Please note that those bus destroy road are exempt from having the correct number of axials per law based on their vehicle weight.

8. The area east of Esmeralda Gold course should be RMF as it impacts no RSF

Hype Beast

From: City of Spokane Planning <kdavis@spokanecity.org>



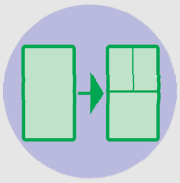
Duplexes in Residential Single Family Zone
Expand the permitted zoning districts and lot types, update design standards to integrate with neighborhood character.

Dear Community Member,

You are receiving this email because you have shown interest in the Housing Action Plan and requested information about housing topics. The 2021 **Housing Action Plan** provided several recommendations and the City planning department has organized them in phases for completion to address the housing crisis.

Accessory Dwelling Units
Increase flexibility of development and design standards for Accessory Dwelling Units (ADU).

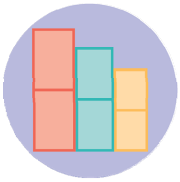
Attached Housing
Encourage infill development, update development and design standards to integrate with neighborhood character.



Short Plat Application Process
Reduce or streamline the notification and commenting requirements.

Short Term Rentals
Expand allowable zones to enable licensing compliance.

Environmental Review Thresholds
Adopt exemption levels as permitted in WAC 197-11-800 to streamline permitting processes, add standards for discovery of historic artifacts.



Lot Size Transition Requirements
Clarify development regulations, and provide additional flexibility for natural topography or critical areas.

Learn More and Ask Questions at a Virtual Open House!
Two virtual public open houses have been scheduled to share information and gather input on the proposals. The City is offering two sessions online and by phone over the Webex meeting platform. Both open house sessions will feature the same content.

VIRTUAL OPEN HOUSE AGENDA

- **Introduction to Residential Development Code Amendment Process** (10 minutes)
- **Accessory Dwelling Units**, **Duplexes** in More Areas, **Attached Housing** and **Lot Size Transition** (10 minutes)
- **Q&A** (30 minutes)
- **Short Subdivisions, Short-Term Rentals, Environmental Review Thresholds** (10 minutes)
- **Q&A** (30 minutes)

Tuesday, Jan. 25
12-1:30 p.m.
Registration

Thursday, Jan. 27
4-5:30 p.m.
Registration

We want your feedback!
You can **review a description of each proposal on the project webpage**, which will be updated as the draft revisions evolve.

- **Provide written comment in email to DevelopmentCode@spokanecity.org**. This email list will be notified regarding additional opportunities for participation.
- **Sign up for email updates and announcements here.**

Plan Commission Workshops
Additionally, two City Plan Commission workshops have been scheduled to review possible revisions to the code. Public hearings have not been scheduled at this time. Please visit the **Plan Commission webpage** to view the Agendas, which contain packet material available for review and instructions for joining the virtual meetings:

- Wednesday, Jan. 12
- Topics: Short Subdivisions up to 9 Lots, Short-Term Rentals, and Environmental Review Thresholds (Minutes will be posted on the webpage soon.)

- Wednesday, Jan. 26 starting at 2:00 PM
- Topics: Accessory Dwelling Units, Duplexes, Attached Housing, and Lot Size Transition Requirements

---

You are receiving this email because you signed up via the Spokane Housing Action Plan website, have been identified as an individual or stakeholder in the discussion, or expressed interest in receiving planning project updates from the City of Spokane. Please feel free to share this email with others who are interested in receiving email announcements about this project. To unsubscribe, please email developmentcode@spokanecity.org.

Unsubscribe ewhipple@whipplece.com

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Try email marketing for free today!

Beck, Amanda

From: Beck, Amanda
Sent: Friday, January 28, 2022 10:59 AM
To: Conor Muirhead
Subject: Re: Comment on ADU changes

Hi Connor,

Thank you for providing public comment concerning the proposed revisions to ADU regulations. This is now part of the public record for the project, and will be shared with the Plan Commission at the public hearing. We really appreciate your comments- in our research we've noticed a trend to increase the size for an ADU.

It's not up on our project webpage just yet, but this week the Plan Commission heard from our consultant on proposals around ADU changes, one of them being to increase the detached ADU size form 600 to 800 square feet. We're also looking at allowing for a floor area ratio bonus that would hopefully help encourage ADU construction as well, in addition to relaxing parking requirements. The recording of the Plan Commission workshop should be uploaded soon, so check back in case you would like to watch it!

If you were able to attend the open house Thursday you might have seen/heard there are people on both sides of the issue concerning parking- some with concerns that it shouldn't be relaxed, and others who see parking requirements as discouraging ADU construction. Your comments on the matter are appreciated.

Thank you,
Amanda

Amanda Beck, AICP | City of Spokane |Assistant Planner II
509-625-6414 | *main* 509-625-6500 | abeck@spokanecity.org |spokanecity.org

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This email is subject to Washington State Public Records Act, Chapter 42.56 RCW, and may therefore be subject to public disclosure.

-----Original Message-----
From: Conor Muirhead muirheadc@gmail.com
Sent: Tuesday, January 25, 2022 10:47 PM
To: Planning Services Development Code erapsdc@spokanecity.org
Subject: Comment on ADU changes

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Hi there,

I just wanted to take a minute to let you all know that I'm very happy you're considering changes around ADU codes, and wanted to emphasize a couple aspects that I hope you'll include in the changes.

Foremost, my hope is that you'll allow for something like a 2-unit ADU to be built in a backyard. At 600 sq. ft each, this could still be done reasonably well on a larger lot.

Second, I hope you'll increase the allowed square footage for detached ADUs, if I'm going through the effort to build a new structure, I'd like it to be large enough to be able to provide a good return on my investment.

Third, I hope that parking requirements will be eased, given that my area utilizes very little street parking, and having some cars on the street feels very reasonable.

Thanks for working on this project, I'm hopeful that we'll be able to make Spokane housing more accessible as a result.

Best,
-Conor Muirhead

Gwinn, Nathan

From: Beck, Amanda
Sent: Friday, January 28, 2022 12:40 PM
To: Vic Plese; Gwinn, Nathan
Subject: RE: Virtual open house - Code Amendments

Hi Vic,

Thank you for attending the Thursday open house for the residential code initiative concerning Shaping Spokane Housing.

We recorded both open house sessions (2nd one will be up on our webpage soon), as well as several past presentations. If you're interested, I highly recommend viewing the Plan Commission workshop from January 12, where we discuss permit processes. The January 26 Plan Commission workshop discussing ADUs/duplexes/etc. from this week will be uploaded to the project page soon- definitely check them out if you have a chance.

If you would like to provide public comment on the project as a whole, or specific code amendments, we would welcome your comments. Please feel free to send those to either Nate or me. Similarly, please encourage other city residents or professionals you know to do the same!

Thank you,
Amanda

Amanda Beck, AICP | City of Spokane |Assistant Planner II
509-625-6414 | *main* 509-625-6500 | abeck@spokanecity.org |spokanecity.org

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From: Vic Plese <Vic@plese.com>
Sent: Thursday, January 27, 2022 5:21 PM
To: Gwinn, Nathan <ngwinn@spokanecity.org>
Cc: Beck, Amanda <abeck@spokanecity.org>
Subject: Virtual open house - Code Amendments

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Nathan & Amanda,

Thanks so much for your time working on this - we really need as many options as we can get with the housing shortage. I know I will have clients ask me about these changes so I wanted to have as much info as possible. I'm sorry I was multitasking during the meeting and I had people installing carpet in my office (UGGH) otherwise I would have had my video on. Hate to be rude I mainly wanted to listen. Let me know if I can help anytime if you need Realtor or developer input.

Have a great night....

Vic

Vic Plese, SRES
Selling Spokane for 33 years
Licensed in WA & ID
Managing Broker,
PLESE REALTY LLC
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201 West Francis Ave
Spokane, WA 99205
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509-489-3333 fax
888-450-2323 toll free

NEW HOMES * EXISTING HOMES *** COMMERCIAL SALES**
LAND DEVELOPMENT * LEASING *** NOTARY PUBLIC**

From: Planning Services Development Code
To: Sally Phillips
Subject: RE: Housing code changes - one more comment
Date: Friday, January 28, 2022 12:33:00 PM
Attachments: image001.png
image002.png
image003.png

Hi Sally,

Thank you for providing public comment on proposed revisions to residential code related to the project Shaping Spokane Housing. This is now part of the public record for the project, and will be shared with the Plan Commission at the public hearing.

We're glad to hear that both presentations were useful! Except for the Plan Commission workshop that happened Wednesday this week, all of our past presentations are on the project webpage if you want to see us discuss items in more detail. Nate and I went into more detail with Plan Commission on January 12 about permit processes, and into more detail about ADUs/duplexes/etc. at their January 26 meeting. The video for the meeting on the 26th will be uploaded to the webpage soon, definitely check it out if you're interested.

As I'm sure you saw/heard at the open house on Thursday, there are people on both sides of the issue concerning parking- some with concerns that it shouldn't be relaxed, and others who see parking requirements as discouraging ADU construction. We're trying to balance not building to park cars, as you say, but also not creating parking issues- it's can be tricky to strike the correct balance. Your comments on the matter are appreciated.

Thank you,
Amanda

Amanda Beck, AICP | City of Spokane |Assistant Planner II
509-625-6414 | *main* 509-625-6500 | abeck@spokanecity.org |spokanecity.org

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From: Sally Phillips <phillips1948@comcast.net>
Sent: Friday, January 28, 2022 10:44 AM
To: Planning Services Development Code <erapsdc@spokanecity.org>
Subject: Housing code changes - one more comment

[CAUTION - EXTERNAL EMAIL - Verify Sender]

I attended your presentation yesterday on the proposed housing code changes.

Thanks for offering the presentation. I also received a briefer version at the Lincoln Heights Neighborhood Council meeting and found both helpful. It was particularly nice to have the slides with prompting questions for us attendees.

This is only one vote, but I would like you to know that I support reducing the parking requirement in developments. I am more interested in housing people than cars. I assume the plan where on-site parking is reduced is that people will park on the street. I am OK with that, but it would put more pressure on curbside parking. It seems like people feel very proprietary about curb space in front of their home, thinking (I believe erroneously) that it belongs to them. How you change that attitude, I don't know.

Again, nice job on the presentation.

Sally Phillips

Gwinn, Nathan

From: Gwinn, Nathan
Sent: Tuesday, February 22, 2022 4:59 PM
To: 'Antonia DePasquale'
Subject: RE: Housing Ordinance

Good afternoon Toni,

Thanks for your comments. I will combine this with the others and add to the record for the file.

Yes, the Council could ultimately choose to adopt all or part of the amendments. Yes, please send the link.

Nate

Nathan Gwinn, AICP | Assistant Planner | Planning & Development
509.625.6893 | ngwinn@spokanecity.org | www.spokanecity.org

Residential Development Code amendments project webpage: my.spokanecity.org/projects/shaping-spokane-housing

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From: Antonia DePasquale <depasquale5@yahoo.com>
Sent: Friday, February 18, 2022 8:56 PM
To: Gwinn, Nathan <ngwinn@spokanecity.org>
Subject: Re: Housing Ordinance

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Good evening Nate, I was trying to be more supportive and open minded about the ordinance last night. The city of Spokane SEPA notifications are so transparent to the citizens, it is refreshing. In the valley notifications are the size of a piece of paper or found in the newspaper, so there are a lot of folks upset that there are so many apartments that happen so quick there.

Short term rentals folks hate them and they hate him with a passion, well 80% do, the 10-20% that are making a cash love them.
Is that piece of the ordinance to get a little more accountability, so we can do a moratorium or a reduction? At Friday Harbor (is where we are at right now ;-) there's a moratorium on them and they have to give a pretty high percentage to the San Juan Island Land Trust.

So when Council votes, can they vote on certain pieces of the ordinance? Because there are some pieces that I do support, having more housing opportunities for home ownership. And the parking in back I like! Less curb cuts so we can add more trees & green, I like!

I printed this out a couple months back, you may want to change the language highlighted, it makes it seem like duplexes are only rentals.

Making sure that you're in the know about the legislation Andy Billig is working on about developing on undeveloped space? If not, I can send you a link? We could add 40,000 residents to our downtown if there were more developments: high rise condo, retail, apartments, townhomes penthouse OK too!

Nov. 10, and joint Study Session with City Council on Thursday, Nov. 11.

The Housing Action Plan identified potential first steps necessary to address housing affordability. Following any code revisions, **residents could see new types of housing in their neighborhoods**. For example, one recommendation that could be included is the introduction of small-scale duplex development in areas where single-family houses are more common. A duplex is a building that contains primary homes for two families living independently on a single lot. Additional duplex development would give renters more housing options, increasing overall supply in the community. However, in allowing additional duplex development as part of this first phase of code changes, design standards and neighborhood compatibility will be taken into consideration.

In many established neighborhoods, the City expects little physical change on any given block. But on a larger scale and in growing neighborhoods, **the ability for additional owners or developers to *choose to build* duplexes, accessory dwelling units, and *attached housing is part of a coordinated strategy to provide greater relief and economic opportunity*** to residents facing

Sent from my iPhone

On Feb 9, 2022, at 1:47 PM, Gwinn, Nathan <ngwinn@spokanecity.org> wrote:

Good afternoon Toni,

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

To respond to the question you asked about encouraging ownership, yes, the proposals are designed to work to provide more options for all incomes and both homeownership and rental tenancies. For example, the attached housing (townhouse) proposals involve the possibility of separate fee-simple ownership. Allowing more than two attached houses with a common wall, and potentially smaller attached houses, could be introduced together with the changes to allow duplexes in additional locations, advancing more ownership options for that kind of housing in all neighborhoods.

I am also looking forward to the discussion at the Land Use Committee next week.

Nate

Nathan Gwinn, AICP | Assistant Planner | Planning & Development
509.625.6893 | ngwinn@spokanecity.org | www.spokanecity.org

Residential Development Code amendments project webpage: my.spokanecity.org/projects/shaping-spokane-housing

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From: Antonia DePasquale <depasquale5@yahoo.com>
Sent: Sunday, February 6, 2022 2:43 PM
To: Gunderson, Dean <dgunderson@spokanecity.org>; Gwinn, Nathan <ngwinn@spokanecity.org>; Beggs, Breean <bbeggs@spokanecity.org>; Kinnear, Lori <lkinnear@spokanecity.org>; Greg Francis <gfrancis1965@yahoo.com>; Robert Flowers <mr_mouse@comcast.net>; Tanya Starkel <tanya@avenuestonerealestate.com>
Subject: Housing Ordinance

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Good Afternoon Council Members, President and interested parties. I hope all had a nice weekend.

In meeting with RNC, members last week, I received a couple follow up e-mails. We have a few concerns about the new proposed housing and infill ordinance:

We all know we need housing, but
home/condo/duplex Ownership (not just a rental market) is critical for any community to thrive and get ahead.

Nate, are there any pieces in the ordinance that encourage home ownership (not just rentals)? I also look forward to hearing about the Design Standards proposed at Land Use meeting next Thursday, thank you for coming.

Personally, I am not interested in an ordinance that makes a few rental market investors from Wall Street richer (see link) and I ask that my Council members and President look into this aspect as well, thank you.

https://youtu.be/cOEZ2Csxxu8

Thank you for listening,
Toni Sharkey

Sent from my iPhone

From: Gardner, Spencer
To: Churchill, Jackie
Cc: Black, Tirrell; Gwinn, Nathan; Beck, Amanda
Subject: FW: Comments of Housing Code Amendments
Date: Tuesday, February 22, 2022 3:13:57 PM
Attachments: Transition and ADU Code Comments.docx
Housing Comments Cover Letter.docx

See below and attached for comments from Jim Frank.

Jackie: Can you make sure these are entered into the record for Plan Commission and distributed as appropriate? Thanks!

Spencer Gardner | Director | Planning Services
Office 509-625-6097 | Mobile 509-723-7554 | my.spokanecity.org

-----Original Message-----
From: Jim Frank <jfrank@greenstonehomes.com>
Sent: Sunday, February 20, 2022 4:13 PM
To: Gardner, Spencer <sgardner@spokanecity.org>
Cc: MacDonald, Steven <smacdonald@spokanecity.org>
Subject: Comments of Housing Code Amendments

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Spencer,

I have attached my comments to the two code sections being addressed by the Plan Commission on Wednesday along with a cover letter to the Commission. I would ask that this be made part of the record.

I know that you are just getting your feet on the ground and have not had the opportunity to dig into much of the housing issues yet. We are only going to get one chance to get the needed changes right. This will be incremental, but when a code review does arise we have to make sure we get it right. The options being presented to the Plan Commission regarding ADUs fall very short of what will be needed for this to be a viable housing option.

Thanks, Jim

Greenstone
ENRICHED LIVING. LASTING VALUE.

February 20, 2022

Planning Commission
City of Spokane

Re: Housing Code Amendments

Planning Commission Members:

The City of Spokane and the metropolitan region are facing a housing crisis. Housing issues have been raised and discussed in many forums over the past several years. Regrettably no action has been taken, so it is encouraging that some code changes are beginning to come forward. We must not lose sight of the inequality created by the rapidly rising homes costs. Those that own a home have received windfall profits and significant wealth creation. Those that do not have become locked out of home ownership and struggle to pay rising rents. This is the price we pay for not allowing a wide range of homes sufficient to meet the needs of the people living in our community. This is sadly well documented in the recent NYT article on the Spokane housing market and the families it has impacted.

I have attached comments on the first two code changes being brought forward regarding the "transition" lot rule and the ADU standards. These are both very important, but only the beginning of the changes that are necessary. Economic and housing diversity is at the heart of what make strong and resilient neighborhoods.

The proposed ADU standards fall far short of what is necessary to encourage this as the significant housing option it can become. The important word here is "encourage". Our housing development code must do more than permit a wide range of housing options, they must be "encouraged" by the development code so that investment is stimulated and an industry form around them.

Sincerely,

Jim Frank

Transition Lot Rules
SMC 17C.110.200

This code section is highly discriminatory, favoring wealthy families on large lots at the expense of middle and low income families. The impact of this code section can be devastating in the way it limits infill development. The Garden District PUD proposed to develop 60 small cottage homes on lots of about 3000 SF. As a result of this code section Greenstone was forced to develop 30 lots of about 7500 SF. The result is fewer very high-priced homes rather than twice as many modestly priced small homes.

No other jurisdiction in the region has a comparable provision. Because economic inequality leads to racial inequality, this code section is a likely violation of the Fair Housing Act.

Option 1, the complete deletion of this code section is the only acceptable option. The option to merely eliminate lots across a ROW is not acceptable. Rear lot line parcels are a significant problem, as they were in the Garden District case.

Accessory Dwelling Units (ADU)

The proposed amendments to the ADU codes sections do not go nearly far enough to "encourage" the development of ADU units. Brent Todarian, the former Planning Director for the City of Vancouver BC, visited Spokane and reviewed Spokane's ADU codes. He concluded that the rules were so restrictive they would prevent any significant ADU development. This is exactly what happened. He stated at a meeting with planning staff: "It is not sufficient to merely permit desired housing types, they must be encouraged by development regulations". The code must provide enough flexibility that investment is encouraged and an industry is able to form around the product. Here are the changes that we feel are necessary:

1. There should be no ADU permit required and no permit notice recorded on title. An ADU should be treated as any other accessory building or garage located on a lot. It should require a building permit and compliance with building and development standards that are reviewed as part of the building permit approval. This eliminates the extra ADU fee.

2. An ADU should be allowed on any legal lot regardless of size. There should be no minimum lot size for an ADU. The ADU and the main residence should be required to meet the site coverage standard for the zone classification where the ADU is located. This means that the main residence and the ADU together will not exceed the site coverage in the underlying zone.

3. An ADU should be bound to the normal site development standards (site coverage, setbacks and building height) of the underlying zone. The special standards for ADUs should be eliminated.

4. There should be no maximum size for an ADU. There are no such standards for a single-family home on the lot. Compliance with the development standards of the zone should be sufficient to protect the neighborhood character. There is no justification for establishing separate ADU standard.

5. There should be no special parking standards applied to an ADU. The parking standards should the same as those applied to the underlying zone. Why would a 1000SF home with a 700SF ADU have a different parking requirement than a 2500SF primary residence?

6. The occupancy requirement for an ADU should be deleted. We don't place occupancy requirements on SF homes and the is no justification for an occupancy requirement for and ADU. Such a requirement has a chilling impact on the development of ADUs and significant financing challenges.

Beck, Amanda

From: Beck, Amanda
Sent: Thursday, February 24, 2022 1:22 PM
To: Craig Hunt
Subject: RE: support for short term rentals

Hi Craig,

Thanks for your interest in the short-term rental code amendment and the Shaping Spokane Housing project. I will include your support for the short-term rental code change in the public comment record, which will be shared with Plan Commission at the public hearing.

Right now the draft code is in a sort of holding pattern, as we've heard a lot of push back from the public over concerns this is expanding a use that is negatively impacting the housing supply. So, we're trying to come up with some additional draft code options that might address these concerns, and the interaction of short-term rentals and accessory dwelling units. Once we have additional options we would take them back to Plan Commission for a workshop before the public hearing process.

Thank you,
Amanda

Amanda Beck, AICP | City of Spokane |Assistant Planner II
509-625-6414 | *main* 509-625-6500 | abeck@spokanecity.org |spokanecity.org

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From: Craig Hunt <craigthunt@gmail.com>
Sent: Tuesday, February 22, 2022 2:36 PM
To: Beck, Amanda <abeck@spokanecity.org>
Subject: support for short term rentals

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Hi Amanda,

I'm wondering if you have any updates regarding the proposed allowance for short term rentals in "all" zones? I'm supportive of the proposed change to the code, which would allow short term rental in areas where residential use is already permitted.

Thanks for your time,
Craig Hunt

From: Planning Services Development Code
To: "Jordan Brown"
Cc: Beck, Amanda; Andrie, Tate
Subject: RE: Support for modification
Date: Wednesday, March 9, 2022 11:49:00 AM

Good morning,

Thank you for your comment. It will be added to the public record for the file and forwarded to the Plan Commission and Council when public hearings are scheduled, likely later this spring.

To follow the project, please stay tuned to the project webpage, where those events will be announced.

Nathan Gwinn, AICP | Assistant Planner | Planning & Development
509.625.6893 | ngwinn@spokanecity.org | www.spokanecity.org

Residential Development Code amendments project webpage:
http://my.spokanecity.org/projects/shaping-spokane-housing

-----Original Message-----
From: Jordan Brown <jordan.brown.crna@gmail.com>
Sent: Sunday, February 27, 2022 12:34 PM
To: Planning Services Development Code <erapsdc@spokanecity.org>
Subject: Support for modification

[CAUTION - EXTERNAL EMAIL - Verify Sender]

I have been a resident for Spokane for nearly 8 years. In that time, I have seen the housing shortage get worse and the inability for individuals and families purchase homes due to bidding wars, increased prices, and low inventory.

I have been fortunate in that I have both a primary home and rental home. My rental is on a large double lot on the south hill. The home on it is small, and with the insane Costs to remodel, increasing the ability of the home to accommodate more people is not financially viable.

But a small ADU is. With the current owner/occupant restrictions, I cannot proceed this route even though I'd like to. Additionally, the seemingly random guidance for roof pitch/style/etc limits the ability and most likely increases cost of construction.

I appreciate the effort of the planning division in addressing these issues. Allow Spokane to grow in a way that is equitable for all.

Thank you,

Jordan Brown

From: Planning Services Development Code
To: Paul Knowles
Cc: Beck, Amanda; Andrie, Tate
Subject: RE: Proposed ADU Changes - Comments in Support
Date: Wednesday, March 9, 2022 11:54:00 AM

Good afternoon Paul,

Thank you for your comment. It will be added to the public record for the file and forwarded to the Plan Commission and Council when public hearings are scheduled, likely later this spring.

To follow the project, please stay tuned to the project webpage, where those events will be announced.

Nathan Gwinn, AICP | Assistant Planner | Planning & Development
509.625.6893 | ngwinn@spokanecity.org | www.spokanecity.org

Residential Development Code amendments project webpage: my.spokanecity.org/projects/shaping-spokane-housing

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From: Paul Knowles <knowlespa@gmail.com>
Sent: Thursday, March 3, 2022 9:49 PM
To: Planning Services Development Code <erapsdc@spokanecity.org>
Subject: Proposed ADU Changes - Comments in Support

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Hi,

I just wanted to write a quick note to thank you for considering changes to the code related to ADUs. I believe the ownership requirement creates a barrier to more home owners like myself from investing in an ADU. Living in the Logan Neighborhood near Gonzaga, consider who the future buyer for this house will be. Given that many houses around us are rentals, I would guess that the future buyer will likely be an investor looking to rent to college kids. Given that assumption, it doesn't make sense for us to invest in an ADU unless the ownership requirement is removed - that ownership requirement would limit the pool of potential buyers and the highest and best use for this property - which is probably as a rental.

The other changes being considered for ADUs all seem reasonable and should result in an increase in ADUs being built within the CIty - providing much needed housing options while removing barriers that prevent homeowners like myself from being part of the housing solution!

Best Regards,

Paul Knowles

From: Planning Services Development Code
To: Jeannie` Robinson
Cc: Andrie, Tate
Subject: RE: Build more ADA units
Date: Thursday, March 17, 2022 5:02:00 PM

Good afternoon Ms. Robinson:

Thank you for your comment. I will add it to the public record for the Plan Commission and City Council's review when public hearings are scheduled on the proposed amendments for accessory dwelling units.

Sincerely,

Nathan Gwinn, AICP | Assistant Planner | Planning & Development
509.625.6893 | ngwinn@spokanecity.org | www.spokanecity.org

Residential Development Code amendments project webpage: my.spokanecity.org/projects/shaping-spokane-housing

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From: Jeannie` Robinson <mrjeannro7@gmail.com>
Sent: Saturday, March 12, 2022 12:08 PM
To: Planning Services Development Code <erapsdc@spokanecity.org>
Subject: Build more ADA units

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Hello, I have many clients in need of ADA units on the ground floor. Please incorporate this type of unit in the different types of apartments that are being designed and built. Thank you, Jeannie Robinson

From: Planning Services Development Code
To: Brad Harland
Cc: Andrie, Tate
Subject: RE: ADUs
Date: Thursday, March 17, 2022 5:05:00 PM

Good afternoon Mr. Harland,

Thank you for your comment. I will include the message in the public record for the file and in the packet for review by the Plan Commission and City Council when public hearings are scheduled on the proposed amendments for accessory dwelling units.

Sincerely,

Nathan Gwinn, AICP | Assistant Planner | Planning & Development
509.625.6893 | ngwinn@spokanecity.org | www.spokanecity.org

Residential Development Code amendments project webpage: my.spokanecity.org/projects/shaping-spokane-housing

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From: Brad Harland <bharland@nxnw.net>
Sent: Monday, March 14, 2022 3:02 PM
To: Planning Services Development Code <erapsdc@spokanecity.org>
Subject: ADUs

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Dear Planning Department

For ADU to really take off. You need to be able to address the CCRs that limit neighborhood under their control to Single Family Homes. Most of the neighborhoods built in the last 60 years will not allow ADUs. Therefore your rule change only affects the older neighborhoods.

I realize that will require a state law to override the CCRs. But I think Spokane needs to push for that.

Some of the law changes proposed at the state level (HB 1660) would allow two ADUs on any lot over 4,500sf. That is putting a triplex on these older small lots. That is a lot of density is a relatively small area. That law would also not have any requirement for the owner to live on site. I think that is a bad idea.

You need to be able to allow ADUs in the newer neighborhoods. That way the density is spread out through all neighborhoods.

I know there is also a push to get rid of the owner occupancy requirement for ADU. But I would maintain that requirement. Remember what happened to the lower South Hill when the large housed got cut up into fourplexes and they just became apartments. The neighborhood went downhill.

Without the owner occupancy requirement, a ADU just becomes a duplex. If you want to allow duplexes, zone it for a duplex.

Anyway those are my thought.

Brad Harland
5126 S Lincoln Way, Spokane WA 99224

Brad Harland, CPA
bharland@nxnw.net / Cell 509 838-2924

From: Planning Services Development Code
To: "Shari Mcevoy"
Cc: Andrie, Tate
Subject: RE: Adding zoning ADU options
Date: Thursday, March 17, 2022 5:07:00 PM

Good afternoon Shari,

Thank you for your comment. I will include the message in the public record for the file and in the packet for review by the Plan Commission and City Council when public hearings are scheduled on the proposed amendments for accessory dwelling units.

Sincerely,

Nathan Gwinn, AICP | Assistant Planner | Planning & Development
509.625.6893 | ngwinn@spokanecity.org | www.spokanecity.org

Residential Development Code amendments project webpage: my.spokanecity.org/projects/shaping-spokane-housing

-----Original Message-----
From: Shari Mcevoy <smcevoy2222@gmail.com>
Sent: Tuesday, March 15, 2022 7:34 PM
To: Planning Services Development Code <erapsdc@spokanecity.org>
Subject: Adding zoning ADU options

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Hello
I have 3 single family homes
I would like to add and ADU to each
I want you to please remove owner occupied restrictions.
I cannot add them with that restriction
Also
Do we have pre approved ADU plans for ease of permitting?
Sincerely
Shari real estate investor

Sent from my iPhone

From: Planning Services Development Code
To: "Kate B."
Subject: RE: General comment on attached housing & duplexes
Date: Tuesday, March 22, 2022 10:54:00 AM

Hi Kate,

Thanks for your message. It will be added to the public record and provided to the Plan Commission and Council when hearings are scheduled on attached housing and duplexes.

Sincerely,
Nate

Nathan Gwinn, AICP | Assistant Planner | Planning & Development
509.625.6893 | ngwinn@spokanecity.org | www.spokanecity.org

Residential Development Code amendments project webpage: my.spokanecity.org/projects/shaping-spokane-housing

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From: Kate B. <kate.a.bitz@gmail.com>
Sent: Thursday, March 17, 2022 8:04 PM
To: Planning Services Development Code <erapsdc@spokanecity.org>
Subject: General comment on attached housing & duplexes

[CAUTION - EXTERNAL EMAIL - Verify Sender]

To whom it may concern,

It's so exciting to see progress on legalizing attached housing and duplexes in larger areas of the City. This is important for our city and I urge you to maximize this opportunity.

Thanks!

- Kate Bitz
West Central Homeowner

From: Planning Services Development Code
To: "cheri loveland"
Cc: Beck, Amanda; Andrie, Tate
Subject: RE: Environmental Review Changes
Date: Thursday, March 17, 2022 5:21:00 PM

Good afternoon Ms. Loveland,

Thank you for your comment. I will include the message in the public record for the file and in the packet for review by the Plan Commission and City Council when public hearings are scheduled on the proposed amendments for the proposed SEPA changes. For information, the timing for that may differ from the consideration of the accessory dwelling unit and some of the other topics.

Sincerely,

Nathan Gwinn, AICP | Assistant Planner | Planning & Development
509.625.6893 | ngwinn@spokanecity.org | www.spokanecity.org

Residential Development Code amendments project webpage: my.spokanecity.org/projects/shaping-spokane-housing

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From: cheri loveland <cheriloveland@gmail.com>
Sent: Thursday, March 17, 2022 4:30 PM
To: Planning Services Development Code <erapsdc@spokanecity.org>
Subject: Environmental Review Changes

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Dear City of Spokane Planning Commission,

I would like to let my voice be heard in opposition to any changes in the current SEPA rules the city currently has implemented.

Those rules were decided with forethought and reason and should not be changed just because someone wants to streamline a process.

If the city is really thinking “green” you can’t increase the levels. It just doesn’t make sense.

Sincerely,
Cheri Loveland

From:	Gwinn, Nathan
To:	Zwidmer@gmail.com
Cc:	Churchill, Jackie; Beck, Amanda; Gardner, Spencer
Subject:	RE: ADU Code Public Comment
Date:	Tuesday, March 22, 2022 5:12:39 PM

Good afternoon Mr. Widmer,

I will add your comment to the public record for the file. This will be provided to the Plan Commission and City Council at the time of the public hearings for the code amendments for ADUs, likely later this spring.

Your contact information will be added to the project email and notified when hearings are scheduled. Or to follow the project, pleased stay tuned to the project webpage, where those events will be announced.

Sincerely,

Nate

Nathan Gwinn, AICP | Assistant Planner | Planning & Development
509.625.6893 | ngwinn@spokanecity.org | www.spokanecity.org

Residential Development Code amendments project webpage: my.spokanecity.org/projects/shaping-spokane-housing

---

From: Churchill, Jackie <jchurchill@spokanecity.org>
Sent: Tuesday, March 22, 2022 4:17 PM
To: Gwinn, Nathan <ngwinn@spokanecity.org>; Beck, Amanda <abeck@spokanecity.org>
Subject: FW: ADU Code Public Comment

Hi Nate and Amanda,

The public comment below regarding ADU rules was sent to the Plan Commission email.

Thanks, Jackie

From: zwidmer@gmail.com <zwidmer@gmail.com>
Sent: Tuesday, March 22, 2022 11:37 AM
To: Plan Commission <eraplanc@spokanecity.org>
Cc: Byrd, Giacobbe <gbyrd@spokanecity.org>; Kinnear, Lori <lkinnear@spokanecity.org>
Subject: ADU Code Public Comment

[CAUTION - EXTERNAL EMAIL - Verify Sender]

I watched the meeting on ADU code development and have a few comments.

I'm no expert, but it does seem to me like ADU rules are really just punishing homeowners

with additional byzantine rules and costs that developers don't have to face just because homeowners have an existing structure. I don't like that developers get one set of rules and homeowners need to follow those rules, plus an additional set of rules because they have done the normal thing and purchased property with an existing house on it. It seems to me that if something is allowed for our neighborhood coding, it should be allowed, period.

Maybe I'm missing something, but I don't understand why structures that would be allowed by our overall code should be restricted just because of the basis that there is an existing structure on the property.

I do have two concerns:

1. I share Councilwoman Kinnear's perspective on what this could do considering existing market conditions. Specifically corporate capital being spent on properties affecting rates of rental vs home ownership and even rates of corporate landlords. Our community should take some steps to make sure that the benefits of our city flow reasonably to the residents of it.
2. Parking is and will always be an issue that we should attempt to mitigate, but adding additional legal requirements on top of already existing ones is not the place to address them. Once again, developers should not be given preferential treatment. If existing ones need to be adjusted, do so, but do not impose separate rules on owners and developers.

Thank you,
Zach Widmer | District 3

From: Planning Services Development Code
To: "Diane Benson"
Cc: Beck, Amanda
Subject: RE: Housing Action Plan
Date: Monday, March 28, 2022 8:30:00 AM

Good morning Ms. Benson,

Thank you for your comment. I will add it to the public record for the files for the accessory dwelling unit and duplex topics. It will be provided to the Plan Commission and City Council when hearings are scheduled, probably later this spring. I will also add your name to the contact list for project information, and events will be announced on the project webpage.

Sincerely,

Nate

Nathan Gwinn, AICP | Assistant Planner | Planning & Development
509.625.6893 | ngwinn@spokanecity.org | www.spokanecity.org

Residential Development Code amendments project webpage: my.spokanecity.org/projects/shaping-spokane-housing

From: Diane Benson <dcb1810@yahoo.com>
Sent: Thursday, March 24, 2022 3:16 PM
To: Planning Services Development Code <erapsdc@spokanecity.org>
Subject: Housing Action Plan

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Thanks so much for all of your hard work on the Housing Action Plan. I'm a home owner in Lower South Hill. I support the HAP and hope it is approved and implemented.

We need more affordable housing, especially condos, small houses, duplexes, etc. Not everyone wants a large house on a large lot, even if they can afford it.

My only concern about adding more apartments is irresponsible landlords. Here on South Hill, some of the apartment buildings are decrepit and strewn with trash. Please include consequences for landlords who don't keep their properties maintained.

Thanks,

Diane Benson

From: Planning Services Development Code
To: Evelyn Popejoy
Cc: Beck, Amanda
Subject: RE: Changing Standards for Hoiusing
Date: Monday, March 28, 2022 8:25:00 AM

Good morning Ms. Popejoy,

Thank you for sending your comment. I will add it to the public record for the files for the accessory dwelling unit, short term rental, and duplex and attached housing topics. It will be provided to the Plan Commission and City Council when hearings are scheduled, probably later this spring. I will also add your name to the contact list for project information, and events will be announced on the project webpage.

Sincerely,

Nate

Nathan Gwinn, AICP | Assistant Planner | Planning & Development
509.625.6893 | ngwinn@spokanecity.org | www.spokanecity.org

Residential Development Code amendments project webpage: my.spokanecity.org/projects/shaping-spokane-housing

-----Original Message-----
From: Evelyn Popejoy <evbunny@icloud.com>
Sent: Thursday, March 24, 2022 1:11 PM
To: Planning Services Development Code <erapsdc@spokanecity.org>
Subject: Changing Standards for Hoiusing

[CAUTION - EXTERNAL EMAIL - Verify Sender]

I think we should be very careful about changing all of our housing standards, especially without having input with each project. I think having a lot of tiny plots crammed into areas is not what our city needs. I particularly don't think that we need a lot of short term rentals, especially if they are not kept up to community standards. Is someone going to make sure these do not just turn into "dumps"? Evelyn Popejoy

From: Planning Services Development Code
To: "barbara morrissey"
Cc: Gwinn, Nathan
Subject: RE: hillside development
Date: Thursday, April 14, 2022 12:21:40 PM

Hi Barbara,

Thank you for providing public comment on proposed revisions to residential code related to the project Shaping Spokane Housing. Your email is now part of the public record for the project, and will be shared with the Plan Commission at the public hearing.

Thank you,
Amanda

Amanda Beck, AICP | City of Spokane |Assistant Planner II
509-625-6414 | main 509-625-6500 | abeck@spokanecity.org |spokanecity.org

-----Original Message-----
From: barbara morrissey <taslin10@earthlink.net>
Sent: Wednesday, April 6, 2022 11:48 AM
To: Planning Services Development Code <erapsdc@spokanecity.org>
Subject: hillside development

[CAUTION - EXTERNAL EMAIL - Verify Sender]

lived in Peaceful valley for several years. On the south it isurrounded by steep spring undermined slopes with a history of landslides…most recently last year. on Clarke.
One of the old neighborhood plans recommended no development on the bluff between Clarke and Riverside…..already several MULTIFAMILY buildings up there. This area should be reassessed for development(ie forbidden) Already a lot across from me is on a slidding hillside which could easily slide into an historic buildinbg downslope if it goes.

Sincerely,

Barbara Morrissey
1647 west clarke ave
509 456 5565
taslin10@earthlink.net

From: Planning Services Development Code
To: "Traci P"
Cc: Gwinn, Nathan
Subject: RE: small time landlord
Date: Thursday, April 14, 2022 11:42:24 AM
Attachments: image001.png
image002.png
image003.png

Hi Tracy,

Thank you for providing public comment concerning the residential development code changes proposed under the Shaping Spokane Housing project. These comments have been added to the public record, and will be shared with the Plan Commission at public hearing.

The City's Rental Assistance Program for Landlords did provide Covid-related assistance as much as funding could be spread out to small time landlords, and the monies have been disbursed. I believe the City is working on another application to request further Federal funds to support landlords, the caveat being federal funding has many strings (renter incomes within a certain range, unit rents set at a rate that is affordable, reporting and annual inspections, etc.) but we don't have additional funding at this time.

Through the Shaping Spokane Housing project we are encouraging missing middle housing types- duplexes and attached homes- in more of our residential zones with these code changes, and we're looking at doing more for missing middle housing types like tri- and four-plexes.

Thanks for your investment and time as a landlord in Spokane.

Thank you,
Amanda

Amanda Beck, AICP | City of Spokane |Assistant Planner II
509-625-6414 | *main* 509-625-6500 | abeck@spokanecity.org |spokanecity.org

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From: Traci P <tracip1961@gmail.com>
Sent: Wednesday, April 6, 2022 10:28 AM
To: Planning Services Development Code <erapsdc@spokanecity.org>
Subject:

[CAUTION - EXTERNAL EMAIL - Verify Sender]

I have rental properties in Spokane. I have already sold one because of covid and people didn't have to pay rent. When the next one gets empty, I will do the same until all are gone.

My rentals are very reasonably priced and I have tons of applicants that apply when one becomes available. I did not increase my rents nor have I since everyone moved in. My promise to them.

My taxes have increased two fold since I've owned them. My insurance now is extremely high because our credit is no longer taken into consideration.

When I got into the rental business, things were more reasonable. Now you are pricing us out of our income. My main objective was to provide nice housing for a reasonable price. That is no longer true. This is my income, which with the increased expenses, has been diminished to next to nothing. Because of this, I am being forced to disolve my rentals so that I don't have to increase my rents. I know, I'm not the only landlord out there that is doing so.

You spend all this time and money trying to figure out how to house more people, when you have no incentive going to the landlord to keep their properties affordable or to even keep them as rentals. Personally, with the housing the way it is, I could probably get another $500 a month for each property.

You give all kind of breaks to renters, but what about the landlords? We are suffering. The more properties we sell, the less rentals you will have. Thus you have to keep building. Wouldn't it be more cost effective to give us an incentive for keeping our properties available to rent? My rental house sold in 4 days at a very elevated cost.

There is no reason to hang onto them, if it no longer serves our interest.

That's what covid did to us. The renters got all the relief. We just took a huge hit, with higher taxes and insurance rates.

Between my houses, insurance and taxes, there was an increase of over $1000 per year and that is for only 4 houses. That is ridiculous. I can't afford to keep them any longer. I would make much more money selling them and reinvesting in anything other than real estate.

It's only a matter of time, before there will only be rental places that are multi family dwellings. Houses will no longer be a dream. It's bad enough that the inventory of rental houses are going down. But home ownership is only going to be available to a select few, due to the increase in prices.

It's a double edged sword. I suggest you start with the landlords and see what they say. They are going to be essential for our housing future. Without landlords, where will Spokane be?

This coming from a small time landlord. The rental companies just keep jacking up the rents when their expenses go up.

Thank you for listening,

Tracy Parks
L

From: John Schram
To: Planning Services Development Code
Subject: Re: attached housing feedback
Date: Wednesday, April 6, 2022 12:21:03 PM

[CAUTION - EXTERNAL EMAIL - Verify Sender]

2nd attempt as my first email was rejected by the server
John

From: John Schram
Sent: Wednesday, April 6, 2022 12:18 PM
To: developmentcode@spokanecity.org <developmentcode@spokanecity.org>
Subject: attached housing feedback

Please remove the proposed change to RA, RSF and RSF-C zoning to allow for additional attached housing units an already established neighborhoods. As one selects a neighborhood, let alone street to live on, there are many factors that are taken into consideration including what style and type of housing is predominant. This proposed change nullifies every existing homeowner's preference in that regard and degrades their experience.

If there is a desire for attached housing units and other non-single family standalone housing alternatives, have it an option for a new build community only.
John Schram

From: John Schram
To: Planning Services Development Code
Subject: Duplexes feedback
Date: Wednesday, April 6, 2022 12:08:58 PM

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Please remove the proposed change to RSF and RSF-C zoning to allow for duplexes an already established neighborhoods. As one selects a neighborhood let alone street to live on there are many factors that are taken into consideration including what style and type of housing is predominant. This proposed change nullifies every existing homeowners preference in that regard and degrades their experience.

If there is a desire for additional duplex and other non-single family housing alternatives, have it an option for a new build community only.
John Schram

From: John Schram
To: Planning Services Development Code
Subject: Short term rental reedback
Date: Wednesday, April 6, 2022 11:34:12 AM

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Please eliminate all short term rentals in Spokane County. This will immediately free up hundreds of rental units for those that wish to make/keep Spokane their permanent home. Let's employ basic economic principles to increase supply and keep housing in the affordability range. There is already adequate space in our existing hotel inventory for visitors.
John Schram

From: Planning Services Development Code
To: "John Schram"
Cc: Gwinn, Nathan
Subject: RE: attached housing feedback
Date: Thursday, April 14, 2022 12:08:50 PM
Attachments: image001.png
image002.png
image003.png

Hi John,

Thank you for providing public comment on proposed revisions to residential code related to the project Shaping Spokane Housing. This email and your other emails concerning short term rentals and duplexes are now part of the public record for the project, and will be shared with the Plan Commission at the public hearing.

I did want to highlight, we're looking at code changes around duplexes and attached houses, but attached houses are typically owner-occupied since they are single-family attached development. We're looking at both missing middle housing types.

None of those topics are scheduled for public hearing yet, but you will be able to see notice about public hearings on the project page and the Plan Commission page under Agenda.

Thank you,
Amanda

Amanda Beck, AICP | City of Spokane |Assistant Planner II
509-625-6414 | *main* 509-625-6500 | abeck@spokanecity.org |spokanecity.org

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From: John Schram <John@johnschram.com>
Sent: Wednesday, April 6, 2022 12:21 PM
To: Planning Services Development Code <erapsdc@spokanecity.org>
Subject: Re: attached housing feedback

[CAUTION - EXTERNAL EMAIL - Verify Sender]

2nd attempt as my first email was rejected by the server
John

From: John Schram
Sent: Wednesday, April 6, 2022 12:18 PM
To: developmentcode@spokanecity.org <developmentcode@spokanecity.org>
Subject: attached housing feedback

Please remove the proposed change to RA, RSF and RSF-C zoning to allow for additional attached housing units an already established neighborhoods. As one selects a neighborhood, let alone street to live on, there are many factors that are taken into consideration including what style and type of housing is predominant. This proposed change nullifies every existing homeowner's preference in that regard and degrades their experience.

If there is a desire for attached housing units and other non-single family standalone housing alternatives, have it an option for a new build community only.
John Schram

From: Beck, Amanda
To: "Brikjames"
Cc: Gwinn, Nathan
Subject: RE: Residential Development Code Amendments is an idiotic idea
Date: Thursday, April 14, 2022 12:46:53 PM
Attachments: image001.png
image002.png
image003.png

Hi Brikjames,

Thank you for providing public comment on proposed revisions to residential code related to the project Shaping Spokane Housing. Your email is now part of the public record for the project, and will be shared with the Plan Commission at the public hearing.

We anticipate code changes to Accessory Dwelling Units, Short Plat Notification, and Lot Size Transitions will go to public hearing with Plan Commission on May 11th , if you wish to provide additional comment during the meeting we encourage you to attend in person or virtually. The other residential code topics are still being discussed and don't have a hearing date at this time. You can view the agenda once it's posted on the Plan Commission page under Agenda.

Thank you,
Amanda

Amanda Beck, AICP | City of Spokane |Assistant Planner II
509-625-6414 | *main* 509-625-6500 | abeck@spokanecity.org |spokanecity.org

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From: Brikjames <brikjames@aol.com>
Sent: Saturday, April 9, 2022 5:33 PM
To: Beck, Amanda <abeck@spokanecity.org>
Subject: Residential Development Code Amendments is an idiotic idea

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Hi,

I would like to say that there might be a couple ideas that are useful, but overall the plan is made be uneducated simple minded folk. This idea does not benefit the people of Spokane. It will create a poor city that lives off the money that we put into the government. This doesn't help the homeless that have no desire to work for a living and pay rent. If it does then that means even more money is coming out of my pocket to pay for them. Why would anyone want their house to be worth less? It is not our responsibility to facilitate people who want to move here. It is not our responsibility to change our city for anyone. They can either move into what is currently established or they can find somewhere else to live. I'm betting that you are all patting yourselves on the back for this simple-minded effort that does not take into account any of the possible ramifications from enacting it. If you did an organized effort in a single district then it might work. Trying to change the whole city all at once is asking for us to turn into a lesser known Seattle,

which has been an obvious failure as a city. Are you trying to bankrupt the people of this city?

From: Planning Services Development Code
To: "mary"
Cc: Gwinn, Nathan
Subject: RE: Parking requirements for ADUs
Date: Thursday, April 14, 2022 12:08:25 PM
Attachments: image001.png
image002.png
image003.png

Hi Mary,

Thank you for providing public comment on proposed revisions to residential code related to the project Shaping Spokane Housing. Your email concerning ADU parking is now part of the public record for the project, and will be shared with the Plan Commission at the public hearing.

There will be room for further public comment at the May 11th hearing if you wish to convey opinions from the Community Assembly folks, or want to encourage other residents to provide public comment.

Thank you,
Amanda

Amanda Beck, AICP | City of Spokane |Assistant Planner II
509-625-6414 | *main* 509-625-6500 | abeck@spokanecity.org |spokanecity.org

---

From: mary <mmcspo@yahoo.com>
Sent: Monday, April 11, 2022 11:04 AM
To: Planning Services Development Code <erapsdc@spokanecity.org>
Subject: Parking requirements for ADUs

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Please restore the parking requirement for 1 bedroom ADUs. There are already far too many cars parked on the city streets. The city has a serious, persistent problem with car burgleries and prowlings and adding more cars to target will just add to the already significant problem. I understand the need for more housing, but we need to be careful we are not creating a "Capitol Hill" here in Spokane. Let us learn from the mistakes that other cities have already made!

Thank you.

From: Beck, Amanda
To: "phyllisholmes@att.net"
Cc: Gwinn, Nathan
Subject: RE: Changed to notifications
Date: Thursday, April 14, 2022 1:13:25 PM
Attachments: image001.png
image002.png
image003.png
image004.png

Hi Phyllis,

Thank you for providing public comment on proposed revisions to residential code related to the project Shaping Spokane Housing. Your email is now part of the public record for the project, and will be shared with the Plan Commission at the public hearing.

Our code will maintain notification for Neighborhood Councils. During the application completeness stage NCs as well as other City departments, local/state/federal agencies have a 14-day window to provide comments and require additional information. This is codified in Section 17G.060.090. So, we are proposing some streamlining for notification on short plats (removing notice for 2-lots, keeping mailed notice for 3-9 lots) and think this strikes a sort of balance given that NCs are notified when a permit application is received.

Thank you for your service of Spokane.

Thank you,
Amanda

Amanda Beck, AICP | City of Spokane |Assistant Planner II
509-625-6414 | *main* 509-625-6500 | abeck@spokanecity.org |spokanecity.org

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This email is subject to Washington State Public Records Act, Chapter 42.56 RCW, and may therefore be subject to public disclosure.

-----Original Message-----
From: Phyllis Holmes phyllisholmes@att.net
Sent: Thursday, April 14, 2022 11:26 AM
To: Beck, Amanda abeck@spokanecity.org
Subject: Changed to notifications

[CAUTION - EXTERNAL EMAIL - Verify Sender]

I am reading proposed changes to notification procedures for short plats, etc. Is the intent to notify neighborhood councils? When Mayor Geraghty and I created neighborhood councils it was for the purpose of enhancing communication about impacts on those neighborhoods. I trust that intent is being maintained. Phyllis Holmes, former City Council member

Sent from my iPhone

From: Beck, Amanda
To: "Nancy Sazama"
Cc: Gwinn, Nathan
Subject: RE: SEPA Changes
Date: Thursday, April 14, 2022 1:12:35 PM
Attachments: image001.png
image002.png
image003.png

Hi Nancy,

Thank you for providing public comment on proposed revisions to residential code related to the project Shaping Spokane Housing. Your email is now part of the public record for the project, and will be shared with the Plan Commission at the public hearing.

The proposed changes to the SEPA categorical exemptions thresholds would remove notice on some projects, this is true, and we are trying to thread the needle on streamlining the development process to help construction of more housing while maintaining some notice to residents. SEPA is often a situation where if the number of units or square feet meets the threshold, but excavation or grading on site goes over threshold, then a project kicks back in for SEPA review since the intent there is to evaluate possible environmental impacts and enact mitigations.

There are other notification points during the permit application process though. During the application completeness stage neighborhood councils as well as other City departments, local/state/federal agencies have a 14-day window to provide comments and require additional information. This is codified in Section 17G.060.090. Any Type II permit (site plan, conditional use permit, long or short plat) would have mailed notice and sometimes site postings (you can view that in Table 17G.060T-3). So, we are trying to balance a streamlined permit process, the urgent need for more housing, and notification to residents.

Thank you,
Amanda

Amanda Beck, AICP | City of Spokane |Assistant Planner II
509-625-6414 | *main* 509-625-6500 | abeck@spokanecity.org |spokanecity.org

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From: Nancy Sazama <njsazz@gmail.com>
Sent: Thursday, April 14, 2022 11:32 AM
To: Beck, Amanda <abeck@spokanecity.org>
Subject: SEPA Changes

[CAUTION - EXTERNAL EMAIL - Verify Sender]

I want to object to the changes the City is considering to SEPA. Why would the city not want their citizens to be in the loop regarding development? The City's priority is development. I can

understand why that is so, especially considering the lack of housing. Comment periods slow things down, making it more complicated to include public input. I get that. Developments with fewer than 30 houses can still be very impactful and citizens deserve to continue to be asked what they think. People who live in the area of a proposed development know that area better than anyone. They know the current problems and potential problems that may arise due to a development. Once the building is done it is often too late, or too expensive to correct issues that arise. Often the area neighborhood can give a heads up to potential issues. It is not just about stopping development but making sure development is done intelligently and with the good of all in mind.

A case in point is the continued development in Latah Valley. This issue has many sides, non easy to reconcile at this time. The inadequacy of infrastructure is critical to everyone's safety today and into the future.

I appreciate your willingness to hear our concerns.

Sincerely,
Nancy J. Sazama

From: Beck, Amanda
To: rhoffenberg@aol.com
Subject: RE: Comment on SEPA changes
Date: Monday, April 18, 2022 12:54:00 PM
Attachments: image001.png
image002.png
image003.png

Hi Robyn,

Thank you for providing public comment on proposed revisions to residential code related to the project Shaping Spokane Housing. Your email is now part of the public record for the project, and will be shared with the Plan Commission at the public hearing.

Please be aware that proposed changes to short plat notification will being going to public hearing at the May 11th Plan Commission meeting. When the agenda is posted, you can find meeting information on the Plan Commission webpage.

At the end of the 60-Day Agency and Public Comment period for the proposed SEPA code changes, which runs April 4 through June 6, the City will review and evaluate comments to determine if revisions to the proposed SEPA code changes are warranted before taking the draft code to public hearing. No public hearing is scheduled at this time.

Thank you,
Amanda

Amanda Beck, AICP | City of Spokane |Assistant Planner II
509-625-6414 | *main* 509-625-6500 | abeck@spokanecity.org |spokanecity.org

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From: rhoffenberg@aol.com <rhoffenberg@aol.com>
Sent: Friday, April 15, 2022 6:07 AM
To: Beck, Amanda <abeck@spokanecity.org>
Subject: Comment on SEPA changes

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Amanda Beck

This is not what the citizens and residences should be looking at. We have the right and, it's your responsibility to all of us, to do the right thing and not take away those rights to agree or disagree on what's going to happen in our neighbors (our homes).

The developers and local government are only looking at profit without looking at the whole picture. We have every right to know what's happening and you need to keep everyone informed. We, as a whole, will do whatever needs to be done to stop this.

Do the right thing.

Robyn Hoffenberg

-----Original Message-----
From: CALV <contactcalv@gmail.com>
To:
Sent: Thu, Apr 14, 2022 10:12 am
Subject: Keeping the Public in the Dark - City Changes Coming to Favor Developers Over Residents

Changes are coming for **SEPA** protections and Short Plat reviews unless we

Take Action and Comment!

The **SEPA** (State Environmental Policy Act) process is really the only way for people in the neighborhood to comment on specific aspects of development like roads, wetlands, street issues and such. The SEPA process is also where other agencies like WSDOT, Fire, Schools, etc. have a chance to comment.

The City of Spokane's proposed SEPA changes are **detrimental and significant:**

- SEPA **would not be required** for 30 or less single-family home developments (currently SEPA is not required for 20 homes or less).

Losing SEPA review would eliminate our ability to comment about development in our neighborhoods on projects of 30 or less. **That is impactful**……please share your concerns!

The City of Spokane is also proposing two types of changes to the review of short plats;

1. First, the City is proposing to remove the notice of application for short plats that create only **two** lots, similar to Type I applications.
2. Second, the City is considering removing the required posted sign, but continuing a mailed notice of application for short plats creating **three to nine** lots.

The proposed changes would include:

- Amending the public notice to only require a mailed notice to properties within 400 feet.
- No notice in the newspaper; and
- Removing the site posting sign requirements.

There is no mention of a requirement to notify the neighborhood council

The 60-day agency and public comment period will run **60 days from April 4, 2022, through June 6, 2022, ending at 5:00 PM**.

Submit comments to:

Amanda Beck
abeck@spokanecity.org, 509-625-6414
City of Spokane Planning Services, 6th Floor
808 W Spokane Falls Blvd.
Spokane, WA 99201

From: Beck, Amanda
To: Landry Smallfoot
Subject: RE: SEPA Changes
Date: Monday, April 18, 2022 12:54:00 PM
Attachments: image001.png
image002.png
image003.png

Hi Candace,

Thank you for providing public comment on proposed revisions to residential code related to the project Shaping Spokane Housing. Your email is now part of the public record for the project, and will be shared with the Plan Commission at the public hearing.

Please be aware that proposed changes to short plat notification will being going to public hearing at the May 11th Plan Commission meeting. When the agenda is posted, you can find meeting information on the Plan Commission webpage.

At the end of the 60-Day Agency and Public Comment period for the proposed SEPA code changes, which runs April 4 through June 6, the City will review and evaluate comments to determine if revisions to the proposed SEPA code changes are warranted before taking the draft code to public hearing. No public hearing is scheduled at this time.

Thank you,
Amanda

Amanda Beck, AICP | City of Spokane |Assistant Planner II
509-625-6414 | *main* 509-625-6500 | abeck@spokanecity.org |spokanecity.org

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From: Landry Smallfoot <cansmall2@comcast.net>
Sent: Friday, April 15, 2022 12:40 PM
To: Beck, Amanda <abeck@spokanecity.org>; Kevin <hawc929@comcast.net>; parpolia@yahoo.com; tucbrown@gmail.com; contactcalv@gmail.com; Lobbch@comcast.net; smith.dana5050@gmail.com; victoriapalmen68@gmail.com; jayrayfarmer@gmail.com; amyndel@yahoo.com; Molly Marshall <molly.marshall475@gmail.com>
Subject: SEPA Changes

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Amanda,

For SEPA rqts., it is imperative that the neighborhoods and their councils be informed. We will live a neighborhood that the Lennar bros are proposing 183 homes. It is on a wetland and the whole neighborhood is impacted. Had we not

received notification from our neighborhood council and the posted signs of the meeting with the engineer, none of our voices would have been heard. There are very few neighbors that received the 400 ft notice (there are no neigbors that border that property except maybe 10) which is very restrictive to begin with. I am absolutely sick of the city allowing these developers to try to "sneak" into our neighborhoods.

It seems like developers want to put developments in our areas, but if they can "get away" with not providing improvements etc. that is the goal. Our neighborhood of Grandview Thorpe has developers all over the place and it is going to be very impactful and a disaster. Right now we cannot support any developments (two major ones Lennar and Toll).

If anything the SEPA notification needs to be increased and advertised all over the place! The city needs to quit "hoodwinking" city citizens and be there to support and listen to the concerns of huge developments that impact all of these neighborhoods safety and security!

Sincerely,

Candace Smallfoot

Changes are coming for **SEPA** protections and Short Plat reviews unless we

Take Action and Comment!

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There is no mention of a requirement to notify the neighborhood council

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Submit comments to:

Amanda Beck

abeck@spokanecity.org, 509-625-6414

City of Spokane Planning Services, 6th Floor

808 W Spokane Falls Blvd.

Spokane, WA 99201

From: Beck, Amanda
To: Kevin
Subject: RE: SEPA Changes
Date: Monday, April 18, 2022 12:54:00 PM
Attachments: image001.png
image002.png
image003.png

Hi Kevin,

Thank you for providing public comment on proposed revisions to residential code related to the project Shaping Spokane Housing. Your email is now part of the public record for the project, and will be shared with the Plan Commission at the public hearing.

Please be aware that proposed changes to short plat notification will being going to public hearing at the May 11th Plan Commission meeting. When the agenda is posted, you can find meeting information on the Plan Commission webpage.

At the end of the 60-Day Agency and Public Comment period for the proposed SEPA code changes, which runs April 4 through June 6, the City will review and evaluate comments to determine if revisions to the proposed SEPA code changes are warranted before taking the draft code to public hearing. No public hearing is scheduled at this time.

Thank you,
Amanda

Amanda Beck, AICP | City of Spokane |Assistant Planner II
509-625-6414 | *main* 509-625-6500 | abeck@spokanecity.org |spokanecity.org

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From: Kevin <hawc929@comcast.net>
Sent: Friday, April 15, 2022 4:08 PM
To: Beck, Amanda <abeck@spokanecity.org>
Subject: Fwd: SEPA Changes

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Amanda, I concur with the email from C. Smallfoot. I feel strongly the city is only about developing at all costs without any thought to those of us that have lived here and paid property taxes for years. As many others have stated on Next Door and other apps, between the horrible number of high priced home developments that will do absolutely nothing for homelessness, the increase in crime and nothing ever being done about it, it is time to look at moving out and let this city be taken over by crime and high priced homes!

To try and continue to sneak developments in on us is deplorable.

Kevin Stevens

Kevin V. Stevens, RN, MSN, MS, RD
Finish Line Performance Nutrition LLC
IRONMAN Certified Coach
Sports Nutrition Specialist ISSA
Hawc929@comcast.net

Begin forwarded message:

From: Landry Smallfoot <cansmall2@comcast.net>
Date: April 15, 2022 at 12:40:16 PM PDT
To: abeck@spokanecity.org, Kevin <hawc929@comcast.net>, parpolia@yahoo.com, tucbrown@gmail.com, contactcalv@gmail.com, Lobbch@comcast.net, smith.dana5050@gmail.com, victoriapalmen68@gmail.com, jayrayfarmer@gmail.com, amyndel@yahoo.com, Molly Marshall <molly.marshall475@gmail.com>
Subject: SEPA Changes

Amanda,

For SEPA rqts., it is imperative that the neighborhoods and their councils be informed. We will live a neighborhood that the Lennar bros are proposing 183 homes. It is on a wetland and the whole neighborhood is impacted. Had we not received notification from our neighborhood council and the posted signs of the meeting with the engineer, none of our voices would have been heard. There are very few neighbors that received the 400 ft notice (there are no neigbors that border that property except maybe 10) which is very restrictive to begin with. I am absolutely sick of the city allowing these developers to try to "sneak" into our neighborhoods.

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Submit comments to:

Amanda Beck

abeck@spokanecity.org, 509-625-6414

City of Spokane Planning Services, 6th Floor

808 W Spokane Falls Blvd.

Spokane, WA 99201

From: Beck, Amanda
To: Dick Thiel
Subject: RE: SEPA Protections and short plat reviews
Date: Monday, April 18, 2022 12:54:00 PM
Attachments: image001.png
image002.png
image003.png

Hi Dick,

Thank you for providing public comment on proposed revisions to residential code related to the project Shaping Spokane Housing. Your email is now part of the public record for the project, and will be shared with the Plan Commission at the public hearing.

Please be aware that proposed changes to short plat notification will being going to public hearing at the May 11th Plan Commission meeting. When the agenda is posted, you can find meeting information on the Plan Commission webpage.

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Thank you,
Amanda

Amanda Beck, AICP | City of Spokane |Assistant Planner II
509-625-6414 | *main* 509-625-6500 | abeck@spokanecity.org |spokanecity.org

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From: Dick Thiel <dickthiel@comcast.net>
Sent: Friday, April 15, 2022 10:33 AM
To: Beck, Amanda <abeck@spokanecity.org>
Cc: Patti Berg <catsmeow4814@yahoo.com>
Subject: SEPA Protections and short plat reviews

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Wrong, wrong, wrong. Do NOT do this. It will come back and bite you in the butt! Citizens and neighbors deserve to learn about proposed projects so they can comment, seek legitimate changes, and then live happily with the development. It appears you are being pressured by developers, and are hungry for development dollars. Don't do this. Listen to your neighbors (taxpayers) and don't foment the dissent that is sure to happen.

From: Beck, Amanda
To: Karen Carlberg
Subject: RE: Keeping the Public in the Dark - City Changes Coming to Favor Developers Over Residents
Date: Monday, April 18, 2022 1:54:00 PM
Attachments: image005.png
image006.png
image007.png
image008.png
image009.png
image010.png

Hi Karen,

Due to the city's process to request comments during the determination of a complete application, NCs will maintain the opportunity to comment on applications. You are correct, this is not changing.

For some people I think the issue is timing. So that potential mitigations are reflected in a submitted application, SEPA is typically completed first followed by an application. Certainly if they run at the same time, any pertinent comments from the SEPA would be required to be reflected in an updated proposal for the application.

Hope that answers your question.

Thank you,
Amanda

Amanda Beck, AICP | City of Spokane |Assistant Planner II
509-625-6414 | *main* 509-625-6500 | abeck@spokanecity.org |spokanecity.org

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From: Karen Carlberg <karencarlberg@comcast.net>
Sent: Monday, April 18, 2022 1:33 PM
To: Beck, Amanda <abeck@spokanecity.org>
Subject: Re: Keeping the Public in the Dark - City Changes Coming to Favor Developers Over Residents

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Thanks Amanda. I'm interpreting this to say that there will be no change in opportunities for neighborhood council comment on projects. Right?

Karen

From: "Beck, Amanda" <abeck@spokanecity.org>
Date: Monday, April 18, 2022 at 12:31 PM
To: Karen Carlberg <karencarlberg@comcast.net>
Subject: RE: Keeping the Public in the Dark - City Changes Coming to Favor Developers Over

Residents

Hi Karen,

The CALV email is referencing two code changes that are a part of the Shaping Spokane Housing project. Sorry this is a bit long, hopefully it gives you plenty of information.

Proposed changes to short plat notification have been going through a series of workshops with Plan Commission. Draft text is available on the project webpage. The changes include removing notification for a short plat which creates two lots (e.g. the mother parcel and one other), and revise notification for short plats that create three to nine lots such that only a mailed noticed will be sent to property owners, tax payers, and residents within 400 feet of the subject site with no site posting. This code change will being going to public hearing at the May 11th Plan Commission workshop.

What that would look like: Neighborhood Councils would be solicited for comment during a fourteen day comment window when the city completes the determination of a complete application (outlined in Section 17G.060.090), regardless of number of lots. Taxpayers/property owners/residents would get a notice of application in the mail for short plats of three to nine lots, and could provide comment during that fifteen day window.

The second piece is proposed changes to our SEPA ordinance around the flexible threshold for categorical exemptions. The proposed draft is available on the project webpage. In line with recommendations from WA Commerce in RCW 36.70A.600(1)(r), the city has proposed to change the flexible thresholds as noted below, except to keep the fill/excavation at the current 500 cubic yard threshold. SEPA is often a situation where if the number of units or square feet meets the threshold, but excavation or grading on site goes over threshold, then a project kicks back in for SEPA review since the intent there is to evaluate possible environmental impacts and enact mitigations. Revisions to this section of code require a 60-day Agency and Public Comment period, which began April 4 and runs through June 6- no public hearing is scheduled at this time. At the end of the 60-Day Agency and Public Comment period the City will review and evaluate comments to determine if revisions to the proposed SEPA code changes are warranted before taking the draft code to public hearing.

Construction Type	SMC 17E Flexible Threshold	197-11-800 WAC Max. Allowed by State	Proposed SMC 17E Flexible Threshold
Single-family residential	20 units	30 units	**30 units**
Multifamily residential	20 units	60 units	**60 units**
Agricultural structure	20,000 SF	40,000 SF	**40,000 SF**
Office, school, commercial, recreational, service, or storage buildings and related parking	12,000 SF and 40 parking spaces	30,000 SF and 90 parking spaces	**30,000 SF and 90 parking spaces**
Fill or excavation	500 cubic yards	1,000 cubic yards	**500 cubic yards**

What that would look like: Projects under the threshold would not be required to do a SEPA review so there would be no SEPA notice or site posting, and projects over threshold would follow our current process of review and notification. Similar to above, NCs would be notified during the determination of a

complete application.

Let us know if you have questions. Thanks for reaching out.

Thank you,
Amanda

Amanda Beck, AICP | City of Spokane |Assistant Planner II
509-625-6414 | *main* 509-625-6500 | abeck@spokanecity.org |spokanecity.org

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From: Karen Carlberg <karencarlberg@comcast.net>
Sent: Saturday, April 16, 2022 10:17 AM
To: Beck, Amanda <abeck@spokanecity.org>
Cc: pfbundy0@gmail.com; karencarlberg@comcast.net; rkclapp@gmail.com; dwightemersonsr@gmail.com; josettegates@gmail.com; mshkg@hotmail.com; hagy_w@icloud.com; kjhiker49@gmail.com; mensching65@gmail.com; jmotr56@msn.com
Subject: FW: Keeping the Public in the Dark - City Changes Coming to Favor Developers Over Residents

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Hi Amanda,

I received the email below, I assume so that I can distribute it to the West Hills neighborhood for comment. It is from the CALV group, which was formed to respond to all the proposals for new development in the Latah Valley and Grandview/Thorpe neighborhood. I responded to the email asking for more information and relevant websites. I got a response, but it wasn't very helpful.

My main concern is the comment below about possibly losing the possibility of neighborhood council opportunities to submit comments about projects in the neighborhood. I'm not seeing anything in the materials that suggests that.

Can you please clarify? What is the purpose of these proposed changes? And is there any change in neighborhood involvement in the review process for projects in the neighborhood?

Thanks for your help.

Karen Carlberg
Chair, West Hills Neighborhood Council

From: CALV <contactcalv@gmail.com>
Date: Thursday, April 14, 2022 at 10:11 AM

To: <undisclosed-recipients:;>

Subject: Keeping the Public in the Dark - City Changes Coming to Favor Developers Over Residents

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808 W Spokane Falls Blvd.

Spokane, WA 99201

From: Beck, Amanda
To: mellisa donaldson
Subject: RE: Proposed changes to SEPA and short plats
Date: Monday, April 18, 2022 1:12:00 PM
Attachments: image001.png
image002.png
image003.png

Hi Mellisa,

Thank you for providing public comment on proposed revisions to residential code related to the project Shaping Spokane Housing. Your email is now part of the public record for the project, and will be shared with the Plan Commission at the public hearing.

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Thank you,
Amanda

Amanda Beck, AICP | City of Spokane |Assistant Planner II
509-625-6414 | *main* 509-625-6500 | abeck@spokanecity.org |spokanecity.org

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From: mellisa donaldson <mellisad2001@gmail.com>
Sent: Monday, April 18, 2022 10:14 AM
To: Beck, Amanda <abeck@spokanecity.org>
Cc: Hadi hadi <Badrakhan@gmail.com>
Subject: Proposed changes to SEPA and short plats

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Dear Ms. Beck,

I am writing with concerns regarding the changes to following policy. I would like it to go on record that I am against these amendments. There continues to be a push for rapid growth in and around Spokane with little regard to detrimental effects to our community.

Tax payers and members of the community deserve a voice.

Thank you.

Sincerely,

Mellisa Donaldson

3111 W. Washington Rd, Spokane, WA 99224

714.357.4558

The **SEPA** (State Environmental Policy Act) process is really the only way for people in the neighborhood to comment on specific aspects of development like roads, wetlands, street issues and such. The SEPA process is also where other agencies like WSDOT, Fire, Schools, etc. have a chance to comment.

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abeck@spokanecity.org, 509-625-6414

City of Spokane Planning Services, 6th Floor

808 W Spokane Falls Blvd.
Spokane, WA 99201

From: Planning Services Development Code
To: Carmela Conroy
Subject: RE: Appreciation for Draft ADU Revisions
Date: Friday, April 22, 2022 9:17:00 AM

Good morning, Ms. Conroy:

Thanks for your message. I will add it to the public record for the file, and it will be shared with the Plan Commission at the public hearing, and with the City Council at its future, unscheduled public hearing. The Plan Commission's hearing is tentatively scheduled for May 11, 2022 at 4 pm. When the agenda for the May 11 hearing is posted, you can find meeting information on the Plan Commission webpage.

Nathan Gwinn, AICP | Assistant Planner | Planning & Development
509.625.6893 | ngwinn@spokanecity.org | www.spokanecity.org

Residential Development Code amendments project webpage: my.spokanecity.org/projects/shaping-spokane-housing

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From: Carmela Conroy <carmelaconroy@yahoo.com>
Sent: Wednesday, April 20, 2022 10:29 PM
To: Planning Services Development Code <erapsdc@spokanecity.org>
Subject: Appreciation for Draft ADU Revisions

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Dear Neighbors:
Thank you for sharing information via email about the draft revisions to the requirements for auxiliary dwelling units (ADUs). I have been considering converting over half of my basement into an ADU. I live in a single-family residential area. My house is on a bus line. I am approaching senior citizen hood, and would feel safer having someone living on the property with me.

Two particularly salient advantages of the revisions are greater flexibility in the size of the ADU, and in eliminating the need for offstreet parking. My basement is quite large, but unsuitable for any configuration other than a studio apartment. Having greater flexibility on size allows me to include storage space for a future tenant. This might be especially useful to a medical resident or academic assigned to Spokane for a year or two.

My garage and driveway allow for little to no expansion. My being on a bus line and within walking distance of the medical centers means some tenants might not need any parking at all. There's ample street parking if needed. Eliminating the off street parking requirement will significantly reduce the cost and speed with which I can put an ADU on the market.

I appreciate your taking the time to consider these comments.

Sincerely

Carmela Conroy
US Mobile: 571-276-4238

April 21, 2022

RE: SMC 17C.300: ACCESSORY DWELLING UNITS – REVIEW AND SUGGESTED UPDATES

Dear Spokane Planning, Ms. Murphy, Plan Commission, and Councilmembers:

Thank you for your work in implementing the city's Housing Action Plan, and for moving the needle forward on greater housing supply.

As you're well aware, there is a critical need to increase housing supply in Spokane. We are simply failing at producing the needed numbers that will result in 6,791 new units by 2037 (or 400+ units per year) per the City's 2020 Housing Needs Assessment. Unless bold changes are made, then we will continue to push would-be home-owners and renters, and community members to the margins.

Please consider moving quickly in adopting and codifying relaxed and flexible standards for Accessory Dwelling Units (ADUs) as a preliminary, 'low-hanging fruit', opportunity. I would encourage the Plan Commission and City Council to ratify polices suggested by in RCW 36.70A.600(1)(n),(o),(p),(q),and (x) regarding additional flexibility, and lessening restrictions, for accessory dwelling units.

The draft changes to "17C.300 SMC Accessory Dwelling Units" attempt to ratify some of these policies.

Please consider the following suggestions / modifications to the proposed draft ADU updates:

- 17C.300.100 (B)(2) – Multiple ADUs in all Residential Zones may be permitted through a Conditional Use Permit (CUP).
- 17C.300.100 (B)(2) – Development standards of the underlying district may be modified pursuant to the provisions of this section.
- 17C.300.110 (A)(1) – Reduce minimum size of principal structure to 500 square feet.
- 17C.300.110 (A)(1)(a) – Floor area of internal ADU not more than 50% the floor area of the principal structure, or 800 square feet, whichever is greater.
- 17C.300.110 (A)(2) – *Per WA House Bill 1660* - Floor area of detached ADU not more than 850 square feet for lots less than 4,500 square feet, and 1,350 square feet as the combined floor area for both attached and detached ADUs on lots greater than 4,500 square feet.
- 17C.300.110 (B) – *Per RCW 36.70A.600(1)(p)* - Remove owner-occupancy requirements, i.e. 'Draft Option SMC 110.C.1'

Thank you for your consideration and seeking to address dire need.

With Regards,

Ryan Hughes, AICP

210 W. 32nd Ave Spokane, WA, 99203
Rhughes509@yahoo.com

From: Planning Services Development Code
To: "Will Maupin"
Subject: RE: Shaping Spokane Housing Update Comments
Date: Friday, April 22, 2022 9:37:00 AM

Hello Mr. Maupin,

Thanks for your comment. I will add it to the public record for the phase 1 topics, and it will be shared with the Plan Commission at the public hearing for the first 3 topics – accessory dwelling units, lot size transition, and short plats – and with the City Council at its future, unscheduled public hearing. The Plan Commission's hearing is tentatively scheduled for May 11, 2022 at 4 pm.

When the agenda for the May 11 hearing is posted, you can find meeting information on the Plan Commission webpage. We will continue to update the project webpage as public hearings are scheduled and new efforts are announced.

Nathan Gwinn, AICP | Assistant Planner | Planning & Development
509.625.6893 | ngwinn@spokanecity.org | www.spokanecity.org

Residential Development Code amendments project webpage: my.spokanecity.org/projects/shaping-spokane-housing

---

From: Will Maupin <willmaupin@gmail.com>
Sent: Thursday, April 21, 2022 12:43 PM
To: Planning Services Development Code <erapsdc@spokanecity.org>
Subject: Shaping Spokane Housing Update Comments

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Hello, thank you for updating me on the updates to the city's approach to the housing crisis. What I see from the city is an approach. It's nothing close to a solution.

According to a report on KXLY last night, the average home price in Spokane County increased by $30k over the past month. ONE MONTH. A friend bought a house on the lower south hill in 2018 for $220k. Zillow estimates it could go for $428k today. If $220k was his max budget today, there are two homes currently listed in Spokane he could afford. Two.

This is a crisis. People who have lived in Spokane for most of their lives, who grew up here, can't afford to live here anymore. I had to re-sign my apartment lease this spring, and my rent increased by 50%. There is an old, cheap motel on 3rd that has been converted to studio apartments leasing for $1,200+. If you earn the median income for the county, those apartments would take more than 30% of your total income. Respectfully, you can't continue farting around with phase 1.

The longer the city fails to accept this, the worse it will get. Look at the fringes of the city limits now, where development regulations are more lax. What's being built there? Totally unsustainable, completely car-dependent developments that look like the "multifamily housing midsize apartment building" on the graphic in the update, and that's well outside of phase 1.

Those won't even solve the problem, and on top of the help they do provide, they exacerbate other problems like traffic (have you tried getting around the Southgate neighborhood anytime between 2 and 6 p.m. lately?) and climate change. They're a two steps forward, one step back situation.

It's time for big and active change. In the update I saw the word "encourage" once, and it was about townhouses. The city is exploding, cost of living is skyrocketing, and the only thing you're going to "encourage" is a few more townhouses? You're going to "allow" duplexes in more zones? Cool. Go further. Encourage them, too. And then go further than that.

Change the comprehensive plan.

Make owning a surface parking lot in the city center (which looks like swiss cheese from all of those) less appealing than developing it into high density housing. "Encourage" high density urban housing.

Apply the principles of Vancouverism to the Centers and Corridors plan, and expand the plan. Then "encourage" it. In recent years we've seen buildings demolished on the Ruby/Division couplet and be replaced with things like a Panda Express and a sprawling gas station. Encourage density in places like that to the point it would be financially stupid for a developer to build one story nonsense.

Expand where airbnbs are allowed? Ban them all together.

I know there is more red tape and more bureaucratic hurdles to this process than I could ever understand. So I appreciate the fact that this process is underway at all. But I'm frustrated. I grew up here, I've spent almost my entire adult life here, and I can barely afford to stay. I have a good job, and earn good money. Two years ago, before the pandemic hit and this all blew up, I could've bought a good house in a nice neighborhood. The homes I looked at then are being listed now for literally hundreds of thousands of dollars more than they were just two short years ago. Spokane used to lose so many of its best people to bigger, more vibrant cities. Now it's going to start losing those who stayed to places they can afford, like the Tri-Cities or somewhere awful.

Thank you for your work, and know it is appreciated. But please, we need to go so much further.

- Will Maupin

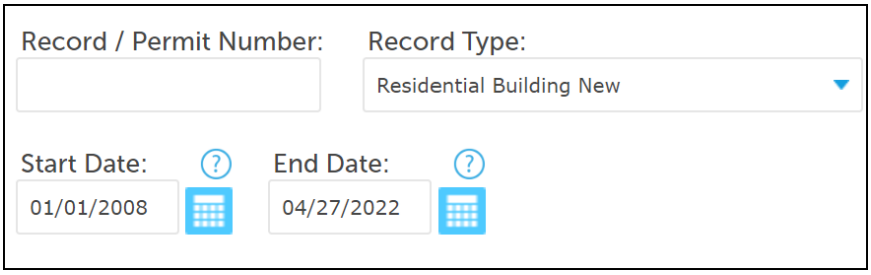
From: Beck, Amanda
To: Mariah McKay
Cc: Gwinn, Nathan
Subject: RE: Shaping Spokane Housing Update
Date: Wednesday, April 27, 2022 9:31:00 AM
Attachments: image005.png
image006.png
image007.png
image008.png
image009.png
image010.png
image011.png
image001.png

Hi Mariah,

Thank you for your comments concerning ADUs and owner occupancy. And, you're comments on how to improve communications for projects like this.

Your email is now part of the public record for the project, and will be shared with the Plan Commission at the public hearing. Please be aware that proposed changes to ADUs will being going to public hearing at the May 11th Plan Commission meeting. The agenda can be accessed from the Plan Commission webpage.

You can search building permit records through Accela Citizen Access. I would recommend the below search parameters. Since 2008 we've gotten approximately 175 ADUs that have been permitted.



Thank you,
Amanda

Amanda Beck, AICP | City of Spokane |Assistant Planner II
509-625-6414 | *main* 509-625-6500 | abeck@spokanecity.org |spokanecity.org

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From: Davis, Kirstin <kdavis@spokanecity.org>
Sent: Monday, April 25, 2022 11:25 AM
To: Mariah McKay <ournaturalhomes@gmail.com>
Cc: Gwinn, Nathan <ngwinn@spokanecity.org>; Beck, Amanda <abeck@spokanecity.org>; Black, Tirrell <tblack@spokanecity.org>
Subject: RE: Shaping Spokane Housing Update

Mariah,

Thank you for your feedback. I am sharing it with our planning team and we will do what we can to make communications more relevant and address your specific ADU questions below.

Have a great day,

Kirstin

Kirstin Davis | Communications Manager | Public Works and Community & Economic Development
Desk 509.625.7773 | Mobile 509.481.7223 | my.spokanecity.org

ADVISORY: *Please be advised the City of Spokane is required to comply with the Public Records Act (Chapter 42.56 RCW). As such, the information exchanged via email, including personal information, may ultimately be subject to disclosure as a public record.*

From: Mariah McKay <ournaturalhomes@gmail.com>
Sent: Thursday, April 21, 2022 6:05 PM
To: Davis, Kirstin <kdavis@spokanecity.org>
Subject: Re: Shaping Spokane Housing Update

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Small business owners REALLY struggle to take the time to participate in public policy changes like these even though we are significantly impacted by them.

Instead of providing links to lengthy Zoom recordings and arcane procedural documents with way too much detail, it would be more helpful if city staff could contextualize and summarize what is actually going on now and ask us to briefly weigh in on that.

I understand the City is understaffed and that is impacting the level of service in planning and housing significantly. But if you are going to write and publish an email, please do so with making meaningful feedback from the end user more possible without deep diving on other websites.

That said, I support massive deregulation of the ADU housing type. Owners should not have to reside on their lots to be able to build an ADU. I also support City Issued Bonds to provide money for a loan fund that could be used to help underwrite loans for ADU development and pay for ADU ecosystem development barrier removal initiatives. In short, I would like to see this happen in our city: https://www.youtube.com/watch?v=569aqcdcN4A

I would like the City to set ADU development goals, and then mobilize small-scale owners and developers to help meet those goals.

Where would one go to try and figure out how many ADUs have been built per year over the last several years?

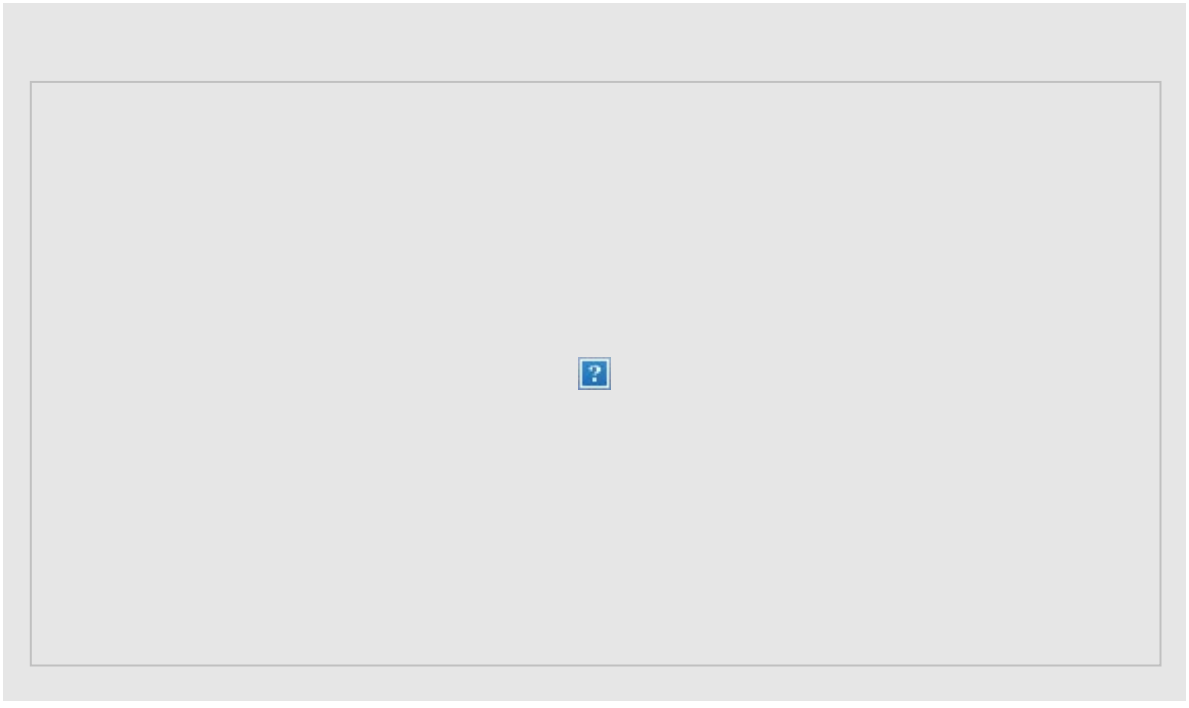
And who would I talk to about eco-building materials like cob and aircrete meeting city code requirements?

Thanks,
Mariah

--
Mariah McKay (pronouns: she/her)
Community Manager, Our Natural Homes
Mobile: 509-939-0015

Follow us on Facebook @ournaturalhomesllc
"Where coliving is all about community."

On Wed, Apr 20, 2022 at 9:09 PM City of Spokane Planning <kdavis@spokanecity.org> wrote:



Dear Community Member,

Thank you for your continued interest in addressing housing challenges in Spokane. You are receiving this email because you have shown interest in the Housing Action Plan and requested information about housing topics. The 2021 Housing Action Plan provided several recommendations and the City Plan Commission along with the Planning Services department have been discussing **seven initial proposed amendments** outlined on ShapingSpokaneHousing.com.

Plan Commission Meeting Recap

City Plan Commission workshops have been held to review and discuss proposed revisions to residential zoning codes including accessory dwelling units, various kinds of small-scale housing like duplexes and attached housing and lot size transition requirements. **The meeting held on April 13 reviewed draft code language related to the residential code language for accessory dwelling units and the short plat application process.** Get more information from the meeting video and view the discussion presentation at the project webpage.

Accessory Dwelling Units
Increase flexibility of development and design standards for Accessory Dwelling Units (ADU).

Short Plat Application Process
Reduce or streamline the notification and commenting requirements.

We want your feedback!

You can **review a description of each proposal on the** project webpage, which will be updated as the draft revisions evolve.

- **Provide written comment in email to** DevelopmentCode@spokanecity.org. This email list will be notified regarding additional opportunities for participation.
- **Sign up for email updates and announcements** here.

Coming Up

Planning Services Staff at Riverfront Spring Market April 27 from 3-7 p.m.

You're invited to **ask questions and provide feedback** with City planners about the proposed Shaping Spokane Housing changes being considered right now. The **Spring Market is located in the Riverfront Pavilion** event space.

Plan Commission Meeting on Wednesday, April 27 at 2 p.m.

The Commission will **revisit the City's residential zones**, including **provisions for additional attached housing (townhouses) and duplexes**, as well as **design standards for these and single-family residential development** types. The Commission will also **consider changes to the short plat application process** draft text.

Attached Housing
(Townhouses)
Encourage infill development, update development and

Duplexes in Residential Single Family (RSF) Zone
Expand the permitted zoning districts and lot types, update

design standards to integrate with neighborhood character.

design standards to integrate with neighborhood character.

Plan Commission Public Hearing on Wednesday, May 11 at 4 p.m.

The Commission will **take testimony from the public on proposed changes** to development regulations for accessory dwelling units, lot size transition, and the short plat application process. The Commissions will also consider making a recommendation to the City Council on the proposed changes.

Please visit the **Plan Commission webpage** to view the agenda that contains packet materials available for review and instructions for joining the hybrid in-person/virtual meetings.

You are receiving this email because you signed up via the Spokane Housing Action Plan website, have been identified as an individual or stakeholder in the discussion, or expressed interest in receiving planning project updates from the City of Spokane. Please feel free to share this email with others who are interested in receiving email announcements about this project. To unsubscribe, please email developmentcode@spokanecity.org.

City of Spokane, Washington | 808 W Spokane Falls Blvd, Spokane, WA 99201

Unsubscribe mariah@spokaneindependent.org

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From: Planning Services Development Code
To: "Liza Mattana"
Subject: RE: Manito Cannon Hill neighborhood & changing city code
Date: Tuesday, April 26, 2022 2:11:00 PM

Good afternoon Ms. Mattana,

Thanks for your comment. I will add it to the public record for the phase 1 topics, and it will be shared with the Plan Commission at the public hearing for the first 3 topics – accessory dwelling units, lot size transition, and short plats – and with the City Council at its future, unscheduled public hearing. The Plan Commission's hearing is scheduled for May 11, 2022 at 4 pm.

When the agenda for the May 11 hearing is posted, you can find meeting information on the Plan Commission webpage. We will continue to update the project webpage as public hearings are scheduled and new efforts are announced, and I have added you to the contact list for notice of future opportunities.

Sincerely,

Nathan Gwinn, AICP | Assistant Planner | Planning & Development
509.625.6893 | ngwinn@spokanecity.org | www.spokanecity.org

Residential Development Code amendments project webpage: my.spokanecity.org/projects/shaping-spokane-housing

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From: Liza Mattana <lizamattana@gmail.com>
Sent: Friday, April 22, 2022 6:40 AM
To: Planning Services Development Code <erapsdc@spokanecity.org>
Subject: Manito Cannon Hill neighborhood & changing city code

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Hi there,

I received a link from our neighborhood council meeting leaders. I wanted to say I'm all for the proposed changes to ours and other neighborhoods (like ADU, townhomes, duplexes in RSF zone) to promote density and lessen sprawl!

Please keep me posted if there are other opportunities to weigh in.

Thank you!
Liza Mattana
453 W 26th Ave, Spokane, WA 99203
South hill resident since 1982
LCHS alumni, class or 1992

From: Alice Galeotti
To: Planning Services Development Code
Subject: RE: Comment on ADU draft plan
Date: Tuesday, April 26, 2022 2:46:23 PM

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Nathan,

Thank you for your thorough and informative reply. Have a great rest of your week!

Alice Galeotti
On Apr 26, 2022, 2:25 PM -0700, Planning Services Development Code <erapsdc@spokanecity.org>, wrote:

> Good afternoon Ms. Galeotti,
>
> Thanks for your questions and comments. I will add your message to the public record for the ADU amendments, and it will be shared with the Plan Commission at the public hearing for the first 3 topics – accessory dwelling units, lot size transition, and short plats – and with the City Council at its future, unscheduled public hearing. The Plan Commission's hearing is scheduled for May 11, 2022 at 4 pm.
>
> The attached draft text proposes to remove that provision, showing additions in underlined text and deleted text struck through (page 16). A home occupation is described and regulated in sections 17C.340.100, 17C.340.110, and 17C.340.120 of the Spokane Municipal Code. In the March 23 workshop with the Plan Commission, the members discussed the changing nature of business practices, and some suggested this provision was no longer necessary in the ADU chapter. You may view the recording on the project webpage at the link below if you are interested.
>
> When the agenda for the May 11 hearing is posted, you can find meeting information on the Plan Commission webpage. We will continue to update the project webpage as public hearings are scheduled and new efforts are announced, and I have added you to the contact list for notice of future opportunities.
>
> I hope this helps,
>
> **Nathan Gwinn, AICP** | Assistant Planner | Planning & Development
>
> 509.625.6893 | ngwinn@spokanecity.org | www.spokanecity.org

Residential Development Code amendments project webpage: my.spokanecity.org/projects/shaping-spokane-housing

---

From: Alice Galeotti <agaleotti612@gmail.com>
Sent: Friday, April 22, 2022 12:00 PM
To: Planning Services Development Code <erapsdc@spokanecity.org>
Subject: Comment on ADU draft plan

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Good morning,

Regarding 17C.300.130 Development Standards, Sec A3, why is an ADU prohibited if the homeowner has a "home occupation"? And, what is the definition of home occupation? Does this mean I am prohibited from putting an ADU on my property if I work from a home office as a realtor, for example? Or have a business involving writing where I use my home office? This section is vague and frankly, seems unnecessary. Please explain.

Thank you,
Alice Galeotti

From: Planning Services Development Code
To: DWatkins@spokanerealtor.com
Subject: RE: Comments for proposed code changes
Date: Tuesday, April 26, 2022 2:45:00 PM

Good afternoon Darin,

Thanks for your comment. I will add it to the public record for the phase 1 topics, and it will be shared with the Plan Commission at the public hearing for the first 3 topics – accessory dwelling units, lot size transition, and short plats – and with the City Council at its future, unscheduled public hearing. The Plan Commission's hearing is scheduled for May 11, 2022 at 4 pm.

When the agenda for the May 11 hearing is posted, you can find meeting information on the Plan Commission webpage. We will continue to update the project webpage as public hearings are scheduled and new efforts are announced, and the City has you on its contact list for notice of future opportunities.

Sincerely,

Nathan Gwinn, AICP | Assistant Planner | Planning & Development
509.625.6893 | ngwinn@spokanecity.org | www.spokanecity.org

Residential Development Code amendments project webpage: my.spokanecity.org/projects/shaping-spokane-housing

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From: Darin Watkins <DWatkins@spokanerealtor.com>
Sent: Friday, April 22, 2022 1:19 PM
To: Planning Services Development Code <erapsdc@spokanecity.org>
Subject: Comments for proposed code changes

[CAUTION - EXTERNAL EMAIL - Verify Sender]

A severe lack of housing in Spokane has become the greatest single challenge of our times.

National averages show the City of Spokane should have 114,000 housing units.
Instead, we have 89,000.
This leads to dramatically increased greenhouse gas emissions from commuters buying homes in neighboring communities, increases the gap in housing equity, and has been shown to be one of the key contributors to homelessness.
The proposed solutions are truly just a first step. And in many cases, simply update our current codes to match state requirements.

PLEASE support these changes. We MUST do what we can to solve our housing crisis.

Darin Watkins
Governmental Affairs Director
Spokane Association of REALTORS®
(509) 595-2012 (cell)

From: Planning Services Development Code
To: Gene Brake
Subject: RE: Shaping Spokane Housing
Date: Tuesday, April 26, 2022 2:48:00 PM

Hi Gene,

Thanks for your comment. I will add it to the public record for all of the phase 1 topics, and it will be shared with the Plan Commission at the public hearing for the first 3 topics – accessory dwelling units, lot size transition, and short plats – and with the City Council at its future, unscheduled public hearing. The Plan Commission's hearing is scheduled for May 11, 2022 at 4 pm.

When the agenda for the May 11 hearing is posted, you can find meeting information on the Plan Commission webpage. We will continue to update the project webpage as public hearings are scheduled and new efforts are announced, and I have added the genebrake.re@gmail.com address to the contact list for notice of future opportunities.

Sincerely,

Nathan Gwinn, AICP | Assistant Planner | Planning & Development
509.625.6893 | ngwinn@spokanecity.org | www.spokanecity.org

Residential Development Code amendments project webpage: my.spokanecity.org/projects/shaping-spokane-housing

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From: Gene Brake <genebrake.re@gmail.com>
Sent: Friday, April 22, 2022 10:34 PM
To: Planning Services Development Code <erapsdc@spokanecity.org>
Subject: Shaping Spokane Housing

[CAUTION - EXTERNAL EMAIL - Verify Sender]

I do not support several parts of Phase 1 of the Housing Action Plan. I oppose and will actively work against any effort to expand Short Term Rentals, allow ADUs without the owner occupancy requirement and include duplexes in all Residential zones unless there are some limitations.

All three of these proposals will negatively impact housing availability, promote additional escalating home prices and negatively impact neighborhoods by encouraging out of area investors.

All of these will exacerbate the housing shortage and lead to net loss of affordable housing and more homeless neighbors.

Thank you,
Gene Brake
www.genebrake.com

www.corbinpark.net
509-981-5555

601 W 1st Ave, Ste 1400
Spokane, WA 99201

"IMPORTANT NOTICE: Never trust wiring instructions sent via email. Always independently confirm wiring instructions in person or via a telephone call to a trusted and verified phone number. Never wire money without double-checking that the wiring instructions are correct."

Spokane
Low Income
Housing
Consortium

April 25, 2022

Spokane Planning Commission
808 Spokane Falls Blvd
Spokane WA 99201

Commission,

The Spokane Low Income Housing Consortium is a membership organization made up of over 25 organizations that design, build and support low income housing in Spokane. Our mission is to support all affordable housing and we know and unanimously support the phase one changes in Shaping Spokane!

We are writing this letter to support the changes to the Short Plat process (less notification), increasing the threshold for SEPA reviews on apartments to match the State and we believe that ADU's should be easier to produce.

I was the original sponsor of the neighborhood notification bill in 2014 and have a unique perspective on how a housing market has been stymied by folks who want to keep the status quo. Market rate apartments, house rentals and home ownership are all important to the system.

Studies and real world law changes clearly show that if you eliminate the owner occupancy requirement on ADU's, permits will go up. All three of these changes are designed to increase supply. Increasing supply in every way possible is necessary when rents and ownership have increased by over 50% in the last 24 months.

Housing is system and ownership and rental matter. These are just the first code changes in many. I urge you to pass these fast so we can get to other bigger changes.

Sincerely

Ben Stuckart, Executive Director
Spokane Low Income Housing Coalition

CC:
Steve McDonald, City of Spokane
Spencer Gardner, City of Spokane

From: Beck, Amanda
To: Carol Tomsic
Cc: Gwinn, Nathan
Subject: RE: Comment on Residential Code Changes Plan Commission Meeting 4/27/22 at 2pm
Date: Wednesday, April 27, 2022 9:38:00 AM
Attachments: image001.png
image002.png
image003.png

Hi Carol,

Thank you for providing public comment on proposed revisions to residential code related to the project Shaping Spokane Housing. Your email is now part of the public record for the project, and will be shared with the Plan Commission at the public hearing.

Please be aware that proposed changes to short plat notification will being going to public hearing at the May 11th Plan Commission meeting. You can find meeting information on the Plan Commission webpage, which will be held as a hybrid in-person and virtual meeting.

Draft code for attached homes and duplexes are not currently scheduled for public hearing, but we will notify the email list once we have a date for those topics. Plan Commission will be further discussing design standards for all residential building types (detach and attached single-family as well as duplexes) at our meeting today, Wednesday 4/27.

Thank you,
Amanda

Amanda Beck, AICP | City of Spokane |Assistant Planner II
509-625-6414 | *main* 509-625-6500 | abeck@spokanecity.org |spokanecity.org

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From: Carol Tomsic <carol_tomsic@yahoo.com>
Sent: Tuesday, April 26, 2022 11:05 PM
To: Gwinn, Nathan <ngwinn@spokanecity.org>; Beck, Amanda <abeck@spokanecity.org>; Plan Commission <eraplanc@spokanecity.org>; Kinnear, Lori <lkinnear@spokanecity.org>; Wilkerson, Betsy <bwilkerson@spokanecity.org>; Beggs, Breean <bbeggs@spokanecity.org>
Cc: Marilyn <mdlloyd@comcast.net>; Mary Winkes - Manito/Cannon Hill <mmcspo@yahoo.com>; Cortright, Carly <ccortright@spokanecity.org>
Subject: Comment on Residential Code Changes Plan Commission Meeting 4/27/22 at 2pm

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Comment on Residential Code Changes Plan Commission Meeting 4/27/22 at 2 pm

Duplexes in Residential Zones

I support affordable housing. I raised my son in the Lincoln Heights neighborhood as a single-working mother. I was fortunate to buy a house before the housing prices skyrocketed. I want other families to experience the joy of home-ownership and raising a family in a walkable, bicycle-friendly neighborhood with a thriving center-core.

I also want our neighborhood to be a place where single people and empty nesters can afford to live and support our center-core.

I just ask that the city ensure developers construct housing in our neighborhood that is similar to a single-family home as to add to the quality of our established neighborhood and gently increase the density of residential zones, like stated in the info sheet.

I support smaller, more affordable duplexes in a single family neighborhood, so home-ownership remains viable in my neighborhood.

Attached Housing

The Lincoln Heights neighborhood is dominated by single-family homes.

I would like to request the city notify residents of a proposed 4-unit attached house in a single-family zoning to allow public comments. It would ensure the new housing will be well-designed and add to the quality of the established neighborhood, as stated in the info sheet.

Short Plat Application Process

I would like to request the city retain the notice of application for short plats that create only two lots, or for shot plats with only minor engineering review.

Our neighbors may be aware of any historic significance on the affected neighborhood lots, including historically walked across trails. I don't want our neighborhood to lose an opportunity to protect a feature on the lots during the short plat process.

Thank you!

Carol Tomsic
resident

From: Gene Brake
To: Deasy, Annie
Cc: Antonia DePasquale; Barbara Biles; Bill Heaton; Black, Tirrell; Charles Hansen; Christopher Savage; Chuck Milani; Cliff Winger; Comstock (comstockneighborhoodcouncil@gmail.com); Doug Tompkins; Freibott, Kevin; Byrd, Giacobbe; Greg Francis; Kosanke, Katie; Kelly Cruz; Laura Mincks; McInnis, Bonnie; Molly Marshall; Nicola J Payette; Pat Rooks; Patricia Hansen; Paul Kropp/Southgate; Rachelle Bradley; Robynn Sleep; Teresa Kafentzis; Terryl Black; Tiffany Picotte; Timothy Diko; Tom Powell-Emerson Garfield; Gwinn, Nathan
Subject: Re: Presentation - Land Use Committee
Date: Thursday, April 28, 2022 7:53:09 PM

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Annie,

Thank you for sharing this. I'm disappointed planning has decided to move forward with a very developer friendly plan and yet most anti neighborhood plan possible in this first Phase. These plans do nothing to increase the number of low income units, yet will absolutely result in the loss of homes when developers and investors begin buying up single family homes. We all know this wont impact most of the South Hill but will decimate the Northside neighborhoods, especially Emerson Garfield.. Where are some of the most affordable homes at present in Spokane that would be Emerson Garfield, well you can kiss them goodbye.

As we see modest historic homes bulldozed we can at least sleep well knowing developers and investors made money. :(Families? Nah, they have to live with the progress. Shameful really.

Gene Brake
Housing Action Subcommittee member
Emerson Garfield Neighborhood Council - Treasurer
Corbin Park Homeowners Association - Vice President

On Thu, Apr 28, 2022 at 3:01 PM Deasy, Annie <adeasy@spokanecity.org> wrote:

> *Good afternoon Land Use Committee Representatives,*
>
> Nathan Gwinn from Planning Services has requested that the attached presentation slides be shared with the committee.
>
> Best,
>
> Annie
>
> **Annie Deasy**| City of Spokane | Community Programs Coordinator
>
> *Working Remotely, Off on Fridays* |509.625.6343 | *mobile* 509.504.3475 | adeasy@spokanecity.org | spokanecity.org

SPOKANE REGIONAL
Continuum of Care

May 3, 2022

Spokane Planning Commission
808 Spokane Falls Blvd
Spokane WA 99201

Commission,

The Spokane Regional Continuum of Care manages and distributes $4.3 million annually of HUD's Homelessness service funds. Housing is the end goal of all the interventions funded by the CoC. Finding someone a stable place to call home is the purpose of the CoC's work. This means that our work is intricately connected to the state of Spokane's Housing Market.

We are writing this letter to support several changes that would help increase housing inventory. These include changes to the Short Plat process, increasing the threshold for SEPA reviews on apartments, and making ADU's easier to produce.

The CoC's chairperson was the original sponsor of the neighborhood notification bill in 2014 and has a unique perspective on how our housing market has been stymied by residents who want to maintain the status quo. Reducing notification requirements for Short Plats would be one step in the right direction to increasing housing availability. CoC programs can help fewer people the more market rate rents skyrocket. Increasing the threshold for SEPA reviews to match existing state requirements makes sense and would help to increase housing availability and reduce rental rates. Studies and real-world experience looking at changes to relevant laws clearly show that if the owner occupancy requirement for ADU's is eliminated, applications for permits will increase.

Increasing supply in every way possible is necessary as rents and housing prices have increased by over 50% in the last 24 months. These three changes will help to increase the supply of housing in our community which is desperately needed. These are just a few code changes that are needed to help address the current housing crisis. We urge you to pass these changes as soon as possible so we can focus on larger changes that are needed to address this crisis that impacts our entire community.

Sincerely,

The Spokane Regional Continuum of Care

CC:
Steve McDonald, City of Spokane
Spencer Gardner, City of Spokane

From: Gardner, Spencer
To: Beck, Amanda; Churchill, Jackie; Gwinn, Nathan
Subject: FW: Comments on Code Amendments
Date: Wednesday, May 4, 2022 3:59:42 PM
Attachments: Building Site Coverage in RSF Limits ADU Development.pdf

New comment for the public record. Another one to follow.

Spencer Gardner | Director | Planning Services
Office 509-625-6097 | Mobile 509-723-7554 | my.spokanecity.org

From: Jim Frank <jfrank@greenstonehomes.com>
Sent: Wednesday, May 4, 2022 1:01 PM
To: Gardner, Spencer <sgardner@spokanecity.org>
Cc: Ben Stuckart <benstuckart@gmail.com>; Michelle Pappas <michelle@futurewise.org>; Darin Watkins <dwatkins@spokanerealtor.com>
Subject: Comments on Code Amendments

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Spencer Gardner and Plan Commission:

I am very interested in the code amendments necessary to encourage infill development, having been involved in these efforts for more than 10 years.
I regrettably will not be able to testify in person as I have a hearing before the NPAC committee this afternoon at the same time as the Plan Commission public hearing.

These are complex matters and it is discouraging that so little time is being allowed between the finalization of the staff and Commission recommendations and the notice provided to the public. It is also discouraging that these changes are being made without any outreach to the architects, developers and contractors who will have to navigate the code and are familiar with the restrictions that are limiting infill development in the community.

In general I assume the purpose of the recommended changes is to significantly increase infill development in the community. In order for this to be achieved two things will be necessary: First, the regularity framework must be simple, clear and understandable to those looking to make infill investment. Lack of clarity and uncertainty will discourage investment more often than the actual code substance. Second, the code must "encourage" the investment you desire not merely "permit" the investment. These are very different. While I understand this is the beginning of a process and that change will be incremental, What is being proposed in these current changes fall short on both counts.

I am fully supportive of the recommendation to do away with the lot transition rules. This is long overdue. The worst part of the rules is not the substance (this will probably not impact more than about 10 units per year), but the message that it sends that "small homes on small lots" are a

problem that needs to be avoided and the code is here to protect you. This message is not only blatantly false, but enables structural inequality in housing policy.

The proposed changes around short plats, ADU development and attached housing fall very short of what is necessary.

Short Plats: The changes being proposed add to the complexity of the regulatory framework. The process for exempting 2 lot short plat from the public notice requirement is simply not worth the effort and complexity it entails. It is far more effective to simply make a short plat a Type I permit (rather than Type II). this avoids the public notice requirement and it significantly reduces the fees. If the short plat requires SEPA then a SEPA public notice maybe required, which is a separate and normal process. A Type I permits still has engineering review where required. What is being proposed is simply not worth the effort and will not benefit more than a small number of projects. RCW 58.17 allows jurisdictions to adopt a streamlined process for short plats. The danger of adopting what has been proposed is that it will close the door to the real and necessary changes that are required.

ADU Development: While some of the changes proposed for ADU development are beneficial (removal of the occupancy requirement), in total the regulation is overly complex and confusing. The biggest deterrent is building site coverage. The building site coverage in the Spokane SMC is by far the most restrictive in the region. In most instances common development of a home and garage will push up against the site development standards. This is illustrated in the attached exhibit. In nearly all cases these is no "excess building site coverage" available for ADU development. In realty you need a small house on a larger lot to have available site coverage for a 600-800SF ADU. While the new code amendments allow 15% to 20% site coverage for an ADU, that is very misleading. The total of the house, garage and ADU still have to meet to code site coverage which is very restrictive. You can see on the exhibit that a small 1500SF 3 bedroom house on a 5000 SF lot will have a site coverage of 39.6%. The total allowable site coverage on a 5000SF lot is 45%, insufficient for an ADU. For this to work the site coverage in table SMC 17C.110-3 needs to be amended to 55% as a minimum. That would be consistent with Spokane County and the City of Spokane Valley. The FAR standards add even more confusion. An FAR of .5 is ridiculously low for infill development which often requires two or three level development on small lots. It is far simpler to make the changes to FAR on Table SMC 17C.110-3 applicable to all development. Other jurisdictions have greatly simplified the process around ADU development. Spokane needs to do the same.

Attached Housing: There are lots of nice words about allowing more attached units without going through a PUD, however you are still required to meet all of the standards in Table SMC 17C.110-3. Attached housing is not possible without revision of the lot size, lot dimensional standards, site coverage, and FAR standards. These are not addressed in any way. It is misleading to say attached housing is being allowed without the required changes to the development standards necessary for such development to occur. For example, an interior townhome unit would like require a lot size as 1500 SF, lot width of 16 feet, site coverage of 80% and FAR of 1.0. The attached housing you see happening in Kendall Yards is possible only because we received a PUD approved that exempts us from nearly all of the development standards in Table 17C.110-3.

I am all in favor of incremental approach to code development, however when we undertake revision in a narrow area we need to address it in the best long term manner.

Thanks, Jim

.

Building Site Coverage in RSF Limits ADU Development

Lot Size	House, SF	Garage, SF	ADU, SF	Total Building Coverage, SF	Building Coverage, %, w/ADU	Building Coverage%.W/O add
3000	1000	320	600	1920	64%	44.0%
4350	1300	400	600	2300	52.9%	39.1%
5000	1500	480	600	2580	51.6%	39.6%
			800	2780	55.6%	
6000	1750	625	600	2975	49.6%	39.6%
			800	3175	52.9%	
7000	2000	750	600	3350	47.9%	39.3%
			800	3550	50.7%	
						Spokane County Building Site Coverage
						Spokane Valley Building Site Coverage

Lot Size	Permitted Site Coverage
3000	1500.0
	50.0%
4350	2006.3
	46.1%
5000	2250.0
	45.0%
6000	2600
	43.3%
7000	2950.0
	42.1%
	55.0%%
	50% (8du/acre) and 60% (10du/acre)

From: Gardner, Spencer
To: Beck, Amanda; Churchill, Jackie; Gwinn, Nathan
Subject: FW: Comments on Code Amendments
Date: Wednesday, May 4, 2022 4:00:17 PM
Attachments: Building Site Coverage in RSF Limits ADU Development.pdf

Follow up comment.

Spencer Gardner | Director | Planning Services
Office 509-625-6097 | Mobile 509-723-7554 | my.spokanecity.org

From: Darin Watkins <DWatkins@spokanerealtor.com>
Sent: Wednesday, May 4, 2022 1:22 PM
To: Jim Frank <jfrank@greenstonehomes.com>
Cc: Gardner, Spencer <sgardner@spokanecity.org>; Ben Stuckart <benstuckart@gmail.com>; Michelle Pappas <michelle@futurewise.org>
Subject: Re: Comments on Code Amendments

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Jim, we could not be more in support of your position. In order to facilitate more housing, we need to keep these amendments and changes as simple as possible. Many of the changes are needed to stay within the guidelines of state law.

There are many new and very reasons to be talking about infill, ADU's and other needs. Underlying it all, is the tremendous need for housing that overrides so many of our conversations. We must do everything we can as quickly as we can to relieve the suffering for so many

Darin Watkins
Government Affairs Director
Spokane Association of REALTORS®
P: (509) 326-9222 ext. 203

> On May 4, 2022, at 4:01 PM, Jim Frank <jfrank@greenstonehomes.com> wrote:
>
> Spencer Gardner and Plan Commission:
>
> I am very interested in the code amendments necessary to encourage infill development, having been involved in these efforts for more than 10 years.
> I regrettably will not be able to testify in person as I have a hearing before the NPAC committee this afternoon at the same time as the Plan Commission public hearing.

These are complex matters and it is discouraging that so little time is being allowed between the finalization of the staff and Commission recommendations and the notice provided to the public. It is also discouraging that these changes are being made without any outreach to the architects, developers and contractors who will have to navigate the code and are familiar with the restrictions that are limiting infill development in the community.

In general I assume the purpose of the recommended changes is to significantly increase infill development in the community. In order for this to be achieved two things will be necessary: First, the regularity framework must be simple, clear and understandable to those looking to make infill investment. Lack of clarity and uncertainty will discourage investment more often than the actual code substance. Second, the code must "encourage" the investment you desire not merely "permit" the investment. These are very different. While I understand this is the beginning of a process and that change will be incremental, What is being proposed in these current changes fall short on both counts.

I am fully supportive of the recommendation to do away with the lot transition rules. This is long overdue. The worst part of the rules is not the substance (this will probably not impact more than about 10 units per year), but the message that it sends that "small homes on small lots" are a problem that needs to be avoided and the code is here to protect you. This message is not only blatantly false, but enables structural inequality in housing policy.

The proposed changes around short plats, ADU development and attached housing fall very short of what is necessary.

Short Plats: The changes being proposed add to the complexity of the regulatory framework. The process for exempting 2 lot short plat from the public notice requirement is simply not worth the effort and complexity it entails. It is far more effective to simply make a short plat a Type I permit (rather than Type II). this avoids the public notice requirement and it significantly reduces the fees. If the short plat requires SEPA then a SEPA public notice maybe required, which is a separate and normal process. A Type I permits still has engineering review where required. What is being proposed is simply not worth the effort and will not benefit more than a small number of projects. RCW 58.17 allows jurisdictions to adopt a streamlined process for short plats. The danger of adopting what has been proposed is that it will close the door to the real and necessary changes that are required.

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6000	2600
	43.3%
7000	2950.0
	42.1%
	55.0%%
	50% (8du/acre) and 60% (10du/acre)

Beck, Amanda

From: Beck, Amanda
Sent: Wednesday, May 11, 2022 9:11 AM
To: Carol Tomsic
Cc: Gwinn, Nathan
Subject: RE: Plan Commission Hearing 5/11/22 on Phase One Residential Development Code

Hi Carol,

Thank you for providing public comment on proposed revisions to short plat notifications that are a part of Shaping Spokane Housing. Your email is now part of the public record for the project, and will be shared with the Plan Commission for tonight's public hearing.

In case you need it, you can find tonight's meeting information on the Plan Commission webpage, which will be held as a hybrid in-person and virtual meeting. The public hearing starts at 4:00 pm.

Thank you,
Amanda

Amanda Beck, AICP | City of Spokane |Assistant Planner II
509-625-6414 | *main* 509-625-6500 | abeck@spokanecity.org |spokanecity.org
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From: Carol Tomsic <carol_tomsic@yahoo.com>
Sent: Tuesday, May 10, 2022 11:13 PM
To: Plan Commission <eraplanc@spokanecity.org>
Cc: Gwinn, Nathan <ngwinn@spokanecity.org>; Beck, Amanda <abeck@spokanecity.org>; Marilyn <mdlloyd@comcast.net>; Mary Winkes - Manito/Cannon Hill <mmcspo@yahoo.com>
Subject: Plan Commission Hearing 5/11/22 on Phase One Residential Development Code

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Comment on the proposed changes to the Short Plat Application Process

I request the city retain the notice of application for short plats that create only two lots, or for short plats with only minor engineering review.

Our neighborhood has lots that are undeveloped and forested.

The current short plat process notification allows our neighborhood to preserve any historic significance on proposed short plats, including historically walked across trails. A 400 feet notification, without any other notification to residents within the area, may result in a loss of an opportunity to protect a feature on lots during the short plat process.

And, the current short plat process prepares our residents for the proposed code amendments changes that may occur on a lot afterwards.

Thank you
Carol Tomsic
resident

Beck, Amanda

From: Planning Services Development Code
Sent: Wednesday, May 11, 2022 9:07 AM
To: Matt Side
Cc: Gwinn, Nathan
Subject: RE: Public Comment Spokane City Plan Commission hearing scheduled for 4 p.m. May 11, 2022,

Hi Matt,

Thank you for providing public comment on proposed revisions to residential code related to the project Shaping Spokane Housing. Your email is now part of the public record for the project, and will be shared with the Plan Commission for tonight's public hearing, and also the future hearing for the remaining code topics.

If you're interested, you can find tonight's meeting information on the Plan Commission webpage, which will be held as a hybrid in-person and virtual meeting.

Draft code for attached homes and duplexes are not currently scheduled for public hearing, but we will notify the email list once we have a date for those topics.

Thank you,
Amanda

Amanda Beck, AICP | City of Spokane |Assistant Planner II
509-625-6414 | *main* 509-625-6500 | abeck@spokanecity.org |spokanecity.org

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From: Matt Side <matt@evoreal.com>
Sent: Tuesday, May 10, 2022 8:24 AM
To: Planning Services Development Code <erapsdc@spokanecity.org>
Subject: Public Comment Spokane City Plan Commission hearing scheduled for 4 p.m. May 11, 2022,

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Hello My Name is Matt Side. I am a life long resident of Spokane. I am in favor of the proposed changes the Spokane City Plan Commission is considering when it comes to accessory dwelling units and lot size transition. One of the challenges that I think most of us are very aware of is a tight housing supply making it more and more difficult for home purchasers and tenants. I appreciate the Spokane City Council and the Spokane City Plan Commission reaching out to other communities that have gone before us in creating housing opportunity. As I write this comment I am sitting at my brothers apartment in Columbia City just south of Seattle. Ten years ago this was considered a very rough part of Seattle. However, as they have allowed mixed use and stacked flat development it has quickly become a desirable place to live. It is critical to our growth as a community to create neighborhood havens that encourage reinvestment into our local economy. Townhomes, stacked flats, and Accessory Dwelling Units with fewer restrictions in addition to investing in our smaller neighborhood commercial zones will open up housing accessibility and encourage people to stay in their communities and not always have to drive across town for the services they need. The state of Washington legislature was unable this last session to pass a missing middle housing bill which was intended to help solve so many of these issues. That inability to take action at the state level reinforces the need for the local governments to make adjustments

to zoning and building regulations that allow us to leverage the property we have inside the city instead of continuing to sprawl outward. Thank you for considering these changes to Spokane.

Matt Side
509-220-3961 Cell
509-747-1101 X 3 Office
509-271-0037 Fax
matt@evoreal.com

Spokane Tribe of Indians
Tribal Historic Preservation Officer
P.O Box 100 Wellpinit WA 99040

April 5, 2022

To: Amanda Beck, Planner II

RE: Shaping Spokane Housing Residential Development Code Amendments for Accessory Dwelling units, Lots Size Transition and Short Plats

Ms. Beck,

Thank you for contacting the Tribe's Historic Preservation Office. We appreciate the opportunity to provide a cultural consult for your project. The intent of this process is to preserve and protect all cultural resources whenever protection is feasible.

As you know that the Spokane Tribe use of these area's was extensive in years prior to arrival of euro- Americans clearly the Spokane area was a great place of cultural and economic importance to our tribe an research and plan early.

Recommendation: Case by Case review on each project and may require cultural surveys or monitoring.

Should additional information become available or scope of work change our assessment may be revised.

Again, thank you for this opportunity to comment and consider this a positive action that will assist in protecting our shared heritage.

If questions arise, please contact me at (509) 258 – 4222.

Regards,

Randy Abrahamson
Tribal Historic Preservation Officer (T.H.P.O.)

CITY OF SPOKANE
STREET DEPARTMEN
901 N. NELSON ST.
SPOKANE, WASHINGTON
99202-3769
509.232.8800
FAX 509.232.8830

DATE: April 12th, 2022

TO: Amanda Beck, Development Services

FROM: Bobby Halbig, Street Department

SUBJECT: Plan Review

PROJECT #: **Residential Dev Code Amendments**

We have reviewed the amendments and have the following comment(s).

General

1 They need to evaluate the impact of smaller lot size on the ability to accommodate driveways, tree requirements and signing.

2 17C.300.130.A5.2(b) needs to say that no additional off street parking as long as on street parking is available on both sides of the street according to 17H.010.120.

Val Melvin, P.E.
Gerald Okihara, P.E.
Ken Knutson, P.E.
Marcus Eveland

Printed on recycled paper

From: Studer, Duane
To: Gardner, Spencer; Beck, Amanda; Nilsson, Mike
Cc: Morris, Mike; Hanson, Rich; Saywers, John; Brown, Eldon; Gwinn, Nathan; Black, Tirrell
Subject: RE: NonProject DNS For Shaping Spokane Housing - Residential Development Code Revisions (sewer comment)
Date: Tuesday, May 3, 2022 4:26:59 PM
Attachments: image001.png
image002.png
image003.png
image004.png

Thanks All.
I just wanted to understand the change from quantitative to qualitative language. Perhaps adding "parcels with utility mains frontage" or "parcels with direct water and sewer main frontage" would be more clear.

Much Obliged,
Duane.

From: Gardner, Spencer <sgardner@spokanecity.org>
Sent: Tuesday, May 3, 2022 9:35 AM
To: Beck, Amanda <abeck@spokanecity.org>; Nilsson, Mike <mnilsson@spokanecity.org>; Studer, Duane <dstuder@spokanecity.org>
Cc: Morris, Mike <mmorris@spokanecity.org>; Hanson, Rich <rahanson@spokanecity.org>; Saywers, John <jsaywers@spokanecity.org>; Brown, Eldon <ebrown@spokanecity.org>; Gwinn, Nathan <ngwinn@spokanecity.org>; Black, Tirrell <tblack@spokanecity.org>
Subject: RE: NonProject DNS For Shaping Spokane Housing - Residential Development Code Revisions (sewer comment)

Hi all. I agree with the previous replies. Just wanted to reiterate that the "minor engineering review" category is ultimately just a method for charging different fees and imposing different noticing requirements. The process for engineering review will be unchanged.

Spencer Gardner | Director | Planning Services
Office 509-625-6097 | Mobile 509-723-7554 | my.spokanecity.org

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From: Beck, Amanda <abeck@spokanecity.org>
Sent: Tuesday, May 3, 2022 8:35 AM
To: Nilsson, Mike <mnilsson@spokanecity.org>; Studer, Duane <dstuder@spokanecity.org>
Cc: Morris, Mike <mmorris@spokanecity.org>; Hanson, Rich <rahanson@spokanecity.org>; Saywers, John <jsaywers@spokanecity.org>; Brown, Eldon <ebrown@spokanecity.org>; Gardner, Spencer <sgardner@spokanecity.org>; Gwinn, Nathan <ngwinn@spokanecity.org>; Black, Tirrell <tblack@spokanecity.org>
Subject: RE: NonProject DNS For Shaping Spokane Housing - Residential Development Code Revisions (sewer comment)

Duane,

I attached the updated text (see Option 17G.2 on page 18-19), which Mike explained the logic behind. We drafted the new text to align with the internal review process for "easy" short plats that didn't need to extend ROW/water/sewer/other utilities/easements versus those that require multiple reviews and require more staff time. So, we tried to create text that reflected actual processes.

Hope that addresses your questions, if not please let me know.

Thanks,
Amanda

Amanda Beck, AICP | City of Spokane |Assistant Planner II
509-625-6414 | *main* 509-625-6500 | abeck@spokanecity.org |spokanecity.org

---

From: Nilsson, Mike <mnilsson@spokanecity.org>
Sent: Tuesday, May 3, 2022 7:03 AM
To: Studer, Duane <dstuder@spokanecity.org>; Beck, Amanda <abeck@spokanecity.org>
Cc: Morris, Mike <mmorris@spokanecity.org>; Hanson, Rich <rahanson@spokanecity.org>; Saywers, John <jsaywers@spokanecity.org>; Brown, Eldon <ebrown@spokanecity.org>
Subject: RE: NonProject DNS For Shaping Spokane Housing - Residential Development Code Revisions (sewer comment)

Eldon and I have been talking with Long Range Planning, the lots defined as requiring minor engineering review are those that have sewer/water mains currently adjacent to them (i.e., no main extensions required, utility easements proposed, etc.). The idea is for those parcels with standard service connections, the process can be streamlined from the engineering side. Everything else will follow our current review process.

Hope that helps clarify.

From: Studer, Duane <dstuder@spokanecity.org>
Sent: Monday, May 02, 2022 5:29 PM
To: Beck, Amanda <abeck@spokanecity.org>; Nilsson, Mike <mnilsson@spokanecity.org>
Cc: Morris, Mike <mmorris@spokanecity.org>; Hanson, Rich <rahanson@spokanecity.org>; Saywers, John <jsaywers@spokanecity.org>
Subject: RE: NonProject DNS For Shaping Spokane Housing - Residential Development Code Revisions (sewer comment)

Amanda / Mike,

1. How does the "minor engineering review" in the proposed changes get quantified so that the level of effort and time to review for utilities is assessed?
2. Would there still be normal internal review time (e.g. for side sewers, water services, etc.)?

Duane.

pattern.

- Short Plat Notification
  - Notification and commenting requirements for short subdivisions would be streamlined to reduce the cost and time associated with short subdivisions.
    - For developments creating ~~only two lots~~ the requirement to send a notice of application, complete a site posting, and hold a public comment period would be removed.
    - For developments creating ~~three to nine lots~~ the requirement to send a notice of application and hold a public comment period would be retained, but the site posting requirement would be removed.

lots with minor engineering review,

lots subject to standard engineering review or SEPA,

From: Churchill, Jackie <jchurchill@spokanecity.org>
Sent: Wednesday, April 27, 2022 8:56 AM
Subject: NonProject DNS For Shaping Spokane Housing - Residential Development Code Revisions

Good Morning,

Please find attached the NonProject Determination of NonSignificance and SEPA checklist for the following proposal:

Proposal Name: Shaping Spokane Housing – Residential Development Code Revisions

Site Address: Citywide

Please direct any questions or comments to Assistant Planner II, Amanda Beck at abeck@spokanecity.org.

Thank you,

Jackie Churchill | Planning & Economic Development Services | Clerk III
509.625.6986 | fax 509.625.6013 | jchurchill@spokanecity.org

FIND US LIKE US FOLLOW US

LAND USE GOAL LU 1 – CITYWIDE LAND USE.

Offer a harmonious blend of opportunities for living, working, recreation, education, shopping, and cultural activities by protecting natural amenities, providing coordinated, efficient, and cost effective public facilities and utility services, carefully managing both residential and non-residential development and design, and proactively reinforcing downtown Spokane's role as a vibrant urban center.

Land Use Policy LU 1.1 – Neighborhoods. *Utilize the neighborhood concept as a unit of design for planning housing, transportation, services, and amenities.*

Discussion: Neighborhoods generally should have identifiable physical boundaries, such as principal arterial streets or other major natural or built features. Ideally, they should have a geographical area of approximately one square mile and a population of around 3,000 to 8,000 people. Many neighborhoods have a Neighborhood Center that is designated on the Land Use Plan Map. The Neighborhood Center, containing a mix of uses, is the most intensive activity area of the neighborhood. It includes higher density housing mixed with neighborhood-serving retail uses, transit stops, office space, and public or semi-public activities, such as parks, government buildings, and schools.

A variety of compatible housing types are allowed in a neighborhood. The housing assortment should include higher density residences developed in the form of small scale apartments, townhouses, duplexes, and rental units that are accessory to single-family homes, as well as detached single-family homes.

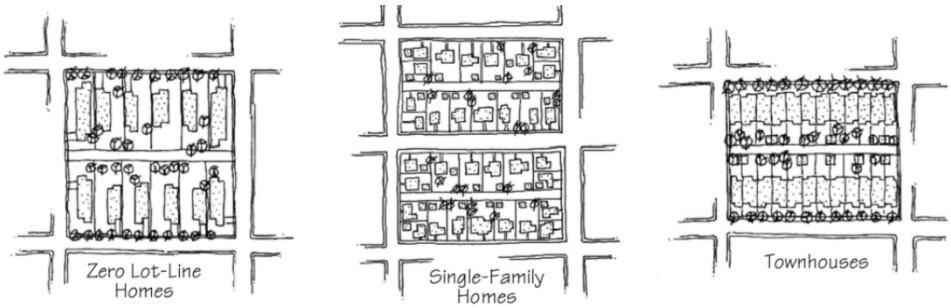
A coordinated system of open space, nature space, parks, and trails should be furnished with a neighborhood park within walking distance or a short transit ride of all residences. A readily accessible elementary school should be available for neighborhood children. Neighborhood streets should be narrow and tree-lined with pedestrian buffer strips (planting strips) and sidewalks. They should be generally laid out in a grid pattern that allows easy access within the neighborhood. Alleys are used to provide access to garages and the rear part of lots. Pedestrian amenities like bus shelters, benches, and fountains should be available at transit stops.

LAND USE GOAL LU 3 – EFFICIENT LAND USE.

Promote the efficient use of land by the use of incentives, density and mixed-use development in proximity to retail businesses, public services, places of work, and transportation systems.

Land Use Policy LU 3.6 – Compact Residential Patterns. *Allow more compact and affordable housing in all neighborhoods, in accordance with design guidelines.*

Discussion: Compact and affordable housing includes such choices as townhouses, accessory dwelling units (granny flats), live-work housing, triplexes, zero-lot line, starter, small-lot, and row houses.



HOUSING GOAL H 1 – HOUSING CHOICE AND DIVERSITY.

Provide opportunities for a variety of housing types that is safe and affordable for all income levels to meet the diverse housing needs of current and future residents.

Housing Policy H 1.11 – Access to Transportation. *Encourage housing that provides easy access to public transit and other efficient modes of transportation.*

Discussion: Transportation is the second largest expenditure after housing and can range from 10 to 25 percent of household expenditures. Examining where housing is located and the associated transportation costs may provide a more realistic evaluation of housing affordability in the future.

Housing Policy H 1.18 – Distribution of Housing Options. *Promote a wide range of housing types and housing diversity to meet the needs of the diverse population and ensure that this housing is available throughout the community for people of all income levels and special needs.*

Discussion: A variety of housing types should be available in each neighborhood. Diversity includes styles, types, size, and cost of housing. Many different housing forms can exist in an area and still exhibit an aesthetic continuity. Development of a diversity of housing must take into account the context of the area and should result in an improvement to the existing surrounding neighborhood.

Housing Policy H 1.20 – Accessory Dwelling Units. Allow one accessory dwelling unit as an ancillary use to single-family homes in all designated residential areas as an affordable housing option.

Discussion: Accessory dwelling units (ADUs) increase the amount and variety of available affordable housing. Increasing the variety of housing can help to satisfy changing family needs and the trend of smaller households. ADUs help provide an avenue for seniors, single parents, and families with grown children to remain in their homes and neighborhoods while obtaining extra income, security, companionship and services. Often ADUs allow a more efficient use of existing housing and infrastructure.

Accessory dwelling units should be built in a manner that does not adversely affect the neighborhood. They should be designed to be physically and visually compatible with surrounding structures.

CAPITAL FACILITIES AND UTILITIES GOAL CFU 4 – SERVICE PROVISION

Provide public services in a manner that facilitates efficient and effective delivery of services and meets current and future demand.

Capital Facilities and Utilities Policy CFU 4.1 – Compact Development. *Promote compact areas of concentrated development in designated centers to facilitate economical and efficient provision of utilities, public facilities, and services.*

Discussion: Infill and dense development should be encouraged where excess capacity is available since compact systems are generally less expensive to build and maintain.