

**URBAN EXPERIENCE COMMITTEE MEETING
FINAL AGENDA FOR
March 11th, 2019
1:15 p.m. – City Council Briefing Center**

The Spokane City Council's Urban Development Committee meeting will be held at **1:15 p.m. on March 11, 2019** in City Council Briefing Center –Lower Level City Hall, 808 West Spokane Falls Boulevard, Spokane, Washington.

The meeting will be conducted in a standing committee format. Because a quorum of the City Council may be present, the standing committee meeting will be conducted as a committee of the whole council.

The meeting will be open to the public, with the possibility of moving or reconvening into executive session only with the members of the City Council and the appropriate staff. No legislative action will be taken. No public testimony will be taken and discussion will be limited to appropriate officials and staff.

AGENDA

I. Call to Order

II. Approval of Minutes

III. Consent Items

- Vacation of a portion of Fiske Street right-of-way - Eldon Brown
- Vacation of various right-of-ways near Esmeralda Golf Course – Eldon Brown
- Vacation of the alley between 2nd & 3rd between Monroe & Lincoln – Eldon Brown
- City Hall Exterior Restoration- Contract Amendment of \$141,000 - David Steele
- Salt – Ron Howerton
- Deicer – Ron Howerton
- Agreements with Watts, LLC for CSO 24 – Charlie Wolff
- Family Promise 24/7 Shelter Program Amendment – Kelly Keenan
- Emergency Ordinance C18029 Street Vacation Amendment – Louis Meuler
- Emergency Ordinance C26678 Street Vacation Amendment – Louis Meuler

IV. Discussion Items

A. Council Request

- MFTE Incentive Possible Boundary Changes for Discussion – Ben Stuckart (15 min)

B. Staff Requests

- Five Mile Prairie Boundary Change – Gabby Ryan (10 minutes)
- Bike Share/Shared Mobility – Brandon Blankenagel (if questions)

C. Business Reports

- Economic Update- Kris Becker and Gavin Cooley (10 minutes)

V. Strategic Plan Session

- A. Umbrella Agreement for SPS/City/Library Partnership- Rick Romero and Andrew Chanse (5 minutes)
- B. Increased Community Social Capital:
 - Promise Zone: Data Supporting Outcomes- Amber Waldref (5 minutes)
- C. State Legislative Update

VI. Adjournment:

Next Urban Development Committee meeting will be on Monday, April 8th, 2019.

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.

Briefing Paper (Urban Experience Committee)

Division & Department:	Developer Services
Subject:	Vacation of a portion of Fiske Street right-of-way
Date:	March 11, 2019
Contact (email & phone):	Eldon Brown (ebrown@spokanecity.org) 625-6305
City Council Sponsor:	
Executive Sponsor:	Theresa Sanders
Committee(s) Impacted:	Public Infrastructure & Environmental Sustainability
Type of Agenda item:	<input checked="" type="checkbox"/> Consent <input type="checkbox"/> Discussion <input type="checkbox"/> Strategic Initiative
Alignment: (link agenda item to guiding document – i.e., Master Plan, Budget, Comp Plan, Policy, Charter, Strategic Plan)	Section 17G.080.020 of the Spokane Municipal Code and Chapter 35.79 of RCW regarding street vacations.
Strategic Initiative:	
Deadline:	
Outcome: (deliverables, delivery duties, milestones to meet)	Precedes taking this application to a public hearing before City Council
Background/History: The property owner would like to vacate a portion of adjacent right-of-way in order to increase their yard and install landscaping.	
Executive Summary: <ul style="list-style-type: none"> Selling this right-of-way to the applicant by vacation petition, if approved, would generate \$1,742.40 A utility easements is to be reserved over the vacation area for CenturyLink. Map of the proposal area attached Surveyor's Exhibit Map 	
Budget Impact: Approved in current year budget? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A Annual/Reoccurring expenditure? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A If new, specify funding source: Other budget impacts: (revenue generating, match requirements, etc.) Revenue Generating	
Operations Impact: Consistent with current operations/policy? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Requires change in current operations/policy? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A Specify changes required: Known challenges/barriers:	

ABANDONED SPOKANE AND INLAND RAILROAD VACATION



SCALE: 1"=40'

1/25/19



HILLS CT.

LOT 13

P.O.B. 12.00' 30.00' 20.00' 31.05' 65'

ABANDONED SPOKANE
AND INLAND R.R.

FISKE ST.

WEST LINE OF BLOCK 11

SOUTH LINE OF
ABANDONED SPOKANE
AND INLAND RAILROAD

HILLS SUBDIVISION OF BLOCK 11
OF EAST ALTAMONT ADDITION
VOLUME "M" PAGE 31




10 N. Post Street Suite 500
Spokane, Washington 99201
509 328 2994 Fax 509 328 2999

project	RAILROAD VACATION	by	JEA	sheet no.
location	1013 S. FISKE ST.	date	01/24/19	1 OF 1
client	MIKE SHEVCHENKO	checked	DJA	job no.
		date	01/24/19	190128

P1900123VACA



Preliminary Right of Way Description:
A portion of Fiske St. RW between
E Hills Ct and E 11th Ave.

Legend
 Vacation Area

THIS IS NOT A LEGAL DOCUMENT.
The information shown on this map is compiled
from various sources and is subject to constant
revision. Information shown on this map should
not be used to determine the location of facilities
in relationship to property lines, section lines,
streets, etc.



Briefing Paper (Urban Experience Committee)

Division & Department:	Developer Services
Subject:	Vacation of various rights-of-way near Esmeralda Golf Course
Date:	March 11, 2019
Contact (email & phone):	Eldon Brown (ebrown@spokanecity.org) 625-6305
City Council Sponsor:	
Executive Sponsor:	Theresa Sanders
Committee(s) Impacted:	Public Infrastructure & Environmental Sustainability
Type of Agenda item:	<input checked="" type="checkbox"/> Consent <input type="checkbox"/> Discussion <input type="checkbox"/> Strategic Initiative
Alignment: (link agenda item to guiding document – i.e., Master Plan, Budget, Comp Plan, Policy, Charter, Strategic Plan)	Section 17G.080.020 of the Spokane Municipal Code and Chapter 35.79 of RCW regarding street vacations.
Strategic Initiative:	
Deadline:	
Outcome: (deliverables, delivery duties, milestones to meet)	Precedes taking this application to a public hearing before City Council
Background/History: LB Stone Properties has acquired land just west of Esmeralda Golf Course and wishes to take over nearby right-of-ways by applying a previous version of a non-user statute that was in place between 1889 and 1909. (These right-of-ways were platted in 1894) Title companies however, will not insure title without the City taking action. City staff recommends vacating these right-of-ways at no cost pursuant to this non-user statute (Laws of 1889, Chapter 19, Section 32, p 603, adopted by legislature in 1889.	
Executive Summary: <ul style="list-style-type: none"> • Various easements will privately be established for utilities currently in the right-of-way. • Attached is a map of the vacation area 	
Budget Impact: Approved in current year budget? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A Annual/Reoccurring expenditure? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A If new, specify funding source: Other budget impacts: (revenue generating, match requirements, etc.) Revenue Generating	
Operations Impact: Consistent with current operations/policy? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Requires change in current operations/policy? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A Specify changes required: Known challenges/barriers:	



**Vacation of various right-of-ways
in the plat of Minnehaha Addition**

Legend

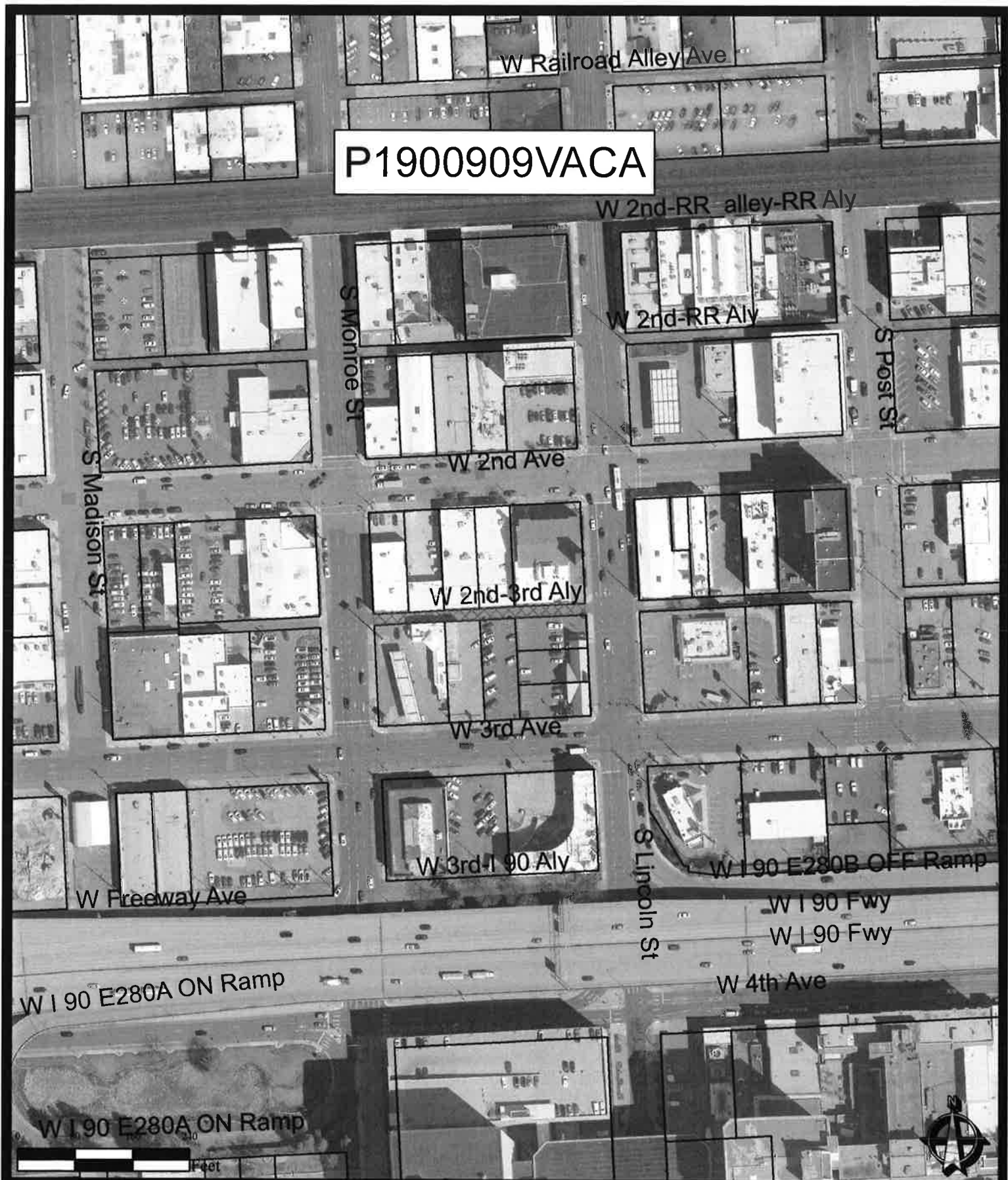
vacation

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streets, etc.



Briefing Paper (Urban Experience Committee Meeting)

Division & Department:	Developer Services
Subject:	Vacation of the alley between 2 nd & 3 rd between Monroe & Lincoln
Date:	March 11, 2019
Contact (email & phone):	Eldon Brown (ebrown@spokanecity.org) 625-6305
City Council Sponsor:	
Executive Sponsor:	Theresa Sanders
Committee(s) Impacted:	Urban Experience Committee Meeting
Type of Agenda item:	<input checked="" type="checkbox"/> Consent <input type="checkbox"/> Discussion <input type="checkbox"/> Strategic Initiative
Alignment: (link agenda item to guiding document – i.e., Master Plan, Budget, Comp Plan, Policy, Charter, Strategic Plan)	Section 17G.080.020 of the Spokane Municipal Code and Chapter 35.79 of RCW regarding street vacations.
Strategic Initiative:	
Deadline:	
Outcome: (deliverables, delivery duties, milestones to meet)	Precedes taking this application to a public hearing before City Council
Background/History: The property owners on this block are interested in vacating this alley to reduce vehicle traffic, graffiti, and property damage.	
Executive Summary: <ul style="list-style-type: none"> Easements are to be reserved for Avista, CenturyLink, and Comcast. Map of the proposal area attached. Selling of the right-of-way, if approved would produce \$74,402.26 	
Budget Impact: Approved in current year budget? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A Annual/Reoccurring expenditure? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A If new, specify funding source: Other budget impacts: (revenue generating, match requirements, etc.) Revenue Generating	
Operations Impact: Consistent with current operations/policy? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Requires change in current operations/policy? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A Specify changes required: Known challenges/barriers:	



Preliminary Right of Way Description:
The alley between 2nd Ave and 3rd Ave
From the east line of Monroe St. and the
west line of Lincoln St.

Legend

 Vacation Area

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or relationships to property lines, section lines,
streets, etc.



Briefing Paper

Urban Experience

Division & Department:	Asset Management
Subject:	City Hall Exterior Restoration - Contract Amendment of \$141,000
Date:	2/27/19
Contact (email & phone):	dsteale@spokanecity.org 509-625-6064
City Council Sponsor:	
Executive Sponsor:	Theresa Sanders
Committee(s) Impacted:	
Type of Agenda item:	<input checked="" type="checkbox"/> Consent <input type="checkbox"/> Discussion <input type="checkbox"/> Strategic Initiative
Alignment: (link agenda item to guiding document – i.e., Master Plan, Budget, Comp Plan, Policy, Charter, Strategic Plan)	
Strategic Initiative:	
Deadline:	
Outcome: (deliverables, delivery duties, milestones to meet)	Contract amendment facilitating additional (or more significant) repairs to City Hall's exterior façade as uncovered during currently contracted repair work and mid-winter shut down costs.

Background/History: Asset Management is managing a contract with Talisman Construction for the restoration of the exterior of City Hall. In preparation of the bid documents, staff utilized thousands of photos taken during the initial risk remediation completed to remove loose debris from the exterior of the building, the services of the engineering firm MTI (Materials Testing & Inspection) to review the original blueprints, use concrete penetrating radar for accessible sections of the façade, and to use destructive material analysis on a variety of concrete core sections to quantify the type of concrete deterioration and size / type of repairs needed.

All of this data was compiled in the contract bid documents prepared by NAC Architecture and translated into estimated quantities of work per building elevation for bidding purposes (North, South, East, West, parapet) based on a series of predetermined repair size and complexity groupings. These tightly controlled bid units allow staff to continually categorize each repair, closely track the contractor's repairs, and review any deviations in the actual repairs vs. the bid documents.

Staff has also continued to utilize MTI to provide weekly site visits to answer contractor repair questions, review requested changes to repair sizes, troubleshoot repairs that are unusually complex once investigated, and provide quality control oversight to the repairs as completed.

With 2 of the 4 building elevations nearing completion and with continual feedback and data from Talisman and MTI, staff is able to quantify the number of additional (or more significant) repairs already encountered and project the additional (or more significant) repairs likely to be encountered on the remaining two building elevations.

Utilizing this data, staff anticipates an additional \$114,500 is needed to complete the additional repairs as completed and to cover the remaining additional repairs anticipated.

In addition to the dollars for repair, an additional \$26,500 is needed to compensate the contractor for the mid-winter shut down (de-mobilization and remobilization) not initially included in the bid documents.

Executive Summary:

- The City of Spokane has contracted with Talisman to complete repairs and restoration of the exterior of City Hall
- Utilizing a variety of photographic and technical resources bid quantities were estimated per building elevation (North, South, East, West, and the parapet.
- As repairs are completed, changes in the bid quantities due to additional repairs needed or more significant repairs needed are closely tracked.
- With 2 elevations nearly complete (South and West) the contractor has provided data on total additional repairs
- Utilizing this data (3rd party verified) staff has prepared an estimate for the total additional repairs needed for the façade.
- The total additional dollars needed to complete current and additional anticipated repairs is \$114,500
- An additional \$26,500 is necessary to compensate the contractor for a mid-winter work shutdown not included in the original bid documents
- These changes amount to approximately 15% of the original contract amount of \$960,000

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Budget Impact:

Approved in current year budget? ☐ Yes ☐ No ☒ N/A

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Annual/Reoccurring expenditure? ☐ Yes ☒ No ☐ N/A

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If new, specify funding source:

Other budget impacts: (revenue generating, match requirements, etc.)

Operations Impact:

Consistent with current operations/policy? ☐ Yes ☒ No ☐ N/A

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Requires change in current operations/policy? ☐ Yes ☒ No ☐ N/A

Specify changes required:

Known challenges/barriers:

Briefing Paper

Urban Development Committee

Division & Department:	Street
Subject:	Salt
Date:	3/11/2019
Contact (email & phone):	rhoverton@spokanecity.org / 625-7741
City Council Sponsor:	
Executive Sponsor:	Scott Simmons
Committee(s) Impacted:	
Type of Agenda item:	<input checked="" type="checkbox"/> Consent <input type="checkbox"/> Discussion <input type="checkbox"/> Strategic Initiative
Alignment: (link agenda item to guiding document – i.e., Master Plan, Budget, Comp Plan, Policy, Charter, Strategic Plan)	Strategic Plan
Strategic Initiative:	Infrastructure
Deadline:	
Outcome: (deliverables, delivery duties, milestones to meet)	
Background/History: <i>This material is used by Street Department during the winter months to aid in snow and ice removal. Salt Distributors Inc. is the supplier. This is on the State contract. Due to the extremely cold and snowy February we have used all of the allotted funding for salt. To maintain our current level of service keeping the Arterials and the Downtown CBD district clear of snow and ice. I am requesting an additional \$100,000 in funding to get us through to next January.</i>	
Executive Summary: <i>Impact</i> <ul style="list-style-type: none"> The total cost to the City noted above will be an additional \$100,000. <i>Action</i> <ul style="list-style-type: none"> Approval of the increase in funding. <i>Funding</i> <ul style="list-style-type: none"> Funding for this is included in the 2019/2020 Street Operation and Maintenance Budget. 	
Budget Impact: Approved in current year budget? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Annual/Reoccurring expenditure? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A If new, specify funding source: Other budget impacts: (revenue generating, match requirements, etc.)	
Operations Impact: Consistent with current operations/policy? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Requires change in current operations/policy? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A Specify changes required: Known challenges/barriers:	

Briefing Paper

Urban Development Committee

Division & Department:	Street
Subject:	Deicer
Date:	3/11/2019
Contact (email & phone):	rhowerton@spokanecity.org / 625-7741
City Council Sponsor:	
Executive Sponsor:	Scott Simmons
Committee(s) Impacted:	
Type of Agenda item:	<input checked="" type="checkbox"/> Consent <input type="checkbox"/> Discussion <input type="checkbox"/> Strategic Initiative
Alignment: (link agenda item to guiding document – i.e., Master Plan, Budget, Comp Plan, Policy, Charter, Strategic Plan)	Strategic Plan
Strategic Initiative:	Infrastructure
Deadline:	
Outcome: (deliverables, delivery duties, milestones to meet)	
<u>Background/History:</u> This material is used by Street Department during the winter months to aid in snow and ice removal. Roadwise is the supplier. This is on the State contract which expires in 2022. Due to the extremely cold and snowy February we have used more deicer than usual and have used almost all of our current funding for deicer. To maintain our current level of service keeping the Arterials and the Downtown CBD district clear of snow and ice, I am requesting an additional \$400,000 in funding to get us through to next January.	
<u>Executive Summary:</u> Impact <ul style="list-style-type: none"> The total cost to the City noted above will be an additional \$400,000. Action <ul style="list-style-type: none"> Approval of the increase in funding. Funding <ul style="list-style-type: none"> Funding for this is included in the 2019/2020 Street Operation and Maintenance Budget. 	
<u>Budget Impact:</u> Approved in current year budget? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Annual/Reoccurring expenditure? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A If new, specify funding source: Other budget impacts: (revenue generating, match requirements, etc.)	
<u>Operations Impact:</u> Consistent with current operations/policy? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Requires change in current operations/policy? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A Specify changes required: Known challenges/barriers:	

Briefing Paper

Urban Experience

Division & Department:	Public Works, Engineering
Subject:	Agreements with Watts, LLC for CSO 24
Date:	February 27, 2019
Contact (email & phone):	Charlie Wolff, cwolff@spokanecity.org , ext. 6191
City Council Sponsor:	
Executive Sponsor:	Scott Simmons, Director of Public Works
Committee(s) Impacted:	
Type of Agenda item:	<input checked="" type="checkbox"/> Consent <input type="checkbox"/> Discussion <input type="checkbox"/> Strategic Initiative
Alignment: (link agenda item to guiding document – i.e., Master Plan, Budget, Comp Plan, Policy, Charter, Strategic Plan)	
Strategic Initiative:	
Deadline:	2 nd Quarter
Outcome: (deliverables, delivery duties, milestones to meet)	Finalizing Lease, License and Easement
Background/History: <ul style="list-style-type: none"> • The CSO 24 plaza and dog park are scheduled to be complete spring of 2019. • Plaza maintenance discussions have been taking place throughout the project. 	
Executive Summary: <ul style="list-style-type: none"> • City staff identified a partnership opportunity with a project adjacent to CSO 24. Watts, LLC desires to utilize the plaza space over CSO 24 and in turn will provide landscaping maintenance, security and programming of the plaza space. City retains the ability to have events and maintain the CSO facility as needed. 	
Budget Impact: Approved in current year budget? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A Annual/Reoccurring expenditure? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A If new, specify funding source: Other budget impacts: (revenue generating, match requirements, etc.)	
Operations Impact: Consistent with current operations/policy? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Requires change in current operations/policy? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A Specify changes required: Known challenges/barriers:	

SPRAGUE

LEASE

STRUCTURAL, MECHANICAL, ELECTRICAL, AND CIVIL ITEMS SHOWN ON THE LANDSCAPE PLAN SHEETS ARE FOR REFERENCE ONLY AND SHOULD NOT BE USED TO CONSTRUCT THE PROJECT. ACTUAL MEASUREMENTS CAN BE FOUND ON THE APPROPRIATE ENGINEERING PLAN SHEETS.

ADAMS

1ST AVE

GRAPHIC SCALE

Briefing Paper

Urban Experience Committee

Division & Department:	Neighborhood and Business Services – Community, Housing, and Human Services (CHHS) Department
Subject:	Family Promise 24/7 Shelter Program Amendment
Date:	2/28/2019
Author (email & phone):	Kelly Keenan (kkeen@spokanecity.org ext. 6056)
City Council Sponsor:	N/A
Executive Sponsor:	Kelly Keenan
Committee(s) Impacted:	Public Safety and Community Health
Type of Agenda item:	<input checked="" type="checkbox"/> Consent <input type="checkbox"/> Discussion <input type="checkbox"/> Strategic Initiative
Alignment: (link agenda item to guiding document – i.e., Master Plan, Budget, Comp Plan, Policy, Charter, Strategic Plan)	2015-2020 Strategic Plan to End Homelessness; 2015-2020 Consolidated Plan for Community Development
Strategic Initiative:	Safe & Healthy / Reduce Homelessness
Deadline:	Effective Date for the agreement is 3/1/2019
Outcome: (deliverables, delivery duties, milestones to meet)	CHHS is requesting to amend the agreement with Family Promise of Spokane for its 24/7 Shelter program.
Background/History: Family Promise of Spokane's Open Doors 24/7 Shelter includes day services (showers, laundry, kitchen, and food resources), supportive case management, and overnight sleeping for an expanded capacity of 80 family members.	
Executive Summary: <ul style="list-style-type: none"> The total amendment amount is \$165,000 for March 1 – June 30, 2019. This agreement funds shelter services to bridge the gap until the new five-year services award cycle begins July 1, 2019. This amendment maintains the expanded capacity for 80 persons at the Open Doors Shelter. The shelter's capacity was expanded from 50 persons to 80 persons in November 2018, as a component of the 2018-19 Warming Centers program. 	
Budget Impact: Approved in current year budget? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Annual/Reoccurring expenditure? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If new, specify funding source: N/A Other budget impacts: N/A	
Operations Impact: Consistent with current operations/policy? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Requires change in current operations/policy? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Specify changes required: None. Known challenges/barriers: None.	

Briefing Paper

Urban Experience

Division & Department:	City Council
Subject:	Multi-Family Tax Exemption (MFTE) Incentive possible boundary changes for discussion
Date:	March 11, 2019
Contact (email & phone):	bstuckart@spokanecity.org 625 6258
City Council Sponsor:	Ben Stuckart
Executive Sponsor:	N/A
Committee(s) Impacted:	Urban Experience; PIES
Type of Agenda item:	<input type="checkbox"/> Consent <input checked="" type="checkbox"/> Discussion <input type="checkbox"/> Strategic Initiative
Alignment: (link agenda item to guiding document – i.e., Master Plan, Budget, Comp Plan, Policy, Charter, Strategic Plan)	Strategic Plan
Strategic Initiative:	Encouraging Private Investment; Planning for Growth; Available Housing
Deadline:	N/A
Outcome: (deliverables, delivery duties, milestones to meet)	Additional affordable and market-rate housing

Executive Summary:

The Multi-Family Tax Exemption (MFTE) program is the most powerful tool the city offers to encourage development of affordable and market-rate multifamily housing. Interest in the program has picked up. The City expanded MFTE in 2017 to the Lower South Hill and saw an increase in projects utilizing the incentive. As Spokane continues to see low rental vacancy rates and lack of available housing at every income level, expanding MFTE will hopefully lead to additional development of housing units throughout the city.

Budget Impact:

TOTAL COST: N/A

Approved in current year budget? ☐ Yes ☐ No ☒ N/A

Annual/Reoccurring expenditure? ☐ Yes ☒ No ☐ N/A

If new, specify funding source:

Other budget impacts: (revenue generating, match requirements, etc.):

Operations Impact:

Consistent with current operations/policy? ☐ Yes ☒ No ☐ N/A

Requires change in current operations/policy? ☒ Yes ☐ No ☐ N/A

Specify changes required: Known challenges/barriers: None

Title 08 Taxation and Revenue

Chapter 08.15 Multiple-family Housing Property Tax Exemption

Section 08.15.010 Purpose

A. The purposes of this chapter are to:

1. encourage more multi-family housing opportunities, including affordable housing opportunities, within the City;
2. stimulate the construction of new multifamily housing and the rehabilitation of existing vacant and underutilized buildings for multi-family housing;
3. increase the supply of mixed-income multifamily housing opportunities within the City;
4. accomplish the planning goals required under the Growth Management Act, chapter 36.70A RCW, as implemented from time to time by the City's current and future comprehensive plans;
5. promote community development, neighborhood revitalization, and availability of affordable housing;
6. preserve and protect buildings, objects, sites and neighborhoods with historic, cultural, architectural, engineering or geographic significance located within the City; and
7. encourage additional housing in areas that are consistent with planning for public transit systems.

B. Any one or a combination of these purposes may be furthered by the designation of a residential targeted area under this chapter.

Date Passed: Monday, June 25, 2007

Effective Date: Saturday, August 4, 2007

ORD C34051 Section 1

Section 08.15.020 Definitions

As used in this chapter:

- A. "affordable housing" means residential housing that is rented by a person or household whose monthly housing costs, including utilities other than telephone, do not exceed thirty percent of the household's monthly income.
1. For the purposes of housing intended for owner occupancy, "affordable housing" means residential housing that is within the means of low or moderate-income households;
- B. "assessor" means the Spokane county assessor;
- C. "council" means the Spokane city council;
- D. "director" means the director of the City's planning department or any other City office, department or agency that shall succeed to its functions with respect to this chapter, or their authorized designee;

- E. "high cost area" means a county where the third quarter median house price for the previous year as reported by the Washington Center for Real Estate Research at Washington State University is equal to or greater than one hundred thirty percent of the statewide median house price published during the same time period;
- F. "household" means a single person, family or unrelated persons living together;
- G. "low-income" means a single person, family or unrelated persons living together whose adjusted income is at or below eighty percent of the median family income adjusted for family size, for the county where the project is located, as reported by the United States department of housing and urban development.
 - 1. For cities located in high-cost areas, "low-income household" means a household that has an income at or below one hundred percent of the median family income adjusted for family size, for the county where the project is located;
- H. "moderate-income household" means a single person, family or unrelated persons living together whose adjusted income is more than eighty percent but is at or below one hundred fifteen percent of the median family income adjusted for family size, for the county where the project is located, as reported by the United States department of housing and urban development.
 - 1. For cities located in high-cost areas, "moderate-income household" means a household that has an income that is more than one hundred percent, but at or below one hundred fifty percent, of the median income adjusted for family size, for the county where the project is located;
- I. "multi-family housing" means a building having four or more dwelling units designed for permanent residential occupancy resulting from new construction or rehabilitation or conversion of vacant, underutilized or substandard buildings to multi-family housing and does not include transient accommodations, including hotels or motels;
- J. "owner" means the property owner of record;
- K. "permanent residential occupancy" means multi-family housing that provides either rental or owner occupancy for a period of at least one month.
 - 1. This excludes hotels and motels that predominately offer rental accommodation on a daily or weekly basis;
- L. "rehabilitation improvements" means modifications to an existing:
 - 1. structure the residential portion of which has been vacant for at least twelve months prior to application for exemption under this chapter, that are made to achieve a condition of substantial compliance with the applicable building and construction codes contained in Title 11 SMC and all applicable uniform codes adopted pursuant to Title 11 SMC; or
 - 2. occupied residential structure or mixed use structure that contains occupied residential units, that add at least four multifamily housing units;
- M. "residential targeted area" means an area within an urban center that has been so designated by the council pursuant to this chapter;
- N. "substantial compliance" means compliance with the applicable building and construction codes contained in Title 11 SMC and all applicable uniform codes adopted pursuant to Title 11 SMC that is typically required for rehabilitation as opposed to new construction;
- O. "urban center" means a compact identifiable district where urban residents may obtain a variety of products and services and which must contain:
 - 1. several existing or previous, or both, business establishments that may include but are not limited to shops, offices, banks, restaurants, governmental agencies;
 - 2. adequate public facilities including streets, sidewalks, lighting, transit, domestic water and sanitary sewer systems; and
 - 3. a mixture of uses and activities that may include housing, recreation and cultural activities in association with either commercial or office, or both, use.

Date Passed: Monday, August 21, 2017

Effective Date: Saturday, October 7, 2017

ORD C35524 Section 1

Section 08.15.030 Residential Targeted Areas – Criteria – Designation

- A. Following notice and public hearing as prescribed in RCW 84.14.040, the council may designate one or more residential targeted areas, upon a finding by the council in its sole discretion that the residential targeted area meets the following criteria:
 - 1. The residential targeted area is within an urban center.
 - 2. The residential targeted area lacks sufficient available, desirable, and convenient residential housing, including affordable housing, to meet the needs of the public who would be likely to live in the urban center if affordable, desirable, attractive, and livable residences were available; and
 - 3. Providing additional housing opportunity, including affordable housing, in the residential targeted area will assist in achieving one or more of the following purposes:
 - a. Encourage increased residential opportunities within the City, including mixed-income and affordable housing opportunities; or
 - b. Stimulate the construction of new multifamily housing; or
 - c. Encourage the rehabilitation of existing vacant and underutilized buildings for multifamily housing.
- B. In designating a residential targeted area, the council may also consider other factors, including whether:
 - 1. additional housing, including affordable housing units, in the residential targeted area will attract and maintain an increase in the number of permanent residents;
 - 2. an increased permanent residential population in the residential targeted area will help to achieve the planning goals mandated by the Growth Management Act under chapter 36.70A RCW, as implemented through the City's current and future comprehensive plans;
 - 3. encouraging additional housing in the residential targeted area is consistent with public transportation plans; or
 - 4. additional housing may contribute to revitalization of a distressed neighborhood or area within the City.
- C. At any time the council may, by ordinance, in its sole discretion, amend or rescind the designation of a residential targeted area pursuant to the same procedural requirements as set forth in this chapter for original designation.
- D. The following area areas, as shown in Attachment A, ~~is~~ are designated as a residential targeted area areas under this chapter:
 - 1. Spokane's MFTE
 - 2. ~~Downtown~~
 - 3. ~~University District~~
 - 4. ~~South University District~~
 - 5. ~~Kendall Yards~~
 - 6. ~~Monroe Corridor~~
 - 7. ~~Market Corridor~~
 - 8. ~~Division Corridor~~
 - 9. ~~Hamilton/Nevada Corridor~~
 - 10. ~~East Sprague Targeted Investment Pilot~~
 - 11. ~~Lower South Hill~~
- E. If a part of any legal lot is within a designated residential targeted area with zoning allowing for construction of multifamily, Centers and Corridors Zones: CC1, CC2, and CC4, Residential Zones: RMF, RHD and Commercial Zones: O, OR, NR, NMU, CB, GC,

housing as shown in Attachment A, then the entire lot shall be deemed to lie within such residential targeted area. The ~~area areas~~ designated as a residential targeted ~~area areas~~ is ~~are~~ bound by the streets described in Attachment A. Property located outside of, but adjacent to, the described area areas is not designated as a residential targeted area areas.

Date Passed: Monday, August 21, 2017

Effective Date: Saturday, October 7, 2017

ORD C35524 Section 2

Section 08.15.040 Project Eligibility

To be eligible for exemption from property taxation under this chapter, the property must satisfy all of the following requirements:

- A. The property must be located in a residential targeted area of an urban center.
- B. The project must be multifamily housing consisting of at least four dwelling units within a residential structure or as part of a mixed-use development in which at least fifty percent of the space within such residential structure or mixed-use development is intended for permanent residential occupancy.
- C. For new construction, a minimum of four new dwelling units must be created; for rehabilitation or conversion of existing occupied structures, a minimum of four additional dwelling units must be added. Existing multifamily vacant housing that has been vacant for twelve months or more does not have to provide additional multifamily units.
- D. For rehabilitation or conversion of an existing building: the residential portion of the building fails to comply with one or more standards of the applicable building or housing codes, and the rehabilitation improvements shall achieve a condition of compliance with the applicable building and construction codes, or the building has been vacant for at least a year. If the property proposed to be rehabilitated is not vacant, an applicant shall provide each existing tenant housing of comparable size, quality and price and a reasonable opportunity to relocate.
- E. The project must comply with all applicable zoning requirements, land use regulations, design review requirements and building and housing code requirements contained in the Spokane Municipal Code at the time of new construction, rehabilitation or conversion.

Date Passed: Monday, August 21, 2017

Effective Date: Saturday, October 7, 2017

ORD C35524 Section 3

Section 08.15.050 Application Procedure – Fee

- A. The owner of property applying for exemption under this chapter shall submit an application to the director, on a form established by the director. The owner shall verify the application by oath or affirmation. The application shall contain such information as the director may deem necessary or useful, and shall include:
- B. information setting forth the grounds supporting the requested exemption including information indicated on the application form;

- C. a brief written description of the project and preliminary schematic site and floor plans of the multifamily units and the structure(s) in which they are proposed to be located; and
- D. a statement from the owner acknowledging the potential tax liability when the property ceases to be eligible for exemption under this chapter.
- E. In the case of rehabilitation or where demolition or new construction is required, the owner shall secure from the City, before commencement of rehabilitation improvements or new construction, verification of property noncompliance with applicable building and housing codes.
- F. At the time of initial application under this section, the applicant shall pay to the City an initial application fee as set forth in SMC 8.02.0695. If the City denies the application, the City will retain that portion of the fee attributable to its own actual administrative costs and refund the balance, if any, to the applicant.
- G. The director shall notify the applicant within thirty days of the application being filed if the director determines that an application is not complete and shall identify what additional information is required before the application will be complete. Within thirty days of receiving additional information, the director shall notify the applicant in writing if the director determines that the application is still not complete, and what additional information is necessary.
- H. An application shall be deemed to be complete if the director does not notify the applicant in writing by the deadlines in this section that the application is incomplete; however, a determination of completeness does not preclude the director from requiring additional information during the review process if more information is needed to evaluate the application according to the criteria in this chapter.
- I. The application shall be submitted any time before an application for a building or other construction permit. However, an applicant for the multiple family housing property tax exemption may obtain an early start approval pursuant to SMC 17F.040.100 prior to the application for the tax exemption. The improvements made to the property pursuant to the early start approval shall not qualify for the exemption.

Date Passed: Monday, August 21, 2017

Effective Date: Saturday, October 7, 2017

ORD C35524 Section 4

Section 08.15.060 Application Review – Issuance of Conditional Certificate-Denial – Appeal

- A. The director may approve the application if they find that:
 - 1. a minimum of four new units are being constructed or in the case of occupied rehabilitation or conversion a minimum of four additional multi-family units are being developed;
 - 2. if applicable, the proposed multi-unit housing project meets the affordable housing requirements as described in SMC 8.15.090;
 - 3. the proposed project is, or will be at the time of completion, in conformance with all local plans and regulations that apply at the time the application is approved;
 - 4. the owner has complied with all standards and guidelines adopted by the City under this chapter; and
 - 5. the site is located in a residential targeted area of an urban center that has been designated by the governing authority in accordance with procedures and guidelines indicated in RCW 84.14.040.
- B. The director shall approve or deny an application under this chapter within sixty days after receipt of the completed application.

1. If the application is approved, the applicant shall enter into a conditional contract with the City, subject to approval by the city council, regarding the terms and conditions of the project and eligibility for exemption under this chapter.
 2. The city council's approval of the applicant's conditional contract with the City shall take place within sixty days of the director's approval of the completed application.
 3. Upon city council approval of the contract, the director shall execute the contract as approved by the city council, and the director shall issue a conditional certificate of acceptance of tax exemption.
 4. The conditional certificate shall expire three years from the date of city council's approval unless an extension is granted as provided in this chapter.
- C. If the application is denied, the director shall state in writing the reasons for the denial and send notice of denial to the applicant at the address listed on the application within ten days of the denial.
- D. An applicant may appeal the director's denial of the application to the city council within thirty days of receipt of the denial.
1. The appeal before the city council will be based upon the record before the director, and the director's decision will be upheld unless the applicant can show that there is no substantial evidence on the record to support the director's decision.
 2. The city council's decision on appeal is final.

Date Passed: Monday, August 21, 2017

Effective Date: Saturday, October 7, 2017

ORD C35524 Section 5

Section 08.15.070 Extension of Conditional Certificate

The conditional certificate may be extended by the director for a period not to exceed twenty-four consecutive months. The applicant shall submit a written request stating the grounds for the extension together with the appropriate fee as set forth in SMC 8.02.0695 for the City's administrative cost to process the request. The director may grant an extension if the director determines that:

- A. the anticipated failure to complete construction or rehabilitation within the required time period is due to circumstances beyond the control of the owner; and
- B. the owner has been acting and could reasonably be expected to continue to act in good faith and with due diligence; and
- C. all the conditions of the original contract between the applicant and the City will be satisfied upon completion of the project.

Date Passed: Monday, May 7, 2007

Effective Date: Wednesday, June 20, 2007

Recodification ORD C34025 Section 1

Section 08.15.080 Final Certificate – Application – Issuance – Denial and Appeal

- A. Upon completion of the rehabilitation improvements or new construction as provided in the contract between the applicant and the City, and upon issuance of a temporary certificate of occupancy, or a permanent certificate of occupancy if no temporary certificate is issued, the applicant may request a final certificate of tax exemption. The applicant shall file with the director such information as the director may deem necessary or useful to evaluate eligibility for the final certificate, and shall include:
 - 1. a statement of the amount of rehabilitation or construction expenditures made with respect to each multi-family housing unit and the total expenditures made in the rehabilitation or construction of the entire property;
 - 2. a description of the completed work and a statement that the rehabilitation improvements or new construction of the owner's property qualify the property for the exemption; and
 - 3. if applicable, a statement that the project meets the affordable housing requirements as described in SMC 8.15.090; and
 - 4. a statement that the work was completed within the required three years of the issuance of the conditional certificate of tax exemption.
- B. At the time of application for final certificate under this section, the applicant shall pay the appropriate fees as set forth in chapter 8.02 SMC
- C. Within thirty days of receipt of all materials required for a final certificate, the director shall determine whether the completed work, and the affordability of the units, is consistent with the contract between the City and owner and is qualified for exemption under this chapter, and which specific improvements satisfy the requirements of this chapter.
- D. If the director determines that the project has been completed in accordance with the contract between the applicant and the City and the requirements of this chapter, including, if applicable, affordable housing requirements, the City shall file a final certificate of tax exemption with the assessor within ten days of the expiration of the thirty-day period provided under subsection (C) of this section.
- E. The director is authorized to cause to be recorded, or to require the applicant or owner to record, in the real property records of the Spokane county assessor, the contract with the City required under SMC 8.15.060(B), or such other document(s) as will identify such terms and conditions of eligibility for exemption under this chapter as the director deems appropriate for recording.
- F. The director shall notify the applicant in writing that the City will not file a final certificate if the director determines that the project was not completed within the required three-year period or any approved extension, was not completed in accordance with the contract between the applicant and the City and the requirements of this chapter, if applicable, that the affordable housing requirements as described in SMC 8.15.090 were not met, or if the owner's property is otherwise not qualified.
- G. If the director determines that the project has been completed in accordance with the contract between the applicant and the City and the requirements of this chapter, including, if applicable, affordable housing requirements, the City shall file a final certificate of tax exemption with the assessor within sixty days.

Date Passed: Monday, August 21, 2017

Effective Date: Saturday, October 7, 2017

ORD C35524 Section 6

Section 08.15.090 Exemption – Duration – Limits

- A. The assessed value of new housing construction, conversion and rehabilitation improvements qualifying under this chapter will be exempt from ad valorem property taxation as follows:
1. For purposes for which applications for certificates of tax exemption eligibility are submitted under this chapter the value is exempt for:
 - a. eight successive years beginning January 1st of the year immediately following the calendar year of the recording of the Final certificate with Spokane County Assessor; or
 - b. twelve successive years beginning January 1st of the year immediately following the calendar year of the recording of the Final certificate with Spokane County Assessor.
 - c. For the property to qualify for the twelve-year exemption, the applicant must commit to renting or selling at least twenty percent of the multi-family housing units as affordable housing units to low and moderate-income households.
 - i. In the case of projects intended exclusively for owner occupancy, the requirement for a minimum of twenty percent of the units to be affordable under this subsection may be satisfied solely through housing affordable to moderate-income households.
- B. The exemption does not apply to the value of land or non-housing related improvements not qualifying under this chapter, nor does the exemption apply to increases in assessed valuation of land and non-qualifying improvements, or to increases made by lawful order of the Spokane County board of equalization, the Washington State department of revenue, state board of tax appeals, or Spokane County, to a class of property throughout the county or a specific area of the county to achieve uniformity of assessment or appraisal as required by law. In the case of rehabilitation of existing buildings, the exemption does not include the value of improvements constructed prior to submission of the completed application required under this chapter.

Date Passed: Monday, August 21, 2017

Effective Date: Saturday, October 7, 2017

ORD C35524 Section 7

Section 08.15.100 Annual Certification and Affordability Certification

- A. Within thirty days of the anniversary of the date the final certificate of tax exemption was recorded at the County and each year thereafter, for the tax exemption period, the property owner shall file a certification with the director, verified upon oath or affirmation, which shall contain such information as the director may deem necessary or useful, and shall include the following information:
1. A statement of occupancy and vacancy of the multi-family units during the previous year.
 2. A certification that the property has not changed use and, if applicable, that the property has been in compliance with the affordable housing requirements as described in SMC 8.15.090 since the date of filing of the final certificate of tax exemption, and continues to be in compliance with the contract with the City and the requirements of this chapter; and
 3. If the property owner rents the affordable multi-family housing units, the property owner shall file with the City a report indicating the household income of each initial tenant qualifying as low and moderate-income in order to comply with the

twenty percent requirement of SMC 8.15.090(A)(2)(b) and RCW 84.14.020(1)(ii)(B).

- a. The reports shall be on a form provided by the City and shall be signed by the tenants.
 - b. Information on the incomes of occupants of affordable units shall be included with the application for the final certificate of tax exemption, and shall continue to be included with the annual report for each property during the exemption period.
4. A description of any improvements or changes to the property made after the filing of the final certificate or last declaration, as applicable.
- B. Failure to submit the annual declaration may result in cancellation of the tax exemption.

Date Passed: Monday, August 21, 2017

Effective Date: Saturday, October 7, 2017

ORD C35524 Section 8

Section 08.15.110 Cancellation of Tax Exemption – Appeal

- A. If at any time the director determines that the property no longer complies with the terms of the contract or with the requirements of this chapter, or for any reason no longer qualifies for the tax exemption, the tax exemption shall be canceled and additional taxes, interest and penalty imposed pursuant to state law.
- B. In the case of multi-family housing units rented as affordable housing, twenty percent of the units must be available to be rented to qualified low and moderate-income tenants at all times during the entire twelve-year exemption period. While an individual tenant's income may rise above the low and moderate-income level during the exemption period, the property owner must demonstrate that subsequent or different tenants of those affordable units do meet the income level requirements for the remainder of the exemption period.
- C. If after the issuance of a final tax certificate multi-family housing units rented as affordable housing fail to satisfy the requirements for the affordable housing tax exemption and the number of units fall below the twenty percent requirement, the extended twelve-year tax exemption period shall expire and the tax exemption period shall be limited to eight years from the date of the issuance of the final certificate of tax exemption.
- D. If the property owner sells the affordable multi-family housing units, the new property owner shall file with the City a report indicating that the unit was purchased at a value affordable to low and moderate-income in order to continue to comply with the twenty percent requirement of SMC 8.15.090(A)(1)(b) and RCW 84.14.020(1)(ii)(B).
- E. If the owner intends to convert the multi-family housing to another use, or if applicable, if the owner intends to discontinue compliance with the affordable housing requirements as described in SMC 8.15.090 or any other condition to exemption, the owner must notify the director and the Spokane county assessor within sixty days of the change in use or intended discontinuance.
 1. Upon such change in use or discontinuance, the tax exemption shall be canceled and additional taxes, interest and penalty imposed pursuant to state law.
- F. Upon determining that a tax exemption shall be canceled, the director, on behalf of the city council, shall notify the property owner by certified mail, return receipt requested.
 1. The property owner may appeal the determination by filing a notice of appeal with the city clerk within thirty days, specifying the factual and legal basis for the appeal.

2. The hearing examiner will conduct a hearing pursuant to chapter 17G.050 SMC at which all affected parties may be heard and all competent evidence received.
 3. The hearing examiner will affirm, modify or repeal the decision to cancel the exemption based on the evidence received. The hearing examiner shall give substantial weight to the director's decision and the burden of overcoming that weight shall be upon the appellant.
 4. An aggrieved party may appeal the hearing examiner's decision to the Spokane county superior court as provided in RCW 34.05.510 through RCW 34.05.598.
- G. If after the issuance of a final tax certificate an owner-occupied multi-family housing unit that initially qualified as a low or moderate-income unit is sold at market rate and no longer qualifies as an affordable housing unit, that unit may lose its tax exempt status and all prior exempt taxes and penalties and interest shall become a lien on the property per RCW 84.14.110 and the subsequent owner shall no longer qualify for the tax exemption. The remaining units' tax exemption status shall not be affected.
- H. The City may adopt administrative policies and procedures to implement the reporting requirement for this section which are not inconsistent the provisions of chapter 8.15 SMC and chapter 84.14 RCW.
- I. A determination by the director to discontinue an exemption period may be appealed pursuant to SMC 8.15.110.

Date Passed: Monday, August 21, 2017

Effective Date: Saturday, October 7, 2017

ORD C35524 Section 9

Section 08.15.120 2017-2018 SMC Amendments and Expiration of Program

With the 2017 amendments to the program, staff will work with applicants who have previously approved conditional contracts, who have not applied for a final certificate of exemption. Both eight and twelve year conditional contracted projects can apply for a final certificate of exemption under the amended code. Those projects will qualify for a term of exemption that the project can now meet. This does not apply to contracts that have been completed a final certificate of exemption.

The program established by this chapter shall expire December 31, 2028, unless repealed or extended by the city council by ordinance. Upon expiration, no further applications for a conditional certificate of tax exemption shall be accepted. Incomplete applications shall be returned to the applicant. Pending complete applications for a conditional certificate, extension of conditional certificate and final certificate shall be processed as provided in this chapter.

Date Passed: Monday, August 21, 2017

Effective Date: Saturday, October 7, 2017

ORD C35524 Section 10

Section 08.15.130 REPEALED (Affordable Housing Reporting Requirements)

Repealed by ORD C35524.

Date Passed: Monday, August 21, 2017

Effective Date: Saturday, October 7, 2017

ORD C35524 Section 11

Section 08.15.140 Project Parking Requirements

- A. Projects for which an MFTE application has been approved pursuant to SMC 08.15.060 are exempt from the minimum off-street parking requirements of SMC 17C.230.110 if they are located within an area zoned for one of the center and corridor uses described in chapter 17C.122, SMC.
- B. For mixed-use projects, the exemption stated in paragraph A of this section does not apply to the non-residential portions of the project; total minimum off-street parking requirements for such projects are calculated using the non-residential uses and square footages as shown in Tables 17C.230-1 and 17C.230-2.

Date Passed: Monday, June 25, 2018

Effective Date: Wednesday, August 8, 2018

TABLE 17C.120-1 COMMERCIAL ZONE PRIMARY USES						
Use is: P: Permitted N: Not Permitted L: Allowed, but Special Limitations CU: Conditional Use Review Required	O (Office)	OR (Office Retail)	NR (Neighborhood Retail)	NMU (Neighborhood Mixed Use)	CB (Community Business)	GC (General Commercial)
Residential Categories						
Group Living [1]	L/CU	L/CU	L/CU	L/CU	L/CU	L/CU
Residential Household Living	P	P	P	P	P	P

TABLE 17C.110-1 RESIDENTIAL ZONE PRIMARY USES (Click here to view PDF)					
Use is: P - Permitted N - Not Permitted L - Allowed, but special limitations CU - Conditional Use review required	RA	RSF & RSF-C	RTF	RMF	RHD

RESIDENTIAL CATEGORIES					
Group Living [1]	L/CU	L/CU	L/CU	L/CU	L/CU
Residential Household Living	P	P	P	P	P

TABLE 17C.122-1
CENTER AND CORRIDOR ZONE ALLOWED USES
 (Click here to view PDF)

Use is: P – Permitted N – Not Permitted L – Allowed, but special limitations CU – Conditional use review required	CC Zone Type		
	Core Zones		Transition Zone
	CC1	CC2	CC4
Residential*	P	P	P

Briefing Paper

Urban Experience Committee

Division & Department:	Business & Development / Planning and Developer Services		
Subject:	Two Emergency Ordinances amending old street vacation ordinances removing utility easements no longer needed		
Date:	March 11, 2019		
Author (email & phone):	Louis Meuler (lmeuler@spokanecity.org , 625-6096)		
City Council Sponsor:			
Executive Sponsor:			
Committee(s) Impacted:	Urban Experience / Public Infrastructure		
Type of Agenda item:	<input checked="" type="checkbox"/> Consent <input type="checkbox"/> Discussion <input type="checkbox"/> Strategic Initiative		
Alignment: (link agenda item to guiding document – i.e., Master Plan, Budget , Comp Plan, Policy, Charter, Strategic Plan)	Washington State Connecting Washington Transportation Funding Package Washington State North Spokane Corridor Project Website: http://www.wsdot.wa.gov/Projects/US395/NorthSpokaneCorridor/default.htm and www.NSCPlace.com		
Strategic Initiative:			
Deadline:			
Outcome: (deliverables, delivery duties, milestones to meet)	Council approval of two emergency ordinances amending old street vacation ordinances (C18029 and C26678) removing easements no longer needed.		
Background/History: Amending these ordinances will remove utility easements that no longer needed.			
Executive Summary: <ul style="list-style-type: none"> <i>An Emergency Ordinance allows for a shorter ordinance effective date to facilitate a property exchange between WSDOT and BNSF Railway to facilitate the construction timeline and minimize disruption to the City's transportation system.</i> 			
Budget Impact: None Approved in current year budget? <input type="checkbox"/> Yes <input type="checkbox"/> No Annual/Reoccurring expenditure? <input type="checkbox"/> Yes <input type="checkbox"/> No If new, specify funding source: Other budget impacts: (revenue generating, match requirements, etc.)			
Operations Impact: Consistent with current operations/policy? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Requires change in current operations/policy? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Specify changes required: Known challenges/barriers:			

City of Spokane
Planning & Development Services
808 West Spokane Falls Blvd.
Spokane, WA 99201-3343
(509) 625-6700

ORDINANCE NO. _____

An ordinance amending ordinance C18029 removing easements that are no longer needed; and declaring an emergency.

WHEREAS, it is necessary for the City to adopt this ordinance as an emergency ordinance to enable it to be effective immediately upon passage to limit disruption to the City arterial system; and

WHEREAS, the City Council has found that the public use, benefit and welfare will best be served by removing the easement listed below; -- NOW, THEREFORE,

The City of Spokane does ordain:

Section 1. That Providence Avenue, the City of Spokane, from the east line of Market Street to the west line of Greene Street, except railway right of way, be, and the same is hereby vacated: ~~Provided, however, that the City hereby reserves an easement and the right to exercise and grant easement for facilities of the Washington Water Power Company now existing in Providence Avenue.~~

~~Section 2. This ordinance shall take effect and be in force thirty days from and after its passage.~~ Emergency Ordinance. The City Council finds that this ordinance, passed by a majority plus one of the whole membership of the City Council as an emergency ordinance is necessary for the public health, safety and welfare and for the immediate support of City government and its existing public institutions, and shall be effective immediately upon its passage.

Passed the City Council _____

Council President

Attest: _____
City Clerk

Approved as to Form:

Assistant City Attorney

Mayor

Date: _____

Effective Date: _____

City of Spokane
Planning & Development Services
808 West Spokane Falls Blvd.
Spokane, WA 99201-3343
(509) 625-6700

ORDINANCE NO. _____

An ordinance amending ordinance C26678 removing easements that are no longer needed: and declaring an emergency.

WHEREAS, it is necessary for the City to adopt this ordinance as an emergency ordinance to enable it to be effective immediately upon passage to limit disruption to the City arterial system; and

WHEREAS, the City Council has found that the public use, benefit and welfare will best be served by removing the easement listed below; -- NOW, THEREFORE,

The City of Spokane does ordain:

Section 1. That the alley between Market Street and the Burlington Northern Right of Way, in the City of Spokane, from Hoffman Avenue to Wellesley Avenue, is hereby vacated.

~~Section 2. An easement is reserved and retained over, across and through the entire vacated area for maintenance and installation of City Utilities and existing utilities of The Washington Water Power Company and Pacific Northwest Bell and no buildings or other structures shall be erected within the vacated area without the prior written consent of the Public Works Director.~~ Emergency Ordinance. The City Council finds that this ordinance, passed by a majority plus one of the whole membership of the City Council as an emergency ordinance is necessary for the public health, safety and welfare and for the immediate support of City government and its existing public institutions, and shall be effective immediately upon its passage.

~~Section 3. This ordinance shall take effect and be in force thirty (30) days from and after its passage.~~

Passed the City Council _____

Council President

Attest: _____
City Clerk

Approved as to Form:

Assistant City Attorney

Mayor

Date: _____

Effective Date: _____



North Indian Trail
Neighborhood Council

www.nitnc.com

June 22nd 2018

To Heather Trautman
Director of Neighborhood Services/Planning

Kathy Miotke of the Five Mile Association discovered that there is a street that shows on the NIT map that should be on the Five Mile neighborhood map.

The street is Upper Mayes Ln in the West Wind Subdivision at the top of Barnes Rd where it intersects with Strong Rd. As a Neighborhood Council, we have no problem with it being changed to the Five Mile Neighborhood Map and Boundaries.

Thank you,

Terry Deno
Chair
Mel Neil
Vice-Chair
Jeanine McKinney
Treasurer
Kathy Husted
Secretary

Terry Deno opened the meeting at 7:00 p.m.

He reported that the dying trees along the new Barnes Road are being removed and replaced with more appropriate trees.

On behalf of the North Indian Trail Neighborhood, Terry requested that the City of Spokane Parks Dept. review the area out by the power lines on the NE side of Indian Trail and Bedford. This area had been designated for a Neighborhood Park back in 2005. It has not been developed and the area is not in good condition.

The Parks Dept. responded by inviting the Board members to attend their meeting on Oct. 1st to discuss the request. They were very receptive to our information presented. As a result, the development of Meadowglen Park is scheduled to begin this Fall by cleaning it up and planting some trees. In 2019 development of the Park is planned to begin.

There was a request for a boundary change from the Five Mile Area Neighborhood Council. It concerns a few homes located at the top of Barnes Road in the Westwind Subdivision on N. Upper Mayes Lane. They are currently designated to be in the boundary of the North Indian Trail Neighborhood. They would like to change to be included in the Five Mile Neighborhood. Terry presented this information to the attendees. A hand vote was taken. All attendees (44) were in favor of making the boundary change.

Our next meeting on October 9th will include a "Meet the Candidates" presentation.

The Fall Clean-up is scheduled for Oct. 16th. Post cards will be mailed out about a week before.

Jeanine McKinney reported a balance of \$6,902.48 in the account.

Mark Davies gave an update from the Community Assembly Meeting:

C.O.P.S. Northwest is offering a FREE Shred Day on Friday, Sept. 28th from 11:00-2:00. Donations will be accepted to benefit C.O.P.S. Northwest.

Cleaning from the Corridor will be occurring on Sat., Sept. 29th from 9-12. This event is offered twice annually benefitting neighborhoods throughout Spokane.

The Community Assembly will host Neighborhoods USA Fall Retreat on Monday, October 8th from 9a.m. to 1p.m. at the Philanthropy Center 1020 W. Riverside Ave.

Doug Strohsal did not have much to report regarding crimes lately. One of the members reported that there had been 4 or 5 cars broken into recently on James Drive.

Mel Neil gave an update on the Yard Sale. 76 homes signed up to participate this year. Profit from the sale equaled \$795.54 after advertising and printing expenses.

Janet Robel reported that the Concerts at POP Church were a success this summer. They were enjoyed by all who attended them.

Candace Mumm talked about the findings of the traffic study done on the new Barnes Road. The actual data showed the average speed to be about 30 mph. There was a request from one of the members to see about getting a marked crosswalk at Barnes and Farmdale to make it safer for the school children to cross there. Candace agreed to look into that request.

She reported that the number of car thefts has decreased in Spokane!

BUSINESS ROUND-UP:

Representatives from 5 Businesses came to introduce themselves and give some information about their business. Those who participated were:

Integrated Dental Arts, Edward Jones, Pacific Eye Care, STCU, and Indian Trail Library.

Terry closed the meeting at 7:50 p.m.

Community Assembly Meeting Minutes

July 12, 2018

1. Proposed Agenda

- a. Approved

2. Approve/Amend Minutes

- a. Approved

3. Reports/Updates/Announcements

- a. Colleen Gardner, Chief Garry Park
 - i. Neighborhood Day is July 18th from 2-6pm at Chief Garry Park!
- b. Paul Kropp, PeTT Committee
 - i. There will be no July meeting of the PeTT committee and the June meeting notes will be included in the August CA packet; August's PeTT committee meeting on the 28th will review the administration's comments on our subcommittee's amendment proposal for the 2011 Traffic Calming Policy, and will also continue the conversation about a traffic enforcement trial for speed limits around selected parks proposed by members of the city council;
 - ii. Reporting as chair of the Liaison Committee, the draft revision for the municipal code to provide a Community Assembly position on the CHHS board is moving forward and we should begin thinking about recruitment for that position; Patricia Hansen's nomination was (today) accepted by the Mayor as the CA Liaison to the Plan Commission and will be before the City Council for appointment soon.
- c. Tina Luerksen, Grandview/Thorpe
 - i. The Building Stronger Neighborhoods committee will meet at a different location this month! Park Bench Café at Manito (1928 S. Tekoa) at regularly scheduled time, noon, on August 27.
- d. Greg Francis, Rockwood
 - i. Plan Commission met last night and had a hearing on Infill. The last two weeks brought forth really good public comment and that commentary and changes were so dramatic that Plan Commission voted to continue the hearing period out to November 14th and will have at least one workshop between now and then.
- e. Fran Papeleur, Audubon-Downriver
 - i. Update from CHHS Board, there are two at-large vacancies (in addition to the CA liaison opening the end of October). Applications and more information here:
<https://my.spokanecity.org/bcc/boards/community-housing-and-human-services-board/>

4. City Council

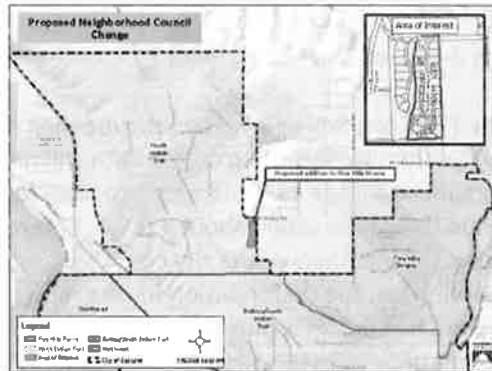
- a. Council Member Kate Burke, District 1
 - i. Shout out to Bemiss for their feature in the Spokesman Review! Additional shout out to Shiloh Hills for their get together this Sunday and their work in getting their neighborhood council restarted!
 - ii. Recently had the opportunity to participate in a training in Kansas City on ending childhood hunger; Applied for a grant and convened a huge stakeholder group; the grant funding would go to hiring full-time person and starting coordination between multiple groups tackling this issue; will also do research (pulled from current AmeriCorps work at the Zone); trying to streamline with Spokane Public Schools so that it's easier for families to access resources.
 - iii. Bike Town Hall was last night; about 70 people; lots of different cycling initiatives featured
 - iv. Working on homelessness issues and touring some resources and ongoing work in the community; VOA shelter; working on mitigating HOC conflicts to lower consolidation and density of persons in crisis in specific areas; Looking to have a Homeless Town Hall and hear from homeless people themselves about their thoughts for the best use of funding.
 - v. Participated in the Association of Washington Cities conference in Yakima- toured and learned about homelessness issues there- their first thing failed, they tried again and it worked, and this lesson is something for us to keep in mind.

- vi. August 6 is day of remembrance for Hiroshima;

5. Neighborhood Council Boundary Change

a. Heather Trautman, Neighborhood and Planning Services

- i. North Indian Trail and Five Mile Prairie – See map- This came in as a mutual request and our office is bringing the request before this body for this body's recommendation regarding the neighborhood council boundary change request.
- ii. Motion of Support for redrawing boundary to include Upper Mayes Road within Five Mile Prairie instead of North Indian Trail: 21 in Favor; 0 Opposed; 1 abstention.
- iii.



6. Budget Committee- Breakdown of Planned Uses

a. Andy Hoyer, Chair

- i. <https://static.spokanecity.org/documents/neighborhoods/getinvolved/presentations/2018/07/community-engagement-grant-2018-july-ca-presentation.pdf>

7. Admin. Committee

a. Tina Luerssen, Chair

- i. Land Use Committee has struggled with declining participation- this is a call to participate! Tell your neighborhoods! They meet the 3rd Thursday of every month at 5:30 at West Central Community Center– participants don't need to be a CA representative but should be member of the neighborhood council.
- ii. Admin. was challenged with a short agenda so had a discussion on getting a head start on convening the Policies and Procedures committee; a list of specific areas needing addressing has already been started. Committee volunteers: Melodie Kaltenbaugh (Five Mile Prairie), Kathryn Alexander (Bemiss), and Mary Winkes (Manito/Cannon Hill) volunteered. Unanimous approval; Kathryn will Chair.

8. Neighborhood and Planning Services

a. Heather Trautman, Director

- i. Neighborhood and Planning Services have been integrating the past several months and continuing to realize that we're able to deliver a better service through this integration. This evening we have Liaison assignments to cover, in draft form:

<https://static.spokanecity.org/documents/neighborhoods/getinvolved/presentations/2018/07/july-2018-ca-presentation.pdf>

9. CA Core Values and Mission Statement Discussion

a. Luke Tolley, Hillyard

- i. <https://static.spokanecity.org/documents/neighborhoods/getinvolved/presentations/2018/07/ca-meeting-core-values-revisit-july-2018.pdf>
- ii. Discussion regarding getting information from CA to neighborhoods and relaying this information in a timely manner. All Neighborhood Council Chairs and CA Representatives receive information from ONS regularly.

10. Roundtable

- a. Colleen Gardner, Chief Garry Park
 - i. NRO form was created by Sgt. Vic Carroll. NROs will use this form if they cannot attend the meeting so that your neighborhood council has an update. All NROs will still have a presence at each meeting, but this is to be a backup if they cannot attend.
 - ii. Submitted a "When to call 9-1-1" flyer in the packet- please pass the info. along!
- b. Ken Cruz, West Central
 - i. Postal Heritage Day! A.M. Cannon Park, July 26th, 5-7pm- free food and open to the public!
- c. Mindy Muglia, Nevada Heights
 - i. Free Movie Night! Come see The Greatest Showman on Friday, July 20th at 7pm at Zion Spokane, 4707 N. Addison Street!
- d. Mary Winkes, Manito/Cannon Hill
 - i. Manito Park, August 9, Abby Crawford will perform for two hours! Duncan Meadow, 6:30pm.
- e. Greg Francis, Rockwood
 - i. Appreciate the discussion around Core Values this evening. More communication from this body is needed, and there's a great opportunity before us to make sure we're getting important information back to our neighborhoods and participating in government.

Present: Browne's Addition, Cliff/Cannon, Manito/Cannon Hill, Southgate, West Hills, Shiloh Hills, North Indian Trail, Chief Garry Park, Hillyard, Peaceful Valley, Grandview/Thorpe, Logan, Five Mile Prairie, Riverside, Lincoln Heights, East Central, Whitman, Bemiss, Rockwood; Audubon-Downriver; Minnehaha; Nevada Heights, West Central

Absent: Balboa/South Indian Trail, North Hill, Northwest, Latah/Hangman Valley, Comstock, Emerson-Garfield

FIVE MILE PRAIRIE NEIGHBORHOOD COUNCIL
MINUTES
SEPTEMBER 13, 2018

The meeting convened at 6:45PM, by our Chair, Craig Busch.
The meeting minutes from June 7, 2018 were approved.

Kathy Miotke proposed changing the boundary of our Neighborhood Council to include the residents living on Upper Mays Court. This had been asked of the City approximately 3 years ago and was proposed and approved by our Executive Board. The City would like the membership to vote on this addition during a quarterly meeting. It was proposed, voted on with 100% approval. The North Indian Trail Neighborhood has already sent a letter to the City, approving the new boundary line. Next step is City Council approving the change.

Maribeth Watt and Sarah Dexter, Co-Chairs announced the Neighborhood Cleanup will be October 6th. This is just for City residents. We reached out to the County in hopes of making this a joint event but they do not have this in their budget. Maribeth suggested that any donations we receive should be set aside so we can rent a dumpster for the day next year. That would allow us to have a combined event. Volunteers are needed to help during the event which will be from 8AM to Noon.

The Mead School District will hold a Neighborhood Meeting at Prairie View Elementary on September 18, regarding the new middle school. The meeting will be 5PM to 7PM.

It was also mentioned that September 14, October 5, and October 19th there will be Cross Country Meets at Sky Prairie Park.

Maribeth also mentioned that we are interested in obtaining contact information from HOA's both City and County so we can reach out to them to post our agenda and invitation to upcoming meetings.

Craig Busch adjourned the meeting at 7:55PM

Next meeting is December 13th.

