



Spokane Plan Commission Agenda

Wednesday, October 09, 2024

2:00 PM

Hybrid - Council Briefing Center / Microsoft Teams
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 – 2:20	<ol style="list-style-type: none"> 1. Approve 9/25/2024 meeting minutes 2. City Council Liaison Report 3. Community Assembly Liaison Report 4. President Report 5. Secretary Report 6. Approval of current agenda 	All CM Kitty Klitzke Mary Winkes Greg Francis Spencer Gardner
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Workshops:

2:20 – 2:40	1. Design Review and Design Standards Update	Spencer Gardner
2:40 – 3:45	2. BOH Follow-Up (affects the following SMC sections: 17A.020.060 17C.111.205, 210, 220, 235, 310, 315, 320, 325, 335, 420, 450 17C.230.020, 100, 110, 120, 130, 140 17G.080.040, 065 17H.010.040)	Ryan Shea
3:45 – 4:00	3. Transition to Chambers	

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 Briefing Center in the lower level of Spokane City Hall, 808 W. Spokane Falls Blvd., is wheelchair accessible and also is equipped with an infrared assistive listening system for persons with hearing loss. Headsets may be checked out (upon presentation of picture I.D.) through the meeting organizer. Individuals requesting reasonable accommodations or further information may call, write, or email Risk Management at 509.625.6221, 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or mlovmaster@spokanecity.org. Persons who are deaf or hard of hearing may contact Risk Management through the Washington Relay Service at 7-1-1. Please contact us forty-eight (48) hours before the meeting date.

Hearings: (All times below are approximate)

- | | | |
|------------|-----------------------------------------------------------------------------------------------------------------|----------------|
| 4:00 - TBD | 1. Citywide CIP Hearing | Kevin Freibott |
| | 2. Protection of Historic Buildings in Downtown and Center And Corridor Areas (SMC 17D.100.230) | Megan Duvall |
| | 3. 2024 Comprehensive Plan Amendments | Kevin Freibott |

Adjournment: The next regularly scheduled PC meeting will be held on Wednesday, October 23, 2024.

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Second Wednesday - Plan Commission Meeting Information

Wednesday, October 09, 2024

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.

Microsoft Teams

Join on your computer, mobile app or room device

[Click here to join the meeting](#)

Meeting ID:
213 698 980 677

Meeting ID: 213 698 980 677
Passcode: BgoP4d

Passcode:
BgoP4d

[Download Teams](#) | [Join on the web](#)

Join with a video conferencing device

cityofspokane@m.webex.com

Video Conference ID: 116 540 092 1

[Alternate VTC instructions](#)

Or call in (audio only)

[+1 323-618-1887,,215215222#](tel:+1323-618-1887,,215215222#) United States, Los Angeles

Phone Conference ID: 215 215 222#

[Find a local number](#) | [Reset PIN](#)

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 from 8:00am on 10/2/2024, until 1:00 p.m. on 10/9/2024. 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. You will have 3 minutes to speak.

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 and are available online.

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Spokane Plan Commission - Draft Minutes

Wednesday, September 25, 2024

Hybrid Meeting in Council Briefing Center & Microsoft Teams Teleconference

Meeting Minutes: Plan Commission Workshop called to order at 2:00 pm by President Greg Francis.

Public Comment: Citizens are invited to address the Plan Commission on any topic not on the agenda. 3 Minutes each. *None*

Attendance for Plan Commission Workshop:

- Board Members Present: Greg Francis (President), Ryan Patterson (Vice President), Jesse Bank, David Edwards, Amber Lenhart, Sandra Neperud, Carole Shook, Jill Yotz
- Board Members Not Present: Tim Williams (Excused)
- Non-Voting Members Present: Kitty Klitzke (Council Member Liaison), Mary Winkes (Community Assembly Liaison)
- Non-Voting Members Not present:
- *Quorum Present: Yes*
- Staff Members Present: Spencer Gardner, Angie McCall, Kevin Freibott, Brandon Whitmarsh, Ryan Shea, Tyler Kimbrell, Jackie Churchill, Megan Kapaun, Colin Quinn-Hurst, Tim Thompson

Minutes: Minutes from 9/11/2024 approved unanimously.

Briefing Session:

- **City Council Liaison Report - CM Kitty Klitzke**
 - Council Member Klitzke mentioned that the city council has opted to stop doing annual amendments for a little while.
 - She also stated that regarding the Comprehensive Plan update coming up, the concepts of bodegas, convenience stores and neighborhood businesses, they are getting pushback from some of the neighborhoods. She does not know if they should consider regulating the types of businesses that come in under conditional use permits (CUP's) or not. They have received pushback regarding one that was recently approved in the Emerson-Garfield neighborhood (approximately seventy oppositional comments).
 - CM Klitzke also mentioned that they have received some pushback regarding design standard regulations.
- **Community Assembly Liaison Report - Mary Winkes**
 - Mary stated that she wanted to make note that some of the CA (Community Assembly) members do not understand why they are getting notices and that potentially the distribution list (Community Assembly Liaisons and Representatives) is not up to date. Kevin Freibott stated that the list is compiled and kept by ONS (Office of Neighborhood Services) and that ONS then distributes it to other departments (ie. DSC, Long-Range Planning).
- **Commission President Report - Greg Francis**
 - President Greg Francis stated that he has nothing to report.
- **Secretary Report - Spencer Gardner**
 - Update on the Transportation Commission:
 - City Council has interviewed some of the nominees that the Mayor's office has brought forward.
 - They have delayed action until October 7, 2024. At that time the council will consider all the Transportation Commission members.

- The first Transportation Commission meeting would then commence on Wednesday, October 16, 2024.
- Spencer also wanted to draw attention to the upcoming hearings including today, in two weeks, and potentially some at the end of October.

Current Agenda: The current agenda was approved unanimously.

Workshop(s):

- Citywide CIP Workshop
 - Presentation provided by staff member Kevin Freibott
 - Questions asked and answered.
 - Discussion ensued.
- Comprehensive Plan Review and Periodic Update
 - Presentation provided by staff member Tirrell Black.
 - Questions asked and answered.
 - Discussion ensued.

Workshop Adjourned at 3:50 PM.

Hearing Minutes: Plan Commission Hearing called to order at 4:00 pm by President Greg Francis.

Hearing(s):

- SB5290 Permitting Code Updates
 - Presentation provided by staff members Tim Thompson and Jackie Churchill
 - Questions asked and answered.
 - Discussion ensued.
 - No Public Testimony.
- Motion
 - ***I [VP Ryan Patterson] move that we [Plan Commission] recommend the SMC code changes to come into compliance with SB5290 [Senate Bill 5290] as presented by staff. Seconded by Commissioner Jesse Bank.***
 - Deliberation ensued.
 - ***Motion passes unanimously, 8-0.***
Voted for by name: President Greg Francis, Vice President Ryan Patterson, Jesse Bank, David Edwards, Sandra Neperud, Amber Lenhart, Carole Shook, Jill Yotz.
- Centers and Corridors Study Update
 - Presentation provided by staff member Colin Quinn-Hurst
 - Questions asked and answered.
 - Discussion ensued.
 - No Public Testimony.
- Motion
 - ***I [VP Ryan Patterson] move that we [Plan Commission] recommend the Centers and Corridors Update Study to City Council as presented. Seconded by Commissioner Jill Yotz.***
 - Deliberation ensued.
Motion passes unanimously, 8-0.
Voted for by name: President Greg Francis, Vice President Ryan Patterson, Jesse Bank, David Edwards, Amber Lenhart, Sandra Neperud, Carole Shook, Jill Yotz.

Hearing Adjourned at 4:34 PM.

Next regularly scheduled Plan Commission Meeting is on Wednesday, October 9, 2024.

BRIEFING PAPER
City of Spokane
Plan Commission
Workshop
October 9, 2024

Subject

In November of 2023 the City of Spokane adopted new zoning regulations for lower-intensity residential zones. These changes, referred to as “Building Opportunity for Housing” (BOH) were intended to permanently implement the temporary changes put in place by the Building Opportunities and Choices for All program (BOCA).

BOH was a major change to The City’s zoning regulations. As staff have worked with developers and property owners to implement the new regulations, many issues have been identified. This is an expected aspect of adopting major changes to the development code.

The current proposed changes are provided below in red, along with a table that describes the nature of the changes for each section in general terms.

Impact

This proposal is expected to improve the public’s understanding of the code requirements and make it easier for staff to administer requirements. It also modifies some requirements based on challenges that exist in the current code that have been identified during review of proposed projects.

Plan Commission Consideration:

This proposal will be brought forward to Plan Commission for a hearing later this year.

Code section	Describe changes (if applicable)
17A.020.060 "F" Definitions	- Add definitions for Front Facade and Street Side Facade.
17C.111.205 Development Standards Tables	<ul style="list-style-type: none"> - Clarify that single-family and duplex construction within RMF and RHD should use the impervious coverage requirements of the R1 zone. - Rename "outdoor area" to "open space" - Rename "common outdoor area" to "courtyard open space"
17C.111.210 Density	<ul style="list-style-type: none"> - Change density calculation to gross area rather than net area (except critical areas, which are still removed from the calculation). - Specify that for subdivisions in R1 and R2 zones, one lot is counted as one dwelling unit. - Ensure that no matter what a density calculation says, a property is allowed to have a minimum of six units (ensures compliance with HB 1110) - Clarify that minimum density does not apply when new construction occurs on an existing lot - Provide guidance for how to apply minimum density for subdivisions on a property with an existing structure
17C.111.220 Building Coverage and Impervious Coverage	- Remove outdated references to FAR
17C.111.235 Setbacks	- Reinstate allowance for covered front porch to extend into front setback up to six feet. (was mistakenly removed)
17C.111.310 Open Space	<ul style="list-style-type: none"> - Rename from "Outdoor Areas" to "Open Space" - Rename "common outdoor area" to "courtyard outdoor area" - Clarify that private open space must be met in whole. It can't be partially met with the remainder going to courtyard open space. - Clarify how units whose open space is provided via a courtyard are identified. - Clarify how to count open space when multiple courtyards are provided.
17C.111.315 Entrances	- Clarify that houses adjacent to a courtyard can front onto the courtyard and are not required to face the street.
17C.111.320 Windows	<ul style="list-style-type: none"> - Clarify that living units attached to garages, the window requirement is only applicable to the part of the facade related to living unit (such as an ADU above a garage). - Clarify that window requirements don't apply to facades that are not visible from the street or 60' away from a street lot line. - Don't apply window requirements to garages.
17C.111.325 Building Articulation	<ul style="list-style-type: none"> - Clarify that attached houses are treated as a single building for this section - Clarify exceptions for ADUs above a garage and for facades not visible from the street or 60' away from a street lot line. - Adjust building modulation rules to be more flexible by: <ul style="list-style-type: none"> - increasing the width at which modulation is required (increase from 30' to 40') - allowing for bay windows or bump-outs to meet the requirement - allowing for a covered porch to meet the requirement - Adjust requirements for design features on long facades to be more flexible as follows: <ul style="list-style-type: none"> - increasing the width at which modulation is required (increase from 30' to 40') - Clarify that the building modulation requirement can count towards the required design features - Provide specific examples to make requirements clearer - Encourage consideration for incorporating historic features from nearby structures into new construction
17C.111.335 Parking Facilities	<ul style="list-style-type: none"> - Clarify that requirements do not apply to buildings separated from the street by another building. - Provide more flexibility through the following: <ul style="list-style-type: none"> - Exempting garages on corner lots that face the side street - Allowing a single-car garage to be even with the house instead of stepped back - Allowing a covered porch to count towards the step-back requirement for a garage - Exempting garages that are turned to face the side lot line as long as the facade meets other design standards (e.g. windows) - Clarifying that detached garages should not be located between the primary structure and the street, with exceptions provided for limited situations

17C.111.420 Open Spaces	- Fix inconsistency in how to measure distance to a park. The measurement should occur from the property boundary.
17C.111.450 Pitched Roofs	- Repeal as it doesn't make sense to have this requirement be more burdensome on RMF/RHD development than what is allowed in R1/R2
17C.230.020 Vehicle Parking Summary Table	- New table summarizing required/allowed parking amounts
17C.230.100 General Standards	- Remove elements related to parking minimums per recent Council action to remove minimums - Minor wording changes
17C.230.110 Minimum Required Parking Spaces	- Remove current language and state no minimum spaces are required
17C.230.120 Maximum Required Parking Spaces	- Remove Table 17C.230.120-1 and relocate information to 17C.230.020
17C.230.130 Parking Exceptions	- Remove Table 17C.230.130-1 and relocate information to 17C.230.020 - Remove elements related to parking minimums
17C.230.140 Development Standards	- Remove language referring to City applying surfacing requirements retroactively - Remove Table 17C.230.140-1 and apply same dimensional requirements across all zones - Clarify curbing requirements to only apply adjacent to parking stalls and parking aisles - Extend exceptions for marked parking for detached homes to apply to Middle Housing as well (per HB 1110 requirement to treat them equally)
17G.080.040 Short Subdivisions	- Clarifications to submittal requirements regarding electronic submittals - Wording clarifications
17G.080.065 Unit Lot Subdivisions	- Clarify parent site requirements. - Clarify that common space may be owned by an HOA that is larger than the Unit Lot portion of a development. - Clarify that an ADU lot may be created whether it is existing or planned. - Add section with requirements for combining a Unit Lot Subdivision with a regular long plat or short plat. - Clarify that parent sites within a larger plat are limited to 2 acres total. - Remove requirement for utility lines to branch from a common line.
17H.010.040 Initiation of Street Improvement Projects	- Revise paving requirements based on new possibilities for Middle Housing

Section 17A.020.060 “F” Definitions

A. Facade.

All the wall planes of a structure as seen from one side or view. ~~((For example, the front facade of a building would include all of the wall area that would be shown on the front elevation of the building plans.))~~

1. Front Facade.

The facade facing the Front Lot Line as defined in SMC 17A.020.120(T). For example, the Front Facade of a building would include all of the wall area that would be shown on the front elevation of the building plans.

2. Side Street Facade.

The facade facing a Side Street Lot Line as defined in SMC 17A.020.120(T).

B. Facade Easement.

A use interest, as opposed to an ownership interest, in the property of another. The easement is granted by the owner to the City or County and restricts the owner’s exercise of the general and natural rights of the property on which the easement lies. The purpose of the easement is the continued preservation of significant exterior features of a structure.

C. Facility and Service Provider.

The department, district, or agency responsible for providing the specific concurrency facility.

D. Factory-built Structure.

1. “Factory-built housing” is any structure designed primarily for human occupancy, other than a mobile home, the structure or any room of which is either entirely or substantially prefabricated or assembled at a place other than a building site.
2. “Factory-built commercial structure” is a structure designed or used for human habitation or human occupancy for industrial, educational, assembly, professional, or commercial purposes, the structure or any room of which is either entirely or substantially prefabricated or assembled at a place other than a building site.

E. Fair Market Value.

The open market bid price for conducting the work, using the equipment and facilities, and purchase of the goods, services, and materials necessary to accomplish the development. This would normally equate to the cost of hiring a contractor to undertake the development from start to finish, including the cost of labor, materials, equipment and facility usage, transportation and contractor overhead, and profit. The fair market value of the development shall include the fair market value of any donated, contributed, or found labor, equipment, or materials.

F. Fascia Sign.

See SMC 17C.240.015.

G. Feasible (Shoreline Master Program).

1. For the purpose of the shoreline master program, means that an action, such as a development project, mitigation, or preservation requirement, meets all of the following conditions:
 - a. The action can be accomplished with technologies and methods that have been used in the past in similar circumstances, or studies or tests have demonstrated in similar circumstances that such approaches are currently available and likely to achieve the intended results;
 - b. The action provides a reasonable likelihood of achieving its intended purpose; and
 - c. The action does not physically preclude achieving the project's primary intended legal use.
2. In cases where these guidelines require certain actions, unless they are infeasible, the burden of proving infeasibility is on the applicant.
3. In determining an action's infeasibility, the reviewing agency may weigh the action's relative public costs and public benefits, considered in the short- and long-term time frames.

H. Feature.

To give special prominence to.

I. Feeder Bluff.

Or “erosional bluff” means any bluff (or cliff) experiencing periodic erosion from waves, sliding, or slumping, and/or whose eroded sand or gravel material is naturally transported (littoral drift) via a driftway to an accretion shoreform; these natural sources of beach material are limited and vital for the long-term stability of driftways and accretion shoreforms.

J. Fill.

The addition of soil, sand, rock, gravel, sediment, earth retaining structure, or other material to an area waterward of the ordinary high-water mark in wetlands, or on shorelands in a manner that raises the elevation or creates dry land.

K. Financial Guarantee.

A secure method, in a form and in an amount both of which are acceptable to the city attorney, providing for and securing to the City the actual construction and installation of any improvements required in connection with plat and/or building permit approval within a period specified by the City, and/or securing to the City the successful operation of the improvements for two years after the City’s final inspection and acceptance of such improvements. There are two types of financial guarantees under chapter 17D.020 SMC, Financial Guarantees: Performance guarantee and performance/warranty retainer.

L. Fish Habitat.

A complex of physical, chemical, and biological conditions that provide the life-supporting and reproductive needs of a species or life stage of fish. Although the habitat requirements of a species depend on its age and activity, the basic components of fish habitat in rivers, streams, ponds, lakes, estuaries, marine waters, and near-shore areas include, but are not limited to, the following:

1. Clean water and appropriate temperatures for spawning, rearing, and holding.
2. Adequate water depth and velocity for migrating, spawning, rearing, and holding, including off-channel habitat.
3. Abundance of bank and in-stream structures to provide hiding and resting areas and stabilize stream banks and beds.
4. Appropriate substrates for spawning and embryonic development. For stream- and lake-dwelling fishes, substrates range from sands and gravel to rooted vegetation or submerged rocks and logs. Generally, substrates must be relatively stable and free of silts or fine sand.

5. Presence of riparian vegetation as defined in this program. Riparian vegetation creates a transition zone, which provides shade and food sources of aquatic and terrestrial insects for fish.
6. Unimpeded passage (i.e., due to suitable gradient and lack of barriers) for upstream and downstream migrating juveniles and adults.

M. Fiveplex.

A building that contains five dwelling units on the same lot that share a common wall or common floor/ceiling.

N. Flag.

See SMC 17C.240.015.

O. Float.

A floating platform similar to a dock that is anchored or attached to pilings.

P. Flood Insurance Rate Map or FIRM.

The official map on which the Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to the City.

Q. Flood Insurance Study (FIS).

The official report provided by the Federal Insurance Administration that includes flood profiles, the Flood Boundary-Floodway Map, and the water surface elevation of the base flood.

R. Flood or Flooding.

1. A general and temporary condition of partial or complete inundation of normally dry land areas from:
 - a. The overflow of inland waters;
 - b. The unusual and rapid accumulation of runoff of surface waters from any source; or
 - c. Mudslides or mudflows, which are proximately caused by flooding as defined in section (1)(b) of this definition and are akin to a river of liquid and flowing mud on the surfaces of normally dry land

areas, as when earth is carried by a current of water and deposited along the path of the current.

2. The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in section (1)(a) of this definition.

S. Flood Elevation Study.

An examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of mudslide or mudflow, and/or flood-related erosion hazards. Also known as a Flood Insurance Study (FIS).

T. Flood Insurance Rate Map (FIRM).

The official map of a community, on which the Federal Insurance Administrator has delineated both the special hazard areas and the risk premium zones applicable to the community. A FIRM that has been made available digitally is called a Digital Flood Insurance Rate Map (DFIRM).

U. Floodplain or Flood Prone Area.

Any land area susceptible to being inundated by water from any source. See "Flood or Flooding."

V. Floodplain administrator.

The community official designated by title to administer and enforce the floodplain management regulations.

W. Floodway.

1. As identified in the Shoreline Master Program:, the area that either:

- a. The floodway is the area that either

- i. has been established in federal emergency management agency flood insurance rate maps or floodway maps; or
 - ii. consists of those portions of a river valley lying streamward from the outer limits of a watercourse upon which flood waters are carried during periods of flooding that occur with reasonable regularity, although not necessarily annually, said floodway being identified, under normal condition, by changes in surface soil conditions or changes in types or quality of vegetative ground cover condition, topography, or other indicators of flooding that occurs with reasonable regularity, although not necessarily annually.
 - b. Regardless of the method used to identify the floodway, the floodway shall not include those lands that can reasonably be expected to be protected from flood waters by flood control devices maintained by or maintained under license from the federal government, the state, or a political subdivision of the state.
2. For floodplain management purposes, the floodway is the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. Also referred to as "Regulatory Floodway."

X. Floor Area.

The total floor area of the portion of a building that is above ground. Floor area is measured from the exterior faces of a building or structure. Floor area does not include the following:

1. Areas where the elevation of the floor is four feet or more below the lowest elevation of an adjacent right-of way.
2. Roof area, including roof top parking.
3. Roof top mechanical equipment.
4. Attic area with a ceiling height less than six feet nine inches.
5. Porches, exterior balconies, or other similar areas, unless they are enclosed by walls that are more than forty-two inches in height, for fifty percent or more of their perimeter; and
6. In residential zones, FAR does not include mechanical structures, uncovered horizontal structures, covered accessory structures, attached accessory structures (without living space), detached accessory structures (without living space).

Y. Flood Proofing.

Any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate risk of flood damage to real estate or improved real property, water and sanitary facilities, structures, and their contents. Flood proofed structures are those that have the structural integrity and design to be impervious to floodwater below the Base Flood Elevation.

Z. Floor Area Ratio (FAR).

The amount of floor area in relation to the amount of site area, expressed in square feet. For example, a floor area ratio of two to one means two square feet of floor area for every one square foot of site area.

AA. Focused Growth Area.

Includes mixed-use district centers, neighborhood centers, and employment centers.

AB. Fourplex.

A building that contains four dwelling units on the same lot that share a common wall or common floor/ceiling.

AC. Frame Effect.

A visual effect on an electronic message sign applied to a single frame to transition from one message to the next. This term shall include, but not be limited to scrolling, fade, and dissolve. This term shall not include flashing.

AD. Freestanding Sign.

See SMC 17C.240.015.

AE. Frontage.

The full length of a plot of land or a building measured alongside the road on to which the plot or building fronts. In the case of contiguous buildings individual frontages are usually measured to the middle of any party wall.

AF. Functionally Dependent Water-Use.

A use that cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, and does not include long term storage or related manufacturing facilities.

DRAFT

Section 17C.111.205 Development Standards Tables

Development standards that apply within the residential zones are provided in Tables 17C.111.205-1 through 17C.111.205-3.

TABLE 17C.111.205-1 LOT DEVELOPMENT STANDARDS [1]					
	RA	R1	R2	RMF	RHD
DENSITY STANDARDS					
Maximum density on sites 2 acres or less [2][3]	No maximum	No maximum	No maximum	No maximum	No maximum
Maximum density on sites larger than 2 acres [2]	10 units/acre	10 units/acre	20 units/acre	No maximum	No maximum
Minimum density [2]	4 units/acre	4 units/acre	10 units/acre	15 units/acre	15 units/acre
LOT DIMENSIONS FOR SUBDIVISIONS AND SHORT SUBDIVISIONS					
Minimum lot area	7,200 sq. ft.	1,200 sq. ft.	1,200 sq. ft.	1,200 sq. ft.	1,200 sq. ft.
Minimum lot width with no driveway approach [4]	40 ft.	15 ft.	15 ft.	15 ft.	15 ft.
Minimum lot width with driveway approach [4]	40 ft.	36 ft.	36 ft.	25 ft.	25 ft.
Minimum lot width within Airfield Overlay Zone	40 ft.	40 ft.	36 ft.	25 ft.	25 ft.
Minimum lot depth	80 ft.	80 ft.	40 ft.	N/A	N/A
Minimum lot frontage	40 ft.	Same as minimum lot width	Same as minimum lot width	Same as minimum lot width	Same as minimum lot width
MINIMUM LOT DIMENSIONS FOR UNIT LOT SUBDIVISIONS					
Minimum parent lot area	No minimum	No minimum	No minimum	No minimum	No minimum
Maximum parent lot area	2 acres	2 acres	2 acres	2 acres	2 acres
Minimum child lot area	No minimum	No minimum	No minimum	No minimum	No minimum
Minimum child lot depth	No minimum	No minimum	No minimum	No minimum	No minimum
LOT COVERAGE					

Maximum total building coverage [5][6][7]	50%	65%	80%	100%	100%
Maximum lot impervious coverage without engineer's stormwater drainage plan - not in ADC [5][8][9]	50%	60%	60%	N/A	N/A
Maximum lot impervious coverage without engineer's stormwater drainage plan - inside ADC [5][8][9]	40%	40%	40%	N/A	N/A

Notes:

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

[2] See SMC 17C.111.210 for applicability of minimum and maximum density standards in the residential zones.

[3] Development within Airfield Overlay Zones is further regulated as described in SMC 17C.180.090, Limited Use Standards.

[4] Lots with vehicle access only from an alley are not considered to have a "driveway approach" for the purposes of this standard.

[5] Lot and building coverage calculation includes all primary and accessory structures.

[6] Building coverage for attached housing is calculated based on the overall development site, rather than individual lots.

[7] Developments meeting certain criteria relating to transit, Centers & Corridors, or housing affordability are given a bonus for building coverage. See SMC 17C.111.225 for detailed eligibility criteria.

[8] Projects may exceed impervious coverage requirements by including an engineer's drainage plan in submittals, subject to review by the City Engineer as described in SMC 17D.060.135. "ADC" means Area of Drainage Concern.

[9] Projects in the RMF and RHD zones that are exempted from review under the Spokane Regional Stormwater Manual shall follow the impervious coverage requirements of the R1 zone.

TABLE 17C.111.205-2 BUILDING AND SITING STANDARDS [1]					
	RA	R1	R2	RMF	RHD
PRIMARY BUILDINGS					
Floor area ratio	N/A	N/A	N/A	N/A	N/A
Maximum building footprint per primary building - lot area 7,000 sq. ft. or less	N/A	2,450 sq. ft.	2,450 sq. ft.	N/A	N/A
Maximum building footprint per primary building - lot area more than 7,000 sq. ft.	N/A	35%	35%	N/A	N/A

Maximum building height [2]	35 ft.	40 ft.	40 ft.	40 ft.	40 ft.
Minimum Setbacks					
Front	15 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Interior side lot line - lot width 40 ft or less [3]	3 ft.	3 ft.	3 ft.	3 ft.	3 ft.
Interior side lot line - lot width more than 40 ft [4] [5]	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.
Street side lot line – all lot widths	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.
Attached garage or carport entrance from street	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
Rear	25 ft.	15 ft.	15 ft.	10 ft.	10 ft.
ACCESSORY DWELLING UNITS					
Maximum building footprint for accessory dwelling unit - lot area 5,500 sq. ft. or less	1,100 sq. ft.	1,100 sq. ft.	1,100 sq. ft.	1,100 sq. ft.	1,100 sq. ft.
Maximum building footprint for accessory dwelling unit - lots larger than 5,500 sq. ft.	15%	15%	15%	15%	15%
Maximum building height	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.
Minimum side lot line setbacks [5] [6]	Same as Primary Structure				
Minimum rear setback with alley [4] [5] [6]	0 ft.	0 ft.	0 ft.	0 ft.	0 ft.
Minimum rear setback no alley	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.
OTHER ACCESSORY STRUCTURES					
Maximum lot coverage for accessory structures – lots 5,500 sq. ft. or less	20%	20%	20%	See Primary Structure	See Primary Structure
Maximum lot coverage for accessory structures – lots larger than 5,500 sq. ft.	20%	15%	15%	See Primary Structure	See Primary Structure
Maximum building height	30 ft.	20 ft.	20 ft.	35 ft.	35 ft.
Minimum side lot line setbacks [4] [5] [6]	Same as Primary Structure				
Minimum rear setback with alley	0 ft.	0 ft.	0 ft.	0 ft.	0 ft.
Minimum rear setback no alley	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.
OPEN SPACE					
Minimum ((outdoor area) open space) per unit [7]	250 sq. ft.	250 sq. ft.	250 sq. ft.	200 sq. ft.	48 sq. ft.
Minimum ((common outdoor area) courtyard open space) per	200 sq. ft.	200 sq. ft.	200 sq. ft.	150 sq. ft.	48 sq. ft.

unit as a substitute for private area - first six units					
Minimum (common outdoor area) <u>courtyard open space</u> per unit as a substitute for private area - all units after six	150 sq. ft.	150 sq. ft.	150 sq. ft.	100 sq. ft.	48 sq. ft.
<p>Notes:</p> <p>[1] Plan district, overlay zone, or other development standards contained in Title 17C SMC may supersede these standards.</p> <p>[2] Base zone height may be modified according to SMC 17C.111.230, Height.</p> <p>[3] Certain elements such as covered porches may extend into the front setback. See SMC 17C.111.235, Setbacks.</p> <p>[4] There is an additional angled setback from the interior side lot line. Refer to SMC 17C.111.230(C) and 17C.111.235(E) for more detail.</p> <p>[5] Setbacks 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 as specified in SMC 17C.111.240(C).</p> <p>[6] Accessory structures may be subject to an additional side setback adjacent to streets as specified in 17C.111.240(C)(5).</p> <p>[7] (Common outdoor area) <u>Courtyard open space</u> may be substituted for private outdoor area according to SMC 17C.111.310.</p>					

TABLE 17C.111.205-3 DEVELOPMENT STANDARDS FOR PROPERTIES QUALIFYING FOR DEVELOPMENT BONUS [1] [2]					
	RA	R1	R2	RMF	RHD
LOT COVERAGE					
Maximum total building coverage	N/A	80%	90%	100%	100%
PRIMARY BUILDINGS					
Floor area ratio	N/A	N/A	N/A	N/A	N/A
Maximum building footprint per primary building - lot area 7,000 sq. ft. or less	N/A	2,450 sq. ft.	2,450 sq. ft.	N/A	N/A
Maximum building footprint per primary building - lot area more than 7,000 sq. ft.	N/A	35%	35%	N/A	N/A
<p>Notes:</p> <p>[1] Standards not addressed in this table are consistent with the general standards in Tables 17C.111.205-1 and 17C.111.205-2.</p> <p>[2] Criteria to qualify for Development Bonuses is outlined in SMC 17C.111.225.</p>					

Section 17C.111.210 Density

A. Purpose.

The number of dwellings per unit of land, the density, is controlled so that housing can match the availability of public services. The use of density minimums ensures that in areas with the highest level of public services, ~~((that))~~ the service capacity is not wasted and that the City's housing goals are met.

B. Unless specifically exempted, all residential development shall meet the minimum and maximum densities provided in Table 17C.111.205-1.

~~((B))~~C. ((Calculating)) Gross Density Used.

The calculation of density for a subdivision or residential development is ~~((net area and is))~~ based on the total (gross) area of the subject property ~~((, less the area set aside for right-of-way and tracts of land dedicated for stormwater facilities. Land within a critical area (see definitions under chapter 17A.020 SMC) may be subtracted from the calculation of density. When the calculation of density results in a fraction, the density allowed is rounded up to the next whole number. For example, a calculation in which lot area, divided by minimum unit area equals 4.35 units, the number is rounded up to five units))~~.

~~((C.))~~ Maximum Density Applicability and Calculation.

- ~~1. The maximum density standards in Table 17C.111.205-1 shall be met only when the development site exceeds 2 acres in area. In such cases, the following apply:~~
 - ~~a. If a land division is proposed, the applicant must demonstrate how the proposed lots can meet maximum density once construction is completed.~~
 - ~~b. If no land division is proposed, maximum density must be met at the time of development.~~
 - ~~c. Maximum density is based on the zone and size of the site. The following formula is used to determine the maximum number of units allowed on the site:
Square footage of site, less the area set aside for right-of-way and tracts of land dedicated for stormwater facilities;
Divided by maximum density from Table 17C.111.205-1;
Equals maximum number of units allowed. If this formula results in a decimal fraction, the resulting maximum number of units allowed is rounded up to the next whole number. Decimal fractions of five~~

~~tenths or greater are rounded up. Fractions less than five tenths are rounded down.~~

- ~~2. If the development site is 2 acres or less in area, the maximum density standards do not apply.~~
- ~~3. The number of units allowed on a site is based on the presumption that all site development standards will be met.~~

~~D. Minimum Density Applicability and Calculation.~~

- ~~1. The minimum density standards in Table 17C.111.205-1 shall be met under the following circumstances:
 - ~~a. A land division is proposed.~~
 - ~~b. In such cases, the applicant must demonstrate how the proposed lots can meet minimum density once construction is completed.~~
 - ~~c. Minimum density standards can be modified by a PUD under SMG 17G.070.030(B)(2).~~
 - ~~d. Development is proposed in the RMF or RHD zones. In such cases, minimum density must be met at the time of development.~~~~
- ~~2. Except as provided in subsection (3), when development is proposed on an existing legal lot in the RA, R1, or R2 zones, minimum density standards do not apply.~~
- ~~3. A site with pre-existing development may not move out of conformance or further out of conformance with the minimum density standard, including sites in the RA, R1, and R2 zones (regardless of whether a land division is proposed).~~
- ~~4. Minimum density is based on the zone and size of the site, and whether there are critical areas (see definitions under chapter 17A.020 SMC). Land within a critical area may be subtracted from the calculation of density. The following formula is used to determine the minimum number of lots required on the site:
Square footage of site, less the area set aside for right-of-way and tracts of land dedicated for stormwater facilities;
Divided by minimum density from Table 17C.111.205-1;
Equals minimum number of units required.~~

~~E. Transfer of Density.~~

~~Density may be transferred from one site to another subject to the provisions of chapter 17G.070 SMC, Planned Unit Developments.)~~

D. Critical Areas Subtracted.

Land within a critical area (see definitions under chapter 17A.020 SMC) shall be subtracted from the calculation of density.

E. Right-of-Way May Be Subtracted.

Land dedicated as Right-of-Way may be, but is not required to be, subtracted from a calculation of density.

F. Numbers Rounded Up.

When the calculation of density results in a fraction, the density allowed or required is rounded up to the next whole number. For example, a calculation in which lot area, divided by minimum unit area equals 4.35 units, the number is rounded up to five units.

G. Formula.

The following formula is used to determine the maximum number of units allowed or the minimum number of units required on the site:

Square footage of site, less any land within a critical area, divided by the density from Table 17C.111.205-1 equals maximum number of units allowed or minimum number of units required.

If this formula results in a decimal fraction, the resulting number of units allowed is rounded up to the next whole number.

H. Land Division in R1 or R2 Zones.

If a land division is proposed in an R1 or R2 zone, the calculation of density shall count one lot as one dwelling unit.

I. Exceptions to Maximum Density Limits.

1. Development Less Than Two (2) Acres.

If the development site excluding any land within a critical area is two (2) acres or less in area, the maximum density standards shall not apply. Proposed new Right-of-Way may also be subtracted from the development site.

2. Middle Housing Allowance.

Notwithstanding any density maximum resulting from a density calculation, any combination of Middle Housing types identified under SMC 17A.020.130(J) shall be allowed on a lot up to six total units, including Accessory Dwelling Units. Such development shall still be subject to other site development standards which may limit the total amount of achievable development on the site.

J. Exceptions to Minimum Density Requirements.

1. Construction on Existing Legal Lots.

Except as provided in subsection (K), when renovation or new construction is proposed on an existing legal lot in the RA, R1, or R2 zones, minimum density shall not apply.

2. Land Divisions with Existing Structures.

When a land division is proposed on a lot below the minimum density and with an existing dwelling unit, any new lots created shall meet these density requirements. A lot which retains an existing primary structure may continue its nonconforming density.

K. Nonconforming Situations.

A site with pre-existing development may not move out of conformance or further out of conformance with the density standards, including sites in the RA, R1, and R2 zones (regardless of whether a land division is proposed).

((E))L. Transfer of Density.

Density may be transferred from one site to another subject to the provisions of chapter 17G.070 SMC, Planned Unit Developments.

M. Other Standards Apply.

The number of units allowed or required on a site is based on the presumption that all site development standards will be met. A calculation of maximum allowable density does not ensure the maximum number is achievable under other standards and regulations that govern site development.

Section 17C.111.220 Building Coverage and Impervious Coverage

A. Purpose.

The building coverage standards, together with ~~((the floor area ratio (FAR),))~~ height and setback standards control the overall bulk of structures. They are intended to assure that taller buildings will not have such a large footprint that their total bulk will overwhelm adjacent houses. The standards also help define the form of the different zones by limiting the amount of building area allowed on a site. Additionally, the impervious coverage standards ensure that there is adequate space on a site for stormwater infiltration.

B. Building Coverage and Impervious Coverage Standards.

The maximum combined building coverage allowed on a site for all covered structures is stated in Table 17C.111.205-1.

1. "Impervious surface" is defined in SMC 17A.020.090.
2. For development applications that submit an engineer's stormwater drainage plan pursuant to SMC 17D.060.140, total impervious coverage on a lot is not limited by this chapter, and the building coverage standards control.
3. For development applications that do not submit an engineer's stormwater drainage plan, the maximum impervious coverage standards in Table 17C.111.205-1 must be met. The impervious coverage standards vary depending on whether or not the subject site is located in an Area of Drainage Concern pursuant to SMC 17D.060.135.

~~((C. — How to Use FAR with Building Coverage.~~

~~The FAR determines the total amount of living space within a residential structure while the maximum building site coverage determines the maximum building footprint for all structures, including garages and the primary residence(s). The FAR is defined under chapter 17A.020 SMC, Definitions. FAR does not apply to Residentially zoned areas.))~~

Section 17C.111.235 Setbacks

A. Purpose.

The setback standards for primary and accessory structures serve several purposes. They maintain light, air, separation for fire protection, and access for fire fighting. They reflect the general building scale and placement of houses in the City's neighborhoods. They promote options for privacy for neighboring properties. They provide adequate flexibility to site a building so that it may be complementary to the neighborhood, fit the topography of the site, allow for required outdoor areas, and allow for architectural diversity. They provide room for a car to park in front of a garage door without overhanging the street or sidewalk, and they enhance driver visibility when backing onto the street.

B. Applicability.

1. Setbacks are applied to all primary and accessory structures, including Accessory Dwelling Units. Setbacks for structures are applied relative to property lines. Separation between multiple structures on a lot is governed by the requirements of Title 17F SMC. Child lots created via Unit Lot Subdivision under Section 17G.080.065 SMC are only subject to the standards of this section inasmuch as they are applied to the parent lot.
2. Additional setback requirements may be applied through other sections of Title 17C SMC, including but not limited to:
 - a. Parking areas under Chapter 17C.230 SMC
 - b. Fences under Section 17C.111.230 SMC
 - c. Signs under Chapter 17C.240 SMC

C. Front, Side, and Rear Setbacks.

The required Front, Side, and Rear Setbacks for primary and accessory structures are stated in Table 17C.111.205-2. Angled setback standards are described in SMC 17C.111.235(E) and listed in Table 17C.111.235-1.

1. Extensions into Front, Side, and Rear Building Setbacks.
 - a. Minor features of a structure such as eaves, awnings, chimneys, fire escapes, bay windows and uncovered balconies may extend into a Front, Side, Rear Setback up to twenty-four (24) inches.

- b. Bays, bay windows, and uncovered balconies may extend into the Front, Side, and Rear Setback up to twenty-four (24) inches, subject to the following requirements:
 - i. Each bay, bay window, and uncovered balcony may be up to twelve (12) feet long.
 - ii. The total area of all bays and bay windows on a building facade shall not be more than thirty percent (30%) of the area of the facade.
 - iii. Bays and bay windows that project into the setback must cantilever beyond the foundation of the building; and
 - iv. The bay shall not include any doors.

c. A covered porch without Floor Area above may extend into the front setback up to six feet (6').

D. Exceptions to the Front, Side, and Rear Setbacks.

- 1. The rear yard of a lot established as of May 27, 1929, may be reduced to provide a building depth of thirty (30) feet.

E. Angled Setbacks.

- 1. Purpose.

To help new development respond to the scale and form of existing residential areas and to limit the perceived bulk and scale of buildings from adjoining properties.

- 2. Applicability.

Angled setbacks apply in the R1 and R2 zones.

- 3. Angled Setback Implementation.

Buildings are subject to an angled setback plane as follows:

- a. Starting at a height of 25 feet, the setback plane increases along a slope of 2:1 (a rate of 2 feet vertically for every 1 foot horizontally) away from the interior side setback, up to the maximum building height in Table 17C.111.205-2. The minimum setbacks that are paired with each height measurement are provided in Table 17C.111.235-1. See Figure 17C.111.235-A for examples.

- b. No portion of the building shall project beyond the Angled Setback plane described in this subsection, except as follows:
 - i. Minor extensions allowed by SMC 17C.111.235(C)(1) may project into the Angled Setback.
 - ii. Elements of the roof structure such as joists, rafters, flashing, and shingles may project into the Angled Setback.
 - iii. Dormer windows may project into the Angled Setback if the cumulative length of dormer windows is no more than fifty percent (50%) of the length of the roof line.

Figure 17C.111.235-A. Angled Setback Plane Examples

FIGURE 17C.110.235-A: Angled Setback Plane

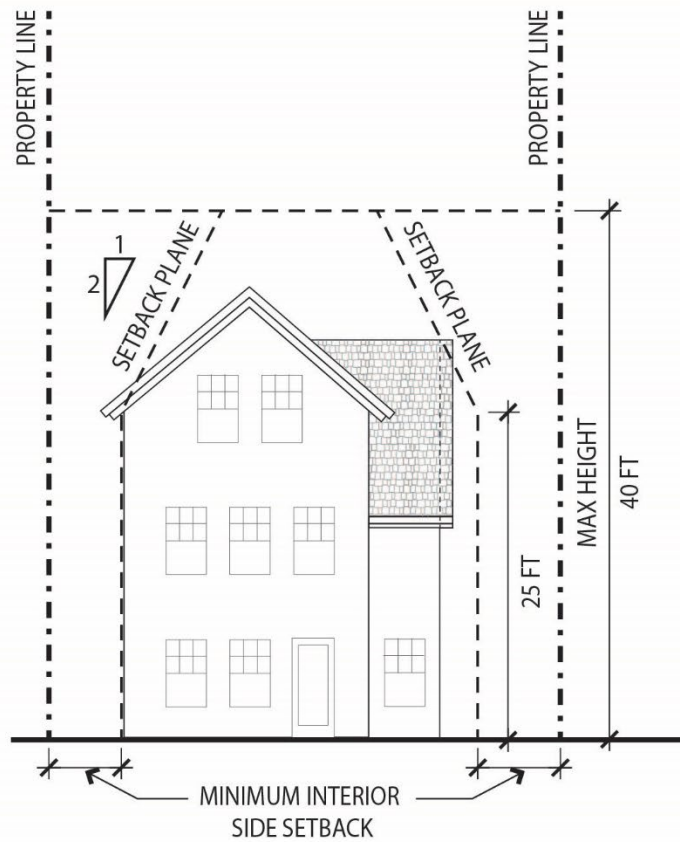


TABLE 17C.111.235-1 ROOF SETBACK FROM SIDE LOT LINE ON LOTS IN R1 and R2 ZONES LOT WIDTHS 40 FT. OR LESS	
Height	Setback
25 ft.	3 ft.
27 ft.	4 ft.
29 ft.	5 ft.
31 ft.	6 ft.
33 ft.	7 ft.
35 ft.	8 ft.
40 ft.	10.5 ft.
LOT WIDTHS MORE THAN 40 FT.	
Height	Setback
25 ft.	5 ft.
27 ft.	6 ft.
29 ft.	7 ft.
31 ft.	8 ft.
33 ft.	9 ft.
35 ft.	10 ft.
40 ft.	12.5 ft.

Section 17C.111.310 (~~Outdoor Areas~~) Open Space

A. Purpose.

To create usable areas through the use of engaging (~~outdoor~~) recreational spaces for the enjoyment and health of the residents.

B. (~~Outdoor Areas~~) Open Space Implementation.

1. Developments shall provide (~~outdoor areas~~) open space in the quantity required by Table 17C.111.205-2. (R)
2. The (~~outdoor area~~) open space may be configured as either:
 - a. A private outdoor area, such as a balcony or patio directly accessible from the unit;
 - b. (~~A common~~) One or multiple courtyard outdoor (~~area~~) areas. (~~accessible by all units in the building.~~)
3. Developments may provide a mix of private and courtyard open space. In developments with a mix of private and courtyard open space, each unit shall meet the full requirements for at least one type of outdoor area. Those units making use of courtyard open space shall meet all the standards for a courtyard open space. Those units making use of private open space shall meet all the standards for private open space. (R)
- (~~3~~)4. If a (~~common~~) courtyard outdoor area is provided, it shall meet the following:
 - a. Each courtyard shall be associated with housing units for which it is providing open space. The association shall be clearly identified in submitted plans. The association shall be established through a direct pedestrian connection from the unit to the courtyard.
 - (~~a~~)b. (~~Connected~~) Each courtyard shall be connected to each associated unit by a pedestrian (~~paths~~) path. A pedestrian connection from a unit to an associated courtyard shall not cross a parking area and shall not require walking in the opposite direction of the courtyard to gain access. (R)
 - (~~b~~)c. At least 50 percent of units associated with a courtyard shall have windows that face directly onto the courtyard or doors that (~~face~~) provide direct access from the unit to the (~~common~~) courtyard outdoor area. (R)
 - d. In a development with multiple courtyard outdoor areas, the calculation of square footage shall occur separately for each courtyard outdoor area based on the number of units associated

with it. The reduction of square footage after six (6) units shall only apply if that courtyard outdoor area has more than six (6) associated units. (R)

~~((e))~~d. ~~((Common))~~ Each courtyard outdoor ~~((areas))~~ area shall provide at least three of the following amenities to accommodate a variety of ages and activities. Amenities may include, but are not limited to:
(P)

- i. Site furnishings (benches, tables, bike racks when not required for the development type, etc.);
- ii. Picnic areas;
- iii. Patios, plazas or courtyards;
- iv. Shaded playgrounds;
- v. Rooftop gardens, planter boxes, or garden plots; ~~((or))~~
- vi. Fenced pet area~~((-))~~; or
- vii. Grass or other living ground cover suitable for recreational use.

4. ~~((Outdoor))~~ Open spaces shall not be located adjacent to dumpster enclosures, loading/service, areas or other incompatible uses that are known to cause smell or noise nuisances. ~~((P))~~ (R)

Section 17C.111.315 Entrances

A. Purpose.

To ensure that entrances are easily identifiable, clearly visible, and accessible from streets, sidewalks, and common areas, to encourage pedestrian activity and enliven the street.

B. Applicability.

The following standards apply to all building facades that face a public or private street, except those that are separated from the street by another building.

C. Entrances Implementation.

See Figure 17C.111.315-A.

1. ~~((Each))~~ Except as provided in subsection (3), each residential structure fronting a public or private street must have at least one address and main entrance facing or within a 45 degree angle of a street frontage. Buildings with multiple units may have shared entries. (R)
2. Each unit with individual ground-floor entry and all shared entries must have a porch or stoop cover that is at least 3-feet deep. (P)
- ~~((3. — On corner lots, buildings with multiple units must have at least one entrance facing or within a 45-degree angle on each street frontage. (C)))~~
3. For a courtyard open space directly abutting a public or private street, residential structures that abut both the courtyard and the public or private street may directly face the courtyard instead of facing the public or private street. (P)

[keep image]

Section 17C.111.320 Windows

A. Purpose.

To maintain a lively and active street face while increasing safety and general visibility to the public realm.

B. Applicability.

The following standards apply to all ~~((building facades))~~ facade areas that face a public or private street and enclose floor area, ~~((except those that are separated from the street by another building.))~~ with the following exceptions:

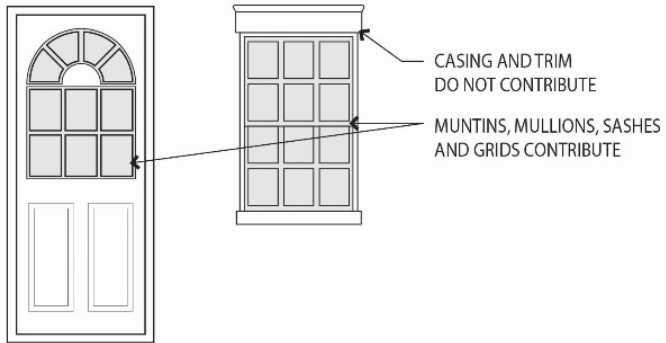
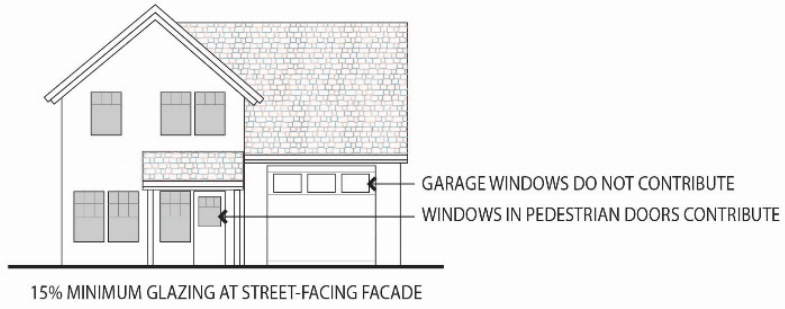
1. When a façade or portion of the façade is not visible from a public or private street or further than 60' away from a street lot line.
2. For garages attached to living units, this section does not apply to the portion of the facade associated with the garage.

C. Windows Implementation.

See Figure 17C.111.320-A.

1. Windows shall be provided in facades facing public or private streets, comprising at least fifteen percent of the facade area that encloses floor area (R).
2. Window area is considered the entire area within, but not including, the window casing, including any interior window grid.
3. Windows in pedestrian doors may be counted toward this standard. Windows in garage doors may not be counted toward this standard.
4. At least one of the following decorative window features must be included on all of the windows on street facing facades: (P)
 - a. Arched or transom windows.
 - b. Mullions.
 - c. Awnings or bracketed overhangs.
 - d. Flower boxes.
 - e. Shutters.
 - f. Window trim with a minimum width of three inches.
 - g. Pop-outs or recesses greater than three inches.
 - h. Bay windows.
 - i. Dormers.

Figure 17C.111.320-A. Window Coverage



DRAFT

Section 17C.111.325 Building Articulation

A. Purpose.

To ensure that buildings along any public or private street display the greatest amount of visual interest and reinforce the residential scale of the streetscape and neighborhood.

B. Applicability.

~~((The following))~~ These standards apply to all ~~((building))~~ facades that face a public or private street ~~((, except those that are separated from the street by another building. The standards apply to facades of attached housing irrespective of underlying lot lines))~~.

1. Attached Housing.

These standards apply to facades of attached housing. For purposes of this section, a grouping of attached houses shall be considered as a single building.

2. Exceptions.

a. These standards do not apply when a façade or portion of façade is not visible from a public or private street or further than 60' away from a street lot line.

b. These standards do not apply to a detached Accessory Dwelling Unit above a detached garage.

C. Building Articulation Implementation.

1. ~~((Buildings must))~~ Street-facing Facades shall be modulated along the street at least every ~~((thirty))~~ forty feet. ~~((Building modulations must step the building wall back or forward at least four feet. See Figure 17C.11325-A. (R))~~ Building modulations may be achieved in any one of the following ways. (R)

a. A step back or forward in the building wall of at least four feet. See Figure 17C.111.325-A.

b. For facades no more than two stories high, a bay window or cantilevered bump-out at least four feet (4') wide and two feet (2') deep on the ground floor.

- c. A cantilevered bump-out at least four feet (4') wide and two feet (2') deep that extends vertically the entire height of the facade.
- d. A covered porch at least ten feet (10') wide and six feet (6') deep.

2. The scale of buildings ~~((must))~~ shall be moderated to create a human scale streetscape by including vertical and horizontal delineation as expressed by bays, belt lines, doors, or windows. (P)

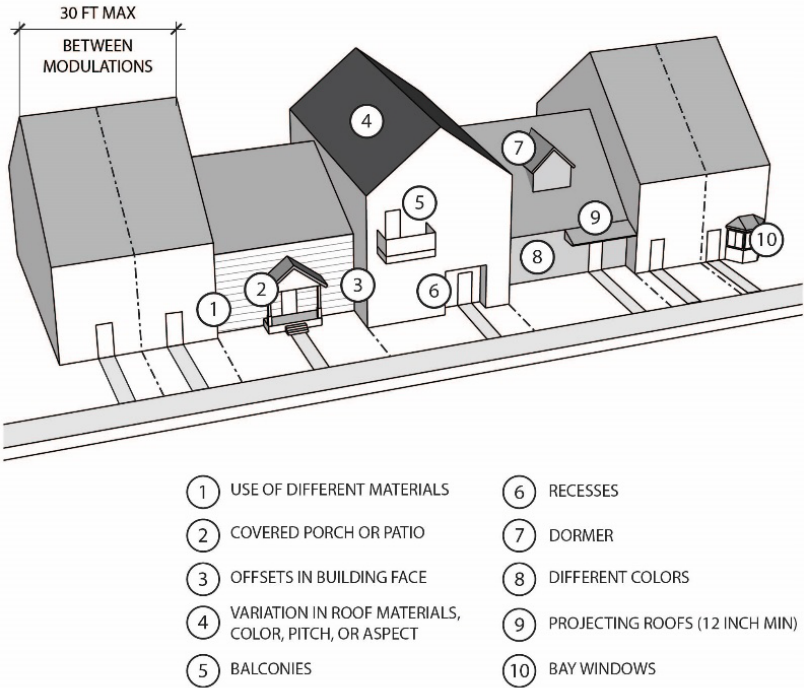
3. ~~((Horizontal street-facing facades))~~ In addition to the requirement of subsection (C)(1), street-facing Facades longer than ((thirty)) forty feet (40') ((must)) shall include at least ((four)) one of the ((following)) design features listed below, or a similar treatment, ((per façade. At least one of these features must be used)) every thirty feet (30'). For portions of a facade in excess of an increment of thirty (30), an additional feature shall be required after ten feet (10'). The modulation implemented to meet subsection (C)(1) may be counted in meeting this requirement. (P)

a. Design Features.

- ~~((a. Varied building heights.~~
- ~~b. Use of different materials.~~
- ~~c. Different colors.~~
- ~~d. Offsets.~~
- ~~e. Projecting roofs (minimum of twelve inches).~~
- ~~f. Recesses.~~
- ~~g. Bay windows.~~
- ~~h. Variation in roof materials, color, pitch, or aspect.~~
- ~~i. Balconies~~
- ~~j. Covered porch or patio.~~
- ~~k. Dormers))~~

- i. Varied building heights.
- ii. Use of different materials.
- iii. Different colors.
- iv. Offsets.
- v. Projecting roofs (minimum of twelve inches).
- vi. Recesses.
- vii. Bay windows or bump-outs.
- viii. Variation in roof materials, color, pitch, or aspect.
- ix. Balconies
- x. Covered porch or patio.
- xi. Dormers

Figure 17C.111.325-A. Building Articulation for Long Facades



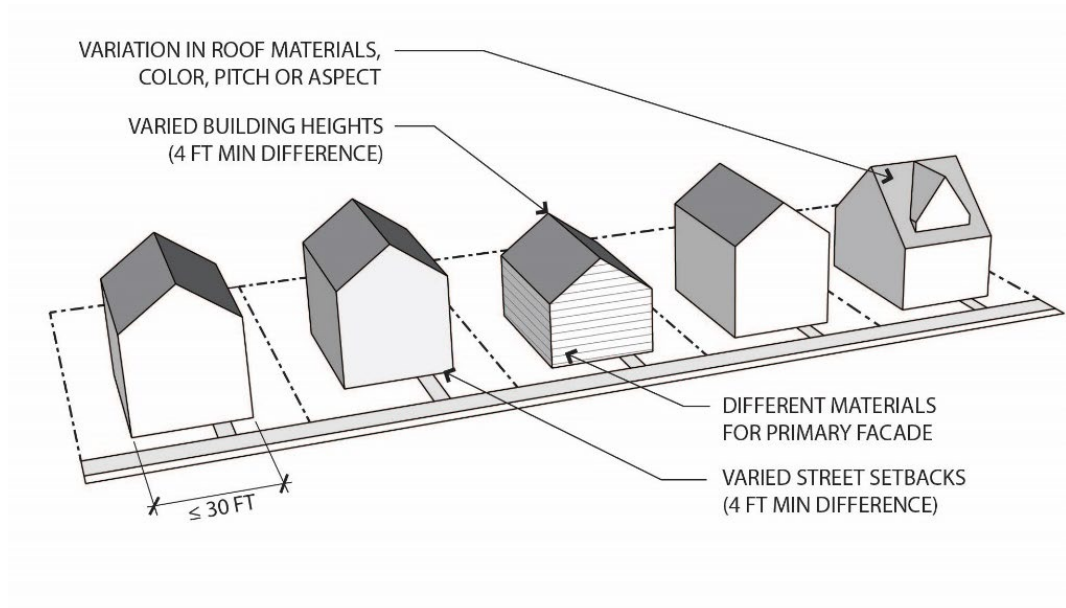
- ① USE OF DIFFERENT MATERIALS
- ② COVERED PORCH OR PATIO
- ③ OFFSETS IN BUILDING FACE
- ④ VARIATION IN ROOF MATERIALS, COLOR, PITCH, OR ASPECT
- ⑤ BALCONIES
- ⑥ RECESSES
- ⑦ DORMER
- ⑧ DIFFERENT COLORS
- ⑨ PROJECTING ROOFS (12 INCH MIN)
- ⑩ BAY WINDOWS

TABLE 17C.111.325-1 BUILDING ARTICULATION EXAMPLES	
<u>Street-Facing Facade Width</u>	<u>Requirements</u>
<u>35 feet</u>	<u>No modulation required</u> <u>No design features required from subsection (3)(a)</u>
<u>40 feet</u>	<u>Modulation required</u> <u>No additional design features required from subsection (3)(a)</u>
<u>45 feet</u>	<u>Modulation required</u> <u>One additional design feature required from subsection (3)(a)</u>
<u>60 feet</u>	<u>Modulation required</u> <u>One additional design feature required from subsection (3)(a)</u>
<u>70 feet</u>	<u>Modulation required</u> <u>Two additional design features required from subsection (3)(a)</u>

~~((4.—The following standard applies when detached housing units or individual units of attached housing have street-facing facades that are thirty feet or less in width. Each such unit shall provide variation from adjacent units by using one or more of the following design features (see Figure 17C.111.325-B):~~

- a. ~~Street setbacks that differ by at least four feet.~~
- b. ~~Building heights that differ by at least four feet.~~
- c. ~~Use of different materials for the primary façade.~~
- d. ~~Variation in roof materials, color, pitch, or aspect.~~

Figure 17C.111.325-B. ~~Building Variation for Narrow Facades~~



Note: Graphic to be removed

~~((5. Development should reduce the potential impact of new housing on established and historic neighborhoods by incorporating elements and forms from nearby buildings. This may include reference to architectural details, building massing, proportionality, and use of high-quality materials such as wood, brick, and stone. (C))~~

D. Consideration for Historic Features.

Development should reduce the potential impact of new housing on established and historic neighborhoods by incorporating elements and forms from nearby buildings. This may include reference to architectural details, building massing, proportionality, and use of high-quality materials such as wood, brick, and stone. (C)

Section 17C.111.335 Parking Facilities

A. Purpose.

To integrate parking facilities with the building and surrounding residential context, promote pedestrian-oriented environments along streets, reduce impervious surfaces, and preserve on-street parking and street tree opportunities.

B. Definitions.

1. Primary Street-Facing Facade.

a. The Primary Street-Facing Facade is the portion of the Front Facade that:

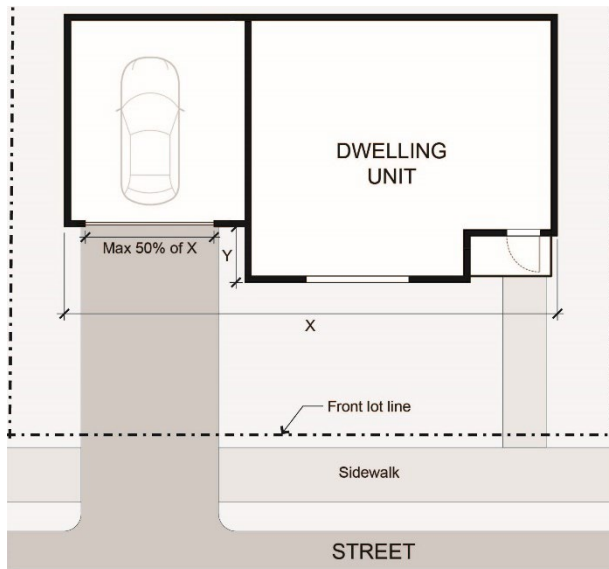
- i. is closest to the front lot line; and
- ii. encloses living space; and
- iii. is situated at ground level.

b. Projections such as bay windows or cantilevered bump-outs shall not be counted as the Primary Street-Facing Facade.

((B))C. Parking Facilities Implementation.

1. The combined width of all garage ~~((doors))~~ door openings ~~((facing the street))~~ on the Front Facade may be up to fifty percent of the length of the ~~((street-facing building facade))~~ Front Facade. For attached housing, this standard applies to the combined length of the ~~((street-facing facades))~~ Front Facades of all units. For all other lots and structures, the standards apply to the ~~((street-facing facade))~~ Front Facade of each individual building. This standard does not apply to facades or portions of the façade that are not visible from a private or public street or further than 60' away from a street lot line. See Figure 17C.111.335-A. (R)

Figure 17C.111.335-A. Garage Door Standard



X = Length of street-facing building façade
 Y = 2 ft minimum setback from primary street-facing building façade

~~((2. Street facing garage walls must be set back at least two feet from the primary street-facing building facade. (R)))~~

2. Garage Wall Step Back.

a. On a Front Facade with garage openings cumulatively totaling more than ten feet (10') in width, all garage openings shall be set back in one of the following ways: (R)

i. at least two feet (2') behind the Primary Street-Facing Facade; or

ii. at least six feet (6') behind the front of a covered porch that is a minimum of six feet (6') in depth and spans at least half of the Front Facade. The covered porch shall have columns, railing, or other vertical elements along the front to visually establish the edge of the porch.

b. A Front Facade with one street-facing garage opening of ten feet (10') or less in width shall be even with or set back from the Primary Street-Facing Facade. (R)

c. A Front Facade for a garage with the opening facing the side lot line is not required to step back from the Primary Street-Facing Facade, but shall meet all other relevant design standards. (P)

d. A grouping of attached housing units shall be considered a single building for purposes of these step back requirements.

- e. This standard does not apply to facades or portions of the façade that are not visible from a private or public street or further than 60' away from a street lot line.
- f. Waivers.

A waiver or modification of the garage wall step back may be granted by the Planning Director. The Planning Director shall consider contextual issues such as:

- i. Topography that does not allow a step back; and
- ii. An addition to an existing structure where a step back is impractical.

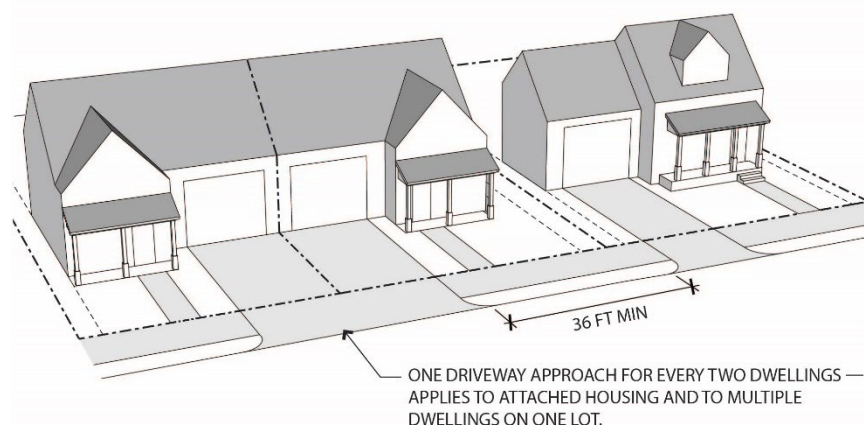
Merely the presence of existing structures on nearby properties with garages situated forward of the Primary Street-Facing Facade shall not be grounds for a waiver.

- 3. Access to Parking.
 - a. Vehicular access to ~~((parking))~~ a parking area, garage, or carport shall occur only from an alley, improved street, or easement ~~((is required if parking is required))~~ pursuant to chapter 17C.230 SMC Parking and Loading. (R)
 - b. If the lot abuts a public alley, then vehicle access shall be from the alley unless the applicant requests a waiver of the requirement and the Planning Director determines that one of the following conditions exists: (R)
 - i. Existing topography does not permit alley access; or
 - ii. A portion of the alley abuts a nonresidential zone; or
 - iii. The alley is used for loading or unloading by an existing nonresidential use; or
 - iv. Due to the relationship of the alley to the street system, use of the alley for parking access would create a significant safety hazard.
 - c. For lots with vehicle access through an alley, garages shall not be accessed from the street. (R)
 - d. Where off-street parking is provided for attached housing or for two or more units on one lot, only one driveway approach and sidewalk crossing for each two dwellings may be permitted. See Figure 17C.111.335-B. (R)

- e. Driveway approaches shall be separated by a minimum distance of 36 feet. The Planning Director will grant an exception to this standard if the 36-foot separation from existing driveways on adjacent lots would preclude vehicular access to the subject lot. See Figure 17C.111.335-B. (R)
4. ~~((Parking structures,))~~ Detached garages and detached carports ~~((, and parking areas other than driveways))~~ shall not be located between the ~~((principal structure))~~ Front Facade and ~~((streets))~~ the street unless the Planning Director determines that one of the following conditions is met. (P)
- The lot and primary structure existed prior to January 1, 2024 and are situated such that a garage or carport cannot reasonably be located to the side of or behind the primary structure; or
 - Existing topography does not permit the placement of a garage or carport to the side of or behind the proposed or existing primary structure; or
 - Placement of the garage or carport to the side of or behind the primary structure would create a safety hazard.
- Upon meeting one of these conditions, the garage or carport shall follow all other design standards as practicable.
5. Parking areas shall not be located between the Front Facade and the street except for driveways that lead to an allowable vehicle parking facility. (R)

Figure 17C.111.335-B. Paired Driveways and Minimum Spacing

FIGURE 17C.110.335-B: Paired Driveways and Minimum Spacing



[add another image to show shared/paired driveways for detached housing]

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Section 17C.111.420 Open Spaces

A. Purpose.

To create pedestrian friendly, usable areas through the use of plazas, courtyards, rooftop decks, and other open spaces for the enjoyment and health of the residents.

B. Open Spaces Implementation.

1. Minimum Required Space.

- a. Each multifamily development shall provide the minimum open space area for each living unit in the complex, including those units occupied by the owner or building management personnel, as identified in Table 17C.111.205-2. Open spaces may be provided individually, such as by balconies, or combined into a larger common open space. Developments in RMF and RHD may provide both private and common open space to meet the minimum requirement; however, each unit must provide either the full private or common open space to count towards the minimum required space. (R)
- b. Residential units with a continuous pedestrian route from the ~~((building entrance))~~ property boundary to a public park within 800 ft are not required to provide more than 36 square feet of open space per unit. For purposes of this requirement, an unsignalized crossing of a minor arterial road or greater shall not be considered a continuous pedestrian route.

2. Private Open Space.

Private open space area is typically developed for passive recreational use. Examples include balconies, patios, and private rooftop decks.

- a. Private open space must be directly accessible from the unit. (R)
- b. Private open space must be surfaced with landscaping, pavers, decking, or sport court paving which allows the area to be used for recreational purposes. (R)
- c. Private open space may be covered, such as a covered balcony, but may not be fully enclosed. (R)
- d. Berms, low walls, fences, hedges and/or landscaping shall be used to define private open spaces such as yards, decks, terraces, and patios from each other and from the street right-of-way. The

material or plantings between private open spaces shall be a maximum of four feet in height and visually permeable, such as open rails, ironwork, or trellis treatment to encourage interaction between neighbors. Material or plantings between units and right-of-way shall meet applicable fencing restrictions. (P)

3. Common Open Space.

Common open space area may be developed for active or passive recreational use. Examples include play areas, plazas, rooftop patios, picnic areas, fitness centers, pools, tennis courts, and open recreational facilities.

- a. The total amount of required common open space is the cumulative amount of the required area per dwelling unit for common areas, minus any units that provide individual open space (if provided). However, a combined required open space must comply with the minimum area and meet ADA Standards for Accessible Design.
- b. Common open space must be surfaced with landscaping, pavers, decking, or sport court paving, which allows the area to be used for recreational purposes. (R).
- c. Common open space may be covered, such as a covered patio, but may not be fully enclosed unless the open space is an equipped interior fitness area or furnished meeting space not reservable by individual residents. (R)
- d. Common open spaces with active uses used to meet these guidelines shall not be located within required buffer areas, if prohibited by critical area or shoreline regulations. (R)
- e. Common open spaces shall provide at least three of the following amenities to accommodate a variety of ages and activities. Amenities include: (P)
 - i. Site furnishings (benches, tables, bike racks)
 - ii. Picnic or outdoor grilling areas
 - iii. Patios, plazas, or courtyards
 - iv. Tot lots or other children's play areas
 - v. Enclosed pet areas that make up no more than fifty percent of the required common open space
 - vi. Community gardens accessible for use by residents
 - vii. Open lawn
 - viii. Play fields

- ix. Sports courts, such as tennis or basketball courts, and pools that make up no more than fifty percent of the required common open space
 - x. Interior equipped fitness areas that make up no more than fifty percent of the required common open space
- f. If common open spaces are located adjacent to a street right-of-way, landscaping should be used to provide a buffer between outdoor spaces and the street right-of-way. (P)
- 4. Lighting shall be provided within open spaces to provide visual interest, as well as an additional security function. Lighting should not cause off-site glare. (R)
- 5. Open spaces should not be located adjacent to dumpster enclosures, loading/service areas or other facility and/or utility enclosures. (C)

Section 17C.111.450 Pitched Roofs

[repealed]

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17C.230.020 Vehicle Parking Summary Table

Parking requirements are summarized in Table 17C.230.020-1.

TABLE 17C.230.020-1 SUMMARY OF PARKING REQUIREMENTS [1]				
RESIDENTIAL CATEGORIES				
USE CATEGORY	SPECIFIC USE	MINIMUM REQUIRED	MAXIMUM ALLOWED: CC, DOWNTOWN, FBC ZONES [2]	MAXIMUM ALLOWED: RA, R1, R2, RMF, RHD, O, OR, NR, NMU, CB, GC, INDUSTRIAL ZONES [2]
Group Living		None	CC: 4 per 1,000 sq. ft. of floor area Downtown: 3 per 1,000 sq. ft. of floor area FBC: 2 per 500 sq. ft. of floor area	No maximum
Residential Household Living				

COMMERCIAL CATEGORIES				
USE CATEGORY	SPECIFIC USE	MINIMUM REQUIRED	MAXIMUM ALLOWED: CC, DOWNTOWN, FBC ZONES [2]	MAXIMUM ALLOWED: RA, R1, R2, RMF, RHD, O, OR, NR, NMU, CB, GC, INDUSTRIAL ZONES [2]
Adult Business		None	CC: 4 per 1,000 sq. ft. of floor area Downtown: 3 per 1,000 sq. ft. of floor area FBC: 2 per 500 sq. ft. of floor area	1 per 200 sq. ft. of floor area
Commercial Outdoor Recreation				30 per acre of site
Commercial Parking				None
Drive-through Facility				None
Major Event Entertainment				1 per 5 seats or per CU review
Office				1 per 200 sq. ft. of floor area
Quick Vehicle Servicing				1 per 200 sq. ft. of floor area
Retail Sales and Service	Retail, Personal Service, Repair-oriented		1 per 200 sq. ft. of floor area	
	Restaurants and Bars		1 per 60 sq. ft. of floor area	
	Health Clubs, Gyms, Lodges, Meeting Rooms and similar continuous entertainment, such as Arcades and Bowling Alleys		1 per 180 sq. ft. of floor area	
	Temporary Lodging		1.5 per rentable room; for associated uses such as Restaurants, see above	
	Theaters		1 per 2.7 seats or 1 per 4 feet of bench area	

	Retail sales and services of large items, such as appliances, furniture and equipment			1 per 200 sq. ft. of floor area
Mini-storage Facilities				Same as Warehouse and Freight Movement
Vehicle Repair				1 per 200 sq. ft.

INDUSTRIAL CATEGORIES

USE CATEGORY	SPECIFIC USE	MINIMUM REQUIRED	MAXIMUM ALLOWED: CC, DOWNTOWN, FBC ZONES [2]	MAXIMUM ALLOWED: RA, R1, R2, RMF, RHD, O, OR, NR, NMU, CB, GC, INDUSTRIAL ZONES [2]
Industrial Services, Railroad Yards, Wholesale Sales		None	CC: 4 per 1,000 sq. ft. of floor area Downtown: 3 per 1,000 sq. ft. of floor area FBC: 2 per 500 sq. ft. of floor area	1 per 200 sq. ft. of floor area
Manufacturing and Production				1 per 200 sq. ft. of floor area
Warehouse and Freight Movement				1 per 200 sq. ft. of floor area
Waste-related				Per CU review

INSTITUTIONAL CATEGORIES				
USE CATEGORY	SPECIFIC USE	MINIMUM REQUIRED	MAXIMUM ALLOWED: CC, DOWNTOWN, FBC ZONES [2]	MAXIMUM ALLOWED: RA, R1, R2, RMF, RHD, O, OR, NR, NMU, CB, GC, INDUSTRIAL ZONES [2]
Basic Utilities		None	CC: 4 per 1,000 sq. ft. of floor area Downtown: 3 per 1,000 sq. ft. of floor area FBC: 2 per 500 sq. ft. of floor area	None
Colleges				1 per 200 sq. ft. of floor area
Community Service				exclusive of dormitories, plus 1 per 2.6 dorm room
Daycare				1 per 200 sq. ft. of floor area
Medical Centers				1 per 200 sq. ft. of floor area
Parks and Open Areas				1 per 200 sq. ft. of floor area
Religious Institutions				Per CU review for active areas
Schools	Grade, Elementary, Junior High			2.5 per classroom
	High School			10.5 per classroom

OTHER CATEGORIES				
USE CATEGORY	SPECIFIC USE	MINIMUM REQUIRED	MAXIMUM ALLOWED: CC, DOWNTOWN, FBC ZONES [2]	MAXIMUM ALLOWED: RA, R1, R2, RMF, RHD, O, OR, NR, NMU, CB, GC, INDUSTRIAL ZONES [2]
Agriculture		None	CC: 4 per 1,000 sq. ft. of floor area Downtown: 3 per 1,000 sq. ft. of floor area FBC: 2 per 500 sq. ft. of floor area	None or per CU review
Aviation and Surface Passenger Terminals				Per CU review
Detention Facilities				Per CU review
Essential Public Facilities				Per CU review
Wireless Communication Facilities				None or per CU review
Rail Lines and Utility Corridors				None

[1] The Planning Director may approve different amounts of parking spaces under the exceptions listed in SMC 17C.230.130.

[2] Parking provided within a parking structure is not counted towards the maximum allowed per SMC 17C.230.120(B)(2).

Section 17C.230.100 General Standards

A. ~~((Where the Standards Apply))~~ Applicability.

The standards of this chapter apply to all parking areas in ~~((RA, R1, R2, RMF, RHD, O, OR, NR, NMU, CB, GC, Downtown, CC, industrial, and FBC zones))~~ all zones, whether required by this code or put in for the convenience of property owners or users. Parking areas include those accessory to a use, part of a commercial parking use, or for a park and ride facility in the basic utilities use category. Some zoning categories have unique parking standards as provided in Table 17C.230.120-1.

~~((B.—Occupancy:~~

~~All required parking areas must be completed and landscaped prior to occupancy of any structure except as provided in chapter 17C.200 SMC, Landscaping and Screening.))~~

~~((C))~~B. ~~((Calculations of Amounts of Required and Allowed Parking))~~ Calculation.

1. When computing parking spaces based on floor area, floor area dedicated for parking is not counted.
2. The number of parking spaces is computed based on the uses on the site. When there is more than one use on a site, the required or allowed parking for the site is the sum of the required or allowed parking for the individual uses. ~~((For joint use parking, see SMC 17C.230.110(B)(2).))~~
- ~~((3.—If the maximum number of spaces allowed is less than or equal to the minimum number required, then the maximum number is automatically increased to one more than the minimum.))~~
- ~~((4))~~3. If the maximum number of spaces allowed is less than one, then the maximum number is automatically increased to one.
- ~~((5))~~4. When the calculation of required or allowed parking results in a decimal fraction, the number of parking spaces required or allowed is rounded up to the next whole number.

~~((D.—Use of Required Parking Spaces:~~

~~Required parking spaces must be available for the use of residents, customers, or employees of the use. Fees may be charged for the use of required parking spaces, except for group living and residential household living uses. Required parking spaces may not be assigned in any way to a use on another site, except for joint parking situations. Required parking spaces must be made available to employees; it cannot be restricted only to customers. See SMC~~

~~17C.230.110(B)(2). Also, required parking spaces may not be used for the parking of equipment or storage of goods or inoperable vehicles.~~

~~E. Proximity of Parking to Use.~~

- ~~1. Required parking spaces for all industrial and commercial zones, except center and corridor zones, must be located on the site of the use or in parking areas whose closest point is within four hundred feet of the site. In center and corridor zones, parking is required to be located within six hundred feet of the use.~~
- ~~2. Required parking spaces for uses in the RA, R1, R2, and RMF zones must be located on the site of the use. Required parking for the uses in the RHD zone must be located on the site of the use or in parking areas whose closest point is within four hundred feet of the site.~~

~~F. Stacked Parking.~~

~~Stacked or valet parking is allowed if an attendant is present to move vehicles. If stacked parking is used for required parking spaces, some form of guarantee must be filed with the City ensuring that an attendant will always be present when the lot is in operation. The requirements for minimum or maximum spaces and all parking area development standards continue to apply for stacked parking.~~

~~G. On-Street Parking.~~

~~The minimum number of required parking spaces may be reduced by the number of on-street parking spaces immediately adjacent to a site's public right-of-way frontages, located on the same side of the street. The street must be paved, with sidewalks that are ADA accessible. Each complete twenty linear foot section of right-of-way where parallel parking is permitted is considered a parking space. Where parallel, diagonal or other on-street parking is marked on the street or officially designated by other means; the number of complete parking spaces that are adjacent on the same side of the street to the site's frontage are counted. An on-street parking space shall not be counted if it is restricted in its use as a designated loading, taxi or other special use zone or if parking is prohibited for more than five hours any twenty four-hour period. When calculating the number of required bicycle parking spaces per SMC 17C.230.200, the number of vehicle off-street parking spaces that would be required before this reduction is applied is the figure that is used.))~~

~~((H))C. Curb Cuts.~~

Curb cuts and access restrictions are regulated by the City engineering services department. Other zoning standards or design ~~((guidelines))~~ standards may apply.

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Section 17C.230.110 Minimum Required Parking Spaces

~~((A.—Purpose.~~

~~The purpose of required parking spaces is to provide enough parking to accommodate the majority of traffic generated by the range of uses, which might locate at the site over time. As provided in subsection (B)(3) of this section, bicycle parking may be substituted for some required parking on a site to encourage transit use and bicycling by employees and visitors to the site. The required parking numbers correspond to broad use categories, not specific uses, in response to this long-term emphasis. Provision of carpool parking, and locating it close to the building entrance, will encourage carpool use.~~

~~B.—Minimum Number of Parking Spaces Required.~~

~~1.—The minimum number of parking spaces for all zones is stated in Table 17C.230.120-1. Table 17C.230.130-1 states the required number of spaces for use categories. The standards of Table 17C.230.120-1 and Table 17C.230.130-1 apply unless specifically superseded by other portions of the city code.~~

~~2.—Joint Use Parking.~~

~~Joint use of required parking spaces may occur where two or more uses on the same or separate sites are able to share the same parking spaces because their parking demands occur at different times. Joint use of required nonresidential parking spaces is allowed if the following documentation is submitted in writing to the planning and economic development services director as part of a building or zoning permit application or land use review:~~

- ~~a.—The names and addresses of the uses and of the owners or tenants that are sharing the parking.~~
- ~~b.—The location and number of parking spaces that are being shared.~~
- ~~c.—An analysis showing that the peak parking times of the uses occur at different times and that the parking area will be large enough for the anticipated demands of both uses; and~~
- ~~d.—A legal instrument such as an easement or deed restriction that guarantees access to the parking for both uses.~~

~~3.—Bicycle parking may substitute for up to twenty-five (25) percent of required vehicle parking. For every four (4) short-term bicycle parking spaces, the motor vehicle parking requirement is reduced by one space.~~

~~For every one (1) long-term bicycle parking space, the motor vehicle parking required is reduced by one space. Vehicle parking associated with residential uses may only be substituted by long-term bicycle parking. Existing parking may be converted to take advantage of this provision. Required bicycle parking spaces may be used to substitute for vehicle parking.~~

~~4. Existing Uses.~~

~~The off-street parking and loading requirements of this chapter do not apply retroactively to established uses; however:~~

- ~~a. the site to which a building is relocated must provide the required spaces; and~~
- ~~b. a person increasing the floor area, or other measure of off-street parking and loading requirements, by addition or alteration, must provide spaces as required for the increase, unless the requirement under this subsection is five spaces or fewer.~~

~~5. Change of Use.~~

~~When the use of an existing building changes, additional off-street parking and loading facilities must be provided only when the number of parking or loading spaces required for the new use(s) exceeds the number of spaces required for the use that most recently occupied the building. A "credit" is given for the most recent use of the property for the number of parking spaces that would be required by the current parking standards. The new use is not required to compensate for any existing deficit.~~

- ~~a. If the proposed use does not generate the requirement for greater than five additional parking spaces more than the most recent use then no additional parking spaces must be added.~~
- ~~b. For example, a non-conforming building with no off-street parking spaces most recently contained an office use that if built today would require three off-street parking spaces. The use of the building is proposed to be changed to a restaurant that would normally require six spaces. The three spaces that would be required of the existing office use are subtracted from the required number of parking spaces for the proposed restaurant use. The remainder is three spaces. Since the three new spaces is less than five spaces no off-street parking spaces would be required to be installed in order to change the use of the building from an office use to a restaurant use.~~

~~6. Uses Not Mentioned.~~

~~In the case of a use not specifically mentioned in Table 17C.230.130-1, the requirements for off-street parking shall be determined by the planning and economic development services director. If there is/are comparable uses, the planning and economic development services director's determination shall be based on the requirements for the most comparable use(s). Where, in the judgment of the planning and economic development services director, none of the uses in Table 17C.230.130-1 are comparable, the planning and economic development services director may base his or her determination as to the amount of parking required for the proposed use on detailed information provided by the applicant. The information required may include, but not be limited to, a description of the physical structure(s), identification of potential users, and analysis of likely parking demand.~~

~~C. Carpool Parking.~~

~~For office, industrial, and institutional uses where there are more than twenty parking spaces on the site, the following standards must be met:~~

- ~~1. Five spaces or five percent of the parking spaces on site, whichever is less, must be reserved for carpool use before nine a.m. on weekdays. More spaces may be reserved, but they are not required.~~
- ~~2. The spaces will be those closest to the building entrance or elevator, but not closer than the spaces for disabled parking and those signed for exclusive customer use.~~
- ~~3. Signs must be posted indicating these spaces are reserved for carpool use before nine a.m. on weekdays.))~~

A. No Minimum Required.

Except as provided herein, there is no required minimum number of off-street parking spaces.

B. Conditional Use.

A requirement to provide a minimum number of off-street parking spaces may be included as a condition in a Conditional Use permit.

Section 17C.230.120 Maximum Required Parking Spaces

A. Purpose.

Limiting the number of spaces allowed promotes efficient use of land, enhances urban form, encourages use of alternative modes of transportation, provides for better pedestrian movement, and protects air and water quality. The maximum ratios in this section vary with the use the parking ((it)) is accessory to. ~~((These maximums will accommodate most auto trips to a site based on typical peak parking demand for each use.))~~

B. Maximum Number of Parking Spaces Allowed.

Standards in a plan district or overlay zone may supersede the standards in this subsection or the amounts listed in Table 17C.230.020-1.

1. Surface Parking.

The maximum number of parking spaces allowed is stated in Table ~~((17C.230.120-1 and Table 17C.230.130-1))~~ 17C.230.020-1, except as specified in subsection (B)(2) of this section.

2. Structure Parking.

Parking provided within a building or parking structure is not counted when calculating the maximum parking allowed.

((

TABLE 17C.230.120-1		
PARKING SPACES BY ZONE [1]		
(Refer to Table 17C.230.130-1 for Parking Spaces Standards by Use)		
ZONE	SPECIFIC USES	REQUIREMENT
RA, R1, R2, RMF, RHD O, OR, NR, NMU, CB, GC, Industrial	All Land Uses	Minimum and maximum standards are shown in Table 17C.230.130-1.
CC1, CC2, CC3, CC4 [2]	Nonresidential	There is no minimum parking requirement. Maximum ratio is 4 stalls per 1,000 gross square feet of floor area.
	Residential	There is no minimum parking requirement.

		Maximum ratio is 4 stalls per 1,000 gross square feet of floor area.
Downtown [2]	Nonresidential	There is no minimum parking requirement. Maximum ratio is 3 stalls per 1,000 gross square feet of floor area.
	Residential	There is no minimum parking requirement. Maximum ratio is 3 stalls per 1,000 gross square feet of floor area.
FBC [2]	All Land Uses	See SMC 17C.123.040, Hamilton Form Based Code for off-street parking requirements.
Overlay	All Land Uses	No off-street parking is required. See the No Off-Street Parking Required Overlay Zone Map 17C.230-M2 and No Off-Street Parking Required Overlay Zone Map 17C.230-M3.
<p>[1] Standards in a plan district or overlay zone may supersede the standards of this table. [2] See exceptions in SMC 17C.230.130, CC and Downtown Zone Parking Exceptions.</p>		

))

Section 17C.230.130 Parking Exceptions

~~((A.— Parking is not required for commercial or institutional uses.~~

~~B.— The Planning Director may approve ratios that are higher than the maximum ((or lower than the minimum)) if sufficient factual data is provided to indicate that a different amount is appropriate. The applicant assumes the burden of proof. Approval of parking above the maximum shall be conditioned upon increasing the amount of required landscaping by thirty percent. ((Approval of parking below the minimum shall be conditioned upon the project contributing towards a pedestrian and transit supportive environment both next to the immediate site and in the surrounding area.)) When determining if a different amount of parking is appropriate, the Director shall consider the proximity of the site to frequent transit service, the intensity of the zoning designation of the site and surrounding sites, and the form of the proposed use.))~~

The Planning Director may approve ratios that are higher than the maximum if sufficient factual data is provided to indicate that a different amount is appropriate. The applicant assumes the burden of proof. Approval of parking above the maximum shall be conditioned upon increasing the amount of required landscaping by thirty percent. When determining if a different amount of parking is appropriate, the Director shall consider the proximity of the site to frequent transit service, the intensity of the zoning designation of the site and surrounding sites, and the form of the proposed use.

~~((C.— If property owners and businesses establish a parking management area program with shared parking agreements, the Planning Director may reduce or waive parking requirements.~~

~~D.— Existing legal nonconforming buildings that do not have adequate parking to meet the standards of this section are not required to provide off-street parking when remodeling which increases the amount of required parking occurs within the existing structure.~~

~~E.— Attached Housing.~~

~~The following exceptions apply only to attached housing (defined in SMC 17A.020.010) in the RMF and RHD zones. Distances are measured in a straight line between the zone/overlay boundary to the lot line of the site containing the development.~~

- ~~1.— On a lot at least partially within one thousand three hundred twenty feet of CC, CA, or DT zone or CC3 zoning overlay, the minimum number of off-street vehicle parking spaces required is fifty percent less than the minimum required for Residential Household Living in Table 17C.230.130-4.~~

2. On a lot farther than one thousand three hundred twenty feet of a CC, CA, or DT zone or CC3 zoning overlay, the minimum number of off-street vehicle parking spaces required is thirty percent less than the minimum required for Residential Household Living in Table 17C.230.130-1.

F. Parking is not required for residential development on sites located within one-half mile of a transit stop.

TABLE 17C.230.130-1 PARKING SPACES BY USE [1] (Refer to Table 17C.230.120-1 for Parking Space Standards by Zone) CU = Conditional Use			
RESIDENTIAL CATEGORIES			
USE CATEGORIES	SPECIFIC USES	MINIMUM PARKING	MAXIMUM PARKING
Group Living	-	None	None
Residential Household Living	-	None	None
COMMERCIAL CATEGORIES			
USE CATEGORIES	SPECIFIC USES	MINIMUM PARKING	MAXIMUM PARKING
Adult Business	-	None	1 per 200 sq. ft. of floor area
Commercial Outdoor Recreation	-	None	30 per acre of site
Commercial Parking	-	Not applicable	None
Drive-through Facility	-	Not applicable	None
Major Event Entertainment	-	None	1 per 5 seats or per CU review
Office	General Office	None	1 per 200 sq. ft. of floor area
	Medical/Dental Office	None	1 per 200 sq. ft. of floor area
Quick Vehicle Servicing	-	None	1 per 200 sq. ft. of floor area
Retail Sales and Service	Retail, Personal	None	1 per 200 sq. ft. of floor area

	Service,- Repair-oriented		
	Restaurants and Bars	None	1 per 60 sq. ft.- of floor area
	Health Clubs, Gyms, Lodges, Meeting Rooms and similar continuous entertainment, such as Arcades and Bowling Alleys	None	1 per 180 sq. ft.- of floor area
	Temporary Lodging	None	1.5 per rentable room;- for associated uses such as Restaurants,- see above
	Theaters	None	1 per 2.7 seats or 1 per 4 feet of bench area
	Retail sales and services of large items, such as appliances, furniture and equipment	None	1 per 200 sq. ft.- of floor area
Mini-storage Facilities	-	None	Same as Warehouse and Freight Movement
Vehicle Repair	-	None	1 per 200 sq. ft.- of floor area
INDUSTRIAL CATEGORIES			
USE CATEGORIES	SPECIFIC USES	MINIMUM PARKING	MAXIMUM PARKING
Industrial Services, Railroad Yards, Wholesale Sales	-	None	1 per 200 sq. ft.- of floor area
Manufacturing and Production	-	None	1 per 200 sq. ft.- of floor area
Warehouse and Freight Movement	-	None	1 per 200 sq. ft.- of floor area

Waste-related	-	Per CU review	Per CU review
INSTITUTIONAL CATEGORIES			
USE CATEGORIES	SPECIFIC USES	MINIMUM PARKING	MAXIMUM PARKING
Basic Utilities	-	None	None
Colleges	-	None	1 per 200 sq. ft. of floor area exclusive of dormitories, plus 1 per 2.6 dorm room
Community Service	-	None	1 per 200 sq. ft. of floor area
Daycare	-	None	1 per 200 sq. ft. of floor area
Medical Centers	-	None	1 per 200 sq. ft. of floor area
Parks and Open Areas	-	None	Per CU review for active areas
Religious Institutions	-	None	1 per 60 sq. ft. of main assembly area
Schools	Grade, Elementary, Junior High	None	2.5 per classroom
	High School	None	10.5 per classroom
OTHER CATEGORIES			
USE CATEGORIES	SPECIFIC USES	MINIMUM PARKING	MAXIMUM PARKING
Agriculture	-	None or per CU review	None or per CU review
Aviation and Surface Passenger Terminals	-	Per CU review	Per CU review
Detention Facilities	-	Per CU review	Per CU review
Essential Public Facilities	-	Per CU review	Per CU review
Wireless Communication Facilities	-	None or per CU review	None or per CU review

Rail Lines and Utility Corridors	-	None	None
[1] The Planning Director may approve different amounts of parking spaces under the exceptions listed in SMC 17C.230.130.			

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Section 17C.230.140 Development Standards

A. Purpose.

The parking area layout standards are intended to promote safe circulation within the parking area and provide for convenient entry and exit of vehicles.

B. ~~((Where These Standards Apply))~~ Applicability.

The standards of this section apply to all vehicle areas whether required or excess parking.

C. Improvements.

1. Paving.

In order to control dust and mud, all vehicle areas must be surfaced with a minimum all-weather surface. Such surface shall be specified by the city engineer. Alternatives to the specified all-weather surface may be provided, subject to approval by the city engineer. The alternative must provide results equivalent to paving. All surfacing must provide for the following minimum standards of approval:

- a. Dust is controlled.
- b. Stormwater is treated to City standards; and
- c. Rock and other debris is not tracked off-site.

The applicant shall be required to prove that the alternative surfacing provides results equivalent to paving. ~~((If, after construction, the City determines that the alternative is not providing the results equivalent to paving or is not complying with the standards of approval, paving shall be required.))~~

2. Striping.

All parking areas, except for stacked parking, must be striped in conformance with the parking dimension standards ~~((of subsection (E)))~~ of this section, except parking for ~~((single-family residences, duplexes, and accessory dwelling units))~~ Single-Unit Residential Buildings, Accessory Dwelling Units, or Middle Housing developments of no more than six units.

3. Protective Curbs Around Landscaping.

All perimeter and interior landscaped areas directly adjacent to parking aisles, parking spaces, or an abutting sidewalk must have continuous, cast in place, or extruded protective curbs along the edges. Curbs separating landscaped areas from parking areas may allow stormwater runoff to pass through them. Tire stops, bollards or other protective barriers may be used at the front ends of parking spaces. Curbs may be perforated or have gaps or breaks. Trees must have adequate protection from car doors as well as car bumpers. This provision does not apply to ~~((single family residence, duplexes and accessory dwelling units))~~ Single-Unit Residential Buildings, Accessory Dwelling Units, or Middle Housing developments of no more than six units.

D. Stormwater Management.

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

E. Parking Area Layout.

1. Access to Parking Spaces.

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

2. Parking Space and Aisle Dimensions.

a. Parking spaces and aisles ~~((in RA, R1, R2, RMF, RHD, FBC CA4, O, OR, NR, NMU, CB, GC, and industrial zones must))~~ shall meet the minimum dimensions contained in Table 17C.230.140-1.

~~((b. Parking spaces and aisles in Downtown CC, and FBC CA1, CA2, CA3 zones must meet the minimum dimensions contained in Table 17C.230.140-2.))~~

~~((e))~~b. In all zones, on dead end aisles, aisles shall extend five feet beyond the last stall to provide adequate turnaround.

3. Parking for Disabled Persons.

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

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

- b. The minimum number of disabled person parking spaces required.
 - c. Location of disabled person parking spaces and circulation routes.
 - d. Curb cuts and ramps including slope, width and location; and
 - e. Signage and pavement markings.
4. A portion of a standard parking space may be landscaped instead of paved, as follows:
- a. The landscaped area may be up to two feet of the front of the space as measured from a line parallel to the direction of the bumper of a vehicle using the space, as shown in Figure ~~((17C.230-3))~~ [17C.230.140-1](#). Any vehicle overhang must be free from interference from sidewalks, landscaping, or other required elements.

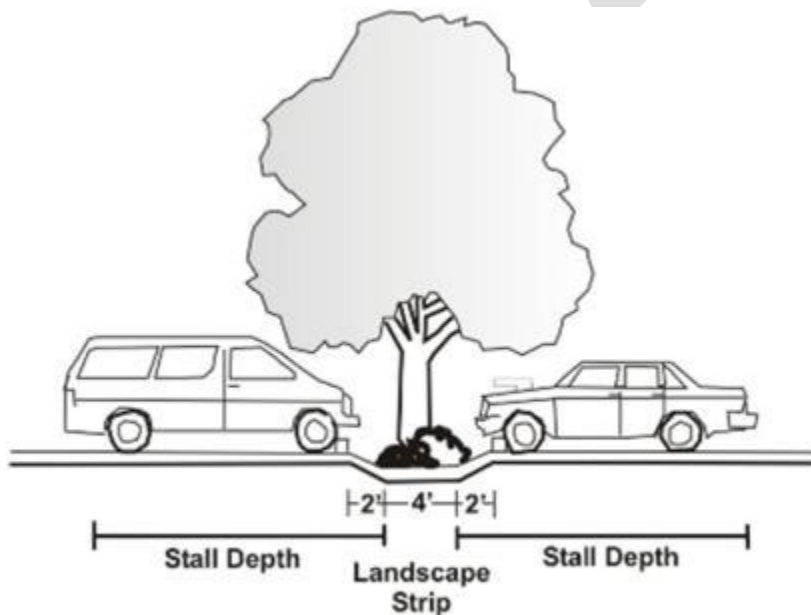


Figure 17C.230-3 Landscaped area at front of parking space

[Note: Remove image and replace with the one below]

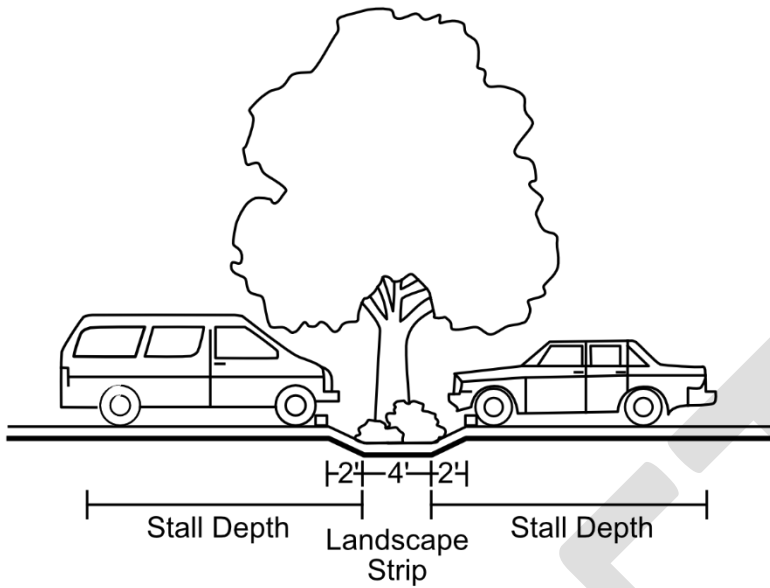


Figure 17C.230-3 Landscaped area at front of parking space

- b. Landscaping must be ground cover plants; and
- c. The landscaped area counts toward parking lot interior landscaping requirements and toward any overall site landscaping requirements. However, the landscaped area does not count toward perimeter landscaping requirements.

5. Engineering Services Department Review.

The engineering services department reviews the layout of parking areas for compliance with the curb cut and access restrictions of chapter 17H.010 SMC.

((

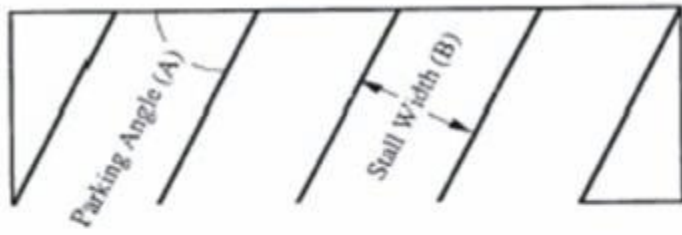
Table 17C.230.140-1 RA, R1, R2, RMF, RHD, FBC CA4, O, OR, NMU, CB, GC and Industrial Zones Minimum Parking Space and Aisle Dimensions [1, 2]					
Angle (A)	Width (B)	Curb Length (C)	1-way Aisle Width (D)	2-way Aisle Width (D)	Stall Depth (E)
0° (Parallel)	8 ft.	20 ft.	12 ft.	22 ft.	8 ft.
30°	8 ft. 6 in.	17 ft.	12 ft.	22 ft.	15 ft.
45°	8 ft. 6 in.	12 ft.	12 ft.	22 ft.	17 ft.
60°	8 ft. 6 in.	9 ft. 9 in.	16 ft.	22 ft.	18 ft.
90°	8 ft. 6 in.	8 ft. 6 in.	22 ft.	22 ft.	18 ft.

Notes:
 [1] See Figure 17C.230-4.
 [2] Dimensions of parking spaces for the disabled are regulated by the building code. See SMC 17C.230.140(E)(3).

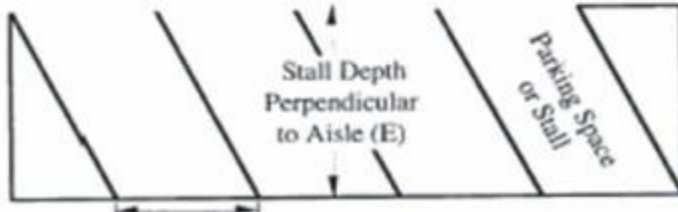
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Table ((17C.230.140-2)) 17C.230.140-1 ((Downtown, CC, NR, FBC CA1, CA2, and CA3 Zones)) Minimum Parking Space and Aisle Dimensions [1, 2]					
Angle (A)	Width (B)	Curb Length (C)	1-way Aisle Width (D)	2-way Aisle Width (D)	Stall Depth (E)
0° (Parallel)	8 ft.	20 ft.	12 ft.	20 ft.	8 ft.
30°	8 ft. 6 in.	17 ft.	12 ft.	20 ft.	15 ft.
45°	8 ft. 6 in.	12 ft.	12 ft.	20 ft.	17 ft.
60°	8 ft. 6 in.	9 ft. 9 in.	16 ft.	20 ft.	17 ft. 6 in.
90°	8 ft. 6 in.	8 ft. 6 in.	20 ft.	20 ft.	16 ft.

Notes:
 (([1] See Figure 17C.230-4.))
 [1] See Figure 17C.230.140-2.
 [2] Dimensions of parking spaces for the disabled are regulated by the building code. See SMC 17C.230.140(E)(3).



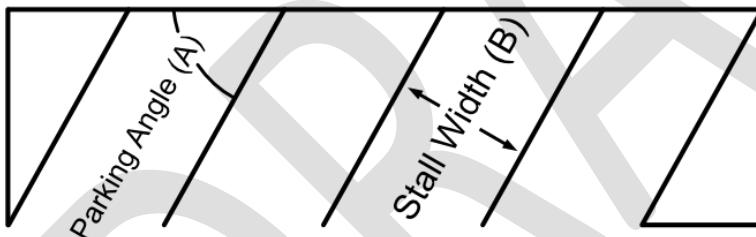
Aisle (D)



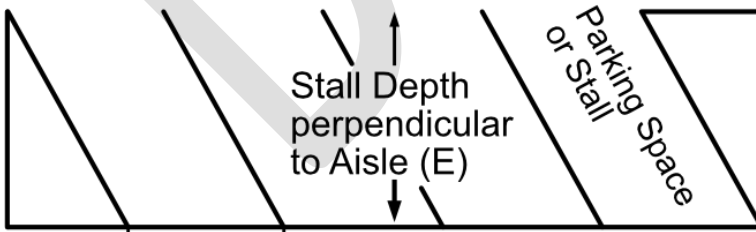
Curb Length (C)

Figure 17C.230-4 Parking Dimension Factors

[Note: Remove image and replace with the one below]



Aisle (D)

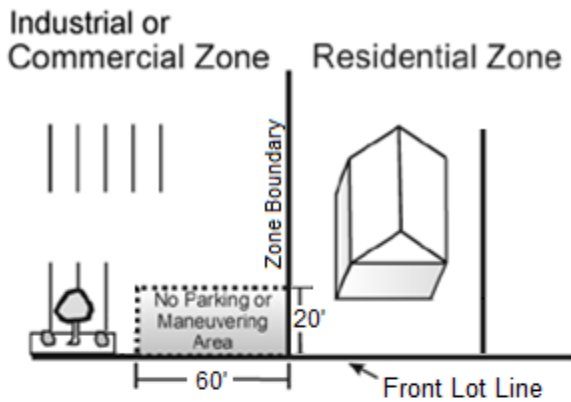


Curb Length (C)

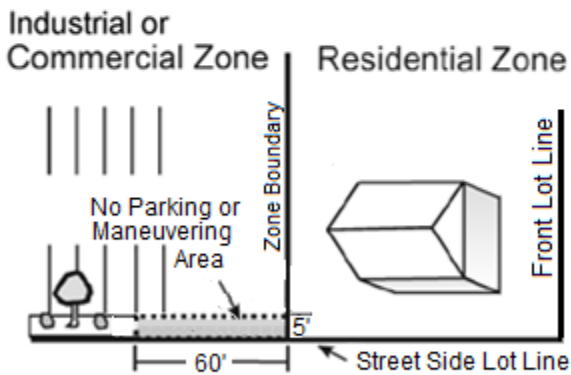
Figure 17C.230-4 Parking Dimension Factors

F. Parking Area Setbacks and Landscaping.

1. For parking areas on sites abutting residential zoning districts, parking spaces or maneuvering areas for parking spaces, other than driveways that are perpendicular to the street, are required to be setback a distance equal to the setback specified in SMC 17C.230.145(C)(1) of the adjacent residential zoning district for the first sixty feet from the zoning district boundary (Figure ((17C.230-5)) [17C.230.140-3](#)).



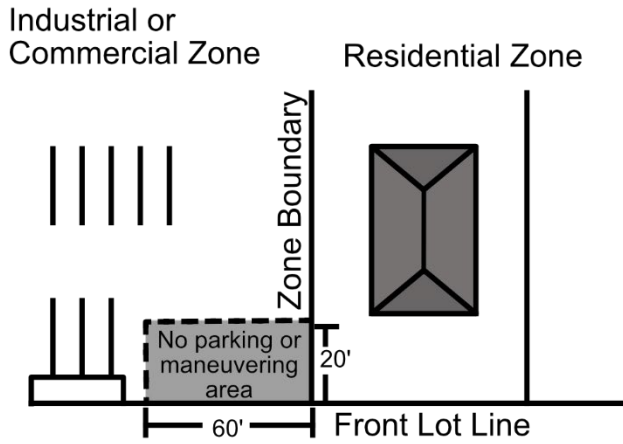
A. Setback adjacent to front lot line.



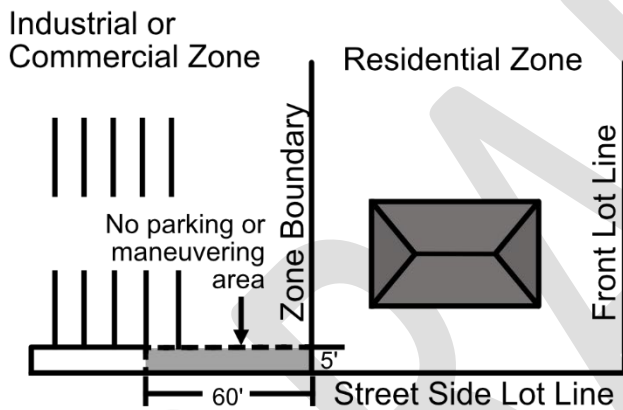
B. Setback adjacent to street side lot line.

Figure 17C.230-5 Parking Area Setback

[Note: Remove image and replace with the one below]



A. Setback adjacent to front lot line



B. Setback adjacent to street lot line.

Figure 17C.230-5 Parking Area Setback

2. All landscaping must comply with the standards of chapter 17C.200 SMC, Landscaping and Screening.

Section 17G.080.040 Short Subdivisions

Commented [GS1]: Reinstate limitations that you can't plat adjacent properties sequentially

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))~~ for new short subdivisions 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))~~ One electronic copy of the proposed preliminary plat map 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, if required.

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 ~~((rang))~~ range
- f. Vicinity map.
- g. North arrow, scale and date.
- h. Datum plane.
- i. Acreage.
- j. Number of lots, proposed density, and number of housing units.
- 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, along with the following information:
 - i. the numbers proposed to be assigned each lot and block;
 - ii. the dimensions, square footage, and acreage of all proposed lots and tracts; and
 - iii. for residential lots zoned R1 or R2, the ~~((proposed Middle Housing types, included single unit detached houses, and))~~ total number of proposed units on ~~((all))~~ each proposed ~~((lots))~~ lot.
- 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 easement

- 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.061 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.06210 and public comment period under SMC 17G.061.220.
2. Minor Engineering Review.
 - a. A preliminary short plat application may qualify for a Minor Engineering Review if it meets all of the following conditions:
 - i. The application is categorically exempt from chapter 43.21C RCW (SEPA);
 - ii. There is direct water and sewer main lot frontage on an existing and improved public right-of-way;
 - iii. No extensions of public water, sewer, or other utility services will be needed;
 - iv. No public easements for water, sewer, or other utility service exists on the lot;

- v. The lot is not situated in a Special Drainage District as defined in SMC 17D.060.130; and
 - vi. Public utility mains do not exist on the lot.
- b. The City Engineer is authorized to ~~((waiver))~~ waive conditions ii through vi of ~~((the subsection))~~ subsection (a) if the application substantially meets the intent of the Minor Engineering Review.

D. Public Notice And Public Comment.

All public notice of the application and opportunities for public comment shall be given in accordance with the procedures set forth in chapter 17G.061 SMC for a Type II application.

1. Exceptions.

- a. A short plat that meets the requirements of Minor Engineering Review as provided in subsection (C)(2) of this section shall not require a notice of application.
- b. A short plat that is categorically exempt from SEPA and results in four or fewer lots shall not require a posted or signed 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.061 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.061 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 final 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 plat is made with the free consent and in accordance with the desires of the owners of the land;
- iii. 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;
- iv. the owners adopt the plan of lots, blocks and streets shown;

- v. owner dedicates to the City and the City's permittees the easements shown for utilities and cable television purposes;
 - vi. 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
 - vii. 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.

Section 17G.080.065 Unit Lot Subdivisions

A. Purpose.

The purpose of these provisions is to allow for the more flexible creation of lots of varying sizes and types, including for attached housing, cottage housing, and similar developments with multiple dwelling units on a parent site, while applying only those site development standards applicable to the parent site as a whole, rather than to individual lots resulting from the subdivision.

B. Applicability.

A unit lot subdivision creates a relationship between the parent site and each lot created, referred to as a “child” lot.

1. Unit Lot Subdivisions are allowed for all residential development on parent sites of two acres or less in zones that allow residential development. Subdivisions with a commercial or other non-residential use seeking similar flexibility must be approved through another platting action under chapter 17G.080 SMC.
2. A ~~((unit lot subdivision))~~ Unit Lot Subdivision may be used in any development with two or more dwelling units meeting the standards of this section.
3. A ~~((unit lot subdivision))~~ Unit Lot Subdivision may also be used to subdivide an existing or planned accessory dwelling unit from the principal structure, subject to the additional standards in subsection ~~((F))~~ (G) of this section.
4. A ~~((unit lot subdivision))~~ Unit Lot Subdivision may be combined with a subdivision or short subdivision so long as the portion of the development utilizing this section meets the ~~((requirements))~~ standards of this section and the additional requirements of subsection (E).

C. Application Procedure.

Unit ~~((lot subdivisions))~~ Lot Subdivisions resulting in nine or fewer lots shall be processed as short plats and all others shall be processed as subdivisions according to the associated permit types in chapter 17G.061 SMC.

D. General Regulations.

1. ~~((A unit lot subdivision shall meet development standards applicable to the parent lot's zoning, including but not limited to))~~ The parent site as a whole

shall meet all applicable development standards with respect to its surroundings, including but not limited to:

- a. Setbacks;
- b. ~~((Lot-size))~~ Building coverage;
- c. Design standards;
- ~~((e))~~d. ~~((Building))~~ Street frontage; and
- ~~((d))~~e. ~~((Floor-area-ratio))~~ Density;

2. So long as the parent site meets the applicable standards as a whole, each child lot may deviate from site development standards including but not limited to:

- a. Setbacks;
- b. Building coverage;
- c. Street frontage; and
- d. Density.

~~((2))~~3. All buildings shall meet all applicable provisions of the building and fire code;

~~((3))~~4. Lots created through a ~~((unit lot subdivision))~~ Unit Lot Subdivision shall be subject to all applicable requirements of Title 17 SMC, except as otherwise modified by this section;

~~((4))~~5. Each child lot's area and width for purposes of subdivision may be as small as the footprint of the building situated upon it, subject to the requirements of the building and fire code;

~~((5))~~6. Portions of the parent site ~~((not subdivided for child lots))~~ designated for common use shall be identified as Tracts or other common space and owned in common by the owners of the child lots or a larger collective organization. For example, a homeowners association comprised of the owners of the child lots located within the parent site. This requirement shall be included in deed restrictions as required in subsection ~~((E))~~ ~~((F))~~ of this section;

~~((6))~~7. The parent site and each child lot shall make adequate provisions for ingress, egress, and utility access to and from each lot created by reserving such common areas or other easements over and across the parent site as deemed necessary to comply with all other design and development standards generally applicable to the underlying site development plan.

~~((7))~~8. Separation requirements for utilities ~~((must))~~ shall be met.

~~((8))~~9. Driveways providing vehicle access to lots shall not serve more than nine (9) units unless approved by the City Engineer.

E. Combining with Other Platting Types.

When combined with another platting type, the following additional requirements apply:

1. A parent site within a larger subdivision is defined as the contiguous acreage identified for use of the Unit Lot Subdivision rules.
2. The plat shall identify and delineate all parent sites where Unit Lot Subdivision rules are to be applied.
3. A subdivision may include multiple parent sites. The aggregate size of all parent sites shall not exceed two acres.

~~(E)~~E. Recording.

1. The plat recorded with the county auditor's office shall include the following:
 - a. Access easements, joint use and maintenance agreements, and covenants, conditions, and restrictions identifying the rights and responsibilities of property owners and/or the homeowners association for use and maintenance of common garage, parking and vehicle access areas; on-site recreation; landscaping; utilities; common open space; exterior building facades and roofs; and other similar features.
 - b. A note that approval of the subdivision was granted by the review of the site as a whole (stating the subject project file number if applicable);
 - c. A note that subsequent platting actions, additions or modifications to the structure(s) may not create or increase any nonconformity of the parent site as a whole, and shall conform to the approved site development plan;
 - d. A note stating that if a structure or portion of a structure has been damaged or destroyed, any repair, reconstruction or replacement of the structure(s) shall conform to the approved site development plan;
 - e. A note that additional development of the individual lots may be limited as a result of the application of development standards to the parent ~~(sit)~~ site.
2. The legal description of each lot shall identify it as part of a unit lot subdivision.

~~(F)~~G. Accessory Dwelling Units.

A lot with an accessory dwelling unit may be subdivided under this section with the following additional requirements:

1. ~~((All utility lines for the accessory dwelling unit must branch from a common line on a portion of the parent site owned in common.))~~ Utility lines may cross property lines internal to the development provided that easements are placed to preserve access and protect them.
2. The plat recorded with the county auditor's office shall further specify the following:
 - a. The child lot that is associated with the accessory dwelling unit;
 - b. That the child lot associated with the accessory dwelling unit is subject to any and all additional regulations of an accessory dwelling unit under the Spokane Municipal Code.
3. The legal description of a lot for an accessory dwelling unit shall identify the lot as an accessory dwelling unit within a ~~((unit lot subdivision))~~ Unit Lot Subdivision.

Section 17H.010.040 Initiation of Street Improvement Projects

- A. Street improvements generally originate as part of the development review process. The need for street improvements is identified during one of the following processes:
1. Land use applications (~~land divisions(zone change, platting)~~).
 2. Building permit applications.
 3. Right-of-way improvement permit applications (sidewalk replacement, street improvements not part of another application).
- B. During the review, the effects the proposed development will have on traffic circulation, connectivity, parking and the use of public streets and rights-of-way are determined. The required improvements may include, but are not limited to:
1. new street construction;
 2. frontage improvements;
 3. sidewalks;
 4. street lights;
 5. traffic signals;
 6. signing;
 7. pavement markings;
 8. street trees; or
 9. pedestrian and bicycle facilities.
- C. Land Use Applications (~~land divisions, including Boundary Line Adjustments~~).
1. ~~((If the project is located on an unimproved right-of-way:)) Street Improvements on Unimproved Streets.

(a. ~~frontage improvements plus one twelve foot driving lane on the opposite side of the street shall be constructed;~~
b. ~~paved access to the nearest paved public street shall be provided;~~
and
c. ~~any traffic impacts identified in a traffic study, if required, shall be mitigated.~~))~~

Requirements for improvements to an existing unimproved street are provided in Table 17G.010.040-1. New dedicated Right-of-way as part of a subdivision shall be constructed to full City standards.

Table 17G.010.040-1 Street Improvement Requirements for Land Use Applications	
<u>Number of Lots</u>	<u>Improvement requirement</u>
<u>Land Division Process resulting in two to three lots</u>	<u>Gravel, crushed asphalt, or similar to nearest paved street [1]</u>
<u>Land Division Process resulting in four or more lots</u>	<u>Frontage improvements plus one twelve-foot driving lane on the opposite side of the street to nearest paved street [1]</u>

[1] Completion of a paving waiver for a Local Improvement District is required.

~~((2. Frontage improvements shall be constructed and traffic impacts identified in a traffic study, if required, shall be mitigated if the project is located on a partially improved right-of-way.))~~

2. Alley Improvements on Unimproved Alleys.

Requirements for improvements to an unimproved alley are provided in Table 17G.010.040-2. New dedicated alleys as part of a subdivision shall be constructed to full City standards.

Table 17G.010.040-2 Alley Improvement Requirements for Land Use Applications	
<u>Increase in number of lots on the block with access to the alley</u>	<u>Improvement requirement</u>
<u>Land Division Process resulting in two lots</u>	<u>None [1]</u>
<u>Land Division Process resulting in three lots</u>	<u>Gravel, crushed asphalt, or similar to nearest Right-of-way [1]</u>
<u>Land Division Process resulting in four or more lots</u>	<u>Full construction to nearest Right-of-way</u>

[1] Completion of a paving waiver for a Local Improvement District is required.

~~((3. Traffic impacts identified in a traffic study, if required, shall be mitigated if the project is located on a fully improved right-of-way.))~~

~~((4))~~3. In all cases, new access locations shall be approved by the director of engineering services prior to construction.

~~((D. Residential Building Permits—Lots Platted Prior to May 15, 2006.~~

- ~~1. If the project is located on an unimproved or partially improved right-of-way:
 - ~~a. the owner shall obtain from the director of engineering services and execute, as a condition of development, a paving waiver agreement for a local improvement district (LID) street paving assessment in accordance with SMC 17H.010.045; and~~
 - ~~b. adequate emergency vehicle access in accordance with the International Fire Code must be provided to any facility, building or portion of a building hereafter constructed.~~~~
- ~~2. No additional improvements are required for projects located on a fully improved right-of-way.~~
- ~~3. An approach permit issued by the department of engineering services is required for the construction or modification of any driveway that is not shown on an approved street plan.~~

~~E. Commercial Building Permits—Lots Platted Prior to May 15, 2006.~~

- ~~1. If the project is located on an unimproved right-of-way:
 - ~~a. the owner shall obtain from the director of engineering services and execute, as a condition of development, a paving waiver agreement for a local improvement district (LID) street paving assessment in accordance with SMC 17H.010.045;~~
 - ~~b. emergency vehicle access shall be constructed in accordance with city standards and policies; and~~
 - ~~c. traffic impacts identified in a traffic study, if required, shall be mitigated.~~~~
- ~~2. Frontage improvements shall be constructed and traffic impacts identified in a traffic study, if required, shall be mitigated if the project is located on a partially improved right-of-way.~~
- ~~3. Traffic impacts identified in a traffic study, if required, shall be mitigated if the project is located on a fully improved right-of-way.~~
- ~~4. In all cases, new access locations shall be approved by the director of engineering services prior to construction.~~

~~F. Residential and Commercial Building Permits—Lots Platted After May 15, 2006.~~

1. ~~If the project is located on an unimproved or a partially improved right-of-way:

 - a. ~~paved access to the nearest paved public street shall be provided;~~
 - b. ~~frontage improvements shall be constructed; and~~
 - c. ~~traffic impacts identified in a traffic study, if required, shall be mitigated.~~~~

2. ~~Traffic impacts identified in a traffic study, if required, shall be mitigated if the project is located on a fully improved right-of-way.))~~

D. Building Permits.

1. Street Improvements on Unimproved Streets.

Requirements for improvements to an existing unimproved street are provided in Table 17G.010.040-3.

Table 17G.010.040-3 Street Improvement Requirements for Building Permits	
<u>Increase in number units fronting on or providing vehicle access to the street</u>	<u>Improvement requirement</u>
<u>R1 or R2 zone, or Middle Housing in other zones</u>	
<u>Four or fewer new units</u>	<u>Gravel, crushed asphalt, or similar to nearest paved street [1]</u>
<u>Five or more new units</u>	<u>Frontage improvements plus one twelve-foot driving lane on the opposite side of the street to nearest paved street [1]</u>
<u>Non-residential development</u>	<u>Frontage improvements plus one twelve-foot driving lane on the opposite side of the street to nearest paved street [1]</u>
<u>All zones except R1, R2, and Middle Housing</u>	
<u>All new development</u>	<u>Frontage improvements plus one twelve-foot driving lane on the opposite side of the street to nearest paved street [1]</u>

[1] Completion of a paving waiver for a Local Improvement District is required.

2. Alley Improvements on Unimproved Alleys.

Requirements for improvements to an unimproved alley are provided in Table 17G.010.040-2.

Table 17G.010.040-4 Alley Improvement Requirements for Building Permits	
<u>Increase in number of lots on the block with access to the alley</u>	<u>Improvement requirement</u>
<u>R1 or R2 zone, or Middle Housing in other zones</u>	
<u>Four or fewer new units</u>	<u>None [1]</u>
<u>Five to six new units</u>	<u>Gravel, crushed asphalt, or similar to nearest Right-of-way [1]</u>
<u>Seven or more new units</u>	<u>Full construction to nearest Right-of-way</u>
<u>Non-residential development</u>	<u>Full construction to nearest Right-of-way</u>
<u>All zones except R1, R2, and Middle Housing</u>	
<u>All new development</u>	<u>Full construction to nearest Right-of-way</u>

[1] Completion of a paving waiver for a Local Improvement District is required.

E. Serial Permit Applications.

The City Engineer may require additional improvements in situations where multiple building permit and/or land use applications on the same block are submitted serially as separate applications. Separate applications submitted by the same entity shall be considered together under this section.

F. Paving Waiver Required.

Approval under this section of any street or alley improvement below full construction to current City standards shall be predicated upon completion of a Paving Waiver for a Local Improvement District.

G. Alternative Paving Options.

1. The City Engineer may approve an alternative paving requirement. The burden of proof is on the applicant for alternative approvals. The decision shall be based on the following:

a. Conditions such as steep slopes that make paving infeasible due to secondary impacts such as stormwater retention; or

- b. Geological or other issues that make paving infeasible and for which a suitable alternative can be employed to mitigate negative impacts; or
- c. The development's access to the right of way is prevented; or
- d. Use of alternative materials or designs that perform as well as the standard requirement.

H. Required Mitigations.

Traffic impacts identified in a traffic study, if required, shall be mitigated notwithstanding the current state of the street.

I. Emergency Vehicle Access.

Emergency vehicle access shall be constructed in accordance with City standards and policies.

~~((G))~~ J. Right-of-Way Improvement Permit Applications.

Applications for improvements to the public right-of-way that are not part of another application shall be evaluated on a case by case basis.

~~((H))~~ K. Where infill development occurs on partially constructed blocks, the proposed street improvements may match the existing street improvements.



Spokane Plan Commission Hearings

October 2, 2024

President Francis and Plan Commissioners
City of Spokane

**Re: Hearing for the Capital Improvement Program for 2025-2030
File Z24-306COMP, Comprehensive Plan Amendment**

Dear President Francis and Plan Commissioners,

I am pleased to present to you the draft Capital Improvement Program for 2025-2030. As you'll recall, the Plan Commission held a public workshop on this proposal at your September 25 meeting, during which I presented to you the particulars of the proposal and especially those projects that would affect service provisions and capacity in the City.

The full proposed Capital Improvement Program can be viewed at the following address:

<https://static.spokanecity.org/documents/budget/2025/draft-2025-2030-citywide-capital-improvement-program.pdf>

Since your workshop there have been no modifications to the proposal. One comment letter has been submitted by a public agency, but it is not expected to require modification of any of the projects highlighted. Furthermore, staff has issued a Staff Report, attached below, outlining the proposal and its relationship to the approval criteria in Spokane Municipal Code [\(SMC\) 17G.020.030](#).

As before, I have also attached a spreadsheet below, listing all the projects in the CIP that affect capacity in some way, as well as the page within the CIP document itself where you can find those projects.

Please note that the public comment period remains open until October 4. If any additional comments are received from either local departments/agencies or the public, we will forward them to you directly on the evening before the hearing. In the meantime, if you have any questions on the proposal please feel free to reach out to me. Thanks and see you next week!

Sincerely,

Kevin Freibott, Senior Planner
kfreibott@spokanecity.org
509-625-6184

Project Number	Name	Page	Total Expenditures (in Dollars)							
			2025	2026	2027	2028	2029	2030	TOTAL	
WAT-2023-1720	Wellesley from Cook to Haven Transmission Main Phase 1	344							200,000	200,000
WAT-2023-1726	Wellesley from Mayfair to Nevada Transmission Main Phase 4	348							200,000	200,000
WAT-2023-1723	Wellesley from Napa to Cook Transmission Main Phase 2	346							200,000	200,000
WAT-2023-1725	Wellesley from Nevada to Napa Transmission Main Phase 3	347							200,000	200,000
WWM-2024-1774	CSO 7 Storage Expansion	498						150,000	1,500,000	1,650,000
WWM-2024-1777	CSO Stormwater Separation Program	500			1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	4,000,000
WWM-2024-1778	Francis and Cannon Lift Station Rehab	438						500,000	6,000,000	6,500,000
WWM-2024-1765	Latah Siphon at Inland Empire Way	495			150,000	1,500,000				1,650,000
WWM-2024-1773	Riverside CSO 24, 25, 26 Pipe Improvements	497				370,000	3,700,000			4,070,000
WWM-2024-1745	Spotted Road/Hwy 2 Regional Stormwater Facility	490							2,000,000	2,000,000
WWM-2024-1767	Whistalks Way Siphon	496							300,000	300,000



STAFF REPORT FOR 2025-2030 CIP UPDATE

Department of Neighborhood and Planning Services

The following staff report concerns a proposed amendment to the City’s Comprehensive Plan. Amendments to the Comprehensive Plan are enabled by Spokane Municipal Code (SMC) 17G.020 and Revised Code of Washington (RCW) 36.70A.130.

I. PROPOSAL SUMMARY

Description:	The proposal constitutes a six-year citywide capital improvement program (CIP) for the years 2025 through 2030, to be included in Appendix C of the City of Spokane Comprehensive Plan. The CIP includes an inventory, analysis, and a six-year financing plan for needed capital facilities in the city. These capital facilities have been developed through numerous public engagement efforts and technical studies and are necessary to implement the vision and values of the Comprehensive Plan. The CIP is generally updated each year according to the latest available information and, when adopted, supersedes the previously adopted version. CIPs are incorporated by reference into the Comprehensive Plan each year as they are updated and adopted.
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II. APPLICANT SUMMARY

Staff Contact for Plan Commission Action:	Kevin Freibott, Planning & Economic Development (kfreibott@spokanecity.org)
Proposing Department:	City of Spokane Budget Office (Matt Boston, CFO)

III. ADDITIONAL INFORMATION

SEPA Status:	A SEPA threshold Determination of Non-Significance (DNS) was made on September 24, 2024. The appeal deadline is 5:00 PM on October 8, 2024.
Plan Commission Hearing Date:	October 9, 2024
Staff Recommendation:	Approve

IV. BACKGROUND INFORMATION

- General Proposal Description:** In accordance with the Growth Management Act (GMA), the City of Spokane adopts and updates its CIP each year for the following six years. An internal technical team is formed each year to review the previous CIP and to update it according to new projects and information obtained since the last CIP update was completed. The CIP includes specific capital improvements that are necessary to serve and accommodate the development outlined in the Comprehensive Plan, consistent with the vision, values, and policies provided by the Comprehensive

Plan. The Proposed 2025-2030 CIP is incorporated into this staff report by reference, and can be retrieved at the following address:

<https://static.spokanecity.org/documents/budget/2025/draft-2025-2030-citywide-capital-improvement-program.pdf>

Those without internet access wishing to review the proposed CIP can contact the Staff Contact (above) or by calling 509-625-6184.

The CIP is prepared each year by the Spokane Budget Office in consultation with the various departments involved (i.e. water, sewer, wastewater, libraries, parks, etc.). The primary contact in the budget office is Jessica Stratton (jstratton@spokanecity.org). In order to facilitate orderly and efficient consideration of the proposed CIP by the Spokane Plan Commission, a representative of the Planning & Economic Department has been asked to assist in the process. This year, that representative is Senior Planner Kevin Freibott (kfreibott@spokanecity.org).

2. **Site Description and Physical Conditions:** The CIP calls for future physical improvements to various properties and rights-of-way (ROW) throughout the City. These locations vary in slope, condition, existing use (if any), and other factors. Approval of the CIP is a step in the implementation of the Comprehensive Plan and does not directly approve or impel the improvements described therein. Accordingly, prior to any ground disturbing activities for these various projects, additional analysis and consideration of these physical conditions and effects will be required per SMC requirements.
3. **Property Ownership:** Capital improvements called for in the CIP will be constructed either on property owned by the City of Spokane (including its various departments and agencies) or within ROW of the City (i.e. streets, alleyways, easements).

V. APPLICATION PROCESS AND PUBLIC COMMENT

1. **Key Steps:** The application is being processed according to SMC 17G.020, including the following steps:

Proposal Completed August 29, 2024
Agency Comment Period September 4- October 4, 2024
Public Comment Period September 4 – October 4, 2024
Plan Commission Workshop September 25, 2024
SEPA Determination Issued September 24, 2024
Notice of Public Hearing Posted September 25, 2024
Plan Commission Hearing Date (Scheduled) October 9, 2024

2. **Comments Received:** A request for comments was issued to City departments, local agencies, and departments, providing pertinent application details on September 4, 2024. By the date of this staff report, only a single comment was received as follows:

Tricia Sears, Department of Natural Resources: Recommends mention of the relationship between the CIP and the Comprehensive Plan, namely references to the City’s hazard

mitigation plan, sustainability action plan, and others. Also recommends future efforts include a reference to geologically hazardous areas defined by Washington Administrative Code (WAC) 365-190-120 and natural resource lands defined by WAC 365-196-480. Lastly, recommends including a link to the Washington Geologic Survey information portal.

Staff Response: Ms. Sears' comments were forwarded to the Budget Office for consideration in the final draft of the CIP, to be considered by City Council later this year.

A Notice of Application was issued on September 4, 2024 in the Spokesman Review and via email to the City's Plan Commission and SEPA distribution lists and the full list of neighborhood council contacts. No comments were received from the public before the date of this staff report. Any comments that arrive after this date will be forwarded directly to Plan Commission.

3. **Public Workshop:** A public workshop with the Spokane Plan Commission was held on September 25, 2024, during which the particulars of the proposal were presented to the Plan Commission for their consideration and discussion.

VI. APPLICATION REVIEW AND ANALYSIS

1. **Guiding Principles:** SMC 17G.020.010 provides the following guiding principles for the annual comprehensive plan amendment process:
 - A. Keep the comprehensive plan alive and responsive to the community.
 - B. Provide for simultaneous review of proposals to allow for cumulative impact analysis of all applications on a City-wide basis and in conjunction with budget decisions.
 - C. Make map adjustments based on a foundation in policy language, consistently applying those concepts citywide.
 - D. Honor the community's long-term investment in the comprehensive plan, through public participation and neighborhood planning processes, by not making changes lightly.
 - E. Encourage development that will enable our whole community to prosper and reinforce our sense of place and feeling of community, in an ecologically, economically and socially sustainable manner.
 - F. Amendments to the comprehensive plan must result in a net benefit to the general public.
2. **Review Criteria:** SMC 17G.020.030 provides a list of considerations that are to be used, as appropriate, by the applicant in developing an amendment proposal, by planning staff in analyzing a proposal, by the plan commission making a recommendation on a proposal, and by the city council in making a decision on the proposal. Following each of the considerations is staff's analysis relative to the proposed amendment.
 - A. **Regulatory Changes:** *Amendments to the comprehensive plan must be consistent with any recent state or federal legislative actions, or changes to state or federal regulations, such as changes to the Growth Management Act, or new environmental regulations.*

Staff Analysis: The proposal has been developed to implement the requirements of the Growth Management Act

The proposal satisfies this criterion.

- B. GMA:** *The change must be consistent with the goals and purposes of the State Growth Management Act.*

Staff Analysis: No comments received or other evidence in the record indicates inconsistency between the proposed plan map amendment and the goals and purposes of the GMA.

The proposal satisfies this criterion.

- C. Financing:** *In keeping with the GMA's requirement for plans to be supported by financing commitments, infrastructure implications of approved comprehensive plan amendments must be reflected in the relevant six-year capital improvement plan(s) approved in the same budget cycle.*

Staff Analysis: The proposed action would update the CIP specifically for this purpose.

The proposal satisfies this criterion.

- D. Funding Shortfall:** *If funding shortfalls suggest the need to scale back on land use objectives and/or service level standards, those decisions must be made with public input as part of this process for amending the comprehensive plan and capital facilities program.*

Staff Analysis: This proposal does include certain unfunded projects to ensure transparency in future capital improvement planning and design. The proposal does not suggest or require the scaling back of any land use objectives or service level standards thus the proposal meets this criterion.

The proposal satisfies this criterion.

- E. Internal Consistency:**

- 1. The requirement for internal consistency pertains to the comprehensive plan as it relates to all its supporting documents, such as the development regulations, capital facilities program, shoreline master program, downtown plan, critical area regulations, and any neighborhood planning documents adopted after 2001. In addition, amendments should strive to be consistent with the parks plan, and vice versa. For example, changes to the development regulations must be reflected in consistent adjustments to the goals or policies in the comprehensive plan. As appropriate, changes to the map or text of the comprehensive plan must also result in corresponding adjustments to the zoning map and implementation regulations in the Spokane Municipal Code.*

Staff Analysis: The proposal is internally consistent with applicable supporting documents of the Comprehensive Plan as follows:

Capital Facilities Program. The proposed CIP provides for the financial analysis and commitment necessary to implement the capital facilities program in the Comprehensive Plan.

Neighborhood Planning Documents Adopted after 2001. While a number of neighborhood planning documents include requested capital improvements, the capital improvements included in the CIP will not prevent or prohibit the improvements called for in adopted neighborhood planning documents from being implemented.

Miscellaneous Comprehensive Plan Goals and Policies. On each project page of the proposed CIP there is a listing of the goals and policies that individual project would support and/or implement if completed. When considered cumulatively, as an implementation process for the Comprehensive Plan itself, the proposal is generally consistent with the goals, policies, and development vision provided for in the Comprehensive Plan.

The proposal satisfies this criterion.

- 2. If a proposed amendment is significantly inconsistent with current policy within the comprehensive plan, an amendment proposal must also include wording that would realign the relevant parts of the comprehensive plan and its other supporting documents with the full range of changes implied by the proposal.*

Staff Analysis: The proposal is generally consistent with current Comprehensive Plan policies, as described in further detail in the staff analysis of Criterion K.2 below and other criteria in this report. Therefore, no amendment to policy wording is necessary and this criterion does not apply to the subject proposal.

The proposal satisfies this criterion.

- F. Regional Consistency:** *All changes to the comprehensive plan must be consistent with the countywide planning policies (CWPP), the comprehensive plans of neighboring jurisdictions, applicable capital facilities or special district plans, the regional transportation improvement plan, and official population growth forecasts.*

Staff Analysis: The proposed CIP comprises a necessary implementation action to address the development vision encapsulated in the Comprehensive Plan, which is itself consistent with the Countywide Planning Policies. No comments have been received from any agency or neighboring jurisdiction which would indicate that this proposal is not regionally consistent.

The proposal satisfies this criterion.

- G. Cumulative Effect:** *All amendments must be considered concurrently in order to evaluate their cumulative effect on the comprehensive plan text and map, development regulations, capital facilities program, neighborhood planning documents, adopted environmental policies and other relevant implementation measures.*

- 1. Land Use Impacts:** *In addition, applications should be reviewed for their cumulative land use impacts. Where adverse environmental impacts are identified, mitigation requirements may be imposed as a part of the approval action.*

2. **Grouping:** *Proposals for area-wide rezones and/or site-specific land use plan map amendments may be evaluated by geographic sector and/or land use type in order to facilitate the assessment of their cumulative impacts.*

Staff Analysis: This proposal concerns the possible future construction and operation of capital improvements throughout the City. There are no aspects of these proposals that concern land use topics, thus items 1 and 2 above do not apply. In general, however, the proposal is being considered for its Comprehensive Plan implications at the same time as the six proposals for land use plan map and zoning changes in the 2024 Comprehensive Plan Amendment docket. No features of those applications are expected to affect this proposal. Nor is this proposal anticipated to have any direct impact on those applications.

This proposal satisfies this criterion.

H. SEPA: *SEPA¹ Review must be completed on all amendment proposals and is described in Chapter 17E.050.*

1. **Grouping:** *When possible, the SEPA review process should be combined for related land use types or affected geographic sectors in order to better evaluate the proposals' cumulative impacts. This combined review process results in a single threshold determination for those related proposals.*
2. **DS:** *If a determination of significance (DS) is made regarding any proposal, that application will be deferred for further consideration until the next applicable review cycle in order to allow adequate time for generating and processing the required environmental impact statement (EIS).*

Staff Analysis: The application is under review in accordance with the State Environmental Policy Act (SEPA), which requires that the potential for adverse environmental impacts resulting from a proposal be evaluated during the decision-making process. On the basis of the information contained in the environmental checklist, any written comments from local and State departments and agencies concerned with land development within the City, and a review of other information available to the Director of Planning Services, a Determination of Non-Significance was issued on September 24, 2024.

The proposal satisfies this criterion.

I. Adequate Public Facilities: *The amendment must not adversely affect the City's ability to provide the full range of urban public facilities and services (as described in CFU 2.1 and CFU 2.2) citywide at the planned level of service, or consume public resources otherwise needed to support comprehensive plan implementation strategies.*

Staff Analysis: The proposal intends to accommodate the facility and service needs of the City, according to the development vision and growth planning encapsulated in the Comprehensive Plan.

¹ State Environmental Protection Act

The proposal satisfies this criterion.

- J. **UGA:** *Amendments to the urban growth area boundary may only be proposed by the city council or the mayor of Spokane and shall follow the procedures of the countywide planning policies for Spokane County.*

Staff Analysis: The proposal does not include an expansion to the UGA.

This criterion does not apply.

K. **Demonstration of Need:**

1. **Policy Adjustments:** *Proposed policy adjustments that are intended to be consistent with the comprehensive plan should be designed to provide correction or additional guidance so the community's original visions and values can better be achieved. The need for this type of adjustment might be supported by findings from feedback instruments related to monitoring and evaluating the implementation of the comprehensive plan.*

Staff Analysis: The proposal does not include a policy adjustment; thus, this criterion does not apply.

2. **Map Changes:** *Changes to the land use plan map (and by extension, the zoning map) may only be approved if the proponent has demonstrated that all of the following are true:*

- a. *The designation is in conformance with the appropriate location criteria identified in the comprehensive plan (e.g. compatibility with neighboring land uses, proximity to arterials, etc.);*

Staff Analysis: Not applicable.

- b. *The map amendment or site is suitable for the proposed designation.*

Staff Analysis: Not applicable.

- c. *The map amendment implements applicable comprehensive plan policies and subarea plans better than the current map designation.*

Staff Analysis: The proposal does not include any map amendments; thus, this criterion does not apply.

This proposal satisfies this criterion.

3. **Rezones, Land Use Plan Amendment:** *Corresponding rezones will be adopted concurrently with land use plan map amendments as a legislative action of the city council. If policy language changes have map implications, changes to the land use plan map and zoning map will be made accordingly for all affected sites upon adoption of the new policy language. This is done to ensure that the comprehensive plan remains internally consistent and to preserve consistency between the comprehensive plan and supporting development regulations.*

Staff Analysis: This proposal would not amend any land use plan map designations thus no attendant rezones would be required.

The proposal satisfies this criterion.

VII. CONCLUSION

The proposal has been processed and considered according to the requirements of the Spokane Municipal Code. According to the information provided above and the whole of the administrative record, the proposal is consistent with the approval criteria set forth by SMC 17G.020.

Following the close of public testimony and deliberations regarding conclusions with respect to the review criteria and decision criteria detailed in SMC Chapter 17G.020, Plan Commission will need to make a recommendation to City Council for approval or denial of the requested amendment to the Land Use Plan map of the City's Comprehensive Plan.

VIII. STAFF RECOMMENDATION

Considering the above information and the whole of the administrative record, staff recommends that Plan Commission and the City Council **approve** this proposal.

IX. LIST OF EXHIBITS

- A. SEPA Checklist
- B. SEPA Determination of Non-Significance
- C. Agency Comments Received



City of Spokane
 808 W. Spokane Falls Blvd.
 Spokane, WA 99201
www.spokanecity.org

State Environmental Policy Act (SEPA) Environmental Checklist

PLEASE READ CAREFULLY BEFORE COMPLETING THE CHECKLIST!

Purpose of Checklist:

The State Environmental Policy Act (SEPA) chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An Environmental Impact Statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." In addition, complete the Supplemental Sheet For Nonproject Actions (Part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. **Name of proposed project:** Six Year Citywide Capital Improvement Program 2025 through 2030
2. **Applicant:** City of Spokane – Budget Office (Attn: Jessica Stratton)
Address: 808 W. Spokane Falls Boulevard
City/State/Zip: Spokane, WA 99201 Phone: 509-625-6369
3. **Agent or Primary Contact:** Kevin Freibott (kfreibott@spokanecity.org)
Address: 808 W. Spokane Falls Boulevard
City/State/Zip: Spokane, WA 99201 Phone: 509-625-6500
4. **Location of Project:** Not applicable. This is a non-project action.
Address:
Section: Quarter: Township: Range:
Tax Parcel Number(s):
5. **Date checklist prepared:** September 3, 2024
6. **Agency requesting checklist:** City of Spokane, Washington
7. **Proposed timing or schedule (including phasing, if applicable):**
Projects for 2025 through 2030
8. a. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain:**
Yes. The Six Year Citywide Capital Improvement Program is the initial implementation of all the project environmental processes and more specific data will be provided on a project-by-project basis where required.
- b. **Do you own or have options on land nearby or adjacent to this proposal? If yes, explain:**
Yes. The proposal consists of many projects within the incorporated boundaries of the City of Spokane with some peripheral projects. This is a non-project action.
9. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal:**
No special environmental analysis or studies have been prepared for this proposal. Individual projects resulting in construction must address specific environmental information at the time of design as part of existing Spokane Municipal Code (SMC) requirements.

10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain:

Not applicable. This is a non-project action.

11. List any government approvals or permits that will be needed for your proposal, if known:

- a) City Plan Commission Recommendation
- b) City Council Ordinance

12. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

The Six Year Citywide Capital Improvement Program is an implementation document used to schedule projects for improving the City's infrastructure in a rational, coordinated, cost-effective manner. Infrastructure improvement projects are scheduled to serve current and future demands. This document schedules projects for a six year period and is updated annually. The Six Year Citywide Capital Improvement Programs provide the necessary documentation to submit applications for grant funds and loans. The Capital Transportation projects provided in this document are for reference only since they have already been through a separate SEPA process where Council approval/adoption occurred in June. The draft document can be viewed at: <https://my.spokanecity.org/projects/capital-programs/default.aspx>

13. Location of the proposal: (Give sufficient information for a person to understand the precise location of your proposed project. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit application related to this checklist.

Not applicable. The proposal consists of many projects within the incorporated boundaries of the City of Spokane with some peripheral projects. This is a non-project action.

14. Does the proposed action lie within the Aquifer Sensitive Area (ASA)? Yes No

The General Sewer Service Area? Yes No

The Priority Sewer Service Area? Yes No

The City of Spokane? Yes No

15. The following questions supplement Part A.

a. Critical Aquifer Recharge Area (CARA) / Aquifer Sensitive Area (ASA)

- (1) **Describe any systems, other than those designed for the disposal of sanitary waste installed for the purpose of discharging fluids below the ground surface (includes systems such as those for the disposal of stormwater or drainage from floor drains). Describe the type of system, the amount of material to be disposed of through the**

system and the types of material likely to be disposed of (including materials which may enter the system inadvertently through spills or as a result of firefighting activities).

Not applicable. This is a non-project action.

- (2) **Will any chemicals (especially organic solvents or petroleum fuels) be stored in aboveground or underground storage tanks? If so, what types and quantities of material will be stored?**

Not applicable. This is a non-project action.

- (3) **What protective measures will be taken to ensure that leaks or spills of any chemicals stored or used on site will not be allowed to percolate to groundwater. This includes measures to keep chemicals out of disposal systems.**

Not applicable. This is a non-project action.

- (4) **Will any chemicals be stored, handled or used on the site in a location where a spill or leak will drain to surface or groundwater or to a stormwater disposal system discharging to surface or groundwater?**

Not applicable. This is a non-project action.

b. Stormwater

- (1) **What are the depths on the site to groundwater and to bedrock (if known)?**

Not applicable. This is a non-project action.

- (2) **Will stormwater be discharged into the ground? If so, describe any potential impacts.**

Not applicable. This is a non-project action.

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. **General description of the site (check one):** Not applicable. This is a non-project action.

Flat Rolling Hilly Steep slopes Mountainous

Other:

- b. **What is the steepest slope on the site (approximate percent slope)?**

Not applicable. This is a non-project action.

- c. **What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.**

Not applicable. This is a non-project action.

- d. **Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**

Not applicable. This is a non-project action.

- e. **Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.**

Not applicable. This is a non-project action.

- f. **Could erosion occur as a result of clearing, construction, or use? If so, generally describe.**

Not applicable. This is a non-project action.

- g. **About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt, or buildings)?**

Not applicable. This is a non-project action.

- h. **Proposed measures to reduce or control erosion or other impacts to the earth, if any:**

None beyond those already codified in the SMC.

2. Air

- a. **What type of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.**

Not applicable. This is a non-project action.

- b. **Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

Not applicable. This is a non-project action.

- c. **Proposed measures to reduce or control emissions or other impacts to air, if any:**

None beyond those already codified in the SMC

3. Water

- a. **Surface Water:**

- (1) **Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

Not applicable. This is a non-project action.

- (2) **Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

Not applicable. This is a non-project action.

- (3) **Estimate the amount of fill and dredge material that would be placed in or removed from the surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

Not applicable. This is a non-project action.

- (4) **Will the proposal require surface water withdrawals or diversions? If yes, give general description, purpose, and approximate quantities if known.**

Not applicable. This is a non-project action.

- (5) **Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

Not applicable. This is a non-project action.

- (6) **Does the proposal involve any discharge of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

None beyond those already codified in the SMC.

b. **Groundwater:**

- (1) **Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.**

Not applicable. This is a non-project action.

- (2) **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (Domestic sewage; industrial, containing the following chemicals; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

Not applicable. This is a non-project action.

c. **Water Runoff (Including Stormwater):**

- (1) **Describe the source of runoff (including stormwater) and method of collection and disposal if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

Not applicable. This is a non-project action.

- (2) **Could waste materials enter ground or surface waters? If so, generally describe.**

Not applicable. This is a non-project action.

- (3) **Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.**

Not applicable. This is a non-project action.

d. **Proposed Measures to reduce or control surface, ground, and runoff water, and drainage patten impacts, if any.**

None beyond those already codified in the SMC.

4. Plants

a. **Check the type(s) of vegetation found on the site:** Not applicable. This is a non-project action.

Deciduous trees: alder maple aspen Other:

Evergreen trees: fir cedar pine Other:

shrubs grass pasture crop or grain

orchards, vineyards or other permanent crops

Wet soil plants: cattail buttercup bullrush skunk cabbage

Other:

Water plants: water lily eelgrass milfoil

Other:

Any other types of vegetation:

b. **What kind and amount of vegetation will be removed or altered?**

Not applicable. This is a non-project action.

c. **List threatened and endangered species known to be on or near the site:**

Not applicable. This is a non-project action.

d. **Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:**

Not applicable. This is a non-project action.

e. **List all noxious weeds and invasive species known to be on or near the site:**

Not applicable. This is a non-project action.

5. Animals

a. **Check and List any birds and other animals which have been observed on or near the site or are known to be on or near the site:** Not applicable. This is a non-project action.

Birds: hawk heron eagle songbirds

Other:

Mammals: deer bear elk beaver

Other:

Fish: bass salmon trout herring shellfish

Other:

Any other animals (not listed in above categories):

- b. **List any threatened or endangered animal species known to be on or near the site.**

Not applicable. This is a non-project action.

- c. **Is the site part of a migration route? If so, explain.**

Not applicable. This is a non-project action.

- d. **Proposed measures to preserve or enhance wildlife, if any:**

Not applicable. This is a non-project action.

- e. **List any invasive animal species known to be on or near the site.**

Not applicable. This is a non-project action.

6. Energy and natural resources

- a. **What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

Not applicable. This is a non-project action.

- b. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe:**

Not applicable. This is a non-project action.

- c. **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:**

None.

7. Environmental health

- a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.**

Not applicable. This is a non-project action.

- (1) **Describe any known or possible contamination at the site from present or past uses.**

Not applicable. This is a non-project action.

- (2) **Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

Not applicable. This is a non-project action.

- (3) **Describe any toxic or hazardous chemicals/conditions that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**

Not applicable. This is a non-project action.

- (4) **Describe special emergency services that might be required.**

Not applicable. This is a non-project action.

- (5) **Proposed measures to reduce or control environmental health hazards, if any:**

None beyond those already codified in the SMC.

b. Noise:

- (1) **What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**

Not applicable. This is a non-project action.

- (2) **What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.**

Not applicable. This is a non-project action.

- (3) **Proposed measure to reduce or control noise impacts, if any:**

None beyond those already codified in the SMC.

8. Land and shoreline use

- a. **What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**

Not applicable. This is a non-project action.

- b. **Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?**

Not applicable. This is a non-project action.

- 1) **Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:**

Not applicable. This is a non-project action.

- c. **Describe any structures on the site.**

Not applicable. This is a non-project action.

- d. **Will any structures be demolished? If so, which?**
Not applicable. This is a non-project action.
- e. **What is the current zoning classification of the site?**
Varies. This is a non-project action.
- f. **What is the current comprehensive plan designation of the site?**
Varies. This is a non-project action.
- g. **If applicable, what is the current shoreline master program designation of the site?**
Not applicable. This is a non-project action.
- h. **Has any part of the site been classified as a critical area by the city or the county? If so, specify.**
Not applicable. This is a non-project action.
- i. **Approximately how many people would reside or work in the completed project?**
Zero, as these are municipal projects intended to serve existing and planned development. Residential uses are not proposed.
- j. **Approximately how many people would the completed project displace?**
Not applicable. This is a non-project action.
- k. **Proposed measures to avoid or reduce displacement impacts, if any:**
Not applicable. This is a non-project action.
- l. **Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:**
None. This non-project action is necessary to implement the development guidance provided by the Comprehensive Plan. The projects within it have been developed in consultation and accordance with the Comprehensive Plan and the various land uses described and designated within.
- m. **Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:**
None.

9.**Housing**

- a. **Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**

None. The projects within the CIP do not call for residential development. However, these projects are necessary to serve existing and proposed residential and non-residential development described in the Comprehensive Plan.

- b. **Approximately how many units, if any, would be eliminated? Indicate whether high-, middle- or low-income housing.**

None. This is a non-project action.

- c. **Proposed measures to reduce or control housing impacts, if any:**

None.

10. Aesthetics

- a. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

Varies. This is a non-project action.

- b. **What views in the immediate vicinity would be altered or obstructed?**

A significant proportion of the projects called for in this non-project action would be installed at or below the ground surface, resulting in no change to views in the vicinity. Remaining projects have not yet been designed. These will be subject to additional review upon being designed. As a non-project action, the proposal would not immediately or directly result in any construction or development that would affect views.

- c. **Proposed measures to reduce or control aesthetic impacts, if any:**

None.

11. Light and Glare

- a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?**

Not applicable. This is a non-project action.

- b. **Could light or glare from the finished project be a safety hazard or interfere with views?**

Not applicable. This is a non-project action.

- c. **What existing off-site sources of light or glare may affect your proposal?**

Not applicable. This is a non-project action.

- d. **Proposed measures to reduce or control light and glare impacts, if any:**

None.

12. Recreation

- a. **What designated and informal recreational opportunities are in the immediate vicinity?**

Varies. This is a non-project action.

- b. **Would the proposed project displace any existing recreational uses? If so, describe.**
No. In fact, several of the projects described by the proposal comprise new, upgraded, or expanded recreational uses in the city.
- c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**
None.

13. Historic and cultural preservation

- a. **Are there any buildings, structures, or sites, located on or near the sited that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.**
None known.
- b. **Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**
None known. Future construction would be required by existing SMC requirements to include an inadvertent discovery plan for such resources.
- c. **Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archaeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**
Not applicable. This is a non-project action.
- d. **Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**
None beyond those already codified in the SMC.

14. Transportation

- a. **Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**
Varies. This is a non-project action.
- b. **Is site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop.**
Yes, the entire City is served by the Spokane Transit Authority network.

- c. **How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?**

Not applicable. This is a non-project action.

- d. **Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**

None are expected. In fact, many of the proposed projects listed in the CIP comprise improvements to such resources in the future.

- e. **Will the project or proposal use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe.**

No (non-project action).

- f. **How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates? (Note: to assist in review and if known, indicate vehicle trips during PM peak, AM Peak, and Weekday (24 hours)).**

Not applicable. This is a non-project action.

- g. **Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, general describe.**

No (non-project action).

- h. **Proposed measures to reduce or control transportation impacts, if any:**

None beyond those already codified in the SMC.

15. Public services

- a. **Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.**

Not applicable. This is a non-project action.

- b. **Proposed measures to reduce or control direct impacts on public services, if any:**

None beyond those already codified in the SMC.

16. Utilities

- a. **Check utilities currently available at the site:** Not applicable. This is a non-project action.

electricity natural gas water refuse service

telephone sanitary sewer septic system

Other:

Evaluation for Agency Use Only

File No. _____

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed:**

Several projects in the proposed CIP represent infrastructure projects (water, sewer, stormwater, etc.). These projects have been planned according to the Comprehensive Plan and required levels of service to accommodate existing and future development in the city.

C. SIGNATURE

I, the undersigned, swear under penalty of perjury that the above responses are made truthfully and to the best of my knowledge. I also understand that, should there be any willful misrepresentation or willful lack of full disclosure on my part, the agency must withdraw any determination of Nonsignificance that it might issue in reliance upon this checklist.

Date: September 12, 2022 Signature: _____

Project Proponent (Please print or type):

<u>Name:</u> Matt Boston	<u>Address:</u> 808 W. Spokane Falls Boulevard
<u>Phone:</u> (509) 625-6845	Spokane, WA 99201

Checklist Preparer (If different from proponent):

<u>Name:</u> Kevin Freibott	<u>Address:</u> 808 W. Spokane Falls Boulevard
<u>Phone:</u> (509) 625-6184	Spokane, WA 99201

FOR STAFF USE ONLY

Staff member(s) reviewing checklist:

Based on this staff review of the environmental checklist and other pertinent information, staff concludes that:

- A. There are no probable significant adverse impacts and recommends a Determination of Nonsignificance.
- B. Probable significant adverse environmental impacts do exist for the current proposal and recommends a Mitigated Determination of Nonsignificance with conditions.
- C. There are probable significant adverse environmental impacts and recommends a Determination of Significance.

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS**(Do not use this sheet for project actions)**

Because these questions are very general, it may be helpful to read them in conjunction with the list of elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Projects within the Six Year Citywide Capital Improvement Program are likely to improve the environment by reducing inefficient infrastructure and maintenance requirements. Particulate and exhaust emissions will occur during construction of most of the listed projects. The extent of these emissions will vary greatly between different types of projects. Many of the projects will improve the quality of waters discharged and decrease the emissions of pollutants once they are completed.

Proposed measures to avoid or reduce such increases are:

Best management practices for construction controls such as watering will be used to control particulate emissions. Any ground disturbance as a result of these future projects would be required to implement standard best practices to minimize dust, air emissions, and noise. Existing restrictions on construction and operation noise in the municipal code would apply to these projects as well.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

No significant effects are expected. Each project as it is designed and implemented will be subject to existing standards and requirements for the protection of the environment codified in the SMC. Furthermore, additional SEPA review will be required prior to any actual construction or implementation.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Projects will be designed in accordance with local and state regulations regarding development and construction in or near natural habitats. Best Management Practices will be incorporated.

3. How would the proposal be likely to deplete energy or natural resources?

Construction and operational activities will use petroleum fuels. Once completed, electric energy is used such as to operate pump and control systems or power new systems, as required by the SMC.

Proposed measures to protect or conserve energy and natural resources are:

None.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, flood plains or prime farmlands?

No significant effect on environmentally sensitive areas is expected. As discussed under question 2 above, this issue will be addressed on a project-by-project basis at the individual project environmental reviews, as required.

Proposed measures to protect such resources or to avoid or reduce impacts are:

Each specific project, as it is ultimately designed, will be analyzed for its potential impact to environmentally sensitive areas and, if necessary, existing SMC requirements for the protection of the environment will require that measures be taken to minimize the impacts of those individual projects.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

A few utilities cross the Spokane River or are located within shorelines. Wells are located at the Upriver Dam complex. The Riverside Park Water Reclamation Facility, CSO weirs and tanks are located adjacent to the Spokane River. Upgrade of these facilities will not change land use or shoreline uses. However, the proposed projects included in the proposal are necessary to ensure that services, utilities, and infrastructure is adequate to serve both existing and planned future development in the city, consistent with the Growth Management Act and the development described in the Comprehensive Plan.

Proposed measures to avoid or reduce shoreline and land use impacts are:

Projects will be designed to comply with shoreline and land use plans. Any deviations would be approved through the appropriate required processing during design. Standard procedures for land use and zoning changes will be required.

The Six Year Citywide Capital Improvement Program is reviewed by the City's Plan Commission for consistency with the City's Comprehensive Plan and approved by the City Council. This process serves to ensure that the projects are compatible with land uses within the City and Spokane County.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Construction seasons that include multiple temporary arterial street closures across the city indirectly impact the traffic loadings on adjacent parallel routes but only on a temporary basis. Each proposed project that could generate additional demands on transportation would be analyzed on a project-by-project basis as required in the SMC. As for service and utility capacities, the projects in the proposed CIP are necessary to ensure that services and utilities can accommodate existing and planned future growth in the city.

Proposed measures to reduce or respond to such demand(s) are:

Communication of construction closures ahead of and during the construction season will be maintained.

7. Identify, if possible, whether the proposal may conflict with local, state or federal laws or requirements for the protection of the environment.

No conflicts with environmental protection laws have been identified.

NONPROJECT DETERMINATION OF NONSIGNIFICANCE

PROJECT: File Z24-306COMP Capital Improvement Program 2025-2030

PROponent: City of Spokane

DESCRIPTION OF PROPOSAL: An update to the city’s six-year citywide capital improvement program (CIP), for the years 2025 through 2030, as referenced in Appendix C of the City of Spokane Comprehensive Plan.

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: Various public properties and rights-of-way throughout the city.

LEAD AGENCY: City of Spokane

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 on request.

- There is no comment period for this DNS.
- This DNS is issued after using the optional DNS process in section WAC 197-11-355. There is no further comment period on the DNS.
- This DNS is issued under WAC 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 5 p.m. on October 8, 2024 if they are intended to alter the DNS.

Responsible Official: Spencer Gardner

Position/Title: Director, Planning Services **Phone:** (509) 625-6500

Address: 808 W. Spokane Falls Blvd., Spokane, WA 99201

Date Issued: September 24, 2024 **Signature:** 

From: [Sears, Tricia \(DNR\)](#)
To: [Freibott, Kevin](#)
Cc: [Sears, Tricia \(DNR\)](#); [Alofaituli, Melissa \(COM\)](#)
Subject: Spokane County's Comprehensive Plan Amendment (Commerce ID# 2024-S-7410): WGS Comments
Date: Friday, September 13, 2024 10:45:57 AM

[CAUTION - EXTERNAL EMAIL - Verify Sender]

9/13/24

Hello Kevin,

In keeping with the interagency correspondence principles, I am providing you with comments on Spokane County's Comprehensive Plan Amendment "update to the city's six-year citywide capital improvement program (CIP), for the years 2025 through 2030" (Commerce ID# 2024-S-7410).

For this proposal submitted via Planview, I looked at the proposal and focused on areas related to WGS work. Of note, but not limited to, I look for language around the geologically hazardous areas, mineral resource lands, mining, climate change, and natural hazards mitigation plans.

Specifically in this proposal, I reviewed the document 2025-2030 Citywide Capital Improvement Program DRAFT. There are no references the topics I mentioned above. There is mention of the relationship between the CIP and the Comprehensive Plan. Consider adding references to plans such as the Hazard Mitigation Plan, Spokane Sustainability Action Plan, and other plans to further connect the different plans.

Recognizing the limitations of the current proposals, I want to mention that it would be great for you to consider these in future work, be it in your comprehensive plan, development code, and SMP updates, and in your work in general:

- Consider adding a reference to WAC 365-190-120 geologically hazardous areas for definitions in other areas besides the CAO. In addition, consider adding a reference to WAC 365-196-480 for natural resource lands.
- Consider adding a reference to the WGS Geologic Information Portal in other areas besides the CAO. If you have not checked our interactive database, the WGS Geologic Information Portal, lately, you may wish to do so. [Geologic Information Portal | WA - DNR](#)
- If you have not checked out our Geologic Planning page, you may wish to do so. [Geologic Planning | WA - DNR](#)

Thank you for considering our comments. If you have any questions or need additional information, please contact me. For your convenience, if there are no concerns or follow-up discussion, you may consider these comments to be final as of the 60-day comment deadline of 11/3/24.

Cheerio,

Tricia

Tricia R. Sears (she/her/hers)

Geologic Planning Liaison

Washington Geological Survey (WGS)

Washington Department of Natural Resources (DNR)

Cell: 360-628-2867 | Email: tricia.sears@dnr.wa.gov

**Protection of Historic Buildings in Downtown and
Center and Corridor Areas (SMC 17D.100.230)**

Plan Commission Hearing Packet

BRIEFING PAPER
Spokane Plan Commission Workshop: Centers And Corridors Demolition Review
– Amendments To Ordinance 17D.100.230
October 1, 2024

SUBJECT: Proposed changes to SMC 17D.100.230 which would add Centers & Corridor Zones to the identified areas in Spokane where Historic Preservation review is required when demolition is proposed.

PROPOSAL: This proposed ordinance would add Centers & Corridor Zones to the identified areas in Spokane where Historic Preservation review is required when demolition of a historic or eligible structure is proposed. The demolition review in 17D.100.230 would then include National Register Historic Districts, the downtown boundary zone, and Centers and Corridors.

Changes made after Plan Commission workshop of 9/11/24:

Working with the Planning Director, the ordinance was rearranged to a format more consistent with the Planning Department's zoning codes. A definition section was added.

When demolition of a historic or eligible structure in a Center and Corridor or the Downtown Boundary Zone is proposed, the replacement structure must have overall Floor Area equal to or greater than 100% of that of the eligible structure(s) to be demolished. The maximum massing/height of the replacement structure is only limited by the underlying zoning for the area. The footprint of the new construction shall be located on the footprint of the demolished structure.

In National Register Historic Districts , the replacement structure must have a Floor Area equal to or greater than 75% but not larger than 150% of that of the historic structure(s) to be demolished.

In cases where a National Register Historic District Overlaps with a Center and Corridor or the Downtown Boundary Zone, the replacement structure shall have a Floor Area equal to or greater than seventy-five percent (75%) and not larger than two hundred percent (200%) of that of the contributing structure(s) to be demolished. In cases where another section of Title 17 imposes a minimum Floor Area that exceeds two hundred percent (200%) of the contributing structure to be demolished, the minimum Floor Area of the other section shall apply. The replacement structure's Floor Area shall not exceed the minimum Floor Area of the other section, plus ten percent (10%).

No changes have been made to the following elements of the proposal

The building footprint of the new construction will be located on the footprint of the demolished structure.

The replacement structure will also be administratively reviewed for its exterior materials to ensure they are compatible with surrounding historic buildings. This proposal would modify the permitting and financial conditions which must be met before a demolition permit is issued for a historic or eligible building.

The intent of these efforts is to keep historic buildings in use and the historic character of Centers and Corridor Zones intact by reviewing demolitions proposed on historic or eligible properties within those zones. There are currently few protections against the demolition of historic buildings in Spokane's Centers and Corridors. Placing appropriate controls on demolition of historic or eligible structures in Centers and Corridors and standards and incentives that support adaptive re-use can help ensure historic structures support the development of a sense of place in centers. These changes will also bring this SMC in compliance with objective design review provisions passed in HB1293 (2023) well before the 2026-27 deadline.

Full details of the proposal and the redlined version of the proposed code changes can be found on the project website at <https://www.historicspokane.org/centers-and-corridors>.

This presentation and discussion will include:

- A review of the current SMC 17D.100.230
- A discussion of the regulatory recommendations to include review of demolition within Centers and Corridors zones for historically eligible properties. Plan Commission guidance from 8/28/24 and 9/11/24 workshops has been included in the latest draft.
- A brief overview of other “housekeeping” measures in the existing ordinance.
- A review of the public engagement steps undertaken.

NEXT STEPS: The Historic Preservation Office is requesting that a recommendation in favor of the proposed changes to SMC 17D.100.230 be forwarded to Spokane City Council for their consideration.

Redlined SMC 17D.100.230

Section 17D.100.230 Demolition Permits for Historic Structures in the Downtown Boundary Area ~~((and))~~, National Register Historic Districts, and Centers and Corridors

A. Definitions.

1. Building Footprint.

As defined in SMC 17A.020.020.

2. Floor Area.

As defined in SMC 17A.020.060.

B. Where This Section Applies.

1. The requirements of this section only apply to structures that are listed or eligible to be listed on the National or Local Register of Historic Places; and

2. This section only applies to structures in the following areas:

a. The Downtown Boundary Area shown in Map 17D.100.230-M1; or

b. Land zoned as Center and Corridor (as defined in SMC 17C.122 Center and Corridor Zones); or

c. Within a National Register Historic District.

3. Structures listed as Historic Landmarks or Contributing Resources within Spokane Register Historic Districts are addressed in SMC 17D.100.220 and are not subject to the requirements of this section.

4. This section shall not apply to orders of the building official or fire marshal regarding orders that a structure be demolished due to public health, safety, or welfare concerns.

C. Determination of Eligibility.

1. Administrative Determination.

The HPO may administratively determine that a structure proposed for demolition is not eligible for listing and may waive requirements for the submission of an eligibility document.

2. Determination from Spokane Historic Landmarks Commission.

Eligibility shall be determined by the Spokane Historic Landmarks Commission within thirty (30) days of the submission of the application for a demolition permit and a completed determination of eligibility document. The applicant shall be responsible to submit a determination of eligibility demonstrating the ineligibility of the structure based upon the National Register Criteria for Evaluation (36 CFR 60). Applications for structures that are determined not to be listed or eligible to be listed on a National or Local Register of Historic Places shall be processed pursuant to existing regulations for non-historic buildings.

D. Limitation on Issuance of Demolition Permit.

~~((A.))~~ No demolition permits ~~((for structures that are listed or eligible to be listed on the National or Local Register of Historic Places located in the area shown on Map 17D.100.230-M1, Downtown Boundary Area and in all National Register Historic Districts))~~ shall be issued unless the structure to be demolished is to be replaced with a replacement structure that is administratively approved ~~((by the commission))~~ through a Certificate of Appropriateness under the ~~((following))~~ criteria provided herein.~~((:))~~

E. Criteria for Certificate of Appropriateness.

1. Building Footprint of Replacement Structure.

- a. The replacement structure shall have a Building Footprint equal to or greater than the Building Footprint of the landmark structure to be demolished.
- b. The footprint of the new construction shall be located on the footprint of the demolished building.

2. Floor Area for Replacement Structure.

a. Downtown Boundary Area or Centers and Corridors Zones.

The replacement structure shall have a Floor Area equal to or greater than one hundred percent (100%) of that of the eligible or listed structure(s) to be demolished. The maximum size of the replacement structure shall be as determined by the underlying zoning of the area.

b. National Register Historic Districts.

~~((1. The replacement structure shall have a footprint square footage equal to or greater than the footprint square footage of the landmark structure to be demolished. The replacement structure must also have a floor area ratio equal to or greater than 60% of that of the landmark structure to be demolished. The square footage of the footprint may be reduced:))~~

The replacement structure shall have a Floor Area equal to or greater than seventy-five percent (75%) and not larger than one hundred fifty percent (150%) of that of the contributing structure(s) to be demolished.

c. Overlap of National Register Historic District with Downtown Boundary Area or Centers and Corridors Zone.

i. For property within a National Register Historic District and also with the Downtown Boundary Area or a Centers and Corridors Zone, the replacement structure shall have a Floor Area equal to or greater than seventy-five percent (75%) and not larger than two hundred percent (200%) of that of the contributing structure(s) to be demolished.

ii. In cases where another section of Title 17 imposes a minimum Floor Area that exceeds two hundred percent (200%) of the contributing structure to be demolished, the minimum Floor Area of the other section shall apply. The replacement structure's Floor Area shall not exceed the minimum Floor Area of the other section, plus ten percent (10%).

- ~~((a. to accommodate an area intended for public benefit, such as public green space and/or public art;~~
- ~~b. if the owner submits plans in lieu for review and approval by the City's design review board subject to applicable zoning and design guidelines; and~~
- ~~c. if the replacement structure is, in the opinion of the HPO and the commission, and in consultation with the Design Review Board, compatible with the historic character of the Downtown Boundary Area or National Register Historic District, as appropriate.))~~

3. Building Materials.

Exterior materials of the replacement structure shall be in keeping with the surrounding historic structures. Appropriate materials include brick, stone, wood, or similar.

4. Building Permit for Replacement Structure.

No demolition permit shall be issued until a building permit for the replacement structure has been accepted, processed, and issued.

- ~~((2.— Any replacement structure under this section shall satisfy all applicable zoning and design guidelines, and shall be considered by the commission within thirty days of the commission's receipt of an application for a certificate of appropriateness concerning the building for which a demolition permit is sought.~~
- ~~3.— A building permit for a replacement structure under this section must be accepted, processed, and issued prior to the issuance of the demolition permit. In the alternative, the owner may obtain a demolition permit prior to the issuance of the building permit if the owner demonstrates to the satisfaction of the director of building services, in consultation with the HPO, that the owner has a valid and binding commitment or commitments for financing sufficient for the replacement use subject only to unsatisfied contingencies that are beyond the control of the owner other than another commitment for financing; or has other financial resources that are sufficient (together with any valid and binding commitments for financing) and available for such purpose.))~~

5. Financial Commitment.

The applicant shall demonstrate to the satisfaction of the Director of the Developer Services Center (DSC), in consultation with the Historic Preservation Officer, that there is a valid and binding commitment for financing (such as a term sheet or MOU) for the construction of the replacement structure.

6. Deviations from Criteria.

Deviations from these may be approved by the Historic Preservation Officer in consultation with the Planning Director at their discretion. Deviations may be less restrictive and shall not be more restrictive.

- ~~((B.— Eligibility shall be determined by the commission within thirty (30) days of the submission of the application for a demolition permit. The applicant shall be responsible to submit a determination of eligibility demonstrating the ineligibility of the structure based upon the National Register Criteria for Evaluation (36 CFR 60). Applications for structures that are determined not to be listed or eligible to be listed~~

~~on a National or Local Register of Historic Places shall be processed pursuant to existing regulations.~~

~~C. This section shall not apply to orders of the building official or fire marshal regarding orders that a structure be demolished due to public health, safety, or welfare concerns.~~

~~D. If the commission issues a certificate of appropriateness for the demolition of an building on the national register or located within the downtown boundary zone, such certificate shall include conditions such as:~~

- ~~1. any temporary measures deemed necessary by the commission for the condition of the resulting property after the demolition, including, without limitation, fencing or other screening of the property;~~
- ~~2. the provision of ongoing, specific site security measures;~~
- ~~3. salvage of any historically significant artifacts or fixtures, determined in consultation with the HPO prior to demolition;~~
- ~~4. limitations on the extent of the demolition permitted, such that only non-historically significant portions of the property are subject to demolition;~~
- ~~5. if construction on a replacement structure is not commenced on the site within six (6) months of the issuance of the certificate, the owner must landscape the site for erosion protection and weed control and provide for solid waste clean-up;~~
- ~~6. abatement of any hazardous substances on the property prior to demolition;~~
- ~~7. requirement for dust control during the demolition process; and~~
- ~~8. that the certificate of appropriateness for demolition of the building is valid for three months.))~~

F. Conditions of Approval.

A Certificate of Appropriateness may be issued administratively for the demolition of a structure under this section subject to these conditions:

1. salvage of any historically significant artifacts or fixtures, determined in consultation with the HPO prior to demolition; and
2. the certificate of appropriateness for demolition of the building is valid for three months.

G. Review Period.

Administrative review of the replacement structure by the HPO will be completed within 10 business days of receipt of a completed application that addresses all requirements of this section.

H. Other Codes Apply.

Before a demolition permit is issued, all other relevant codes shall be met.

DRAFT

Plain Version 17D.100.230

Section 17D.100.230 Demolition Permits for Historic Structures in the Downtown Boundary Area, National Register Historic Districts, and Centers and Corridors

A. Definitions.

1. Building Footprint.

As defined in SMC 17A.020.020.

2. Floor Area.

As defined in SMC 17A.020.060.

B. Where This Section Applies.

1. The requirements of this section only apply to structures that are listed or eligible to be listed on the National or Local Register of Historic Places; and

2. This section only applies to structures in the following areas:

- a. The Downtown Boundary Area shown in Map 17D.100.230-M1; or
- b. Land zoned as Center and Corridor (as defined in SMC 17C.122 Center and Corridor Zones); or
- c. Within a National Register Historic District.

3. Structures listed as Historic Landmarks or Contributing Resources within Spokane Register Historic Districts are addressed in SMC 17D.100.220 and are not subject to the requirements of this section.

4. This section shall not apply to orders of the building official or fire marshal regarding orders that a structure be demolished due to public health, safety, or welfare concerns.

C. Determination of Eligibility.

1. Administrative Determination.

The HPO may administratively determine that a structure proposed for demolition is not eligible for listing and may waive requirements for the submission of an eligibility document.

2. Determination from Spokane Historic Landmarks Commission.

Eligibility shall be determined by the Spokane Historic Landmarks Commission within thirty (30) days of the submission of the application for a demolition permit and a completed determination of eligibility document. The applicant shall be responsible to submit a determination of eligibility demonstrating the ineligibility of the structure based upon the National Register Criteria for Evaluation (36 CFR 60). Applications for structures that are determined not to be listed or eligible to be listed on a National or Local Register of Historic Places shall be processed pursuant to existing regulations for non-historic buildings.

D. Limitation on Issuance of Demolition Permit.

No demolition permits shall be issued unless the structure to be demolished is to be replaced with a replacement structure that is administratively approved through a Certificate of Appropriateness under the criteria provided herein.

E. Criteria for Certificate of Appropriateness.

1. Building Footprint of Replacement Structure.

- a. The replacement structure shall have a Building Footprint equal to or greater than the Building Footprint of the landmark structure to be demolished.
- b. The footprint of the new construction shall be located on the footprint of the demolished building.

2. Floor Area for Replacement Structure.

- a. Downtown Boundary Area or Centers and Corridors Zones.

The replacement structure shall have a Floor Area equal to or greater than one hundred percent (100%) of that of the eligible or listed structure(s) to be demolished. The maximum size of the replacement structure shall be as determined by the underlying zoning of the area.

- b. National Register Historic Districts.

The replacement structure shall have a Floor Area equal to or greater than seventy-five percent (75%) and not larger than one hundred fifty percent (150%) of that of the contributing structure(s) to be demolished.

- c. Overlap of National Register Historic District with Downtown Boundary Area or Centers and Corridors Zone.
 - i. For property within a National Register Historic District and also with the Downtown Boundary Area or a Centers and Corridors Zone, the replacement structure shall have a Floor Area equal to or greater than seventy-five percent (75%) and not larger than two hundred percent (200%) of that of the contributing structure(s) to be demolished.
 - ii. In cases where another section of Title 17 imposes a minimum Floor Area that exceeds two hundred percent (200%) of the contributing structure to be demolished, the minimum Floor Area of the other section shall apply. The replacement structure's Floor Area shall not exceed the minimum Floor Area of the other section, plus ten percent (10%).

3. Building Materials.

Exterior materials of the replacement structure shall be in keeping with the surrounding historic structures. Appropriate materials include brick, stone, wood, or similar.

4. Building Permit for Replacement Structure.

No demolition permit shall be issued until a building permit for the replacement structure has been accepted, processed, and issued.

5. Financial Commitment.

The applicant shall demonstrate to the satisfaction of the Director of the Developer Services Center (DSC), in consultation with the Historic Preservation Officer, that there is a valid and binding commitment for financing (such as a term sheet or MOU) for the construction of the replacement structure.

6. Deviations from Criteria.

Deviations from these may be approved by the Historic Preservation Officer in consultation with the Planning Director at their discretion. Deviations may be less restrictive and shall not be more restrictive.

F. Conditions of Approval.

A Certificate of Appropriateness may be issued administratively for the demolition of a structure under this section subject to these conditions:

1. salvage of any historically significant artifacts or fixtures, determined in consultation with the HPO prior to demolition; and
2. the certificate of appropriateness for demolition of the building is valid for three months.

G. Review Period.

Administrative review of the replacement structure by the HPO will be completed within 10 business days of receipt of a completed application that addresses all requirements of this section.

H. Other Codes Apply.

Before a demolition permit is issued, all other relevant codes shall be met.

SEPA Determination - DNS

SPOKANE ENVIRONMENTAL DECISION

File No. SMC 17D.100.230

DETERMINATION OF NON-SIGNIFICANCE (DNS)

Date of Issuance: 9/19/2024

Proponent:

City of Spokane - Historic Preservation Office
808 West Spokane Falls Boulevard
Spokane, WA 99201-3343

Location of proposal: Centers and Corridors are located in various locations throughout the City of Spokane. For more details on the specific location of Centers and Corridors, please visit the City of Spokane GIS Map: <https://my.spokanecity.org/opendata/gis/>.

Description of proposal: This is a **non-project action**. This proposed ordinance would add Centers & Corridor Zones to the identified areas in the City of Spokane where Historic Preservation review is required when demolition of a historic or eligible structure is proposed. This proposal is amending section **17D.100.230 Demolition Permits for Historic Structures in the Downtown Boundary Area and National Register Historic Districts** to the Spokane Municipal Code which would require that when a historic or eligible structure in a Center and Corridor is proposed for demolition, the replacement structure must have overall square footage equal to or greater than 100% of that of the eligible structure(s) to be demolished. The replacement structure will also be administratively reviewed for its exterior materials to ensure they are compatible with surrounding historic buildings. This proposal would modify the permitting and financial conditions which must be met before a demolition permit is issued for a historic or eligible building. The proposal also reorganizes the existing code section to improve clarity.

The intent of these efforts is to keep historic buildings in use and the historic character of Centers and Corridor Zones intact by reviewing demolitions proposed on historic or eligible properties within those zones. There are currently few protections against the demolition of historic buildings in Spokane's Centers and Corridors. Placing appropriate controls on demolition of historic or eligible structures in Centers and Corridors and standards and incentives that support adaptive re-use can help ensure historic structures support the development of a sense of place in centers, linking these areas past and future. These changes will also bring this SMC in compliance with HB1293 (2023) well before the 2026-27 deadline.

The project file is available for public review during regular business hours at the City-County of Spokane Historic Preservation Office, City Hall 3rd Floor, 808 W Spokane Falls Blvd., Spokane, WA 99201-3329. For additional information please visit the project webpage: <https://www.historicspokane.org/centers-and-corridors>.

Lead agency: City of Spokane, Spokane Historic Preservation Office

Reviewer: Logan Camporeale

The City of Spokane has determined that this proposal will 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). We have reviewed the attached Environmental Checklist and agency comments.

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date this DNS was issued. Comments must be submitted by October 9th at 4:00PM.

Responsible official: Spencer Gardner

Position/Title: Planning Director

Address: City of Spokane – Planning Department
808 West Spokane Falls Boulevard
Spokane, WA 99201-3343
Phone: (509) 625-6634

Signature:  _____ **Print Name:** Spencer Gardner

You may appeal this determination in writing to the Hearing Examiner, City of Spokane, 808 West Spokane Falls Boulevard, Spokane WA 99201-3343, no later than 14 days from the date of decision. Be prepared to make specific objections. Information on SEPA appeal procedures can be provided at the Planning and Development Department






17D-100-230SEPA Determination FINAL

Final Audit Report

2024-09-19

Created:	2024-09-19
By:	Angela McCall (amccall@spokanecity.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAzjMMaSc1SQYpfIJ8RMgTWff6YiFXYJB

"17D-100-230SEPA Determination FINAL" History

-  Document created by Angela McCall (amccall@spokanecity.org)
2024-09-19 - 10:58:19 PM GMT
-  Document emailed to Spencer Gardner (sgardner@spokanecity.org) for signature
2024-09-19 - 10:59:29 PM GMT
-  Email viewed by Spencer Gardner (sgardner@spokanecity.org)
2024-09-19 - 10:59:44 PM GMT
-  Document e-signed by Spencer Gardner (sgardner@spokanecity.org)
Signature Date: 2024-09-19 - 10:59:55 PM GMT - Time Source: server
-  Agreement completed.
2024-09-19 - 10:59:55 PM GMT

Notice of SEPA Determination and Public
Notice Before Plan Commission

NOTICE OF SEPA DETERMINATION & NOTICE OF PUBLIC HEARING BEFORE THE CITY PLAN COMMISSION

A PROPOSED AMENDMENT TO THE UNIFIED DEVELOPMENT CODE ADDING CENTERS AND CORRIDORS TO THE AREAS WHERE HISTORIC PRESERVATION REVIEW IS REQUIRED WHEN DEMOLITION IS PROPOSED ON A STRUCTURE THAT IS ELIGIBLE TO BE LISTED ON THE SPOKANE REGISTER OF HISTORIC PLACES

Notice is hereby given that a SEPA Determination has been made and that there will be a public hearing before the City of Spokane Plan Commission on Wednesday, October 9, 2024 at 4:00 pm in the City Council Chambers, Lower Level of City Hall at 808 West Spokane Falls Boulevard, Spokane, Washington (this hearing may be continued to a later date). This SEPA Determination and public hearing is for an application by the City of Spokane to add Centers & Corridor Zones to the identified areas in the City of Spokane where Historic Preservation review is required when demolition of a historic or eligible structure is proposed.

The project file is available for public review during regular business hours at the City-County of Spokane Historic Preservation Office, City Hall 3rd Floor, 808 W Spokane Falls Blvd., Spokane, WA 99201-3329. For additional information please visit the project webpage: <https://www.historicspokane.org/centers-and-corridors>.

Any person may submit written comments on the proposed action or call for additional information at:

Information:

Historic Preservation Office

Attn: Logan Camporeale, Historic Preservation Specialist

808 West Spokane Falls Boulevard, 3rd Floor

Spokane, WA 99201-3333

Phone (509) 625-6634 | preservation@spokanecity.org

APPLICATION INFORMATION

SUBJECT: Proposed amendments to the Unified Development Code adding Centers and Corridors to the historic preservation review in 17D.100.230

AGENT: City of Spokane Historic Preservation Office
Logan Camporeale
808 W. Spokane Falls Blvd
Spokane, WA 99201
preservation@spokanecity.org
(509) 625-6634

**APPLICANT/
OWNER:**

Multiple properties affected in the various Centers and Corridor Zones

File Number: An ordinance amending SMC section 17D.100.230.

Location: Centers and Corridors are located in various locations throughout the City of Spokane. For more details on the specific location of Centers and Corridors, please visit the City of Spokane GIS Map: <https://my.spokanecity.org/opendata/gis/>.

SEPA: A SEPA Checklist for this non-project action has been submitted. A Determination of Non Significance (DNS) was issued on September 19, 2024 under WAC 197-11-340(2); the lead agency will not act on this proposal for at least 14 days. Comments regarding this DNS must be submitted no later than 4 pm, October 9, 2024 if they are intended to alter the DNS.

Description of Proposal:

This proposal is amending section **17D.100.230 Demolition Permits for Historic Structures in the Downtown Boundary Area and National Register Historic Districts to the Spokane Municipal Code** which would require that when a historic or eligible structure in a Center and

Corridor is proposed for demolition, the replacement structure must have overall square footage equal to or greater than 100% of that of the eligible structure(s) to be demolished. The replacement structure will also be administratively reviewed for its exterior materials to ensure they are compatible with surrounding historic buildings. This proposal would modify the permitting and financial conditions which must be met before a demolition permit is issued for a historic or eligible building. The proposal also reorganizes the existing code section to improve clarity.

The intent of these efforts is to keep historic buildings in use and the historic character of Centers and Corridor Zones intact by reviewing demolitions proposed on historic or eligible properties within those zones. There are currently few protections against the demolition of historic buildings in Spokane's Centers and Corridors. Placing appropriate controls on demolition of historic or eligible structures in Centers and Corridors and standards and incentives that support adaptive re-use can help ensure historic structures support the development of a sense of place in centers, linking these areas past and future. These changes will also bring this SMC in compliance with HB1293 (2023) well before the 2026-27 deadline.

Legal Description:

A legal description of Centers and Corridors Zones is available at Spokane City Hall, 808 West Spokane Falls Blvd., Spokane, WA 99201-3329.

How to attend the meeting:

The Hearing will be held in-person in the City Council Chambers at 4 pm on October 9, 2024. You can also attend online using the Microsoft Teams platform. Public testimony will be taken during the hearing in-person or via the online platform or over the phone. Connection information will be posted at least one week in advance here: <https://my.spokanecity.org/bcc/commissions/plan-commission/>. Click the "Join Meeting" button on the webpage or use the meeting link information provided on page 2 of the agenda, which can be found under the 'agendas' tab.

Written Comments and Public Testimony:

Written comments may be submitted on this application by 4pm, October 9, 2024 and will be forwarded to the Plan Commission and Landmarks Commission. Written comments should be sent to the Historic Preservation Office address or email listed above. **At the Plan Commission Public Hearing, any person may testify on this application.**

Public Hearing Process:

This Notice of Public Hearing and SEPA Determination will be posted at the main City Library, published in the newspaper, and published in the Official Gazette. After the Plan Commission (October 9) and Landmarks Commission (October 16) hearings, staff will obtain a public hearing date for City Council consideration. Written comments and oral testimony at the public hearing for this proposed action will be made part of the public record. **Only the applicant, persons submitting written comments and persons testifying at a hearing may appeal the decision of the Plan Commission and City Council.**

This proposal will come before Plan Commission and the Spokane Historic Landmarks Commission who will both send recommendations to the City Council. The City Council will vote on this matter.

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

Notice of Intent to Adopt and SEPA Review

Notice of Intent to Adopt an Amendment to the Unified Development Code and SEPA Review

The Spokane City/County Historic Preservation Office is the lead department working on amendments to SMC 17D.100.230 which would add Centers & Corridor Zones to the identified areas in Spokane where Historic Preservation review is required when demolition is proposed. It would also modify design review requirements for new construction.

Project Description:

This proposed ordinance would add Centers & Corridor Zones to the identified areas in Spokane where Historic Preservation review is required when demolition of a historic or eligible structure is proposed. The demolition review in 17D.100.230 would then include national historic districts, the downtown boundary zone, and Centers and Corridors. When demolition of a historic or eligible structure in a Center and Corridor is proposed for demolition, the replacement structure must have overall square footage equal to or greater than 75% but not larger than 150% of that of the eligible structure(s) to be demolished. The replacement structure will also be administratively reviewed for its exterior materials to ensure they are compatible with surrounding historic buildings. This proposal would also modify the permitting and financial conditions which must be met before a demolition permit is issued for a historic or eligible building.

The intent of these efforts is to keep historic buildings in use and the historic character of Centers and Corridor Zones intact by reviewing demolitions proposed on historic or eligible properties within those zones. There are currently few protections against the demolition of historic buildings in Spokane's Centers and Corridors. Placing appropriate controls on demolition of historic or eligible structures in Centers and Corridors and standards and incentives that support adaptive re-use can help ensure historic structures support the development of a sense of place in centers, linking these areas past and future. These changes will also bring this SMC in compliance with HB1293 (2023) well before the 2026-27 deadline.

Full details of the proposal and the redlined version of the proposed code changes can be found on the project website at <https://www.historicspokane.org/centers-and-corridors>.

Location:

Various locations city wide. For more details on the specific location of Centers and Corridors, please visit the City of Spokane GIS Map: <https://my.spokanecity.org/opendata/gis/>.

SEPA Status:

A SEPA Checklist for this non-project action has been submitted to the Lead Agency. The checklist is currently being circulated for agency comment.

Legislative Process:

This proposal will come before Plan Commission and the Spokane Historic Landmarks Commission who will both review the proposal in an open public meeting. The first Plan Commission Workshop is scheduled for Wednesday, August 28 at 2:00PM. The City Council will also vote on this matter. Comments on this proposal will be accepted until the City Council Hearing, which is anticipated in October 2024. The final action is the signature of the Mayor of Spokane. Please send any comments to: lcamporeale@spokanecity.org

More information:

Any person may call for additional information and/or sign up to receive email updates on this project by sending an email to the Spokane City/County Historic Preservation Office. Contact Person: Logan Camporeale, Historic Preservation Specialist, 509-625-6634, lcamporeale@spokanecity.org.

A current draft and additional documents may be viewed on the project webpage:

<https://www.historicspokane.org/centers-and-corridors>

Comments Received

From: [Chris Bell](#)
To: [Camporeale, Logan](#)
Subject: Extending Historic Review to Centers and Corridors
Date: Friday, August 16, 2024 4:19:58 PM

[CAUTION - EXTERNAL EMAIL - Verify Sender]

This is a horrible idea. The regulations around historic districts is chilling enough on development. The point of concentrating development in Centers and Corridors (which has been a complete planning failure but a different conversation) is to streamline the entitlement process and provide developers with certainty and incentives to concentrate high density commercial development in limited areas. Having to go through historic review creates uncertainty and is more unnecessary red tape that makes developers avoid investing in Spokane.

Christopher Bell
NAI Black
509 622 3538 Direct
509 954 2001 Mobile

From: [Duvall, Megan](#)
To: [Will Maupin](#)
Subject: RE: FW: SEPA Amendments to SMC 17D100.230
Date: Monday, August 19, 2024 8:59:00 AM
Attachments: [image002.png](#)
[image004.png](#)

Appreciate your comments, Will. I do think that this will be quite a rare event (that an eligible historic building in a center and corridor is slated for demolition) – but I see your point about at least the replacement structure being 100% of the size of the building to be demolished. Our goal on an upper limit was to not overwhelm the area with a building that is much larger than was there – when it is taking the place of something historic. We would have absolutely no say in any construction in a center and corridor when a potentially historic building was not proposed for demolition, so I think that leaves a substantial amount of property for development.

Look forward to speaking with you at a workshop!



Megan Duvall

Historic Preservation Officer
City/County of Spokane
808 W. Spokane Falls Boulevard
Spokane, WA 99201-3329
509.625.6543 Office Cell Phone: 509.435.8260
mduvall@spokanecity.org | www.historicspokane.org

From: Will Maupin <willmaupin@gmail.com>
Sent: Monday, August 19, 2024 8:05 AM
To: Duvall, Megan <mduvall@spokanecity.org>
Subject: Re: FW: SEPA Amendments to SMC 17D100.230

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Thank you for the update, I really appreciate it.

I plan on attending these upcoming forums but I want this to be on the record:

This proposal is absolute ass. Allowing something to replace a historic structure at 75% is a step backwards. If something is to be demolished it should be at the very least replaced in terms of impact 100%. 75% is a joke in a growing city. Also not allowing it to exceed 150% is also a joke. I get it, but this growth is going to happen. If we allow 75% builds we have to HAVE TO allow more than 150% builds otherwise we will not only lose our heritage but build for 30 years in the future instead of 100+ years in the future.

I look forward to the workshop on 9/18.

Thank you,
Will Maupin

On Fri, Aug 16, 2024 at 3:09 PM Duvall, Megan <mduvall@spokanecity.org> wrote:

Hello!

The City of Spokane's Historic Preservation Office has been working on some changes to our Spokane Municipal Code (17D.100.230) that may be of interest to you. The Planning Department shared your email with us since you had previously signed up to receive information about Centers & Corridors.

We are proposing some changes to the section of our code which allows the Historic Preservation Office, along with the Spokane Historic Landmarks Commission, to review demolitions that are proposed within the [downtown boundary zone](#) and Spokane's 17 [National Register Historic Districts](#). The Planning Department approached us recently and asked us to include Center and Corridor zoned areas to this section of our ordinance.

Project Description:

This proposed ordinance would add Centers & Corridor Zones to the identified areas in Spokane where Historic Preservation review is required when demolition of a historic or eligible structure is proposed. If passed, the demolition review in 17D.100.230 would then include national historic districts, the downtown boundary zone, and Centers and Corridors. When a historic or eligible structure in a Center and Corridor is proposed for demolition, the replacement structure must have overall square footage equal to or greater than 75% but not larger than 150% of that of the eligible structure(s) to be demolished. The replacement structure will also be administratively reviewed for its exterior materials to ensure they are compatible with surrounding

historic buildings. This proposal would also modify the permitting and financial conditions which must be met before a demolition permit is issued for a historic or eligible building.

The intent of these efforts is to keep historic buildings in use and the historic character of Centers and Corridor Zones intact by reviewing demolitions proposed on historic or eligible properties within those zones. There are currently few protections against the demolition of historic buildings in Spokane's Centers and Corridors. Placing appropriate controls on demolition of historic or eligible structures in Centers and Corridors and standards and incentives that support adaptive re-use can help ensure historic structures support the development of a sense of place in centers, linking these area's past and future. These changes will also bring this SMC in compliance with HB1293 (2023) well before the 2026-27 deadline.

You can find the full details of the proposal and the redlined version of the proposed code changes on the project website at <https://www.historicspokane.org/centers-and-corridors>. The draft version of the ordinance is attached here.

We will be holding two workshops on the subject for the public to ask questions and hear a bit more about the proposal. The first workshop will be in person at City Hall immediately after our Spokane Historic Landmarks Commission meeting on Wednesday, September 18th at 4 pm in the City Council Briefing Center. An online Microsoft Teams meeting will be held on Thursday, September 19th at 12 noon ([Join Meeting](#)).

We will also present the changes to the Spokane Historic Landmarks Commission on Wednesday, August 21 at their regular meeting which begins at 3 pm both online and in person (meeting details on our [Current Agenda page](#)) and a workshop for the Plan Commission on Wednesday, August 28th.

Feel free to submit comments on the proposal to Logan Camporeale, Historic Preservation Specialist at lcamporeale@spokanecity.org by Friday, August 30, 2024.

Thank you!



Megan Duvall

Historic Preservation Officer

City/County of Spokane

808 W. Spokane Falls Boulevard

Spokane, WA 99201-3329

509.625.6543 Office Cell Phone: 509.435.8260

mduvall@spokanecity.org | www.historicspokane.org

From: Camporeale, Logan <lcamporeale@spokanecity.org>

Sent: Friday, August 16, 2024 12:56 PM

To: Camporeale, Logan <lcamporeale@spokanecity.org>

Subject: SEPA Amendments to SMC 17D100.230

Good afternoon,

Please find attached to this email the SEPA Request for Comments (with hyperlinks to supporting documents) and the SEPA Checklist for the below project:

Project Name: Centers and Corridors Demolition Review

Permit Number: Amend ORD 17D.100.230

Location: Various locations city wide. For more details on the specific location of Centers and Corridors, please visit the City of Spokane GIS Map:

<https://my.spokanecity.org/opendata/gis/>.

Please direct any questions or comments to Logan Camporeale at

lcamporeale@spokanecity.org by **Friday, August 30, 2024, at 5:00 PM.**

Thank you,

Logan Camporeale

Historic Preservation Specialist

City/County of Spokane

808 W. Spokane Falls Boulevard

Spokane, WA 99201-3329

Office: 509-625-6634



STATE OF WASHINGTON
DEPARTMENT OF COMMERCE
1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000
www.commerce.wa.gov

October 2, 2024

Mr. Logan Camporeale
Historic Preservation Specialist
City of Spokane
808 W Spokane Falls Boulevard
Spokane, Washington 99201

Sent Via Electronic Mail

Re: Proposed Changes to City of Spokane's 60-day Notice of Intent to Adopt Amendment--2024-S-7339

Dear Mr. Camporeale:

Thank you for the opportunity to comment on the proposed changes to the City of Spokane's Municipal Code Section 17D.100.230 (Demolition Permits for Historic Structures in the Downtown Boundary Area, National Register Historic Districts, and Centers and Corridors). We appreciate your coordination with our agency as you work to achieve the community's vision consistent with the goals and requirements of the Growth Management Act (GMA) and bring Spokane's code into compliance with the requirements of HB1293. We have no concerns with the proposed amendments, and applaud the City's efforts to expand the geographic area of applicability while also streamlining the review process for this type of permit. We would like to highlight some proposed changes that we found particularly positive as you present these amendments to your appointed and elected officials.

- The elimination of subjective language, replaced with clear and objective language.
- The expanded geographic area of applicability to include the Centers and Corridors areas, in addition to the existing Downtown Boundary Area and National Register Historic Districts.
- Administrative review of the replacement structure by the Historic Preservation Office to be completed within 10 business days of receipt of a completed application, which will serve to streamline review and reduce processing time.
- The requirement that a building permit for a replacement structure must be accepted, processed, and issued prior to the issuance of the demolition permit.

Thank you again for the opportunity to comment. If you have any questions or need technical assistance, please feel free to contact me at melissa.alofaituli@commerce.wa.gov or (564) 669-9047.

Sincerely,

Melissa Alofaituli
Senior Planner
Growth Management Services

cc: David Andersen, AICP, Senior Managing Director, Growth Management Services
Valerie Smith, AICP, Deputy Managing Director, Growth Management Services
Benjamin Serr, AICP, Eastern Region Manager, Growth Management Services
Carol Holman, MUP, Western Region Manager, Growth Management Services

October 2, 2024

President Francis and Plan Commissioners
City of Spokane

Re: October 9 Comprehensive Plan Amendments Public Hearing

Dear President Francis and Plan Commissioners,

As you know, our public hearing for this year's Comprehensive Plan Amendments begins on October 9, 2024. On September 23 Angie forwarded to you the links to the staff reports for all the applications. Any additional information for each of the applications can be found at the project websites, as follows:

File Z23-474COMP (Mission & Sinto, City-Sponsored):	PROJECT WEBSITE HERE
File Z23-476COMP (Eighth Avenue):	PROJECT WEBSITE HERE
File Z23-477COMP (Rustle & Bemis):	PROJECT WEBSITE HERE
File Z23-478COMP (Assembly & Bemis):	PROJECT WEBSITE HERE
File Z23-479COMP (Indian Trail):	PROJECT WEBSITE HERE
File Z24-105COMP (South Logan):	PROJECT WEBSITE HERE

Additionally, since the staff reports were published, we have received three emails regarding **File Z23-479COMP** (Indian Trail). They are attached here for your review. We also received two additional comments on **File Z24-105COMP** (South Logan TOD). Those are also attached and added to the public record. If we receive any more emails or letters on any of the applications, we will provide them to you directly the day before the hearing.

For your reference, the typical hearing procedures for each proposal in turn are as follows:

1. Staff will present the particulars of the proposal, summarizing the proposed changes and the analysis presented in the staff report.
2. The applicant is given up to 10 minutes to provide any information regarding the proposal they deem necessary.
3. Public testimony is taken from those in attendance.
4. The applicant is given a short time to rebut any comments made, if they wish.

Once these steps are completed for each of the six applications, the Plan Commission typically closes the public record and proceeds to deliberate the various applications, with an eye toward an eventual recommendation vote.

We look forward to seeing everyone next week during the hearing. Thanks again for all your time during this year's work program.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin Freibott". The signature is fluid and cursive, with a large initial "K" and "F".

Kevin Freibott, Senior Planner
Planning & Economic Development
kfreibott@spokanecity.org
509-625-6184

From: [Alena I](#)
To: [Planning & Development Services Comp Plan](#)
Subject: comment on File # Z23-479comp, Indian Trail
Date: Friday, September 27, 2024 12:36:17 PM

[CAUTION - EXTERNAL EMAIL - Verify Sender]

To whom it may concern,

I would like to make sure that while discussing amendment of the land use plan for the North of W. Indian Trail rd location, you consider land preservation points:

the parcels you propose to convert to Residential Moderate and Commercial are on the steep slope. With that, I urge you to get a consult with a geologist on the rational of cutting trees in that area and to what extent. The trees currently support the soil/ rocks and prevent from mudslide and rockslides on the road and adjacent private resident houses.

I am very concerned that with climate change: prolonged summer draught then rain in fall, storm, strong winds plus man maid destruction of the tree root system - create the consequences of unstable grounds.

Even if it is safe to cut those trees down, please consider giving a instruction to the construction /planning company to build with some mature trees still preserved to keep our neighborhood green.

I ask you to not repeat the recent landscape change at the end of W. Indian Trail road - across Sundance shopping center , where a clear cut of mature forest was done. Please take in consideration that it takes a significant part of a human lifetime for a tree to become mature and act as a nature shield for sun, wind, water, draught and oxygen

Much appreciate you input and though for keeping our Spokane green and healthy.

Sincerely,
Alena Izhokhina
3731 W Indian Trail Rd
Spokane , WA
425 419 9570

From: [Leute Norberto](#)
To: [Planning & Development Services Comp Plan](#)
Subject: Hearing and SEPA -- 2024 Comprehensive Plan Amendments
Date: Monday, September 30, 2024 12:09:41 PM

[CAUTION - EXTERNAL EMAIL - Verify Sender]

I can't be there, but looking at the plans, I have a few questions. What type of neighborhood business will go into the commercial property? How will those businesses benefit or enhance the neighborhood? The city complains of a lack of housing. Why put in more business?

Norbert

From: [Allison Mohr](#)
To: [Planning & Development Services Comp Plan](#)
Subject: Z23-479COMP Indian Trail Comprehensive Plan Amendment
Date: Monday, September 30, 2024 12:27:51 PM

[CAUTION - EXTERNAL EMAIL - Verify Sender]

News of the proposed rezoning of the Excelsior Wellness Land to RMF and CB-55 has caused me to feel like the victim of a bait and switch scam. When we bought in Hillside Park, we bought *because* the surrounding area was R1. We did not want to be in a commercial area of tall buildings. Hillside Park has been here for 24 years. Surrounding areas have been here longer. Now the Spokane City Council wants to stick 55 foot tall buildings in the middle of us. This is not fair to the current residents. Yes I know, there is a shortage of housing, but does the project really have to be four stories high? Could you not stop at two stories? Have some consideration for the people who have been living here for decades in their single family homes with low height restrictions.

The willingness of the Spokane City Council to insert such a structure into an area that has been R1 for so long feels like a complete betrayal of the citizens who have lived here and voted for you. The entire purpose of zoning is to place boundaries between disparate land uses. Neighborhoods do not want commercial tracts drop shipped into their midst. Do better with your planning process.

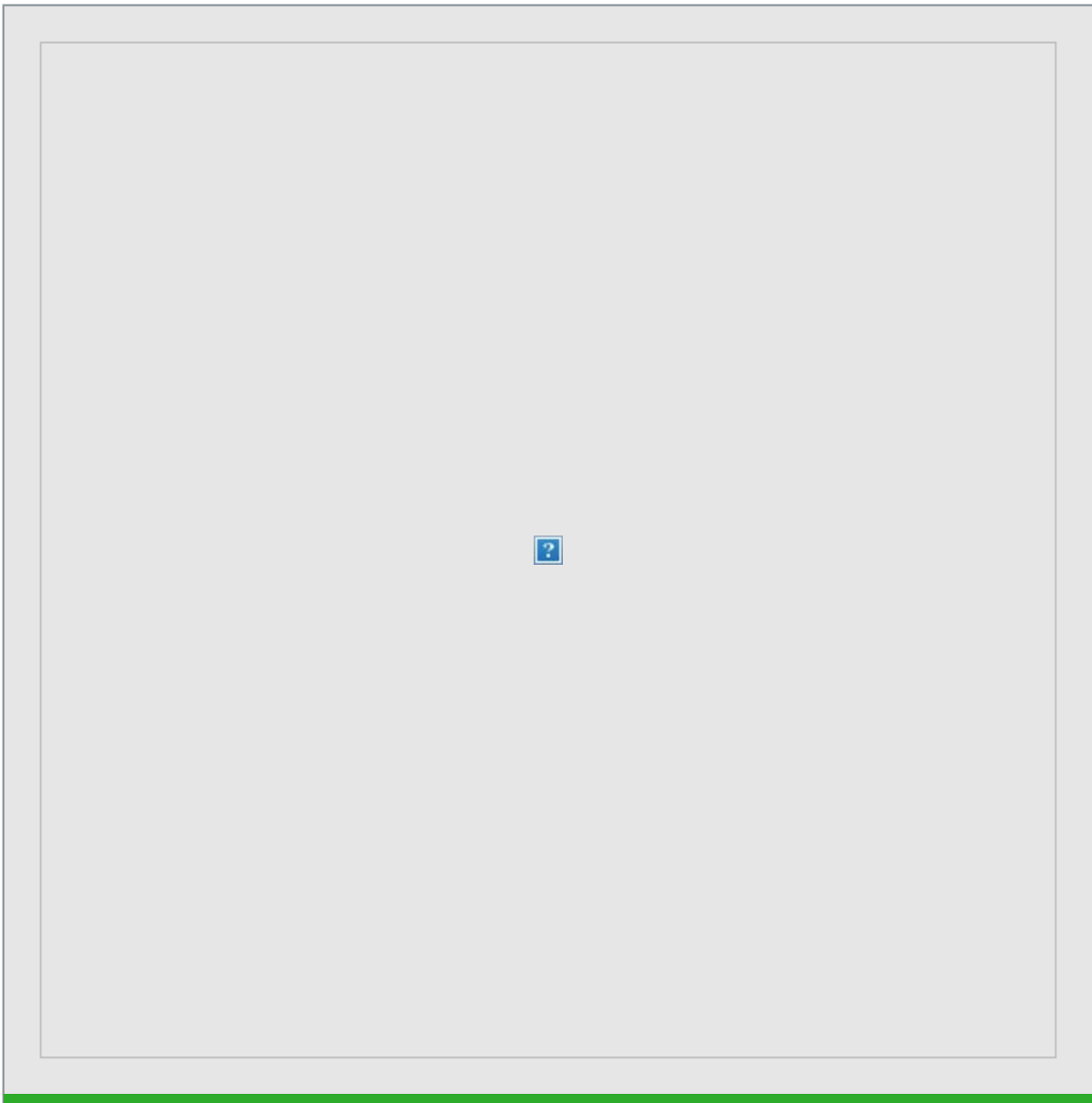
Allison Mohr
3420 W Excell Ln
Spokane, WA 99208
520-822-4483

From: [Justin Haller](#)
To: [Planning & Development Services South Logan TOD Project](#)
Subject: Re: South Logan TOD Update
Date: Friday, September 20, 2024 3:27:21 PM

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Will the public hearing be like every other public hearing in the fact that you just tell us what you're going to do instead of actually asking for input? Just like the Monroe Street project and every other project were you just warn us that you're going to spend \$200 million dollars shutting down one lane of division for sta buses?

On Friday, September 20, 2024 at 08:05:06 AM PDT, City of Spokane Planning <southlogantod@spokanecity.org> wrote:



September 20, 2024

Dear Community Member,

Phase 1 of South Logan TOD Implementation involving area-specific and citywide amendments to the Spokane Municipal Code were [approved by City Council on August 12, 2024](#), and have now gone into effect.

The second phase of South Logan TOD Implementation involves land use and zone changes within the South Logan Subarea. Included in the 2023/2024 Comprehensive Plan Amendments, the proposal (Z24-105COMP) reflects the Preferred Alternative in the [South Logan TOD Plan](#).

[More information about the proposed Comprehensive Plan Amendment can be found on the project webpage.](#)

Phase 2 Public Hearing

The Spokane Plan Commission will hold a public hearing on the 2023/2024 Comprehensive Plan Amendments on Wednesday, Oct. 9.

Members of the public who wish to speak at the hearing may sign up using the directions and link in the Plan Commission agenda packet, which will be available on the [Plan Commission webpage](#) under the Agendas dropdown. Agendas are posted a week before the scheduled hearing. The public hearing will start at 4 p.m. in City Council Chambers at City Hall.

Next Steps

Written testimony can be sent via email in advance of the Plan Commission hearing to compplan@spokanecity.org. Verbal testimony will be heard at the meeting on Wednesday, Oct. 9.

You are receiving this email because you signed up via the [South Logan TOD webpage](#) or 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 updates](#) like this one about this project. To unsubscribe, please email southloganTOD@spokanecity.org.

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

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Constant Contact



From: johnbryant777@gmail.com
To: [Downey, KayCee](#)
Cc: "[Cindy Bryant](#)"
Subject: Illegal Camping & Centennial Trail Obstruction @ Iron Bridge/Superior Ave/Centennial Trail - Please clear the encampment & please approve the parking lot fence for Riverwalk Property Parking
Date: Friday, September 27, 2024 11:46:13 AM
Attachments: [Screenshot_20240925-114631.PNG](#)
[IMG_8123.PNG](#)
Importance: High

[CAUTION - EXTERNAL EMAIL - Verify Sender]

KayCee,

Please add this e-mail to the Spokane Planning Department Public Record for the October 9th meeting. Thank you – John Bryant, Owner, No-Li Brewhouse

Thursday, Sept. 27th
Crime Check, 311,

We have a new transient encampment on the Centennial Trail & Iron Bridge at Superior Ave.

The encampment is where City of Spokane Police cleared out convicted felons (last week) by the bank of the Spokane River and on the Centennial Path/Trail.

It is approx. three white males, one white female, pit bull type dog and large amounts of tents, tarps, shopping carts, garbage and more. It is growing in size swiftly.

Please:

Today: Please remove this encampment and walk the Spokane Riverbank and the under-sides of Trent Ave. & Iron Bridge.

Reasoning:

Gonzaga University Women's Cross Country Team now actively utilizes the Centennial Trail and our S. Logan Neighborhood area (Columbus/Springfield/Superior Ave.) for morning running training. We have JOYA, youth gymnastics facility and two churches, with youth programs, in this direct area.

Nightly/Daily:

We are fending off violent re-offenders that are causing harassment, threatened violence, vandalism, theft and lack of public safety.

Growing Concern of Public Safety:

We are now seeing additional ways that transient people are victimizing our staff, neighbors, citizens, building structures and business.

- 1. Spokane River is now a transportation avenue for criminal activity.**
 - o Convicted felons are stealing stand-up paddle boards and boats and

traversing the river to riverside encampments.

2. Spokane Public Buses are an active transportation avenue for criminals to exit the scene of the crime and move swiftly to other parts of the city.

- Fact-based with I-Phone tracking from theft at Riverwalk Building.
- We tracked the felon from Riverwalk Property, Gonzaga Campus, Downtown City Bus Station and then to Shadle Park HS area.

3. Trent Ave. Bridge interior decking now used to for creating places to actively do drugs, fires, encampments, etc.

- Transient people are gaining access to the under-sides and within bridge deck areas. They are utilizing wood and various objects to create platforms.
- Bridge cement infrastructure is penetrated with metal objects and hammocks are placed.
- NEW Trent Ave. Bridge is now a hot-spot for criminal activity.
- Public safety under bridges, within bridge deck infrastructure areas, are a potential structural integrity issue with bridges; encampments, drug use and fires up & within the under-side of the bridge deck.

Request:

Please advise me of what else we can do beyond hiring Metro Security, key pads on bathrooms doors, increased lighting around the Riverwalk Building, more cameras inside and outside the building and requests for the approval and right to place a fence around the front Riverwalk Property parking lot.

Sincerely,

John Bryant
Owner
No-Li Brewhouse

From: johnbryant777@gmail.com <johnbryant777@gmail.com>

Sent: Wednesday, September 25, 2024 12:12 PM

Subject: Illegal Flame Underneath and Within the Infrastructure of Trent Ave. Bridge: Photos of new illegal encampment and new method of illegal camping at Trent Ave. Bridge & Riverwalk Property w/ Drug Use

Crime Check & 311,

This is next level illegal camping, vandalism and burning within a public space and

transportation infrastructure.

Two to three white males, 20 to 30 year old age, with accumulating camping materials, tents, tarps, sleeping bags, active flames, fire making materials and growing levels of garbage.

- See attached photos taken this morning.

The transient individuals have damaged the underside of the Trent Ave. Bridge. They have placed hammocks, created crawl and living-spaces and are up & within the underside of the bridge deck. They have flames of items being burned.

-
Specific Location:

West side of the Trent Ave. Bridge. The vandalism and living spaces are underneath the bridge and up and within the bridge deck; within the bridge infrastructure.

Question:

Is it safe for fires to be lit and burned within the underside of the bridge?
Would this compromise the safety and integrity of the bridge to vehicles?

We had an attempted break-in last night. It appears these people have spray painted the historic Riverwalk Building, tried to break through new fencing into our business and are actively lighting flames.

We appreciate your support today.

John Bryant
Owner
No-Li Brewhouse

From: johnbryant777@gmail.com <johnbryant777@gmail.com>

Sent: Wednesday, September 25, 2024 10:57 AM

Subject: RE: Active Drug Use and Illegal Camping under West Side of Trent Ave. Bridge by Riverwalk Property

Crime Check, 311,

This person is choosing to be in a hammock, creating their own living environment, that has been illegally placed, vandalized the new Trent Ave. Bridge. It is also next to the relatively new spray painting on the historic brick Riverwalk Building, and within feet of where we are continuously broke into and vandalized, as well as theft we consistently experience.

This person is actively doing drugs as we type back and forth.

On Sep 25, 2024, at 10:45 AM, <johnbryant777@gmail.com>
<johnbryant777@gmail.com> wrote:

Crime, Check & 311,

It is 10:30 a.m. on Wednesday, Sept. 25th.

I am watching a white male about 30 years old in an orange hammock, placed up and underneath the west side of the Trent Ave. Bridge, adjacent to the west of Riverwalk Property, actively burning some type of drug.

PLEASE:

Please remove the illegally placed hammock and remove the active drugs being used in a public space this morning.

This is the same side of Riverwalk Property that we continuously have break-ins, theft, vandalism and harassment. We have two churches in the Riverwalk Building with youth programs.

We appreciate your efforts.

John Bryant
Owner
No-Li Brewhouse
C/ (970) 980-4540

