Short Term Rentals

Plan Commission Hearing Recommendations 2/11/15
Prepared for Plan Commission Workshop 2/15/15

ORDINANCE NO. C_____

AN ORDINANCE OF THE CITY OF SPOKANE RELATING TO REGULATION OF SHORT TERM RENTALS; AMENDING SMC 17C.110.120; AMENDING SMC 17C.190.110; ADOPTING NEW CHAPTER 17C.316 SMC; AND SETTING AN EFFECTIVE DATE.

WHEREAS, (recitals)

WHEREAS, the City Council hereby adopts the foregoing as its findings of fact justifying its adoption of this ordinance;

Now, Therefore,

The City of Spokane does ordain:

Section 1. That SMC Table 17C.110-2 is amended as follows:

Section 17C.110T.002 Table 17C.110-2 Residential Zone Housing Types Allowed

TABLE 17C.110-2 **RESIDENTIAL ZONE HOUSING TYPES ALLOWED** (Click here to view PDF)					
P – Permitted **N –** Not Permitted **CU –** Conditional Use review required	**RA**	**RSF**	**RTF**	**RMF**	**RHD**
Single-family Residence (detached)	P	P	P	P	P
Attached Single-family Residence [1]	P	P	P	P	P
Cottage Housing [1]	CU	CU	N	N	N
Transitional Housing [1]	P	P	P		
Zero Lot Line [1]	P	P	P	P	P
Accessory Dwelling Unit (ADU) [2]	P	P	P	P	P
Detached ADU [2]	P	P	P	P	P

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Duplexes	N	N	P	P	P
Manufactured Home [3]	P	P	P	P	P
Mobile Home Parks [3]	CU	CU	N	N	N
Single Room Occupancy (SRO)	N	N	N	P	P
Group Living	See SMC 17C.330.100				
Multidwelling Structure	N	N	N	P	P
Short Term Rentals [4]	P/CU	P/CU	P/CU	P/CU	P/CU

Notes:
[1] See SMC 17C.110.300, Alternative Residential Development Standards.
[2] See chapter 17C.300 SMC, Accessory Dwelling Units.
[3] See chapter 17C.345 SMC, Manufactured Homes and Mobile Home Parks.
[4] See chapter 17C.316, Short Term Rentals

Section 2. That SMC 17C.110.120 is amended as follows:

Section 17C.110.120 Accessory Uses

Accessory uses to a primary use are allowed if they comply with specific standards for the accessory uses and all development standards. See chapter 17C.190 SMC, Use Category Descriptions. Accessory buildings such as garages are included in SMC 17C.110.225. Accessory dwelling units, bed and breakfast facilities, short-term rentals, and home occupations have specific standards in chapter 17C.300 SMC, chapter 17C.315 SMC, and chapter 17C.340 SMC, respectively.

Section 3. That SMC 17C.190.110 is amended as follows:

Section 17C.190.110 Residential Household Living

A. Characteristics.
Residential Household Living is characterized by the residential occupancy of a dwelling unit by a household. Tenancy is arranged on a month-to-month basis, or for a longer period. Uses where tenancy may be arranged for a shorter period are not considered residential. They are considered to be a form of transient lodging (see the Retail Sales and Service and Community Service categories). Apartment complexes that have accessory services such as food service, dining rooms, and housekeeping are included as Residential Household Living. Single room occupancy housing (SROs) that does not have totally self-contained dwelling units is also included if at least two thirds of the units are rented on a monthly basis. SROs may have a common food preparation area, but meals are prepared individually by the residents. Residential structures occupied by persons with disabilities requiring reasonable accommodations pursuant to the federal or state law are included in the Residential Household Living category.

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B. Accessory Uses.
Accessory uses commonly found are recreational activities, raising of pets, hobbies, and parking of the occupants' vehicles. Home occupations, accessory dwelling units, short-term rentals, and bed and breakfast facilities are accessory uses that are subject to additional development standards of the zoning code.

C. Examples.
Uses include single-family residences, duplexes, apartments, condominiums, retirement center apartments, manufactured housing and other structures with self-contained dwelling units. Examples also include living in SROs if the provisions are met regarding length of stay and separate meal preparation.

D. Exceptions.
   1. Lodging in a dwelling unit or SRO where less than two-thirds of the units are rented on a monthly basis is considered a hotel or motel use and is classified in the Retail Sales and Service category.
   2. SROs that contain programs that include common dining are classified as Group Living.
   3. Guest houses that contain kitchen facilities are prohibited as accessory to Residential Household Living uses.
   4. In certain situations, lodging where tenancy may be arranged for periods less than one month may be classified as a Community Service use, such as short-term housing or mass shelter.

Section 4. That there is adopted a new Chapter 17C.316 to read as follows:

Section 17C.316.010 Purpose

This chapter provides the requirements and standards under which residential dwelling units may be used for short-term rental use in residential zones. The regulations are intended to allow for a more efficient use of certain types of residential structures in a manner which keeps them primarily in residential use, and without detracting from neighborhood character. The regulations also provide an alternative form of lodging for visitors who prefer a residential setting.

Section 17C.316.020 Description and Definitions

A. Description. A short-term rental is where a residential dwelling unit or bedrooms in a residential unit are rented to overnight guests for fewer than 30 days. There are two types of short-term rentals~~:~~
   1. Type A. A Type A short term rental is where ~~no more than 4~~ bedrooms or an entire dwelling unit are rented to overnight guests, and no commercial meetings are held. The Type A short term rental is an administrative permit. ~~In a duplex, if one unit is occupied by the owner or operator, then the other unit may be rented in its entirety.~~

   2. Type B. A Type B short-term rental is where ~~5 or more~~ bedrooms or ~~the non-owner occupied or non-operator occupied~~ an entire dwelling unit ~~of any size~~ are rented to overnight guests ~~or where fewer than 5 bedrooms are rented to overnight guests~~ and commercial meetings are held. The Type B short term rental requires a type III conditional use permit according to Chapter 17G.060 Land Use Application Procedures.

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B. Definitions. For purposes of this chapter, the following words have the following meanings:

1. Commercial meetings. Commercial meetings include luncheons, banquets, parties, weddings, meetings, charitable fund raising, commercial or advertising activities, or other gatherings for direct or indirect compensation. Commercial meetings are prohibited with a Type A short-term rental. A historic landmark that receives special assessment from the State may be open to the public for 4 hours one day each year; this is not considered a commercial meeting. (relocated from another section 17C.316.040(B)(8)

2. Resident. An individual or family who resides in the dwelling unit. The resident can be the owner or operator of the short-term rental.

3. Operator. The owner or a person or entity that is designated by the owner to manage the short-term rental.

Section 17C.316.030 Where These Regulations Apply

The regulations of this chapter apply to short-term rental in the following zones: RA, RSF, RSF-C, RTF, RMF, and RHD zones. ~~In RMF and RHD zones, all regulations of this chapter apply except that for Type A rentals, residency of the owner or operator is not required and the entire up to 4 bedroom dwelling unit may be rented short term without a Conditional Use Permit~~. In zones where Retail Sales and Service uses are allowed, limited or conditional uses, short-term rentals may be regulated either as a Retail Sales and Service use or as hotel motel. ~~or as a short-term rental under the regulations of this chapter. The decision is up to the applicant.~~

Section 17C.316.040 Type A Short-Term Rentals

A. Use-related regulations.

1. Permit required. A Type A short-term rental requires a Type A short-term rental permit per .040 C below.

2. Allowed structure type. A Type A short-term rental is allowed only in the following residential structure types:

   a. Single-Family Residence;
   b. Attached house;
   c. Duplex;
   d. Apartments;
   e. Condominiums; and
   f. Accessory dwelling unit.
   g. Manufactured Homes

B. Standards. The following standards apply to Type A short-term rentals. Adjustments are prohibited.

~~1. Maximum size. A type A short-term rental is limited to renting a maximum of 4 bedrooms to overnight guests.~~

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1. Accessory dwelling units. On sites with an accessory dwelling unit, the resident can live in the primary or accessory dwelling unit and rent bedrooms in either dwelling unit~~, but the maximum number of bedrooms on the site that can be rented to overnight guests is~~ 4.

~~2. Detached accessory structures. A bedroom in a detached accessory structure can be rented to overnight guests, and counts toward the maximum size limit.~~(detached accessory structures under SMC 17C.110 are a garage, section 2 above is the appropriate reference).

2. Bedroom requirements. The City's Building Official must verify that each bedroom to be rented to overnight guests:

a. Met the building code requirements for a sleeping room at the time it was created or converted;
b. Meets fire code requirements.

3. ~~Number of overnight guests. The total number of guests occupying a dwelling unit with a Type A short-term rental may not exceed two (2) people per bedroom~~.

3. Employees. Nonresident employees are prohibited. Hired service for normal maintenance, repair and care of the resident or site, such as yard maintenance or house cleaning, is allowed.

4. Services to overnight guests and visitors. Serving alcohol and food to overnight guests and visitors is allowed, subject to other county and/or state requirements.

~~5. Commercial meetings. Commercial meetings include luncheons, banquets, parties, weddings, meetings, charitable fund raising, commercial or advertising activities, or other gatherings for direct or indirect compensation. Commercial meetings are prohibited with a Type A short-term rental. A historic landmark that receives special assessment from the State may be open to the public for 4 hours one day each year; this is not considered a commercial meeting.~~

5. Parking. See Spokane Municipal Code Chapter 17C.230 Parking and Loading

6. Advertising. All advertisements for the short-term rental must list short-term rental permit number.

C. Type A Short Term Rental Permit. The owner of a Type A short-term rental must obtain a permit from the Planning and Development Services Department. The permit requires the owner to agree to abide by the requirements of this section, and document that the required notification requirements have been met:

1. Notification. The owner must:

a. Prepare a notification letter that:

i. Describes the operation and the number of bedrooms that will be rented to overnight guests; and

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ii. Includes information on how to contact the owner or operator by phone.

b. Mail or deliver the notification letter to all recognized organizations and owners of property abutting and directly across the street from the short-term rental upon issuance of short term rental permit

2. Required information for permit. In order to apply for a Type A short-term rental permit, the owner or operator must submit to the Planning and Development Services Department:

a. Completed application form bearing the address of the property, the name, signature, address, and telephone number of the owner and operator if operator is not also an owner.

b. A short-term rental application and permit fee established by [separate ordinance].

c. Proof of property insurance covering the property.

d. A copy of the owner's current City of Spokane business license.

e. A copy of the notification letter and a list with the names and addresses of all property owners and organizations that received the letter.

f. A site plan.

D. Renewal of and Revoking a Type A Short-Term Rental Permit. A Type A short-term rental permit must be renewed per the procedures in chapter 4.04 SMC and can be revoked according to the procedures in chapter 4.04 SMC for failure to comply with the regulations of this chapter. <u>In addition a permit may be revoked for activities on site including nuisance under Chapter 10.08 Offences Against Public Health Chronic or public disturbance in Section 10.08D.090 Public Disturbance Noise. For revocation of permit the owner or operator receives one warning of violation. In the case of non-compliance or a repeat of non-compliance in a 12 month period shall result in revocation of permit per a type two civil infraction as referenced in 1.05.160.</u> When a Type A short-term rental permit has been revoked, a new Type A short-term rental permit will not be issued to the owner at that site for 2 years.

Section 17C.316.050 Type B Short-Term Rentals

A. Use-related regulations.

1. Conditional use permit. A Type B short-term rental requires a Type III conditional use permit <u>according to Chapter 17G.060 Land Use Application Procedures</u>. The approval criteria are stated in SMC 17C.320.080 F, Institutional and Other Uses in Residential Zones.

2. Allowed structure type. A Type B short-term rental is allowed only in the following residential structure types:

a. Single Family Residence;
b. Attached house;
c. Duplex;
d. Apartments;
e. Condominiums; and
f. Accessory dwelling unit.
g. Manufactured Homes

B. Standards.

1. Maximum size. Maximum set through conditional use review.

2. Bedroom requirements. The City's Building Official must verify that each bedroom to be rented to overnight guests:

    a. Met the building code requirements for a sleeping room at the time it was created or converted;
    b. Meets fire code requirements.

3. Number of residents and overnight guests. The total number of residents and overnight guests occupying a dwelling unit with a Type B short-term rental may be limited as part of a conditional use approval.

4. Employees. Nonresident employees for activities such as booking rooms and food preparation may be approved as part of the conditional use review. Hired service for normal maintenance, repair and care of the residence or site, such as yard maintenance or house cleaning, is allowed. The number of employees and the frequency of employee auto trips to the facility may be limited or monitored as part of a conditional use approval.

5. Services to guests and visitors. Serving alcohol and food to guests and visitors is allowed, subject to other county and/or state requirements.

6. Commercial meetings.

    a. Commercial meetings. Commercial meetings, as defined above, are regulated as follows:

        i. In all other zones, the number of commercial meetings per year shall be determined as part of a conditional use review. The maximum number of visitors or guests per event will be determined through the conditional use review. Adjustments to the maximum number of meetings per year are prohibited.

    b. Historic landmarks. A historic landmark that receives special assessment from the State may be open to the public for 4 hours one day each year. This does not count as a commercial meeting.

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c. Meeting log. The operator must log the dates of all commercial meetings held, and the number of visitors or guests at each event. The log must be available for inspection by city staff upon request.

7. Appearance. Residential structures may be remodeled for the development of a short-term rental, subject to required approvals and permits. Structural alterations may not be made that prevent the structure from being used as a residence in the future. Internal or external changes that will make the dwelling appear less residential in nature or function are not allowed. Examples of such alterations include installation of more than three parking spaces, paving or required setbacks, and commercial-type exterior lighting. (Should this section be kept as it conflicts with 8 below?)

8. Parking. See Spokane Municipal Code Chapter 17C.230 Parking and Loading.

9. Advertising. All advertising for the short-term rental must include short-term rental permit number and is subject to sign requirements of Chapter 17C.240 Signs.

Section 17C.316.060 Monitoring

All short-term rentals must maintain a guest log book. It must include the names and home addresses of guests, guest's license plate numbers if traveling by car, dates of stay, and the room assigned to each guest. The log must be available for inspection by city staff upon request.

Section 17C.316.070 Pre-Established Bed and Breakfast Facilities

A. Nonconforming Use. Bed and breakfast facilities that were operating before June 14, 2006, which have not obtained a conditional use permit under Chapter 17C.315 SMC, may continue to operate subject to the requirements and limitations in SMC 17C.315.160.A.

B. ~~**Bed and Breakfasts with a Conditional Use Permit.** Bed and breakfast facilities operating under an approved conditional use permit may chose to operate under Chapter 17C.315 SMC or this Chapter.~~ (remove as this new code replaces process for bed and breakfast uses.)

Section 5. That there is adopted a new Chapter 10.52 SMC to read as follows:

Chapter 10.52 Short Term Rentals

Section 10.52.010 Permit Required

No person may operate a short- term rental within the City of Spokane that is subject to the requirements of Chapter 17C.316 SMC without first obtaining a short-term rental permit under Chapter 17C.316 SMC.

Section 10.52.020 License Officer

For purposes of chapter 4.04 SMC, the Director of Planning Services shall be the license officer.

Section 10.52.030 Violation

A. This chapter is subject to the administrative provisions of chapter 4.04 SMC. In the event of an appeal, the hearing officer shall be the City of Spokane hearing examiner.

B. Short-term rental owners and operators must comply with all state and local laws.

C. A violation of this chapter is a class 2 civil infraction. Each day upon which a violation occurs or is permitted to continue constitutes a separate violation.

Section 6. That SMC 1.06.160, Penalty Schedule – Land Use Violation, is amended as follows:

Section 01.05.160 Land Use Violation

A. For each subsequent violation, excluding continuing violations, by a person the classification of infraction advances by one class.
B. Infraction/Violation Class – General.

SMC 1.05.160
Penalty Schedule – Land Use Violation

	Infraction	Violation Class
General		
IFC 105.3.3	Occupy Land or Building Without Certificate of Occupancy	2
SMC 17G.010.100(B)		
SMC 10.48.050	Alarm Installation or Monitoring Company Failure to Provide Customer List	1
SMC 10.48.130	Alarm Installation or Monitoring Company Failure to Report New Customers	1
Boiler Code		
SMC 10.29.020	Operating Boiler Without License	1
SMC 10.29.021	Failure to Report Hazard	1
SMC 10.29.022	Leaving Boiler Room	2
SMC 17F.030.110	Failure to Cause Required Inspections of Boiler, Pressure Vessel	2
SMC 17F.030.130	Improper Operation of Boiler, Pressure Vessel	1
SMC 17F.060.050	Operate Without Elevator Operating Permit	1
Fire Code – International Fire Code (IFC)		
Chapter 22 IFC	Improper Aboveground Storage Tank for Motor Fuel Dispensing	1
Chapter 28 IFC	Improper Storage, Display of Aerosols	2
Chapter 33 IFC	Unauthorized Manufacture, Storage, Sale, Use, Handling of Explosives	1
IFC 105.6.14		
Chapter 10.33A		
SMC		
SMC 17F.080.060		
IFC 107	Continuance of Hazard	1

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IFC 109		
IFC 110		
IFC 109.2.2	Noncompliance with Condemnation Tag	1
IFC 109.2.4	Removal, Destruction of Tag, Sign	1
IFC 304	Improper Storage/Accumulation of Rubbish, Vegetation	2
IFC 304	Storage, Use, Handling of Miscellaneous Combustible Material	2
IFC 308	Improper Use of Candles, Open Flame	3
IFC 311	Failure to Properly Maintain Vacant Building, Property	2
IFC 503.4	Obstruction of Fire Access Road	2
IFC 703.1	Failure to Maintain Fire-resistive Construction	2
IFC 703.2	Failure to Maintain Fire Assemblies for Openings	2
IFC 704		
IFC 805	Failure to Flameproof Decorative Material	2
IFC 806		
IFC 901.4	Failure to Install Protection for Kitchen Hoods, Ducts	2
IFC 901.4	Failure to Install Sprinkler System	2
IFC 901.4	Failure to Install Alarm System	1
SMC 17F.080.100		
SMC 17F.080.150		
IFC 901.6	Failure to Maintain Automatic Extinguishing System	2
IFC 901.6	Failure to Maintain Kitchen Rangehood Extinguishing System	2
IFC 901.6	Failure to Maintain Sprinkler System	2
IFC 901.6	Failure to Maintain Standpipe System	2
IFC 903.4	Failure to Provide Approved Electronic Monitoring for Sprinkler	2
IFC 907.15	and Fire Alarm Systems	
IFC 904.11.6.3	Failure to Clean Kitchen Hoods, Ducts	2
IFC 905.3	Failure to Install Standpipe System	2
IFC		
IFC 1003.6	Obstruction of Exit	1
IFC 1011	Failure to Provide Exit Signs	1
IFC 2703.3	Release of Hazardous Material	1
IFC 3404.2.13.1.3	Failure to Remove Abandoned Underground Storage Tank	1
Spokane Municipal Code		
SMC 10.08.040	Fire Hazard from Vegetation and Debris	1
SMC 10.20.020	Abatement of Nuisance	1
SMC 12.01.0804	Failure to Maintain Pedestrian Strip	2
SMC 12.02.010	Sidewalk Not Clear of Snow, Ice	3
SMC 12.02.0210	Vegetation Nuisance Obstruction	1
SMC 12.02.0737	Obstruction of Public Right-of-Way	1
SMC 12.02.0760	Disposal of Leaves and Yard Debris	2
SMC 13.05.010	Tree, etc., Interfering With City Sewer	2
SMC 13.05.020	Poplar, Cottonwood Tree Near Utility Line	2
SMC 17C.110.100	Use Not Permitted in Residential Zone	2
SMC 17C.110.110	Limited Use Standards (Residential)	2
SMC 17C.110.120	Accessory Uses – Residential	2
SMC 17C.110.200	Violation of Development Standards – Residential	2
–		
SMC 17C.110.220		
SMC 17C.110.225	Accessory Structures – Residential	2
SMC 17C.110.230	Residential Fence	2
SMC 17C.110.270	Exterior Storage	2

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SMC 17C.110.300 – SMC 17C.110.350 Alternative Residential Development 1
SMC 17C.110.400 – SMC 17C.110.465 Multi-family Design Standards 1
SMC 17C.110.500 – SMC 17C.110.575 Institutional Design Standards 1
SMC 17C.120.100 Use Not Permitted in Commercial Zone 1
SMC 17C.120.110 Limited Use Standards – Commercial 1
SMC 17C.120.210 – SMC 17C.120.300 Development Standards - Commercial 1
SMC 17C.120.310 Commercial Fence 1
SMC 17C.120.500 – SMC 17C.120.580 Commercial Design Standards 1
SMC 17C.122.070 Use Not Permitted in Center and Corridor Zone 1
SMC 17C.122.080 – SMC 17C.122.150 Development Standards – Center and Corridor Zone 1
SMC 17C.124.100 Use Not Permitted in Downtown Zone 1
SMC 17C.124.110 Limited Use Standards – Downtown 1
SMC 17C.124.210 – SMC 17C.124.300 Development Standards - Downtown 1
SMC 17C.124.310 Fences – Downtown Zone 1
SMC 17C.124.340 Parking and Loading - Downtown 1
SMC 17C.124.500 – SMC 17C.124-590 Design Standards – Downtown 1
SMC 17C.130.100 – SMC 17C.130.110 Use Not Permitted in Industrial Zone 1
SMC 17C.130.210 – SMC 17C.130.250 Violation of Development Standards 1
SMC 17C.130.270 Outdoor Activities Not Permitted 1
SMC 17C.130.300 Detached Accessory Structures 1
SMC 17C.130.310 Industrial Fence 1
SMC 17C.160.020 – SMC 17C.160.030 North River Overlay District 1
SMC 17C.170.110 Special Height Overlay Zone 1
SMC 17C.180.050 – SMC 17C.180.100 Airfield Overlay Zone 1
SMC 17C.200.040 – SMC 17C.200.110 Landscaping and Screening Requirements 1

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SMC 17C.210.040 – SMC 17C.210.070	Non-conforming Rights	1
SMC 17C.220.080 – SMC 17C.220.090	Off-Site Impacts	1
SMC 17C.230.140 – SMC 17C.230.300	Development Standards – Parking and Loading	2
SMC 17C.230.310	Design Standards - Parking Structures	1
SMC 17C.240.070 – SMC 17C.240.270	Sign in Violation of the Sign Code	1
SMC 17C.300.100	Accessory Dwelling Units General Regulations	2
SMC 17C.300.110	Accessory Dwelling Units Criteria	2
SMC 17C.300.130	ADU Development Standards	1
SMC 17C.305.020	Adult Business Use Standards	1
SMC 17C.310.100 – SMC 17C.310.160	Animal Keeping – Permitted/Prohibited Practices	2
SMC 17C.315.120	Bed and Breakfast Use-related Regulations	2
SMC 17C.315.130	Bed and Breakfast Site-related Standards	2
SMC 17C.315.150	Bed and Breakfast Monitoring	2
SMC 17C.315.160	Pre-established Bed and Breakfast Facilities	2
SMC 17C.316	Short-Term Rentals	2
SMC 17C.319.100	Commercial Use of Residential Streets	2
SMC 17C.319.200	Recreational Camping	2
SMC 17C.320.080	Conditional Uses	1
SMC 17C.325.030 – SMC 17C.325.060	Drive-through Facilities	1
SMC 17C.330.120	Group Living Development Standards	1
SMC 17C.335.110	Historical Structures – Change Of Use Development Standards	1
SMC 17C.340.100 – SMC 17C.340.110	Home Occupations	2
SMC 17C.345.100 – SMC 17C.345.120	Manufactured Homes and Mobile Home Parks	1
SMC 17C.350.030	Development Standards – Mini Storage Facilities	1
SMC 17C.350.040	Design Considerations – Mini Storage Facilities	1
SMC 17C.355.030 – SMC 17C.355.040	Wireless Communication Facilities	1
SMC 17C.390.030.B	Mobile Food Vending Located Entirely on Private Property	1
Chapter 17D.060	Stormwater Facility Standards	1
SMC 17E.010.080	Aquifer Pollution Nuisance Declared by Critical Review Officer	2
SMC	Failure to Comply With Order, Decision of Critical Review	1

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17E.010.160(B) SMC 17E.010.350(F) SMC 17E.010.540(F) SMC 17E.010.160(C) SMC 17E.010.210(A) SMC 17E.010.230 SMC 17E.010.440 SMC 17E.010.350(A) SMC 17E.010.350(E) SMC 17E.010.540(A) SMC 17E.010.540(E) SMC 17E.010.350(B) SMC 17E.010.540(B) SMC 17E.010.350(C) SMC 17E.010.540(C) SMC 17E.010.350(D) SMC 17E.010.540(D)	Officer Failure to Abide by Terms, Conditions of Permit, License, Approval Maintain Underground Storage Tank Without Permit Use of Underground/Aboveground Storage Tank Without Permit Supply False, Inaccurate, Incomplete Information Concerning an UST or AST Approval Permit Violation Fill Unpermitted Underground/Aboveground Storage Tank Tamper with, Fail to Maintain Inventory, Other Records	1 2 1 2 2 2 2
Chapter 17E.020 SMC	Prohibited Activities in Fish and Wildlife Areas and Buffers	1
Chapter 17E.040 SMC	Prohibited Activities in Geological Hazard Areas and Buffers	1
SMC 17E.060.120	Use, Alter Land, Erect, Alter, Occupy Structure Within Shoreline Without Compliance With Shoreline Management Regulations	1
Chapter 17E.070 SMC	Prohibited Activities in Wetlands and Buffers	1
SMC 17F.070.380	Failure to Discharge Responsibilities of Owner	2
SMC 17F.070.390	Failure to Discharge Responsibilities of Occupant	2
SMC 17F.080.250	Failure to Maintain Fire Alarm System	1
SMC 17F.080.260(B)	Failure to Provide Fire Protection System Verification Fees	2
SMC 17F.080.280	Failure to Secure Fire-damaged Building	2
SMC 17F.080.390	Failure to Provide Semi-annual Inspection of Private Hydrant	2
SMC 17F.080.420	Failure to Maintain Private Hydrant	2
SMC 17F.080.440	Lack of Basement Sprinkler System in Existing Building	2
SMC 17G.010.100 (C)(2)	Testing Underground Storage Tank Without Spokane Fire Department Registration	1

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Section 5. Effective Date. This ordinance shall take effect and be in force on _____.

PASSED BY THE CITY COUNCIL ON _____.

_____

Terri Pfister, City Clerk

Approved as to Form:

_____

Assistant City Attorney

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