

THE CITY OF SPOKANE CITY COUNCIL URBAN EXPERIENCE COMMITTEE



AGENDA FOR 1:15 P.M. MONDAY, DECEMBER 9, 2024

The Spokane City Council's Urban Experience Committee meeting will be held at **1:15 PM December 9, 2024**, in Council Chambers, located on the lower level of City hall at 808 W. Spokane Falls Blvd. The meeting can also be accessed live at <https://my.spokanecity.org/citycable5/live/> and <https://www.facebook.com/spokanecitycouncil> or by calling 1-408-418-9388 and entering the access code #2484 113 1763; meeting password 0320.

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 Urban Experience Committee meeting is regularly held every 2nd Monday of each month at 1:15 p.m. unless otherwise posted.

The meeting will be open to the public both virtually and in person, with the possibility of moving or reconvening into executive session only with members of the City Council and 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 from December 9, 2024

III. Discussion Items

1. 4700 - MONTHLY PERMIT REPORT - TAMI PALMQUIST (10 minutes)
2. 4700 - DSC FEE STUDY - TAMI PALMQUIST (5 minutes)
3. 0650 BUILDING OPPORTUNITY FOR HOUSING (BOH) TEXT AMENDMENTS - RYAN SHEA (15 minutes)
4. 0650 CHANGES TO HISTORIC PRESERVATION REVIEW OF DEMOLITIONS - SPENCER GARDNER/MEGAN DUVAL (15 minutes)
5. 0470 – FRED AND WINONA ADAMS HOUSE NOMINATION TO THE REGISTER OF HISTORIC P - MEGAN DUVALL (5 minutes)
6. EMPIRE HEALTH SCATTERED SITE MODEL MONTHLY UPDATE - ZEKE SMITH (10 minutes)
7. POINT IN TIME COUNT UPDATE - MELISSA MORRISON (10 minutes)

IV. Consent Items

1. 4760 - PARKMOBILE, LLC CONTRACT RENEWAL WITH COST (CODE ENFORCEMENT & PARKING SERVICES)

V. Executive Session

Executive Session may be held or reconvened during any Urban Experience Committee meeting.

VI. Adjournment

VII. Next Meeting

Next Urban Experience Committee

The next meeting will be held at the regular date and time of **1:15 PM. January 13, 2025.**

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 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 Risk Management at 509.625.6221, 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or m_lowmaster@spokanecity.org. Persons who are deaf or hard of hearing may contact Risk Management through the Washington Relay Service at 7-1-1. Please contact us forty-eight (48) hours before the meeting date.



Agenda Sheet for City Council:

Committee: Urban Experience **Date:** 12/09/2024

Committee Agenda type: Information Only

Date Rec'd

5/13/2024

Clerk's File #

Renews #

Cross Ref #

Council Meeting Date:

Submitting Dept

DEVELOPMENT SERVICES CENTER

Project #

Contact Name/Phone

TAMI 6157

Bid #

Contact E-Mail

TPALMQUIST@SPOKANECITY.ORG

Requisition #

Agenda Item Type

Information Only - Committee

Council Sponsor(s)

ZZAPPONE JBINGLE KKLITZKE

Agenda Item Name

4700 - MONTHLY PERMIT REPORT

Agenda Wording

Presentation of current permit information for Development Services Center, including: (All stats are year-to-date through the end of the prior month.)

Summary (Background)

Presentation of current permit information for Development Services Center, including: (All stats are year-to-date through the end of the prior month.) - Total Building Permits Issued - Total Residential Units Issued Multi-Family Housing Units Single-Family Residences Duplexes ADUs - Housing in the Pipeline In Plan Review Scheduled for Pre-Development Multi-Family Tax Exemption Conditional Contracts - Largest Construction Valuation Projects This Year

Lease? NO

Grant related? NO

Public Works?

Fiscal Impact

Approved in Current Year Budget? N/A

Total Cost \$

Current Year Cost \$

Subsequent Year(s) Cost \$

Narrative

Amount

Budget Account

Select	\$	#
Select	\$	#
Select	\$	#
Select	\$	#
	\$	#
	\$	#

Committee Agenda Sheet

URBAN EXPERIENCE

Submitting Department	Development Services Center
Contact Name & Phone	Tami Palmquist x6157
Contact Email	tpalmquist@spokanecity.org
Council Sponsor(s)	CM Zappone, CM Bingle, CM Klitzke
Select Agenda Item Type	<input type="checkbox"/> Consent <input checked="" type="checkbox"/> Discussion Time Requested: 10 minutes
Agenda Item Name	Monthly Permit Report
Summary (Background)	<p>Presentation of current permit information for Development Services Center, including: (All stats are year-to-date through the end of the prior month.)</p> <ul style="list-style-type: none"> - Total Building Permits Issued - Total Residential Units Issued <ul style="list-style-type: none"> Multi-Family Housing Units Single-Family Residences Duplexes ADUs - Housing in the Pipeline <ul style="list-style-type: none"> In Plan Review Scheduled for Pre-Development Multi-Family Tax Exemption Conditional Contracts - Largest Construction Valuation Projects This Year
Proposed Council Action & Date:	None (Informational for Council) – December 9, 2024
Fiscal Impact:	
Total Cost:	
Approved in current year budget? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Funding Source <input type="checkbox"/> One-time <input type="checkbox"/> Recurring	
Specify funding source:	
Expense Occurrence <input type="checkbox"/> One-time <input type="checkbox"/> Recurring	
Other budget impacts: (revenue generating, match requirements, etc.)	
Operations Impacts	
What impacts would the proposal have on historically excluded communities? N/A	
How will data be collected, analyzed, and reported concerning the effect of the program/policy by racial, ethnic, gender identity, national origin, income level, disability, sexual orientation, or other existing disparities? N/A	
How will data be collected regarding the effectiveness of this program, policy, or product to ensure it is the right solution? N/A	
Describe how this proposal aligns with current City Policies, including the Comprehensive Plan, Sustainability Action Plan, Capital Improvement Program, Neighborhood Master Plans, Council Resolutions, and others? N/A	

Committee Agenda Sheet

Study Session

Submitting Department	DSC
Contact Name	Tami Palmquist
Contact Email & Phone	tpalmquist@spokanecity.org 625-6157
Council Sponsor(s)	CM Bingle, CM Zappone, CM Klitzke
Select Agenda Item Type	<input type="checkbox"/> Consent <input checked="" type="checkbox"/> Discussion Time Requested: 90
Agenda Item Name	DSC Fee Study
Summary (Background) *use the Fiscal Impact box below for relevant financial information	<p>The DSC is responsible for providing coordinated, fast, and predictable review and inspection services for building, permitting, construction and development activities. The last fee study was completed in 2007 with fees being adopted in 2008. Fees have not been increased since this time.</p> <p>The DSC has selected FCS Group to provide professional services for the development of a full cost allocation plan and a comprehensive fee study for our development related services.</p>
Proposed Council Action	Approval and adoption of new fees for development related services.
Fiscal Impact	
Total Cost: <u>Contract with FCS group was included in budget.</u>	
Approved in current year budget? <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	
Funding Source <input type="checkbox"/> One-time <input type="checkbox"/> Recurring	
Specify funding source: DSC Enterprise Budget	
Expense Occurrence <input type="checkbox"/> One-time <input type="checkbox"/> Recurring	
Other budget impacts: (revenue generating, match requirements, etc.) This is a revenue generating item for the DSC, with minor amendments also planned for Historic Preservation.	
Operations Impacts (If N/A, please give a brief description as to why)	
What impacts would the proposal have on historically excluded communities? Building permit fees would be applied consistently to the entire City.	
How will data be collected, analyzed, and reported concerning the effect of the program/policy by racial, ethnic, gender identity, national origin, income level, disability, sexual orientation, or other existing disparities? This level of data will not be collected through the fee study.	
How will data be collected regarding the effectiveness of this program, policy or product to ensure it is the right solution? The scope of services within the contract will include outreach to local developers and a customer service questionnaire.	
Describe how this proposal aligns with current City Policies, including the Comprehensive Plan, Sustainability Action Plan, Capital Improvement Program, Neighborhood Master Plans, Council Resolutions, and others? Charging adequate fees will ensure that the DSC is able to deliver services at the level citizens expect and deserve.	

ORDINANCE NO C36619

An Ordinance relating to fees and charges amending Chapter 08.02 and Chapter 13.04 of the Spokane Municipal Code. Specifically amending Section 08.02.0220 Sidewalk Cafes, Section 08.02.0235 Parklets and Streateries, Section 08.02.030 Boiler Code, Section 08.02.031 Building Code, Section 08.02.032 Electrical Code, Section 08.02.033 Elevator Code, Section 08.02.035 Mechanical Code, Section 08.02.036 Plumbing Code, Section 08.02.037 Sewer Code, Section 08.02.0371 Water Code, Section 08.02.038 Shorelines Management, Section 08.02.039 Special Inspections and Other Fees, Section 08.02.060 Building Code, Section 08.02.061 Environmental Policy, Section 08.02.064 Plats, Section 08.02.065 Streets and Airspace, Section 08.02.0655 Private Construction Plan Review and Inspection, Section 08.02.066 Zoning, Section 08.02.0665 Design Review, Section 08.02.067 Existing Building and Conservation Code, Section 08.02.069 Comprehensive Plan and Land Use Code Amendments, Section 08.02.0696 Concurrency Inquiry Application Fee, Section 08.02.085 Historic Preservation, Section 08.02.087 Appeals, Section 08.02.089 Special Permits For Oversize Or Overweight Movements, Section 08.02.0204 Building Contractors and Workers, Section 13.04.2026 Small Taps and Meters – Additional, Section 13.04.2028 Large Taps and Meters, setting an effective date, and other matters properly related thereto.

The City of Spokane does hereby ordain:

Section 1. That SMC section 08.02.0204 is amended to read as follows:

08.02.0204 Building Contractors and Workers

~~A. Fees are provided in the Development Fee Schedule.~~

~~((A. Blasting.~~

- ~~1. The fee for a blaster's license is twenty-five dollars per year.~~
- ~~2. The fee for a blasting permit is one hundred dollars for each job.~~
- ~~3. The fee for a transportation permit required by SMC 10.29.010(D) is sixty-five dollars per year.~~

~~B. Boilers and Pressure Vessels.~~

- ~~1. The examination fee is twenty-four dollars.~~
- ~~2. The annual license fees are:
 - ~~a. Fireman: Twenty-four dollars;~~
 - ~~b. Third class engineer: Thirty dollars;~~
 - ~~c. Second class engineer: Thirty-six dollars;~~
 - ~~d. First class engineer: Forty-eight dollars;~~
 - ~~e. Boiler inspector: No charge.~~~~

~~C. Mechanics.~~

- ~~1. The examination fee for all mechanic licenses is twenty-four dollars.~~

2. The annual license fees are:

- a. Gas heating mechanic I: Thirty-six dollars;
- b. Gas heating mechanic II: Forty-eight dollars;
- c. Apprentice heating mechanic: Twenty-four dollars;
- d. Oil burner installer or servicer: Thirty-six dollars;
- e. Oil inspector, gas inspector I or gas inspector II: No charge.

~~(D)~~B. Expiration of Licenses and Renewal.

Any license ~~(, the license fee for which)~~ that has not been paid before its expiration date ~~(,)~~ is void.

1. A void license may be renewed at any time up to ~~((one-year))~~ nine months past the expiration date.
2. After being void for ~~((one-year))~~ nine months, the license may not be renewed: The test for the license must be taken and passed and a new license obtained.

Section 2. That SMC section 08.02.0220 is amended to read as follows:

08.02.0220 Sidewalk Cafes

~~((A. An annual fee of one hundred dollars shall be paid for operation of a sidewalk café as long as the original approved site plan is implemented. Modifications of the sidewalk café which extend beyond the original approved plan shall require a new review and a review fee of two hundred fifty dollars.~~

~~B. The application fee for a new sidewalk café is fifty dollars.~~

~~C. The review fee for a new sidewalk café is three hundred dollars.)~~

All fees for sidewalk cafes are provided in the Development Fee Schedule.

Section 3. That SMC section 08.02.0235 is amended to read as follows:

08.02.0235 Parklets and Streateries

~~((A. An annual license fee of one hundred dollars (\$100) shall be paid for operation of a parklet or streatory, as the same are defined in SMC 10.55, as long as the original approved site plan is implemented. Modifications of an approved parklet or streatory license application which extend beyond the original approved plan shall require a new review and a review fee of two hundred fifty dollars (\$250).~~

~~B. The application fee for a license for a new parklet or streatory is fifty dollars (\$50).~~

~~C. The review fee for an application for a new parklet or streatory license is three hundred dollars (\$300).~~

- ~~D. License applicants shall post a refundable cash bond to secure removal of the parklet or streatory, at the time of application, in the amount of one thousand dollars (\$1,000).~~
- ~~E. Parking meter revenue loss mitigation:~~
- ~~1. Streatory license applications in locations requiring removal of parking meters shall be subject to the following fees:~~
 - ~~a. 2-hour meter zone: \$2.09 per square foot per month~~
 - ~~b. 4-hour and all-day meter zones: \$2.09 per square foot per month~~
 - ~~c. Time-restricted free parking: \$1.05 per square foot per month~~
 - ~~d. Meter removal and replacement fee: \$80.~~
 - ~~2. Parklet license applications in locations requiring removal of parking meters shall be subject to the following fees:~~
 - ~~a. 2-hour meter zone: \$1.05 per square foot per month~~
 - ~~b. 4-hour and all-day meter zones: \$1.05 per square foot per month~~
 - ~~c. Meter removal and replacement fee: \$80.)~~
- ~~A. Application, review, and annual license fees are provided in the Development Fee Schedule.~~
- ~~B. Parking meter revenue loss mitigation fees are also provided in the Development Fee Schedule.~~
- ~~((F))C. In addition to the annual fee, the city shall collect from the license applicant and remit to the state department of revenue the required state leasehold excise tax, as prescribed in chapter 82.29A, RCW.~~

Section 4. That SMC section 08.02.030 is amended to read as follows:

08.02.030 Boiler Code

- ~~((A. Permit fees for new installations are:~~
- ~~1. Low pressure and hot water boiler:~~
 - ~~a. Under five hundred thousand BTU: One hundred fifty dollars each;~~
 - ~~b. From five hundred thousand to under two million BTU: Two hundred fifty dollars each;~~
 - ~~c. Two million BTU and above: Four hundred dollars each.~~
 - ~~2. Power boiler:~~
 - ~~a. Under one million BTU: Four hundred dollars each;~~
 - ~~b. From one to under five million BTU: Eight hundred dollars each;~~
 - ~~c. Five million BTU and above: Eight hundred twenty dollars plus twenty dollars per million BTU over five million, to a maximum fee of one thousand five hundred dollars each.~~
 - ~~3. Electric boiler under two hundred fifty kilowatts: Two hundred dollars each.~~
 - ~~4. Unfired pressure vessel: Eighty dollars each.~~

5. — When more than one pressure vessel is to be installed at the same time:
The full fee is charged for the boiler with the highest fee and one-half the
normal fee is charged for each of the others.

B. — Inspection fees are:

1. — Low pressure steam and hot water boiler:

a. — Under two million BTU: Eighty dollars biennially each;

b. — Two million BTU or over: One hundred dollars biennially each.

2. — Power boiler:

a. — Under one million BTU: Eighty dollars annually each;

b. — From one to under five million BTU: One hundred dollars annually
each;

c. — Five million BTU and over: One hundred twenty dollars annually
each.

3. — Electric boiler under two hundred fifty kilowatts: Eighty dollars annually
each.

4. — Unfired pressure vessel: Forty dollars each, biennially.

5. — Hydrostatic pressure test: One hundred twenty dollars each.

6. — Repair: Seventy-five dollars per hour or fraction of an hour.))

A. Permit fees for new installations are provided in the Development Fee Schedule.

B. Permit fees for operating permits and inspections are provided in the Development
Fee Schedule.

((C. The fee for an operating permit based on insurance company inspection is one-
half the inspection fee.

D. Multiple Boilers.

If more than one boiler or pressure vessel is inspected on the same site, at the
same time, by the city inspector, full fee is charged for one, and one-half fee for
all others.

E. In addition to the above fees, the processing fee for each permit is twenty-five
dollars.

F. — Reinspections.

The fee for reinspections for work that was not ready, or corrections previously
identified but remain uncorrected, or site not accessible is seventy-five dollars
per incident.

G. — Inspections Outside Normal Inspector Working Hours.

The fee for inspections outside normal inspector working hours is seventy-five
dollars per hour or fraction of an hour. A minimum of two hours is payable at the
time the request is made and before an inspection can be scheduled.))

H. Work Done Without Permit/Investigation Fees.

~~Where work has commenced without first obtaining the required permit(s), a work without permit fee equivalent to the greater of:~~

- ~~1. twice the inspection fee, or~~
- ~~2. the permit fee plus one hundred fifty dollars,~~

~~must be paid prior to the issuance of the permit(s).)~~

Section 5. That SMC section 08.02.0031 is amended to read as follows:

08.02.031 Building Code

A. Building Permit.

Building permit fees are based on the value of the work to be done as follows:

VALUE OF WORK

(in dollars)

FEE

(in dollars)

1 – ~~((500))~~ 2,000

~~((28.00))~~ 73.00

~~((501 – 2,000~~

~~28.00 plus 3.00 for each 100 over 500))~~

2,001 - 25,000

73.00 plus 13.00 for each 1,000 over 2,000

25,001 - 50,000

372.00 plus 10.00 for each 1,000 over 25,000

50,001 - 100,000

622.00 plus 7.00 for each 1,000 over 50,000

100,001 - 500,000

972.00 plus 5.00 for each 1,000 over 100,000

500,001 - 1,000,000

2,972.00 plus 4.00 for each 1,000 over 500,000

1,000,001 - 99,999,999

4,972.00 plus 3.00 for each 1,000 over 1,000,000

B. Valuation.

1. The value of construction for purposes of calculating the amount of the fee is determined by using the:

- a. most current building valuation data from the International Code Council (ICC) as published and updated by the ICC twice annually;
- or

- b. ~~((contract))~~ total construction valuation, whichever is greater. The total construction valuation shall include the total value of all

construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems, and any other permanent equipment.

2. "Gross area" when used in conjunction with the ICC building valuation data to determine valuation of a project is the total area of all floors, measured from the exterior face, outside dimension, or exterior column line of a building, including basements and balconies but excluding unexcavated areas.
3. The fee is based on the highest type of construction to which a proposed structure most nearly conforms, as determined by the building official.
4. For roofing permits, the value is determined to be:
 - a. ~~((one))~~ two hundred fifty dollars per square for recovering roofs;
 - b. ~~((two))~~ three hundred fifty dollars per square for roofing projects when existing layers of roofing are torn off and a new layer is installed;
 - c. ~~((two))~~ four hundred ~~((fifteen))~~ dollars per square for roofing projects when existing layers of roofing are torn off, new sheeting is installed, and a new layer of roof is installed;
 - d. or the contract valuation if it is greater.

C. Building Plan Review.

1. Fees are provided in the Development Fee Schedule
~~((1. Plan review fees are sixty-five percent of the building permit fee as calculated from the table rounded up to the next whole dollar amount for:~~
 - a. ~~all commercial building permits;~~
 - b. ~~all industrial building permits;~~
 - c. ~~all mixed-use building permits; and~~
 - d. ~~new multi-family residences with three or more units.~~
2. ~~Plan review fees are one hundred and twenty-five percent of the building permit fee as calculated from the table for fast-track projects.~~
3. ~~Plan review fees are ((twenty-five)) fifty percent of the building permit fee as calculated from the table rounded up to the next whole dollar amount for new:~~
 - a. ~~single-family residences; ((and))~~
 - b. accessory dwelling units that are accessory to single-family residences; and
 - ~~((b)) c. duplexes.~~
4. ~~Plan review fees are twenty-five dollars for:~~
 - a. ~~new buildings that are accessory structures for single-family residences and duplexes to include garages, pole buildings, greenhouses, sheds that require a permit, etc.; and~~
 - b. ~~additions to existing single-family residences and duplexes to include living space, garages, sunrooms, decks, etc.~~

5. ~~Plan review fees for additional review required by changes, additions, or revisions to plans are seventy-five dollars per hour or fraction thereof.)~~
6. ~~The building official may elect to assess plan review for remodeling single family residences and duplexes when required. This amount will not be higher than the twenty-five percent of the building fee as calculated in the table rounded to the nearest whole dollar charged on a new single family residence or duplex.)~~

D. Demolition

~~((Demolition permit fees are:~~

1. ~~Single-family residence, duplex and accessory structures: Thirty-five dollars each.~~
2. ~~Other structures: Thirty-five dollars for every thousand square feet, to a maximum fee of three hundred fifty dollars.~~
3. ~~The processing fee is twenty-five dollars.~~
4. ~~For historic landmarks and contributing buildings within an historic district or located within the Downtown Boundary Area: five hundred dollars.)~~

~~1. Permit fees are provided in the Development Fee Schedule.~~

~~((5))2. All demolition permit fees provided in the Development Fee Schedule received by the city are to be deposited in the historic preservation incentives fund established by SMC 07.08.152.~~

E. Fencing.

~~((1. The permit fee is twenty dollars per one hundred linear feet, or fraction thereof.)~~

~~((2. The processing fee and review fee is twenty-five dollars.)~~

~~Permit fees are provided in the Development Fee Schedule.~~

F. Grading.

~~((1. Grading permit fees are as follow:~~

~~VOLUME~~

~~(in cubic yards)~~

~~FEE~~

~~(in dollars)~~

~~100 or less~~

~~28.00~~

~~100 – 1,000~~

~~28.00 plus 12.00 for each 100 over 100~~

~~1,001 – 10,000~~

~~136.00 plus 10.00 for each 1,000 over 1,000~~

~~10,001 – 100,000~~

~~226.00 plus 45.00 for each 10,000 over 10,000~~

~~100,001 and more~~

~~631.0 plus 25.00 for each 10,000 over 100,000~~

Commented [TP1]: @Shields, Sean do we keep or remove this?

Commented [SS2R1]: @Palmquist, Tami All of section (C.) can be eliminated with a reference to "Appendix XX."

If it is determined to keep section (C.) we should keep sub-sections 4, 5, and 6 with amendments that identify the proposed fee.

Commented [SS3R1]: @Palmquist, Tami

Commented [SS4R1]: Notes in case we keep Section C:

4. 25% of building permit fee

5. Plan review fees for remodeling single-family residences, duplexes, and associated accessory structures are twenty five percent when plans, specifications, engineering calculations, diagrams, soil investigation reports, special inspection forms, or other construction documents are required to be submitted for approval for a permit to be issued.

6. Site reviews for stock plans and reviews of identical buildings submitted for review at the same time for the same parcel are eligible for a reduced plan review equal to twenty-five percent of the building permit fee.

7. Additional, excessive, and phased reviews shall be assessed a fee equal to 50% of the original review fee or a minimum of \$114.00 per hour for revised submittals.

2. Grading plan review fees are as follow:

VOLUME
(in cubic yards)

FEE
(in dollars)

50 or less

None

51—100

20.00

101—1,000

25.00

1,001—10,000

35.00

10,001—100,000

35.00 plus 17.00 for each 10,000 over 10,000

100,001—200,000

188.00 plus 10.00 for each 10,000 over 100,000

200,001 and more

288.0 plus 5.00 for each 10,000 over 200,000))

1. Permit fees are provided in the Development Fee Schedule.

2. Plan review fees are provided in the Development Fee Schedule.

3. Failure to obtain a grading permit is a class one infraction under SMC 1.05.150.

~~((4. The processing fee is twenty-five dollars.))~~

G. Sign Permits.

~~((1. Sign permit fees are:~~

~~a. thirty dollars for each wall sign, projecting sign and incidental sign;
or~~

~~b. seventy-five dollars for each pole sign, including billboards and off-premises signs.~~

~~2. The building services plan review fee is fifty dollars and is in addition to the sign permit fee for pole signs in excess of one hundred square feet or more than thirty feet high.~~

~~3. The planning services review fee is fifty dollars for all signs.~~

~~4. The processing fee is twenty-five dollars.))~~

1. Permit fees are provided in the Development Fee Schedule.

2. Plan review fees are provided in the Development Fee Schedule.

H. Factory-built Housing.

1. The installation fee for factory-built housing is ~~((fifty dollars per section))~~ provided in the Development Fee Schedule.

2. A foundation or basement requires a separate building permit.
3. Decks, carports and garages require a separate building permit.
4. The development services review fee is ~~((fifty-dollars))~~ provided in the Development Fee Schedule.

~~((5.—The processing fee is twenty-five dollars.))~~

I. Manufactured (Mobile) Home.

1. The installation fee for a manufactured (mobile) home is ~~((fifty-dollars-per section))~~ provided in the Development Fee Schedule.
2. A basement requires a separate building permit.
3. Decks, carports and garages require a separate building permit.
4. The development services review fee is ~~((fifty-dollars))~~ provided in the Development Fee Schedule.

~~((5.—The processing fee is twenty-five dollars.))~~

J. Temporary Structures.

~~((Permit fees for temporary structures are:~~

1. ~~One hundred dollars for the first one hundred eighty days; and~~
2. ~~Five hundred dollars for the second one hundred eighty days.~~
3. ~~No third session will be allowed.~~
4. ~~The development services review fee is fifty dollars.~~
5. ~~The processing fee is twenty-five dollars.))~~

1. Permit fees are provided in the Development Fee Schedule.
2. Review fees are provided in the Development Fee Schedule.
3. No third session will be permitted.

K. Relocation.

~~((1.—The fee for a building relocation inspection for bond determination is seventy-five dollars.~~

~~2.—The development services review fee is fifty dollars.~~

~~3.—The processing fee is twenty-five dollars.))~~

1. Inspection fees for bond determination are provided in the Development Fee Schedule.

2. Review fees are provided in the Development Fee Schedule.

~~((4))~~3. Any repairs or alterations required for relocation are handled by various building permits and the fees for such building permits are in addition to the relocation permit fee.

L. Early Start and Fast Track Approval.

The fee for an early start or fast track building permit approval is twenty-five percent of the building permit fee rounded to the next whole dollar amount and is in addition to ~~((any))~~ all other ((required)) applicable fees.

M. Certificate of Occupancy.

1. There is no separate fee for the issuance of a certificate of occupancy following final inspection ~~((under))~~ of a permit ((so long as the fee for the permit is at least fifty dollars)); otherwise, the minimum fee for a building

Commented [TP5]: @Shields, Sean do we change this to 125%

Commented [TP6R5]: I see we left it alone in the fee table

Commented [SS7R5]: @Palmquist, Tami Since the 25% is charged in addition to the permit fee, we can leave this as is with the exception of updating the word "any" to "all"

Commented [SS8R5]: We could potentially replace the word "required" with "applicable"

permit and certificate of occupancy is provided in the Development Fee Schedule ((fifty-dollars)) plus a ((twenty-five-dollar)) processing fee.

2. The fees for the issuance of a certificate of occupancy not resulting from work done under permit are as provided in SMC 8.02.060.
3. The building official will assess a fee not to exceed one hundred percent of the building permit fee for the issuance or extension of any temporary certificate of occupancy. The minimum fee will be:
 - a. ~~((two hundred twenty-five))~~ five-hundred and twenty dollars plus a ~~((twenty-five-dollar))~~ processing fee when the building permit fee exceeds this amount;
 - b. equal to the amount of the building permit fee when the building permit fee is less than ~~((two hundred fifty))~~ five-hundred and twenty dollars.

N. Swimming Pools.

- ~~((1. The building and plumbing permit fee for a swimming pool is:
a. seventy-five dollars for those accessory to a single-family residence; and
b. one hundred dollars for all others.
2. The planning services review fee is twenty-five dollars.
3. The processing fee is twenty-five dollars.))~~
1. Permit fees are provided in the Development Fee Schedule.
 2. ((Planning Services)) Review fees are provided in the Development Fee Schedule.

~~((4))~~3. Mechanical, electrical and fence permits are additional.

O. Parking Lot and Site Work Permits.

The fee for a site work permit is charged in accordance with the fee table in subsection (A) of this section.

P. Reinspections.

~~((The fee for reinspections for work that was not ready, or corrections previously identified but remain uncorrected, or site not accessible is seventy-five dollars per incident.))~~

Reinspection fees are provided in the Development Fee Schedule.

Q. Inspections Outside Normal Inspector Working Hours.

~~((The fee for inspections outside normal inspector working hours is seventy-five dollars per hour or fraction of an hour. A minimum of two hours is payable at the time the request is made and before an inspection can be scheduled.))~~

Fees for inspections outside normal inspector working hours are provided in the Development Fee Schedule.

R. Work Done Without a Permit/Investigation Fees.

Where work has commenced without first obtaining the required permit(s), a work without permit fee equivalent to the greater of:

1. twice the inspection fee, or

Commented [TP9]: @Shields, Sean I don't see this in the permit table or a note to increase.

Commented [SS10R9]: @Palmquist, Tami see my proposed change and let me know if there are any additional questions on this. :o)

Commented [SS11R9]: @Palmquist, Tami seeing this made me recognize we may need to update row 321 of the Fee Forecast to better identify the CO Fee is \$90 anytime it is not done in conjunction with a building permit or when no work the requires a permit is performed. Perhaps this should be stated in SMC 08.02.060 instead?

2. the permit fee plus ~~((one))~~ three hundred ~~((fifty))~~ dollars, must be paid prior to the issuance of the permit(s).

S. Safety Inspections.

~~((The fees for safety inspections are:~~

- ~~1. Commercial Buildings: Seventy-five dollars per hour or fraction of an hour with a prepaid minimum of one hundred fifty dollars.~~
- ~~2. Single-family Residence – Electrical only: Seventy-five dollars.~~
- ~~3. Single-family Residence – Two or more trade categories: One hundred fifty dollars.~~
- ~~4. Two-family Residence: One hundred seventy-five dollars.~~
- ~~5. Multifamily – Three to six units: Two hundred fifty dollars.~~
- ~~6. Multifamily – Seven to fifty units: Two hundred fifty dollars plus twenty-five dollars for each unit over six.~~
- ~~7. Multifamily – Over fifty units: One thousand three hundred fifty dollars plus ten dollars for every unit over fifty.~~
- ~~8. Electrical Service Reconnect – Residence – Twenty-five dollars~~
- ~~9. Electrical Service Reconnect – Commercial – Fifty dollars~~
- ~~10. Processing fee: Twenty-five dollars.))~~

~~1. Safety inspection fees are provided in the Development Fee Schedule.~~

T. Recording Fee Use of Public Right-of-way and Large Accessory Building Agreement.

The property owner shall be charged a pass-through fee equal to the amount assessed by Spokane County when erecting a fence, retaining wall or other structure in a public right-of-way. This is a recording fee for the acknowledged agreement whereby the property owner covenants to remove the encroachment upon notice by the City. An additional ~~((twenty-five dollar))~~ processing fee is required when a permit is not issued in conjunction with the recording.

~~Processing fees are provided in the Development Fee Schedule.~~

U. Expired Permits Over Six Months.

1. Building Permits.

- a. No inspections have been made: Permits require full resubmittal, and if a commercial project, plan review. Original valuation shall be contained in description of new permit.
- b. Footings and foundations only have been inspected and approved: Minimum of seventy-five percent of the original assessed permit fee plus new processing fees. Original valuation shall be contained in description of new permit.
- c. All rough-in inspections approved: Minimum of twenty-five percent of original permit fee plus new processing fees. Original valuation shall be contained in description of new permit.
- d. Additional work done not on original permit: New valuation shall be calculated based upon either square footage if new construction, or valuation if remodel.

2. Plumbing Permits.
 - a. No inspections: A full new permit for all fixtures is required.
 - b. Partial inspections approved: If water tests, top outs and ground plumbing have been approved, then twenty-five percent of the original itemized permit fees plus new processing fee.
3. Mechanical Permits.
 - a. No inspections: A full new permit is required.
 - b. Partial inspections: If all rough-in inspections and air tests have been approved, then twenty-five percent of the original permit fee plus new processing fee.
4. Electrical Permit.
 - a. No inspections: A full new permit is required.
 - b. Partial inspections: If all rough-in inspections and service inspections have been approved, then twenty-five percent of the original fees plus new processing fee.

V. Processing Fee.

In addition to all of the fees identified in SMC 8.02.031, the processing fee for each permit is ~~((twenty-five dollars))~~ as provided in the Development Fee Schedule, unless specifically stated otherwise.

W. Solar Permits.

~~((1. For single family residence, duplex, and associated accessory structure installations and modifications eligible for review under the adopted International Residential Codes.~~

- ~~a. Plan Review: seventy-five dollars~~
- ~~b. SFRD Inspection Fee: one hundred fifty dollars~~
- ~~c. Electrical Service Fee: assessed in accordance with SMC 08.02.032(C)(2).~~

~~2. For all other installations and alterations.~~

- ~~a. Plan Review Fee: sixty-five percent of the MFCOM Inspection Fee.~~
- ~~b. MFCOM Inspection Fee: calculated based on the table included in Section 08.02.031(A).~~
- ~~c. Electrical Service Fee: assessed in accordance with SMC 08.02.032(C)(2).~~

~~3. Additional electrical fees in accordance with SMC 08.02.032.~~

~~4. Energy Storage Systems: fifty dollars.)~~

1. Solar permit fees are provided in the Development Fee Schedule.

2. Additional electrical fees are as provided in SMC 08.02.032.

Section 6. That SMC section 08.02.032 is amended to read as follows:

08.02.032 Electrical Code

- A. Electrical inspection fees for new construction are based upon the area of the building(~~((as follows:)). Fees are provided in the Development Fee Schedule.~~
~~((1. Up to five thousand square feet: Four dollars per hundred square feet, or fraction thereof.~~
~~2. Five thousand one to twenty thousand square feet: Two hundred dollars, plus two dollars per one hundred square feet, or fraction thereof.~~
~~3. Over twenty thousand square feet: Five hundred dollars, plus one dollar per hundred square feet, or fraction thereof.))~~
- B. Electrical inspection fees for alteration, repair or addition in existing buildings including finishing of tenant spaces are based on the number of circuits. The fee is ~~((five dollars for each circuit))~~ provided in the Development Fee Schedule.
~~((C. There are separate other inspection fees in addition to those listed above:~~
~~1. Light standard: Seven dollars each.~~
~~2. Services, whether new, alteration or addition:~~
~~a. Six hundred volts or less:~~
~~i. One to two hundred amps: Forty dollars.~~
~~ii. Two hundred one to four hundred amps: Fifty dollars.~~
~~iii. Four hundred one to six hundred amps: Sixty dollars.~~
~~iv. Six hundred one to eight hundred amps: Seventy dollars.~~
~~v. Eight hundred one to one thousand amps: Eighty dollars.~~
~~vi. Over one thousand amps: Eighty dollars plus five dollars for every one hundred amps, or fraction thereof, over one thousand.~~
~~b. Over six hundred volts:~~
~~i. One to two hundred amps: Seventy dollars.~~
~~ii. Two hundred one to four hundred amps: Eighty dollars.~~
~~iii. Four hundred one to six hundred amps: Ninety dollars.~~
~~iv. Six hundred one to eight hundred amps: One hundred dollars.~~
~~v. Eight hundred one to one thousand amps: One hundred ten dollars.~~
~~vi. Over one thousand amps: One hundred ten dollars plus five dollars for every one hundred amps, or fraction thereof, over one thousand.~~
~~3. Alarm and control circuits: Ten dollars per zone.~~
~~4. Temporary service for construction wiring: Twenty dollars each.~~
~~5. Transformers: Thirty dollars plus ten dollars for every two hundred amps, or fraction thereof. No fee is charged for class 2 transformers for control or signal circuits.~~
~~6. Generators (emergency, standby and resource recovery): Thirty dollars plus ten dollars for every two hundred amps, or fraction thereof, based on the amperage of the generator. Generators of fifty kilowatt or less are considered equivalent to a two hundred amp service.~~

7. ~~Feeders: Fifteen dollars.~~
8. ~~Ground Work-Ground Ufers: Twenty-five dollars per inspection or inspector visit is the minimum fee. Extensive ground work may be charged at an hourly rate of seventy-five dollars per hour.~~
9. ~~Special fees: A firm, corporation or other entity which has a regularly employed maintenance staff may choose to purchase an annual electrical work permit rather than a work permit for each installation or alteration in accordance with this paragraph. The following fee will entitle the purchaser to the number of inspections shown for a one-year period after the date of purchase of an electrical work permit:~~
- a. ~~One to three plant electricians: One thousand five hundred dollars for twelve inspections.~~
 - b. ~~Four to six plant electricians: Three thousand dollars for twenty-four inspections.~~
 - c. ~~Seven to twelve plant electricians: Four thousand five hundred dollars for thirty-six inspections.~~
 - d. ~~Thirteen or more plant electricians: Six thousand dollars for fifty-two inspections.))~~

~~C. There are separate inspection fees in addition to the general inspection fees listed above. Fees are provided in the Development Fee Schedule.~~

~~D. The processing fee is twenty-five dollars.~~

~~E. The permit fee is the sum of the processing fee, plus the inspection fee. The minimum permit fee is forty dollars.))~~

~~((F))D. Reinspections.~~

~~((The fee for reinspections for work that was not ready, or corrections previously identified but remain uncorrected, or site not accessible is seventy-five dollars per incident.))~~

~~Reinspection fees are provided in the Development Fee Schedule.~~

~~((G))E. Inspections Outside Normal Inspector Working Hours.~~

~~((The fee for inspections outside normal inspector working hours is seventy-five dollars per hour or fraction of an hour. A minimum of two hours is payable at the time the request is made and before an inspection can be scheduled.))~~

~~Fees for inspections outside normal inspector working hours are provided in the Development Fee Schedule.~~

~~((H))F. Work Done Without Permit/Investigation Fees.~~

~~Where work has commenced without first obtaining the required permit(s), a work without permit fee equivalent to the greater of:~~

1. ~~twice the inspection fee, or~~
 2. ~~the permit fee plus ((one)) three hundred ((fifty)) dollars,~~
- ~~must be paid prior to the issuance of the permit(s).~~

Section 7. That SMC section 08.02.033 is amended to read as follows:

08.02.033 Elevator Code

- ~~((A. — New Installation Permit Fees — permit fee includes one new installation inspection.~~
- ~~1. — Elevators, Escalators, and Moving Walks:
 - ~~a. — Valuation of one dollar to five thousand dollars: Two hundred fifty dollars.~~
 - ~~b. — Valuation over five thousand dollars: Two hundred fifty dollars plus four dollars for each one thousand dollars in valuation over five thousand dollars.~~~~
 - ~~2. — Stair climbers, platform lifts: Eighty eight dollars (Plan Review Fees not required.)~~
 - ~~3. — Dumbwaiters, material lifts: One hundred seventy-seven dollars.~~
 - ~~4. — Temporary Personnel Hoist (construction lift): Two hundred fifty dollars (includes initial semiannual operating permit).~~
- ~~B. — Annual Operating Permit Fees.~~
- ~~1. — Hydraulic elevators: One hundred seventy-seven dollars plus twenty-two dollars each additional stop over two.~~
 - ~~2. — Cable elevators: Three hundred fifty three dollars plus twenty-two dollars each additional stop over two.~~
 - ~~3. — Escalators and Moving Walks: Three hundred fifty-three dollars.~~
 - ~~4. — Dumbwaiters, platform lifts, stair climbers, material lifts: Eighty-eight dollars.~~
- ~~C. — Alterations /Repairs/Modernizations/Permit Fees — All Conveyances.~~
- ~~1. — Valuation of one dollar to five thousand dollars: Two hundred fifty dollars.~~
 - ~~2. — Valuation over five thousand dollars: Permit fee is two hundred fifty dollars plus four dollars for each one thousand dollars in valuation over five thousand dollars.~~
- ~~D. — In addition to the above fees, the processing fee for each permit is twenty-five dollars.~~
- ~~E. — Reinspections:~~
~~The fee for reinspections for work that was not ready, or corrections previously identified, or site not accessible is:~~
- ~~1. — Hydraulic elevators: Eighty-eight dollars plus twenty-two dollars per stop over two.~~
 - ~~2. — Electric elevators: One hundred seventy-seven dollars plus twenty-two dollars per stop over two.~~
 - ~~3. — All others: Seventy-five dollars.~~
- ~~F. — Inspections Outside Normal Inspector Working Hours.~~
~~The fee for inspections outside normal inspector working hours is three hundred fifty-three dollars and is payable at the time the request is made and before an inspection can be scheduled.~~
- ~~G. — Work Done Without Permit Fees.~~

~~Where work has commenced without first obtaining the required permit(s), a "work without permit penalty fee" equal to the required permit fee will be added to the permit application and must be paid prior to the issuance of the permit(s).~~

~~H. — Uncorrected Deficiencies.~~

~~The fee for operating a conveyance with uncorrected deficiencies is one hundred seventy-seven dollars. Fees will be assessed at the following intervals from the date of inspection:~~

- ~~1. — Ninety days,~~
- ~~2. — One hundred twenty days, and~~
- ~~3. — One hundred fifty days.~~

~~I. — Document replacement fee: Twenty-five dollars.~~

~~J. — Temporary Personnel Hoist (construction lift) semiannual inspection and operator's permit renewal:~~

~~Following a successful semi-annual inspection, temporary personnel hoists are eligible for a renewal of a semi-annual operator's permit.~~

- ~~1. — Semiannual inspections or jump inspection: One hundred seventy-seven dollars.~~
- ~~2. — Semiannual Operating Permit: One hundred seventy-seven dollars.~~

~~K. — Temporary operating permit fee: One hundred dollars plus fifteen dollars per stop over two.~~

~~L. — Plans review fees for new installations, major alterations: Eighty-eight dollars.~~

~~M. — Variance request fees with site visit: One hundred seventy-seven dollars plus eighty-eight dollars per hour after two hours.~~

~~N. — Variance request fees via desk evaluation only and not requiring a site visit: Eighty-eight dollars.~~

~~O. — Technical advice site visit fee: One hundred seventy-seven dollars plus eighty-eight dollars per hour after two hours.~~

~~P. — Decommissioning of conveyance fee: One hundred seventy-seven dollars.~~

~~Q. — Re-commissioning fee of conveyance fee: One hundred seventy-seven dollars plus eighty-eight dollars per hour after two hours.~~

~~R. — Operating a Conveyance without an Operator's Permit:~~

- ~~1. — Failure to renew an operator's permit within thirty days of due date: A penalty fee of one hundred sixty-four dollars will be added to the operating permit fee and paid prior to issuing an operator's permit.~~
- ~~2. — If an operator's permit has lapsed one hundred twenty days or more, a conveyance may be removed from service by the inspector.~~

~~S. — Annual Fee Adjustment.~~

~~Effective January 1, 2012, and the first of January of each year thereafter, the various elevator code fees set forth above shall be adjusted by the City of Spokane building official for an amount equal to the consumer price index adjustment of the previous July - July U.S. All City Average (CPI-U and CPI-W). The newly determined amount shall be rounded up to the nearest dollar. In addition, the adjusted fees shall be presented to the city council for approval and~~

a copy of the approved fees filed with the city clerk and city building official before becoming effective.)

- A. Elevator permit and inspection fees, including for annual operating permits are provided in the Development Fee Schedule.
- B. Reinspection fees for work that was not ready, for corrections previously identified, or for an inaccessible site are provided in the Development Fee Schedule.
- C. Fees for work done without a permit are provided in the Development Fee Schedule and shall be paid prior to the issuance of the permit(s).

Commented [SG12]: This isn't necessary now, correct? There will be a separate section covering CPI increases for all fees?

Commented [TP13R12]: We will relocate to a common fee area for all fees.

Section 8. That SMC section 08.02.035 is amended to read as follows:

08.02.035 Mechanical Code

((A. Mechanical inspection fees are:

1. Air handler, ten thousand CFM: Fifteen dollars.
2. Clothes dryer: Thirteen dollars.
3. Ductwork system, per zone: Thirteen dollars.
4. Evaporative coolers: Thirteen dollars.
5. Gas log: Thirteen dollars.
6. Gas piping:
 - a. One to four outlets: Twelve dollars;
 - b. Five or more outlets: Three dollars each.
7. Gas water heater: Thirteen dollars.
8. Heat pump and air conditioner:
 - a. Up to three tons: Fifteen dollars;
 - b. Three to fifteen tons: Twenty-five dollars;
 - c. Fifteen to thirty tons: Thirty dollars;
 - d. Thirty to fifty tons: Forty-five dollars;
 - e. Over fifty tons: Seventy-five dollars.
9. Heating equipment:
 - a. Less than one hundred thousand BTU: Fifteen dollars;
 - b. More than one hundred thousand BTU: Twenty dollars.
10. Hood:
 - a. Type I (per twelve feet or twelve-foot portion of hood): Sixty-five dollars;
 - b. Type II: Thirteen dollars.
11. Hydronic piping:
 - a. One to four outlets: Twelve dollars;
 - b. Five or more outlets: Three dollars per outlet.
12. Miscellaneous (items not covered elsewhere): Thirteen dollars.
13. Propane tanks: Thirteen dollars.
14. Range: Thirteen dollars.
15. Refrigeration unit:

- a. ~~One to one hundred thousand BTU (not air conditioning or heat pump): Fifteen dollars;~~
- b. ~~One hundred thousand to five hundred thousand BTU: Twenty-five dollars;~~
- c. ~~Five hundred thousand to one million BTU: Thirty dollars;~~
- d. ~~One million to one million seven hundred fifty thousand BTU: Forty-five dollars;~~
- e. ~~Over one million seven hundred fifty thousand BTU: Seventy-five dollars.~~

16. ~~Unlisted gas appliance:~~

- a. ~~Up to four hundred thousand BTU: Seventy-five dollars;~~
- b. ~~Over four hundred thousand BTU: One hundred twenty-five dollars.~~

17. ~~Used appliance:~~

- a. ~~Up to hundred thousand BTU: Seventy-five dollars;~~
- b. ~~Over four hundred thousand BTU: One hundred twenty-five dollars.~~

18. ~~Ventilating fans: Thirteen dollars.~~

19. ~~Wood stove or insert: Twenty-five dollars fifty cents.~~

B. ~~The processing fee is twenty-five dollars.~~

C. ~~The permit fee is the sum of the processing fee and the inspection fee. The minimum permit fee is forty dollars.~~

D. ~~Reinspections.~~

~~The fee for reinspections for work that was not ready, or corrections previously identified but remain uncorrected, or site not accessible is seventy-five dollars per incident.~~

E. ~~Inspections Outside Normal Inspector Working Hours.~~

~~The fee for inspections outside normal inspector working hours is seventy-five dollars per hour or fraction of an hour. A minimum of two hours is payable at the time the request is made and before an inspection can be scheduled.~~

F. ~~Unauthorized Work Done Without Permit or by Unlicensed Person Investigation Fees.~~

~~Where work has commenced without first obtaining the required permit(s) or where work was performed by a person without a heating mechanics license pursuant to SMC 10.29.030, an unauthorized work fee shall be imposed in the amount of one hundred fifty dollars. The unauthorized work investigation fee may be assessed against the person performing the work without a license or against the employer or contractor directing the work who failed to obtain the required permit.))~~

A. Mechanical inspection fees are provided in the Development Fee Schedule.

B. Reinspection fees for work that was not ready, for corrections previously identified, or for an inaccessible site are provided in the Development Fee Schedule.

C. Where work has commenced without first obtaining the required permit(s) or where work was performed by a person without a heating mechanics license pursuant to SMC 10.29.030, an unauthorized work fee shall be imposed in the amount in the

Development Fee Schedule. The unauthorized work investigation fee may be assessed against the person performing the work without a license or against the employer or contractor directing the work who failed to obtain the required permit.

D. Processing fees are provided in the Development Fee Schedule.

Section 9. That SMC section 08.02.036 is amended to read as follows:

08.02.036 Plumbing Code

~~((A. Plumbing inspection fees are:~~

- ~~1. Bar sink: Eleven dollars.~~
- ~~2. Bathtub: Eleven dollars.~~
- ~~3. Clothes washer: Eleven dollars.~~
- ~~4. Dishwasher: Eleven dollars.~~
- ~~5. Drinking fountain: Eleven dollars.~~
- ~~6. Electric water heater: Eleven dollars.~~
- ~~7. Floor drain: Eleven dollars.~~
- ~~8. Floor sink: Eleven dollars.~~
- ~~9. Garbage disposal: Eleven dollars.~~
- ~~10. Kitchen sink: Eleven dollars.~~
- ~~11. Lawn sprinkler (with one backflow device): Eleven dollars.~~
- ~~12. Medical gas outlet, each station: Eleven dollars.~~
- ~~13. Miscellaneous: Eleven dollars.~~
- ~~14. Sewage ejector: Eleven dollars.~~
- ~~15. Shower: Eleven dollars.~~
- ~~16. Sink: Eleven dollars.~~
- ~~17. Toilet: Eleven dollars.~~
- ~~18. Urinal: Eleven dollars.~~
- ~~19. Utility sink: Eleven dollars.~~
- ~~20. Vacuum breaker/backflow device: Eleven dollars.~~
- ~~21. Water softener: Eleven dollars.~~

~~B. The processing fee is twenty-five dollars.~~

~~C. The permit fee is the sum of the processing fee plus the inspection fees. The minimum permit fee is forty dollars.~~

~~D. Reinspections:~~

~~The fee for reinspections for work that was not ready, or corrections previously identified but remain uncorrected, or site not accessible is seventy-five dollars per incident.~~

~~E. Inspections Outside Normal Inspector Working Hours.~~

~~The fee for inspections outside normal inspector working hours is seventy-five dollars per hour or fraction of an hour. A minimum of two hours is payable at the time the request is made and before an inspection can be scheduled.~~

- ~~F. Work Done Without Permit/Investigation Fees.
Where work has commenced without first obtaining the required permit(s), a work without permit fee equivalent to the greater of:
1. twice the inspection fee, or
2. the permit fee plus one hundred fifty dollars,
must be paid prior to the issuance of the permit(s).)~~
- A. Plumbing inspection fees are provided in the Development Fee Schedule.
B. Reinspection fees for work that was not ready, for corrections previously identified, or for an inaccessible site are provided in the Development Fee Schedule.
C. Processing fees are provided in the Development Fee Schedule.

Section 10. That SMC section 08.02.037 is amended to read as follows:

08.02.037 Sewer Code

- A. The fee for a side sewer permit is in two parts:
1. Permit application: ~~((Forty))~~ Sixty-five dollars.
2. Permit inspection: One hundred fifty dollars.
- B. The fee for a sewer tapping permit is one hundred dollars.
- C. Fees herein do not include local improvement districts, general facilities charges or other applicable fees or charges.
- D. The fee for reinspection is fifty dollars.

Section 11. That SMC section 08.02.0371 is amended to read as follows:

08.02.0371 Water Code

The fee for a water tapping permit application is ~~((forty))~~ sixty-five dollars. The fee for a water meter application fee is ~~((forty))~~ sixty-five dollars, except if these two applications are made together, only one ~~((forty))~~ sixty-five dollar fee is assessed.

Section 12. That SMC section 08.02.038 is amended to read as follows:

08.02.038 Shorelines Management

- A. The application fees for ~~((new))~~ Shoreline projects are provided in the Development Fee Schedule ~~((as follows~~

<u>PROJECT VALUATION</u>	<u>FEE</u>
\$2,500—\$10,000	<u>\$2,500—\$10,000</u>
\$1,020	<u>\$1,020</u>
\$10,001—\$50,000	<u>\$10,001—\$50,000</u>

\$1,420
\$50,001—\$250,000
\$2,700
\$250,001—\$1,000,000
\$5,400
Over \$1,000,000
\$6,750 plus 0.1% of project value
For Variance Add
\$2,160
For Conditional Use Add
\$1,860

- B. The fee for presubmittal review is five hundred fifty-five dollars.
- C. The fee for a shoreline exemption is five hundred fifty-five dollars.
- D. The fee for a permit amendment is eighty percent of the fee under this schedule.
- E. The fee should accompany the formal application for a permit or amendment.)

Section 13. That SMC section 08.02.039 is amended to read as follows:

08.02.039 Special Inspections and Other Fees

- A. The fee for re-inspection as provided in the adopted codes, to be billed to each permittee, is ~~((seventy-five dollars))~~ provided in the Development Fee Schedule.
- B. The fee for inspection by any building services department personnel outside normal working hours is ~~((seventy-five dollars per hour or fraction of an hour))~~ provided in the Development Fee Schedule. A minimum of two hours is payable at the time the request is made.
- C. The fee for investigation of work done without a permit is ~~((:))~~ provided in the Development Fee Schedule.
~~((1. double the inspection fee, or
2. the permit fee plus one hundred fifty dollars,
whichever is greater.))~~
- D. The minimum fee for any permit or inspection not otherwise provided for is ~~((forty dollars))~~ provided in the Development Fee Schedule.
- E. Refund of Fees.
 - 1. All requests for refunds must be in writing to the building official.
 - 2. Refunds of permit and inspection fees will be granted only if the:
 - a. work described on the permit was not done and no inspections or site visits were made, or
 - b. permit was a duplicate of an already issued permit, or
 - c. permit was issued in error by the department.
 - 3. The following fees are not refundable:
 - a. Plan review fees.

Commented [SG14]: Can we remove the re-inspection and outside hours fees from other sections?

Commented [TP15R14]: Yes

- b. Application fees, to include processing fees and the state building code fee.
- F. ~~((No more than twenty-five dollars is charged for the))~~ The processing fee for each printed permit is provided in the Development Fee Schedule.
- G. The fee for doing research of files and codes or preparing reports is ~~((sixty dollars per hour))~~ provided in the Development Fee Schedule with a one-hour minimum, plus actual copying or printing expense.
- H. The fee to recommence suspended or abandoned work under an extended permit is provided in SMC 08.02.031(U).

Section 14. That SMC section 08.02.060 is amended to read as follows:

08.02.060 Building Code

The fee for a certificate of occupancy is provided in the Development Fee Schedule.~~((: A. — fifty dollars when the requirement arises from a change in occupancy not involving work requiring a permit; or B. — twenty dollars for a home occupation, plus seventy-five dollars if an inspection is required. C. — twenty-five dollars for the processing fee.))~~

Section 15. That SMC section 08.02.061 is amended to read as follows:

08.02.061 Environmental Policy

~~((Whenever the City is lead agency under the Washington State Environmental Policy Act (SEPA), the responsible official collects from applicants the following fees:))~~
A. Whenever the City is lead agency under the Washington State Environmental Policy Act (SEPA), the responsible official collects fees as provided in the Development Fee Schedule.
~~((A. — Initial review of completed environmental checklist: Two hundred fifty dollars.
B. — When a threshold determination results in a mitigated determination of nonsignificance: One hundred sixty-five dollars.))~~
~~((C))~~B. When a threshold determination results in a declaration of significance, a fee will be charged for the actual cost associated with:

1. scoping,
2. production of a draft environmental impact statement or draft supplemental environmental impact statement,
3. review and addressing comments on draft statements,
4. conducting public hearings on draft statements,
5. production of a final environmental impact statement or final supplemental environmental impact statement, and

6. any miscellaneous operations performed in conjunction with the aforementioned functions is recovered from the applicant, costs are based on an hourly rate for the persons performing the work, including salary, personnel benefits and overhead, as well as the actual cost of large expenditure items such as printing and mailing. Before any work begins, the applicant makes a deposit of not less than two thousand four hundred fifty dollars, against which administrative and other costs are charged. As the deposit is depleted, the applicant makes additional deposits as requested by the planning director. Production of the statement is suspended in the event additional moneys are not deposited upon request.
- D. The full cost of all public notices is borne by the applicant.
 - E. The full cost of reproducing an environmental document is recovered from the party requesting such document as provided in SMC 8.02.011.

Section 16. That SMC section 08.02.064 is amended to read as follows:

08.02.064 Plats

~~((The fees for approvals under the subdivision code are:))~~

~~A. Fees are provided in the Development Fee Schedule.~~

~~((A. Long Plat Extension, Phasing, Vacation, Final or Alteration.~~

- ~~1. For a one-year extension of time on a preliminary long plat approval: Five hundred fifty dollars.~~
- ~~2. For phasing of an approved preliminary plat: Five hundred fifty dollars.~~
- ~~3. For vacation of an approved plat: Four hundred ninety dollars.~~
- ~~4. For a final long plat: Two thousand twenty-five dollars plus twenty-five dollars per lot.~~
- ~~5. For alteration of an approved preliminary or final long plat: Eighty percent of the plat fee under this schedule.~~

~~B. Short Plat Extension, Phasing, Vacation, Final or Alteration.~~

- ~~1. For a one-year extension of time on a preliminary short plat approval: Five hundred fifty dollars.~~
- ~~2. For phasing of an approved preliminary short plat: Five hundred fifty dollars.~~
- ~~3. For vacation of an approved plat: Four hundred ninety dollars.~~
- ~~4. For a final short plat except short plats with minor engineering review: A filing fee of one thousand eight hundred twenty dollars plus thirty dollars per lot.~~
- ~~5. For a final short plat with minor engineering review: A filing fee of three hundred fifty dollars plus thirty dollars per lot.~~
- ~~6. For alteration of an approved preliminary or final short plat: Eighty percent of the plat fee under this schedule.~~

- C. ~~Binding Site Plan Extension, Final or Alteration:~~
1. ~~For a one-year extension of time on a preliminary binding site plan approval: Five hundred fifty dollars.~~
 2. ~~For a final binding site plan: Two thousand nine hundred seventy dollars plus thirty dollars for each additional acre.~~
 3. ~~For alteration of an approved preliminary or final binding site plan: Eighty percent of the binding site plan fee under this schedule, plus the cost of publishing the notice of hearing in the newspaper.~~
- D. ~~Boundary Line Adjustment.~~
For a boundary line adjustment, a filing fee of three hundred fifty dollars.
- E. ~~Street Name Change.~~
For changing the name of an existing dedicated street: One thousand three hundred fifty-five dollars.
- F. ~~Other Matters:~~
1. ~~For any other matter not listed above that requires a public hearing before the hearing examiner: One thousand eight hundred ninety-five dollars.~~
 2. ~~A fee of eighty-five dollars per hour may be charged to cover the cost of a particular planning staff service for the applicant that greatly exceeds the above fees or is not covered by the fees listed above.))~~
- B. A fee may be charged as provided in the Development Fee Schedule to cover the cost of a particular planning staff service for the applicant that greatly exceeds the above fees or is not covered by the fees listed above.

Section 17. That SMC section 08.02.065 is amended to read as follows:

08.02.065 Streets and Airspace

- ~~((A. The fees in connection with skywalks are:~~
1. ~~Seven thousand one hundred sixty dollars for the application to the hearing examiner.~~
 2. ~~Three hundred thirty-five dollars for annual inspection; and~~
 3. ~~Two thousand two hundred ninety dollars for renewal if the renewal is sought within twenty years from date of issuance of the permit.~~
- ~~For the use of public airspace other than pedestrian skywalk, the fee will be as provided in the agreement.~~
- B. ~~[Deleted]~~
- C. ~~The fee for a street address assignment as provided in SMC 17D.050A.100 is ten dollars. The fee for a street address change is twenty-five dollars.~~
- D. ~~The street obstruction permit fees are as follows. All fees are minimum charges for time periods stated or portions of said time periods:~~
1. ~~when the public way is obstructed by a dumpster or a temporary storage unit the fee is one hundred dollars per fifteen-day period.~~

2. ~~for long-term obstruction (longer than twenty-one days) in the central business district or other congested area the fee is twenty cents per square foot of public right-of-way obstructed for each month period. The director of engineering services may adjust these boundaries in the interests of the public health, safety, and convenience, considering the need to promote traffic flows and convenience in administrative enforcement needs.~~
3. ~~for an obstruction not provided for in subsections (1) or (2) of this section, the fees are stated below:
 - a. ~~When the public way is excavated for:
 - i. ~~the first three working days: One hundred dollars;~~
 - ii. ~~each additional three working day period: Forty dollars.~~~~
 - b. ~~When no excavation for:
 - i. ~~the first three days: Twenty five dollars per day;~~
 - ii. ~~each additional three day period: Forty dollars.~~~~
 - c. ~~Master annual permit fee set by the Development Services Center manager based on a reasonable estimate of the expense to the City of providing permit services. Permit fees are payable at least quarterly. If a master annual permit fee is revoked, the party may apply for a refund of unused permit fees;~~~~
4. ~~a revenue loss affected by an obstruction of the public right-of-way shall be equivalent to the maximum daily rate for each space obstructed in the Paid Parking Zone (defined in SMC 16A.04.100). Current Paid Parking Zone rates can be found on the City's website (SMC 08.02.083(C)(8));~~
5. ~~a charge of five hundred dollars is levied whenever a person:
 - a. ~~does work without a required permit; or~~
 - b. ~~exempt from the requirement for a permit fails to give notice as required by SMC 12.02.0740(B);~~~~
6. ~~a charge of two hundred fifty dollars is levied whenever a permittee does work beyond the scope of the permit;~~
7. ~~no fee is charged for street obstruction permits for activities done by or under contract for the City.~~
- E. ~~The review fee for a traffic control plan is fifty dollars.~~
- F. ~~The fee for a building moving permit is one hundred dollars, which shall be waived for the moving of a building which is an historic landmark or a contributing building located within an historic district.~~
- G. ~~The annual permit fee for applicators of road oil or other dust palliatives to public ways and places of public travel or resort is one hundred dollars. A contractor must notify the department of engineering services in accordance with SMC 12.02.0740(B).~~
- H. ~~Street vacation application fee is four hundred dollars.~~
- I. ~~The fees for approach permits are:
 1. ~~For a commercial driveway: Thirty dollars; and~~~~

2. — For a residential driveway: Twenty dollars.))

A. Fees are provided in the Development Fee Schedule.

B. Street Obstruction Permits.

1. The director of engineering services may adjust the boundaries where a long-term obstruction is considered to be in a congested area in the interests of the public health, safety, and convenience, considering the need to promote traffic flows and convenience in administrative enforcement needs.

2. The Director of the Development Services Center may set a master annual obstruction permit fee based on a reasonable estimate of the expense to the City of providing permit services. Permit fees are payable at least quarterly. If a master annual permit fee is revoked, the party may apply for a refund of unused permit fees;

3. No obstruction fee is charged for street obstruction permits for activities done by or under contract for the City.

C. The fee for a building moving permit shall be waived for the moving of a building which is an historic landmark or a contributing building located within an historic district.

D. A contractor shall notify the department of engineering services for application of road oil or other dust palliatives to public ways and places of public travel or resort in accordance with SMC 12.02.0740(B).

Section 18. That SMC section 08.02.0655 is amended to read as follows:

08.02.0655 Private Construction Plan Review and Inspection

A. Except for stormwater systems, the charges by the department of engineering services for private construction plan review are an amount based on the value of the work, as shown in the following table:

VALUE OF WORK

(in dollars) FEE (in dollars)

1 - 10,000 300

10,001 - 50,000 300 plus 15 for each 1,000 over 10,000

50,001 - 100,000 900 plus 13 for each 1,000 over 50,000

100,001 - 500,000 1,550 plus 10.50 for each 1,000 over 100,000

500,001 - 1,000,000 5,750 plus 9.50 for each 1,000 over 500,000

Over 1,000,000 10,500 plus 8.75 for each 1,000 over 1,000,000

- B. The fee for additional review required by excessive changes, additions or revisions is ~~((sixty dollars per hour))~~ billed at the City of Spokane hourly rate found in the [Development Fee Schedule](#).
- C. For plan review of on-site sewer and water systems that are not associated with a City building permit (i.e. projects located outside the City limits but within the City's sewer and/or water service area) the review fees are:
1. Two hundred fifty dollars for review of an on-site water system; and
 2. Two hundred fifty dollars for review of an on-site sanitary sewer system.
- D. Stormwater Review Fees.
1. Standard Stormwater Systems.
Stormwater systems with simple analysis using rational method with all drainage disposed of using swales and drywells only; complexity of analysis limited to use of bowstring calculation of individual swales with outflow limited to drywells (i.e., no routing analysis); no off-site drainage entering or exiting the site.
 - a. Less than ten lots: Four hundred dollars plus ten dollars per lot.
 - b. Between ten lots and one hundred lots: Five hundred dollars plus ten dollars per lot.
 - c. Greater than one hundred lots: Seven hundred fifty dollars plus ten dollars per lot.
 - d. For plan review of on-site stormwater systems not associated with a City building permit the review fees are:
 - i. Two hundred fifty dollars for review of an on-site system for a project site two acres or less; and
 - ii. Five hundred dollars for review of an on-site system for a project site greater than two acres.
 2. Complex Stormwater Systems.
Stormwater systems requiring complex routing and analysis, or situated on slopes ten percent or greater, or receiving off-site drainage.
 - a. Less than ten lots: Five hundred dollars plus ten dollars per lot.
 - b. Between ten lots and one hundred lots: Seven hundred fifty dollars plus fifteen dollars per lot.
 - c. Greater than one hundred lots: One thousand dollars plus fifteen dollars per lot.
 - d. For plan review of on-site stormwater systems not associated with a City building permit the review fees are:
 - i. Five hundred dollars for review of an on-site system for a project site two acres or less; and
 - ii. One thousand dollars for review of an on-site system for a project site greater than two acres.
 3. Storm Sewers.

Review fees for public or private storm sewers to be constructed in easements or City street rights-of-way are determined in accordance with subsection (A)(1) of this section.

4. Waivers or Variances.

Additional charge for requested variances or waivers for inadequate “208” swale volumes or nonstandard drainage facilities or special conditions will be billed at ~~((a rate of sixty dollars per hour))~~ the City of Spokane hourly rate found in the Development Fee Schedule.

E. The plan review fee for a site development permit is two hundred fifty dollars.

F. The review fee for a traffic impact analysis is two hundred dollars.

G. The review fee of five hundred eighty-five dollars shall be paid to the water and hydroelectric department for review of a hydraulic analysis.)

H. The charges by the department of engineering services for private construction inspection are an amount based on the value of the work, as shown in the following table:

VALUE OF WORK

(in dollars)	FEE (in dollars)
1 - 5,000	500
5,001 - 10,000	1,000
10,001 - 50,000	1,000 plus 25 for each 1,000 over 10,000
50,001 - 100,000	2,000 plus 20 for each 1,000 over 50,000
100,001 - 500,000	3,000 plus 15 for each 1,000 over 100,000
500,001 - 1,000,000	9,000 plus 10 for each 1,000 over 500,000
Over 1,000,000	14,000 plus 5 for each 1,000 over 1,000,000

I. Non-typical specialty projects (unusual projects involving specific conditions not typically encountered) will be billed on an hourly basis. The customer may request a written estimate in advance. When the director determines hourly billing should apply, such billings will include hours for the work, additional inspections and overtime inspection at the ~~((following rates:))~~ rates provided in the Development Fee Schedule.

~~1. Forty dollars per hour for inspection.~~

~~2. Sixty dollars per hour for overtime inspection.~~

~~3. One hundred twenty dollars per hour for a survey crew; and~~

~~4. One hundred eighty dollars per hour overtime for a survey crew.)~~

Section 19. That SMC section 08.02.066 is amended to read as follows:

08.02.066 Zoning

Unless an action is initiated by the city council, the fees for approvals under the zoning code are ~~((:))~~ as provided in the Development Fee Schedule.

- ~~((A.— Staff preparation of a notification district map and associated documents: One hundred fifty dollars.~~
- ~~B.— Type I application: One thousand eighty-five dollars. In the case of building and construction permit applications, the fee is based on Article III of this chapter.~~
- ~~C.— Type II application, except preliminary short plats with minor engineering review: Four thousand three hundred twenty-five dollars plus sixty dollars per each additional acre.~~
- ~~D.— Type II application for preliminary short plats with minor engineering review: One thousand eighty-five dollars.~~
- ~~E.— Type III application: Four thousand five hundred ninety dollars plus one hundred ten dollars per each additional acre.~~
- ~~F.— Site plan review and/or modification: Eight hundred fifteen dollars plus five hundred fifty dollars per each additional increment of ten acres of site or portion thereof.~~
- ~~G.— Optional consolidated project review: Four thousand three hundred twenty-five dollars plus two hundred fifteen dollars for each additional acre.~~
- ~~H.— Planned unit development bonus density or final planned unit development:~~
- ~~1.— Bonus density: Additional eight hundred eighty dollars if bonus density is sought.~~
 - ~~2.— Final planned unit development: Three thousand two hundred ninety-five dollars.~~
- ~~I.— Any temporary use permit: Six hundred seventy-five dollars.~~
- ~~J.— Floodplain development permit: Nine hundred dollars plus fifty-five dollars per each additional acre.~~
- ~~K.— Establishment of a front yard setback that is more or less than the depth required by the zoning code: Eight hundred ten dollars.~~
- ~~L.— Accessory dwelling unit permit: Six hundred fifty-five dollars.~~
- ~~M.— Formal written interpretation of the zoning code: Five hundred eighty dollars.~~
- ~~N.— Any other matter not listed above that requires a public hearing before the hearing examiner: One thousand eight hundred ninety-five dollars.~~
- ~~O.— A fee of eighty-five dollars per hour may be charged to cover the cost of a particular planning staff service for the applicant that greatly exceeds the above fee or is not covered by the fees listed above.~~
- ~~P.— Short Term Rental Permit— In residential zones: Two hundred dollars. The annual renewal for a short-term rental unit in a residential zone is one hundred dollars.~~
- ~~Q.— Short Term Rental Permit— In all other zones: three hundred dollars. The annual renewal for a short-term rental unit in zones, except residential, is one hundred fifty dollars.))~~

Section 20. That SMC section 08.02.0665 is amended to read as follows:

08.02.0665 Design Review

When design review is required or conducted under the provisions of chapter 4.13 SMC or chapter 17G.040 SMC, fees shall be as ~~((follows:))~~ provided in the Development Fee Schedule.

~~((A.— Design review conducted by the urban design staff: Six hundred dollars.~~

~~B.— Design review conducted by the design review board: One thousand two hundred seventy-five dollars.))~~

Section 21. That SMC section 08.02.067 is amended to read as follows:

08.02.067 Existing Building and Conservation Code

A. Fees are provided in the Development Fee Schedule.

~~((A))~~B. General.

There may be charged against the owner and assessed against the land of a boarded-up, substandard, unfit, abandoned, or otherwise a nuisance building all costs and expenses incurred by the City in administration and enforcement of this code.

~~((B))~~C. Boarding and Securing.

Cost incurred by the City for the securing and/or boarding of an unfit, substandard, or abandoned building and charged against the property are separate from the annual hearing processing fee and the annual property monitoring fee. These costs are nonrefundable.

~~((C))~~D. Property Monitoring.

If the building official orders the monitoring of any boarded, unfit, substandard, or abandoned building, an annual property monitoring fee ~~((of three hundred dollars))~~ shall be charged against the property.

~~((C))~~E. Annual Hearing Processing Fee.

1. The annual hearing processing fee applies to properties the building official determines are substandard, unfit, or abandoned building(s) during the hearing required under SMC 17F.070.440. The fee covers the costs of administration, notices, inspections, and the hearing process and other lienable functions within the meaning of RCW 35.80.030(1)(h).
2. A property that has been placed on the building official's review agenda and has been determined under SMC 17F.070.440 to be substandard, unfit, or abandoned shall be charged an annual fee ~~((of one thousand five hundred dollars))~~. A new fee will be assessed the beginning of each twelve-month period the building remains substandard, unfit, or abandoned as determined by the building official at a public hearing.
3. Up to five hundred dollars of the annual fee may be refunded if the property is repaired and removed from the building official process within one year from the first hearing. The building official or his designee is

authorized to officially remove a property from the building official process and authorize the refund, or release of a lien, of a portion of the fee.

- a. A building may be removed from the building official process when conditions are corrected and the building is no longer determined to be substandard, unfit, or abandoned.
4. The annual hearing processing fee is lienable under SMC 17F.070.500.
5. If the hearing processing fee has been recorded as a lien against the property, and no payments have been received by the City, the refunded portion of the fee shall be reflected as a reduction in the lien amount.

Section 22. That SMC section 08.02.069 is amended to read as follows:

08.02.069 Comprehensive Plan and Land Use Code Amendments

- ~~((A. — A threshold review fee of five hundred dollars shall be charged for applications submitted pursuant to SMC 17G.020.010(G)(3) and shall be credited to the full application fee pursuant to SMC 17G.020.010(G)(4)(e).~~
- ~~B. — The fee for a proposal to change the comprehensive plan, map or text, or other land use codes, is five thousand dollars plus one thousand seventy five dollars per each additional increment of ten acres of site for comprehensive plan map changes plus the cost of publishing the notice of hearing in the newspaper.~~
- ~~C. — A fee of eighty five dollars per hour may be charged to cover a particular planning staff service for the applicant that greatly exceeds the above fees or is not covered by the fees listed above.~~
- ~~D. — For a formal written interpretation of the comprehensive plan: One thousand seventy five dollars.))~~
- A. Fees are provided in the Development Fee Schedule.
- B. The threshold review fee shall be credited to the full application fee pursuant to SMC 17G.020.050(B)(5).
- C. The hourly fee provided in the Development Fee Schedule may be charged to cover a particular planning staff service for the applicant that greatly exceeds the above fees or is not covered by the fees listed above.

Section 23. That SMC section 08.02.0696 is amended to read as follows:

08.02.0696 Concurrency Inquiry Application Fee

A fee ~~((of two hundred dollars))~~ shall be charged for each concurrency inquiry application requested pursuant to SMC 11.21.030(D). The fee is provided in the Development Fee Schedule.

Section 24. That SMC section 08.02.087 is amended to read as follows:

08.02.087 Appeals

~~((A. Appeal of an administrative decision to the hearing examiner: Two hundred fifty dollars.~~

~~1. Exception.~~

~~The appeal of a determination of a junk vehicle: Two hundred dollars.~~

~~B. Appeal of a hearing examiner decision to city council: Five hundred dollars.))~~

~~A. Fees are provided in the Development Fee Schedule.~~

~~((C))~~ B. The party appealing a matter must pay the actual cost of preparation of any record and transcript. The actual cost includes the wages and benefits of the persons involved in preparation of the documents.

~~((D. Except as otherwise provided, the fee for filing an appeal or request for reconsideration is one hundred fifty dollars.))~~

Section 25. That SMC section 08.02.089 is amended to read as follows:

08.02.089 Special Permits For Oversize Or Overweight Movements

~~((The fees for special permits for oversize or overweight movements are:~~

~~A. Oversize load — fifty dollars for thirty days.~~

~~B. Overweight load — seventy-five dollars for thirty days on a specified route.~~

~~C. Superload — seventy-five dollars per single trip))~~

~~Fees are provided in the Development Fee Schedule.~~

Section 26. That SMC section 13.04.2026 is amended to read as follows:

13.04.2026 Small Taps and Meters – Additional

A. The fees associated with small taps and meters are set annually in accordance with City of Spokane Public Rule 4100-20-02 Water and Hydroelectric Department Fee Schedule.

B. All new One-inch and Three-quarter inch residential meters will be installed in a meter box within three feet of property line or in a dedicated utility easement. The meter and box will be sold as one unit.

C. In addition to costs contained herein and in the Public Rule there is a ~~((forty dollars (\$40.00)))~~ processing fee for staff costs provided in the Development Fee Schedule.

- D. Permit shall be valid for twelve months after which it will expire and a new permit will be required.

Section 27. That SMC section 13.04.2028 is amended to read as follows:

13.04.2028 Large Taps and Meters

- A. The fees associated with large taps and meters are set annually in accordance with City of Spokane Public Rule 4100-20-02 Water and Hydroelectric Department Fee Schedule.
- B. In addition to costs contained herein and in the Public Rule there is a ~~((forty dollars (\$40.00)))~~ processing fee for staff costs provided in the Development Fee Schedule.
- C. Permit shall be valid for twelve months after which it will expire and a new permit will be required.

Section 28. That SMC section 13.02.0224 is amended to read as follows:

13.02.0224 Abatement of Public Nuisance

- A. Failure of an owner or occupant of any occupied premises to receive weekly solid waste collection service is declared to be a public nuisance, as a condition tending to promote the breeding of vermin and spread of disease.
- B. Notwithstanding any other provision of this chapter, and in addition thereto, the maintenance of any condition upon premises creating or tending to create a risk to the public health or safety, specifically including but not limited to the accumulation of solid waste, including garbage, refuse, or any malodorous, unhealthful, flammable, or putrescent materials on premises shall constitute a public nuisance and, in the discretion of the fire inspector, building official, code enforcement official, health officer, or director shall be susceptible to abatement by the City, with or without prior notice, at the expense and liability of the premises owner and/or the person causing or maintaining the same.
- C. Costs of abatement of any nuisance as above defined are declared to be part of municipal solid waste collection and disposal service which may be billed as a utility service to the premises where the condition arose or exists. This section shall not limit the City or premises owners rights to seek recovery against other responsible persons.
- D. The costs of abatement by the City include, but are not limited to, personnel and equipment costs, both direct and indirect, costs incurred in documenting the

violation; hauling, transportation, and disposal expenses; filing fees; and actual expenses and costs of the City in preparing notices, specifications, and contracts, and in accomplishing and/or contracting and inspecting the work; the costs of any required printing or mailing; and any others costs to provide collection and disposal service.

1. Notice of Violation – Service Charge.

Failure to remedy a nuisance condition listed under this chapter that results in abatement by the City after a notice of violation has been provided will result in an ~~((eighty-five-dollar))~~ two-hundred-and-fifty-dollar fee to defray administration costs related to providing solid waste collection and disposal services.

2. Abatement – Minimum Service Charge.

The required number of personnel for an abatement will be at the discretion of the director or code enforcement supervisor, and will be billed at a half-hour minimum for travel to the premises and abatement of the nuisance. In addition, time required to transport and dispose of abated materials will be based on a half-hour minimum. Additional time will be billed at quarter hour increments.

a. For travel time and abatement labor charges, the service charge will be billed at a half hour minimum.

i. Service charge for one half-hour under this section: ~~((One hundred thirty-six dollars six cents.))~~ Two hundred thirty-two dollars seventy-one cents

ii. Service charge for each additional quarter-hour: ~~((Sixty-eight dollars three cents.))~~ One hundred sixteen dollars thirty-six cents

iii. Service charge for each additional personnel will be billed:

A. ~~((sixty-one dollars nine cents per hour))~~ ninety-seven and eighty-three cents per hour for a Laborer I and one hundred nineteen dollars thirty-seven cents per hour for a Laborer II, or

B. ~~((thirty dollars fifty-five cents per half-hour))~~ forty-eight dollars ninety-two cents per half-hour for a Laborer I and fifty-nine dollars sixty-nine cents for a Laborer II, or

C. ~~((fifteen dollars twenty-seven cents per quarter-hour))~~ twenty-four dollars forty-six cents per quarter-hour for

a Laborer I and twenty-nine dollars eighty-four cents for a Laborer II.

- b. For transporting solid waste to the proper disposal facility; the service charge will be billed at a half-hour minimum.
 - i. Service charge for one-half hour under this section: ~~((Sixty-two dollars ninety-five cents.))~~ One hundred eight dollars sixty cents.
 - ii. Service charge for each additional quarter-hour: ~~((Thirty-one dollars forty-seven cents.))~~ One hundred eight dollars sixty cents.
- c. In addition to the labor and equipment charges, there is added to this section a charge for waste disposal: Waste disposal rates pursuant to [SMC 13.02.0528\(C\)](#).

Section 29. That SMC section 08.02.085 is amended to read as follows:

[08.02.085](#) Historic Preservation

The fees for the services of the historic landmarks commission and historic preservation office are [found in the Development Fee Schedule](#):

~~((A. Nomination to the Local Register of Historic Places.~~

- ~~1. Fifty dollars for residential property; and~~
- ~~2. One hundred dollars for all other property.~~

~~B. Design Review/Certificate of Appropriateness.~~

- ~~1. Twenty-five dollars for staff review of the application; and~~
- ~~2. Seventy-five for commission review.~~
- ~~3. One hundred fifty dollars for work done without a certificate of appropriateness (in addition to regular fees).~~

~~C. Activities to ensure compliance with the federal guidelines for cultural resource management under Section 106 of the 1966 Historic Preservation Act, as amended: Fifty dollars.~~

~~D. Application for Special Valuation Tax Abatement.~~

- ~~1. One hundred fifty dollars for residential property; and~~
- ~~2. Two hundred fifty dollars for commercial property less than one million dollars value of the rehabilitation at the time of filing the special valuation application with the Landmarks Commission.~~
- ~~3. Five hundred for commercial property one million dollars to five million dollars of value of the rehabilitation at the time of filing the special valuation application with the Landmarks Commission.~~
- ~~4. One thousand dollars for commercial property of five million one dollars or more of value of the rehabilitation at the time of filing the special valuation application with the Landmarks Commission.~~

~~E. Application and liaison activities for investment tax credit technical assistance, based on the value of the rehabilitation work, as follows:~~

- ~~1. Fifty thousand dollars or less: One hundred twenty-five dollars.~~
- ~~2. Over fifty thousand dollars but not over one hundred thousand dollars: Two hundred fifty dollars.~~
- ~~3. Over one hundred thousand dollars but not over two million dollars: Five hundred dollars.~~
- ~~4. Over two million dollars but not over five million dollars: One thousand dollars; and~~
- ~~5. Over five million dollars: One thousand five hundred dollars.))~~

Section 30:

Effective January 1, 2026, and the first of January of each year thereafter, the various development fees set forth above in the Development Fee Schedule shall be adjusted by the City of Spokane building official for an amount equal to the consumer price index adjustment of the previous July - July U.S. All City Average (CCI). The newly determined amount shall be rounded up to the nearest dollar. In addition, the adjusted fees shall be presented to the city council for approval and a copy of the approved fees filed with the city clerk and city building official before becoming effective.

Section 31:

Severability. If any section, subsection, sentence, clause, phrase or word of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality thereof shall not affect the validity or

constitutionality of any other section, subsection, sentence, clause, phrase or word of this ordinance.

Section 32:

Clerical Errors. Upon approval by the city attorney, the city clerk is authorized to make necessary corrections to this ordinance, including scrivener's errors or clerical mistakes; references to other local, state, or federal laws, rules, or regulations; or numbering or referencing of ordinances or their sections and subsections.

Section 33:

Effective Date. This ordinance shall become effective upon passage and approval on **February 1, 2025**.

PASSED by the City Council on _____

Council President

Attest:

Approved as to form:

City Clerk

Assistant City Attorney

Mayor

Date

Effective Date

Development Services Center Cost of Service & Fee Analysis

Appendix

Appendix A: Building Fee Schedule

#	Division	Fee Schedule Description	Current Rate (2024)	Proposed Rate (2024)
1		Blasting Licenses and Permits		
2				
3	DSC - Building	Blaster's License	\$25.00	\$55.00
4	DSC - Building	Blasting Permit	\$100.00	\$275.00
5	DSC - Building	Blasting Transportation Permit	\$65.00	\$65.00
6				
7		Boiler License Fees		
8	DSC - Building	Boiler Exam Fee	\$24.00	\$110.00
9	DSC - Building	Fireman Boiler License	\$24.00	\$55.00
10	DSC - Building	3rd Class Engineer	\$30.00	\$55.00
11	DSC - Building	2nd Class Engineer	\$36.00	\$55.00
12	DSC - Building	1st Class Engineer	\$48.00	\$55.00
13	DSC - Building	Boiler Inspector	No Charge	No Charge
14				
15		Gas Heating Mechanic Fees		
16	DSC - Building	Gas Heating Mechanic Exam Fee	\$24.00	\$110.00
17	DSC - Building	Gas Heating Mechanic I	\$36.00	\$55.00
18	DSC - Building	Gas Heating Mechanic II	\$48.00	\$55.00
19	DSC - Building	Apprentice Heating Mechanic	\$24.00	\$55.00
20	DSC - Building	Oil Burner Servicer/Installer	\$36.00	\$55.00
21	DSC - Building	Oil, Gas I, or Gas II Inspector	No Charge	No Charge
22				
23		Boiler Installation Inspection Fees		
24	DSC - Building	Low Pressure & Hot Water Boiler < 500,000 BTUs	\$150.00	\$175.00
25	DSC - Building	LP & HWB 500,000 to < 2,000,000 BTUs	\$250.00	\$300.00
26	DSC - Building	LP & HWB 2,000,000 BTUs and greater	\$400.00	\$450.00
27	DSC - Building	Power Boilers < 1,000,000 BTUs	\$400.00	\$450.00
28	DSC - Building	Power Boilers from 1,000,000 to < 5,000,000 BTUs	\$800.00	\$850.00
29	DSC - Building	Power Boilers 5,000,000 BTUs and greater - Base	\$800.00	\$850.00
30	DSC - Building	Power Boilers 5,000,000 BTUs and greater -Additional Charge per million BTUs	\$20.00	\$25.00
31	DSC - Building	Electric Boiler < 250 kw	\$200.00	\$250.00
32	DSC - Building	Unfired Pressure Vessel	\$80.00	\$95.00
33				
34		Boiler Operating Permit & Accessory Fees		
35	DSC - Building	Boilers - Base Operating Permit Fee	\$80.00	\$98.00
36	DSC - Building	Boilers - per Vessel	\$100.00	\$35.00
37	DSC - Building	Power Boilers < 1,000,000 BTUs - Annual - [FEE CONSOLIDATED]	\$80.00	N/A
38	DSC - Building	Power Boilers from 1,000,000 to < 5,000,000 BTUs - Annual - [FEE CONSOLIDATED]	\$100.00	N/A
39	DSC - Building	Power Boilers 5,000,000 BTUs and greater - Annual - [FEE CONSOLIDATED]	\$120.00	N/A
40	DSC - Building	Electric Boiler < 250 kw - Annual - [FEE CONSOLIDATED]	\$80.00	N/A
41	DSC - Building	Unfired Pressure Vessel - Biennial - [FEE CONSOLIDATED]	\$40.00	N/A
42	DSC - Building	Hydrostatic Pressure Test	\$120.00	\$145.00
43	DSC - Building	Repair Inspections - Hourly	\$75.00	\$114.00 per hour
44	DSC - Building	Processing Fee - [RELOCATED TO SHARED FEES]	\$25.00	N/A
45	DSC - Building	Reinspection Fee - [RELOCATED TO SHARED FEES]	\$75.00	N/A
46	DSC - Building	Inspection Outside Normal Working Hours (2-hr minimum) - [RELOCATED TO SHARED FEES]	\$75.00	N/A
47	DSC - Building	Work Done Without Permit/Investigative Fees - Greater Of: - [RELOCATED TO SHARED FEES]	2x the Inspection Fee(s)	N/A
48	DSC - Building	Work Done Without Permit/Investigative Fees - Greater Of: - [RELOCATED TO SHARED FEES]	\$150.00	N/A
49				
50		Building Permit Fees		
51	DSC - Building	\$1 - \$2,000 Job Value Fee - Base	\$28.00	\$73.00
52	DSC - Building	\$501 - \$2,000 Job Value Fee - Base - [FEE CONSOLIDATED]	\$28.00	N/A
53	DSC - Building	\$501 - \$2,000 Job Value Fee - Variable - [FEE CONSOLIDATED]	\$3.00	N/A
54	DSC - Building	\$2,001 - \$25,000 Job Value Fee - Base	\$73.00	\$73.00
55	DSC - Building	\$2,001 - \$25,000 Job Value Fee - Variable	\$13.00	\$13.00
56	DSC - Building	\$25,001 - \$50,000 Job Value Fee - Base	\$372.00	\$372.00
57	DSC - Building	\$25,001 - \$50,000 Job Value Fee - Variable	\$10.00	\$10.00
58	DSC - Building	\$50,001 - \$100,000 Job Value Fee - Base	\$622.00	\$622.00
59	DSC - Building	\$50,001 - \$100,000 Job Value Fee - Variable	\$7.00	\$7.00
60	DSC - Building	\$100,001 - \$500,000 Job Value Fee - Base	\$972.00	\$972.00
61	DSC - Building	\$100,001 - \$500,000 Job Value Fee - Variable	\$5.00	\$5.00
62	DSC - Building	\$500,001 - \$1,000,000 Job Value Fee - Base	\$2,972.00	\$2,972.00
63	DSC - Building	\$500,001 - \$1,000,000 Job Value Fee - Variable	\$4.00	\$4.00
64	DSC - Building	Over \$1,000,000 Job Value Fee - Base	\$4,972.00	\$4,972.00
65	DSC - Building	Over \$1,000,000 Job Value Fee - Variable	\$3.00	\$3.00
66	DSC - Building	Plan Review for Commercial & Multi-Family over 2 units	65% of job value fee	65% of job value fee
67	DSC - Building	Fast Track Plan Review Fee	125% of Building Fee	125% of Building Fee
68	DSC - Building	Plan Review for New Single-Family Residences, Accessory Dwelling Units, & Duplexes	50% of Building Fee	50% of Building Fee
69	DSC - Building	Plan Review for SFR & Duplex Accessory Structures & Additions	25% of Building Fee	25% of Building Fee
70	DSC - Building	Revision Review Fee - Hourly	\$75 per hour	\$114.00 per hour
71	DSC - Building	Plan Review for SFR & Duplex Accessory Structure Remodels	25% of Building Fee	25% of Building Fee
72	DSC - Building	Demolition of SFR, Duplex, or Accessory Structure	\$35.00	\$45.00
73	DSC - Building	Demolition of Other Structures - Per 1,000 Sq Ft - [MAXIMUM \$450]	\$35.00	\$45.00
74	DSC - Building	Processing Fee - [RELOCATED TO SHARED FEES]	\$25.00	N/A
75	DSC - Building	Demolition of historic landmarks, historic district contributing buildings, and "Downtown" buildings - [FEE CONSOLIDATED]	\$500.00	N/A
76	DSC - Building	Fence Permit Fee	\$20.00	\$20.00
77	DSC - Building	Fence Processing and Review Fee - [RELOCATED TO SHARED FEES]	\$25.00	N/A
78	DSC - Building	100 cubic yards or less of Grading or Fill - [FEE CONSOLIDATED]	\$28.00	N/A
79	DSC - Building	101 - 1,000 cubic yards of Grading or Fill - Base - [FEE CONSOLIDATED]	\$28.00	N/A
80	DSC - Building	101 - 1,000 cubic yards of Grading or Fill -Variable - [FEE CONSOLIDATED]	\$12.00	N/A
81	DSC - Building	10,000 cubic yards or less of Grading or Fill - Base	\$136.00	\$145.00
82	DSC - Building	1,001 - 10,000 cubic yards of Grading or Fill - Variable - [FEE CONSOLIDATED]	\$10.00	N/A
83	DSC - Building	10,000 cubic yards or more of Grading or Fill - Base	\$226.00	\$145.00
84	DSC - Building	10,000 cubic yards or more of Grading or Fill - Variable	\$45.00	\$30.00
85	DSC - Building	100,001 and more cubic yards of Grading or Fill - Base - [FEE CONSOLIDATED]	\$631.00	N/A
86	DSC - Building	100,001 and more cubic yards of Grading or Fill - Variable - [FEE CONSOLIDATED]	\$25.00	N/A
87	DSC - Building	Plan Review for 1,000 cubic yards or less	\$20.00	\$75.00
88	DSC - Building	Plan Review for 51 - 100 cubic yards - [FEE CONSOLIDATED]	\$20.00	N/A
89	DSC - Building	Plan Review for 101 - 1,000 cubic yards - [FEE CONSOLIDATED]	\$25.00	N/A
90	DSC - Building	Plan Review for 1,001 - 10,000 - [FEE CONSOLIDATED]	\$35.00	N/A
91	DSC - Building	Plan Review for 1,001 - 100,000 cubic yards - Base	\$35.00	\$190.00
92	DSC - Building	Plan Review for each 10,000 cubic yards over 100,000 - Variable	\$17.00	\$10.00
93	DSC - Building	Plan Review for 100,001 - 200,000 - Base - [FEE CONSOLIDATED]	\$188.00	N/A
94	DSC - Building	Plan Review for 100,001 - 200,000 - Variable - [FEE CONSOLIDATED]	\$10.00	N/A
95	DSC - Building	Plan Review for 200,001 and more cubic yards - Base - [FEE CONSOLIDATED]	\$288.00	N/A
96	DSC - Building	Plan Review for 200,001 and more cubic yards - Variable - [FEE CONSOLIDATED]	\$5.00	N/A

97	DSC - Building	Processing Fee - [RELOCATED TO SHARED FEES]	\$25.00	N/A
98	DSC - Building	Wall, Projecting, and Incidental Sign Permit Fee - Per Sign	\$30.00	\$47.00
99	DSC - Building	Pole, Billboard, and Off-Premises Sign Permit Fee - Per Sign	\$75.00	\$117.00
100	DSC - Building	Building Services Review Fee for Pole Signs with area over 100 sq ft or over 30 ft high - [FEE CONSOLIDATED]	\$50.00	N/A
101	DSC - Building	Sign Review Fee	\$50.00	\$135.00
102	DSC - Building	Sign Processing Fee - [RELOCATED TO SHARED FEES]	\$25.00	N/A
103	DSC - Building	Factory Built Housing - Per Section	\$50.00	\$75.00
104	DSC - Building	Development Services Review Fee	\$50.00	\$135.00
105	DSC - Building	Processing Fee - [RELOCATED TO SHARED FEES]	\$25.00	N/A
106	DSC - Building	Manufactured (Mobile) Home - Per Section	\$50.00	\$75.00
107	DSC - Building	Development Services Review Fee	\$50.00	\$135.00
108	DSC - Building	Processing Fee - [RELOCATED TO SHARED FEES]	\$25.00	N/A
109	DSC - Building	Temporary Structures - 1st 180 days	\$100.00	\$250.00
110	DSC - Building	Temporary Structures - 2nd 180 days	\$500.00	\$550.00
111	DSC - Building	Development Services Review Fee	\$50.00	\$135.00
112	DSC - Building	Processing Fee - [RELOCATED TO SHARED FEES]	\$25.00	N/A
113	DSC - Building	Relocation Inspection for Bond Determination - [FEE ELIMINATED]	\$75.00	N/A
114	DSC - Building	Relocation Determination Fee	\$50.00	\$75.00
115	DSC - Building	Processing Fee - [RELOCATED TO SHARED FEES]	\$25.00	N/A
116	DSC - Building	Early Start and Fast Track Approval	25% Additional fee	25% Additional fee
117	DSC - Building	Temporary Certificate of Occupancy Issuance or Extension	\$250.00	\$520.00
118	DSC - Building	Swimming Pool Permit Fee (when accessory to SFR or Duplex)	\$75.00	\$95.00
119	DSC - Building	Swimming Pool Permit Fee (for all others)	\$100.00	\$215.00
120	DSC - Building	Development Services Review Fee	\$25.00	\$25.00
121	DSC - Building	Processing Fee - [RELOCATED TO SHARED FEES]	\$25.00	N/A
122	DSC - Building	Reinspection Fee - [RELOCATED TO SHARED FEES]	\$75.00	N/A
123	DSC - Building	Inspection Outside Normal Working Hours (2-hr minimum) - [RELOCATED TO SHARED FEES]	\$75.00	N/A
124	DSC - Building	Work Done Without Permit/Investigative Fees - Greater Of: - [RELOCATED TO SHARED FEES]	2x the Inspection Fee(s)	N/A
125	DSC - Building	Work Done Without Permit/Investigative Fees - Greater Of: - [RELOCATED TO SHARED FEES]	\$150.00	N/A
126	DSC - Building	Safety Inspection - Commercial Building - Per hour (2-hr minimum)	\$75.00	\$114.00 per hour
127	DSC - Building	Safety Inspection - SFR, Electrical Only	\$75.00	\$95.00
128	DSC - Building	Safety Inspection - SFR, 2 or more categories	\$100.00	\$190.00
129	DSC - Building	Safety Inspection - Duplex	\$175.00	\$245.00
130	DSC - Building	Safety Inspection - Multi-Family 3 to 6 units	\$250.00	\$315.00
131	DSC - Building	Safety Inspection - Multi-Family over 6 units - Base	\$250.00	\$315.00
132	DSC - Building	Safety Inspection - Multi-Family over 6 units - Variable	\$25.00	\$35.00
133	DSC - Building	Safety Inspection - Multi-Family over 50 units - Base - [FEE CONSOLIDATED]	\$1,350.00	N/A
134	DSC - Building	Safety Inspection - Multi-Family over 50 units - Variable - [FEE CONSOLIDATED]	\$10.00	N/A
135	DSC - Building	Electrical Service Reconnect - Residence	\$25.00	\$50.00
136	DSC - Building	Electrical Service Reconnect - Commercial	\$50.00	\$110.00
137	DSC - Building	Processing Fee - [RELOCATED TO SHARED FEES]	\$25.00	N/A
138	DSC - Building	Recording Fee	What County Charges	What County Charges
139	DSC - Building	Recording Fee - No Permit - [RELOCATED TO SHARED FEES]	\$25.00	N/A
140	DSC - Building	Expired Building Permit Renewal when No Inspections	100 percent	100 percent
141	DSC - Building	Expired Building Permit Renewal when Foundation Approved	75 percent	75 percent
142	DSC - Building	Expired Building Permit Renewal when All Rough-ins Approved	25 percent	25 percent
143	DSC - Building	Expired Building Permit Renewal with Additional Work	Job Value Fee	Job Value Fee
144	DSC - Building	Expired Plumbing Permit Renewal when No Inspections	100 percent	100 percent
145	DSC - Building	Expired Plumbing Permit Renewal when Top Outs Approved	25 percent	25 percent
146	DSC - Building	Expired Mechanical Permit Renewal when No Inspections	100 percent	100 percent
147	DSC - Building	Expired Mechanical Permit Renewal when Rough-Ins Approved	25 percent	25 percent
148	DSC - Building	Expired Electrical Permit Renewal when No Inspections	100 percent	100 percent
149	DSC - Building	Expired Electrical Permit Renewal when Rough-Ins/Service Approved	25 percent	25 percent
150	DSC - Building	Processing Fee - [RELOCATED TO SHARED FEES]	\$25.00	N/A
151				
152		Electrical Permit Fees		
153	DSC - Building	New Square Footage up to 5000 sq ft - Variable per 100 sq ft	\$4.00	\$5.00
154	DSC - Building	New Square Footage over 5,000 sq ft - Base	\$200.00	\$250.00
155	DSC - Building	New Square Footage over 5,000 sq ft - Variable per 100 sq. ft.	\$2.00	\$3.00
156	DSC - Building	New Square Footage over 20,000 sq ft - Base - [FEE CONSOLIDATED]	\$500.00	N/A
157	DSC - Building	New Square Footage over 20,000 sq ft - Variable per 100 sq ft - [FEE CONSOLIDATED]	\$1.00	N/A
158	DSC - Building	Alterations/Wiring of Existing Space	\$5.00	\$7.00
159	DSC - Building	Light Standard	\$7.00	\$10.00
160	DSC - Building	Service, 1-200 Amps	\$40.00	\$50.00
161	DSC - Building	Service, 201-400 Amps	\$50.00	\$62.00
162	DSC - Building	Service, 401-600 Amps	\$60.00	\$75.00
163	DSC - Building	Service, 601-800 Amps	\$70.00	\$87.00
164	DSC - Building	Service, 801-1,000 Amps	\$80.00	\$100.00
165	DSC - Building	Service, Over 1,000 Amps - Base	\$80.00	\$100.00
166	DSC - Building	Service, Over 1,000 Amps - Variable	\$5.00	\$7.00
167	DSC - Building	Service, Over 600V, 1-200 Amps - [FEE CONSOLIDATED]	\$70.00	N/A
168	DSC - Building	Service, Over 600V, Surcharge	\$80.00	\$60.00
169	DSC - Building	Service, Over 600V, 401-600 Amps - [FEE CONSOLIDATED]	\$90.00	N/A
170	DSC - Building	Service, Over 600V, 601-800 Amps - [FEE CONSOLIDATED]	\$100.00	N/A
171	DSC - Building	Service, Over 600V, 801-1,000 Amps - [FEE CONSOLIDATED]	\$110.00	N/A
172	DSC - Building	Service, Over 600V, Over 1,000 Amps - Base - [FEE CONSOLIDATED]	\$110.00	N/A
173	DSC - Building	Service, Over 600V, Over 1,000 Amps - Variable - [FEE CONSOLIDATED]	\$5.00	N/A
174	DSC - Building	Alarms, Telecommunications, and Control Circuits other low-voltage systems (per 2,500 sq. ft.)	\$10.00	\$15.00
175	DSC - Building	Temporary Service and Load Test	\$20.00	\$45.00
176	DSC - Building	Transformer - Base	\$30.00	\$40.00
177	DSC - Building	Transformer - Variable	\$10.00	\$12.00
178	DSC - Building	Generator (emergency, standby, and resource recovery) - Base	\$30.00	\$40.00
179	DSC - Building	Generator (emergency, standby, and resource recovery) - Variable	\$10.00	\$12.00
180	DSC - Building	Feeder	\$15.00	\$20.00
181	DSC - Building	Ground Work-Ground Ufer	\$25.00	\$30.00
182	DSC - Building	Extensive Ground Work	\$75.00	\$105.00
183	DSC - Building	Annual Electrical Permit, 12 Inspections/1 - 3 Electricians	\$1,500.00	\$2,300.00
184	DSC - Building	Annual Electrical Permit, 24 Inspections/4 - 6 Electricians	\$3,000.00	\$4,600.00
185	DSC - Building	Annual Electrical Permit, 36 Inspections/7 - 12 Electricians	\$4,500.00	\$6,900.00
186	DSC - Building	Annual Electrical Permit, 52 Inspections/13+ Electricians	\$6,000.00	\$8,200.00
187	DSC - Building	Processing Fee - [RELOCATED TO SHARED FEES]	\$25.00	N/A
188	DSC - Building	Minimum Sum of Combined Fees, Processing + Inspection Fees - [FEE ELIMINATED]	\$40.00	N/A
189	DSC - Building	Reinspection Fee - [RELOCATED TO SHARED FEES]	\$75.00	N/A
190	DSC - Building	Inspection Outside Normal Working Hours (2-hr minimum) - [RELOCATED TO SHARED FEES]	\$75.00	N/A
191	DSC - Building	Work Done Without Permit/Investigative Fees - Greater Of: - [RELOCATED TO SHARED FEES]	2x the Inspection Fee(s)	N/A
192	DSC - Building	Work Done Without Permit/Investigative Fees - Greater Of: - [RELOCATED TO SHARED FEES]	\$150.00	N/A
193				
194		Elevator Permit Fees		
195	DSC - Building	Install: Elevator, Escalator, or Moving Walk \$5,000 Value or Less	\$250.00	\$250.00

196	DSC - Building	Install: Elevator, Escalator, or Moving Walk Install > \$5,000 Value - Base	\$250.00	\$250.00
197	DSC - Building	Install: Elevator, Escalator, or Moving Walk Install > \$5,000 Value -Variable	\$4.00	\$4.00
198	DSC - Building	Install: Stair Climber or Plan Form Lift	\$80.00	\$80.00
199	DSC - Building	Install: Dumbwaiter or Material Lift	\$170.00	\$170.00
200	DSC - Building	Install: Temporary Personnel Hoist (Construction Lift)	\$250.00	\$350.00
201	DSC - Building	Operating Permit: Hydraulic Elevator - Annual, Base	\$177.00	\$177.00
202	DSC - Building	Operating Permit: Hydraulic Elevator - Annual, Variable	\$22.00	\$22.00
203	DSC - Building	Operating Permit: Cable Elevator - Annual, Base	\$353.00	\$353.00
204	DSC - Building	Operating Permit: Cable Elevator - Annual, Variable	\$22.00	\$22.00
205	DSC - Building	Operating Permit: Escalator or Moving Walk	\$353.00	\$353.00
206	DSC - Building	Operating Permit: Dumbwaiter, Platform/Material Lift, or Stair Climber	\$88.00	\$88.00
207	DSC - Building	Alteration or Repair: \$5,000 Value or Less	\$250.00	\$250.00
208	DSC - Building	Alteration or Repair: > \$5,000 Value - Base	\$250.00	\$250.00
209	DSC - Building	Alteration or Repair: > \$5,000 Value - Variable	\$4.00	\$4.00
210	DSC - Building	Processing Fee - [RELOCATED TO SHARED FEES]	\$25.00	N/A
211	DSC - Building	Elevator Reinspection: Hourly	\$88.00	\$114.00 per hour
212	DSC - Building	Elevator Reinspection: Hydraulic - Variable - [FEE CONSOLIDATED]	\$22.00	N/A
213	DSC - Building	Elevator Reinspection: Electric - Base - [FEE CONSOLIDATED]	\$177.00	N/A
214	DSC - Building	Elevator Reinspection: Electric - Variable - [FEE CONSOLIDATED]	\$22.00	N/A
215	DSC - Building	Elevator Reinspection: Other Conveyance Types - [FEE CONSOLIDATED]	\$75.00	N/A
216	DSC - Building	Elevator Inspections Outside Normal Inspector Working Hours - [RELOCATED TO SHARED FEES]	\$355.00	N/A
217	DSC - Building	Elevator Work Without Permit Fee - [RELOCATED TO SHARED FEES]	Equal to Permit Fee	N/A
218	DSC - Building	Uncorrected Deficiencies (assessed at 90, 120, and 150 days)	\$177.00	\$177.00
219	DSC - Building	Document Replacement Fee	\$25.00	\$65.00
220	DSC - Building	Temp Hoist: Semi-Annual or Jump Inspection	\$177.00	\$177.00
221	DSC - Building	Temp Hoist: Semi-Annual Operating Permit	\$177.00	\$177.00
222	DSC - Building	Temporary Operating Permit Fee - Base	\$115.00	\$115.00
223	DSC - Building	Temporary Operating Permit Fee - Variable	\$15.00	\$15.00
224	DSC - Building	Plan Review for Installs and Major Alterations	\$88.00	\$88.00
225	DSC - Building	Variance Request w/ Site Visit - Base	\$177.00	\$177.00
226	DSC - Building	Variance Request w/ Site Visit - Variable	\$88.00	\$88.00
227	DSC - Building	Variance Request via Desk Evaluation (w/o site visit)	\$88.00	\$88.00
228	DSC - Building	Technical Advise Site Visit Fee - Base	\$177.00	\$177.00
229	DSC - Building	Technical Advise Site Visit Fee - Variable	\$88.00	\$88.00
230	DSC - Building	Decommissioning Conveyance Fee	\$177.00	\$177.00
231	DSC - Building	Re-Commissioning Conveyance Fee - Base	\$177.00	\$177.00
232	DSC - Building	Re-Commissioning Conveyance Fee - Variable	\$88.00	\$88.00
233	DSC - Building	Operating a Conveyance w/o Permit: 30 Day Penalty Fee	\$164.00	\$164.00
234				
235		Mechanical Permit Fees		
236	DSC - Building	Air Handler (per 10,000 cfm or fraction of)	\$15.00	\$17.00
237	DSC - Building	Clothes Dryer (Gas)	\$13.00	\$15.00
238	DSC - Building	Ductwork System	\$13.00	\$15.00
239	DSC - Building	Evaporative Cooler	\$13.00	\$15.00
240	DSC - Building	Gas Log	\$13.00	\$15.00
241	DSC - Building	Gas Piping: 1-4 outlets - [FEE CONSOLIDATED]	\$12.00	N/A
242	DSC - Building	Gas Piping: per outlet	\$3.00	\$4.00
243	DSC - Building	Gas Water Heater	\$13.00	\$15.00
244	DSC - Building	Heat Pump and A/C: 0 to 15 tons	\$15.00	\$23.00
245	DSC - Building	Heat Pump and A/C: 15 to 50 tons	\$25.00	\$45.00
246	DSC - Building	Heat Pump and A/C: 15 to 30 tons - [FEE CONSOLIDATED]	\$30.00	N/A
247	DSC - Building	Heat Pump and A/C: 30 to 50 tons - [FEE CONSOLIDATED]	\$45.00	N/A
248	DSC - Building	Heat Pump and A/C: Over 50 tons	\$75.00	\$75.00
249	DSC - Building	Heating Equipment: Less than 100,000 BTUs	\$15.00	\$17.00
250	DSC - Building	Heating Equipment: More than 100,000 BTUs	\$20.00	\$25.00
251	DSC - Building	Hood: Type I (per 12 ft or 12 ft portion of hood)	\$65.00	\$70.00
252	DSC - Building	Hood: Type II	\$13.00	\$15.00
253	DSC - Building	Electric Water Heater - [FEE RELOCATED]	\$12.00	N/A
254	DSC - Building	Hydronic Piping: per outlet	\$3.00	\$4.00
255	DSC - Building	Miscellaneous (items not covered elsewhere)	\$13.00	\$15.00
256	DSC - Building	Propane Tanks	\$13.00	\$15.00
257	DSC - Building	Range (Gas)	\$13.00	\$15.00
258	DSC - Building	Refrigeration Unit: 1-100,000 BTUs - [FEE CONSOLIDATED]	\$15.00	N/A
259	DSC - Building	Refrigeration Unit: 1 - 500,000 BTUs	\$25.00	\$25.00
260	DSC - Building	Refrigeration Unit: 500,000 - 1,000,000 BTUs - [FEE CONSOLIDATED]	\$30.00	N/A
261	DSC - Building	Refrigeration Unit: 500,000 - 1,750,000 BTUs	\$45.00	\$45.00
262	DSC - Building	Refrigeration Unit: Over 1,750,000 BTUs	\$75.00	\$75.00
263	DSC - Building	Unlisted Gas Appliance: Up to 400,000 BTUs	\$75.00	\$75.00
264	DSC - Building	Unlisted Gas Appliance: Over 400,000 BTUs	\$125.00	\$125.00
265	DSC - Building	Used Appliance: Up to 400,000 BTUs	\$75.00	\$75.00
266	DSC - Building	Used Appliance: Over 400,000 BTUs	\$125.00	\$125.00
267	DSC - Building	Vent Fans	\$13.00	\$15.00
268	DSC - Building	Wood Stove or Insert	\$25.00	\$40.00
269	DSC - Building	Processing Fee - [RELOCATED TO SHARED FEES]	\$25.00	N/A
270	DSC - Building	Minimum Sum of Combined Fees, Processing + Inspection Fees - [FEE ELIMINATED]	\$40.00	N/A
271	DSC - Building	Reinspection Fee - [RELOCATED TO SHARED FEES]	\$75.00	N/A
272	DSC - Building	Inspection Outside Normal Working Hours (2-hr minimum) - [RELOCATED TO SHARED FEES]	\$75.00	N/A
273	DSC - Building	Work Done Without Permit/Investigative Fees - Greater Of: - [RELOCATED TO SHARED FEES]	2x the Inspection Fee(s)	N/A
274	DSC - Building	Work Done Without Permit/Investigative Fees - Greater Of: - [RELOCATED TO SHARED FEES]	\$150.00	N/A
275				
276		Plumbing Permit Fees		
277	DSC - Building	Bar Sink	\$11.00	\$15.00
278	DSC - Building	Bathtub	\$11.00	\$15.00
279	DSC - Building	Clothes Washer	\$11.00	\$15.00
280	DSC - Building	Dishwasher	\$11.00	\$15.00
281	DSC - Building	Drinking Fountain	\$11.00	\$15.00
282	DSC - Building	Electric Water Heater - [FEE RELOCATED]	\$11.00	N/A
283	DSC - Building	Floor Drain	\$11.00	\$15.00
284	DSC - Building	Floor Sink	\$11.00	\$15.00
285	DSC - Building	Garbage Disposal	\$11.00	\$15.00
286	DSC - Building	Kitchen Sink	\$11.00	\$15.00
287	DSC - Building	Lawn Sprinkler (with 1 backflow device)	\$11.00	\$15.00
288	DSC - Building	Medical Gas Outlet	\$11.00	\$15.00
289	DSC - Building	Miscellaneous (items not covered elsewhere)	\$11.00	\$15.00
290	DSC - Building	Sewage Ejector	\$11.00	\$15.00
291	DSC - Building	Shower	\$11.00	\$15.00
292	DSC - Building	Sink	\$11.00	\$15.00
293	DSC - Building	Toilet	\$11.00	\$15.00
294	DSC - Building	Urinal	\$11.00	\$15.00

295	DSC - Building	Utility Sink	\$11.00	\$15.00
296	DSC - Building	Vacuum Breaker/Backflow Device	\$11.00	\$15.00
297	DSC - Building	Water Softener	\$11.00	\$15.00
298	DSC - Building	Processing Fee - [RELOCATED TO SHARED FEES]	\$25.00	N/A
299	DSC - Building	Minimum Sum of Combined Fees, Processing + Inspection Fees - [FEE ELIMINATED]	\$40.00	N/A
300	DSC - Building	Reinspection Fee - [RELOCATED TO SHARED FEES]	\$75.00	N/A
301	DSC - Building	Inspection Outside Normal Working Hours (2-hr minimum) - [RELOCATED TO SHARED FEES]	\$75.00	N/A
302	DSC - Building	Work Done Without Permit/Investigative Fees - Greater Of: - [RELOCATED TO SHARED FEES]	2x the Inspection Fee(s)	N/A
303	DSC - Building	Work Done Without Permit/Investigative Fees - Greater Of: - [RELOCATED TO SHARED FEES]	\$150.00	N/A
304				
305		Special Inspection and Other Fees		
306	DSC - Building	Reinspection Fee - [RELOCATED TO SHARED FEES]	\$75.00	N/A
307	DSC - Building	Inspection Outside Normal Working Hours (2-hr minimum) - [RELOCATED TO SHARED FEES]	\$75.00	N/A
308	DSC - Building	Work Done Without Permit/Investigative Fees - Greater Of: - [RELOCATED TO SHARED FEES]	2x the Inspection Fee(s)	N/A
309	DSC - Building	Work Done Without Permit/Investigative Fees - Greater Of: - [RELOCATED TO SHARED FEES]	\$150.00	N/A
310	DSC - Building	Minimum Sum of Combined Fees, Processing + Inspection Fees - [FEE ELIMINATED]	\$40.00	N/A
311	DSC - Building	Processing Fee - [RELOCATED TO SHARED FEES]	\$25.00	N/A
312	DSC - Building	Research & Report Fees - [FEE ELIMINATED]	\$60.00	N/A
313				
314		Certificate of Occupancy Fees		
315	DSC - Building	For Change of Occupancy when no work required	\$50.00	\$90.00
316	DSC - Building	For Home Occupation - Base - [FEE ELIMINATED]	\$20.00	N/A
317	DSC - Building	For Home Occupation - Variable - [FEE ELIMINATED]	\$75.00	N/A
318	DSC - Building	Processing Fee - [RELOCATED TO SHARED FEES]	\$25.00	N/A
319				
320		Code Enforcement: Existing Building and Conservation Code Fees		
321	DSC - Building	General: Bill equal to all costs and expenses incurred by City	Cost Incurred	Cost Incurred
322	DSC - Building	Boarding and Securing	Cost Incurred	Cost Incurred
323	DSC - Building	Property Monitoring	\$300.00	\$300.00
324	DSC - Building	Annual Hearing Processing Fee - First Year	\$1,500.00	\$2,000.00
325	DSC - Building	Annual Hearing Processing Fee - Each Subsequent Year - [FEE CREATED]	NEW FEE	\$5,000.00
326				
327		Code Enforcement: Obstruction From Vegetation and Debris Fees		
328	DSC - Building	Vegetation and Debris Abatement	Cost Incurred	Cost Incurred
329	DSC - Building	Vegetation and Debris Abatement Surcharge	\$85.00	\$250.00
330				
331		Code Enforcement: Existing Building and Conservation Code Fees		
332	DSC - Building	Annual Foreclosure Property Registration Fee	\$350.00	\$350.00
333				
334		Appeal Fees		
335	DSC - Building	Appeal of Administrative Decision to Hearing Examiner	\$250.00	\$350.00
336	DSC - Building	Exception: Junk Vehicle Determination Appeal	\$200.00	\$200.00
337	DSC - Building	Appeal of Hearing Examiner Decision to City Council	\$500.00	\$700.00
338	DSC - Building	Appeal Preparation Fee	Actual Cost	Actual Cost
339	DSC - Building	Appeal Filing Fee (except as otherwise provided)	\$150.00	\$250.00
340				
341		Multi-Family Housing Property Tax Incentive Program		
342	DSC - Building	Multi-Family Tax Exemption (MFTE) Application	\$1,000.00	\$1,000.00
343	DSC - Building	MFTE Extension Application	\$1,000.00	\$1,000.00
344	DSC - Building	MFTE Final Certificate	\$2,000.00	\$2,000.00
345	DSC - Building	MFTE Final Certificate Conversion from 12 to 8 year	\$500.00	\$500.00
346				
347		Solar Fees		
348	DSC - Building	SFR-Duplex Solar Plan Review Fee (DSC)	\$75.00	\$75.00
349	DSC - Building	SFR-Duplex Solar Inspection Fee (DSC)	\$150.00	\$150.00
350	DSC - Building	MFCOM Solar Plan Review Fee (DSC)	65% of Job Value Fee	65% of Job Value Fee
351	DSC - Building	MFCOM Solar Inspection Fee (DSC)	Job Value Based	Job Value Based
352	DSC - Building	Electrical Service Fee assessed in accordance with the Electrical Fee Schedule	See Electric Schedule	See Electric Schedule
353	DSC - Building	Addition electrical fees assessed as applicable to the scope of work.	See Electric Schedule	See Electric Schedule
354	DSC - Building	Fire Review and Inspection Fees assessed in accordance with the Fire Codes	See Fire Code	See Fire Code
355				
356		Demolition Review Fees:		
357	DSC - Building	Under 4,000 sq feet:	NEW FEE	\$150.00
358	DSC - Building	4,001-10,000 sq feet:	NEW FEE	\$250.00
359	DSC - Building	10,001-25,000 sq feet:	NEW FEE	\$500.00
360	DSC - Building	Over 25,001 sq feet:	NEW FEE	\$1,000.00
361				
362	DSC - Building	For properties that must be deconstructed according to SMC 15.06 (HP capped at \$1,500, including th	NEW FEE	,500 in combination w/ above fees
363				

Appendix B: Planning Fee Schedule

#	Division	Fee Schedule Description	Current Rate (2024)	Proposed Rate (2024)
1				
2		Shorelines Management		
3	DSC - Planning	\$2,500 - \$10,000 Project Value Fee	\$1,020.00	\$1,200.00
4	DSC - Planning	\$10,001 - \$50,000 Project Value Fee	\$1,420.00	\$1,600.00
5	DSC - Planning	\$50,001 - \$250,000 Project Value Fee	\$2,700.00	\$3,000.00
6	DSC - Planning	\$250,001 - \$1,000,000 Project Value Fee	\$5,400.00	\$5,800.00
7	DSC - Planning	Over \$1,000,000 Project Value Fee - Base	\$6,750.00	\$7,000.00
8	DSC - Planning	Over \$1,000,000 Project Value Fee - Variable	0.1% of project valuation	0.1% of project valuation
9	DSC - Planning	Variance Fee	\$2,160.00	\$2,300.00
10	DSC - Planning	Conditional Use Fee	\$1,860.00	\$2,000.00
11	DSC - Planning	Pre-Submittal Review	\$555.00	\$600.00
12	DSC - Planning	Shoreline Exemption Fee	\$555.00	\$600.00
13	DSC - Planning	Permit Amendment Fee	80% of fee in this schedule	80% of fee in this schedule
14				
15		State Environmental Policy Act (SEPA)		
16	DSC - Planning	SEPA Environmental Checklist Initial Review	\$250.00	\$500.00
17	DSC - Planning	Threshold Determination of MDNS	\$165.00	\$325.00
18	DSC - Planning	Threshold Determination Resulting in Declaration of Significance	Actual Cost	Actual Cost
19	DSC - Planning	Threshold Determination Resulting in Declaration of Significance - Deposit	\$2,450.00	\$3,250.00
20	DSC - Planning	Public Notice	Actual Cost	Actual Cost
21	DSC - Planning	Environmental Document Reproduction	Actual Cost	Actual Cost
22				
23		Plats		
24	DSC - Planning	Long Plat: One-Year Extension of Preliminary Approval	\$550.00	\$500.00
25	DSC - Planning	Long Plat: Phasing of Approved Preliminary Plat	\$500.00	\$600.00
26	DSC - Planning	Long Plat: Vacation	\$490.00	\$800.00
27	DSC - Planning	Final Long Plat - Base	\$2,025.00	\$3,305.00
28	DSC - Planning	Final Long Plat - Additional fee per lot	\$25.00	\$30.00
29	DSC - Planning	Long Plat: Alteration of Approved Preliminary or Final Long Plat	80% of fee in this schedule	80% of fee in this schedule
30	DSC - Planning	Short Plat: One-Year Extension One-Year Extension of Preliminary Approval	\$550.00	\$500.00
31	DSC - Planning	Short Plat: Phasing of Approved Preliminary Plat	\$500.00	\$600.00
32	DSC - Planning	Short Plat: Vacation	\$490.00	\$800.00
33	DSC - Planning	Final Short Plat Filing Fee	\$1,820.00	\$2,271.00
34	DSC - Planning	Final Short Plat Filing Fee - Additional fee per lot	\$30.00	\$30.00
35	DSC - Planning	Final Short Plat Filing Fee with Minor Engineering Review	\$350.00	\$350.00
36	DSC - Planning	Final Short Plat Filing Fee with Minor Engineering Review - Additional fee per lot	\$30.00	\$30.00
37	DSC - Planning	Short Plat: Alteration of Approved Preliminary or Final Short Plat	80% of fee in this schedule	80% of fee in this schedule
38	DSC - Planning	Binding Site Plan: One-Year Extension of Preliminary Approval	\$550.00	\$500.00
39	DSC - Planning	Final Binding Site Plan	\$2,970.00	\$2,970.00
40	DSC - Planning	Final Binding Site Plan - fee per additional acre	\$30.00	\$30.00
41	DSC - Planning	Binding Site Plan: Alteration of Approved Preliminary or Final	80% of fee in this schedule	80% of fee in this schedule
42	DSC - Planning	Boundary Line Adjustment Filing Fee	\$350.00	\$370.00
43	DSC - Planning	Street Name Change	\$1,355.00	\$2,994.00
44	DSC - Planning	Public Hearing for Other Matters	\$1,895.00	\$1,895.00
45	DSC - Planning	Use of Planning Staff Not Covered by Plat Fees	\$85.00	\$132.00 per hour
46				
47		Zoning		
48	DSC - Planning	Staff Preparation of Notification Map and Associated Documents	\$150.00	\$207.00
49	DSC - Planning	Type I Application	\$1,085.00	\$1,085.00
50	DSC - Planning	Type II Application	\$4,325.00	\$4,325.00
51	DSC - Planning	Type II Application - per additional acre	\$60.00	\$60.00
52	DSC - Planning	Type II Application with Minor Engineering Review	\$1,085.00	\$1,085.00
53	DSC - Planning	Type III Application	\$4,590.00	\$4,590.00
54	DSC - Planning	Type III Application - per additional acre	\$215.00	\$215.00
55	DSC - Planning	Site Plan Review and/or Modification	\$815.00	\$815.00
56	DSC - Planning	Site Plan Review and/or Modification - per additional 10 acres	\$550.00	\$550.00
57	DSC - Planning	Optional Consolidated Project Review - [FEE ELIMINATED]	\$4,325.00	N/A
58	DSC - Planning	Optional Consolidated Project Review - per additional acre - [FEE ELIMINATED]	\$215.00	N/A
59	DSC - Planning	Planned Unit Development (PUD) Bonus Density	\$880.00	\$880.00
60	DSC - Planning	Final PUD	\$3,295.00	\$3,295.00
61	DSC - Planning	Temporary Use Permit	\$675.00	\$675.00
62	DSC - Planning	Floodplain Development Permit	\$900.00	\$1,139.00
63	DSC - Planning	Floodplain Development Permit -per additional acre	\$55.00	\$55.00
64	DSC - Planning	Front Yard Setback Establishment Different Than Zoning Code	\$810.00	\$810.00
65	DSC - Planning	Accessory Dwelling Unit (ADU) - [FEE CONSOLIDATED]	\$655.00	N/A
66	DSC - Planning	Formal Written Interpretation of Zoning Code	\$580.00	\$727.00
67	DSC - Planning	Public Hearing for Other Matters	\$1,895.00	\$1,895.00
68	DSC - Planning	Use of Planning Staff Not Covered by Above Fees - Hourly	\$85.00	\$132.00 per hour
69	DSC - Planning	Short Term Rental Permit - In Residential Zones - [FEE RELOCATED]	\$200.00	N/A
70	DSC - Planning	Short Term Rental Renewal - In Residential Zones - Annually - [FEE RELOCATED]	\$100.00	N/A
71	DSC - Planning	Short Term Rental Permit - In All Other Zones - [FEE RELOCATED]	\$300.00	N/A
72	DSC - Planning	Short Term Rental Renewal - In All Other Zones - Annual - [FEE RELOCATED]	\$150.00	N/A
73				
74		Design Review		
75	DSC - Planning	Design Review by Urban Design Staff	\$600.00	\$600.00
76	DSC - Planning	Design Review by Design Review Board	\$1,275.00	\$1,275.00
77				
78	DSC - Planning	Comprehensive Plan and Land Use Code Amendments		
79	DSC - Planning	Threshold Review Fee	\$500.00	\$500.00
80	DSC - Planning	Comp Plan, Map, Text, or other Land Use Code Amendment - Base	\$5,000.00	\$7,000.00
81	DSC - Planning	Comp Plan, Map, Text, or other Land Use Code Amendment - Variable per additional 10 acres	\$1,075.00	\$1,075.00
82	DSC - Planning	Use of Planning Staff Not Covered by Above Fees	\$85.00	\$132.00 per hour
83	DSC - Planning	Formal Written Interpretation of Comp Plan	\$1,075.00	\$1,075.00
84				
85		Concurrency Inquiry Application		
86	DSC - Planning	Concurrency Inquiry Application	\$200.00	\$200.00
87				
88		Short Term Rental License Fee		
89	DSC - Planning	Platform Booking Fee - per night (paid quarterly) - [FEE ELIMINATED]	\$4.00	N/A
90	DSC - Planning	Registration for STR - Residential Zone - Application	NEW FEE	\$200.00
91	DSC - Planning	Registration for STR - Residential Zone - Renewal	NEW FEE	\$100.00
92	DSC - Planning	Registration for STR - Other Zone - Application	NEW FEE	\$300.00
93	DSC - Planning	Registration for STR - Other Zone - Renewal	NEW FEE	\$100.00
94				
95		Shared Fees		
96	DSC	Processing Fee	\$25.00	\$65.00

97	DSC	Re-Inspection Fee	\$75.00	\$150.00
98	DSC	Work Beyond Scope of Permit - [FEE CREATED]	NEW FEE	\$150.00
99	DSC	Work Done Without Permit/Investigative Fees - Greater Of:	2x the Inspection Fee(s)	2x the Inspection Fee(s)
100	DSC	Work Done Without Permit/Investigative Fees - Greater Of:	\$150.00	\$300.00
101	DSC	Inspection Outside Normal Working Hours (2-hr minimum)	\$75/hr	\$115.00 per hour
102	DSC	Additional, Excessive, Phased Reviews	50% Original Review Fee	50% Original Review Fee
103	DSC	Additional, Excessive, Phased Inspections - [FEE CREATED]	NEW FEE	\$105.00
104	DSC	Trade Review (2-hr minimum)	\$75/hr	\$115.00 per hour
105				
106		New Fees		
107	DSC	Credit Card Surcharge/Convenience Fee	NEW FEE	3.00%
108	DSC	Refund Administration Fee - Plan Review and Processing Fees are non-refundable, no refunds of less	NEW FEE	N/A
109	DSC	Stock Plan Review Fee	NEW FEE	25% of Job Value Fee
110	DSC	Reduced Plan Review Fee	NEW FEE	25% of Job Value Fee
111	DSC	State Building Code Fee	NEW FEE	State Determines
112	DSC	Adult Family Home Inspection	NEW FEE	\$245.00
113	DSC	Demolition of Accessory Structures - (i.e. -garages + propose use for Swimming Pools)	NEW FEE	\$35.00
114	DSC	Permit or Application Extension Fee	NEW FEE	\$45.00
115	DSC	Electrical Permit: Load Test Fee	NEW FEE	\$45.00
116	DSC	Zoning Verification Letter	NEW FEE	\$132.00 per hour
117				

Appendix C: Engineering Fee Schedule

#	Division	Fee Schedule Description	Current Rate (2024)	Proposed Rate (2024)
1				
2		Sidewalk Café Fees		
3	DSC - Engineering	Sidewalk Café Annual Fee	\$100.00	\$150.00
4	DSC - Engineering	Site Modification Review Fee	\$250.00	\$275.00
5	DSC - Engineering	Application Fee - [RELOCATED TO SHARED FEES]	\$50.00	N/A
6	DSC - Engineering	Initial Review Fee	\$300.00	\$300.00
7				
8		Parklets and Streateries		
9	DSC - Engineering	Annual License Fee	\$100.00	\$150.00
10	DSC - Engineering	Site Modification Review Fee	\$250.00	\$300.00
11	DSC - Engineering	Application Fee - [RELOCATED TO SHARED FEES]	\$50.00	N/A
12	DSC - Engineering	Initial Review Fee	\$300.00	\$300.00
13	DSC - Engineering	Refundable Cash Bond	\$1,000.00	\$1,000.00
14	DSC - Engineering	2-hour zone per square foot per month	\$2.09	\$3.04
15	DSC - Engineering	4-hour and all-day zones per square foot per month	\$2.09	\$2.05
16	DSC - Engineering	Time-restricted fee parking	\$1.05	\$1.05
17	DSC - Engineering	Devise removal and replacement fee - Single Space Meter	\$80.00	\$60.00
18	DSC - Engineering	Devise removal and replacement fee - Dual Space Meter	\$80.00	\$120.00
19	DSC - Engineering	Devise removal and replacement fee - Kiosk	\$80.00	\$500.00
20	DSC - Engineering	Meter Removal and Replacement Fee - [FEE CONSOLIDATED]	\$80.00	N/A
21				
22		Sewer Code Fees		
23	DSC - Engineering	Side Sewer Application Fee - [RELOCATED TO SHARED FEES]	\$40.00	N/A
24	DSC - Engineering	Side Sewer Inspection Fee	\$150.00	\$150.00
25	DSC - Engineering	Sewer Tap	\$100.00	\$100.00
26	DSC - Engineering	Reinspection Fee	\$50.00	\$50.00
27				
28		Water Code Fees		
29	DSC - Engineering	Water Tap Application Fee - [RELOCATED TO SHARED FEES]	\$40.00	N/A
30	DSC - Engineering	Water Meter Application Fee - [RELOCATED TO SHARED FEES]	\$40.00	N/A
31				
32		Small Taps and Meters--Additional		
33	DSC - Engineering	Water Tap & Meter Processing Fee - [RELOCATED TO SHARED FEES]	\$40.00	N/A
34				
35		Large Taps and Meters		
36	DSC - Engineering	Water Tap & Meter Processing Fee - [RELOCATED TO SHARED FEES]	\$40.00	N/A
37				
38		Streets and Airspace Fees		
39	DSC - Engineering	Skywalk Application to Hearing Examiner	\$7,160.00	\$7,160.00
40	DSC - Engineering	Skywalk Annual Inspection	\$335.00	\$588.00
41	DSC - Engineering	Skywalk Renewal (within 20 years of permit issuance)	\$2,290.00	\$2,290.00
42	DSC - Engineering	Street Address Assignment	\$10.00	\$15.00
43	DSC - Engineering	Street Address Change	\$20.00	\$61.00
44	DSC - Engineering	ROW Obstruction: Dumpster or Temp Storage Unit (Pod)	\$100.00	\$150.00
45	DSC - Engineering	ROW Obstruction: Long-term (more than 20 days)	\$0.20	\$0.30
46	DSC - Engineering	ROW Obstruction: With Excavation 1-3 Days	\$100.00	\$150.00
47	DSC - Engineering	ROW Obstruction: With Excavation Each Additional Day	\$40.00	\$25.00
48	DSC - Engineering	ROW Obstruction: No Excavation 1-3 Days	\$20.00	\$40.00
49	DSC - Engineering	ROW Obstruction: No Excavation Each Additional Day	\$40.00	\$20.00
50	DSC - Engineering	Master Annual Permit	Expense based	Expense based
51	DSC - Engineering	Parking Meter Obstruction - [FEE RELOCATED]	Parking Fee	Parking Fee
52	DSC - Engineering	Obstruction W/O Permit or Exempt Notification	\$500.00	\$500.00
53	DSC - Engineering	Work Beyond Scope of Permit	\$250.00	\$250.00
54	DSC - Engineering	No Fee For Activities Done Under City Contract	\$0.00	\$0.00
55	DSC - Engineering	Traffic Control Plan Review Fee	\$50.00	\$78.00
56	DSC - Engineering	Building Move Permit	\$100.00	\$172.00
57	DSC - Engineering	Road Oiling (and other dust palliatives)	\$100.00	\$156.00
58	DSC - Engineering	Street Vacation Application Fee	\$400.00	\$623.00
59	DSC - Engineering	Approach Permit: Commercial	\$30.00	\$52.00
60	DSC - Engineering	Approach Permit: Residential Driveway	\$20.00	\$31.00
61				
62	DSC	IT Plan Review for Fiber - [FEE CREATED]	NEW FEE	\$95.00
63				
64		Private Construction Plan Review and Inspection		
65		<u>Plan Review Fee Table:</u>		
66	DSC - Engineering	\$1 - \$10,000 Job Value Fee	\$300.00	\$300.00
67	DSC - Engineering	\$10,001 - \$50,000 Job Value Fee - Base	\$300.00	\$300.00
68	DSC - Engineering	\$10,001 - \$50,000 Job Value Fee - Variable	\$15.00	\$15.00
69	DSC - Engineering	\$50,001 - \$100,000 Job Value Fee - Base	\$900.00	\$900.00
70	DSC - Engineering	\$50,001 - \$100,000 Job Value Fee - Variable	\$13.00	\$13.00
71	DSC - Engineering	\$100,001 - \$500,000 Job Value Fee - Base	\$1,550.00	\$1,550.00
72	DSC - Engineering	\$100,001 - \$500,000 Job Value Fee - Variable	\$10.50	\$10.50
73	DSC - Engineering	\$500,001 - \$1,000,000 Job Value Fee - Base	\$5,750.00	\$5,750.00
74	DSC - Engineering	\$500,001 - \$1,000,000 Job Value Fee - Variable	\$9.50	\$9.50
75	DSC - Engineering	Over \$1,000,000 Job Value Fee - Base	\$10,500.00	\$10,500.00
76	DSC - Engineering	Over \$1,000,000 Job Value Fee - Variable	\$8.75	\$8.75
77	DSC - Engineering	Additional Review (for excessive plan changes)	\$60 per hour	\$115.00 per hour
78	DSC - Engineering	On-Site Water Systems Review Fee - outside City limits or no bldg permit	\$250.00	\$250.00
79	DSC - Engineering	On-Site Sanitary Sewer Systems Review - outside City limits or no bldg permit	\$250.00	\$250.00
80	DSC - Engineering	Standard (Simple) Stormwater Systems Review: Under 10 lots - Base	\$400.00	\$400.00
81	DSC - Engineering	Standard (Simple) Stormwater Systems Review: Under 10 lots - Variable	\$10.00	\$10.00
82	DSC - Engineering	Standard (Simple) Stormwater Systems Review: 10 - 100 lots - Base	\$500.00	\$500.00
83	DSC - Engineering	Standard (Simple) Stormwater Systems Review: 10 - 100 lots - Variable	\$10.00	\$10.00
84	DSC - Engineering	Standard (Simple) Stormwater Systems Review: Over 100 lots - Base	\$700.00	\$700.00
85	DSC - Engineering	Standard (Simple) Stormwater Systems Review: Over 100 lots - Variable	\$10.00	\$10.00
86	DSC - Engineering	Stormwater Review Fee Up to 2 acres - outside City limits or no bldg permit	\$250.00	\$250.00
87	DSC - Engineering	Stormwater Review Fee Over 2 acres - outside City limits or no bldg permit	\$500.00	\$500.00
88	DSC - Engineering	Complex Stormwater Systems Review: Under 10 lots - Base	\$500.00	\$500.00
89	DSC - Engineering	Complex Stormwater Systems Review: Under 10 lots - Variable	\$10.00	\$10.00
90	DSC - Engineering	Complex Stormwater Systems Review: 10 - 100 lots - Base	\$750.00	\$750.00
91	DSC - Engineering	Complex Stormwater Systems Review: 10 - 100 lots - Variable	\$15.00	\$15.00
92	DSC - Engineering	Complex Stormwater Systems Review: Over 100 lots - Base	\$1,000.00	\$1,000.00
93	DSC - Engineering	Complex Stormwater Systems Review: Over 100 lots - Variable	\$15.00	\$15.00
94	DSC - Engineering	Stormwater Review Fee Up to 2 acres - outside City limits or no bldg permit	\$500.00	\$500.00
95	DSC - Engineering	Stormwater Review Fee Over 2 acres - outside City limits or no bldg permit	\$1,000.00	\$1,000.00
96	DSC - Engineering	Storm Sewer Review - in accordance with subsection (A) above.	No Charge	No Charge

97	DSC - Engineering	Waiver or Variance Review	\$60.00	\$115.00 per hour
98	DSC - Engineering	Site Development Plan Review	\$250.00	\$250.00
99	DSC - Engineering	Traffic Impact Analysis Review Fee	\$200.00	\$200.00
100	DSC - Engineering	Hydraulic Analysis Review Fee	\$580.00	\$580.00
101				
102		<u>Inspection Fee Table:</u>		
103	DSC - Engineering	\$1 - \$5,000 Job Value Fee	\$500.00	\$500.00
104	DSC - Engineering	\$5,001 - \$10,000 Job Value Fee	\$1,000.00	\$1,000.00
105	DSC - Engineering	\$10,001 - \$50,000 Job Value Fee - Base	\$1,000.00	\$1,000.00
106	DSC - Engineering	\$10,001 - \$50,000 Job Value Fee - Variable	\$25.00	\$25.00
107	DSC - Engineering	\$50,001 - \$100,000 Job Value Fee - Base	\$2,000.00	\$2,000.00
108	DSC - Engineering	\$50,001 - \$100,000 Job Value Fee - Variable	\$20.00	\$20.00
109	DSC - Engineering	\$100,001 - \$500,000 Job Value Fee - Base	\$3,000.00	\$3,000.00
110	DSC - Engineering	\$100,001 - \$500,000 Job Value Fee - Variable	\$15.00	\$15.00
111	DSC - Engineering	\$500,001 - \$1,000,000 Job Value Fee - Base	\$9,000.00	\$9,000.00
112	DSC - Engineering	\$500,001 - \$1,000,000 Job Value Fee - Variable	\$10.00	\$10.00
113	DSC - Engineering	Over \$1,000,000 Job Value Fee - Base	\$14,000.00	\$14,000.00
114	DSC - Engineering	Over \$1,000,000 Job Value Fee - Variable	\$5.00	\$5.00
115	DSC - Engineering	Non-Typical, Specialty Project Inspection	\$40.00	\$115.00 per hour
116	DSC - Engineering	Non-Typical, Specialty Project Overtime Inspection	1.5x the Inspection Fee(s)	1.5x the Inspection Fee(s)
117	DSC - Engineering	Non-Typical, Specialty Project Survey Crew Inspection	\$120.00	\$115.00 per hour
118	DSC - Engineering	Non-Typical, Specialty Project Survey Crew Overtime Inspection	1.5x the Inspection Fee(s)	1.5x the Inspection Fee(s)
119				
120		<u>Oversize or Overweight Movements</u>		
121	DSC - Engineering	Oversize Load - Per 30 Days or fraction of	\$50.00	\$78.00
122	DSC - Engineering	Overweight Load (on specified route) - Per 30 Days or fraction of	\$75.00	\$117.00
123	DSC - Engineering	Superload - Per Trip	\$75.00	\$117.00
124				

Appendix D: Fee Survey

Planning Fee Comparison	Spokane	Spokane County	Spokane Valley	Vancouver, WA	Tacoma
Final Short Plat Filing Fee (without engineering review)	\$1,820.00	\$2,222.16	\$1,406.00	\$6,272.00	\$3,500.00
Boundary Line Adjustment - Filing Fee	\$350.00	N/A	\$270.00	N/A	N/A
Shoreline Conditional Use Fee	\$1,860.00	\$4,197.43	\$1,731.00	\$1,798.00	\$6,240.00
Residential Short Term Rental Permit	\$200.00	N/A	N/A	Business License	Business License
Non-Res Short Term Rental Permit	\$300.00	N/A	N/A	Business License	Business License

Planning Fee Comparison	Spokane	Seattle	Boise	Post Falls
Final Short Plat Filing Fee Without Engineering Review	\$1,820.00	\$4,930.00	\$315.00	\$600.00
Boundary Line Adjustment Filing Fee	\$350.00	\$394.00	\$242.55	N/A
Shoreline Conditional Use Fee	\$1,860.00	\$4,930.00	\$1,370.25	\$750.00
Residential Short Term Rental Permit	\$200.00	\$110.00	\$81.50	\$81.50
Non-Res Short Term Rental Permit	\$300.00	\$110.00	\$81.50	\$81.50

Building Fee Comparison	Valuation	Spokane	Spokane County	Spokane Valley	Vancouver, WA	Tacoma
New Large Commercial Building	\$ 63,309,560	\$ 191,901	N/A	\$ 201,884	\$ 258,285	\$ 541,771
Including Review Fee		\$ 316,636	N/A	\$ 333,108	\$ 426,171	\$ 893,923
New Commercial Building	\$ 5,370,000	\$ 18,082	N/A	\$ 19,374	\$ 24,789	\$ 49,285
Including Review Fee		\$ 29,835	N/A	\$ 31,968	\$ 40,901	\$ 81,320
New Commercial Building	\$ 1,654,943	\$ 6,937	N/A	\$ 7,672	\$ 9,817	\$ 17,707
Including Review Fee		\$ 11,446	N/A	\$ 12,659	\$ 16,198	\$ 29,217
New Residential Building	\$ 625,771	\$ 3,475	N/A	\$ 3,831	\$ 4,900	\$ 8,408
Including Review Fee		\$ 4,344	N/A	\$ 5,364	\$ 8,085	\$ 12,191
New Residential Building	\$ 368,642	\$ 2,315	N/A	\$ 2,498	\$ 3,194	\$ 5,652
Including Review Fee		\$ 2,894	N/A	\$ 3,497	\$ 5,269	\$ 8,196
Residential Building Addition	\$ 71,846	\$ 840	N/A	\$ 797	\$ 1,107	\$ 1,738
Including Review Fee		\$ 1,051	N/A	\$ 1,115	\$ 1,827	\$ 2,520

Building Fee Comparison	Spokane	Seattle	Boise	Post Falls
New Large Commercial Building	\$ 191,901	\$ 190,831	\$ 327,707	\$ 201,884
Including Review Fee	\$ 316,636	\$ 381,662	\$ 540,716	\$ 333,108
New Commercial Building	\$ 18,082	\$ 23,667	\$ 28,159	\$ 19,374
Including Review Fee	\$ 29,835	\$ 47,334	\$ 46,462	\$ 31,968
New Commercial Building	\$ 6,937	\$ 9,168	\$ 8,952	\$ 7,672
Including Review Fee	\$ 11,446	\$ 18,336	\$ 14,771	\$ 12,659
New Residential Building	\$ 3,475	\$ 4,186	\$ 3,631	\$ 3,831
Including Review Fee	\$ 4,344	\$ 8,372	\$ 4,358	\$ 4,789
New Residential Building	\$ 2,315	\$ 2,867	\$ 2,302	\$ 2,498
Including Review Fee	\$ 2,894	\$ 5,735	\$ 2,762	\$ 3,123
Residential Building Addition	\$ 840	\$ 882	\$ 734	\$ 797
Including Review Fee	\$ 1,051	\$ 1,764	\$ 881	\$ 996

Additional Fee Comparison	Spokane	Spokane County	Spokane Valley	Vancouver, WA	Tacoma
Technology Surcharge	0.00%	0.00%	0.00%	0.00%	5.00%
Credit Card Transaction Fees	0.00%	0.00%	2.50%	0.00%	0.00%
Processing Fee	\$25.00	\$68.00	\$66.00	\$31.00	Included in Base

Additional Fee Comparison	Spokane	Seattle	Boise	Post Falls
Technology Surcharge	0.00%	5.00%	0.00%	0.00%
Credit Card Transaction Fees	0.00%	0.00%	0.00%	0.00%
Processing Fee	\$25.00	Included in Base	\$35.00	\$35.00

Appendix E: Technology Surcharge

To: Tami Palmquist, Director of Development Services Center

Date: 08/22/2024

From: Shivani Lal, Project Manager
Evan Coughlan, and Devin Tryon, Sr. Analysts

CC: Angie Sanchez, Principal

RE Technology Surcharge Memorandum

Introduction

In 2023, the City of Spokane engaged FCS GROUP to conduct a comprehensive study on development service fees. The study included an in-depth analysis of the concept of a technology surcharge, a review of best practices from other organizations, and projections of potential revenues that various technology surcharge thresholds could generate for the City.

This memorandum summarizes FCS GROUP's understanding of the concept of a Technology Surcharge, as well as our research on other jurisdictions and revenue estimates pertain to the City's potential decision to subsidize technology-adjacent costs through the establishment of a technology surcharge.

Concept of a Technology Surcharge

A technology surcharge is typically collected by cities as a percentage of a permit fee within the city's development fee schedule. The purpose of this surcharge is to provide the necessary funds to maintain the technology-dependent service levels required by a city's community development department. This surcharge helps ensure the sustainability and efficiency of various technological services crucial to city operations.

Examples of services supported by the technology surcharge include the provision of an online permit portal for customers, which allows for convenient submission and tracking of permit applications, and the management of permit workflows and fee payments, which streamlines administrative processes and improves service delivery. These technological solutions are vital for maintaining transparency, accessibility, and efficiency in handling development permits.

When establishing a technology surcharge, cities typically consider two main cost centers: the ongoing annual maintenance and licensing expenses of the technology used, and the eventual replacement of technology systems. Ongoing maintenance and licensing costs cover regular updates, technical support, and security enhancements necessary to keep the systems operational and secure. The eventual replacement costs account for the need to upgrade or replace technology systems as they become outdated or reach the end of their useful life.

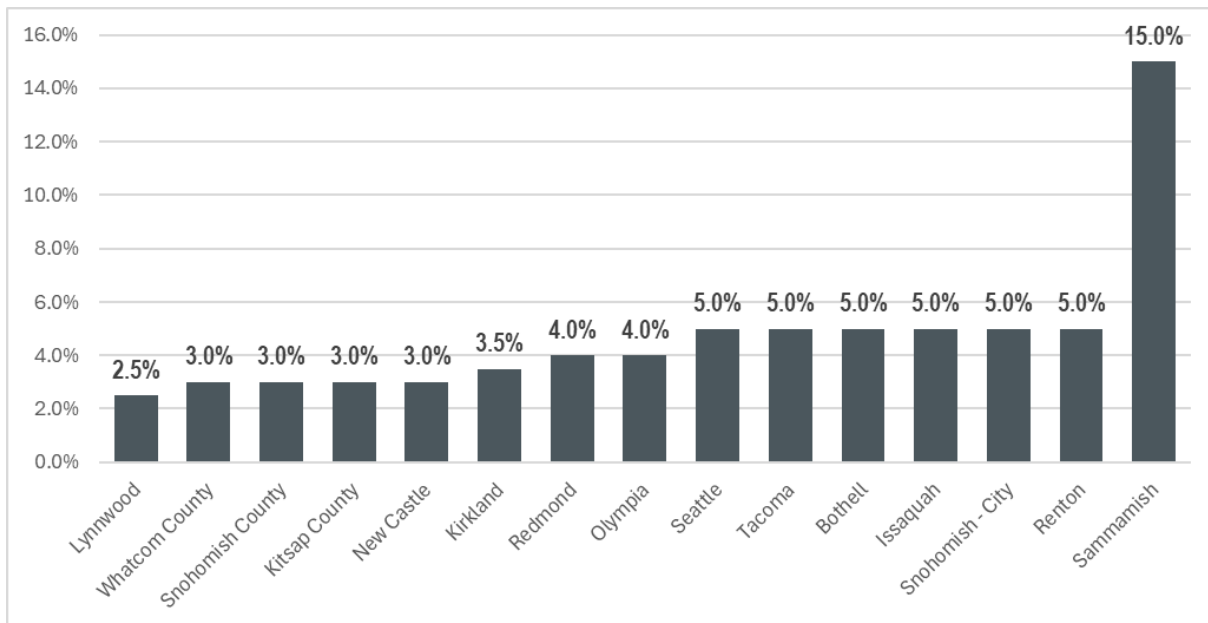
Annual revenues generated from the technology surcharge, after covering maintenance costs, are allocated into a reserve fund specifically designated for future capital replacement expenses. This ensures that when the technology systems need to be replaced, the funds are readily available, preventing any disruption in service levels. The reserve fund is strictly used for replacing technology essential to maintaining the desired service standards set by the city's community development department.

Regular monitoring of the reserve fund and the technology surcharge is crucial to ensure that the funds are being used appropriately and that the surcharge rate remains sufficient to cover both current and future technology costs. This proactive financial management helps cities avoid budget shortfalls and ensures continuous improvement and adaptation of technological services to meet evolving needs.

Practices of Other Organizations

In conducting its research, FCS GROUP surveyed the technology surcharge practices across fifteen local jurisdictions. The findings revealed a notable variance in surcharge rates, ranging from a minimum of 2.5 percent to a maximum of 15.0 percent. Among these rates, the most frequently observed percentages were 3.0 percent and 5.0 percent. For further details and a comprehensive breakdown of the surveyed data, please refer to **Exhibit 1** below.

Exhibit 1: Technology Surcharge Interjurisdictional Survey



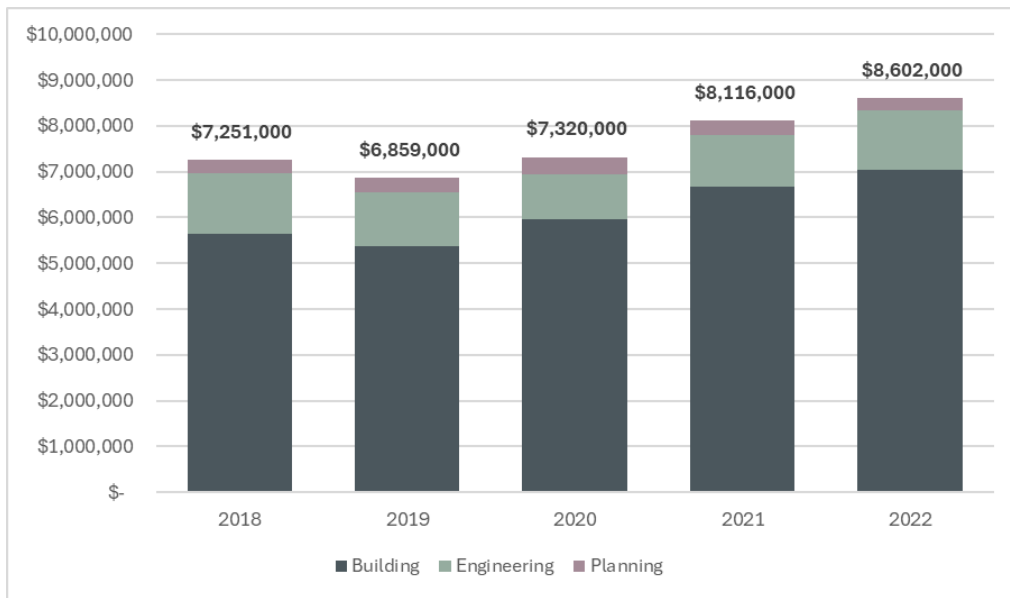
Depending on the technology costs and policy decisions made by the surveyed jurisdictions, the reserves established by this surcharge may serve different purposes. In some cases, these reserves are sufficient to fully fund the replacement of outdated technology systems, ensuring a seamless transition and continuous service provision. In other instances, the reserves may be used to subsidize the fiscal impact of technology replacement, reducing the financial burden on the city's general budget. This approach allows jurisdictions to strategically manage their financial resources while maintaining the necessary technological infrastructure to support their community development activities.

Projected Revenue from Technology Surcharge

Development permit fees include charges collected in relation to Building, Engineering, and Planning for the review and inspection of new developments and the redevelopment of existing infrastructure. These fees apply to a wide range of projects, from the construction of new homes and office buildings to the renovation and improvement of existing structures, such as installing a new roof or upgrading electrical systems. These fees ensure that all construction activities comply with local building codes, safety standards, and zoning regulations, thereby promoting safe and sustainable development within the community.

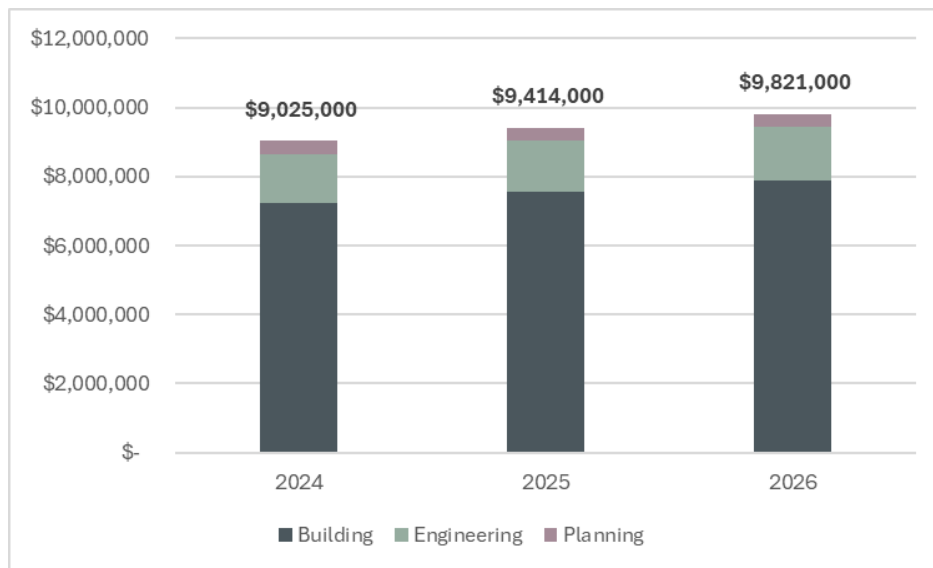
Based on historical permit data provided by the City, development fees have shown significant variation over recent years. In 2018, the total fees collected amounted to \$7.2 million, while in 2022, this figure increased to \$8.6 million. This fluctuation reflects changes in development activity, economic conditions, and possibly adjustments in fee schedules over the years. For a detailed breakdown of these figures and their implications, please refer to **Exhibit 2**.

Exhibit 2: Historical Permit Fee Revenues



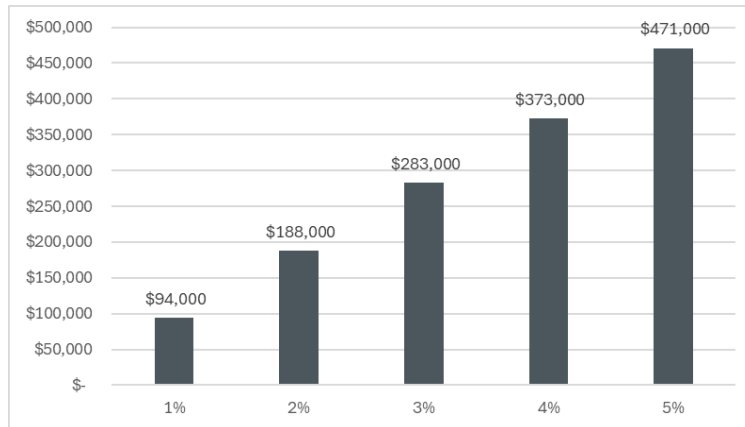
Based on the analysis completed during the City’s on-going engagement with FCS GROUP, **Exhibit 3** below shows the forecasted future permit fee revenues should the city implement recommendations provided regarding permit fee revenues. These forecasted revenues are used as the basis for the average expected revenue should the city wish to establish a technology surcharge at differing levels.

Exhibit 3: Forecasted Permit Fee Revenues – After Adjustments



Using the forecasted revenue from FCS GROUP’s active Development Fee Study with the City as shown above in **Exhibit 3**, the City can expect approximately \$94,000 on average in revenue from each additional percent of a technology surcharge during the 2024-2026 forecast period.

Exhibit 4: Technology Surcharge Revenue at different levels.



Most typically, as seen in the interjurisdictional survey above, these surcharges are set between the range of 3 percent to 5 percent on average. The City could expect about \$283,000 on average for a 3 percent surcharge over the period of 2024 to 2026 and \$471,000 on average for a 5 percent surcharge respectively, as shown in **Exhibit 4** above.

Estimated Costs of Replacement

The City recently evaluated alternative information technology systems to manage the Development Services Center’s permitting processes and fee collection from applicants. The current permitting system, Accela, is being phased out. From the competitive request for proposal process, the City had selected three finalists: Davenport Group, MaintStar, and Tyler Technologies. The cost estimates from these three finalists for the replacement are detailed in **Exhibit 5** below. Ultimately the City chose to award the contract to the Davenport Group.

Exhibit 5: RFP Permitting System Cost Estimates Provided By The City

RFP Option	Implementation Costs	Year 1 O&M	Year 2 O&M	Year 3 O&M	Year 4 O&M	Year 5 O&M	TOTAL
Davenport Group	\$879,500	\$160,000	\$166,400	\$173,056	\$179,978	\$187,177	\$1,746,111
MaintStar	\$82,100	\$264,000	\$243,500	\$253,500	\$266,200	\$279,550	\$1,388,850
Tyler Technology	\$744,500	\$680,564	\$680,564	\$680,564	\$680,564	\$680,564	\$4,147,320

Summary

The City is currently in the process of gathering information regarding technology surcharges used at other jurisdictions along with evaluating the costs associated with implementing new information technology systems. This information will be used to guide the policy decision on implementing a technology surcharge, including determining the appropriate rate to charge. If a technology surcharge is established, it is important to frequently monitor the revenue received and the level of reserves accumulated to ensure there is adequate funding to achieve the City’s policy goals associated with the surcharge.

Due to the cyclical nature of Community Development revenues and the policies established regarding recoverable costs, it is important to note that a technology surcharge and its resulting reserves may not always be fully adequate to cover the cost basis for maintaining the City’s desired level of service from technology investments. Depending on the maintenance and replacement costs associated with the City’s RFP decisions, as seen in **Exhibit 5**, the City may choose to have the technology surcharge fully cover the costs of providing technology services, or partially cover the costs with the remainder subsidized from other sources.

Appendix F: Stakeholder Interviews (Exigy)



702 Spring Street, #W812
Seattle, WA 98104
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FCS Group/City of Spokane Development Services Fee Study

Stakeholder Interview Report

Executive Summary

EXIGY Consulting conducted eight stakeholder interviews during March-April 2024 as part of the City of Spokane's Development Services Fee Study by FCS Group. The eight stakeholders were comprised of builders, developers, and professional services providers such as planners and architects representing single family residential, middle housing, multi-family residential, mixed use, and commercial development types.

Some principal impressions and themes from the interviews included:

- All stakeholders indicated the City of Spokane's building and planning fees are competitive locally (Spokane County, City of Spokane Valley, Northern Idaho, Tri-Cities area) and are significantly lower than other comparable and larger regional metros (Seattle, Portland, Boise, Phoenix) where they indicated having experience
- All stakeholders brought up the City's recent increase in General Facilities Charges as a negative because of the abrupt and substantial nature of the increase in fees; stakeholders recognized the fee increases were justified and likely long overdue, however they felt these should have been socialized and implemented over a longer period of time so as to allow for better adjustment to the financial impacts, and also cautioned the City should consider the cumulative impacts of all development-related entitlement fees and charges on the costs of housing
- All stakeholders stated a high level of satisfaction working with DSC personnel; where frustrations were expressed by stakeholders concerning customer service these were directed at review process structures/procedures and how these functions are divided between building and planning (DSC), and engineering and utilities (public works), with some stakeholders perceiving a disconnection between the different departments' approaches to the same case/project
- The customer user experience with the City's building and development technology is positive for residential developers, however commercial

- developers expressed frustrations with the lack of technical functionality compared to other similarly sized and larger jurisdictions/markets where they develop commercial projects, in particular fully electronic submittals
- Stakeholders were divided on how the City should recover the cost of technology, with four saying it should be included in the base fee, three saying it should be assessed through a separate charge, and one stating no preference; none of the stakeholders were enthusiastic about any increases in fees, however there was recognition expressed that fee increases were likely justified and overdue; All stakeholders stated the City needs to present its value proposition clearly and directly to justify fee increases

Areas of improvement/best practice implementation based on stakeholder interview feedback:

- Work to improve case management approach, especially integration of development engineering and utilities department reviews
 - Ensure first round of comments are comprehensive and consolidated
 - Ensure subsequent comment rounds are consistent with prior reviews
- Holistic policy implementation approach to assure all related functions and departments are aligned with broad policy goals and objectives
 - Middle housing initiatives (zoning code changes incentivize development, but engineering and utilities policies impede ability for projects to attain scale economies)
 - Use case studies and benchmarking to assess impact of proposed increases in fees and charges to overall project (residential, commercial)
- Review fees and charges on regular intervals to keep pace with rising costs and needed investments in resources, technology, and infrastructure as well as to smooth the impact of cost increases over time

Background and Approach

In October 2023, the City of Spokane contracted with FCS Group of Redmond, WA to conduct a periodic fee study of the City's Development Services functional area, encompassing building, current planning, and development engineering. Part of the scope of work included a task comprised of conducting interviews with Development Services stakeholders. EXIGY Consulting was contracted by FCS Group to work directly with the City of Spokane to develop a scope and plan for this task and to conduct the interviews.

EXIGY worked with Development Services representatives to identify objectives of the stakeholder interview task, develop interview questions to guide discussion with stakeholders, and identify appropriate stakeholders to accomplish the objectives. The main objectives identified were:

- Determine interviewee's baseline level of engagement and satisfaction with Development Services processes and fees
- Solicit feedback from interviewee regarding potential changes to fee structure and how these would be received
- Discuss technology investments and how best to pay for them

EXIGY and FCS Group developed the following interview questions/discussion guide with City staff:

Orienting Participants

The City has contracted with FCS Group to assist in its periodic review of the development fee schedule and related processes and is seeking your input as a stakeholder. The information you offer will provide valuable insights into customer satisfaction, identify areas for improvement, and help the City make informed decisions about future fee structure and process changes. All information will be reported to the City in aggregate with no direct attribution to any specific participant in the interviews.

Baseline/current state assessment

How satisfied are you with the current permitting processes and fees charged by the City of Spokane?

What aspects of the current fee system and permitting processes do you find either beneficial, challenging, or unclear?

Are there projects or situations where you feel the current fee structure and permitting processes are burdensome or unfair?

What unintended consequences or challenges arising from the current fee structure and permitting processes have you observed that the City may not be aware of?

Recent code changes provide for greater residential development density in some zones of the City. Have these changes prompted you to engage in new or different development activity than previously? What impact have the City's fees had on those decisions?

Scoping potential changes to fee structure

How do the City's permit fees and processes compare to those in neighboring jurisdictions or similar cities? What areas do you see for improvement or adjustment?

How satisfied are you with how transparently permit fees are calculated and allocated? What if any improvements would you suggest?

What factors should be considered when determining building permit fees? (e.g., project size, complexity, type)

Are there alternative fee structures, models, or processes used in other jurisdictions you feel could be beneficial if adopted by the City of Spokane?

Are there any additional services or features you would like to see included in the current fee structure? (i.e. ~ expedited or priority plan review)

Technology fee

How important is it for the City to invest in upgrading its technology to enhance permitting process efficiency?

Would you prefer the associated costs be covered by an increase in the current permit fees or through a separate surcharge/technology fee to pay for associated hardware and software systems?

If a separate fee were introduced, would you prefer it to be: (1) a flat fee, (2) a fee varying based on permit type or complexity, or (3) a percentage surcharge across all permit types assessed on the base fees for individual permit types?

Conclusion

Are there any other comments you would like to add?

As this project proceeds, would you be willing to be contacted by the City for follow-up questions and additional information?

Development Services staff sought to obtain perspectives of stakeholders representing a variety of development types and activities in the City of Spokane. These included builders, developers, general contractors, and professional services providers/applicant representatives engaged in building and land development types such as: custom home building, production home building/single family subdivisions, middle housing (attached single family/townhomes), multi family residential (apartments and mixed use), commercial, and light industrial. The following stakeholders agreed to participate and were generous with both their time and perspectives:

Drew Kleman, Press Architecture

Vadim Smelik, Kodiak General

Randy Palazzo, Urban Empire Homes

Brent Parrish, Lennar Homes

Andrew Zinniger, Lennar Homes

Chris Olson, Olson Projects Architects

Evan Verduin, Trek Architecture

Jordan Tampien, JORDAN@4DEGREES.COM

Jim Frank, Greenstone Homes

The City of Spokane Development Services, FCS Group, and EXIGY Consulting express appreciation for the insights offered by these stakeholders. Each stakeholder indicated continuing interest in this process, offering to be available for follow up and further involvement.

Level of Satisfaction with Permitting Processes and Fees

Stakeholders indicated comparative jurisdictional experience with development activity in: Boise, ID; Phoenix, AZ; Denver, CO; Portland, OR; Seattle, WA; throughout Montana; Spokane area (Spokane Valley, WA; Spokane County, WA; Northern Idaho). One national single-family homebuilder also participated.

Stakeholder Commentary Specific to Processes:

Processes are generally viewed as fair and comparatively/commendably fast with few exceptions (occasional project with added complexity or relatively rare human error/oversight in the review/approvals process). Stakeholders acknowledged turnaround times are increasing (mostly for labor turnover/retention reasons and unfilled positions) but still comparatively better (one cited turnaround used to be 5 weeks and has increased to 6-8 weeks).

With respect to the process for commercial development, stakeholders would like to see similar process efficiency improvements as exist for residential projects, primarily in terms of fully electronic plan submission rather than waiting for the City to send an FTP link. Interviewees pointed out hurdles and unclear communication of expectations, especially with respect to completeness determinations where there is a perception of differing acceptance criteria across reviewers. One interviewee indicated the different reviewers at the City have different “top ten reasons submittals are not accepted for review,” but that these reasons are not consistent across the group of reviewers. It was also noted that the City’s systems for payment of review fees for commercial projects require the applicant or their representative to notify the City when fees have been paid and review may commence. This has created delays when, for example, an applicant paid the fees directly and did not notify their representative (architect or consultant) of payment and the initiation of review was delayed.

Interviewees expressed perspectives on the practice of holding predevelopment meetings. Most found these meetings to be helpful in establishing expectations and gaining greater clarity and certainty with respect to the review process and expectations. Stakeholders shared:

“The pre-development meeting is a great process, and communication with the City is good as an application moves from intake through the review process. Sometimes there are fights over code flexibility with projects involving older building types. City staff are really helpful. I’ve been involved in lots of processes with the City from comp plan changes to other land use and development applications and am very happy with how things work at Spokane.”

“Preapplication conferences with the City of Spokane are beneficial compared to other jurisdictions – a step above. These are helpful to preemptively ask specific building and land use questions. Staff have been great to work with and are very helpful: it is clear they want to see projects be successful.”

Most stated finding information on fees was clear and simple, and the materials provided at predevelopment meetings were easy to understand. A small number of interviewees expressed frustrations with finding utilities connection fees, stating all

related fees for a project should be presented in a single location. For its part the City is continually working on improving and refining pre-development processes, looking to improve the level of service and responsiveness, the quality of the review comments, and meeting customers where they are at with respect to the individual customer's levels of experience and sophistication with development processes. FCS Group is producing a fee schedule as part of this project that will enable all development related fees to reside in a single location.

With respect to review comments, stakeholders expressed some concerns. One interviewee stated that the content of the review comments on similar types of projects are inconsistent from project to project. Multiple stakeholders stated plan check comments are not comprehensive and that new issues are raised on successive rounds, resulting in delays of ten business days each time. They feel minor issues should be resolved without resetting the ten-day clock, and that in some cases applicants are being asked for items already submitted during the short plat process. They feel lack of development engineering consistency and support is what's not working in the process. Another stated that the conflict between departments is evident in the process as issues arise in the third and fourth rounds of comments.

Conflicts and lack of coordination between departments arises on occasion, and most recently with the implementation of new zoning codes related to middle housing initiatives. While planning and zoning policies were changed to align with the middle housing initiative and the related code changes were enthusiastically welcomed by stakeholders (roughly half of whom shifted development activity into this development type), other related functional areas to the review process are not aligned. Stakeholders offered examples of middle housing projects where development standards applied by engineering, utilities, streets, forestry, and fire are limiting with respect to the ability of such projects to gain adequate economies of scale. An example cited by one interviewee was how planning eliminated parking minimums, but engineering then required alley improvements.

Interviewees suggested the City undertake a more comprehensive review of development standards and policies for middle housing to identify where these may be at cross purposes impeding the effectiveness of the City's middle housing planning and zoning policies to deliver intended outcomes. Interviewees further suggested the City study the cumulative impact of all fees required to deliver a project and the impact on housing affordability goals. One interviewee cited difficulties with the lot subdivision process for development of attached single family dwellings, adding this will result in creation of more rental units rather than home ownership.

The national production homebuilder interviewed offered some comments on their experience in Spokane and observations of best practices in other areas where they do business. They are new to the Spokane market and have hundreds of home sites across

multiple projects in some stage of review or construction. They state with their large volumes they sense they are overloading the City at times. They offered that, while fees should be competitive and reasonable, they are much more interested in reducing the time to get from beginning to end on a project, especially in a market with a short building season. They suggested the following practices based on their experiences in other markets:

- Express plan review – in Southern Nevada they pay a premium to get a one-week review time
- Ability to submit building plans for review prior to final plat recording – their goal is begin foundation work upon recording and eliminate the delay between recording and building permit issuance
- Suggested City consider self-certification programs practiced in jurisdictions in Arizona and Southern Nevada
- For production developments using a fixed set of plans with little variation minimize the amount of review required/reduce or eliminate repetitive review of same plans
- Consider long term maintenance impacts, for example with respect to where water and sewer stubs are placed and the placement of street trees

The City has indicated its intent to add engineering personnel to relieve process bottlenecks and other under-resourced areas of development review. Implementation and ongoing management of new and additional initiatives to reduce the time to provide development review and approval will require additional City staff in all disciplines. Development stakeholders recognize these investments will increase operational costs but can be justified on the basis of increased levels of service, better responsiveness, and improved turnaround times on development review ultimately providing a time and therefore cost savings to development stakeholders.

Stakeholder Commentary Specific to Fees:

Stakeholders understand that fees must cover costs of the development services department and that fees are rising everywhere as costs rise. The City of Spokane's fees are viewed as fair and comparatively lower cost than other jurisdictions, and particularly Western Washington jurisdictions by roughly 15% to 20% according to one stakeholder.

Nearly all stakeholders were satisfied with the way fees are calculated, fee transparency, and how to locate fees. All suggested development of a fee estimating tool that comprehensively considers project fees, including all impact fees and utilities connection charges, that can reside in a single, easy to locate online location.

The recently increased General Facilities Charges (GFCs) were frequently mentioned by stakeholders. They acknowledged that GFCs had not increased for a long period of time even as infrastructure costs over the same period rose substantially. One stakeholder mentioned policies focused on keeping GFCs low in the downtown area and other areas of the City where systems are already developed to incentivize development within the City and to minimize sprawl.

Commenting generally on fee increases (GFCs or otherwise), stakeholders encouraged the City to provide as much advance notice of fee increases as possible and to be particularly clear on the specific amounts of the increases and when they become effective. This helps to avoid financial “surprises”/unanticipatedly high costs that can jeopardize projects. Stakeholders asked for the City to develop estimation tools to use when budgeting for projects as this aids in decision making without having to repeatedly query the City, and to look for ways to clearly present all development related fee information in one location. Stakeholders likewise ask that expected fees/charges be communicated at preapplication conferences wherever possible rather than at a later, uncertain date.

One stakeholder commented on how some utilities connection fees impeded the ability of middle housing projects to attain scale and result in better housing affordability. They stated that water connection fees seem high relative to the pipe diameter versus the unit count yield, giving an example of a four-plex versus a 24-unit apartment building.

Stakeholders expressed a high level of satisfaction with the structure of Spokane’s fee schedule relative to other jurisdictions. In terms of factors to consider when determining building permit fees, stakeholders offered the following responses:

- How often inspectors have to be on the job
- The level of effort on the part of the City to intake an application (time and cost for the City to perform completeness determination, respond to questions, etc.)
- Project size, complexity and type – scale based on ERUs (equivalent residential units); water and sewer fees need to be changed as smaller projects are lumped in with much larger building types
- Building/project valuation; IBC building valuation tables
- Fee needs to reflect the level of work to adjudicate permit, but at the same time the City needs to work to reduce costs by simplifying processes and becoming more efficient
- Square footage/building size, number of units – more units in a smaller area should receive a discount for higher density (scalability of an efficiency unit versus single family home)

Nearly all stakeholders expressed an interest in a priority plan review/expedited review service offering being added to the City’s fee schedule. In addition to concerns for

equity, some indicated if everyone opts for expedited service the City wouldn't have the capacity to respond to the volume. Two interviewees suggested the option to pay for a third-party plan review instead (a service the City of Coeur d'Alene offers) or alternatively to pay for City staff overtime for expedited review. One stakeholder was opposed to fee for expedited service indicating better process efficiencies should be found instead.

Stakeholder Commentary Regarding Technology and Related Costs:

Stakeholders expressed broad support for improvements in technology and passing along the costs, offering the following caveats and suggestions:

- The City must make the clear business case for technology investments and expected improvements/results to development stakeholders
- The technology selected should enable more efficient processes, information accessibility, and applicant self-service
- Maintain human interaction, availability, and level of service
- Ensure technology doesn't place additional burden on applicant
- Use a system such as Bluebeam to digitize plan review comments
- Ensure fee payments are fully integrated for all project types
- See Shoreline WA, Kirkland WA, Mill Creek WA, and Gresham OR as examples of using tech where information submittal, following progress, and communicating comments are easy
- Improve document management and delivery; unlock PDF document of approved plans so applicant can parcel out pages to different contractors

When asked if technology investments should be paid for by an increase in the base fee or through a separate charge, the group of stakeholders were evenly split. The rationale behind support for an increase in the base fee is that technology is simply a cost of the Development Services business and it is presumed that technology costs are likely to increase over time as are other costs of doing business. Those advocating a separate charge preferred the transparency that approach affords.

When asked to assume a separate charge or fee to cover technology would be introduced, and whether stakeholders preferred the charge or fee to be a flat fee, a variable fee (based on permit type or complexity), or a percentage surcharge, responses of stakeholders were:

- Three insisted it be included in the base fee rather than a separate charge and offered nothing further
- Three preferred a flat fee but wanted to see how that would look practically

- One preferred a percentage surcharge as it better reflects a distribution of the technology cost by project complexity and use of review resources
- One stated no preference

Conclusion

In soliciting concluding comments, a couple of stakeholders offered the following:

“I have heard some developers and other groups speak about Spokane building and permit process as challenging, but I haven’t seen that. I’ve seen the City step up, ask questions early on, and be helpful as a partner in the development process. The City may need to do outreach to groups that view the City as challenging to work with.”

“It’s great to work with the City of Spokane! I expect challenges with growth and scale. The department heads are helpful in getting involved to resolve issues. The City wants development and density and it shows in how they conduct business.”

For its part the City’s Development Services Center is aware of the issues stakeholders have raised, recognizes their importance to stakeholders, and is affirmed in ongoing improvement efforts, especially the replacement of the permit system and related process improvements and enablements.

Appendix G: Economic Development Incentives (Exigy)



702 Spring Street, #W812
Seattle, WA 98104
(360) 975-9466

FCS Group/City of Spokane Development Services Fee Study

Memorandum: Economic Development Incentives Review

As part of the City of Spokane's Development Services Fee Study conducted by FCS Group, EXIGY Consulting was asked to review the City's regime of economic development incentives. This review was conducted through interviews with City staff and development stakeholders, and by reviewing information provided by the City on its economic development web pages.

The City currently utilizes a variety of economic development incentives. These take the form of land use policies, tax exemptions, and in some cases financial grants and incentives to attract development types which address the City's housing and employment goals. Existing programs include:

- Multi-Family Tax Exemption (or MFTE) – an affordable housing development incentive
- Parking 2 People – an incentive to convert underutilized parking lots into development of affordable housing units
- Historic Preservation – tax credits and grants to improve and preserve designated historic buildings
- Single-Family and Detached Accessory Dwelling Unit (or ADU) Tax Exemption – three-year property tax exemption on value of improvements
- New Market Tax Credits (or NMTC) – a federal program using tax credits as incentives for development in 34 distressed Census Tracts in the City
- Opportunity Zones – a federal program providing for preferential tax treatment of new development in economically-distressed areas; Spokane has 11 Census Tracts designated as Opportunity Zones
- Brownfields – a program using state and federal revolving loan funds to reclaim and redevelop sites formerly used for commercial and industrial activity which may be subject to pollution or contamination
- Clean Buildings Act – an energy utility administered, state-backed program providing energy management assistance to businesses
- IRS Small Business Tax Deduction for Fire Sprinklers – IRS code enabling the write-off of up-front costs to install or replace fire suppression systems up to \$1.04 million

- Spokane Foreign Trade Zone (or FTZ) – a federal program providing exemption from Customs entry procedures, duties, and federal excise taxes for storage, assembly, manufacturing and processing activities in Spokane’s three FTZs
- Spokane County’s Commercial Property Assessed Clean Energy + Resiliency (C-PACER) Program – a financing tool for certain commercial and multi-family property capital projects
- Community Housing and Human Services Department (CHHS) Incentives – Federal Housing and Urban Development programs such as Community Development Block Grants (CDBG) to provide basic housing and support services for vulnerable populations

In accordance with policies and initiatives related to affordable housing goals, the City has engaged in a variety of strategies to create incentives and reduce barriers for developers to build more affordable housing units. The City recently changed its zoning code to allow for middle housing development (single-family attached dwellings, townhomes) on existing single-family lots up to a medium level of density and reduced or eliminated on-site parking requirements subject to proximity to transit and other local factors.

The City used part of its allotment of American Rescue Plan Act (ARPA) funds to enhance its MFTE program by waiving fees (and using federal funds to reimburse the Development Services Center for the waived fees) for building, application review, and land use fees up to \$150,000 per project. Provided funding were available, the City would look to waive in part or whole General Facilities Charges (GFCs) for MFTE projects. The City also uses fee waivers periodically combined with other incentives like tax-increment financing and public development authority areas for certain development types. With respect to MFTE projects, existing systems don’t provide for easy discernment of qualifying affordable housing projects, making program administration challenging and inefficient.

Spokane has a technology hub designation related to aerospace manufacturing focused on building and development in the West Plains area of the City. This hub is a collaboration with Gonzaga University, who serves as the applicant representing the aerospace manufacturing consortium. The focus of the hub is to increase global competitiveness in the production of microplastic panels and related equipment, materials, technology, and workforce development. The City provides expedited plan review for any tenant improvement applications.

Development stakeholders offered constructive feedback on how incentives impact their investment decisions.

- Incentives such as MFTE and Parking 2 People combined with zoning code changes allowing for greater density are effective in generating additional affordable housing units
- Reducing process time (and therefore cost) is a critical area of concern to development stakeholders; providing a fee-based expedited review service along with continued investment in systems, technology, processes and personnel to improve efficiency and ease of transaction with City constitutes a significant development incentive; development stakeholders typically stated something approximating “time equals money plus interest”
- Middle housing initiatives prompting recent zoning code changes to increase single-family density was a welcomed change; stakeholders indicated a desire to see this taken further through review across functional areas (utilities and streets) to identify requirements that inhibit project scale and feasibility; review of off-street parking and alley improvement requirements was likewise suggested
- Stakeholders also recommended use of preapproved building plans for repetitive types of single family detached and attached construction to expedite review timelines

Regular consultation at the policy level should be given with respect to fee reductions, waivers, subsidies, and other discounts for building and development fees and charges as well as impact fees, General Facilities Charges, connection fees, and other jurisdictional costs added to projects. These should be reviewed through the lens of cumulative financial impact and benchmarked with comparable and neighboring jurisdictions. This is especially critical for specific development types identified as high priorities for the City: affordable housing, middle housing, targeted employment types and traded sectors, and intentional investment in geographic areas/disadvantaged Census Tracts.

We acknowledge the contributions of time, information, and perspective of City staff (Tami Palmquist, Amanda Beck, and Teri Stripes) as well as the development stakeholders who participated in interviews for the Development Services Fee Study.

Appendix H: Process Review & Best Practices (Exigy)



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(360) 975-9466

FCS Group/City of Spokane Development Services Fee Study

Memorandum: Process Review and Best Practices

As part of the City of Spokane's Development Services Fee Study conducted by FCS Group, EXIGY Consulting was asked to review the City's development review processes and make recommendations for improvement based on industry best practices. This review was conducted through interviews with City staff and development stakeholders and through application of consultants' expertise and experience having performed similar analyses in other jurisdictions in Washington.

As documented in the Stakeholder Interview Report, the City's Development Services Center and its staff are highly regarded for their responsive, helpful approach to customers. Spokane's DSC is viewed favorably to comparably-sized jurisdictions in other regions, with better service and responsiveness and much more economical fees and turnaround times for development review. Regionally the City is on par and competitive with neighboring jurisdictions in the Tri-Cities area, Spokane County, and Northern Idaho.

Interviews with development stakeholders and discussions with staff generated recommendations in the following four areas:

Predevelopment

- Predevelopment Meetings – provide applicants with as much complete information as is reasonably possible at predevelopment conferences, including an estimate of all fees and charges related to the anticipated development/project and preliminary estimates of the time required to review the anticipated application and render a decision
- Develop an online fee/cost estimating tool so prospective applicants preparing project budgets can estimate the cost of land use/development review fees, building and plan review fees, utilities connection charges, impact fees, system development charges, and general facilities charges

Development Review

- Improve case management approach, particularly coordination and integration of development review activities performed by the Engineering and Utilities Departments

- Ensure first round of development review comments are comprehensive and consolidated; institute quality controls to ensure subsequent rounds of development review comments are consistent with prior reviews (applicant responses to prior round comments are integrated; avoiding introducing new information requests or requirements; assure information requests are non-duplicative)

Policy initiative implementation

- Use a holistic approach to policy development and implementation, ensuring all related functions and departments are aligned with the broad policy goals and objectives (relevant policies and processes for planning, building, engineering, utilities, streets, fire, etc. affecting a policy are examined to reduce and/or eliminate conflicts)
- Holistically examine middle housing initiatives to resolve areas of conflict (recent zoning code changes to increase densities incentivize development, however engineering, utilities, and streets policies and requirements impede ability for projects to attain economies of scale)

Establishing and implementing fees and charges

- Use case studies and benchmarking to assess impact of proposed increases in fees and charges to overall project (residential, commercial); for example, consider fiscal impacts to typical residential and commercial development types, and benchmark against similar developments in comparable and neighboring jurisdictions
- Review fees and charges on regular intervals to keep pace with rising costs and needed investments in resources, technology, and infrastructure as well as to smooth the impact of cost increases over time

In discussions with DSC staff they indicated awareness of these areas of improvement, and noted many of the process improvements will be enabled by the new permitting system, while implementing other improvements will require additional staff resources and capacity.

Appendix I: Staffing Model (Exigy)



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FCS Group/City of Spokane Development Services Fee Study

Technical Memorandum: Staffing Model

As part of the City of Spokane's Development Services Fee Study conducted by FCS Group, EXIGY Consulting was asked to review the City's staffing level for development review processes. To do this, a mathematical model was developed to estimate labor hour demand based on the City's Development Services Center (DSC) business volumes and compare this to available labor hours/staffing capacity based on 2023 staffing levels. The model is then used to derive recommendations for staffing levels.

Data Sources

Extract of 2013-2023 DSC permit activity by division

Estimated level of effort by permit type

Available staff labor hours (2023) by position compiled by FCS Group

Model Specification and Procedure

Calculating Labor Demand

1. Compile count of permits by type and division per year using a pivot table
2. Generate averages for most recent three years, five years, and for the entire data set
3. Multiply: average permit count by type (3-year, 5-year, data set), by estimated level of effort by type of permit to generate the gross hours by division for each permit type (Some permit types are only processed by a division/functional area a fraction of the time. In these cases a multiplicative constant is introduced. For example, for permit type "commercial building remodel" planning division typically reviews these 14% of the time and engineering division reviews these 8% of the time.)
4. Sum the gross hours by division for all permit types for the 3-year, 5-year, and full data set averages.

Calculating Labor Supply

1. Using the available staff labor hours (2023) by position compiled by FCS Group, classify each position by division/functional area (building, planning, engineering)

2. Derive the sum of available fee time hours by division. For sensitivity testing also derive the sum of total labor hours by division.

Calculating Surplus/Deficit in Labor Supply

1. Subtract average hours of labor demand by division from available fee time hours by division.
2. Show numerical surplus/deficit and derive percentage.

Potential Sources of Error

1. Variations in naming conventions – permit type referred to by varying wording in permitting system, level of effort/time study, and fee schedule
2. Time studies used in lieu of system-generated time tracking data due to limitations of City’s permit system; recency bias in deriving estimates of level of effort
3. Averaging - generalization and homogenization of level of effort required to process permit cases of a single permit type loses the perspective of complexity, range, and variability within that permit type
4. Duplicate entries – current permitting system records separate transaction entries for different activities against a unique permit case ID (plan review fees, impact fees, etc.); it is anticipated a new permitting system will have improved report production capabilities to easily extract management data
5. Estimates used to model available labor hours by division and possible misclassification of positions as available for fee time hours

Results of Analysis

	PLAN	ENG	BLDG
Available Labor Hours (2023)	11066	13935	61925
Avg Labor Demand 2021-2023	11896.56 -830.56 -8%	52955.73 -39020.73 -280%	144170.74 -82245.74 -133%
Avg Labor Demand 2019-2023	13008.85 -1942.85 -18%	70381.58 -56446.58 -405%	158966.24 -97041.24 -157%
Avg Labor Demand 2013-2023	12914.98 -1848.98 -17%	90578.60 -76643.60 -550%	169263.23 -107338.23 -173%

Discussion

The results of the data analysis point to deficiencies in staffing capacity/available labor hours in all divisions processing development review and building at the City of Spokane.

This validates and confirms information from interviews with City staff and development stakeholders. Because of potential sources of error in the data used in the model, the specific degree to which available labor hours should be increased to more closely approximate the demand signal is not completely clear. What is clear is that an increase is necessary and warranted, and is consistently evident over the 11-year set of data analyzed.

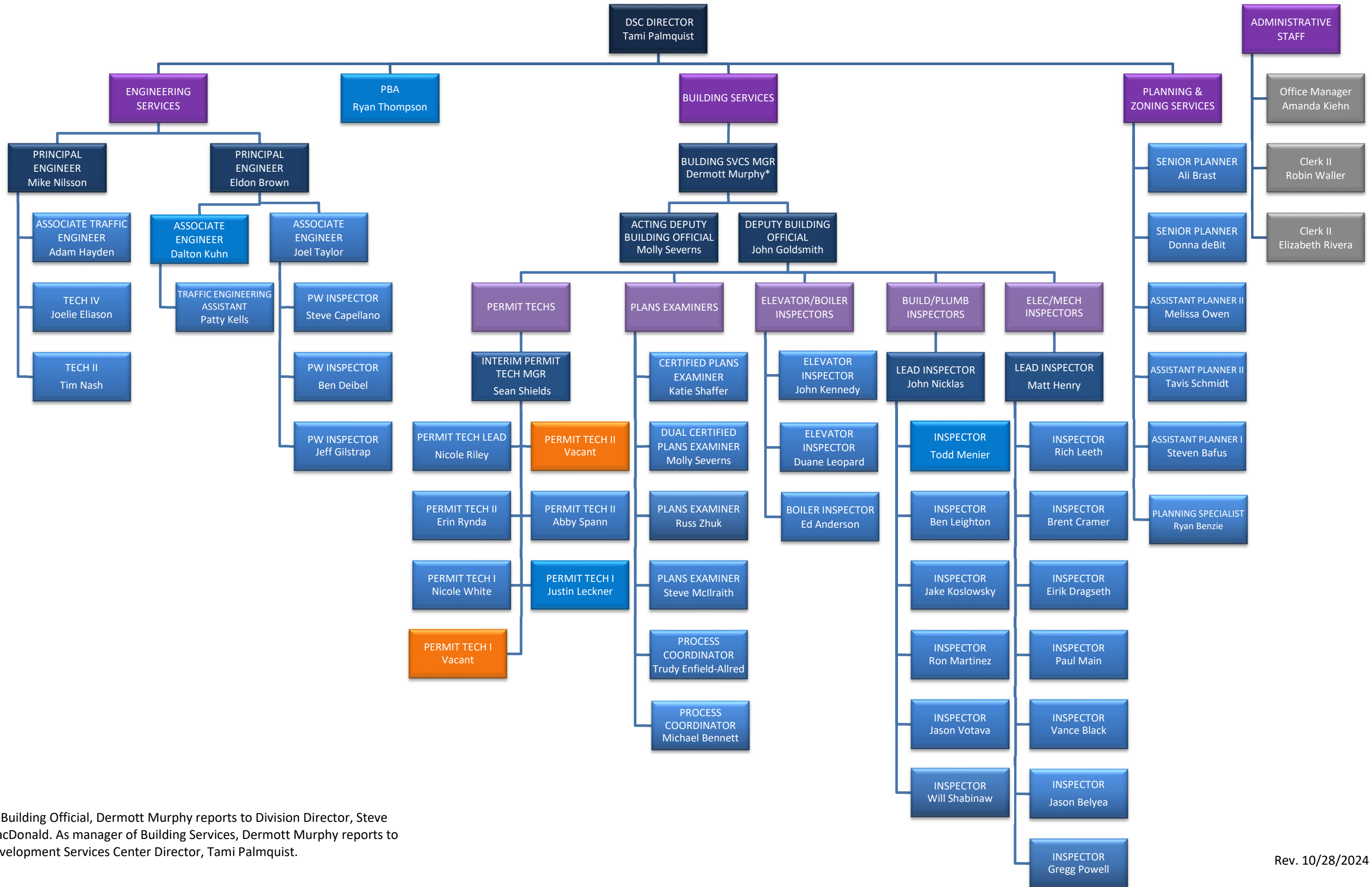
Constructing a model to rationalize the demand signal from development activity with available capacity at the City to adjudicate development applications is an achievement in and of itself. The predictive and analytical power of the model will improve substantially with the implementation of a new permitting system which affords more rigorous level of effort data collection and management reporting. While the efforts to construct the model and the results it yielded are insightful, feedback from staff and stakeholders strongly indicates the need for additional staff absent the model analysis.

As cities develop, easier and less complex areas tend to develop first followed by more challenging areas and parcels later. The increasing challenges and complexities are primarily due to site constraints and characteristics not present on easier-to-develop parcels: steep slopes, environmentally sensitive areas like shorelines and wetlands, redevelopment to more intensive uses and related infrastructure gaps/capacity constraints with transportation and utilities, brownfields, etc. With respect to level of effort required to review and process development permit applications, this means over time the need to increase available labor hour capacity can be expected to increase.

Depending on what time period is considered as the demand signal, the analytical results indicate the planning division needs approximately one to two additional positions, while the building and engineering divisions need to multiply in size entirely by a factor of more than five times in the case of the engineering division using 2013-2023 data.

Appendix J: City of Spokane Organizational Chart (DSC 2024)

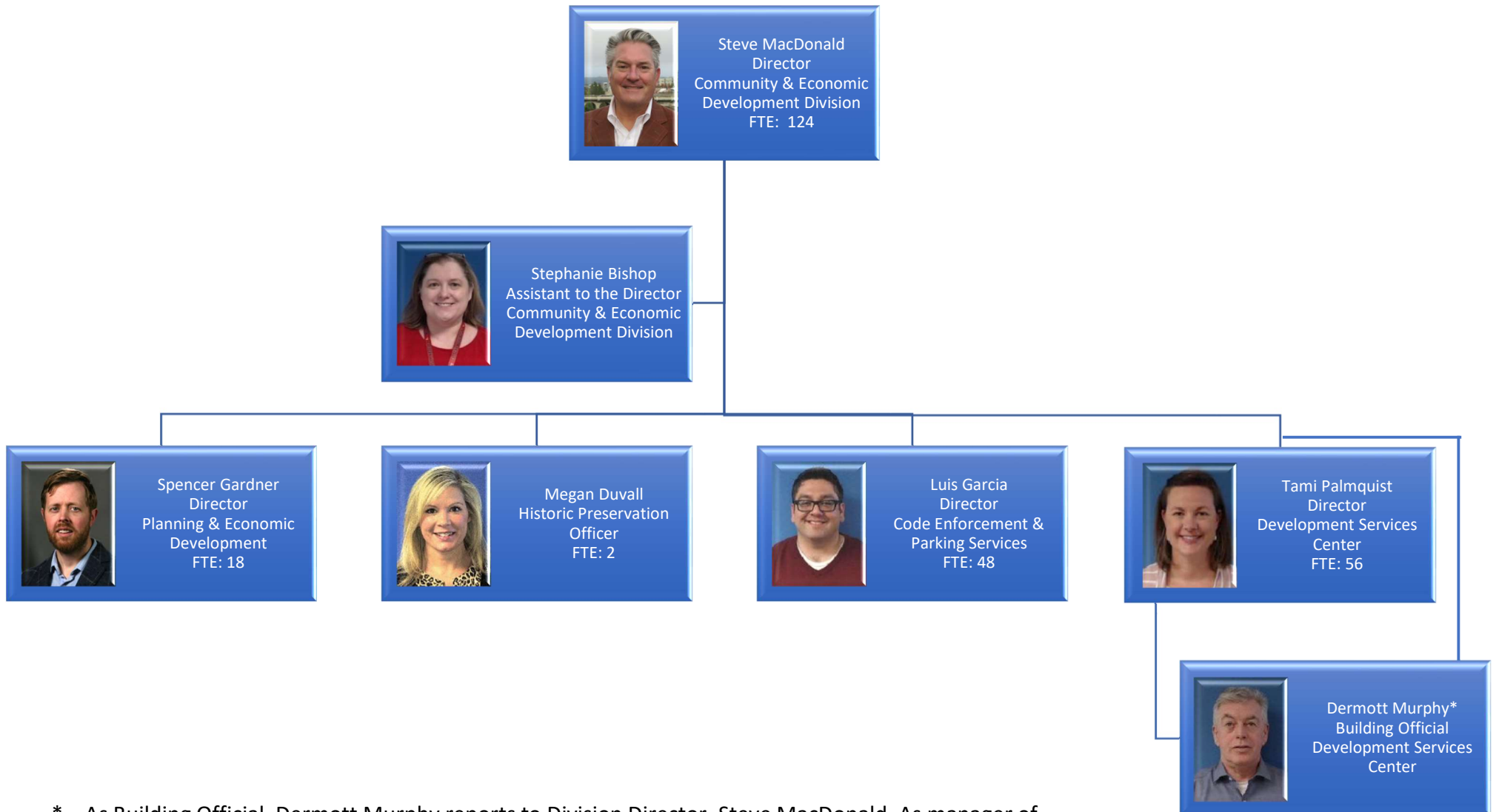
Development Services Center October 2024



* As Building Official, Dermott Murphy reports to Division Director, Steve MacDonald. As manager of Building Services, Dermott Murphy reports to Development Services Center Director, Tami Palmquist.

Appendix K: City of Spokane Organizational Chart (CED 2024)

COMMUNITY AND ECONOMIC DEVELOPMENT DIVISION



* As Building Official, Dermott Murphy reports to Division Director, Steve MacDonald. As manager of Building Services, Dermott Murphy reports to Development Services Center Director, Tami Palmquist.

Section	Development Fee Schedule	Current (Adopted)
	<u>Blasting Licenses and Permits</u>	
DSC - Building	Blaster's License	\$25.00
DSC - Building	Blasting Permit	\$100.00
DSC - Building	Blasting Transportation Permit	\$65.00
	<u>Boiler License Fees</u>	
DSC - Building	Boiler Exam Fee	\$24.00
DSC - Building	Fireman Boiler License	\$24.00
DSC - Building	3rd Class Engineer	\$30.00
DSC - Building	2nd Class Engineer	\$36.00
DSC - Building	1st Class Engineer	\$48.00
DSC - Building	Boiler Inspector	No Charge
	<u>Gas Heating Mechanic Fees</u>	
DSC - Building	Gas Heating Mechanic Exam Fee	\$24.00
DSC - Building	Gas Heating Mechanic I	\$36.00
DSC - Building	Gas Heating Mechanic II	\$48.00
DSC - Building	Apprentice Heating Mechanic	\$24.00
DSC - Building	Oil Burner Servicer/Installer	\$36.00
DSC - Building	Oil, Gas I, or Gas II Inspector	No Charge
	<u>Boiler Installation Inspection Fees</u>	
DSC - Building	Low Pressure & Hot Water Boiler < 500,000 BTUs	\$150.00
DSC - Building	LP & HWB 500,000 to < 2,000,000 BTUs	\$250.00
DSC - Building	LP & HWB 2,000,000 BTUs and greater	\$400.00
DSC - Building	Power Boilers < 1,000,000 BTUs	\$400.00
DSC - Building	Power Boilers from 1,000,000 to < 5,000,000 BTUs	\$800.00
DSC - Building	Power Boilers 5,000,000 BTUs and greater - Base	\$800.00
DSC - Building	Power Boilers 5,000,000 BTUs and greater -Additional Charge per million BTUs	\$20.00
DSC - Building	Electric Boiler < 250 kw	\$200.00
DSC - Building	Unfired Pressure Vessel	\$80.00
	<u>Boiler Operating Permit & Accessory Fees</u>	
DSC - Building	Boilers - Base Operating Permit Fee	\$80.00
DSC - Building	Boilers - per Vessel	\$100.00
DSC - Building	Hydrostatic Pressure Test	\$120.00
DSC - Building	Repair Inspections - Hourly	\$75.00
	<u>Building Permit Fees</u>	
DSC - Building	\$1 - \$2,000 Job Value Fee - Base	\$28.00
DSC - Building	\$2,001 - \$25,000 Job Value Fee - Base	\$73.00
DSC - Building	\$2,001 - \$25,000 Job Value Fee - Variable	\$13.00
DSC - Building	\$25,001 - \$50,000 Job Value Fee - Base	\$372.00
DSC - Building	\$25,001 - \$50,000 Job Value Fee - Variable	\$10.00
DSC - Building	\$50,001 - \$100,000 Job Value Fee - Base	\$622.00
DSC - Building	\$50,001 - \$100,000 Job Value Fee - Variable	\$7.00
DSC - Building	\$100,001 - \$500,000 Job Value Fee - Base	\$972.00
DSC - Building	\$100,001 - \$500,000 Job Value Fee - Variable	\$5.00
DSC - Building	\$500,001 - \$1,000,000 Job Value Fee - Base	\$2,972.00
DSC - Building	\$500,001 - \$1,000,000 Job Value Fee - Variable	\$4.00
DSC - Building	Over \$1,000,000 Job Value Fee - Base	\$4,972.00
DSC - Building	Over \$1,000,000 Job Value Fee - Variable	\$3.00
DSC - Building	Plan Review for Commercial & Multi-Family over 2 units	65% of job value fee
DSC - Building	Fast Track Plan Review Fee	125% of Building Fee
DSC - Building	Plan Review for New Single-Family Residences, Accessory Dwelling Units, & Duplexes	50% of Building Fee
DSC - Building	Plan Review for SFR & Duplex Accessory Structures & Additions	25% of Building Fee
DSC - Building	Revision Review Fee - Hourly	\$75 per hour
DSC - Building	Plan Review for SFR & Duplex Accessory Structure Remodels	25% of Building Fee
DSC - Building	Demolition of SFR, Duplex, or Accessory Structure	\$35.00
DSC - Building	Demolition of Other Structures - Per 1,000 Sq Ft - [MAXIMUM \$450]	\$35.00
DSC - Building	Fence Permit Fee	\$20.00
DSC - Building	10,000 cubic yards or less of Grading or Fill - Base	\$136.00
DSC - Building	10,000 cubic yards or more of Grading or Fill - Base	\$226.00
DSC - Building	10,000 cubic yards or more of Grading or Fill - Variable	\$45.00
DSC - Building	Plan Review for 1,000 cubic yards or less	\$20.00
DSC - Building	Plan Review for 1,001 - 100,000 cubic yards - Base	\$35.00
DSC - Building	Plan Review for each 10,000 cubic yards over 100,000 - Variable	\$17.00
DSC - Building	Wall, Projecting, and Incidental Sign Permit Fee - Per Sign	\$30.00
DSC - Building	Pole, Billboard, and Off-Premises Sign Permit Fee - Per Sign	\$75.00
DSC - Building	Sign Review Fee	\$50.00
DSC - Building	Factory Built Housing - Per Section	\$50.00
DSC - Building	Development Services Review Fee	\$50.00
DSC - Building	Manufactured (Mobile) Home - Per Section	\$50.00
DSC - Building	Development Services Review Fee	\$50.00
DSC - Building	Temporary Structures - 1st 180 days	\$100.00
DSC - Building	Temporary Structures - 2nd 180 days	\$500.00
DSC - Building	Development Services Review Fee	\$50.00
DSC - Building	Relocation Determination Fee	\$50.00
DSC - Building	Early Start and Fast Track Approval	25% Additional fee
DSC - Building	Temporary Certificate of Occupancy Issuance or Extension	\$250.00
DSC - Building	Swimming Pool Permit Fee (when accessory to SFR or Duplex)	\$75.00
DSC - Building	Swimming Pool Permit Fee (for all others)	\$100.00
DSC - Building	Development Services Review Fee	\$25.00
DSC - Building	Safety Inspection - Commercial Building - Per hour (2-hr minimum)	\$75.00
DSC - Building	Safety Inspection - SFR, Electrical Only	\$75.00
DSC - Building	Safety Inspection - SFR, 2 or more categories	\$100.00
DSC - Building	Safety Inspection - Duplex	\$175.00
DSC - Building	Safety Inspection - Multi-Family 3 to 6 units	\$250.00
DSC - Building	Safety Inspection - Multi-Family over 6 units - Base	\$250.00
DSC - Building	Safety Inspection - Multi-Family over 6 units - Variable	\$25.00
DSC - Building	Electrical Service Reconnect - Residence	\$25.00

Proposed Fee
\$55.00
\$275.00
\$65.00
\$110.00
\$55.00
\$55.00
\$55.00
\$55.00
\$55.00
\$110.00
\$55.00
\$55.00
\$55.00
\$55.00
\$55.00
\$175.00
\$300.00
\$450.00
\$450.00
\$850.00
\$850.00
\$25.00
\$250.00
\$95.00
\$98.00
\$35.00
\$145.00
\$114.00
\$73.00
\$73.00
\$13.00
\$372.00
\$10.00
\$622.00
\$7.00
\$972.00
\$5.00
\$2,972.00
\$4.00
\$4,972.00
\$3.00
65% of job value fee
125% of Building Fee
50% of Building Fee
25% of Building Fee
\$114.00
25% of Building Fee
\$45.00
\$45.00
\$20.00
\$145.00
\$145.00
\$30.00
\$75.00
\$190.00
\$10.00
\$47.00
\$117.00
\$135.00
\$75.00
\$135.00
\$75.00
\$135.00
\$250.00
\$550.00
\$135.00
\$75.00
25% Additional fee
\$520.00
\$95.00
\$215.00
\$25.00
\$114.00
\$95.00
\$190.00
\$245.00
\$315.00
\$315.00
\$35.00
\$50.00

DSC - Building	Electrical Service Reconnect - Commercial	\$50.00
DSC - Building	Recording Fee	What County Charges
DSC - Building	Expired Building Permit Renewal when No Inspections	100 percent
DSC - Building	Expired Building Permit Renewal when Foundation Approved	75 percent
DSC - Building	Expired Building Permit Renewal when All Rough-ins Approved	25 percent
DSC - Building	Expired Building Permit Renewal with Additional Work	Job Value Fee
DSC - Building	Expired Plumbing Permit Renewal when No Inspections	100 percent
DSC - Building	Expired Plumbing Permit Renewal when Top Outs Approved	25 percent
DSC - Building	Expired Mechanical Permit Renewal when No Inspections	100 percent
DSC - Building	Expired Mechanical Permit Renewal when Rough-Ins Approved	25 percent
DSC - Building	Expired Electrical Permit Renewal when No Inspections	100 percent
DSC - Building	Expired Electrical Permit Renewal when Rough-Ins/Service Approved	25 percent
Electrical Permit Fees		
DSC - Building	New Square Footage up to 5000 sq ft - Variable per 100 sq ft	\$4.00
DSC - Building	New Square Footage over 5,000 sq ft - Base	\$200.00
DSC - Building	New Square Footage over 5,000 sq ft - Variable per 100 sq. ft.	\$2.00
DSC - Building	Alterations/Wiring of Existing Space	\$5.00
DSC - Building	Light Standard	\$7.00
DSC - Building	Service, 1-200 Amps	\$40.00
DSC - Building	Service, 201-400 Amps	\$50.00
DSC - Building	Service, 401-600 Amps	\$60.00
DSC - Building	Service, 601-800 Amps	\$70.00
DSC - Building	Service, 801-1,000 Amps	\$80.00
DSC - Building	Service, Over 1,000 Amps - Base	\$80.00
DSC - Building	Service, Over 1,000 Amps - Variable	\$5.00
DSC - Building	Service, Over 600V, Surcharge	\$80.00
DSC - Building	Alarms, Telecommunications, and Control Circuits other low-voltage systems (per 2,500 sq. ft.)	\$10.00
DSC - Building	Temporary Service and Load Test	\$20.00
DSC - Building	Transformer - Base	\$30.00
DSC - Building	Transformer - Variable	\$10.00
DSC - Building	Generator (emergency, standby, and resource recovery) - Base	\$30.00
DSC - Building	Generator (emergency, standby, and resource recovery) - Variable	\$10.00
DSC - Building	Feeder	\$15.00
DSC - Building	Ground Work-Ground Ufer	\$25.00
DSC - Building	Extensive Ground Work	\$75.00
DSC - Building	Annual Electrical Permit, 12 Inspections/1 - 3 Electricians	\$1,500.00
DSC - Building	Annual Electrical Permit, 24 Inspections/4 -6 Electricians	\$3,000.00
DSC - Building	Annual Electrical Permit, 36 Inspections/7 - 12 Electricians	\$4,500.00
DSC - Building	Annual Electrical Permit, 52 Inspections/13+ Electricians	\$6,000.00
Elevator Permit Fees		
DSC - Building	Install: Elevator, Escalator, or Moving Walk \$5,000 Value or Less	\$250.00
DSC - Building	Install: Elevator, Escalator, or Moving Walk Install > \$5,000 Value - Base	\$250.00
DSC - Building	Install: Elevator, Escalator, or Moving Walk Install > \$5,000 Value -Variable	\$4.00
DSC - Building	Install: Stair Climber or Plan Form Lift	\$80.00
DSC - Building	Install: Dumbwaiter or Material Lift	\$170.00
DSC - Building	Install: Temporary Personnel Hoist (Construction Lift)	\$250.00
DSC - Building	Operating Permit: Hydraulic Elevator - Annual, Base	\$177.00
DSC - Building	Operating Permit: Hydraulic Elevator - Annual, Variable	\$22.00
DSC - Building	Operating Permit: Cable Elevator - Annual, Base	\$353.00
DSC - Building	Operating Permit: Cable Elevator - Annual, Variable	\$22.00
DSC - Building	Operating Permit: Escalator or Moving Walk	\$353.00
DSC - Building	Operating Permit: Dumbwaiter, Platform/Material Lift, or Stair Climber	\$88.00
DSC - Building	Alteration or Repair: \$5,000 Value or Less	\$250.00
DSC - Building	Alteration or Repair: > \$5,000 Value - Base	\$250.00
DSC - Building	Alteration or Repair: > \$5,000 Value - Variable	\$4.00
DSC - Building	Elevator Reinspection: Hourly	\$88.00
DSC - Building	Uncorrected Deficiencies (assessed at 90, 120, and 150 days)	\$177.00
DSC - Building	Document Replacement Fee	\$25.00
DSC - Building	Temp Hoist: Semi-Annual or Jump Inspection	\$177.00
DSC - Building	Temp Hoist: Semi-Annual Operating Permit	\$177.00
DSC - Building	Temporary Operating Permit Fee - Base	\$115.00
DSC - Building	Temporary Operating Permit Fee - Variable	\$15.00
DSC - Building	Plan Review for Installs and Major Alterations	\$88.00
DSC - Building	Variance Request w/ Site Visit - Base	\$177.00
DSC - Building	Variance Request w/ Site Visit - Variable	\$88.00
DSC - Building	Variance Request via Desk Evaluation (w/o site visit)	\$88.00
DSC - Building	Technical Advise Site Visit Fee - Base	\$177.00
DSC - Building	Technical Advise Site Visit Fee - Variable	\$88.00
DSC - Building	Decommissioning Conveyance Fee	\$177.00
DSC - Building	Re-Commissioning Conveyance Fee - Base	\$177.00
DSC - Building	Re-Commissioning Conveyance Fee - Variable	\$88.00
DSC - Building	Operating a Conveyance w/o Permit: 30 Day Penalty Fee	\$164.00
Mechanical Permit Fees		
DSC - Building	Air Handler (per 10,000 cfm or fraction of)	\$15.00
DSC - Building	Clothes Dryer (Gas)	\$13.00
DSC - Building	Ductwork System	\$13.00
DSC - Building	Evaporative Cooler	\$13.00
DSC - Building	Gas Log	\$13.00
DSC - Building	Gas Piping: per outlet	\$3.00
DSC - Building	Gas Water Heater	\$13.00
DSC - Building	Heat Pump and A/C: 0 to 15 tons	\$15.00
DSC - Building	Heat Pump and A/C: 15 to 50 tons	\$25.00
DSC - Building	Heat Pump and A/C: Over 50 tons	\$75.00
DSC - Building	Heating Equipment: Less than 100,000 BTUs	\$15.00
DSC - Building	Heating Equipment: More than 100,000 BTUs	\$20.00
DSC - Building	Hood: Type I (per 12 ft or 12 ft portion of hood)	\$65.00
DSC - Building	Hood: Type II	\$13.00
DSC - Building	Hydronic Piping: per outlet	\$3.00
DSC - Building	Miscellaneous (items not covered elsewhere)	\$13.00
DSC - Building	Propane Tanks	\$13.00
DSC - Building	Range (Gas)	\$13.00
DSC - Building	Refrigeration Unit: 1 - 500,000 BTUs	\$25.00
DSC - Building	Refrigeration Unit: 500,000 - 1,750,000 BTUs	\$45.00
DSC - Building	Refrigeration Unit: Over 1,750,000 BTUs	\$75.00
DSC - Building	Unlisted Gas Appliance: Up to 400,000 BTUs	\$75.00
DSC - Building	Unlisted Gas Appliance: Over 400,000 BTUs	\$125.00
DSC - Building	Used Appliance: Up to 400,000 BTUs	\$75.00

\$110.00
What County Charges
100 percent
75 percent
25 percent
Job Value Fee
100 percent
25 percent
100 percent
25 percent
100 percent
25 percent

\$5.00
\$250.00
\$3.00
\$7.00
\$10.00
\$50.00
\$62.00
\$75.00
\$87.00
\$100.00
\$100.00
\$7.00
\$60.00
\$15.00
\$45.00
\$40.00
\$12.00
\$40.00
\$12.00
\$20.00
\$30.00
\$105.00
\$2,300.00
\$4,600.00
\$6,900.00
\$8,200.00

\$250.00
\$250.00
\$4.00
\$80.00
\$170.00
\$350.00
\$177.00
\$22.00
\$353.00
\$22.00
\$353.00
\$88.00
\$250.00
\$250.00
\$4.00
\$114.00
\$177.00
\$65.00
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\$115.00
\$15.00
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\$164.00

\$17.00
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\$15.00
\$23.00
\$45.00
\$75.00
\$17.00
\$25.00
\$70.00
\$15.00
\$4.00
\$15.00
\$15.00
\$15.00
\$25.00
\$45.00
\$75.00
\$75.00
\$125.00
\$75.00

DSC - Building	Used Appliance: Over 400,000 BTUs	\$125.00
DSC - Building	Vent Fans	\$13.00
DSC - Building	Wood Stove or Insert	\$25.00
<u>Plumbing Permit Fees</u>		
DSC - Building	Bar Sink	\$11.00
DSC - Building	Bathtub	\$11.00
DSC - Building	Clothes Washer	\$11.00
DSC - Building	Dishwasher	\$11.00
DSC - Building	Drinking Fountain	\$11.00
DSC - Building	Floor Drain	\$11.00
DSC - Building	Floor Sink	\$11.00
DSC - Building	Garbage Disposal	\$11.00
DSC - Building	Kitchen Sink	\$11.00
DSC - Building	Lawn Sprinkler (with 1 backflow device)	\$11.00
DSC - Building	Medical Gas Outlet	\$11.00
DSC - Building	Miscellaneous (items not covered elsewhere)	\$11.00
DSC - Building	Sewage Ejector	\$11.00
DSC - Building	Shower	\$11.00
DSC - Building	Sink	\$11.00
DSC - Building	Toilet	\$11.00
DSC - Building	Urinal	\$11.00
DSC - Building	Utility Sink	\$11.00
DSC - Building	Vacuum Breaker/Backflow Device	\$11.00
DSC - Building	Water Softener	\$11.00
<u>Certificate of Occupancy Fees</u>		
DSC - Building	For Change of Occupancy when no work required	\$50.00
<u>Code Enforcement: Existing Building and Conservation Code Fees</u>		
DSC - Building	General: Bill equal to all costs and expenses incurred by City	Cost Incurred
DSC - Building	Boarding and Securing	Cost Incurred
DSC - Building	Property Monitoring	\$300.00
DSC - Building	Annual Hearing Processing Fee - First Year	\$1,500.00
DSC - Building	Annual Hearing Processing Fee - Each Subsequent Year - [FEE CREATED]	NEW FEE
<u>Code Enforcement: Obstruction From Vegetation and Debris Fees</u>		
DSC - Building	Vegetation and Debris Abatement	Cost Incurred
DSC - Building	Vegetation and Debris Abatement Surcharge	\$85.00
<u>Code Enforcement: Existing Building and Conservation Code Fees</u>		
DSC - Building	Annual Foreclosure Property Registration Fee	\$350.00
<u>Sidewalk Café Fees</u>		
DSC - Engineering	Sidewalk Café Annual Fee	\$100.00
DSC - Engineering	Site Modification Review Fee	\$250.00
DSC - Engineering	Initial Review Fee	\$300.00
<u>Parklets and Streateries</u>		
DSC - Engineering	Annual License Fee	\$100.00
DSC - Engineering	Site Modification Review Fee	\$250.00
DSC - Engineering	Initial Review Fee	\$300.00
DSC - Engineering	Refundable Cash Bond	\$1,000.00
DSC - Engineering	2-hour zone per square foot per month	\$2.09
DSC - Engineering	4-hour and all-day zones per square foot per month	\$2.09
DSC - Engineering	Time-restricted fee parking	\$1.05
DSC - Engineering	Devise removal and replacement fee - Single Space Meter	\$80.00
DSC - Engineering	Devise removal and replacement fee - Dual Space Meter	\$80.00
DSC - Engineering	Devise removal and replacement fee - Kiosk	\$80.00
<u>Sewer Code Fees</u>		
DSC - Engineering	Side Sewer Inspection Fee	\$150.00
DSC - Engineering	Sewer Tap	\$100.00
DSC - Engineering	Reinspection Fee	\$50.00
<u>Streets and Airspace Fees</u>		
DSC - Engineering	Skywalk Application to Hearing Examiner	\$7,160.00
DSC - Engineering	Skywalk Annual Inspection	\$335.00
DSC - Engineering	Skywalk Renewal (within 20 years of permit issuance)	\$2,290.00
DSC - Engineering	Street Address Assignment	\$10.00
DSC - Engineering	Street Address Change	\$20.00
DSC - Engineering	ROW Obstruction: Dumpster or Temp Storage Unit (Pod)	\$100.00
DSC - Engineering	ROW Obstruction: Long-term (more than 20 days)	\$0.20
DSC - Engineering	ROW Obstruction: With Excavation 1-3 Days	\$100.00
DSC - Engineering	ROW Obstruction: With Excavation Each Additional Day	\$40.00
DSC - Engineering	ROW Obstruction: No Excavation 1-3 Days	\$20.00
DSC - Engineering	ROW Obstruction: No Excavation Each Additional Day	\$40.00
DSC - Engineering	Master Annual Permit	Expense based
DSC - Engineering	Obstruction W/O Permit or Exempt Notification	\$500.00
DSC - Engineering	Work Beyond Scope of Permit	\$250.00
DSC - Engineering	No Fee For Activities Done Under City Contract	\$0.00
DSC - Engineering	Traffic Control Plan Review Fee	\$50.00
DSC - Engineering	Building Move Permit	\$100.00
DSC - Engineering	Road Oiling (and other dust palliatives)	\$100.00
DSC - Engineering	Street Vacation Application Fee	\$400.00
DSC - Engineering	Approach Permit: Commercial	\$30.00
DSC - Engineering	Approach Permit: Residential Driveway	\$20.00
IT	IT Plan Review for Fiber - [FEE CREATED]	NEW FEE
<u>Private Construction Plan Review and Inspection</u>		
<u>Plan Review Fee Table:</u>		
DSC - Engineering	\$1 - \$10,000 Job Value Fee	\$300.00
DSC - Engineering	\$10,001 - \$50,000 Job Value Fee - Base	\$300.00
DSC - Engineering	\$10,001 - \$50,000 Job Value Fee - Variable	\$15.00
DSC - Engineering	\$50,001 - \$100,000 Job Value Fee - Base	\$900.00
DSC - Engineering	\$50,001 - \$100,000 Job Value Fee - Variable	\$13.00
DSC - Engineering	\$100,001 - \$500,000 Job Value Fee - Base	\$1,550.00

\$125.00
\$15.00
\$40.00

\$15.00
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\$15.00
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\$15.00
\$15.00
\$15.00

\$90.00

Cost Incurred
Cost Incurred
\$300.00
\$2,000.00
\$5,000.00

Cost Incurred
\$250.00

\$350.00

\$150.00
\$275.00
\$300.00

\$150.00
\$300.00
\$300.00
\$1,000.00
\$3.04
\$2.05
\$1.05
\$60.00
\$120.00
\$500.00

\$150.00
\$100.00
\$50.00

\$7,160.00
\$588.00
\$2,290.00
\$15.00
\$61.00
\$150.00
\$0.20
\$150.00
\$25.00
\$40.00
\$20.00

Expense based
\$500.00
\$250.00
\$0.00
\$78.00
\$172.00
\$156.00
\$623.00
\$52.00
\$31.00

\$95.00

\$300.00
\$300.00
\$15.00
\$900.00
\$13.00
\$1,550.00

DSC - Engineering	\$100,001 - \$500,000 Job Value Fee - Variable	\$10.50
DSC - Engineering	\$500,001 - \$1,000,000 Job Value Fee - Base	\$5,750.00
DSC - Engineering	\$500,001 - \$1,000,000 Job Value Fee - Variable	\$9.50
DSC - Engineering	Over \$1,000,000 Job Value Fee - Base	\$10,500.00
DSC - Engineering	Over \$1,000,000 Job Value Fee - Variable	\$8.75
DSC - Engineering	Additional Review (for excessive plan changes)	\$60 per hour
DSC - Engineering	On-Site Water Systems Review Fee - outside City limits or no bldg permit	\$250.00
DSC - Engineering	On-Site Sanitary Sewer Systems Review - outside City limits or no bldg permit	\$250.00
DSC - Engineering	Standard (Simple) Stormwater Systems Review: Under 10 lots - Base	\$400.00
DSC - Engineering	Standard (Simple) Stormwater Systems Review: Under 10 lots - Variable	\$10.00
DSC - Engineering	Standard (Simple) Stormwater Systems Review: 10 - 100 lots - Base	\$500.00
DSC - Engineering	Standard (Simple) Stormwater Systems Review: 10 - 100 lots - Variable	\$10.00
DSC - Engineering	Standard (Simple) Stormwater Systems Review: Over 100 lots - Base	\$700.00
DSC - Engineering	Standard (Simple) Stormwater Systems Review: Over 100 lots - Variable	\$10.00
DSC - Engineering	Stormwater Review Fee Up to 2 acres - outside City limits or no bldg permit	\$250.00
DSC - Engineering	Stormwater Review Fee Over 2 acres - outside City limits or no bldg permit	\$500.00
DSC - Engineering	Complex Stormwater Systems Review: Under 10 lots - Base	\$500.00
DSC - Engineering	Complex Stormwater Systems Review: Under 10 lots - Variable	\$10.00
DSC - Engineering	Complex Stormwater Systems Review: 10 - 100 lots - Base	\$750.00
DSC - Engineering	Complex Stormwater Systems Review: 10 - 100 lots - Variable	\$15.00
DSC - Engineering	Complex Stormwater Systems Review: Over 100 lots - Base	\$1,000.00
DSC - Engineering	Complex Stormwater Systems Review: Over 100 lots - Variable	\$15.00
DSC - Engineering	Stormwater Review Fee Up to 2 acres - outside City limits or no bldg permit	\$500.00
DSC - Engineering	Stormwater Review Fee Over 2 acres - outside City limits or no bldg permit	\$1,000.00
DSC - Engineering	Storm Sewer Review - in accordance with subsection (A) above.	No Charge
DSC - Engineering	Waiver or Variance Review	\$60.00
DSC - Engineering	Site Development Plan Review	\$250.00
DSC - Engineering	Traffic Impact Analysis Review Fee	\$200.00
DSC - Engineering	Hydraulic Analysis Review Fee	\$580.00
Inspection Fee Table:		
DSC - Engineering	\$1 - \$5,000 Job Value Fee	\$500.00
DSC - Engineering	\$5,001 - \$10,000 Job Value Fee	\$1,000.00
DSC - Engineering	\$10,001 - \$50,000 Job Value Fee - Base	\$1,000.00
DSC - Engineering	\$10,001 - \$50,000 Job Value Fee - Variable	\$25.00
DSC - Engineering	\$50,001 - \$100,000 Job Value Fee - Base	\$2,000.00
DSC - Engineering	\$50,001 - \$100,000 Job Value Fee - Variable	\$20.00
DSC - Engineering	\$100,001 - \$500,000 Job Value Fee - Base	\$3,000.00
DSC - Engineering	\$100,001 - \$500,000 Job Value Fee - Variable	\$15.00
DSC - Engineering	\$500,001 - \$1,000,000 Job Value Fee - Base	\$9,000.00
DSC - Engineering	\$500,001 - \$1,000,000 Job Value Fee - Variable	\$10.00
DSC - Engineering	Over \$1,000,000 Job Value Fee - Base	\$14,000.00
DSC - Engineering	Over \$1,000,000 Job Value Fee - Variable	\$5.00
DSC - Engineering	Non-Typical, Specialty Project Inspection	\$40.00
DSC - Engineering	Non-Typical, Specialty Project Overtime Inspection	1.5x the Inspection Fee(s)
DSC - Engineering	Non-Typical, Specialty Project Survey Crew Inspection	\$120.00
DSC - Engineering	Non-Typical, Specialty Project Survey Crew Overtime Inspection	1.5x the Inspection Fee(s)
Oversize or Overweight Movements		
DSC - Engineering	Oversize Load - Per 30 Days or fraction of	\$50.00
DSC - Engineering	Overweight Load (on specified route) - Per 30 Days or fraction of	\$75.00
DSC - Engineering	Superload - Per Trip	\$75.00
Appeal Fees		
DSC - Building	Appeal of Administrative Decision to Hearing Examiner	\$250.00
DSC - Building	Exception: Junk Vehicle Determination Appeal	\$200.00
DSC - Building	Appeal of Hearing Examiner Decision to City Council	\$500.00
DSC - Building	Appeal Preparation Fee	Actual Cost
DSC - Building	Appeal Filing Fee (except as otherwise provided)	\$150.00
Multi-Family Housing Property Tax Incentive Program		
DSC - Building	Multi-Family Tax Exemption (MFTE) Application	\$1,000.00
DSC - Building	MFTE Extension Application	\$1,000.00
DSC - Building	MFTE Final Certificate	\$2,000.00
DSC - Building	MFTE Final Certificate Conversion from 12 to 8 year	\$500.00
Shorelines Management		
DSC - Planning	\$2,500 - \$10,000 Project Value Fee	\$1,020.00
DSC - Planning	\$10,001 - \$50,000 Project Value Fee	\$1,420.00
DSC - Planning	\$50,001 - \$250,000 Project Value Fee	\$2,700.00
DSC - Planning	\$250,001 - \$1,000,000 Project Value Fee	\$5,400.00
DSC - Planning	Over \$1,000,000 Project Value Fee - Base	\$6,750.00
DSC - Planning	Over \$1,000,000 Project Value Fee - Variable	0.1% of project valuation
DSC - Planning	Variance Fee	\$2,160.00
DSC - Planning	Conditional Use Fee	\$1,860.00
DSC - Planning	Pre-Submittal Review	\$555.00
DSC - Planning	Shoreline Exemption Fee	\$555.00
DSC - Planning	Permit Amendment Fee	80% of fee in this schedule
State Environmental Policy Act (SEPA)		
DSC - Planning	SEPA Environmental Checklist Initial Review	\$250.00
DSC - Planning	Threshold Determination of MDNS	\$165.00
DSC - Planning	Threshold Determination Resulting in Declaration of Significance	Actual Cost
DSC - Planning	Threshold Determination Resulting in Declaration of Significance - Deposit	\$2,450.00
DSC - Planning	Public Notice	Actual Cost
DSC - Planning	Environmental Document Reproduction	Actual Cost
Plats		
DSC - Planning	Long Plat: One-Year Extension of Preliminary Approval	\$550.00
DSC - Planning	Long Plat: Phasing of Approved Preliminary Plat	\$500.00
DSC - Planning	Long Plat: Vacation	\$490.00
DSC - Planning	Final Long Plat - Base	\$2,025.00
DSC - Planning	Final Long Plat - Additional fee per lot	\$25.00
DSC - Planning	Long Plat: Alteration of Approved Preliminary or Final Long Plat	80% of fee in this schedule
DSC - Planning	Short Plat: One-Year Extension One-Year Extension of Preliminary Approval	\$550.00
DSC - Planning	Short Plat: Phasing of Approved Preliminary Plat	\$500.00
DSC - Planning	Short Plat: Vacation	\$490.00
DSC - Planning	Final Short Plat Filing Fee	\$1,820.00
DSC - Planning	Final Short Plat Filing Fee - Additional fee per lot	\$30.00
DSC - Planning	Final Short Plat Filing Fee with Minor Engineering Review	\$350.00

\$10.50
 \$5,750.00
 \$9.50
 \$10,500.00
 \$8.75
 \$115.00
 \$250.00
 \$250.00
 \$400.00
 \$10.00
 \$500.00
 \$10.00
 \$700.00
 \$10.00
 \$250.00
 \$500.00
 \$500.00
 \$10.00
 \$750.00
 \$15.00
 \$1,000.00
 \$15.00
 \$500.00
 \$1,000.00
 No Charge
 \$115.00
 \$250.00
 \$200.00
 \$580.00

 \$500.00
 \$1,000.00
 \$1,000.00
 \$25.00
 \$2,000.00
 \$20.00
 \$3,000.00
 \$15.00
 \$9,000.00
 \$10.00
 \$14,000.00
 \$5.00
 \$115.00
 1.5x the Inspection Fee(s)
 \$115.00
 1.5x the Inspection Fee(s)

 \$78.00
 \$117.00
 \$117.00

 \$350.00
 \$200.00
 \$700.00
 Actual Cost
 \$250.00

 \$1,000.00
 \$1,000.00
 \$2,000.00
 \$500.00

 \$1,200.00
 \$1,600.00
 \$3,000.00
 \$5,800.00
 \$7,000.00
 0.1% of project valuation
 \$2,300.00
 \$2,000.00
 \$600.00
 \$600.00
 80% of fee in this schedule

 \$500.00
 \$325.00
 Actual Cost
 \$3,250.00
 Actual Cost
 Actual Cost

 \$500.00
 \$600.00
 \$800.00
 \$3,305.00
 \$30.00
 80% of fee in this schedule
 \$500.00
 \$600.00
 \$800.00
 \$2,271.00
 \$30.00
 \$350.00

DSC - Planning	Final Short Plat Filing Fee with Minor Engineering Review - Additional fee per lot	\$30.00
DSC - Planning	Short Plat: Alteration of Approved Preliminary or Final Short Plat	80% of fee in this schedule
DSC - Planning	Binding Site Plan: One-Year Extension of Preliminary Approval	\$550.00
DSC - Planning	Final Binding Site Plan	\$2,970.00
DSC - Planning	Final Binding Site Plan - fee per additional acre	\$30.00
DSC - Planning	Binding Site Plan: Alteration of Approved Preliminary or Final	80% of fee in this schedule
DSC - Planning	Boundary Line Adjustment Filing Fee	\$350.00
DSC - Planning	Street Name Change	\$1,355.00
DSC - Planning	Public Hearing for Other Matters	\$1,895.00
DSC - Planning	Use of Planning Staff Not Covered by Plat Fees	\$85.00
Zoning		
DSC - Planning	Staff Preparation of Notification Map and Associated Documents	\$150.00
DSC - Planning	Type I Application	\$1,085.00
DSC - Planning	Type II Application	\$4,325.00
DSC - Planning	Type II Application - per additional acre	\$60.00
DSC - Planning	Type II Application with Minor Engineering Review	\$1,085.00
DSC - Planning	Type III Application	\$4,590.00
DSC - Planning	Type III Application - per additional acre	\$215.00
DSC - Planning	Site Plan Review and/or Modification	\$815.00
DSC - Planning	Site Plan Review and/or Modification - per additional 10 acres	\$550.00
DSC - Planning	Planned Unit Development (PUD) Bonus Density	\$880.00
DSC - Planning	Final PUD	\$3,295.00
DSC - Planning	Temporary Use Permit	\$675.00
DSC - Planning	Floodplain Development Permit	\$900.00
DSC - Planning	Floodplain Development Permit -per additional acre	\$55.00
DSC - Planning	Front Yard Setback Establishment Different Than Zoning Code	\$810.00
DSC - Planning	Formal Written Interpretation of Zoning Code	\$580.00
DSC - Planning	Public Hearing for Other Matters	\$1,895.00
DSC - Planning	Use of Planning Staff Not Covered by Above Fees - Hourly	\$85.00
Design Review		
DSC - Planning	Design Review by Urban Design Staff	\$600.00
DSC - Planning	Design Review by Design Review Board	\$1,275.00
Comprehensive Plan and Land Use Code Amendments		
DSC - Planning	Threshold Review Fee	\$500.00
DSC - Planning	Comp Plan, Map, Text, or other Land Use Code Amendment - Base	\$5,000.00
DSC - Planning	Comp Plan, Map, Text, or other Land Use Code Amendment - Variable per additional 10 acres	\$1,075.00
DSC - Planning	Use of Planning Staff Not Covered by Above Fees	\$85.00
DSC - Planning	Formal Written Interpretation of Comp Plan	\$1,075.00
Concurrency Inquiry Application		
DSC - Planning	Concurrency Inquiry Application	\$200.00
Short Term Rental License Fee		
DSC - Planning	Registration for STR - Residential Zone - Application	\$200.00
DSC - Planning	Registration for STR - Residential Zone - Renewal	\$100.00
DSC - Planning	Registration for STR - Other Zone - Application	\$300.00
DSC - Planning	Registration for STR - Other Zone - Renewal	\$100.00
Solar Fees		
DSC - Building	SFR-Duplex Solar Plan Review Fee (DSC)	\$75.00
DSC - Building	SFR-Duplex Solar Inspection Fee (DSC)	\$150.00
DSC - Building	MFCOM Solar Plan Review Fee (DSC)	65% of Job Value Fee
DSC - Building	MFCOM Solar Inspection Fee (DSC)	Job Value Based
DSC - Building	Electrical Service Fee assessed in accordance with the Electrical Fee Schedule	See Electric Schedule
DSC - Building	Addition electrical fees assessed as applicable to the scope of work.	See Electric Schedule
DSC - Building	Fire Review and Inspection Fees assessed in accordance with the Fire Codes	See Fire Code
Shared Fees		
Summary (NO INPUT)	Processing Fee	\$25.00
Summary (NO INPUT)	Re-Inspection Fee	\$75.00
Summary (NO INPUT)	Work Beyond Scope of Permit - [FEE CREATED]	NEW FEE
Summary (NO INPUT)	Work Done Without Permit/Investigative Fees - Greater Of:	2x the Inspection Fee(s)
Summary (NO INPUT)	Work Done Without Permit/Investigative Fees - Greater Of:	\$150.00
Summary (NO INPUT)	Inspection Outside Normal Working Hours (2-hr minimum)	\$75/hr
Summary (NO INPUT)	Additional, Excessive, Phased Reviews	50% Original Review Fee
Summary (NO INPUT)	Additional, Excessive, Phased Inspections - [FEE CREATED]	NEW FEE
Summary (NO INPUT)	Trade Review (2-hr minimum)	\$75/hr
New Fees		
Summary (NO INPUT)	Credit Card Surcharge/Convenience Fee	NEW FEE
Summary (NO INPUT)	Refund Administration Fee - Plan Review and Processing Fees are non-refundable, no refunds of less than \$30 unless City error.	NEW FEE
Summary (NO INPUT)	Stock Plan Review Fee	NEW FEE
Summary (NO INPUT)	Reduced Plan Review Fee	NEW FEE
Summary (NO INPUT)	State Building Code Fee	NEW FEE
Summary (NO INPUT)	Adult Family Home Inspection	NEW FEE
Summary (NO INPUT)	Demolition of Accessory Structures - (i.e. -garages + propose use for Swimming Pools)	NEW FEE
Summary (NO INPUT)	Permit or Application Extension Fee	NEW FEE
Summary (NO INPUT)	Electrical Permit: Load Test	NEW FEE
DSC - Planning	Zoning Verification Letter	NEW FEE
Spokane Register of Historic Places Nomination Fees:		
Historic Preservation	Residential Property:	\$50.00
Historic Preservation	Commercial Property:	\$100.00
Spokane County Auditor	All nominated properties must also pay the Auditor's Filing Fee:	\$303.50
Special Valuation Tax Incentive Fees:		
Historic Preservation	Residential Property:	\$150.00
Historic Preservation	Commercial Property (based on cost of rehab):	
Historic Preservation	Less than \$1M	\$250.00
Historic Preservation	\$1M to \$5M	\$500.00
Historic Preservation	Over \$5M	\$1,000.00
Spokane County Auditor	All properties receiving Special Valuation must also pay the Auditor's Filing Fee:	\$303.50
Design Review of Historic Properties		
Historic Preservation	<i>Spokane Register of Historic Places Individually Listed:</i>	
Historic Preservation	Residential - Administrative	\$25.00

\$30.00
80% of fee in this schedule
\$500.00
\$2,970.00
\$30.00
80% of fee in this schedule
\$370.00
\$2,994.00
\$1,895.00
\$132.00

\$207.00
\$1,085.00
\$4,325.00
\$60.00
\$1,085.00
\$4,590.00
\$215.00
\$815.00
\$550.00
\$880.00
\$3,295.00
\$675.00
\$1,139.00
\$55.00
\$810.00
\$727.00
\$1,895.00
\$132.00

\$600.00
\$1,275.00

\$500.00
\$7,000.00
\$1,075.00
\$132.00
\$1,075.00

\$200.00

\$200.00
\$100.00
\$300.00
\$100.00

\$75.00
\$150.00
65% of Job Value Fee
Job Value Based
See Electric Schedule
See Electric Schedule
See Fire Code

\$65.00
\$150.00
\$150.00
2x the Inspection Fee(s)
\$300.00
\$115.00
50% Original Review Fee
\$105.00
\$115.00

2.99%
N/A
25% of Job Value Fee
25% of Job Value Fee
State Determines
\$245.00
\$35.00
\$45.00
\$45.00
\$132.00

\$50.00
\$100.00
\$303.50

\$150.00

\$350.00
\$1,000.00
\$1,500.00
\$303.50

\$75.00

Historic Preservation	Residential - Full Landmarks Commission	\$75.00
Historic Preservation	Commercial - Administrative	\$25.00
	Commercial - Full Landmarks (based on project cost)	
	Project cost:	
Historic Preservation	\$0-99,999	\$75.00
Historic Preservation	\$100,000-\$499,999	\$75.00
Historic Preservation	\$500,000 - \$999,999	\$75.00
Historic Preservation	\$1M-\$2M	\$75.00
Historic Preservation	Over \$2M	\$75.00
	<i>Spokane Register of Historic Places</i> District Property:	
Historic Preservation	District Property - Administrative	\$25.00
Historic Preservation	District Property - Full Landmarks Commission:	\$75.00
	Retroactive Design Review (work done without a Certificate of Appropriateness):	
Historic Preservation	Residential:	\$150.00
Historic Preservation	Commercial:	\$150.00
	Demolition Review Fees (to determine historically eligible properties (SMC 17D.100.230)) or those listed on the Spokane Register or within a Spokane Register Historic District:	
Historic Preservation	under 4000 sq feet:	\$0.00
Historic Preservation	4001-10,000 sq feet:	\$0.00
Historic Preservation	10,001-25,000 sq feet:	\$0.00
Historic Preservation	Over 25,001 sq feet:	\$0.00
Historic Preservation	For properties that must be deconstructed according to SMC 15.06, HP fee will be capped at \$1500 total including the above fees	
Historic Preservation	Historic Plaque Purchase:	\$250.00

\$250.00

\$175.00

\$250.00

\$500.00

\$1,000.00

\$2,000.00

\$3000 max

\$75.00

\$250.00

\$250.00

\$250.00

\$150.00

\$250.00

\$500.00

\$1,000.00

\$1500 total in combination with
fees above

\$250.00

Continuation of Wording, Summary, and Distribution

Agenda Item Name: 0650 BUILDING OPPORTUNITY FOR HOUSING (BOH) TEXT AMEND

Agenda Wording (630 character max)

Summary (Background) (688 character max)

17C.230.120 Maximum Required Parking Spaces, 17C.230.130 Parking Exceptions, 17C.230.140 Development Standards, 17G.080.040 Short Subdivisions, and 17G.080.065 Unit Lot Subdivisions.

Fiscal Impact

Budget Account

Select ▼ \$ #

Select ▼ \$ #

Distribution List

<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>

Save

Cancel



Agenda Sheet for City Council:

Committee: Urban Experience **Date:** 12/09/2024

Committee Agenda type: Discussion

Date Rec'd

11/26/2024

Clerk's File #

Cross Ref #

Project #

Council Meeting Date: 01/13/2025

Submitting Dept

PLANNING & ECONOMIC

Bid #

Contact Name/Phone

RYAN SHEA 509-625-6087

Requisition #

Contact E-Mail

RSHEA@SPOKANECITY.ORG

Agenda Item Type

First Reading Ordinance

Council Sponsor(s)

JBINGLE ZZAPPONE KKLITZKE

Agenda Item Name

0650 BUILDING OPPORTUNITY FOR HOUSING (BOH) TEXT AMENDMENTS

Agenda Wording

Corrections to the Spokane Unified Development Code intended to fix errors, clarify, and create more flexibility.

Summary (Background)

The proposal amends 17A.020.060 "F" Definitions, 17C.111.205 Development Standards Tables, 17C.111.210 Density, 17C.111.220 Building Coverage and Impervious Coverage, 17C.111.235 Setbacks, 17C.111.310 Open Space, 17C.111.315 Entrances, 17C.111.320 Windows, 17C.111.325 Building Articulation, 17C.111.335 Parking Facilities, 17C.111.420 Open Spaces, 17C.111.450 Pitched Roofs, 17C.230.020 Vehicle Parking Summary Table, 17C.230.100 General Standards, 17C.230.110 Minimum Required Parking Spaces,

Lease? NO

Grant related? NO

Public Works? NO

Fiscal Impact

Approved in Current Year Budget? N/A

Total Cost

\$

Current Year Cost

\$

Subsequent Year(s) Cost

\$

Narrative

N/A

Amount

Budget Account

Neutral

\$

#

Select

\$

#

Select

\$

#

Select

\$

#

Select

\$

#

Select

\$

#



Continuation of Wording, Summary, Approvals, and Distribution

Agenda Wording

Summary (Background)

17C.230.120 Maximum Required Parking Spaces, 17C.230.130 Parking Exceptions, 17C.230.140 Development Standards, 17G.080.040 Short Subdivisions, and 17G.080.065 Unit Lot Subdivisions.

Approvals

<u>Dept Head</u>	BLACK, TIRRELL
<u>Division Director</u>	BLACK, TIRRELL
<u>Accounting Manager</u>	MURRAY, MICHELLE
<u>Legal</u>	SCHOEDEL, ELIZABETH
<u>For the Mayor</u>	SCOTT, ALEXANDER

Additional Approvals

Distribution List

	rshea@spokanecity.org
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amccall@spokanecity.org	sgardner@spokanecity.org
smacdonald@spokanecity.org	

Committee Agenda Sheet

Urban Experience Committee

Submitting Department	Planning Services & Economic Development
Contact Name	Ryan Shea
Contact Email & Phone	rshea@spokanecity.org
Council Sponsor(s)	
Select Agenda Item Type	<input type="checkbox"/> Consent <input checked="" type="checkbox"/> Discussion Time Requested: 15 min
Agenda Item Name	Building Opportunity for Housing (BOH) Code Fixes
Summary (Background) *use the Fiscal Impact box below for relevant financial information	<p>In November of 2023 the City of Spokane adopted new zoning regulations for lower-intensity residential zones. These changes, referred to as “Building Opportunity for Housing” (BOH) were intended to permanently implement the temporary changes put in place by the Building Opportunities and Choices for All program (BOCA).</p> <p>BOH was a major change to The City’s zoning regulations. As staff have worked with developers and property owners to implement the new regulations, some areas have been identified that need clarification or further refinement. This is an expected aspect of adopting major changes to the development code.</p> <p>These corrections are intended to fix errors, clarify, and create more flexibility within the Spokane Unified Development Code (Title 17).</p> <p>The proposal amends 17A.020.060 "F" Definitions, 17C.111.205 Development Standards Tables, 17C.111.210 Density, 17C.111.220 Building Coverage and Impervious Coverage, 17C.111.235 Setbacks, 17C.111.310 Open Space, 17C.111.315 Entrances, 17C.111.320 Windows, 17C.111.325 Building Articulation, 17C.111.335 Parking Facilities, 17C.111.420 Open Spaces, 17C.111.450 Pitched Roofs, 17C.230.020 Vehicle Parking Summary Table, 17C.230.100 General Standards, 17C.230.110 Minimum Required Parking Spaces, 17C.230.120 Maximum Required Parking Spaces, 17C.230.130 Parking Exceptions, 17C.230.140 Development Standards, 17G.080.040 Short Subdivisions, and 17G.080.065 Unit Lot Subdivisions.</p>
Proposed Council Action	Approval
<p>Fiscal Impact Total Cost: Click or tap here to enter text. Approved in current year budget? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p> <p>Funding Source <input type="checkbox"/> One-time <input type="checkbox"/> Recurring Specify funding source: N/A</p> <p>Expense Occurrence <input type="checkbox"/> One-time <input type="checkbox"/> Recurring</p> <p>Other budget impacts: (revenue generating, match requirements, etc.)</p>	
Operations Impacts (If N/A, please give a brief description as to why)	

What impacts would the proposal have on historically excluded communities?

N/A- these changes are minor in nature and only seek to improve clarity of code language.

How will data be collected, analyzed, and reported concerning the effect of the program/policy by racial, ethnic, gender identity, national origin, income level, disability, sexual orientation, or other existing disparities?

N/A- no data will be collected as a result of these minor text amendments.

How will data be collected regarding the effectiveness of this program, policy or product to ensure it is the right solution?

We are continually monitoring and assessing the effectiveness of the City's development code. We regularly interact with Development Services staff as they implement code to identify problems and areas for refinement.

Describe how this proposal aligns with current City Policies, including the Comprehensive Plan, Sustainability Action Plan, Capital Improvement Program, Neighborhood Master Plans, Council Resolutions, and others?

These text amendments do not change the application or outcome related to the enforcement of the UDC. Proposed text amendments are refinements and do not affect alignment with current City Policies, including the Comprehensive Plan, Sustainability Action Plan, Capital Improvement Program, Neighborhood Master Plans, Council Resolutions, etc.

Code section	Description of Changes
17A.020.060 "F" Definitions	- Add definitions for Front Facade and Street Side Facade.
17C.111.205 Development Standards Tables	<ul style="list-style-type: none"> - Clarify that single-family and duplex construction within RMF and RHD should use the impervious coverage requirements of the R1 zone. - Fix footnote references. - Consolidate minimum lot width to 15 ft regardless of driveway approach (include footnote that other limitations on driveways may prevent a property owner from achieving the minimum).
17C.111.210 Density	<ul style="list-style-type: none"> - Reorganize section to improve clarity. - Change density calculation to gross area rather than net area. - Specify that for subdivisions in R1 and R2 zones, one lot is counted as one dwelling unit. - Ensure that no matter what a density calculation says, a property is allowed to have a minimum of six units (ensures compliance with HB 1110) - Clarify that minimum density does not apply when new construction occurs on an existing lot - Provide guidance for how to apply minimum density for subdivisions on a property with an existing structure - Small changes describing how to calculate density, including examples - Ensure critical areas "may" be deducted from density calculations, consistent with prior practice
17C.111.220 Building Coverage and Impervious Coverage	- Remove outdated references to FAR
17C.111.235 Setbacks	- Reinstate allowance for covered front porch to extend into front setback up to six feet. (was mistakenly removed)
17C.111.310 Open Space	<ul style="list-style-type: none"> - Rename from "Outdoor Areas" to "Open Space" - Rename "common outdoor area" to "courtyard outdoor area" - Clarify that private open space must be met in whole. It can't be partially met with the remainder going to courtyard open space. - Clarify how units whose open space is provided via a courtyard are identified. - Clarify how to count open space when multiple courtyards are provided.
17C.111.315 Entrances	<ul style="list-style-type: none"> - Clarify that houses adjacent to a courtyard can front onto the courtyard and are not required to face the street. - Clarify that a door may face the side yard on a recessed entrance as long as there is a direct pedestrian connection to the street and the entrance is recognizable as a building entryway.
17C.111.320 Windows	<ul style="list-style-type: none"> - Clarify that for living units with attached garages, the window requirement is only applicable to the part of the facade related to living unit (such as an ADU above a garage). - Clarify that window requirements don't apply to facades that are not visible from the street or 60' away from a street lot line.
17C.111.325 Building Articulation	<ul style="list-style-type: none"> - Clarify that attached houses are treated as a single building for this section - Clarify exceptions for ADUs above a garage and for facades not visible from the street or 60' away from a street lot line. - Adjust building modulation rules to be more flexible by: <ul style="list-style-type: none"> * increasing the width at which modulation is required (increase from 30' to 40') * allowing for bay windows or bump-outs to meet the requirement *- allowing for a covered porch to meet the requirement - Adjust requirements for design features on long facades to be more flexible as follows: <ul style="list-style-type: none"> * Clarify that the building modulation requirement can count towards the required design features - Provide specific examples to make requirements clearer

17C.111.335 Parking Facilities	<ul style="list-style-type: none"> - Add definition for Primary Street-Facing Facade - Exempt garages that are not visible from the street or are at least 60' from a lot line - Allow a single-car garage to cover more than 50% of the front facade in certain situations with narrow houses - Clarify application of garage width limitations to Front Facade only (do not apply on side street facades on corner lots) - Allow a single-car garage to be even with the house instead of stepped back - Allow a covered porch to count towards the step-back requirement for a garage - Exempt garages that are turned to face the side lot line as long as the facade meets other design standards (e.g. windows) - Provide for waivers of garage step-back requirement in limited conditions, including additions to existing structures - Clarify that detached garages should not be located between the primary structure and the street, with exceptions provided for limited situations - Provide limited exceptions to the 36' driveway approach requirement.
17C.111.420 Open Spaces	<ul style="list-style-type: none"> - Fix inconsistency in how to measure distance to a park. The measurement should occur from the property boundary.
17C.111.450 Pitched Roofs	<ul style="list-style-type: none"> - Repeal as it doesn't make sense to have this requirement be more burdensome on RMF/RHD development than what is allowed in R1/R2
17C.230.020 Vehicle Parking Summary Table	<ul style="list-style-type: none"> - New table summarizing required/allowed parking amounts
17C.230.100 General Standards	<ul style="list-style-type: none"> - Remove elements related to parking minimums per recent Council action to remove minimums - Minor wording changes
17C.230.110 Minimum Required Parking Spaces	<ul style="list-style-type: none"> - Remove current language and state no minimum spaces are required
17C.230.120 Maximum Required Parking Spaces	<ul style="list-style-type: none"> - Remove Table 17C.230.120-1 and relocate information to 17C.230.020
17C.230.130 Parking Exceptions	<ul style="list-style-type: none"> - Remove Table 17C.230.130-1 and relocate information to 17C.230.020 - Remove elements related to parking minimums
17C.230.140 Development Standards	<ul style="list-style-type: none"> - Remove language referring to City applying surfacing requirements retroactively - Remove Table 17C.230.140-1 and apply same dimensional requirements across all zones - Clarify curbing requirements to only apply adjacent to parking stalls and parking aisles - Extend exceptions for marked parking for detached homes to apply to Middle Housing as well (per HB 1110 requirement to treat them equally)
17G.080.040 Short Subdivisions	<ul style="list-style-type: none"> - Clarifications to submittal requirements regarding electronic submittals - Wording clarifications
17G.080.065 Unit Lot Subdivisions	<ul style="list-style-type: none"> - Clarify parent site requirements. - Clarify that common space may be owned by an HOA that is larger than the Unit Lot portion of a development. - Clarify that an ADU lot may be created whether it is existing or planned. - Add section with requirements for combining a Unit Lot Subdivision with a regular long plat or short plat. - Clarify that parent sites within a larger plat are limited to 2 acres total. - Remove requirement for utility lines to branch from a common line.

ORDINANCE NO. _____

AN ORDINANCE relating to Building Opportunity for Housing (BOH) follow up code fixes making changes to the Unified Development Code that are intended to fix errors, clarify, and create more flexibility within the Spokane Municipal Code, amending Spokane Municipal Code (SMC) sections 17A.020.060 "F" Definitions, 17C.111.205 Development Standards Tables, 17C.111.210 Density, 17C.111.220 Building Coverage and Impervious Coverage, 17C.111.235 Setbacks, 17C.111.310 Open Space, 17C.111.315 Entrances, 17C.111.320 Windows, 17C.111.325 Building Articulation, 17C.111.335 Parking Facilities, 17C.111.420 Open Spaces, 17C.230.100 General Standards, 17C.230.110 Minimum Required Parking Spaces, 17C.230.120 Maximum Required Parking Spaces, 17C.230.130 Parking Exceptions, 17C.230.140 Development Standards, 17G.080.040 Short Subdivisions, 17G.080.065 Unit Lot Subdivisions, adopting a new section 17C.230.020 Vehicle Parking Summary Table, and repealing 17C.111.450 Pitched Roofs.

WHEREAS, the maintenance of the Unified Development Code (UDC) and in general the Spokane Municipal Code (SMC) has been a periodic, recurring project of Planning Services as well as other City departments to improve clarity and consistency with local policy and State and Federal laws; and,

WHEREAS, as part of its regular review and assessment of the Unified Development Code, Planning Services has identified multiple sections of the SMC requiring corrections, clarification, and adjustments to enable more flexibility in response to development applications; and,

WHEREAS, in the City of Spokane Comprehensive Plan Chapter 3 Land Use, Policy 7.2 Continuing Review Process, calls out a process to periodically review and correct the SMC; and,

WHEREAS, by the public process outlined in the Plan Commission Findings of Fact, Conclusions, and Recommendations (Exhibit A), and the Planning Services Staff Report (Exhibit B), interested agencies and the public have had opportunities to participate throughout the process and all persons wishing to comment on the amendment were given an opportunity to be heard; and,

WHEREAS, the proposed text amendments were drafted and reviewed consistent with the requirements of RCW 36.70A.370 to assure protection of private property rights; and,

WHEREAS, on September 11, 2024, the Washington State Department of Commerce and appropriate state agencies were given the required 60-day notice before the adoption of proposed changes to the Unified Development Code according to RCW 36.70A.106; and,

WHEREAS, on October 16, 2024 a notice of intent to adopt was issued through the City of Spokane Gazette according to SMC 17G.025.010; and,

WHEREAS, a legal notice of a SEPA Determination of Nonsignificance was issued by the director of Planning Services on October 29, 2024 and published in the *Spokesman Review* on October 30 and November 6, 2024, for the amendment related to the proposed code text amendments. No comments were received; and,

WHEREAS, before the Plan Commission public hearing a legal notice was published in the *Spokesman-Review* on October 30 and November 6, 2024; and,

WHEREAS, on November 13, 2024, the Plan Commission held a public hearing on the proposed amendments. No testimony was heard; and,

WHEREAS, on November 13, 2024, the Plan Commission voted to recommend the City Council adopt the proposed amendments (see Exhibit A); and,

WHEREAS, the proposed actions are consistent with and supported by the Spokane Comprehensive Plan as outlined in the Plan Commission Findings of Fact, Conclusions, and Recommendations (Exhibit A); and,

WHEREAS, the City Council adopts the recitals set forth herein as its findings and conclusions in support of the adoption of this ordinance and further adopts the findings, conclusions, and recommendations from the Planning Services Staff Report (Exhibit B) and the City of Spokane Plan Commission Findings of Fact, Conclusions, and Recommendations (Exhibit A) for the same purposes.

NOW, THEREFORE, the City of Spokane Does ordain:

Section 1. That Section 17A.020.060 SMC is amended to read as follows:

Section 17A.020.060 “F” Definitions

A. Facade.

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

1. Front Facade.

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

2. Side Street Facade.

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

B. Facade Easement.

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

C. Facility and Service Provider.

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

D. Factory-built Structure.

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

E. Fair Market Value.

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

F. Fascia Sign.

See SMC 17C.240.015.

G. Feasible (Shoreline Master Program).

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

H. Feature.

To give special prominence to.

I. Feeder Bluff.

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

J. Fill.

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

K. Financial Guarantee.

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

L. Fish Habitat.

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

1. Clean water and appropriate temperatures for spawning, rearing, and holding.
2. Adequate water depth and velocity for migrating, spawning, rearing, and holding, including off-channel habitat.
3. Abundance of bank and in-stream structures to provide hiding and resting areas and stabilize stream banks and beds.
4. Appropriate substrates for spawning and embryonic development. For stream- and lake-dwelling fishes, substrates range from sands and gravel to rooted vegetation or submerged rocks and logs. Generally, substrates must be relatively stable and free of silts or fine sand.
5. Presence of riparian vegetation as defined in this program. Riparian vegetation creates a transition zone, which provides shade and food sources of aquatic and terrestrial insects for fish.
6. Unimpeded passage (i.e., due to suitable gradient and lack of barriers) for upstream and downstream migrating juveniles and adults.

M. Fiveplex.

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

N. Flag.

See SMC 17C.240.015.

O. Float.

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

P. Flood Insurance Rate Map or FIRM.

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

Q. Flood Insurance Study (FIS).

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

R. Flood or Flooding.

1. A general and temporary condition of partial or complete inundation of normally dry land areas from:
 - a. The overflow of inland waters;
 - b. The unusual and rapid accumulation of runoff of surface waters from any source; or
 - c. Mudslides or mudflows, which are proximately caused by flooding as defined in section (1)(b) of this definition and are akin to a river of liquid and flowing mud on the surfaces of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current.
2. The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in section (1)(a) of this definition.

S. Flood Elevation Study.

An examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination,

evaluation and determination of mudslide or mudflow, and/or flood-related erosion hazards. Also known as a Flood Insurance Study (FIS).

T. Flood Insurance Rate Map (FIRM).

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

U. Floodplain or Flood Prone Area.

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

V. Floodplain administrator.

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

W. Floodway.

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

a. The floodway is the area that either

- i. has been established in federal emergency management agency flood insurance rate maps or floodway maps; or
- ii. consists of those portions of a river valley lying streamward from the outer limits of a watercourse upon which flood waters are carried during periods of flooding that occur with reasonable regularity, although not necessarily annually, said floodway being identified, under normal condition, by changes in surface soil conditions or changes in types or quality of vegetative ground cover condition, topography, or other indicators of flooding that occurs with reasonable regularity, although not necessarily annually.

b. Regardless of the method used to identify the floodway, the floodway shall not include those lands that can reasonably be expected to be protected from flood waters by flood control devices maintained by or maintained under license from the federal government, the state, or a political subdivision of the state.

2. For floodplain management purposes, the floodway is the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. Also referred to as "Regulatory Floodway."

X. Floor Area.

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

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

Y. Flood Proofing.

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

Z. Floor Area Ratio (FAR).

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

AA. Focused Growth Area.

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

AB. Fourplex.

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

AC. Frame Effect.

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

AD. Freestanding Sign.

See SMC 17C.240.015.

AE. Frontage.

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

AF. Functionally Dependent Water-Use.

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

Section 2. That Section 17C.111.205 SMC is amended to read as follows:

Section 17C.111.205 Development Standards Tables

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

TABLE 17C.111.205-1 LOT DEVELOPMENT STANDARDS [1]					
	RA	R1	R2	RMF	RHD
DENSITY STANDARDS					

Maximum density on sites 2 acres or less [2][3]	No maximum	No maximum	No maximum	No maximum	No maximum
Maximum density on sites larger than 2 acres [2]	10 units/acre	10 units/acre	20 units/acre	No maximum	No maximum
Minimum density [2]	4 units/acre	4 units/acre	10 units/acre	15 units/acre	15 units/acre
LOT DIMENSIONS FOR SUBDIVISIONS AND SHORT SUBDIVISIONS					
Minimum lot area	7,200 sq. ft.	1,200 sq. ft.	1,200 sq. ft.	1,200 sq. ft.	1,200 sq. ft.
Minimum lot width ((with no driveway approach)) [4]	40 ft.	15 ft.	15 ft.	15 ft.	15 ft.
((Minimum lot width with driveway approach [4]))	((40 ft.))	((36 ft.))	((36 ft.))	((25 ft.))	((25 ft.))
Minimum lot width within Airfield Overlay Zone	40 ft.	40 ft.	36 ft.	25 ft.	25 ft.
Minimum lot depth	80 ft.	80 ft.	40 ft.	N/A	N/A
Minimum lot frontage	40 ft.	Same as minimum lot width	Same as minimum lot width	Same as minimum lot width	Same as minimum lot width
MINIMUM LOT DIMENSIONS FOR UNIT LOT SUBDIVISIONS					
Minimum parent lot area	No minimum	No minimum	No minimum	No minimum	No minimum
Maximum parent lot area	2 acres	2 acres	2 acres	2 acres	2 acres
Minimum child lot area	No minimum	No minimum	No minimum	No minimum	No minimum
Minimum child lot depth	No minimum	No minimum	No minimum	No minimum	No minimum
LOT COVERAGE					
Maximum total building coverage [5][6][7]	50%	65%	80%	100%	100%
Maximum lot impervious coverage without engineer's stormwater drainage plan - not in ADC [5][8][9]	50%	60%	60%	N/A	N/A
Maximum lot impervious coverage without engineer's	40%	40%	40%	N/A	N/A

stormwater drainage plan - inside ADC [5][8][9]					
<p>Notes:</p> <p>[1] Plan district, overlay zone, or other development standards contained in Title 17C SMC may supersede these standards.</p> <p>[2] See SMC 17C.111.210 for applicability of minimum and maximum density standards in the residential zones.</p> <p>[3] Development within Airfield Overlay Zones is further regulated as described in SMC 17C.180.090, Limited Use Standards.</p> <p>[4] ((Lots with vehicle access only from an alley are not considered to have a “driveway approach” for the purposes of this standard.)) <u>Requirements for driveway approaches may prevent narrow lots with a driveway approach from achieving the minimum.</u></p> <p>[5] Lot and building coverage calculation includes all primary and accessory structures.</p> <p>[6] Building coverage for attached housing is calculated based on the overall development site, rather than individual lots.</p> <p>[7] Developments meeting certain criteria relating to transit, Centers & Corridors, or housing affordability are given a bonus for building coverage. See SMC 17C.111.225 for detailed eligibility criteria.</p> <p>[8] Projects may exceed impervious coverage requirements by including an engineer’s drainage plan in submittals, subject to review by the City Engineer as described in SMC 17D.060.135. “ADC” means Area of Drainage Concern.</p> <p>[9] <u>Projects in the RMF and RHD zones that are exempted from review under the Spokane Regional Stormwater Manual shall follow the impervious coverage requirements of the R1 zone.</u></p>					

TABLE 17C.111.205-2 BUILDING AND SITING STANDARDS [1]					
	RA	R1	R2	RMF	RHD
PRIMARY BUILDINGS					
Floor area ratio	N/A	N/A	N/A	N/A	N/A
Maximum building footprint per primary building - lot area 7,000 sq. ft. or less	N/A	2,450 sq. ft.	2,450 sq. ft.	N/A	N/A
Maximum building footprint per primary building - lot area more than 7,000 sq. ft.	N/A	35%	35%	N/A	N/A
Maximum building height [2]	35 ft.	40 ft.	40 ft.	55 ft.	75 ft.
Minimum Setbacks					
Front [3]	15 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Interior side lot line - lot width 40 ft or less ([3])	3 ft.	3 ft.	3 ft.	3 ft.	3 ft.

Interior side lot line - lot width more than 40 ft [4] [5]	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.
Street side lot line – all lot widths	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.
Attached garage or carport entrance from street	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
Rear	25 ft.	15 ft.	15 ft.	10 ft.	10 ft.
ACCESSORY DWELLING UNITS					
Maximum building footprint for accessory dwelling unit - lot area 5,500 sq. ft. or less	1,100 sq. ft.	1,100 sq. ft.	1,100 sq. ft.	1,100 sq. ft.	1,100 sq. ft.
Maximum building footprint for accessory dwelling unit - lots larger than 5,500 sq. ft.	15%	15%	15%	15%	15%
Maximum building height	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.
Minimum side lot line setbacks [5] [6]	Same as Primary Structure				
Minimum rear setback with alley [4] [5] [6]	0 ft.	0 ft.	0 ft.	0 ft.	0 ft.
Minimum rear setback no alley	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.
OTHER ACCESSORY STRUCTURES					
Maximum lot coverage for accessory structures – lots 5,500 sq. ft. or less	20%	20%	20%	See Primary Structure	See Primary Structure
Maximum lot coverage for accessory structures – lots larger than 5,500 sq. ft.	20%	15%	15%	See Primary Structure	See Primary Structure
Maximum building height	30 ft.	20 ft.	20 ft.	35 ft.	35 ft.
Minimum side lot line setbacks [4] [5] [6]	Same as Primary Structure				
Minimum rear setback with alley	0 ft.	0 ft.	0 ft.	0 ft.	0 ft.
Minimum rear setback no alley	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.
OPEN SPACE [7]					
Minimum open space per unit [8]	250 sq. ft.	250 sq. ft.	250 sq. ft.	Studio: 48 sq. ft. per unit 1-bedroom: 75 sq. ft. per unit	Studio: 48 sq. ft. per unit 1-bedroom: 75 sq. ft. per unit

				2+ bedrooms: 150 sq. ft. per unit	2+ bedrooms: 100 sq. ft. per unit Sites 20,000 sq. ft. or less: 36 sq. ft. per unit
Minimum common open space per unit as a substitute for private area - first six units	200 sq. ft.	200 sq. ft.	200 sq. ft.	Studio: 48 sq. ft. per unit 1- bedroom: 75 sq. ft. per unit 2+ bedrooms: 150 sq. ft. per unit	Studio: 48 sq. ft. per unit 1- bedroom: 75 sq. ft. per unit 2+ bedrooms: 100 sq. ft. per unit Sites 20,000 sq. ft. or less: 36 sq. ft. per unit
Minimum common open space per unit as a substitute for private area - all units after six	150 sq. ft.	150 sq. ft.	150 sq. ft.	Studio: 36 sq. ft. per unit 1- bedroom: 48 sq. ft. per unit	Studio: 36 sq. ft. per unit 1- bedroom: 48 sq. ft. per unit

				2+ bedrooms: 48 sq. ft. per unit	2+ bedrooms: 48 sq. ft. per unit Sites 20,000 sq. ft. or less: 25 sq. ft. per unit
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Notes:

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

[2] Base zone height may be modified according to SMC 17C.111.230, Height.

[3] Certain elements such as covered porches may extend into the front setback. See SMC 17C.111.235, Setbacks.

[4] There is an additional angled setback from the interior side lot line. Refer to SMC 17C.111.230(C) and 17C.111.235(E) for more detail.

[5] Setbacks for a detached accessory structure and a covered accessory structure may be reduced to zero feet with a signed waiver from the neighboring property owner as specified in SMC 17C.111.240(C).

[6] Accessory structures may be subject to an additional side setback adjacent to streets as specified in 17C.111.240(C)(5).

[7] Residential units with a continuous pedestrian route as defined in SMC Section 17C.111.420(B) from the property boundary to a public park within 800 feet shall have a minimum of not more than 36 square feet of open space per unit.

[8] Common open space may be substituted for private outdoor area according to SMC 17C.111.310.

TABLE 17C.111.205-3 DEVELOPMENT STANDARDS FOR PROPERTIES QUALIFYING FOR DEVELOPMENT BONUS [1] [2]					
	RA	R1	R2	RMF	RHD
LOT COVERAGE					
Maximum total building coverage	N/A	80%	90%	100%	100%
PRIMARY BUILDINGS					
Floor area ratio	N/A	N/A	N/A	N/A	N/A
Maximum building footprint per primary building - lot area 7,000 sq. ft. or less	N/A	2,450 sq. ft.	2,450 sq. ft.	N/A	N/A

Maximum building footprint per primary building - lot area more than 7,000 sq. ft.	N/A	35%	35%	N/A	N/A
Notes: [1] Standards not addressed in this table are consistent with the general standards in Tables 17C.111.205-1 and 17C.111.205-2. [2] Criteria to qualify for Development Bonuses is outlined in SMC 17C.111.225.					

Section 3. That Section 17C.111.210 SMC is amended to read as follows:

Section 17C.111.210 Density

A. Purpose.

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

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

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

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

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

- ~~1. — The maximum density standards in Table 17C.111.205-1 shall be met only when the development site exceeds 2 acres in area. In such cases, the following apply:~~
 - ~~a. — If a land division is proposed, the applicant must demonstrate how the proposed lots can meet maximum density once construction is completed.~~

- b. ~~— If no land division is proposed, maximum density must be met at the time of development.~~
 - c. ~~— Maximum density is based on the zone and size of the site. The following formula is used to determine the maximum number of units allowed on the site:
Square footage of site, less the area set aside for right-of-way and tracts of land dedicated for stormwater facilities;
Divided by maximum density from Table 17C.111.205-1;
Equals maximum number of units allowed. If this formula results in a decimal fraction, the resulting maximum number of units allowed is rounded up to the next whole number. Decimal fractions of five tenths or greater are rounded up. Fractions less than five tenths are rounded down.~~
- 2. ~~— If the development site is 2 acres or less in area, the maximum density standards do not apply.~~
 - 3. ~~— The number of units allowed on a site is based on the presumption that all site development standards will be met.~~

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

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

~~The following formula is used to determine the minimum number of lots required on the site.~~

~~Square footage of site, less the area set aside for right-of-way and tracts of land dedicated for stormwater facilities;~~

~~Divided by minimum density from Table 17C.111.205-1;~~

~~Equals minimum number of units required.~~

E. Transfer of Density.

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

D. Critical Areas May Be Subtracted.

Land within a critical area (see definitions under chapter 17A.020 SMC) may be, but is not required to be, subtracted from the calculation of density.

E. Right-of-Way May Be Subtracted.

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

F. Numbers Rounded Up.

When the calculation of density results in a fraction, the density allowed or required is rounded up to the next whole number. For example, when a calculation results in 4.35 units, the number is rounded up to five units.

G. Formula.

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

Square footage of site, less any land within a critical area or dedicated to right-of-way, divided by the square footage of one acre (43,560 square feet), multiplied by the density number from Table 17C.111.205-1 equals maximum number of units allowed or minimum number of units required.

Example of determining the minimum number of units with a minimum density of 4 units/acre on a 135,036 square foot (3.1 acre) site:
(135,036 square ft / 43,560 square ft/acre) * 4 units/acre = 12.4 units
(rounded up to 13 units)

Example of determining the maximum number of units with a maximum density of 20 units/acre on a 112,400 square foot (2.58 acre) site encumbered by 21,780 square feet (0.5 acre) of Critical Areas (see Title 17E):

$$\left(\frac{112,400 \text{ square feet} - 21,780 \text{ square feet}}{43,560 \text{ square ft/acre}} \right) * 20 \text{ units/acre} = 41.6 \text{ units (rounded up to 42 units)}$$

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

H. Land Division in R1 or R2 Zones.

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

I. Exceptions to Maximum Density Limits.

1. Development Less Than Two (2) Acres.

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

2. Middle Housing Allowance.

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

J. Exceptions to Minimum Density Requirements.

1. Construction on Existing Legal Lots.

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

2. Land Divisions with Existing Structures.

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

K. Nonconforming Situations.

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

((E))L. Transfer of Density.

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

M. Other Standards Apply.

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

Section 4. That Section 17C.111.220 SMC is amended to read as follows:

Section 17C.111.220 Building Coverage and Impervious Coverage

A. Purpose.

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

B. Building Coverage and Impervious Coverage Standards.

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

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

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

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

Section 5. That Section 17C.111.235 SMC is amended to read as follows:

Section 17C.111.235 Setbacks

A. Purpose.

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

B. Applicability.

1. Setbacks are applied to all primary and accessory structures, including Accessory Dwelling Units. Setbacks for structures are applied relative to property lines. Separation between multiple structures on a lot is governed by the requirements of Title 17F SMC. Child lots created via Unit Lot

Subdivision under Section 17G.080.065 SMC are only subject to the standards of this section inasmuch as they are applied to the parent lot.

2. Additional setback requirements may be applied through other sections of Title 17C SMC, including but not limited to:
 - a. Parking areas under Chapter 17C.230 SMC
 - b. Fences under Section 17C.111.230 SMC
 - c. Signs under Chapter 17C.240 SMC

C. Front, Side, and Rear Setbacks.

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

1. Extensions into Front, Side, and Rear Building Setbacks.
 - a. Minor features of a structure such as eaves, awnings, chimneys, fire escapes, bay windows and uncovered balconies may extend into a Front, Side, Rear Setback up to twenty-four (24) inches.
 - b. Bays, bay windows, and uncovered balconies may extend into the Front, Side, and Rear Setback up to twenty-four (24) inches, subject to the following requirements:
 - i. Each bay, bay window, and uncovered balcony may be up to twelve (12) feet long.
 - ii. The total area of all bays and bay windows on a building facade shall not be more than thirty percent (30%) of the area of the facade.
 - iii. Bays and bay windows that project into the setback must cantilever beyond the foundation of the building; and
 - iv. The bay shall not include any doors.
 - c. A covered porch without Floor Area above may extend into the front setback up to six feet (6').

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

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

E. Angled Setbacks.

1. Purpose.

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

2. Applicability.

Angled setbacks apply in the R1 and R2 zones.

3. Angled Setback Implementation.

Buildings are subject to an angled setback plane as follows:

- a. Starting at a height of 25 feet, the setback plane increases along a slope of 2:1 (a rate of 2 feet vertically for every 1 foot horizontally) away from the interior side setback, up to the maximum building height in Table 17C.111.205-2. The minimum setbacks that are paired with each height measurement are provided in Table 17C.111.235-1. See Figure 17C.111.235-A for examples.
- b. No portion of the building shall project beyond the Angled Setback plane described in this subsection, except as follows:
 - i. Minor extensions allowed by SMC 17C.111.235(C)(1) may project into the Angled Setback.
 - ii. Elements of the roof structure such as joists, rafters, flashing, and shingles may project into the Angled Setback.
 - iii. Dormer windows may project into the Angled Setback if the cumulative length of dormer windows is no more than fifty percent (50%) of the length of the roof line.

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

FIGURE 17C.110.235-A: Angled Setback Plane

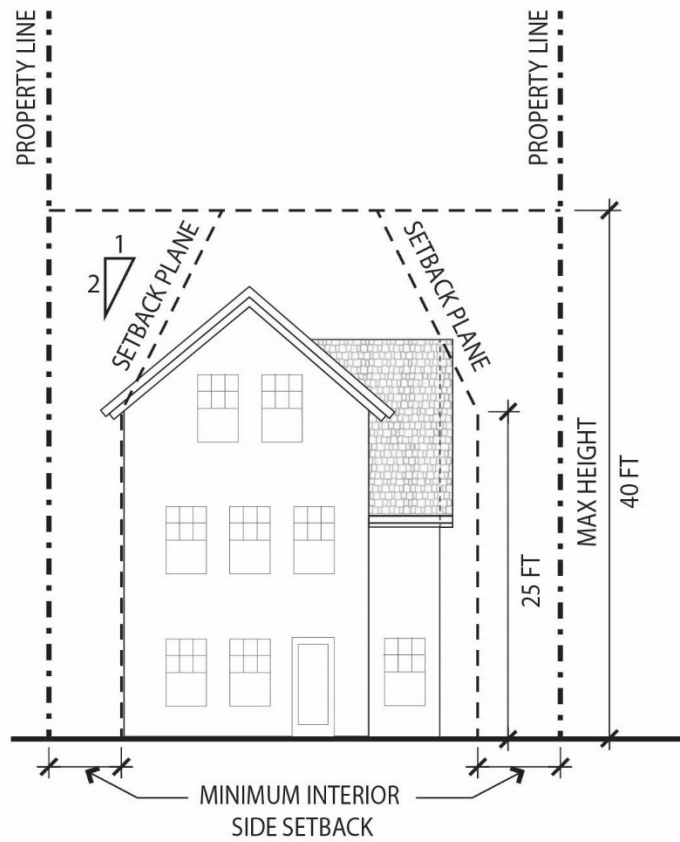


TABLE 17C.111.235-1 ROOF SETBACK FROM SIDE LOT LINE ON LOTS IN R1 and R2 ZONES LOT WIDTHS 40 FT. OR LESS	
Height	Setback
25 ft.	3 ft.
27 ft.	4 ft.
29 ft.	5 ft.
31 ft.	6 ft.
33 ft.	7 ft.
35 ft.	8 ft.
40 ft.	10.5 ft.
LOT WIDTHS MORE THAN 40 FT.	
Height	Setback

25 ft.	5 ft.
27 ft.	6 ft.
29 ft.	7 ft.
31 ft.	8 ft.
33 ft.	9 ft.
35 ft.	10 ft.
40 ft.	12.5 ft.

Section 6. That Section 17C.111.310 SMC is amended to read as follows:

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

A. Purpose.

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

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

1. Developments shall provide (~~(outdoor areas)~~) open space in the quantity required by Table 17C.111.205-2. (R)
2. The (~~(outdoor area)~~) open space may be configured as either:
 - a. A private outdoor area, such as a balcony (~~(or)~~), patio, or private yard directly accessible from the unit;
 - b. (~~(A common)~~) One or multiple (~~(outdoor area)~~) common open spaces, such as courtyards or common greens. (~~(accessible by all units in the building.)~~)
3. Developments may provide a mix of private and common open space. In developments with a mix of private and common open space, each unit shall meet the full requirements for at least one type of open space. Those units making use of common open space shall meet all the standards for a common open space. Those units making use of private open space shall meet all the standards for private open space. (R)
- (~~(3)~~)4. If a common (~~(outdoor area)~~) open space, such as a courtyard or common green is provided, it shall meet the following:
 - a. Each courtyard, common green, or other form of common open space shall be associated with housing units for which it is providing open space. The association shall be clearly identified in

submitted plans. The association shall be established through a direct pedestrian connection from the unit to the open space.

~~((a))~~b. ~~((Connected))~~ Each courtyard, common green, or other form of common open space shall be connected to each associated unit by a pedestrian ~~((paths))~~ path. A pedestrian connection from a unit to an associated common open space shall not cross a parking area and shall not require walking in the opposite direction of the open space to gain access. (R)

~~((b))~~c. At least 50 percent of units associated with a courtyard, common green, or other form of common open space shall have windows that face directly onto the space or doors that ~~((face))~~ provide direct access from the unit to the common ~~((outdoor))~~ area. (R)

d. In a development with multiple common open spaces, the calculation of square footage shall occur separately for each common open space based on the number of units associated with it. The reduction of square footage after six (6) units shall only apply if that common open space has more than six (6) associated units. (R)

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

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

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

Section 7. That Section 17C.111.315 SMC is amended to read as follows:

Section 17C.111.315 Entrances

A. Purpose.

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

B. Applicability.

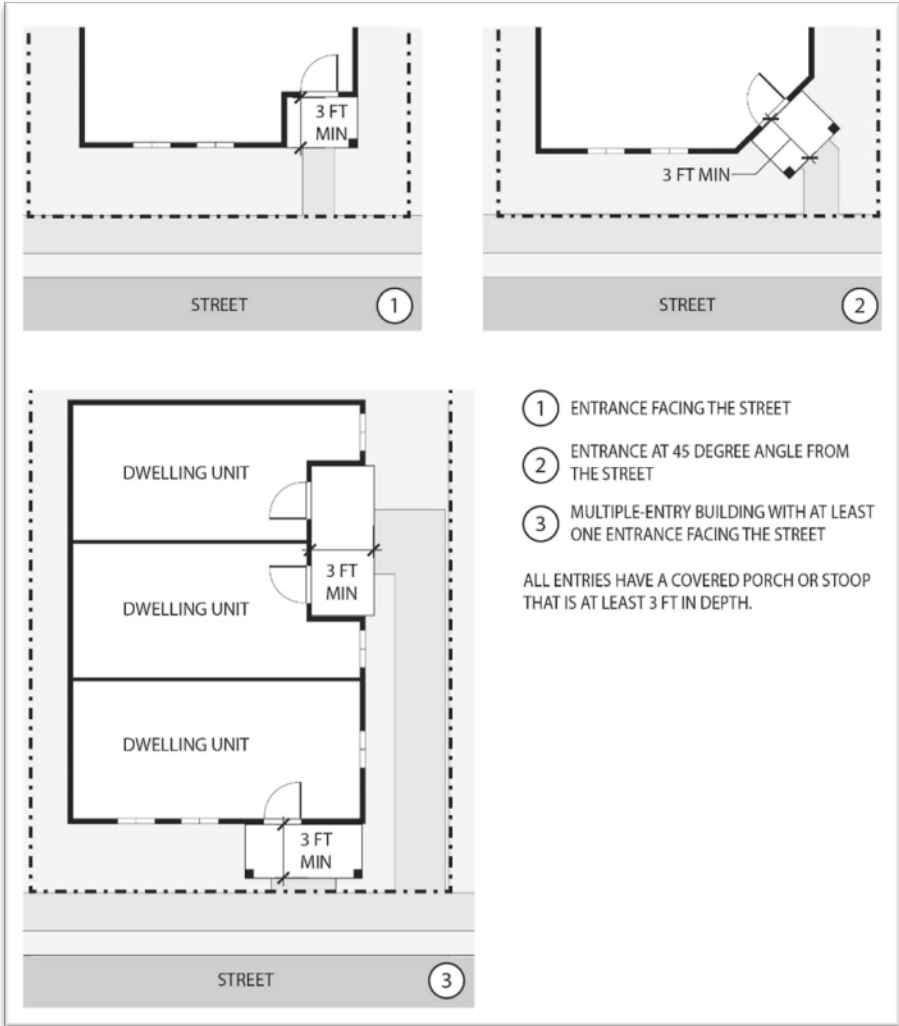
The following standards apply to all building facades that face a public or private street, except those that are separated from the street by another building.

C. Entrances Implementation.

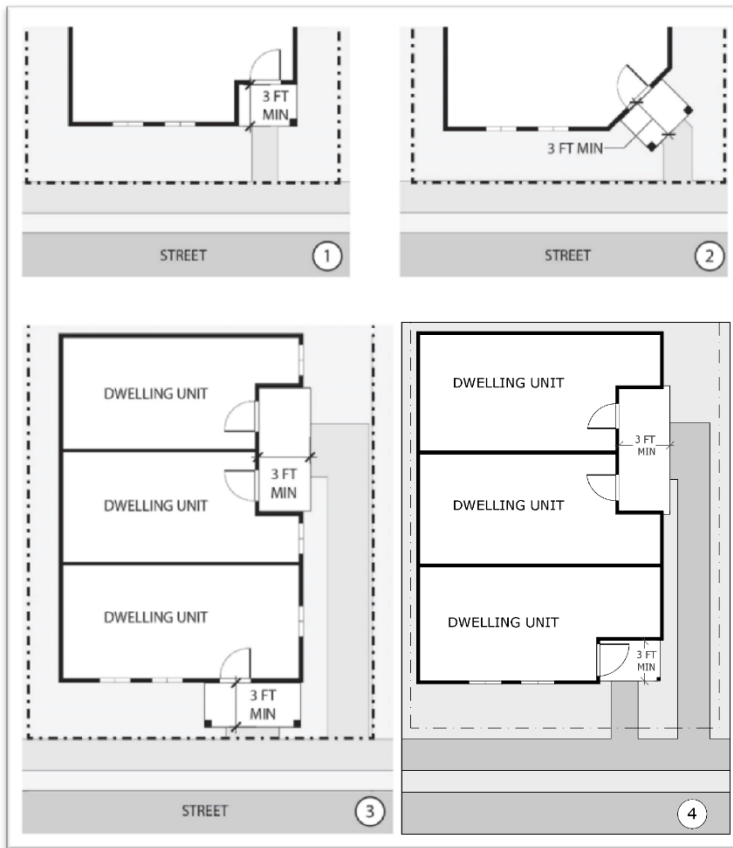
See Figure 17C.111.315-A.

1. ~~((Each))~~ Except as provided in subsection (3), each residential structure fronting a public or private street must have at least one address and main entrance facing or within a 45 degree angle of a street frontage. On a recessed entryway, the door of the entry is not required to face the street so long as the entryway has a pedestrian walkway directly to the street and is recognizable as a building entryway. Buildings with multiple units may have shared entries. (R)
2. Each unit with individual ground-floor entry and all shared entries must have a porch or stoop cover that is at least 3-feet deep. (P)
- ~~((3. On corner lots, buildings with multiple units must have at least one entrance facing or within a 45 degree angle on each street frontage. (C)))~~
3. For a common open space, such as a courtyard or common green, directly abutting a public or private street, residential structures that abut both the common open space and the public or private street may directly face the common open space instead of facing the public or private street. (P)

Figure 17C.111.315-A. Building Entrances



Note: Graphic to be removed and replaced with graphic below.



- ① ENTRANCE FACING THE STREET
- ② ENTRANCE AT 45 DEGREE ANGLE FROM THE STREET
- ③ MULTIPLE-ENTRY BUILDING WITH AT LEAST ONE ENTRANCE FACING THE STREET
- ④ MULTIPLE-ENTRY BUILDING WITH AT LEAST ONE RECOGNIZABLE ENTRYWAY ADDRESSING THE STREET AND WITH THE DOOR FACING THE SIDE YARD.

ALL ENTRIES HAVE A COVERED PORCH OR STOOP THAT IS AT LEAST 3 FT IN DEPTH.

Note: Graphic to be inserted.

Section 8. That Section 17C.111.320 SMC is amended to read as follows:

Section 17C.111.320 Windows

A. Purpose.

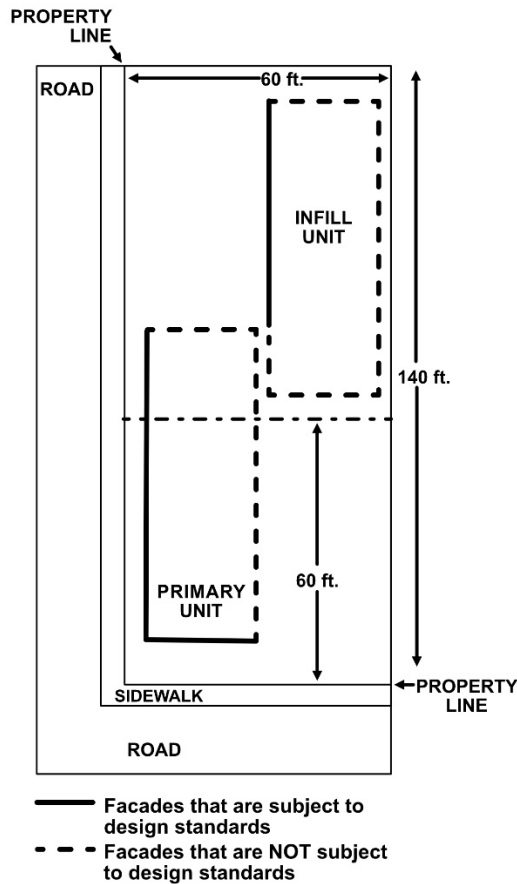
To maintain a lively and active street face while increasing safety and general visibility to the public realm.

B. Applicability.

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

1. When a façade or portion of the façade is not visible from a public or private street or further than 60' away from a street lot line. See Figure 17C.111.320-A.
2. For garages attached to living units, this section does not apply to the portion of the façade associated with the garage.

Figure 17C.111.320-A. Façade Exemption



Note: Graphic to be inserted.

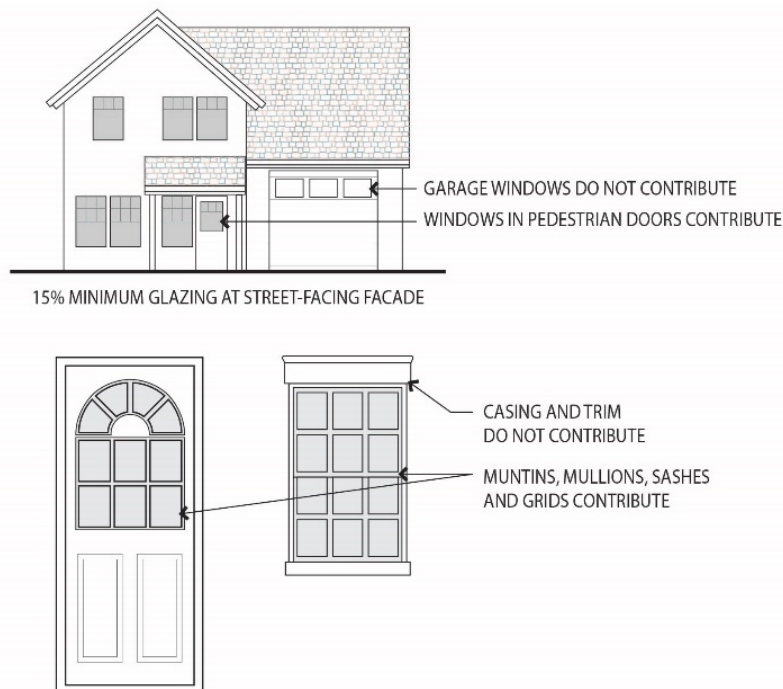
C. Windows Implementation.

See Figure 17C.111.320-((A))B.

1. Windows shall be provided in facades facing public or private streets, comprising at least fifteen percent of the facade area that encloses floor area (R).
2. Window area is considered the entire area within, but not including, the window casing, including any interior window grid.

3. Windows in pedestrian doors may be counted toward this standard. Windows in garage doors may not be counted toward this standard.
4. At least one of the following decorative window features must be included on all of the windows on street facing facades: (P)
 - a. Arched or transom windows.
 - b. Mullions.
 - c. Awnings or bracketed overhangs.
 - d. Flower boxes.
 - e. Shutters.
 - f. Window trim with a minimum width of three inches.
 - g. Pop-outs or recesses greater than three inches.
 - h. Bay windows.
 - i. Dormers.

Figure 17C.111.320-((A))B. Window Coverage



Section 9. That Section 17C.111.325 SMC is amended to read as follows:

Section 17C.111.325 Building Articulation

A. Purpose.

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

B. Applicability.

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

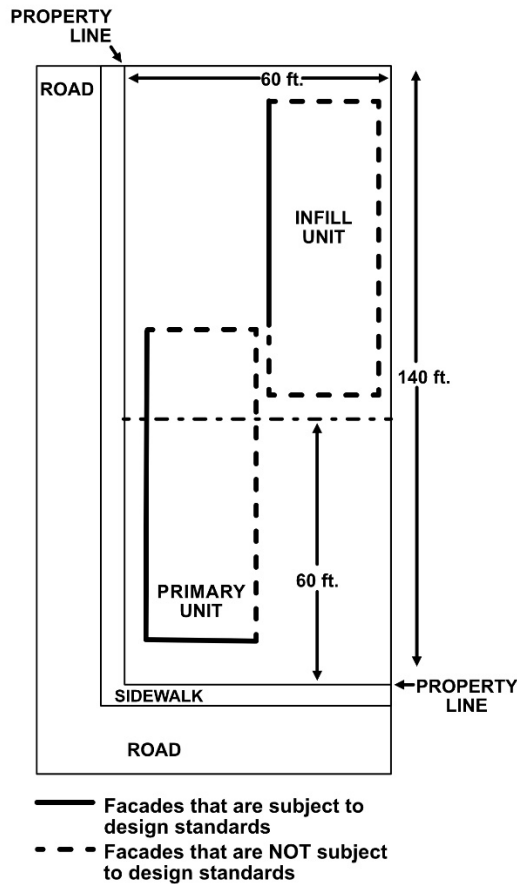
1. Attached Housing.

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

2. Exceptions.

- a. These standards do not apply when a façade or portion of façade is not visible from a public or private street or further than 60' away from a street lot line. See Figure 17C.111.325-A.
- b. These standards do not apply to a detached Accessory Dwelling Unit above a detached garage.

Figure 17C.111.325-A. Façade Exemption.



Note: Graphic to be inserted.

C. Building Articulation Implementation.

1. ~~((Buildings must))~~ Street-facing Facades shall be modulated along the street at least every ((thirty)) forty feet. ((Building modulations must step the building wall back or forward at least four feet. See Figure 17C.11325-A. (R)) Building modulations may be achieved in any one of the following ways. (R)
 - a. A step back or forward in the building wall of at least four feet. See Figure 17C.111.325-B.
 - b. For facades no more than two stories high, a bay window or cantilevered bump-out at least four feet (4') wide and two feet (2') deep on the ground floor.
 - c. A cantilevered bump-out at least four feet (4') wide and two feet (2') deep that extends vertically the entire height of the facade.
 - d. A covered porch at least ten feet (10') wide and six feet (6') deep.

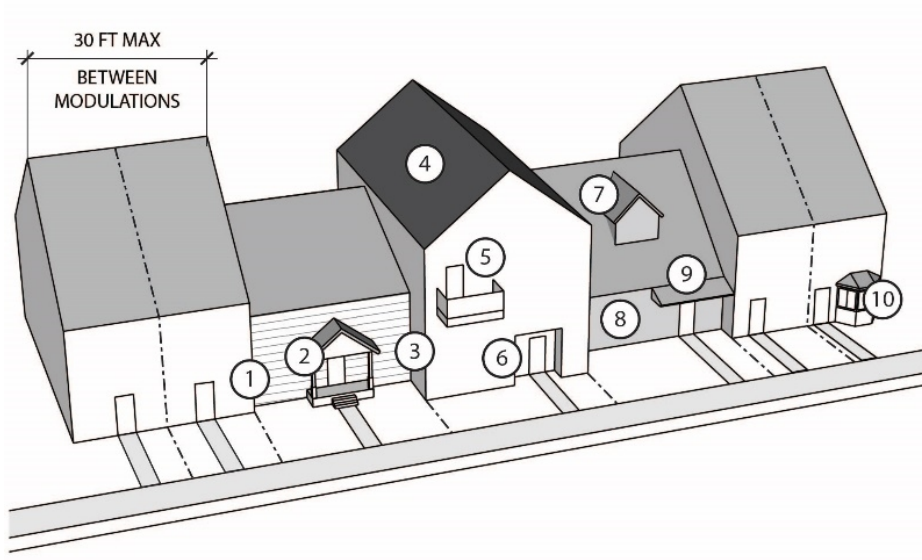
2. The scale of buildings ~~((must))~~ shall be moderated to create a human scale streetscape by including vertical and horizontal delineation as expressed by bays, belt lines, doors, or windows. (P)
3. ~~((Horizontal street-facing facades))~~ In addition to the requirement of subsection (C)(1), street-facing Facades longer than ~~((thirty))~~ forty feet (40') ~~((must))~~ shall include at least ~~((four))~~ one of the ~~((following))~~ design features listed below, or a similar treatment, ~~((per façade. At least one of these features must be used))~~ every thirty feet (30'). For portions of a facade in excess of an increment of thirty (30), an additional feature shall be required after ten feet (10'). The modulation implemented to meet subsection (C)(1) may be counted in meeting this requirement. (P)

a. Design Features.

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

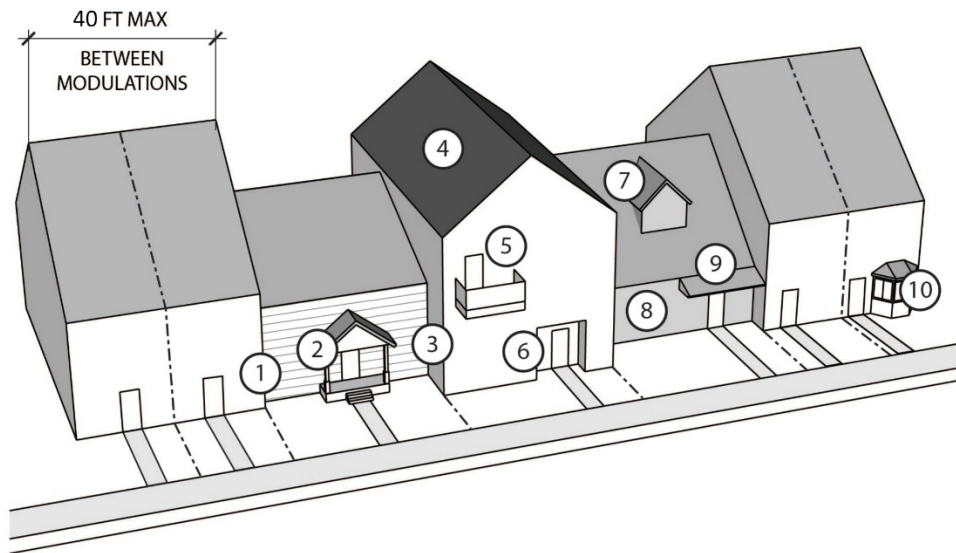
- i. Varied building heights.
- ii. Use of different materials.
- iii. Different colors.
- iv. Offsets.
- v. Projecting roofs (minimum of twelve inches).
- vi. Recesses.
- vii. Bay windows or bump-outs.
- viii. Variation in roof materials, color, pitch, or aspect.
- ix. Balconies
- x. Covered porch or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

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



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

Note: Graphic above to be removed (replaced with graphic below).



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

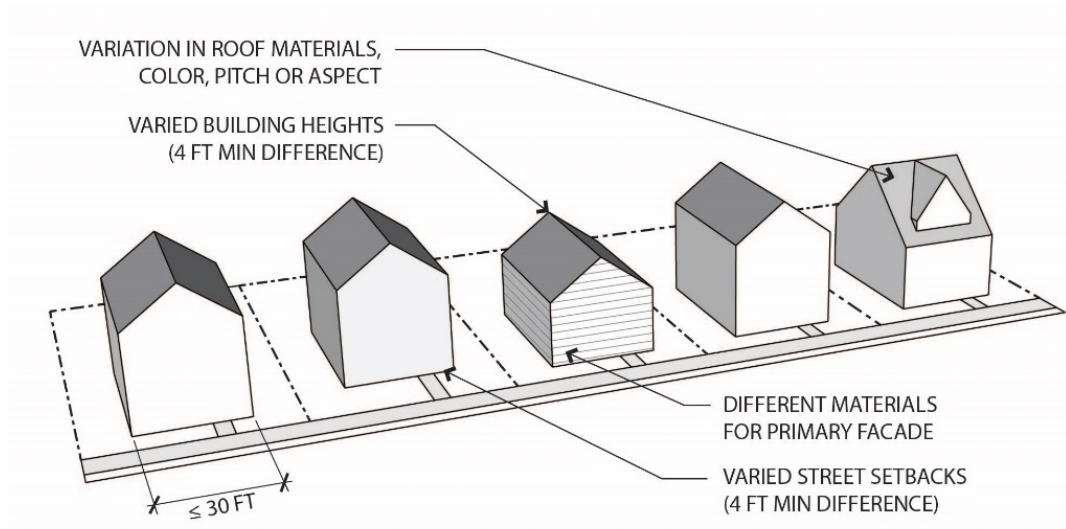
Note: Graphic above to be inserted.

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

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

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

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



Note: Graphic to be removed

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

D. Consideration for Historic Features.

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

Section 10. That Section 17C.111.335 SMC is amended to read as follows:

Section 17C.111.335 Parking Facilities

A. Purpose.

To integrate parking facilities with the building and surrounding residential context, promote pedestrian-oriented environments along streets, reduce

impervious surfaces, and preserve on-street parking and street tree opportunities.

B. Definitions.

1. Primary Street-Facing Facade.

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

i. is closest to the front lot line; and

ii. encloses living space; and

iii. is situated at ground level.

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

~~((B))~~C. Parking Facilities Implementation.

~~((1. The combined width of all garage doors facing the street may be up to fifty percent of the length of the street-facing building facade. For attached housing, this standard applies to the combined length of the street-facing facades of all units. For all other lots and structures, the standards apply to the street-facing facade of each individual building. See Figure 17C.111.335-A. (R)))~~

1. Garage Opening Width.

a. Width Limited.

Unless otherwise exempted within this subsection, the combined width of all garage door openings on the Front Facade shall not exceed fifty percent of the width of the Front Facade. For attached housing, this standard applies to the combined length of the Front Facades of all units. For all other lots and structures, the standards apply to the Front Facade of each individual building. See Figure 17C.111.335-A. (P)

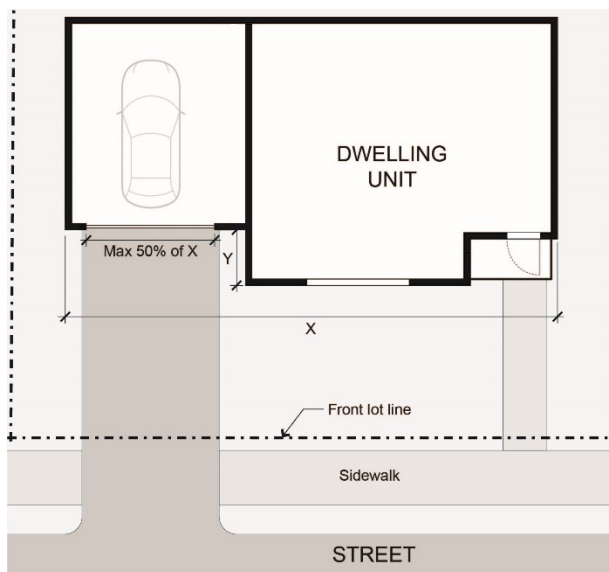
b. Exemptions.

i. The garage opening width standard does not apply to facades or portions of the facade that are not visible from a

private or public street or further than sixty feet (60') away from a street lot line. See Figure 17C.111.335-B.

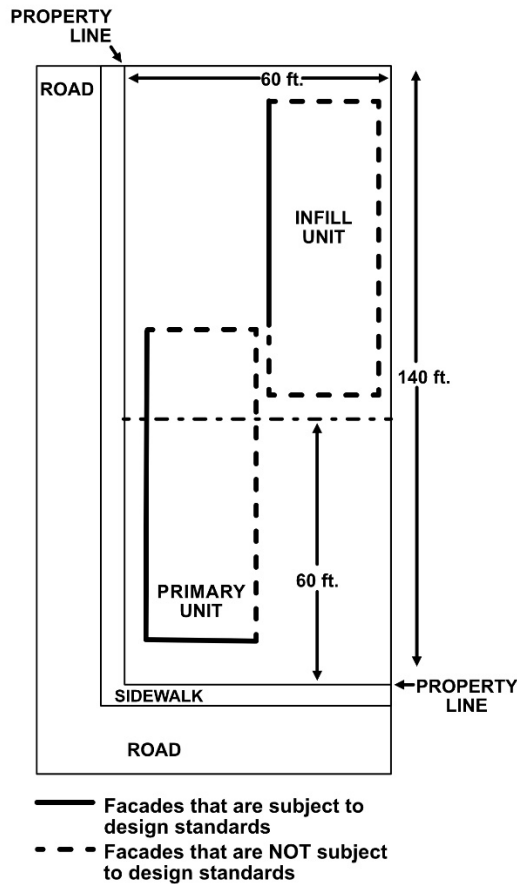
- ii. For attached housing units less than twenty feet (20') in width or for detached houses less than twenty feet (20') in width, a single opening of no more than ten feet (10') in width is permitted. Units meeting this exemption shall have enclosed living space above the first floor that is set back no further than the face of the garage and extends the entire width of the width of the unit.

Figure 17C.111.335-A. Garage Door Standard



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

Figure 17C.111.335-B. Façade Exemption.



Note: Insert new image above.

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

2. Garage Wall Step Back.

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

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

ii. at least two feet (2') behind the front of a covered porch that is a minimum of six feet (6') in depth and spans at least half of the Front Facade. The covered porch shall have columns, railing, or other vertical elements along the front to visually establish the edge of the porch.

- b. A Front Facade with one street-facing garage opening of ten feet (10') or less in width shall be even with or set back from the Primary Street-Facing Facade. (R)
- c. A Front Facade for a garage with the opening facing the side lot line is not required to step back from the Primary Street-Facing Facade, but shall meet all other relevant design standards. (P)
- d. A grouping of attached housing units shall be considered a single building for purposes of these step back requirements.
- e. This standard does not apply to facades or portions of the façade that are not visible from a private or public street or further than 60' away from a street lot line.
- f. Waivers.

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

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

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

3. Access to Parking.

- a. Vehicular access to ~~((parking))~~ a parking area, garage, or carport shall occur only via an approved driveway approach from an alley, improved street, or easement ~~((is required if parking is required))~~ pursuant to chapter 17C.230 SMC Parking and Loading. (R)
- b. If the lot abuts a public alley, then vehicle access shall be from the alley unless the applicant requests a waiver of the requirement and the Planning Director determines that one of the following conditions exists: (R)
 - i. Existing topography does not permit alley access; or
 - ii. A portion of the alley abuts a nonresidential zone; or
 - iii. The alley is used for loading or unloading by an existing nonresidential use; or
 - iv. Due to the relationship of the alley to the street system, use of the alley for parking access would create a significant safety hazard.

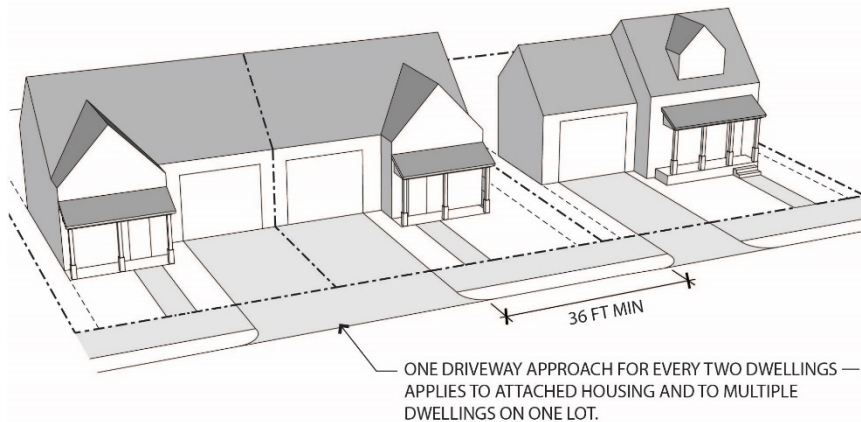
- c. For lots with vehicle access through an alley, garages shall not be accessed from the street. (R)
 - d. Where off-street parking is provided for attached housing or for two or more units on one lot, only one driveway approach and sidewalk crossing for each two dwellings may be permitted. See Figure 17C.111.335-~~((B))~~C. (R)
 - e. Driveway approaches shall be separated by a minimum distance of 36 feet. The Planning Director (~~((will))~~) may grant an exception to this standard if ~~((the 36-foot separation from existing driveways on adjacent lots would preclude vehicular access to the subject lot))~~ one of the following conditions exist. See Figure 17C.111.335-~~((B))~~C. (R)
 - i. existing driveways on adjacent lots would preclude vehicular access to the subject lot; or
 - ii. existing topography makes shared driveway approaches infeasible; or
 - iii. development is proposed on a lot created prior to January 1, 2024 with insufficient frontage for the required separation; or
 - iv. the Planning Director determines that the conditions of the lot render an alternate form of access infeasible.
4. ~~((Parking structures,))~~Detached garages and detached carports~~((, and parking areas other than driveways))~~ shall not be located between the ~~((principal structure))~~ Front Facade and ~~((streets))~~ the street unless the Planning Director determines that one of the following conditions is met. (P)
- a. The lot and primary structure existed prior to January 1, 2024 and are situated such that a garage or carport cannot reasonably be located to the side of or behind the primary structure; or
 - b. Existing topography does not permit the placement of a garage or carport to the side of or behind the proposed or existing primary structure; or
 - c. Placement of the garage or carport to the side of or behind the primary structure would create a safety hazard.

Upon meeting one of these conditions, the garage or carport shall follow all other design standards as practicable.

5. Parking areas shall not be located between the Front Facade and the street except for driveways that lead to an allowable vehicle parking facility. (R)

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

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



Section 11. That Section 17C.111.420 SMC is amended to read as follows:

Section 17C.111.420 Open Spaces

A. Purpose.

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

B. Open Spaces Implementation.

1. Minimum Required Space.

- a. Each multifamily development shall provide the minimum open space area for each living unit in the complex, including those units occupied by the owner or building management personnel, as identified in Table 17C.111.205-2. Open spaces may be provided individually, such as by balconies, or combined into a larger

common open space. Developments in RMF and RHD may provide both private and common open space to meet the minimum requirement; however, each unit must provide either the full private or common open space to count towards the minimum required space. (R)

- b. Residential units with a continuous pedestrian route from the ~~((building entrance))~~ property boundary to a public park within 800 ft are not required to provide more than 36 square feet of open space per unit. For purposes of this requirement, an unsignalized crossing of a minor arterial road or greater shall not be considered a continuous pedestrian route.

2. Private Open Space.

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

- a. Private open space must be directly accessible from the unit. (R)
- b. Private open space must be surfaced with landscaping, pavers, decking, or sport court paving which allows the area to be used for recreational purposes. (R)
- c. Private open space may be covered, such as a covered balcony, but may not be fully enclosed. (R)
- d. Berms, low walls, fences, hedges and/or landscaping shall be used to define private open spaces such as yards, decks, terraces, and patios from each other and from the street right-of-way. The material or plantings between private open spaces shall be a maximum of four feet in height and visually permeable, such as open rails, ironwork, or trellis treatment to encourage interaction between neighbors. Material or plantings between units and right-of-way shall meet applicable fencing restrictions. (P)

3. Common Open Space.

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

- a. The total amount of required common open space is the cumulative amount of the required area per dwelling unit for common areas, minus any units that provide individual open space (if provided).

However, a combined required open space must comply with the minimum area and meet ADA Standards for Accessible Design.

- b. Common open space must be surfaced with landscaping, pavers, decking, or sport court paving, which allows the area to be used for recreational purposes. (R).
 - c. Common open space may be covered, such as a covered patio, but may not be fully enclosed unless the open space is an equipped interior fitness area or furnished meeting space not reservable by individual residents. (R)
 - d. Common open spaces with active uses used to meet these guidelines shall not be located within required buffer areas, if prohibited by critical area or shoreline regulations. (R)
 - e. Common open spaces shall provide at least three of the following amenities to accommodate a variety of ages and activities. Amenities include: (P)
 - i. Site furnishings (benches, tables, bike racks)
 - ii. Picnic or outdoor grilling areas
 - iii. Patios, plazas, or courtyards
 - iv. Tot lots or other children's play areas
 - v. Enclosed pet areas that make up no more than fifty percent of the required common open space
 - vi. Community gardens accessible for use by residents
 - vii. Open lawn
 - viii. Play fields
 - ix. Sports courts, such as tennis or basketball courts, and pools that make up no more than fifty percent of the required common open space
 - x. Interior equipped fitness areas that make up no more than fifty percent of the required common open space
 - f. If common open spaces are located adjacent to a street right-of-way, landscaping should be used to provide a buffer between outdoor spaces and the street right-of-way. (P)
4. Lighting shall be provided within open spaces to provide visual interest, as well as an additional security function. Lighting should not cause off-site glare. (R)
5. Open spaces should not be located adjacent to dumpster enclosures, loading/service areas or other facility and/or utility enclosures. (C)

Section 12. That SMC section 17C.111.450 entitled “Pitched Roofs” is repealed.

Section 13. That there is adopted a new section 17C.230.020 to read as follows:

17C.230.020 Vehicle Parking Summary Table

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

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

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

	Theaters			1 per 2.7 seats or 1 per 4 feet of bench area
	Retail sales and services of large items, such as appliances, furniture and equipment			1 per 200 sq. ft. of floor area
Mini-storage Facilities				Same as Warehouse and Freight Movement
Vehicle Repair				1 per 200 sq. ft.

INDUSTRIAL CATEGORIES

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

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

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

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

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

Section 14. That Section 17C.230.100 SMC is amended to read as follows:

Section 17C.230.100 General Standards

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

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

~~((B. Occupancy.~~

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

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

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

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

~~Required parking spaces must be available for the use of residents, customers, or employees of the use. Fees may be charged for the use of required parking spaces, except for group living and residential household living uses. Required parking spaces may not be assigned in any way to a use on another site, except for joint parking situations. Required parking spaces must be made available to employees; it cannot be restricted only to customers. See SMC 17C.230.110(B)(2). Also, required parking spaces may not be used for the parking of equipment or storage of goods or inoperable vehicles.~~

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

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

~~the RHD zone must be located on the site of the use or in parking areas whose closest point is within four hundred feet of the site.~~

~~F. Stacked Parking.~~

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

~~G. On-Street Parking.~~

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

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

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

Section 15. That Section 17C.230.110 SMC is amended to read as follows:

Section 17C.230.110 Minimum Required Parking Spaces

~~((A. Purpose.~~

~~The purpose of required parking spaces is to provide enough parking to accommodate the majority of traffic generated by the range of uses, which might~~

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

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

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

~~2. Joint Use Parking:~~

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

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

~~3. Bicycle parking may substitute for up to twenty-five (25) percent of required vehicle parking. For every four (4) short-term bicycle parking spaces, the motor vehicle parking requirement is reduced by one space. For every one (1) long-term bicycle parking space, the motor vehicle parking required is reduced by one space. Vehicle parking associated with residential uses may only be substituted by long-term bicycle parking. Existing parking may be converted to take advantage of this provision. Required bicycle parking spaces may be used to substitute for vehicle parking.~~

4. Existing Uses.

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

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

5. Change of Use.

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

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

6. Uses Not Mentioned.

In the case of a use not specifically mentioned in Table 17C.230.130-1, the requirements for off-street parking shall be determined by the planning and economic development services director. If there is/are comparable

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

~~C. Carpool Parking.~~

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

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

A. No Minimum Required.

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

B. Conditional Use.

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

Section 16. That Section 17C.230.120 SMC is amended to read as follows:

Section 17C.230.120 Maximum Required Parking Spaces

A. Purpose.

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

B. Maximum Number of Parking Spaces Allowed.

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

1. Surface Parking.

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

2. Structure Parking.

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

((

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

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

))

Section 17. That Section 17C.230.130 SMC is amended to read as follows:

Section 17C.230.130 Parking Exceptions

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

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

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

- ~~((C. If property owners and businesses establish a parking management area program with shared parking agreements, the Planning Director may reduce or waive parking requirements.~~
- ~~D. Existing legal nonconforming buildings that do not have adequate parking to meet the standards of this section are not required to provide off-street parking when remodeling which increases the amount of required parking occurs within the existing structure.~~
- ~~E. Attached Housing.~~

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

- ~~1. On a lot at least partially within one thousand three hundred twenty feet of CC, CA, or DT zone or CC3 zoning overlay, the minimum number of off-street vehicle parking spaces required is fifty percent less than the minimum required for Residential Household Living in Table 17C.230.130-1.~~
- ~~2. On a lot farther than one thousand three hundred twenty feet of a CC, CA, or DT zone or CC3 zoning overlay, the minimum number of off-street vehicle parking spaces required is thirty percent less than the minimum required for Residential Household Living in Table 17C.230.130-1.~~
- ~~F. Parking is not required for residential development on sites located within one-half mile of a transit stop.~~

<p>TABLE 17C.230.130-1 PARKING SPACES BY USE [1] (Refer to Table 17C.230.120-1 for Parking Space Standards by Zone) CU = Conditional Use</p>
<p>RESIDENTIAL CATEGORIES</p>

USE CATEGORIES	SPECIFIC USES	MINIMUM PARKING	MAXIMUM PARKING
Group Living	-	None	None
Residential Household Living	-	None	None

COMMERCIAL CATEGORIES

USE CATEGORIES	SPECIFIC USES	MINIMUM PARKING	MAXIMUM PARKING
Adult Business	-	None	1 per 200 sq. ft. of floor area
Commercial Outdoor Recreation	-	None	30 per acre of site
Commercial Parking	-	Not applicable	None
Drive-through Facility	-	Not applicable	None
Major Event Entertainment	-	None	1 per 5 seats or per CU review
Office	General Office	None	1 per 200 sq. ft. of floor area
	Medical/Dental Office	None	1 per 200 sq. ft. of floor area
Quick Vehicle Servicing	-	None	1 per 200 sq. ft. of floor area
Retail Sales and Service	Retail, Personal Service, Repair-oriented	None	1 per 200 sq. ft. of floor area
	Restaurants and Bars	None	1 per 60 sq. ft. of floor area
	Health Clubs, Gyms, Lodges, Meeting Rooms and similar	None	1 per 180 sq. ft. of floor area

	continuous entertainment, such as Arcades and Bowling Alleys		
	Temporary Lodging	None	1.5 per rentable room; for associated uses such as Restaurants, see above
	Theaters	None	1 per 2.7 seats or 1 per 4 feet of bench area
	Retail sales and services of large items, such as appliances, furniture and equipment	None	1 per 200 sq. ft. of floor area
Mini-storage Facilities	-	None	Same as Warehouse and Freight Movement
Vehicle Repair	-	None	1 per 200 sq. ft. of floor area

INDUSTRIAL CATEGORIES

USE CATEGORIES	SPECIFIC USES	MINIMUM PARKING	MAXIMUM PARKING
Industrial Services, Railroad Yards, Wholesale Sales	-	None	1 per 200 sq. ft. of floor area
Manufacturing and Production	-	None	1 per 200 sq. ft. of floor area
Warehouse and Freight Movement	-	None	1 per 200 sq. ft. of floor area
Waste-related	-	Per CU review	Per CU review

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

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

))

Section 18. That Section 17C.230.140 SMC is amended to read as follows:

Section 17C.230.140 Development Standards

A. Purpose.

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

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

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

C. Improvements.

1. Paving.

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

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

The applicant shall be required to prove that the alternative surfacing provides results equivalent to paving. ~~((If, after construction, the City determines that the~~

~~alternative is not providing the results equivalent to paving or is not complying with the standards of approval, paving shall be required.))~~

2. Striping.

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

3. Protective Curbs Around Landscaping.

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

D. Stormwater Management.

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

E. Parking Area Layout.

1. Access to Parking Spaces.

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

2. Parking Space and Aisle Dimensions.

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

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

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

3. Parking for Disabled Persons.

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

- a. Dimensions of disabled person parking spaces and access aisles.
- b. The minimum number of disabled person parking spaces required.
- c. Location of disabled person parking spaces and circulation routes.
- d. Curb cuts and ramps including slope, width and location; and
- e. Signage and pavement markings.

4. A portion of a standard parking space may be landscaped instead of paved, as follows:

- a. The landscaped area may be up to two feet of the front of the space as measured from a line parallel to the direction of the bumper of a vehicle using the space, as shown in Figure ~~((17C.230-3))~~ 17C.230.140-1. Any vehicle overhang must be free from interference from sidewalks, landscaping, or other required elements.

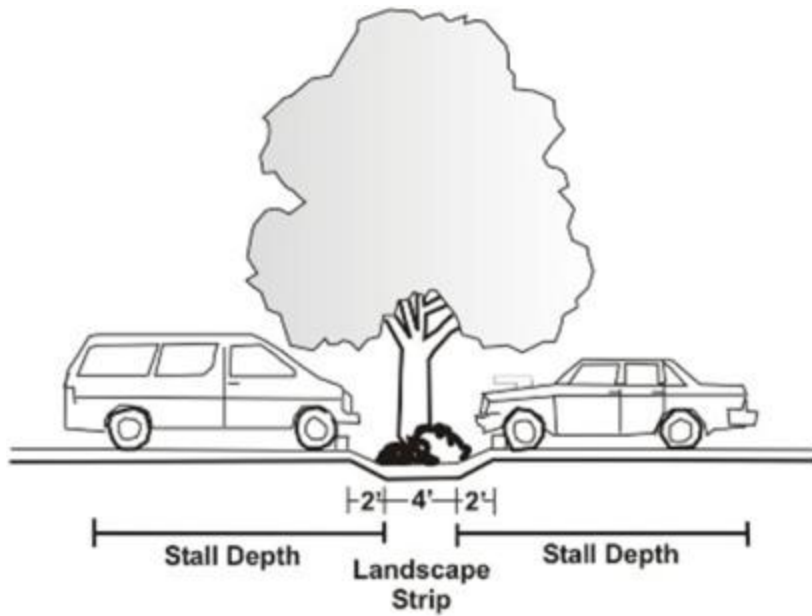


Figure 17C.230-3 Landscaped area at front of parking space
Note: Remove image and replace with the one below.

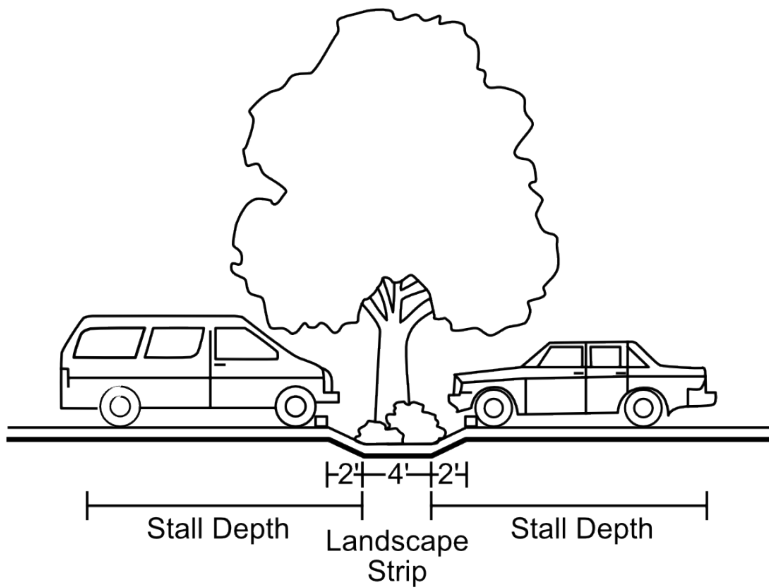


Figure 17C.230-3 Landscaped area at front of parking space

Note: Insert above image.

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

5. Engineering Services Department Review.

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

((

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

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

))

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

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

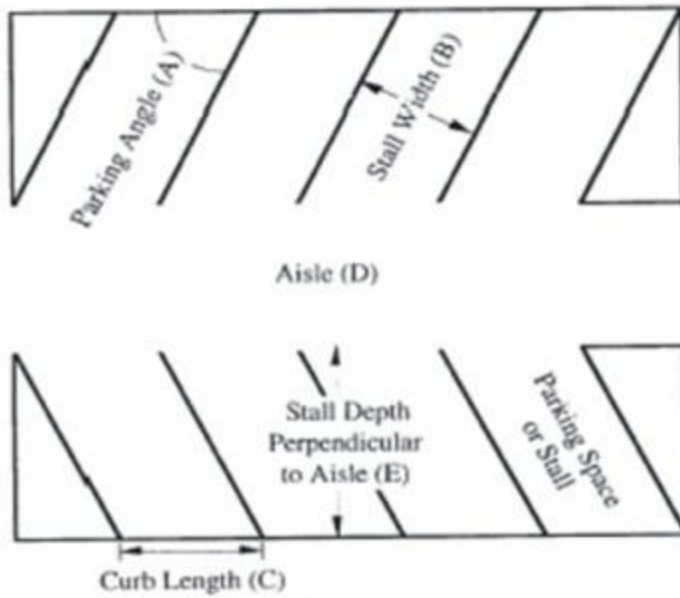


Figure 17C.230-4 Parking Dimension Factors

Note: Remove above graphic and replace with the one below.

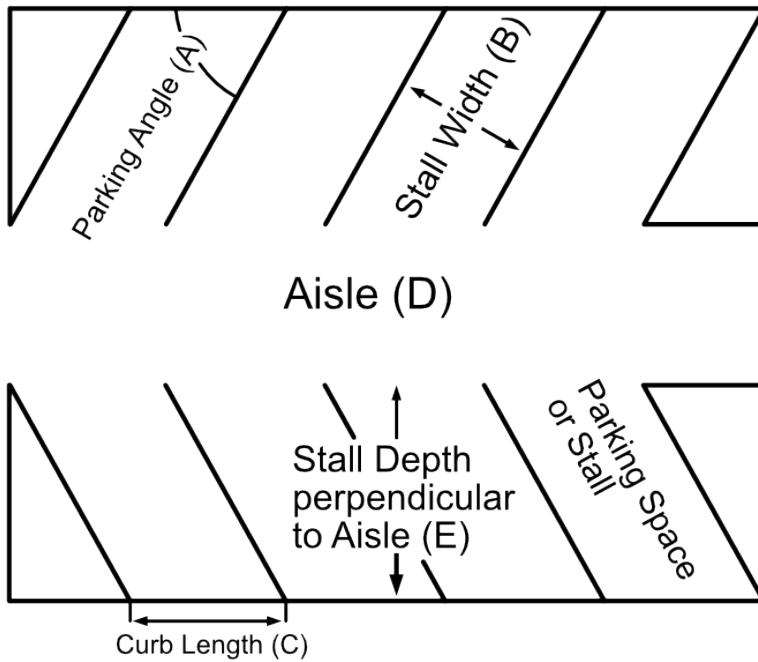
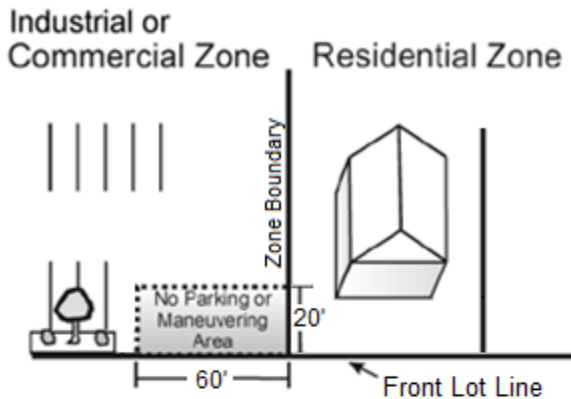


Figure 17C.230-4 Parking Dimension Factors

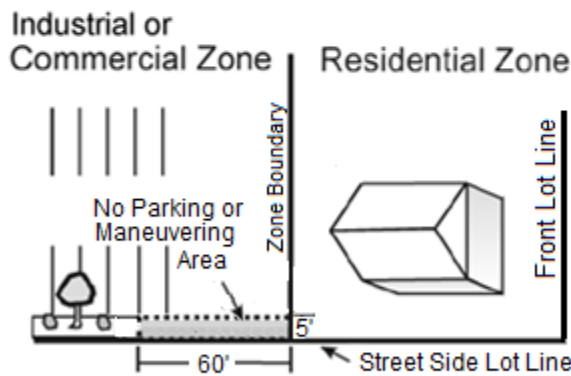
Note: Insert above graphic.

F. Parking Area Setbacks and Landscaping.

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



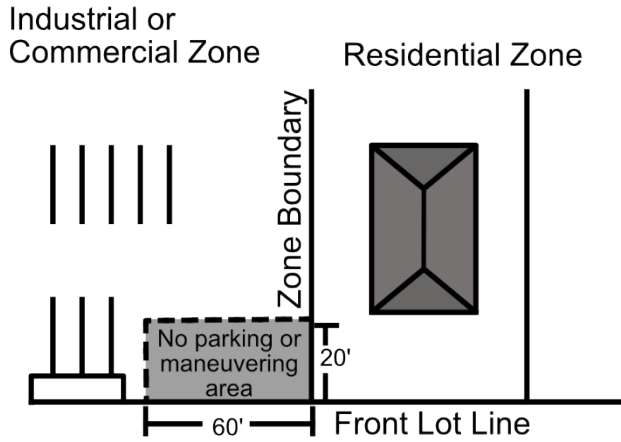
A. Setback adjacent to front lot line.



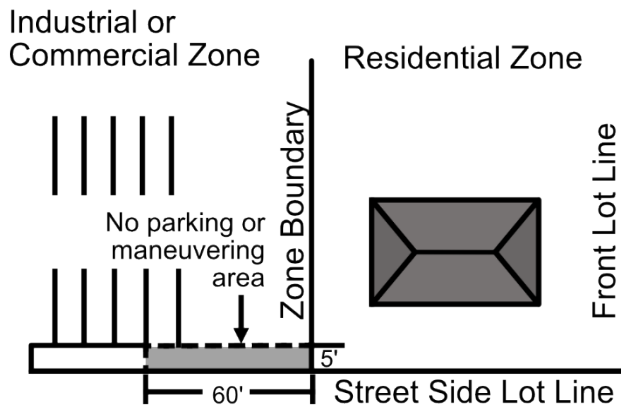
B. Setback adjacent to street side lot line.

Figure 17C.230-5 Parking Area Setback

Note: Remove above graphic and replace with the one below.



A. Setback adjacent to front lot line



B. Setback adjacent to street lot line.

Figure 17C.230-5 Parking Area Setback

Note: Insert above graphic.

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

Section 19. That Section 17G.080.040 SMC is amended to read as follows:

Section 17G.080.040 Short Subdivisions

- A. Predevelopment Meeting

A predevelopment meeting is recommended (~~((for all other proposals))~~) for new short subdivisions prior to submittal of the application. The purpose of a predevelopment meeting is to acquaint the applicant with the applicable provisions of this chapter, minimum submission requirements and other plans or regulations, which may impact the proposal.

B. Preliminary Short Plat Application and Map Requirements

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

- a. The general application.
- b. The supplemental application.
- c. The environmental checklist, if required under chapter 17E.050 SMC.
- d. Title report no older than thirty days from issuance from the title company.
- e. The filing fees as required under chapter 8.02 SMC.
- f. (~~((The required number of documents, plans or maps))~~) One electronic copy of the proposed preliminary plat map drawn to a minimum scale of one-inch equals one hundred feet (~~((, on a sheet twenty-four by thirty-six inches, as set forth in the application checklist))~~).
- g. A written narrative identifying consistency with the applicable policies, regulations and criteria for approval of the permit requested; and
- h. Additional application information which may be requested by the permitting department and may include, but is not limited to, the following: geotechnical studies, hydrologic studies, critical area studies, noise studies, air quality studies, visual analysis and transportation impact studies.
- i. One copy of the predevelopment conference notes (if applicable); and
- j. One copy of the notification district map, if required.

2. Contents of Preliminary Short Plat Map

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

- a. Plat name and the name of any subdivision to be replatted.
- b. The name, mailing address and phone number of the owner and the person with whom official contact should be made regarding the application.
- c. Surveyor's name, mailing address, and phone number.
- d. Legal description.
- e. Section, township, and ~~((rang))~~ range
- f. Vicinity map.
- g. North arrow, scale and date.
- h. Datum plane.
- i. Acreage.
- j. Number of lots, proposed density, and number of housing units.
- k. Zoning designation.
- l. The boundary lines of the proposed subdivision.
- m. City limits and section lines.
- n. Park or open space (if proposed).
- o. Existing topography at two-foot maximum interval.
- p. The boundaries and approximate dimensions of all blocks and lots, along with the following information:
 - i. the numbers proposed to be assigned each lot and block;
 - ii. the dimensions, square footage, and acreage of all proposed lots and tracts; and
 - iii. for residential lots zoned R1 or R2, the ~~((proposed Middle Housing types, included single-unit detached houses, and))~~ total number of proposed units on ~~((all))~~ each proposed ~~((lots))~~ lot.
- q. Proposed names of streets.
- r. The location and widths of streets, alleys, rights-of-way, easements (both public and private), turn around and emergency access, parks and open spaces.
- s. Conditions of adjacent property, platted or unplatted, and if platted, giving the name of the subdivision. If the proposed short plat is the subdivision of a portion of an existing plat, the approximate lines of the existing plat are to be shown along with any and all recorded covenants and easement
- t. The names and address of the record owners and taxpayers of each parcel adjoining the subdivision.
- u. Indicate any street grades in excess of eight percent.
- v. The location and, where ascertainable, sizes of all permanent buildings, wells, wellhead protection areas, sewage disposal systems, water courses, bodies of water, flood zones, culverts,

bridges, structures, overhead and underground utilities, railroad lines, and other features existing upon, over or under the land proposed to be subdivided, and identifying any which are to be retained or removed.

- w. Proposed one-foot strips for right-of-way conveyed to the City, in cases where a proposed public street or alley abuts unplatted land.
- x. If a body of water forms the boundary of the plat, the ordinary high water mark as defined in chapter 90.58 RCW.
- y. Critical areas as defined in chapters 17E.020, 17E.030, 17E.070 and 17G.030 SMC.
- z. Significant historic, cultural or archaeological resources; and
- aa. If the proposal is located in an irrigation district, the irrigation district name.

C. Review of Preliminary Short Plat

1. The application shall be reviewed in accordance with the procedures set forth in chapter 17G.061 SMC for a Type II application, except an application that meets the requirements for minor engineering review as provided in subsection (2) of this section shall be excluded from the public notice requirements contained in SMC 17G.06210 and public comment period under SMC 17G.061.220.
2. Minor Engineering Review.
 - a. A preliminary short plat application may qualify for a Minor Engineering Review if it meets all of the following conditions:
 - i. The application is categorically exempt from chapter 43.21C RCW (SEPA);
 - ii. There is direct water and sewer main lot frontage on an existing and improved public right-of-way;
 - iii. No extensions of public water, sewer, or other utility services will be needed;
 - iv. No public easements for water, sewer, or other utility service exists on the lot;
 - v. The lot is not situated in a Special Drainage District as defined in SMC 17D.060.130; and
 - vi. Public utility mains do not exist on the lot.
 - b. The City Engineer is authorized to (~~waiver~~) waive conditions ii through vi of (~~the subsection~~) subsection (a) if the application substantially meets the intent of the Minor Engineering Review.

D. Public Notice And Public Comment.

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

1. Exceptions.

- a. A short plat that meets the requirements of Minor Engineering Review as provided in subsection (C)(2) of this section shall not require a notice of application.
- b. A short plat that is categorically exempt from SEPA and results in four or fewer lots shall not require a posted or signed notice of application.

E. Preliminary Short Plat Approval Criteria.

Prior to approval of a short plat application, the director shall find the application to be in the public use and interest, conform to applicable land use controls and the comprehensive plan of the City, and the approval criteria set forth in chapter 17G.061 SMC. The director has the authority to approve or disapprove a proposed preliminary short plat under the provisions of this chapter, subject to appeal as provided in chapters 17F.050 and 17G.061 SMC.

F. Final Short Plat Review Procedure

1. The subdivider shall submit to the director for review the following:

- a. A final short plat, prepared by a registered land surveyor licensed in the state of Washington, consistent with the approved preliminary short plat.
- b. A title report less than thirty days old confirming that the title of the lands as described and shown on said plat is in the name of the owners signing the certificate or instrument of dedication.
- c. Covenants, conditions and restrictions, if applicable; and
- d. Fees pursuant to chapter 8.02 SMC.

2. Within thirty days, unless the applicant has consented to a longer period of time, of receipt of a proposed final short plat, the director shall review the plat for conformance with all conditions of the preliminary short plat approval, the requirements of this chapter and that arrangements have

been made to insure the construction of required improvements. If all such conditions are met, the director shall approve the final short plat and authorize the recording of the plat. If all conditions are not met, the director shall provide the applicant in writing a statement of the necessary changes to bring the final short plat into conformance with the conditions.

- a. If the final short plat is required to be resubmitted, the subdivider is required to provide the following:
 - b. A cover letter addressing the corrections, additions or modifications required.
 - c. Title report no older than thirty days from issuance of a title company conforming that the title of the lands as described and shown on said plat is in the name of the owners signing the certificate or instrument of dedication; and
 - d. The required number of copies of the corrected final short plat map.
3. If the final short plat is approved, the surveyor causes the plat to be signed by the Spokane county treasurer and file of record with the Spokane county auditor. The surveyor is required to file the appropriate number of mylar and bond copies of the recorded short plat with the director.

G. Final Short Plat Map Requirements

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

1. A final short plat shall contain all the information required of the preliminary plat, except the following:
 - a. Show existing buildings.
 - b. Show existing utility lines and underground structures.
 - c. Show the topographical elevations; or
 - d. Contain the names and addresses of adjoining landowners.
2. The final short plat shall include the following:
 - a. Surveyor's certificate, stamp, date and signature, as follows:
The following land surveyor's certificate to be shown on each sheet of the plat: "I, _____ registered land surveyor, hereby certify the plat of _____, as shown hereon, is based upon

actual field survey of the land described and that all angles, distances, and courses are correctly shown and that all non fronting lot corners are set as shown on the plat. Monuments and fronting lot corners shall be set upon completion of the utility and street improvements.

Signed _____(Seal)"

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

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

City of Spokane Treasurer"

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

City of Spokane Treasurer"

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

City of Spokane Treasurer"

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

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

City of Spokane Planning Director”

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

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

City of Spokane Engineer”

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

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

Spokane County Treasurer”

- f. The certification by the Spokane county auditor on each page of the final short plat including the time, date, book and page number of the recording of the final mylar.
- g. Signature of every owner certifying that:
- i. the plat is made with the free consent and in accordance with the desires of the owners of the land;
 - ii. the plat is made with the free consent and in accordance with the desires of the owners of the land;
 - iii. the owners are the owners of the property and the only parties having interest in the land and is not encumbered by any delinquent taxes or assessments;
 - iv. the owners adopt the plan of lots, blocks and streets shown;
 - v. owner dedicates to the City and the City’s permittees the easements shown for utilities and cable television purposes;
 - vi. owner dedicates to the City the streets, alleys and other public places, including slope and construction easements and waives all claims for damages against any governmental authority including, without limitation, the City which may be occasioned to the adjacent land by the establishment,

- construction, drainage and maintenance of any public way so dedicated; and
- vii. owner conveys to the City as general City property the buffer strips adjoining unplatted property.

h. The drawing shall:

- i. be a legibly drawn, printed or reproduced permanent map;
- ii. if more than one sheet is required, each sheet shall show sheet numbers for the total sheets;
- iii. have margins that comply with the standards of the Spokane county auditor;
- iv. show in dashed lines the existing plat being replatted, if applicable;
- v. show monuments in accordance with SMC 17G.080.020(H)(1);
- vi. include any other information required by the conditions of approval; and
- vii. include any special statements of approval required from governmental agencies, including those pertaining to flood hazard areas, shorelines, critical areas and connections to adjacent state highways.

H. Filing.

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

I. Redivision.

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

Section 20. That Section 17G.080.065 SMC is amended to read as follows:

Section 17G.080.065 Unit Lot Subdivisions

A. Purpose.

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

B. Applicability.

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

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

C. Application Procedure.

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

D. General Regulations.

1. ~~((A unit lot subdivision shall meet development standards applicable to the parent lot's zoning, including but not limited to))~~ The parent site as a whole shall meet all applicable development standards with respect to its surroundings, including but not limited to:
 - a. Setbacks;

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

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

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

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

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

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

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

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

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

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

E. Combining with Other Platting Types.

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

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

((E))E. Recording.

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

((F))G. Accessory Dwelling Units.

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

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

Passed the City Council _____

Council President

Attest:

Approved as to form:

City Clerk Assistant City Attorney

Mayor

Date

Effective Date: _____

Exhibit A

Plan Commission Findings of Fact, Conclusions, and Recommendations

Exhibit B
Planning Services Staff Report



STAFF REPORT

PLANNING AND ECONOMIC DEVELOPMENT SERVICES DEPARTMENT

To:	Plan Commission	
Subject:	BOH Follow Up Code Fixes	
Staff Contact:	Ryan Shea Planner II rshea@spokanecity.org	Spencer Gardner Planning Director sgardner@spokanecity.org
Report Date:	November 5, 2024	
Hearing Date:	November 13, 2024	
Recommendation:	Approval	

I. SUMMARY

The proposal amends 17A.020.060 "F" Definitions, 17C.111.205 Development Standards Tables, 17C.111.210 Density, 17C.111.220 Building Coverage and Impervious Coverage, 17C.111.235 Setbacks, 17C.111.310 Open Space, 17C.111.315 Entrances, 17C.111.320 Windows, 17C.111.325 Building Articulation, 17C.111.335 Parking Facilities, 17C.111.420 Open Spaces, 17C.111.450 Pitched Roofs, 17C.230.020 Vehicle Parking Summary Table, 17C.230.100 General Standards, 17C.230.110 Minimum Required Parking Spaces, 17C.230.120 Maximum Required Parking Spaces, 17C.230.130 Parking Exceptions, 17C.230.140 Development Standards, 17G.080.040 Short Subdivisions, and 17G.080.065 Unit Lot Subdivisions.

II. BACKGROUND

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

BOH was a major change to The City's zoning regulations. As staff have worked with developers and property owners to implement the new regulations, some areas have been identified that need clarification or further refinement. This is an expected aspect of adopting major changes to the development code.

These corrections are intended to fix errors, clarify, and create more flexibility within the Spokane Unified Development Code (Title 17).

III. PROCESS

DEVELOPMENT CODE AMENDMENT PROCEDURE

Article III Section 21, Amendments and Repeals, of the City of Spokane Charter provides for the ability of amendments of the Charter and Spokane Municipal Code through ordinances. Title 17 is known as the Unified Development Code (UDC) and is incorporated into the Spokane Municipal Code to implement the City's Comprehensive Plan, and by reference, the requirements of the Washington State Growth Management Act (GMA). Section [17G.025.010](#) establishes the procedure and decision criteria that the City uses to review and amend the UDC. The City may approve amendments to the UDC if it is found that a proposed amendment is consistent with the provisions of the Comprehensive Plan, and bears a substantial relation to public health, safety, welfare, and protection of the environment.

Role of the City Plan Commission

The proposed text amendments require a review process set forth in Section 17G.025.010(F) SMC. The Plan Commission is responsible for holding a public hearing and forwarding its findings, conclusions, and recommendations to the City

Council. Utilizing the decision criteria in 17G.025 SMC, the Plan Commission may recommend approval, modification, or denial of the proposal.

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

Role of City Council

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

COMMUNITY ENGAGEMENT

Plan Commission Workshops	August 28, 2024
	September 11, 2024
	October 9, 2024
	October 23, 2024
Project Webpage Goes Live	October 15, 2024
Project Posted in the City Gazette	October 16, 2024
SEPA Determination of Non-significance issued	October 29, 2024
Description of Project & Hearing in PlanSpokane Newsletter	November 7, 2024
Plan Commission Public Hearing	November 13, 2024

SEPA REVIEW

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

This proposal was properly noticed pursuant to Section 17G.025.010(E). See **Exhibit B** for the SEPA Determination of Non-significance issued on October 30, 2024 for the proposed code amendments.

COMMENTS RECEIVED

- No comments were received as of November 5, 2024. All comments received between November 5, 2024 and November 13, 2024 will be forwarded to the Plan Commission prior to their public hearing.

IV. ANALYSIS

PROPOSAL DESCRIPTION

The proposed amendments are described below.

- **17A.020.060 "F" Definitions**
 - Added definitions for “Front Facade” and “Side Street Façade” to establish consistent terminology throughout Title 17.
- **17C.111.205 Development Standards Tables**
 - Clarify that projects within RMF and RHD that are exempted from the requirements of the Spokane Regional Stormwater Manual should use the impervious coverage requirements of the R1 zone.
 - Rename "outdoor area" to "open space" because some types of qualifying open space can be indoor amenities.
 - Rename "common outdoor area" to "common open space."
- **17C.111.210 Density:**
 - Change density calculation to gross area rather than net area.
 - Specify that for subdivisions in R1 and R2 zones, one lot is counted as one dwelling unit. This clarifies how minimum density requirements are met during a land use action where building plans with a defined number of units may not exist.
 - Ensure that no matter what a density calculation says, a property is allowed to have a minimum of six units (ensures compliance with [HB 1110](#)).
 - Clarify that minimum density does not apply when new construction occurs on an existing lot. This helps provide leeway for existing lower density lots. Construction occurring brings them closer to compliance to minimum density.
 - Provide guidance for how to apply minimum density for subdivisions on a property with an existing structure.
 - Small changes describing how to calculate density, including providing example calculations.
 - Current code does not require critical areas be subtracted from density calculations and states that it “may” be removed. This was inadvertently changed in a previous draft. Reverted proposed language back to remain consistent with current code and Plan Commission’s recommendation to not require critical areas be deducted from the density calculation.
- **17C.111.220 Building Coverage and Impervious Coverage**
 - Removed outdated references to Floor Area Ratio (FAR) requirements.
- **17C.111.235 Setbacks**
 - Reinstate allowance for covered front porch to extend into front setback up to six feet. This was mistakenly removed during previous code changes.
- **17C.111.310 Open Space**
 - Rename from "Outdoor Areas" to "Open Space" because some types of qualifying open space may be indoor amenities.
 - Rename "common outdoor area" to "common open space."
 - Clarify that private open space must be met in whole. It can't be partially met with the remainder going to common open space.
 - Clarify how units whose open space is provided via common open space are identified.
 - Clarify how to count open space when multiple common open spaces are provided.
- **17C.111.315 Entrances**
 - Clarify that houses adjacent to a courtyard, common green, or other form of common open space can front onto the courtyard and are not required to face the street. This allows for more flexibility permitting cottage-housing style development where each unit is fronting a common courtyard.
- **17C.111.320 Windows**
 - Clarify that for living units attached to garages, the window requirement is only applicable to the part of the facade related to living unit (such as an ADU above a garage).
 - Clarify that window requirements don't apply to facades that are not visible from the street or 60' away from a street lot line. Add supporting graphics.

- Don't apply window requirements to garages. For some one-story home designs applying the garage to the window requirements was creating untenable situations where too many square feet of window was required and resulted in undesirable design alternatives.
- **17C.111.325 Building Articulation**
 - Clarify that attached houses are treated as a single building for this section. This helps prevent scenarios where attached homes separated by lot lines may have avoided these requirements.
 - Clarify exceptions for ADUs above a garage and for facades not visible from the street or 60' away from a street lot line. Add supporting graphics.
 - Adjust building modulation rules to be more flexible by:
 - increasing the width at which modulation is required (increase from 30' to 40')
 - allowing for bay windows or bump-outs to meet the requirement
 - allowing for a covered porch to meet the requirement
 - Adjust requirements for design features on long facades to be more flexible as follows:
 - increasing the width at which modulation is required (increase from 30' to 40')
 - clarify that the building modulation requirement can count towards the required design features
 - Provide specific examples to make requirements clearer.
 - Encourage consideration for incorporating historic features from nearby structures into new construction.
- **17C.111.335 Parking Facilities**
 - Clarify that garage opening requirements don't apply to facades that are not visible from the street or 60' away from a street lot line. Add supporting graphics.
 - Provide more flexibility through the following:
 - Exempting garages on corner lots that face the side street
 - Allowing a single-car garage to be even with the house instead of stepped back
 - Allowing a covered porch to count towards the step-back requirement for a garage
 - Exempting garages that are turned to face the side lot line as long as the facade meets other design standards (e.g. windows)
 - Clarifying that detached garages should not be located between the primary structure and the street, with exceptions provided for limited situations.
 - Provide limited exceptions for the 36' driveway approach separation requirement.
 - Add in exceptions to 50% garage rule allowing for multi-story narrow units with small garages on first floor per Plan Commission's recommendations.
- **17C.111.420 Open Spaces**
 - Fix inadvertent conflict in how to measure distance to a park. The measurement should occur from the property boundary.
- **17C.111.450 Pitched Roofs**
 - Repeal as it is undesirable to have this requirement be more burdensome on RMF/RHD development than what is allowed in R1/R2.
- **17C.230.020 Vehicle Parking Summary Table**
 - New table summarizing required/allowed parking amounts consistent with recent removal of all minimum parking requirements.
- **17C.230.100 General Standards**
 - Remove elements related to parking minimums per recent Council action to remove minimums.
 - Minor wording changes.
- **17C.230.110 Minimum Required Parking Spaces**
 - Remove current language and state no minimum spaces are required, consistent with recent removal of all minimum parking requirements.
- **17C.230.120 Maximum Required Parking Spaces**
 - Remove Table 17C.230.120-1 and relocate information to 17C.230.020.
- **17C.230.130 Parking Exceptions**
 - Remove Table 17C.230.130-1 and relocate information to 17C.230.020.
 - Remove elements related to parking minimums.
- **17C.230.140 Development Standards**
 - Remove language referring to City applying surfacing requirements retroactively
 - Remove Table 17C.230.140-1 and apply same dimensional requirements across all zones

- Clarify curbing requirements on private driveways to only apply adjacent to parking stalls and parking aisles
- Extend exceptions for marked parking for detached homes to apply to Middle Housing as well (per HB 1110 requirement to treat them equally)
- **17G.080.040 Short Subdivisions**
 - Clarifications to submittal requirements regarding electronic submittals.
 - Wording clarifications.
- **17G.080.065 Unit Lot Subdivisions**
 - Clarify parent site requirements.
 - Clarify that common space may be owned by an HOA that is larger than the Unit Lot portion of a development.
 - Clarify that an ADU lot may be created whether it is existing or planned.
 - Add section with requirements for combining a Unit Lot Subdivision with a regular long plat or short plat.
 - Clarify that parent sites within a larger plat are limited to 2 acres total.
 - Remove requirement for utility lines to branch from a common line.

IMPLEMENTATION OF COMPREHENSIVE PLAN GOALS AND POLICIES

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

17G.025.010(G) Approval criteria

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

Staff Analysis: The proposed amendments do not alter the outcomes of the Unified Development Code (UDC) and therefore remains consistent with the various comprehensive plan goals of managing land use in an efficient manner. Furthermore, clarifying or correcting errors in the UDC helps further goals of transparency in government.

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

Staff Analysis: The purpose of development regulations in the UDC is to provide a vehicle to implement the City's comprehensive plan, and by reference, the requirements of the Washington State Growth Management Act (GMA). The UDC includes community goals that bear a substantial relation to public health, safety, welfare, and protection of the environment and the proposed amendments to clarify or correct errors to the code language help further implement those goals.

V. DISCUSSION

The proposed text amendments clarify and correct errors within the UDC ensuring that the implementation and enforcement of the development regulations are more straightforward for City staff and provide additional flexibility for development. The amendments also provide clarity for applicants as to what is expected for land use and building applications.

VI. CONCLUSION

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

VII. STAFF RECOMMENDATION

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

Staff **recommends approval** of the requested text amendments to 17A.020.060 "F" Definitions, 17C.111.205 Development Standards Tables, 17C.111.210 Density, 17C.111.220 Building Coverage and Impervious Coverage, 17C.111.235 Setbacks, 17C.111.310 Open Space, 17C.111.315 Entrances, 17C.111.320 Windows, 17C.111.325 Building Articulation, 17C.111.335 Parking Facilities, 17C.111.420 Open Spaces, 17C.111.450 Pitched Roofs, 17C.230.020 Vehicle Parking Summary Table, 17C.230.100 General Standards, 17C.230.110 Minimum Required Parking Spaces, 17C.230.120 Maximum Required Parking Spaces, 17C.230.130 Parking Exceptions, 17C.230.140 Development Standards, 17G.080.040 Short Subdivisions, and 17G.080.065 Unit Lot Subdivisions.

VIII. LIST OF EXHIBITS

- A. Proposed text amendments
- B. Noticing Requirements
 - a. City Gazette Posting (10/16/24)
 - b. Signed SEPA Determination of Non-significance (10/29/24)
 - c. Newspaper Postings (10/30/24 & 11/06/24)

EXHIBIT A

Section 17A.020.060 “F” Definitions

A. Facade.

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

1. Front Facade.

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

2. Side Street Facade.

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

B. Facade Easement.

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

C. Facility and Service Provider.

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

D. Factory-built Structure.

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

E. Fair Market Value.

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

F. Fascia Sign.

See SMC 17C.240.015.

G. Feasible (Shoreline Master Program).

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

H. Feature.

To give special prominence to.

I. Feeder Bluff.

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

J. Fill.

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

K. Financial Guarantee.

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

L. Fish Habitat.

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

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

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

M. Fiveplex.

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

N. Flag.

See SMC 17C.240.015.

O. Float.

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

P. Flood Insurance Rate Map or FIRM.

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

Q. Flood Insurance Study (FIS).

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

R. Flood or Flooding.

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

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

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

S. Flood Elevation Study.

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

T. Flood Insurance Rate Map (FIRM).

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

U. Floodplain or Flood Prone Area.

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

V. Floodplain administrator.

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

W. Floodway.

1. As identified in the Shoreline Master Program:, the area that either:
 - a. The floodway is the area that either

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

X. Floor Area.

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

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

Y. Flood Proofing.

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

Z. Floor Area Ratio (FAR).

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

AA. Focused Growth Area.

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

AB. Fourplex.

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

AC. Frame Effect.

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

AD. Freestanding Sign.

See SMC 17C.240.015.

AE. Frontage.

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

AF. Functionally Dependent Water-Use.

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

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Section 17C.111.205 Development Standards Tables

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

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

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

Notes:

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

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

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

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

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

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

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

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

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

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

Maximum building height [2]	35 ft.	40 ft.	40 ft.	55 ft.	75 ft.
Minimum Setbacks					
Front [3]	15 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Interior side lot line - lot width 40 ft or less ((3))	3 ft.	3 ft.	3 ft.	3 ft.	3 ft.
Interior side lot line - lot width more than 40 ft [4] [5]	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.
Street side lot line – all lot widths	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.
Attached garage or carport entrance from street	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
Rear	25 ft.	15 ft.	15 ft.	10 ft.	10 ft.
ACCESSORY DWELLING UNITS					
Maximum building footprint for accessory dwelling unit - lot area 5,500 sq. ft. or less	1,100 sq. ft.	1,100 sq. ft.	1,100 sq. ft.	1,100 sq. ft.	1,100 sq. ft.
Maximum building footprint for accessory dwelling unit - lots larger than 5,500 sq. ft.	15%	15%	15%	15%	15%
Maximum building height	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.
Minimum side lot line setbacks [5] [6]	Same as Primary Structure				
Minimum rear setback with alley [4] [5] [6]	0 ft.	0 ft.	0 ft.	0 ft.	0 ft.
Minimum rear setback no alley	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.
OTHER ACCESSORY STRUCTURES					
Maximum lot coverage for accessory structures – lots 5,500 sq. ft. or less	20%	20%	20%	See Primary Structure	See Primary Structure
Maximum lot coverage for accessory structures – lots larger than 5,500 sq. ft.	20%	15%	15%	See Primary Structure	See Primary Structure
Maximum building height	30 ft.	20 ft.	20 ft.	35 ft.	35 ft.
Minimum side lot line setbacks [4] [5] [6]	Same as Primary Structure				
Minimum rear setback with alley	0 ft.	0 ft.	0 ft.	0 ft.	0 ft.
Minimum rear setback no alley	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.
OPEN SPACE [7]					
Minimum open space per unit [8]	250 sq. ft.	250 sq. ft.	250 sq. ft.	Studio: 48 sq. ft. per unit	Studio: 48 sq. ft. per unit

				1- bedroom: 75 sq. ft. per unit	1- bedroom: 75 sq. ft. per unit
				2+ bedrooms: 150 sq. ft. per unit	2+ bedrooms: 100 sq. ft. per unit
					Sites 20,000 sq. ft. or less: 36 sq. ft. per unit
Minimum common open space per unit as a substitute for private area - first six units	200 sq. ft.	200 sq. ft.	200 sq. ft.	Studio: 48 sq. ft. per unit	Studio: 48 sq. ft. per unit
				1- bedroom: 75 sq. ft. per unit	1- bedroom: 75 sq. ft. per unit
				2+ bedrooms: 150 sq. ft. per unit	2+ bedrooms: 100 sq. ft. per unit
					Sites 20,000 sq. ft. or less: 36 sq. ft. per unit
Minimum common open space per unit as a substitute for private area - all units after six	150 sq. ft.	150 sq. ft.	150 sq. ft.	Studio: 36 sq. ft. per unit	Studio: 36 sq. ft. per unit

				1- bedroom: 48 sq. ft. per unit	1- bedroom: 48 sq. ft. per unit
				2+ bedrooms: 48 sq. ft. per unit	2+ bedrooms: 48 sq. ft. per unit
					Sites 20,000 sq. ft. or less: 25 sq. ft. per unit

Notes:

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

[2] Base zone height may be modified according to SMC 17C.111.230, Height.

[3] Certain elements such as covered porches may extend into the front setback. See SMC 17C.111.235, Setbacks.

[4] There is an additional angled setback from the interior side lot line. Refer to SMC 17C.111.230(C) and 17C.111.235(E) for more detail.

[5] Setbacks for a detached accessory structure and a covered accessory structure may be reduced to zero feet with a signed waiver from the neighboring property owner as specified in SMC 17C.111.240(C).

[6] Accessory structures may be subject to an additional side setback adjacent to streets as specified in 17C.111.240(C)(5).

[7] Residential units with a continuous pedestrian route as defined in SMC Section 17C.111.420(B) from the property boundary to a public park within 800 feet shall have a minimum of not more than 36 square feet of open space per unit.

[8] Common open space may be substituted for private outdoor area according to SMC 17C.111.310.

TABLE 17C.111.205-3 DEVELOPMENT STANDARDS FOR PROPERTIES QUALIFYING FOR DEVELOPMENT BONUS [1] [2]					
	RA	R1	R2	RMF	RHD
LOT COVERAGE					
Maximum total building coverage	N/A	80%	90%	100%	100%
PRIMARY BUILDINGS					
Floor area ratio	N/A	N/A	N/A	N/A	N/A

Maximum building footprint per primary building - lot area 7,000 sq. ft. or less	N/A	2,450 sq. ft.	2,450 sq. ft.	N/A	N/A
Maximum building footprint per primary building - lot area more than 7,000 sq. ft.	N/A	35%	35%	N/A	N/A
Notes:					
[1] Standards not addressed in this table are consistent with the general standards in Tables 17C.111.205-1 and 17C.111.205-2.					
[2] Criteria to qualify for Development Bonuses is outlined in SMC 17C.111.225.					

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Section 17C.111.210 Density

A. Purpose.

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

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

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

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

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

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

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

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

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

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

~~E. Transfer of Density.~~

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

D. Critical Areas May Be Subtracted.

Land within a critical area (see definitions under chapter 17A.020 SMC) may be, but is not required to be, subtracted from the calculation of density.

E. Right-of-Way May Be Subtracted.

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

F. Numbers Rounded Up.

When the calculation of density results in a fraction, the density allowed or required is rounded up to the next whole number. For example, when a calculation results in 4.35 units, the number is rounded up to five units.

G. Formula.

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

Square footage of site, less any land within a critical area or dedicated to right-of-way, divided by the square footage of one acre (43,560 square feet), multiplied by the density number from Table 17C.111.205-1 equals maximum number of units allowed or minimum number of units required.

Example of determining the minimum number of units with a minimum density of 4 units/acre on a 135,036 square foot (3.1 acre) site:
(135,036 square ft / 43,560 square ft/acre) * 4 units/acre = 12.4 units
(rounded up to 13 units)

Example of determining the maximum number of units with a maximum density of 20 units/acre on a 112,400 square foot (2.58 acre) site encumbered by 21,780 square feet (0.5 acre) of Critical Areas (see Title 17E):
((112,400 square feet – 21,780 square feet) / 43,560 square ft/acre) * 20 units/acre = 41.6 units (rounded up to 42 units)

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

H. Land Division in R1 or R2 Zones.

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

I. Exceptions to Maximum Density Limits.

1. Development Less Than Two (2) Acres.

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

2. Middle Housing Allowance.

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

J. Exceptions to Minimum Density Requirements.

1. Construction on Existing Legal Lots.

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

2. Land Divisions with Existing Structures.

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

K. Nonconforming Situations.

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

~~(E)~~L. Transfer of Density.

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

M. Other Standards Apply.

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

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Section 17C.111.220 Building Coverage and Impervious Coverage

A. Purpose.

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

B. Building Coverage and Impervious Coverage Standards.

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

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

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

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

Section 17C.111.235 Setbacks

A. Purpose.

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

B. Applicability.

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

C. Front, Side, and Rear Setbacks.

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

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

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

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

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

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

E. Angled Setbacks.

- 1. Purpose.

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

- 2. Applicability.

Angled setbacks apply in the R1 and R2 zones.

- 3. Angled Setback Implementation.

Buildings are subject to an angled setback plane as follows:

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

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

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

FIGURE 17C.110.235-A: Angled Setback Plane

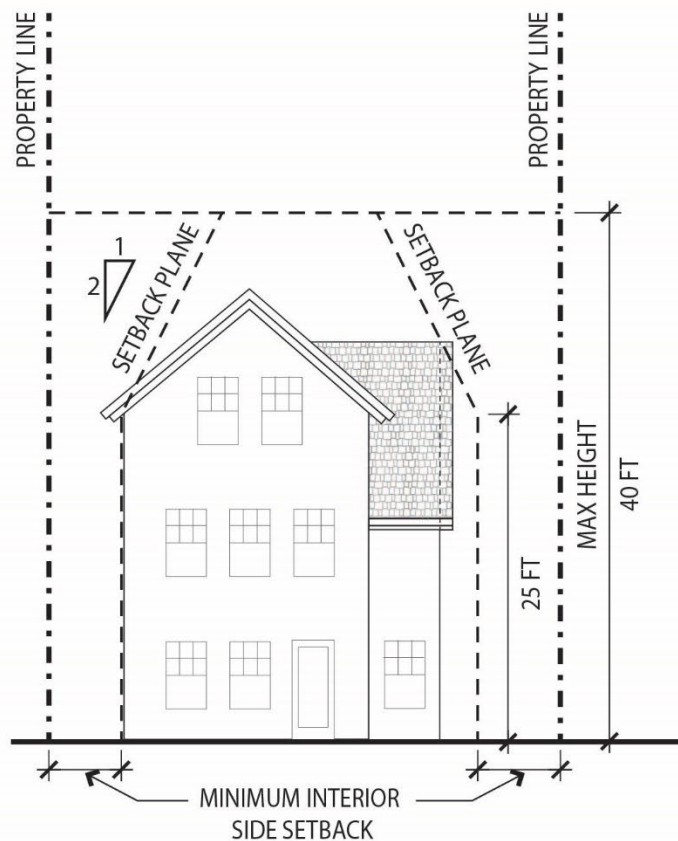


TABLE 17C.111.235-1 ROOF SETBACK FROM SIDE LOT LINE ON LOTS IN R1 and R2 ZONES LOT WIDTHS 40 FT. OR LESS	
Height	Setback
25 ft.	3 ft.
27 ft.	4 ft.
29 ft.	5 ft.
31 ft.	6 ft.
33 ft.	7 ft.
35 ft.	8 ft.
40 ft.	10.5 ft.
LOT WIDTHS MORE THAN 40 FT.	
Height	Setback
25 ft.	5 ft.
27 ft.	6 ft.
29 ft.	7 ft.
31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

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

A. Purpose.

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

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

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

d. In a development with multiple common open spaces, the calculation of square footage shall occur separately for each common open space based on the number of units associated with it. The reduction of square footage after six (6) units shall only apply if that common open space has more than six (6) associated units. (R)

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

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

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

Section 17C.111.315 Entrances

A. Purpose.

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

B. Applicability.

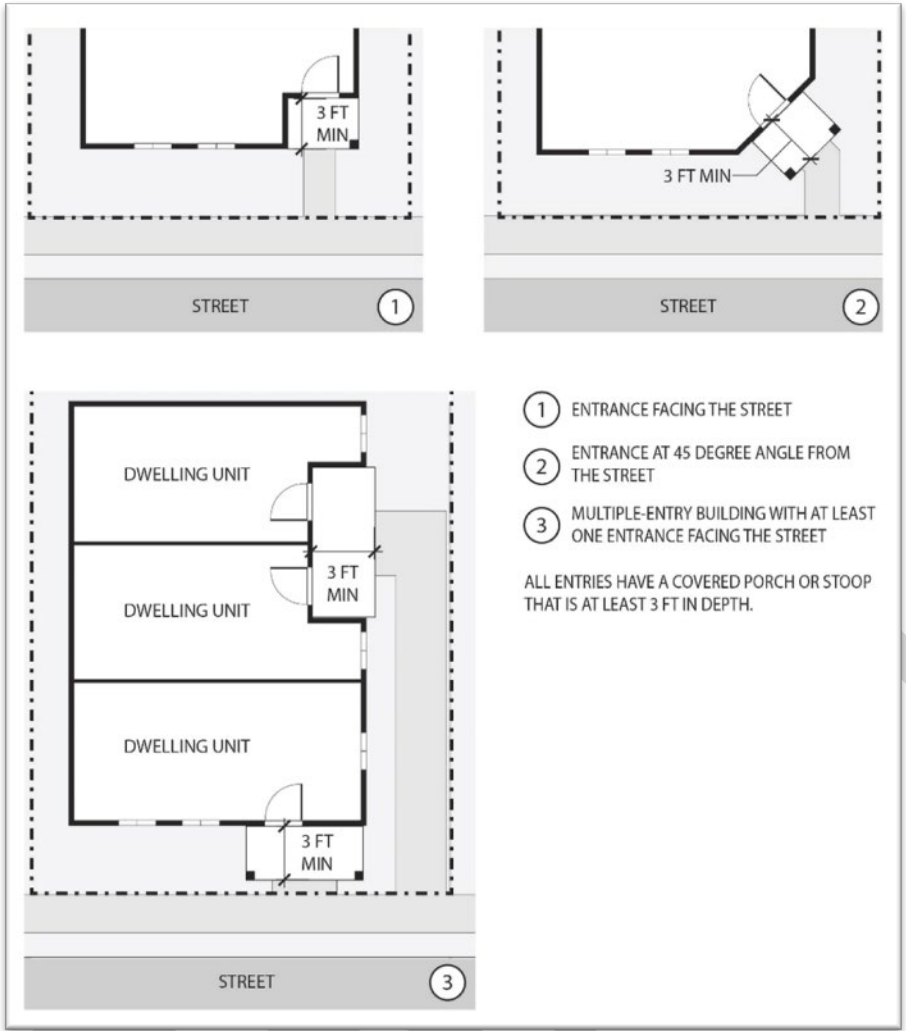
The following standards apply to all building facades that face a public or private street, except those that are separated from the street by another building.

C. Entrances Implementation.

See Figure 17C.111.315-A.

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

Figure 17C.111.315-A. Building Entrances



Section 17C.111.320 Windows

A. Purpose.

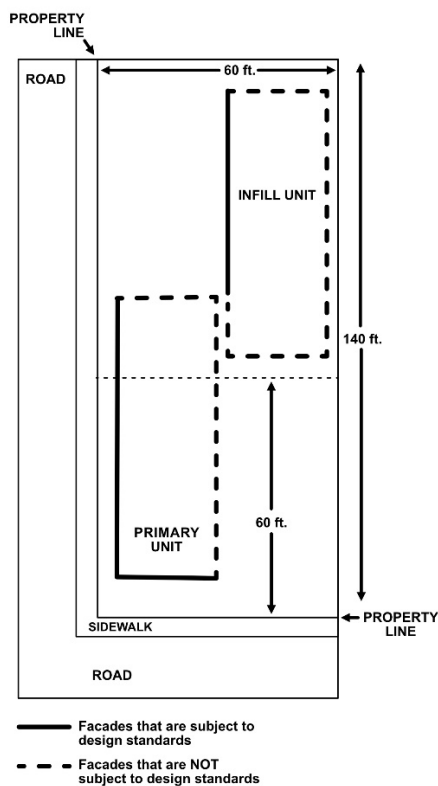
To maintain a lively and active street face while increasing safety and general visibility to the public realm.

B. Applicability.

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

1. When a façade or portion of the façade is not visible from a public or private street or further than 60' away from a street lot line. See Figure 17C.111.320-A.
2. For garages attached to living units, this section does not apply to the portion of the facade associated with the garage.

Figure 17C.111.320-A. Façade Exemption

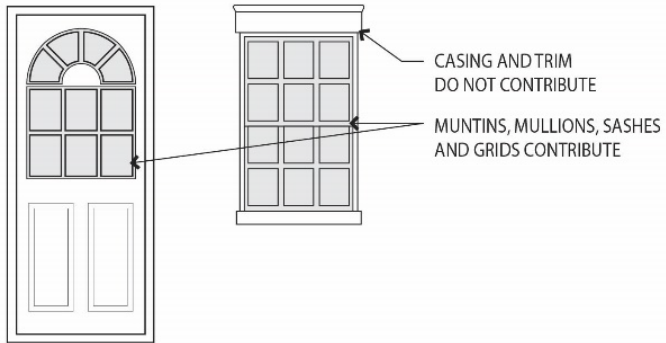
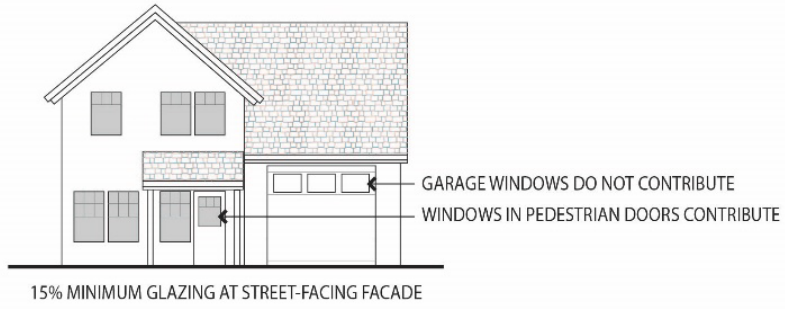


C. Windows Implementation.

See Figure 17C.111.320-((A))B.

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

Figure 17C.111.320-((A))B. Window Coverage



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Section 17C.111.325 Building Articulation

A. Purpose.

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

B. Applicability.

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

1. Attached Housing.

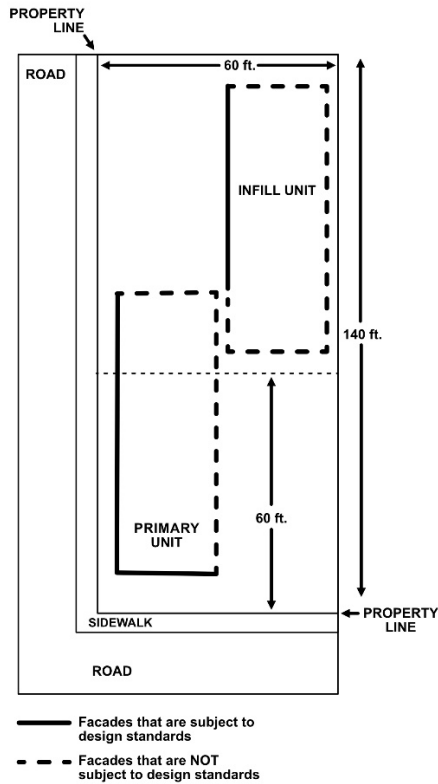
These standards apply to facades of attached housing. For purposes of this section, a grouping of attached houses shall be considered as a single building.

2. Exceptions.

a. These standards do not apply when a façade or portion of façade is not visible from a public or private street or further than 60' away from a street lot line. See Figure 17C.111.325-A.

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

Figure 17C.111.325-A. Façade Exemption.



C. Building Articulation Implementation.

1. ~~((Buildings must))~~ Street-facing Facades shall be modulated along the street at least every ((thirty)) forty feet. ((Building modulations must step the building wall back or forward at least four feet. See Figure 17C.11325-A. (R)) Building modulations may be achieved in any one of the following ways. (R)
 - a. A step back or forward in the building wall of at least four feet. See Figure 17C.111.325-B.
 - b. For facades no more than two stories high, a bay window or cantilevered bump-out at least four feet (4') wide and two feet (2') deep on the ground floor.
 - c. A cantilevered bump-out at least four feet (4') wide and two feet (2') deep that extends vertically the entire height of the facade.
 - d. A covered porch at least ten feet (10') wide and six feet (6') deep.
2. The scale of buildings ~~((must))~~ shall be moderated to create a human scale streetscape by including vertical and horizontal delineation as expressed by bays, belt lines, doors, or windows. (P)

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

a. Design Features.

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

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

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

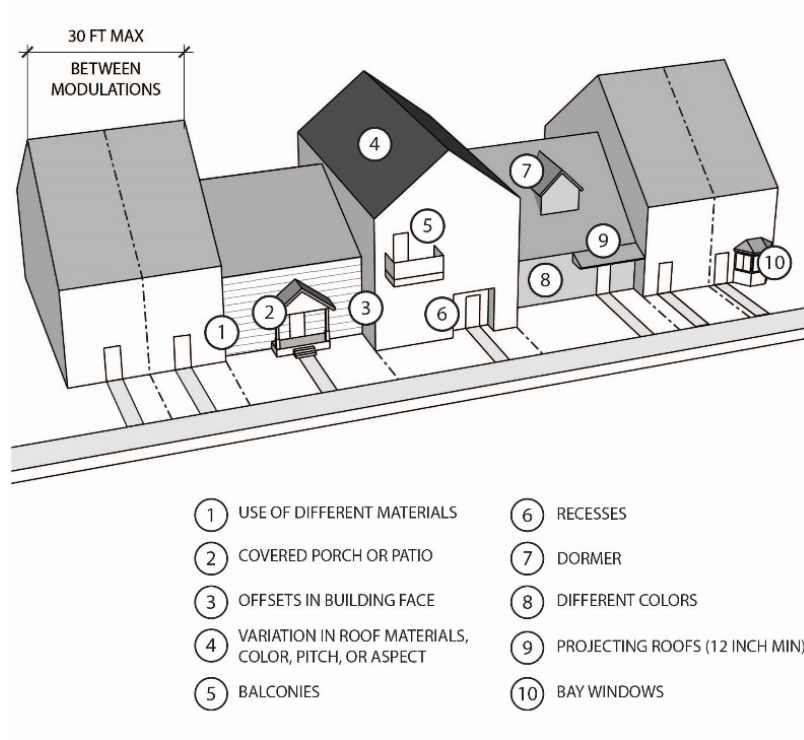


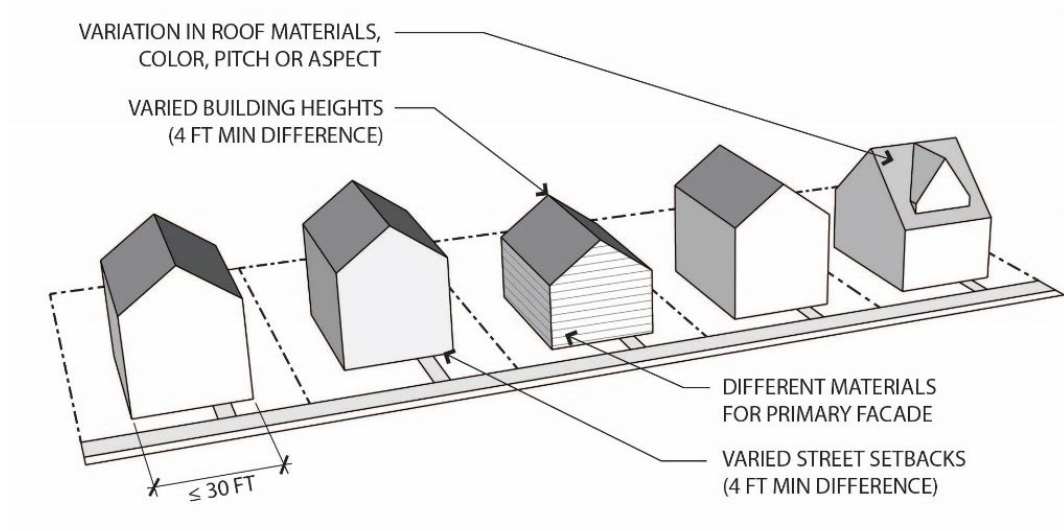
TABLE 17C.111.325-1 BUILDING ARTICULATION EXAMPLES	
<u>Street-Facing Facade Width</u>	<u>Requirements</u>
<u>35 feet</u>	<u>No modulation required</u> <u>No design features required from subsection (3)(a)</u>
<u>40 feet</u>	<u>Modulation required</u> <u>No additional design features required from subsection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

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

~~a.—Street setbacks that differ by at least four feet.~~

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

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



Note: Graphic to be removed

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

D. Consideration for Historic Features.

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

Section 17C.111.335 Parking Facilities

A. Purpose.

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

B. Definitions.

1. Primary Street-Facing Facade.

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

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

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

~~((B))~~C. Parking Facilities Implementation.

~~((1. The combined width of all garage doors facing the street may be up to fifty percent of the length of the street facing building facade. For attached housing, this standard applies to the combined length of the street-facing facades of all units. For all other lots and structures, the standards apply to the street-facing facade of each individual building. See Figure 17C.111.335-A. (R)))~~

1. Garage Opening Width.

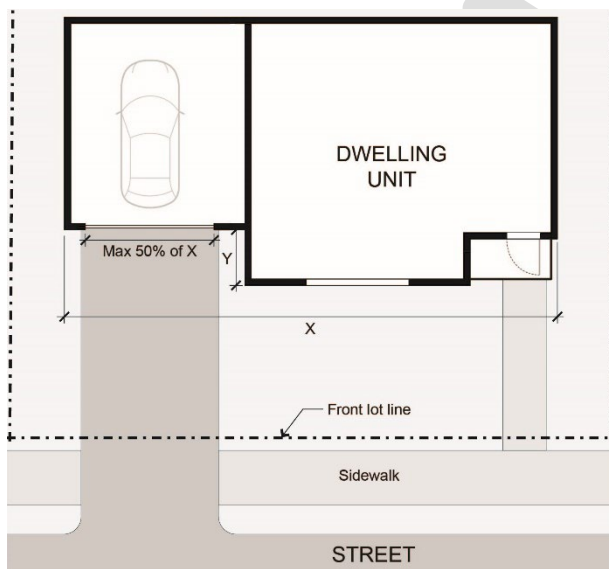
a. Width Limited.

Unless otherwise exempted within this subsection, the combined width of all garage door openings on the Front Facade shall not exceed fifty percent of the width of the Front Facade. For attached housing, this standard applies to the combined length of the Front Facades of all units. For all other lots and structures, the standards apply to the Front Facade of each individual building. See Figure 17C.111.335-A. (P)

b. Exemptions.

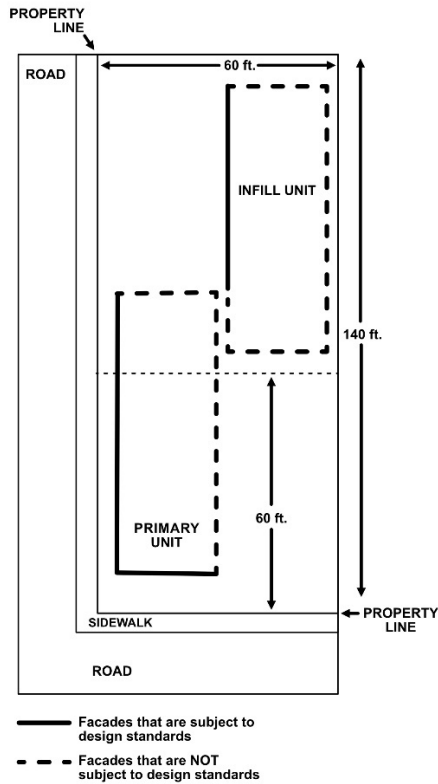
- i. The garage opening width standard does not apply to facades or portions of the facade that are not visible from a private or public street or further than sixty feet (60') away from a street lot line. See Figure 17C.111.335-B.
- ii. For attached housing units less than twenty feet (20') in width or for detached houses less than twenty feet (20') in width, a single opening of no more than ten feet (10') in width is permitted. Units meeting this exemption shall have enclosed living space above the first floor that is set back no further than the face of the garage and extends the entire width of the width of the unit.

Figure 17C.111.335-A. Garage Door Standard



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

Figure 17C.111.335-B. Façade Exemption.



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

2. Garage Wall Step Back.

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

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

ii. at least two feet (2') behind the front of a covered porch that is a minimum of six feet (6') in depth and spans at least half of the Front Facade. The covered porch shall have columns, railing, or other vertical elements along the front to visually establish the edge of the porch.

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

- c. A Front Facade for a garage with the opening facing the side lot line is not required to step back from the Primary Street-Facing Facade, but shall meet all other relevant design standards. (P)
- d. A grouping of attached housing units shall be considered a single building for purposes of these step back requirements.
- e. This standard does not apply to facades or portions of the façade that are not visible from a private or public street or further than 60' away from a street lot line.
- f. Waivers.

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

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

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

3. Access to Parking.

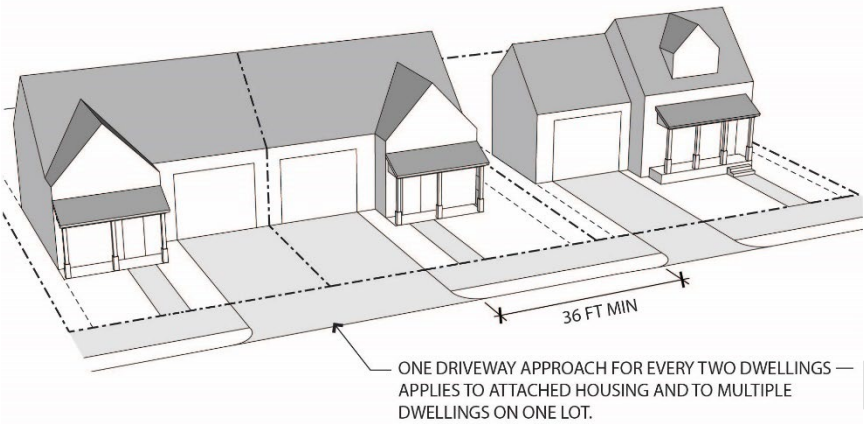
- a. Vehicular access to ~~((parking))~~ a parking area, garage, or carport shall occur only via an approved driveway approach from an alley, improved street, or easement ~~((is required if parking is required))~~ pursuant to chapter 17C.230 SMC Parking and Loading. (R)
- b. If the lot abuts a public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

- d. Where off-street parking is provided for attached housing or for two or more units on one lot, only one driveway approach and sidewalk crossing for each two dwellings may be permitted. See Figure 17C.111.335-~~((B))C~~. (R)
- e. Driveway approaches shall be separated by a minimum distance of 36 feet. The Planning Director ~~((will))~~ may grant an exception to this standard if ~~((the 36-foot separation from existing driveways on adjacent lots would preclude vehicular access to the subject lot))~~ one of the following conditions exist. See Figure 17C.111.335-~~((B))C~~. (R)
 - i. existing driveways on adjacent lots would preclude vehicular access to the subject lot; or
 - ii. existing topography makes shared driveway approaches infeasible; or
 - iii. development is proposed on a lot created prior to January 1, 2024 with insufficient frontage for the required separation; or
 - iv. the Planning Director determines that the conditions of the lot render an alternate form of access infeasible.
- 4. ~~((Parking structures,))~~Detached garages and detached carports~~((, and parking areas other than driveways))~~ shall not be located between the ~~((principal structure))~~ Front Facade and ~~((streets))~~ the street unless the Planning Director determines that one of the following conditions is met. (P)
 - a. The lot and primary structure existed prior to January 1, 2024 and are situated such that a garage or carport cannot reasonably be located to the side of or behind the primary structure; or
 - b. Existing topography does not permit the placement of a garage or carport to the side of or behind the proposed or existing primary structure; or
 - c. Placement of the garage or carport to the side of or behind the primary structure would create a safety hazard.

Upon meeting one of these conditions, the garage or carport shall follow all other design standards as practicable.
- 5. Parking areas shall not be located between the Front Facade and the street except for driveways that lead to an allowable vehicle parking facility. (R)

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

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



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Section 17C.111.420 Open Spaces

A. Purpose.

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

B. Open Spaces Implementation.

1. Minimum Required Space.

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

2. Private Open Space.

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

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

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

3. Common Open Space.

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

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

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

Section 17C.111.450 Pitched Roofs

[repealed]

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17C.230.020 Vehicle Parking Summary Table

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

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

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

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

INDUSTRIAL CATEGORIES

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

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

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

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

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

Section 17C.230.100 General Standards

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

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

~~((B.—Occupancy:~~

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

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

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

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

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

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

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

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

~~F. Stacked Parking.~~

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

~~G. On-Street Parking.~~

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

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

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

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Section 17C.230.110 Minimum Required Parking Spaces

~~((A.—Purpose.~~

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

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

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

~~2.—Joint Use Parking.~~

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

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

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

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

~~4. Existing Uses.~~

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

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

~~5. Change of Use.~~

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

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

~~6. Uses Not Mentioned.~~

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

~~C. Carpool Parking.~~

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

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

A. No Minimum Required.

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

B. Conditional Use.

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

Section 17C.230.120 Maximum Required Parking Spaces

A. Purpose.

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

B. Maximum Number of Parking Spaces Allowed.

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

1. Surface Parking.

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

2. Structure Parking.

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

((

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

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

))

Section 17C.230.130 Parking Exceptions

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

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

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

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

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

~~E. Attached Housing.~~

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

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

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

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

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

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

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

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

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Section 17C.230.140 Development Standards

A. Purpose.

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

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

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

C. Improvements.

1. Paving.

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

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

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

2. Striping.

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

3. Protective Curbs Around Landscaping.

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

D. Stormwater Management.

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

E. Parking Area Layout.

1. Access to Parking Spaces.

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

2. Parking Space and Aisle Dimensions.

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

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

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

3. Parking for Disabled Persons.

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

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

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

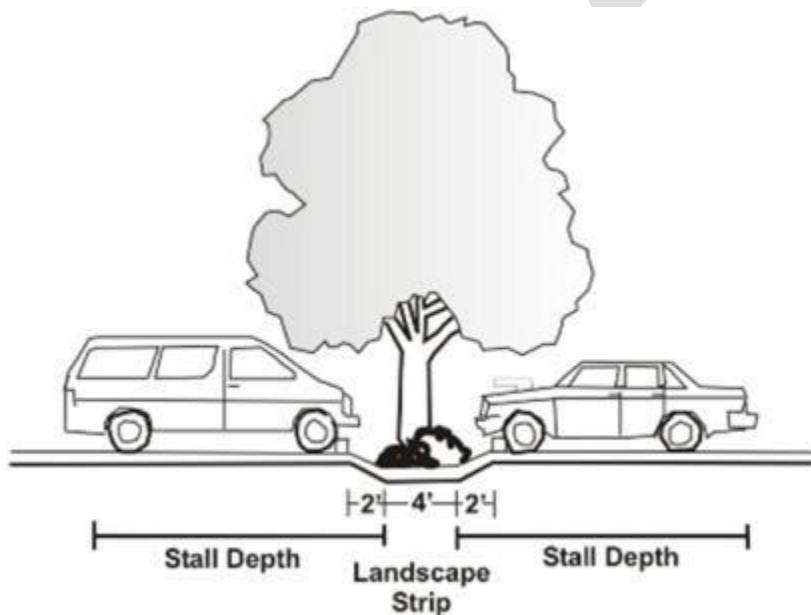


Figure 17C.230-3 Landscaped area at front of parking space

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

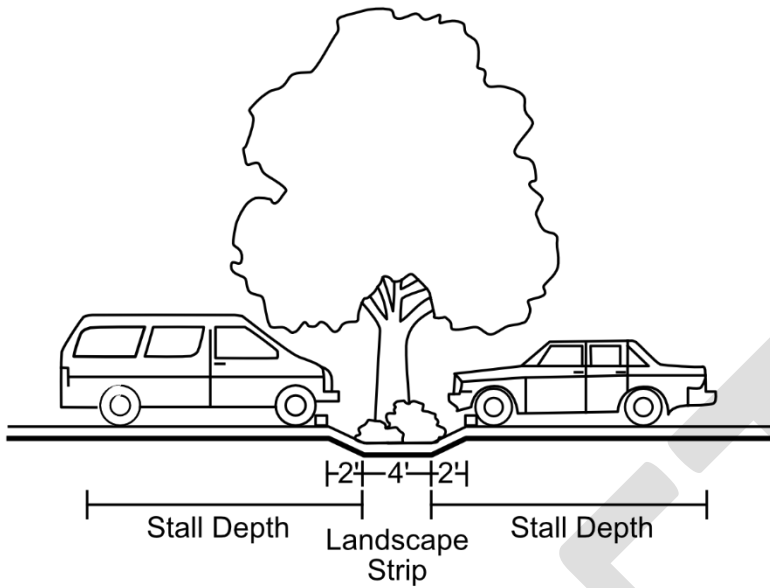


Figure 17C.230-3 Landscaped area at front of parking space

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

5. Engineering Services Department Review.

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

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

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

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

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

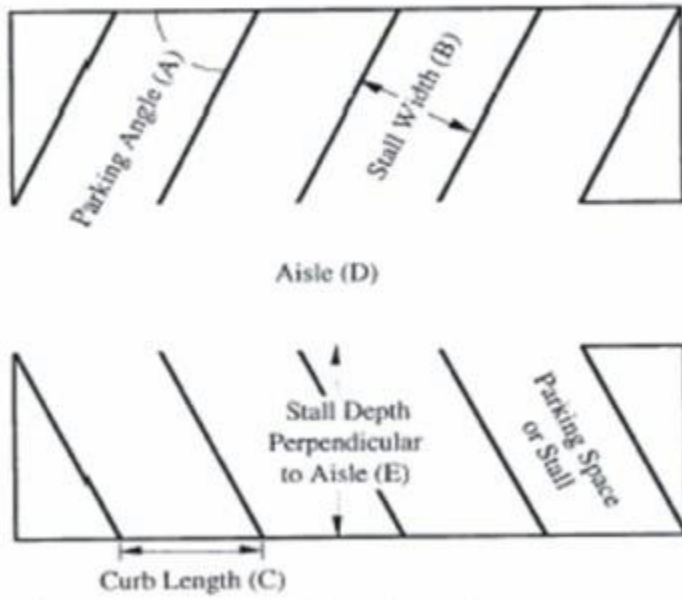


Figure 17C.230-4 Parking Dimension Factors

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

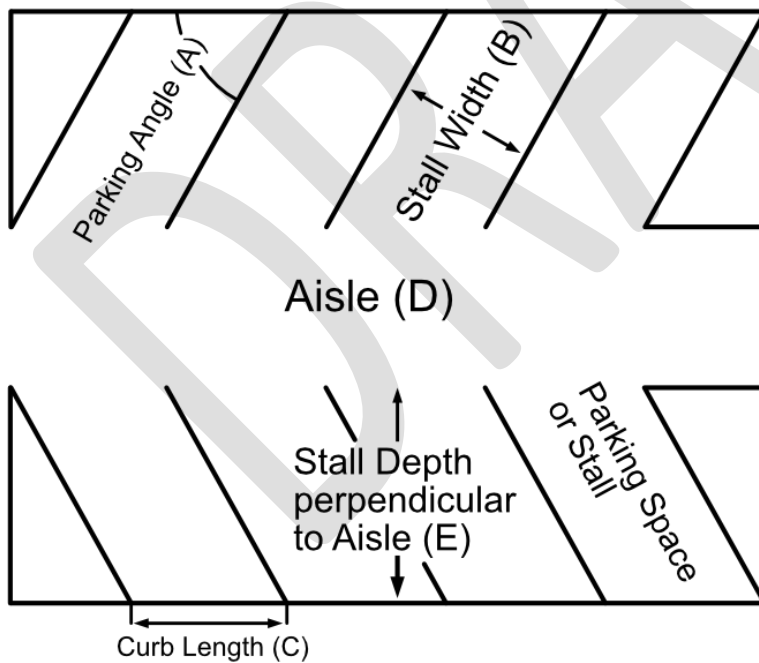
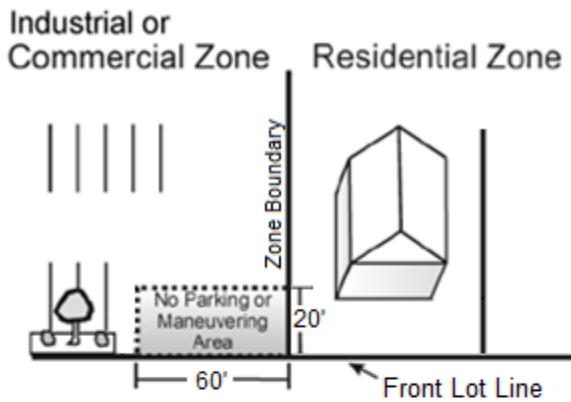


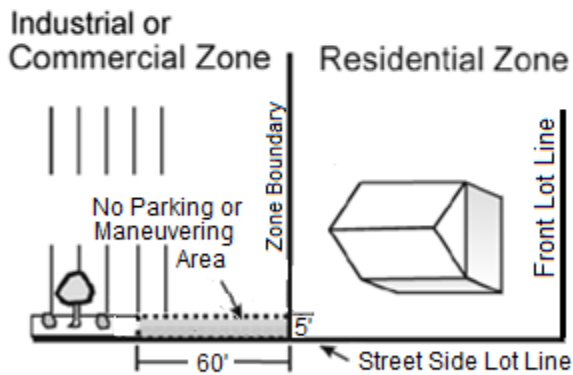
Figure 17C.230-4 Parking Dimension Factors

F. Parking Area Setbacks and Landscaping.

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



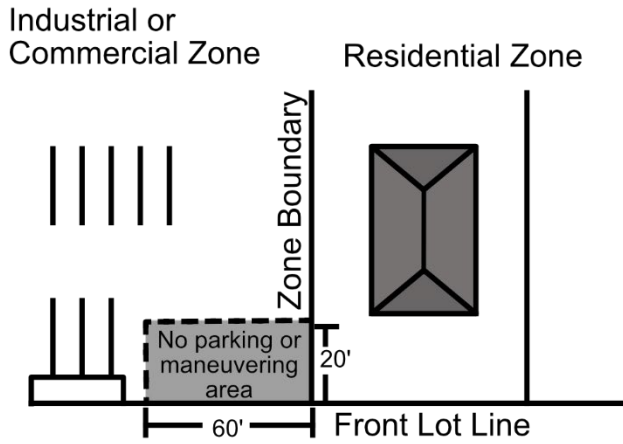
A. Setback adjacent to front lot line.



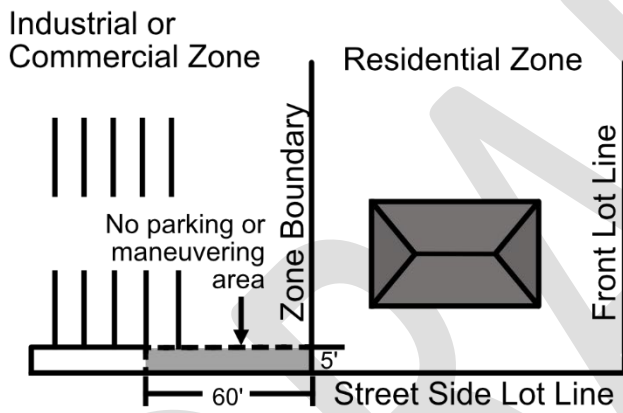
B. Setback adjacent to street side lot line.

Figure 17C.230-5 Parking Area Setback

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



A. Setback adjacent to front lot line



B. Setback adjacent to street lot line.

Figure 17C.230-5 Parking Area Setback

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

Section 17G.080.040 Short Subdivisions

A. Predevelopment Meeting

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

B. Preliminary Short Plat Application and Map Requirements

1. Applications for approval of a preliminary short subdivision shall be filed with the director. All applications shall be submitted on forms provided for such purpose by the department. The director may waive specific submittal requirements determined to be unnecessary for review of the application. The application shall include the following:
 - a. The general application.
 - b. The supplemental application.
 - c. The environmental checklist, if required under chapter 17E.050 SMC.
 - d. Title report no older than thirty days from issuance from the title company.
 - e. The filing fees as required under chapter 8.02 SMC.
 - f. ~~((The required number of documents, plans or maps))~~ One electronic copy of the proposed preliminary plat map drawn to a minimum scale of one-inch equals one hundred feet ~~((, on a sheet twenty-four by thirty-six inches, as set forth in the application checklist))~~.
 - g. A written narrative identifying consistency with the applicable policies, regulations and criteria for approval of the permit requested; and
 - h. Additional application information which may be requested by the permitting department and may include, but is not limited to, the following: geotechnical studies, hydrologic studies, critical area studies, noise studies, air quality studies, visual analysis and transportation impact studies.
 - i. One copy of the predevelopment conference notes (if applicable); and
 - j. One copy of the notification district map, if required.

2. Contents of Preliminary Short Plat Map

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

- a. Plat name and the name of any subdivision to be replatted.
- b. The name, mailing address and phone number of the owner and the person with whom official contact should be made regarding the application.
- c. Surveyor's name, mailing address, and phone number.
- d. Legal description.
- e. Section, township, and ~~((rang))~~ range
- f. Vicinity map.
- g. North arrow, scale and date.
- h. Datum plane.
- i. Acreage.
- j. Number of lots, proposed density, and number of housing units.
- k. Zoning designation.
- l. The boundary lines of the proposed subdivision.
- m. City limits and section lines.
- n. Park or open space (if proposed).
- o. Existing topography at two-foot maximum interval.
- p. The boundaries and approximate dimensions of all blocks and lots, along with the following information:
 - i. the numbers proposed to be assigned each lot and block;
 - ii. the dimensions, square footage, and acreage of all proposed lots and tracts; and
 - iii. for residential lots zoned R1 or R2, the ~~((proposed Middle Housing types, included single unit detached houses, and))~~ total number of proposed units on ~~((all))~~ each proposed ~~((lots))~~ lot.
- q. Proposed names of streets.
- r. The location and widths of streets, alleys, rights-of-way, easements (both public and private), turn around and emergency access, parks and open spaces.
- s. Conditions of adjacent property, platted or unplatted, and if platted, giving the name of the subdivision. If the proposed short plat is the subdivision of a portion of an existing plat, the approximate lines of the existing plat are to be shown along with any and all recorded covenants and easement

- t. The names and address of the record owners and taxpayers of each parcel adjoining the subdivision.
- u. Indicate any street grades in excess of eight percent.
- v. The location and, where ascertainable, sizes of all permanent buildings, wells, wellhead protection areas, sewage disposal systems, water courses, bodies of water, flood zones, culverts, bridges, structures, overhead and underground utilities, railroad lines, and other features existing upon, over or under the land proposed to be subdivided, and identifying any which are to be retained or removed.
- w. Proposed one-foot strips for right-of-way conveyed to the City, in cases where a proposed public street or alley abuts unplatted land.
- x. If a body of water forms the boundary of the plat, the ordinary high water mark as defined in chapter 90.58 RCW.
- y. Critical areas as defined in chapters 17E.020, 17E.030, 17E.070 and 17G.030 SMC.
- z. Significant historic, cultural or archaeological resources; and
- aa. If the proposal is located in an irrigation district, the irrigation district name.

C. Review of Preliminary Short Plat

1. The application shall be reviewed in accordance with the procedures set forth in chapter 17G.061 SMC for a Type II application, except an application that meets the requirements for minor engineering review as provided in subsection (2) of this section shall be excluded from the public notice requirements contained in SMC 17G.06210 and public comment period under SMC 17G.061.220.
2. Minor Engineering Review.
 - a. A preliminary short plat application may qualify for a Minor Engineering Review if it meets all of the following conditions:
 - i. The application is categorically exempt from chapter 43.21C RCW (SEPA);
 - ii. There is direct water and sewer main lot frontage on an existing and improved public right-of-way;
 - iii. No extensions of public water, sewer, or other utility services will be needed;
 - iv. No public easements for water, sewer, or other utility service exists on the lot;

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

D. Public Notice And Public Comment.

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

1. Exceptions.

- a. A short plat that meets the requirements of Minor Engineering Review as provided in subsection (C)(2) of this section shall not require a notice of application.
- b. A short plat that is categorically exempt from SEPA and results in four or fewer lots shall not require a posted or signed notice of application.

E. Preliminary Short Plat Approval Criteria.

Prior to approval of a short plat application, the director shall find the application to be in the public use and interest, conform to applicable land use controls and the comprehensive plan of the City, and the approval criteria set forth in chapter 17G.061 SMC. The director has the authority to approve or disapprove a proposed preliminary short plat under the provisions of this chapter, subject to appeal as provided in chapters 17F.050 and 17G.061 SMC.

F. Final Short Plat Review Procedure

- 1. The subdivider shall submit to the director for review the following:
 - a. A final short plat, prepared by a registered land surveyor licensed in the state of Washington, consistent with the approved preliminary short plat.
 - b. A title report less than thirty days old confirming that the title of the lands as described and shown on said plat is in the name of the owners signing the certificate or instrument of dedication.

- c. Covenants, conditions and restrictions, if applicable; and
 - d. Fees pursuant to chapter 8.02 SMC.
2. Within thirty days, unless the applicant has consented to a longer period of time, of receipt of a proposed final short plat, the director shall review the plat for conformance with all conditions of the preliminary short plat approval, the requirements of this chapter and that arrangements have been made to insure the construction of required improvements. If all such conditions are met, the director shall approve the final short plat and authorize the recording of the plat. If all conditions are not met, the director shall provide the applicant in writing a statement of the necessary changes to bring the final short plat into conformance with the conditions.
- a. If the final short plat is required to be resubmitted, the subdivider is required to provide the following:
 - b. A cover letter addressing the corrections, additions or modifications required.
 - c. Title report no older than thirty days from issuance of a title company conforming that the title of the lands as described and shown on said plat is in the name of the owners signing the certificate or instrument of dedication; and
 - d. The required number of copies of the corrected final short plat map.
3. If the final short plat is approved, the surveyor causes the plat to be signed by the Spokane county treasurer and file of record with the Spokane county auditor. The surveyor is required to file the appropriate number of mylar and bond copies of the recorded short plat with the director.

G. Final Short Plat Map Requirements

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

- 1. A final short plat shall contain all the information required of the preliminary plat, except the following:
 - a. Show existing buildings.
 - b. Show existing utility lines and underground structures.
 - c. Show the topographical elevations; or
 - d. Contain the names and addresses of adjoining landowners.

2. The final short plat shall include the following:

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

Signed _____ (Seal)"

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

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

City of Spokane Treasurer"

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

City of Spokane Treasurer"

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

City of Spokane Treasurer"

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

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

City of Spokane Planning Director”

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

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

City of Spokane Engineer”

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

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

Spokane County Treasurer”

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

g. Signature of every owner certifying that:

- i. the plat is made with the free consent and in accordance with the desires of the owners of the land;
- ii. the plat is made with the free consent and in accordance with the desires of the owners of the land;
- iii. the owners are the owners of the property and the only parties having interest in the land and is not encumbered by any delinquent taxes or assessments;
- iv. the owners adopt the plan of lots, blocks and streets shown;

- v. owner dedicates to the City and the City's permittees the easements shown for utilities and cable television purposes;
- vi. owner dedicates to the City the streets, alleys and other public places, including slope and construction easements and waives all claims for damages against any governmental authority including, without limitation, the City which may be occasioned to the adjacent land by the establishment, construction, drainage and maintenance of any public way so dedicated; and
- vii. owner conveys to the City as general City property the buffer strips adjoining unplatted property.

h. The drawing shall:

- i. be a legibly drawn, printed or reproduced permanent map;
- ii. if more than one sheet is required, each sheet shall show sheet numbers for the total sheets;
- iii. have margins that comply with the standards of the Spokane county auditor;
- iv. show in dashed lines the existing plat being replatted, if applicable;
- v. show monuments in accordance with SMC 17G.080.020(H)(1);
- vi. include any other information required by the conditions of approval; and
- vii. include any special statements of approval required from governmental agencies, including those pertaining to flood hazard areas, shorelines, critical areas and connections to adjacent state highways.

H. Filing.

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

I. Redivision.

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

Section 17G.080.065 Unit Lot Subdivisions

A. Purpose.

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

B. Applicability.

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

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

C. Application Procedure.

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

D. General Regulations.

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

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

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

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

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

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

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

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

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

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

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

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

E. Combining with Other Platting Types.

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

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

~~(E)~~E. Recording.

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

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

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

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

EXHIBIT B

17. Update on SREC
18. Update from Catholic Charities

Consent items

1. 1970 – Gall's VB Renewal for Firefighter Uniforms
2. 0680 – Approval of Police Jumpsuits Value Blanket
3. 0680 – AXON MY90 Pilot Project
4. 0680 – AXON Interview Room System
5. 0680 – AXON Fleet 3
6. 0680 – Acceptance of Registered Sex Offender Grant FY 24-25

Executive session

None.

Adjournment

The meeting adjourned at 11:40 AM

Hearing Notices

Notice of Intent to Adopt 2024 Building Opportunities for Housing (BOH) Follow UP Fixes

The City of Spokane Planning Services Department proposed amendments to various code sections to correct errors, clarify requirements, and make it easier to implement.

Project Description: The proposal amends 17A.020.060 "F" Definitions, 17C.111.205 Development Standards Tables, 17C.111.210 Density, 17C.111.220 Building Coverage and Impervious Coverage, 17C.111.235 Setbacks, 17C.111.310 Open Space, 17C.111.315 Entrances, 17C.111.320 Windows, 17C.111.325 Building Articulation, 17C.111.335 Parking Facilities, 17C.111.420 Open Spaces, 17C.111.450 Pitched Roofs, 17C.230.020 Vehicle Parking Summary Table, 17C.230.100 General Standards, 17C.230.110 Minimum Required Parking Spaces, 17C.230.120 Maximum Required Parking Spaces, 17C.230.130 Parking Exceptions, 17C.230.140 Development Standards, 17G.080.040 Short Subdivisions, 17G.080.065 Unit Lot Subdivisions, and 17H.010.040 Initiation of Street Improvement Projects.

SEPA: These proposed changes will be reviewed as a non-project action under the State Environmental Policy Act (SEPA) under Spokane Municipal Code Section 17E.050.

Legislative Process: Initial Plan Commission Workshops were held on August 28, 2024, September 11, 2024, October 9th, 2024, and one is scheduled for October 23rd, 2024 to introduce the Commission to proposed amendments. A Plan Commission Public Hearing is tentatively scheduled for November 13, 2024. City Council action is expected to occur in Winter 2024.

More information: Any person may call or email Ryan Shea, Planner II, for more information regarding this proposed amendment. rshea@spokanecity.org, 509-625-6087.

BUILDING OFFICIAL HEARING NOTICE

Notice is hereby given that the Building Official has caused proper notice to be served upon the persons responsible for 1522 W Maxwell Avenue, PARCEL NO: 25131.3911 LEGAL DESCRIPTION: CHAMBERLIN ADD L11 B39 in compliance with the Spokane Municipal Code stating that a first hearing on this matter will be held before the Building Official on October 29, 2024, at 1:30 p.m. These hearings are held at 808 W Spokane Falls Blvd. Spokane. WA 99201, in the Council Briefing Room, Lower Level, City Hall. Remote participation is also available via Microsoft Teams, and remote participation information for this hearing will be posted on the city website as well on each agenda, which can be found under the substandard building topic here: <https://my.spokanecity.org/neighborhoods/code-enforcement/topics/>.

Notice is hereby given that attention has been directed to anyone who knows the present address or whereabouts of the owner or to any new owner or person in the position of responsibility over this property to contact the City of Spokane regarding plans to correct deficiencies and avoid potential outcomes of the show cause hearing, which may include a demolition or receivership order. Not hearing further on this matter the said first hearing will proceed. For more information on this hearing, including information regarding participation in the remote hearing, please contact:

Jennifer Loparco
Code Enforcement, City of Spokane
808 West Spokane Falls Blvd.
Spokane, WA 99201-3333



NONPROJECT DETERMINATION OF NONSIGNIFICANCE

FILE NO(s): 24-010CODE BOH Follow Up Fixes

PROPONENT: City of Spokane

DESCRIPTION OF PROPOSAL:

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

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

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

Plan Commission Consideration:

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

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: Citywide

LEAD AGENCY: City of Spokane

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

- There is no comment period for this DNS.
- This DNS is issued after using the optional DNS process in section 197-11-355 WAC. There is no further comment period on the DNS.
- This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for at least 14 days from the date of issuance (below). **Comments regarding this DNS must be submitted no later than 4:00 p.m. on Nov. 13, 2024 if they are intended to alter the DNS.**

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

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

Date Issued:10/29/2024 **Signature:** 

APPEAL OF THIS DETERMINATION



After a determination has become final, appeal may be made to:

Responsible Official: City of Spokane Hearing Examiner

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

Email: hearingexaminer@spokanecity.org

Phone: 509-625-6010

Deadline: 21 days from the date of the signed DNS

12:00 p.m. on MM DD, 2024

The appeal must be on forms provided by the Responsible Official, and make specific factual objections. Appeals must be accompanied by the appeal fee. Contact the Responsible Official for assistance with the specifics of a SEPA appeal.






SEPA City Nonproject DNS- BOH Fixes

Final Audit Report

2024-10-29

Created:	2024-10-29
By:	Angela McCall (amccall@spokanecity.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAQAsXAJ2uEMV6wLDJqSwZ5mV6iCBAnQX-

"SEPA City Nonproject DNS- BOH Fixes" History

-  Document created by Angela McCall (amccall@spokanecity.org)
2024-10-29 - 3:16:45 PM GMT
-  Document emailed to Spencer Gardner (sgardner@spokanecity.org) for signature
2024-10-29 - 3:17:26 PM GMT
-  Email viewed by Spencer Gardner (sgardner@spokanecity.org)
2024-10-29 - 3:31:51 PM GMT
-  Document e-signed by Spencer Gardner (sgardner@spokanecity.org)
Signature Date: 2024-10-29 - 3:32:20 PM GMT - Time Source: server
-  Agreement completed.
2024-10-29 - 3:32:20 PM GMT

LEGAL NOTICES

NOTICE OF PUBLIC HEARING AND NOTICE OF SEPA DETERMINATION PROPOSED AMENDMENTS TO THE SPOKANE MUNICIPAL CODE RELATED TO THE BUILDING OPPORTUNITY FOR HOUSING PROJECT

Notice is hereby given that a SEPA Determination has been made and that the City of Spokane Plan Commission will hold a Public Hearing in a hybrid format on Wednesday, November 13, 2024 beginning at 4 p.m. in the Council Chambers, Lower Level of City Hall, 808 West Spokane Falls Blvd. and online via the Microsoft Teams Meetings software and over the phone, to receive public testimony regarding proposed citywide amendments to SMC Chapters 17A.020.060, 17C.111.205, 17C.111.210, 17C.111.220, 17C.111.235, 17C.111.310, 17C.111.315, 17C.111.320, 17C.111.325, 17C.111.335, 17C.111.420, 17C.111.450, 17C.230.020, 17C.230.100, 17C.230.110, 17C.230.120, 17C.230.130, 17C.230.140, 17G.080.040, and 17G.080.065. This hearing or portions thereof may be continued to a later date at the discretion of the Plan Commission.

Public testimony on these applications will be taken at the hearing and will be made part of the record. Written comments and oral testimony at the public hearing will be made part of the public record. Only the applicant, persons submitting written comments, and persons testifying at the hearing may appeal the decision.

Any person may submit written comments on the proposed action or request additional information:

City of Spokane, Planning Services & Economic Development, Ryan Shea, Planner II, 808 W. Spokane Falls Blvd., Spokane, WA 99201 (509) 625-6500; rshea@spokanecity.org

LOCATION: Citywide

SEPA: A SEPA Checklist for this non-project action has been submitted. A Determination of Non-Significance (DNS) was issued on October 30, 2024, under WAC 197-11-340(2); the lead agency will not act on this proposal for at least 14 days. Comments regarding this DNS must be submitted no later than 4 pm, November 13, 2024, if they are intended to alter the DNS.

To learn more: Project webpage: https://my.spokanecity.org/projects/building-opportunity-for-housing-follow-up-code-amendments/

How to Attend the Meeting: The Public can attend the meeting in-person in the City Council Chambers at 808 W Spokane Falls Blvd. People may also attend online via Microsoft Teams or call in by phone to hear and testify. Access the meeting link and call-in information at the agenda posted in advance on the Commission's website: https://my.spokanecity.org/bcc/commissions/plan-commission/

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 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 Risk Management at 509.625.6221, 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or mlowmaster@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. SR225930

LEGAL NOTICES

NOTICE

NOTICE IS HEREBY GIVEN THAT ON THE 5th DAY OF NOVEMBER 2024 AT 2:00 PM A PUBLIC AUCTION WILL BE HELD FOR THE PURPOSE OF SATISFYING A LANDLORDS LIEN ON THE CONTENTS OF 1 STORAGE UNIT (S), AT STORAGEAUCTION.COM. THE GOODS TO BE SOLD ARE GENERALLY DESCRIBED AS HOUSEHOLD ITEMS, FURNITURE AND BOXES.

UNIT 0949 ISAAC JOLLEY 649 LYNNWOOD LOOP RICHLAND WA 99354

UNIT 0340 ALEXANDER COLLINSON 101 E WEDGEWOOD AVE SPOKANE WA 992208

UNIT 0148 & 0060 LINDA THAIN 15019 E WELLSLEY AVE SPOKANE VALLEY WA 99218

UNIT 0346 LEAONA MIRANDA 2124 E BISMARCK AVE SPOKANE WA 99208 SR225599

NOTICE

NOTICE IS HEREBY GIVEN THAT ON THE 3rd DAY OF DECEMBER 2024 AT 2:00 PM A PUBLIC AUCTION WILL BE HELD FOR THE PURPOSE OF SATISFYING A LANDLORDS LIEN ON THE CONTENTS OF 5 STORAGE UNIT (S), AT STORAGEAUCTION.COM. THE GOODS TO BE SOLD ARE GENERALLY DESCRIBED AS HOUSEHOLD ITEMS, FURNITURE AND BOXES.

UNIT 2029 MERRILL SMITH 315 N 15TH ST APT B COEUR D ALENE ID 83814

UNIT 2129 ANTHONY SCARDINA 615 W STODDARD COEUR D ALENE ID 83814

UNIT 3138 MARY MCCORMICK 2707 N FRUITLAND LM F40 COEUR D ALENE ID 83815

UNIT 0030 KATRINA DOUGALL 2914 N FRANCIS COEUR D ALENE ID 83814

UNIT 1218 JESSICA WIESE 2005 E FRONT AVE 1 COEUR D ALENE ID 83814 SR225369

REQUEST FOR PROPOSAL

Property Management Services

RFP NO. 14321

Spokane County Requests That Qualified Parties Submit Proposals To: www.publicpurchase.com

PURPOSE: The purpose of this Request for Proposal (RFP) is for Spokane County ("the County"), is soliciting proposals from interested parties who offer property management services.

THE BOARD hereby notifies all bidders that no person or organization shall be discriminated against on the basis of race, religion, color, age, sex, sexual orientation or national origin in consideration for an award issued pursuant to this advertisement. Additionally, minority and women owned business enterprises are encouraged to submit bids in response to this invitation.

COPIES of the RFP document are only available electronically and can be downloaded from www.publicpurchase.com.

SUBMITTALS, due by 11:00am local time, November 13, 2024, should follow the format outlined in the request for bid document on www.publicpurchase.com.

QUESTIONS regarding the bid process shall be submitted via www.publicpurchase.com.

Spokane County Purchasing will respond to questions via www.publicpurchase.com, thus providing all questions and answers to all prospective bidders.

DATED THIS 29th day of October, 2024.

Gianna Vasquez, Clerk of the Board SR225951

LEGAL NOTICES

PUBLIC HEARING

The Deer Park City Council will hold a public hearing on Wednesday, November 6, 2024, and Wednesday, November 20, 2024 at 7:00 p.m. to receive written and oral communications in reference to Ordinance 2024-1025 that sets the property tax levy and revenue sources for the 2024 preliminary budget. The hearings will be held at City Hall, 316 E. Crawford, and Deer Park, WA.

Americans with Disabilities Act (ADA) accommodations provided upon request.

By: Deby Cragun, City Clerk/Treasurer Published: October 30, 2024, and November 13, 2024 SR225789

MERCHANDISE FOR SALE

BABY TAYLOR GUITAR new condition, \$280 obo, w/ soft case and strap, 208-659-1974.

WURLITZER PIANO You move. \$500 CASH No text. 509-484-3286

MERCHANDISE WANTED

\$\$\$Paying top dollar\$\$ for Sports card collections & Pokémon. Premium paid for vintage pre-1980. Corey 541-838-0364

Wanted Postcards & Black & White Photographs, any subject. Even old family photo albums. For top dollar. Mark (509) 951-7783



CEMETERY LOTS

GREENWOOD CEMETERY PLOT Top of the hill, "Inspiration" lawn, 1 plot with companion urn, second use, and marker. Today's value \$9,272. Will sell for \$7,000, includes \$295 property transfer fee. Please text 509-951-7356.



DOGS



AKC DOBERMAN PUPPIES AKC Doberman Pinscher puppies for sale. 3 black/rust males, 1 blue/rust female. 1 year health guarantee, delivery available, tails cropped, dew claws removed. Ready for forever homes November 21st. \$2500. 509-859-9818



AKC MINI AMER. SHEPHERD 8wks, \$1000+, all colors, exc. hith, Sire Gr. CH. 1yr old, \$500, 509-979-9270



BORDER COLLIE PUPPIES These are purebred with both parents being registered in multiple registries. They were born September 6th, so are close to being ready. We are taking reservations at this time so folks may choose their favorite. We are located north of Spokane and are currently welcoming folks to come meet them. We also can send photos to folks that are too far to come see them and are offering delivery for those interested. Please text or call for information. Call or Text 509-936-4184 Starting at \$600.

ICELANDIC SHEEPDOGS - AVAILABLE NOW 3 AKC registered Icelandic Sheepdog Puppies - 2 - male, 1 - female. 10 weeks old. Had a vet wellness check, 1st shots, de-worming and chipped. Call Patty - 509-668-1503



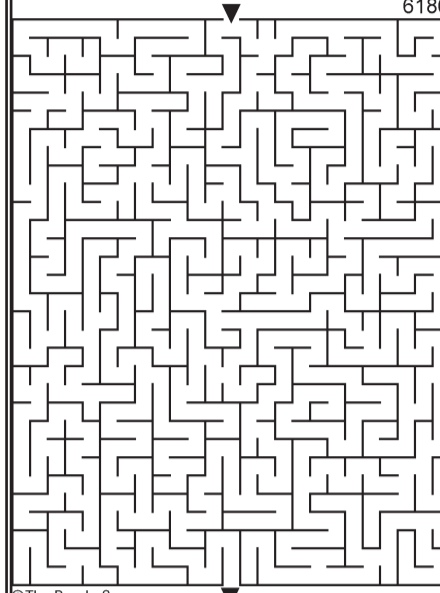
WORD Roundup

Find and Circle... Four four-letter units of length Four words related to hockey Three seven-letter countries Three birds of prey Two fish starting with T

Answers to Tuesday's puzzle: LEMMING LEOPARD LLAMA LEMUR LION / SYRUP LEAF TREE / TRIANGLE CIRCLE OVAL / FRANCE SPAIN ITALY / ZIPPER

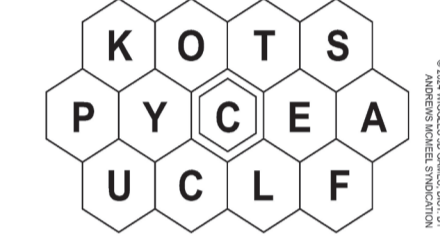


Minute Maze



LEXICO Start at the double hexagon. Spell solutions to the clues below by winding your way through the grid. You can backtrack to use letters more than once. Each new word starts with the last letter of the previous word.

- 1. Travel by bike C
2. Canvas holder
3. Information sheet L
4. 'Godzilla' setting
5. Take up residence in O



BRIDGE Bobby Wolff, Dist. by Andrews McMeel for UFS

Those to whom no distant horizons beckon ... for whom no challenges remain ... though they have inherited a Universe ... they possess only empty sand! Stan Lee

When this deal was first played in an online pairs game, South reached the inferior five diamonds after a unilateral action at his second turn saw him bypass three no-trump. Doubling — with the intent of pulling spades or clubs to diamonds to show a strong hand, but otherwise intending to pass three no-trump — would have been better. This sequence would not be 100% forcing in my book.

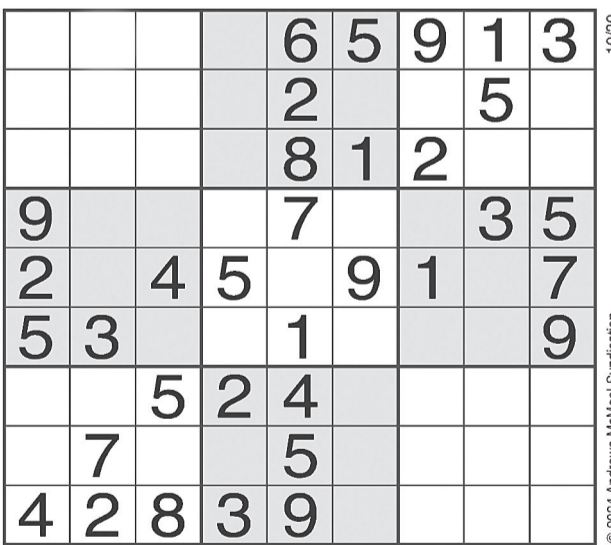
West led a heart to dummy's ace, and declarer immediately laid down the diamond ace-king, getting the bad news. He exited with a third round of trumps, but West still had a safe heart exit. Declarer ruffed and played out the spade ace and another spade. West taking his two black-suit tricks for one down.

South could have given his contract a better go. East would have bid four hearts with king-queen-jack-eighth of that suit, so it was relatively safe to ruff a heart at trick two, which would have the effect of extracting West's exit card. Then come the diamond ace, king and a third diamond, forcing West to open a black suit. A club shift is immediately fatal, but a low spade is no better. Declarer wins with the spade 10, ruffs a heart and runs all his diamonds.

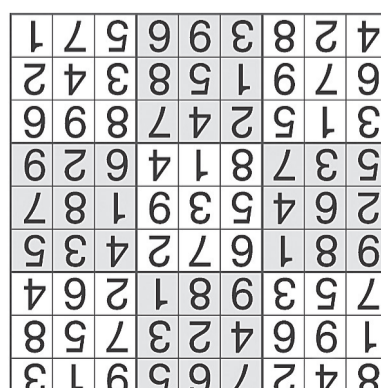
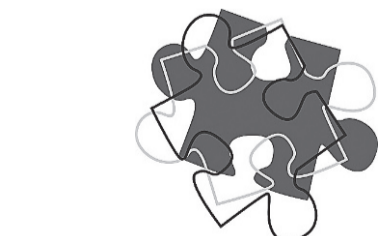
In the four-card ending, West cannot keep the guarded spade king and all three clubs, meaning declarer can either duck out the club ace or enjoy the spade queen if he reads the position. Whether or not he finds the winning line, this approach certainly gives him a better chance than the original line.

UNIVERSAL Sudoku Puzzle

Complete the grid so that every row, column and 3x3 box contains every digit from 1 to 9 inclusively.



DIFFICULTY RATING: ★★☆☆☆



7 LITTLE WORDS

Find the 7 words to match the 7 clues. The numbers in parentheses represent the number of letters in each solution. Each letter combination can be used only once, but all letter combinations will be necessary to complete the puzzle.

- CLUES SOLUTIONS
1 soup and cereal dishes (5)
2 like a very dry throat (7)
3 "Godmother of Soul" Patti (7)
4 alongside (4)
5 trait of Pigen (10)
6 Bering and Bosphorus (7)
7 "foot fault" (7)



Tuesday's Answers: 1. CONTAMINATE 2. ROSA 3. TUTORING 4. INHALING 5. TIARAS 6. FREEZE 7. LEASE

Legal Advertising Deadlines NOON THE DAY BEFORE PUBLICATION 10:00am Friday for Sunday or Monday publication. (Some exceptions do apply) (509)459-5121

CLOSET GETTING TOO FULL? To Place Your Ad Call (509) 456-7355

LEGAL NOTICES

NOTICE OF PUBLIC HEARING AND NOTICE OF SEPA DETERMINATION PROPOSED AMENDMENTS TO THE SPOKANE MUNICIPAL CODE RELATED TO THE BUILDING OPPORTUNITY FOR HOUSING PROJECT

Notice is hereby given that a SEPA Determination has been made and that the City of Spokane Plan Commission will hold a Public Hearing in a hybrid format on **Wednesday, November 13, 2024 beginning at 4 p.m.** in the Council Chambers, Lower Level of City Hall, 808 West Spokane Falls Blvd. and online via the Microsoft Teams Meetings software and over the phone, to receive public testimony regarding proposed citywide amendments to SMC Chapters 17A.020.060, 17C.111.205, 17C.111.210, 17C.111.220, 17C.111.235, 17C.111.310, 17C.111.315, 17C.111.320, 17C.111.325, 17C.111.335, 17C.111.420, 17C.111.450, 17C.230.020, 17C.230.100, 17C.230.110, 17C.230.120, 17C.230.130, 17C.230.140, 17G.080.040, and 17G.080.065. This hearing or portions thereof may be continued to a later date at the discretion of the Plan Commission.

Public testimony on these applications will be taken at the hearing and will be made part of the record. Written comments and oral testimony at the public hearing will be made part of the public record. **Only the applicant, persons submitting written comments, and persons testifying at the hearing may appeal the decision.**

Any person may submit written comments on the proposed action or request additional information:

*City of Spokane, Planning Services & Economic Development
Ryan Shea, Planner II,
808 W. Spokane Falls Blvd.,
Spokane, WA 99201
(509) 625-6500;
rshea@spokanecity.org*

LOCATION: Citywide

SEPA: A SEPA Checklist for this non-project action has been submitted. A Determination of Non-Significance (DNS) was issued on October 30, 2024, under WAC 197-11-340(2); the lead agency will not act on this proposal for at least 14 days. Comments regarding this DNS must be submitted no later than 4 pm, November 13, 2024, if they are intended to alter the DNS.

To learn more: Project webpage: <https://my.spokanecity.org/projects/building-opportunity-for-housing-follow-up-code-amendments/>

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SR225930

LEGAL NOTICES



STATE ENVIRONMENTAL POLICY ACT DETERMINATION OF NONSIGNIFICANCE ADOPTION OF EXISTING DOCUMENT

Lead Agency:

Spokane Airport Board
9000 W. Airport Drive #204
Spokane, WA 99224

Agency Contact / Responsible Official:

Colin Hayden,
Project Manager
Planning & Development
Department
Chayden@spokaneairports.net
509-455-6413

Agency File Number:

23-44-1809

Description of Proposal:

Rail-Truck Transload Facility,
Phase 4

Location of Proposal:

East of Craig Road, between
McFarlane and Thorpe Roads,
Spokane, WA

Title of document being adopted:

Categorical Exclusion
Worksheet

Date adopted document was prepared:

01-27-2021

Description of document (or portion thereof) being adopted:

The Categorical Exclusion (CatEx) Worksheet (OMB No. 2130-0615) and its findings are hereby adopted in its entirety. The CatEx document was prepared for the National Environmental Policy Act (NEPA) process, facilitated by the Federal Railroad Administration (FRA) as the Lead Agency. After review and evaluation of the project, proposed action and the CatEx documentation, FRA issued a Categorical Exclusion with no required mitigation. No appeals were received.

The adopted document is available at:

SEPA Register –
<https://fortress.wa.gov/ecy/separ/Main/SEPA/Search.aspx>

We have identified and adopted this document as being appropriate for this proposal after independent review. The document meets our environmental review needs for the current proposal and will accompany the proposal to the decision makers.

The Lead Agency has determined that this proposal will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This determination is based on the findings and conclusions from the adopted NEPA document.

This DNS is issued under WAC 197-11-340(2). The Lead Agency will not act on this proposal for 14 days from the date below. Comments must be submitted by November 18, 2024.

Signature Colin Hayden

Date 11/4/2024

SR226105

Legal Advertising Deadlines

NOON THE DAY BEFORE PUBLICATION

10:00am Friday for Sunday or Monday publication.
(Some exceptions do apply)

(509)459-5121

24-Hour Fax Line:
(509) 622-1189

E-mail:
legals@spokesman.com

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www.spokesmanhomes.com
www.spokesmanjobs.com
www.spokesmanautos.com
Listings and so much more!

LEGAL NOTICES

Mead School District 354 will receive proposals for School Security and Patrol Services. Proposals will be accepted until **November 26th, 2024 at 2:00pm** at the Mead School District Administration Building, 2323 East Farwell Road, Mead, WA 99021. Proposals will be publically open and read aloud at 2:00pm of said day. To obtain proposal documents please go the Mead School District web site: Mead354.org/AboutUs/ Department Directory/Purchasing. The Mead School District 354 Board of Directors reserves the right to accept or reject any or all proposals and to waive informalities.

SR225928

MERCHANDISE WANTED



BUYING OLD STEREO EQUIPMENT
Pre-1980.Call/text 509.868.9022

\$\$\$Paying top dollar\$\$\$ for Sports card collections & Pokémon. Premium paid for vintage pre-1980. Corey 541-838-0364

Wanted Postcards & Black & White Photographs, any subject. Even old family photo albums. For top dollar. Mark (509) 951-7783



DOGS



AKC DOBERMAN PUPPIES
AKC Doberman Pinscher puppies for sale. 3 black/rust males, 1 blue/rust female. 1 year health guarantee, delivery available, tails cropped, dew claws removed. Ready for forever homes November 21st. \$2500. 509-859-9818



BERNESE MOUNTAIN DOG PUPPIES
Beautiful, Playful, sweet Bernese Mountain Dog Puppies. The best family dogs who love water and snow. Smart, very responsive and love kids. No papers. Have first puppy shot and deworm. \$1500. For more info please text or call Olga at 509-220-4355.



BORDER COLLIE PUPPIES
Ready to go, birthdate Sept 6th. Family raised, blue merles and black/white. Registered parents in multiple registries. We are North of Spokane. If you have questions or would like photos or to come meet them, please contact us at 509-722-4721. Starting at \$500



MINI AUSSIEDOODLE PUPPIES
Ready 9-4-2024. Very handsome litter of parti pattern puppies. Parents are low 20s in size. We can deliver with a deposit or come view them and take one home :)! Very friendly engaging puppies with beautiful fluffy curly coats that will be very low to non-shedding. For more photos information or to arrange to come see them, please call 509-722-4721. Starting at \$600.



WORD Roundup™
by David L. Hoyt & Jeff Knuek

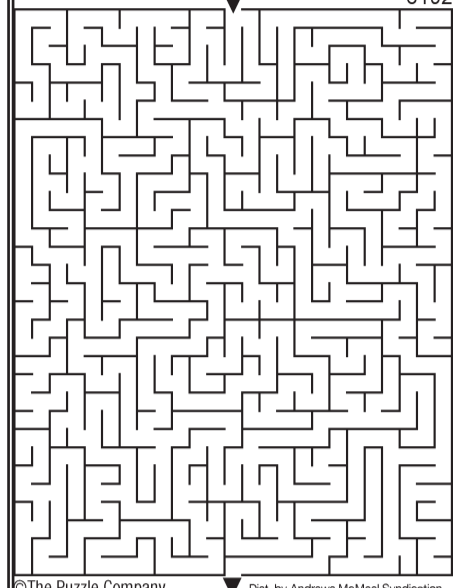
Find and Circle...

- Four words starting and ending with K
- Four car companies
- Four African countries
- Two coin-flip possibilities
- Home to U.S. presidents: the _____

Answers to Tuesday's puzzle: OCTOBER APRIL JUNE JULY / PEACH APPLE MANGO LEMON / PRAGUE VIENNA ROME / MERCURY VENUS EARTH / CENTAUR



Minute Maze 6192



LEXICO Start at the double hexagon. Spell solutions to the clues below by winding your way through the grid. You can backtrack to use letters more than once. Each new word starts with the last letter of the previous word.

1. High body temperature F _ _ _ _
2. Invigorate _ _ _ _ _ _
3. Weather forecast numbers H _ _ _ _
4. Sword blocker _ _ _ _ _
5. Evade D _ _ _ _



Previous Puzzle: ELECT, TILES, SELECTIVE, ETCHED, DISPEL

BRIDGE | Bobby Wolff, Dist. by Andrews McMeel for UFS

"It is as natural to die as to be born; and to a little infant, perhaps, the one is as painful as the other."
— Francis Bacon

Put yourself in North's shoes as we continue the theme of potentially natural bids in the opponents' suit. When the auction starts with one diamond from East and a one-heart response from West, some play a call of two diamonds as natural here. In any event, a jump to three diamonds ought to be played as intermediate: 13-16 or so with good diamonds. Thus, South has enough to take a shot at three no-trump.

After West leads a heart, declarer can count at least 10 tricks if diamonds split. However, based on the bidding, diamonds are known not to be breaking unless East has specifically 4=4=3=2 shape, in which case he might have raised hearts, and West probably would not have led a heart. If East has four diamonds, starting with the diamond king will be fatal. East will hold up, leaving declarer an entry short to set up the diamonds. Declarer should instead lead a low diamond, preserving a diamond in hand to clear the suit.

East wins the diamond nine and returns the heart jack, and now declarer has a second hurdle to overcome. It looks for all the world that West led from five hearts. If declarer covers with the queen, West can duck to keep a link and then run the rest of the suit when East scores the diamond ace. Declarer should duck the heart jack instead, holding the defense to two heart tricks.

When the defenders shift to spades, declarer wins in hand and clears diamonds. With the club finesse working, there are nine tricks against any defense.

NORTH 11-6-A
♠ A 7 6
♥ A
♦ K Q J 7 5 4 3
♣ 8 4

WEST
♠ 10 8 4 2
♥ K 9 8 5 3
♦ 10 9 7 5

EAST
♠ Q J 9 3
♥ J 7 6
♦ A 10 9 6
♣ K J

SOUTH
♠ K 5
♥ Q 10 4 2
♦ 8 2
♣ A Q 6 3 2

Vulnerable: Both
Dealer: East

The bidding:
South West North East
Pass 1♥ 3♦ 1♦
3 NT All pass Pass

Opening Lead: Heart five

BID WITH THE ACES 11-6-B

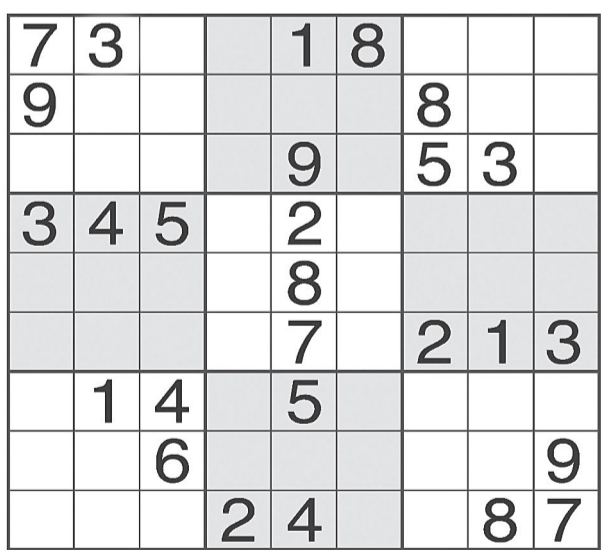
South holds:
♠ 10 8 4 2
♥ K 9 8 5 3
♦ ---
♣ 10 9 7 5

South West North East
? ? 1♦ Pass

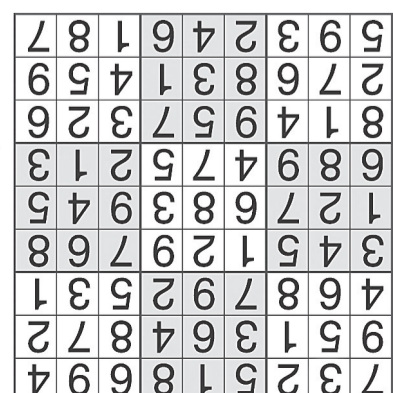
ANSWER: It would be craven to pass one diamond. That might be a 3-0 fit when you have nine hearts between you! If partner has a big hand with a four-card major, you could easily make a part-score, or even a game, with such distribution. Not much can go wrong by keeping the bidding open with a one-heart response. Even if partner rebids diamonds, you may not suffer a disaster.

UNIVERSAL Sudoku Puzzle

Complete the grid so that every row, column and 3x3 box contains every digit from 1 to 9 inclusively.



DIFFICULTY RATING: ★★☆☆☆



7 LITTLE WORDS

Find the 7 words to match the 7 clues. The numbers in parentheses represent the number of letters in each solution. Each letter combination can be used only once, but all letter combinations will be necessary to complete the puzzle.

CLUES	SOLUTIONS
1 expanding (7)	_____
2 suppresses (7)	_____
3 set like concrete (6)	_____
4 most like Pigpen (8)	_____
5 strong dislikes (9)	_____
6 not like a "clam" (9)	_____
7 young NBA phenom Victor (10)	_____

AVE	HAR	ING	GR	FL
OW	TI	WEM	DEN	RSI
ES	ONS	EST	STI	KAT
TAL	YAMA	IVE	BAN	DIR

Tuesday's Answers: 1. RESTRAINTS 2. ACCOLADES 3. EMEND 4. SATIATES 5. PRINTABLE 6. DOTE 7. VISUALS

FOR ASSISTANCE OR QUESTIONS REGARDING A LEGAL ADVERTISEMENT,
Please Call (509) 459-5121 or Toll Free 800-338-8801 • Ext. #5121 Weekdays.

Continuation of Wording, Summary, and Distribution

Agenda Item Name: 0650 CHANGES TO HISTORIC PRESERVATION REVIEW OF DEMO

Agenda Wording (630 character max)

Summary (Background) (11 character max)

Plan Commission held a hearing on the proposal on October 9, at which two amendments were presented and approved. Historic Landmarks Commission held a subsequent hearing on Oct 16 and recommended approval of the proposal as originally drafted. The version included in the draft ordinance reflects the recommendation of the Plan Commission. The version recommended by the Landmarks Commission is also included in the packet for reference. This proposal amends SMC 17D.100.230 to add Center and Corridor zones to the identified areas in Spokane where Historic Preservation review is required when demolition is proposed. The proposal also modifies aspects of the Historic Preservation code to conform with the requirements of 2023 House Bill 1293 by providing clear and objective design standards for review of proposed buildings.
Continued on briefing paper.

Fiscal Impact

Budget Account

Select ▼ \$ #

Select ▼ \$ #

Distribution List

<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>

Save

Cancel



Agenda Sheet for City Council:

Committee: Urban Experience **Date:** 12/09/2024

Committee Agenda type: Discussion

Date Rec'd

11/21/2024

Clerk's File #

Cross Ref #

Project #

Council Meeting Date: 01/13/2025

Submitting Dept

PLANNING & ECONOMIC

Bid #

Contact Name/Phone

SPENCER X6097 / X6543

Requisition #

Contact E-Mail

SGARDNER@SPOKANECITY.ORG/MD

Agenda Item Type

Hearings

Council Sponsor(s)

ZZAPPONE KKLITZKE JBINGLE

Agenda Item Name

0650 CHANGES TO HISTORIC PRESERVATION REVIEW OF DEMOLITIONS

Agenda Wording

CHANGES TO SMC 17D.100.230 ADDING CENTERS AND CORRIDORS TO HISTORIC PRESERVATION REVIEW OF PROPOSED DEMOLITION OF HISTORIC PROPERTIES; UPDATES TO COMPLY WITH STATE LAW; MODIFYING LIMITATIONS ON REDEVELOPMENT OF HISTORIC PROPERTIES

Summary (Background)

Pursuant to SMC 17G.025.010, the Spokane Plan Commission has a duty to review and make recommendations to City Council on proposed changes to SMC Title 17. Furthermore, pursuant to SMC Section 04.35.080, the Spokane Historic Landmarks Commission has a duty to review and comment on proposed changes to land use decisions as they relate to historic resources in Spokane. The Historic Landmarks Commission and Plan Commission both considered this proposal.

Lease? NO

Grant related? NO

Public Works? NO

Fiscal Impact

Approved in Current Year Budget? N/A

Total Cost \$ 0

Current Year Cost \$

Subsequent Year(s) Cost \$

Narrative

While this will may require additional staff time for occasional reviews, there are review fees associated.

Amount

Budget Account

Neutral \$

#

Select \$

#

Select \$

#

Select \$

#

Select \$

#

Select \$

#



Continuation of Wording, Summary, Approvals, and Distribution

Agenda Wording

Summary (Background)

Plan Commission held a hearing on the proposal on October 9, at which two amendments were presented and approved. Historic Landmarks Commission held a subsequent hearing on Oct 16 and recommended approval of the proposal as originally drafted. The version included in the draft ordinance reflects the recommendation of the Plan Commission. The version recommended by the Landmarks Commission is also included in the packet for reference. This proposal amends SMC 17D.100.230 to add Center and Corridor zones to the identified areas in Spokane where Historic Preservation review is required when demolition is proposed. The proposal also modifies aspects of the Historic Preservation code to conform with the requirements of 2023 House Bill 1293 by providing clear and objective design standards for review of proposed buildings. Continued on briefing paper.

Approvals

<u>Dept Head</u>	GARDNER, SPENCER
<u>Division Director</u>	GARDNER, SPENCER
<u>Accounting Manager</u>	ORLOB, KIMBERLY
<u>Legal</u>	SCHOEDEL, ELIZABETH
<u>For the Mayor</u>	SCOTT, ALEXANDER

Additional Approvals

Distribution List

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Committee Agenda Sheet

Urban Experience Committee

Committee Date	12/9/24
Submitting Department	Planning and Economic Development
Contact Name	Spencer Gardner
Contact Email & Phone	sgardner@spokanecity.org
Council Sponsor(s)	<u>CM Zappone; CM Klitzke; CM Bingle</u>
Select Agenda Item Type	<input type="checkbox"/> Consent <input checked="" type="checkbox"/> Discussion Time Requested: 15 min
Agenda Item Name	CHANGES TO SMC 17D.100.230 ADDING CENTERS AND CORRIDORS TO HISTORIC PRESERVATION REVIEW OF PROPOSED DEMOLITION OF HISTORIC PROPERTIES; UPDATES TO COMPLY WITH STATE LAW; MODIFYING LIMITATIONS ON REDEVELOPMENT OF HISTORIC PROPERTIES
Proposed Council Action	<input checked="" type="checkbox"/> Approval to proceed to Legislative Agenda <input type="checkbox"/> Information Only
Summary (Background) *use the Fiscal Impact box below for relevant financial information	<p>Pursuant to SMC 17G.025.010, the Spokane Plan Commission has a duty to review and make recommendations to City Council on proposed changes to SMC Title 17. Furthermore, pursuant to SMC Section 04.35.080, the Spokane Historic Landmarks Commission has a duty to review and comment on proposed changes to land use decisions as they relate to historic resources in Spokane.</p> <p>The Historic Landmarks Commission and Plan Commission both considered this proposal. Plan Commission held a hearing on the proposal on October 9, at which two amendments were presented and approved. Historic Landmarks Commission held a subsequent hearing on Oct 16 and recommended approval of the proposal as originally drafted. The version included in the draft ordinance reflects the recommendation of the Plan Commission. The version recommended by the Landmarks Commission is also included in the packet for reference.</p> <p>This proposal amends SMC 17D.100.230 to add Center and Corridor zones to the identified areas in Spokane where Historic Preservation review is required when demolition is proposed. The proposal also modifies aspects of the Historic Preservation code to conform with the requirements of 2023 House Bill 1293 by providing clear and objective design standards for review of proposed buildings. The proposal also expands the limits on demolition of historic buildings by requiring both a building permit for the replacement structure and a demonstration of financial commitment for construction of the replacement structure.</p> <p>The amendments recommended by Plan Commission consist of two items relating to limitations on a new building that replaces a demolished historic structure. First, the Plan Commission recommended removal of limitations that a replacement building must be located on the footprint of the building it replaces. Second, the Plan Commission recommended that a building that replaces a historic structure within the Downtown Boundary Area (map included below) should not be limited by the size of the structure it replaces, but should instead have the size limitations of the underlying zoning.</p>
Fiscal Impact	
Approved in current year budget? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Total Cost: <u>\$0</u>	
Current year cost:	

Subsequent year(s) cost:

Narrative: While this will may require additional staff time for occasional reviews, there are review fees associated.

Funding Source One-time Recurring N/A

Specify funding source: Select Funding Source*

Is this funding source sustainable for future years, months, etc? N/A

Expense Occurrence One-time Recurring N/A

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

There will be demolition review fees associated

Operations Impacts (If N/A, please give a brief description as to why)

What impacts would the proposal have on historically excluded communities?

This ordinance change would not have any meaningful impact on historically excluded communities.

How will data be collected, analyzed, and reported concerning the effect of the program/policy by racial, ethnic, gender identity, national origin, income level, disability, sexual orientation, or other existing disparities?

No additional data collection beyond the Planning department's ongoing work to evaluate disparate impacts as part of the 2026 Comprehensive Plan update.

How will data be collected regarding the effectiveness of this program, policy or product to ensure it is the right solution?

The Historic Preservation Office's primary responsibility is to protect historic properties and neighborhoods in Spokane. This policy change provides for review of historic structures that are proposed for demolition in an effort to retain the sense of place in our centers and corridors. The Historic Preservation department will monitor how this proposal changes the nature of their review process, but it is anticipated that this will streamline and increase the speed of reviews.

Describe how this proposal aligns with current City Policies, including the Comprehensive Plan, Sustainability Action Plan, Capital Improvement Program, Neighborhood Master Plans, Council Resolutions, and others?

Comprehensive Plan Goals

DP 1.1: Landmark Structures, Buildings, and Sites

Recognize and preserve unique or outstanding landmark structures, buildings, and sites.

DP 1.2: New Development in Established Neighborhoods

Encourage new development that is of a type, scale, orientation, and design that maintains or improves the character, aesthetic quality, and livability of the neighborhood

DP 3.3: Identification and Protection of Resources

Identify historic resources to guide decision making in planning.

DP 3.4: Reflect Spokane's Diversity

Encourage awareness and recognition of the many cultures that are an important and integral aspect of Spokane's heritage.

DP 3.10 Zoning Provisions and Building Regulations

Utilize zoning provisions, building regulations, and design standards that are appropriate for historic districts, sites, and structures.

DP 3.11: Rehabilitation of Historic Properties

Assist and cooperate with owners of historic properties to identify, recognize, and plan for the use of their property to ensure compatibility with preservation objectives.

N 2.4: Neighborhood Improvement

Encourage revitalization and improvement programs to conserve and upgrade existing properties and buildings

LU 3.1 Coordinated and Efficient Land Use

Encourage coordinated and efficient growth and development through infrastructure financing and construction programs, tax and regulatory incentives, and by focusing growth in areas where adequate services and facilities exist or can be economically extended.

ED 2.2 Revitalization Opportunities

Provide incentives to encourage the revitalization and utilization of historic and older commercial and industrial districts for redevelopment.

ED 2.4 Mixed-Use

Support mixed-use development that brings employment, shopping, and residential activities into shared locations that stimulate opportunities for economic activity.

ED 3.10 Downtown Spokane

Promote downtown Spokane as the economic and cultural center of the region.

ED 7.6 Development Standards and Permitting Process

Periodically evaluate and improve the City of Spokane's development standards and permitting process to ensure that they are equitable, cost-effective, timely, and meet community needs and goals.

ORDINANCE NO _____

An ordinance amending Section 17D.100.230 of the Spokane Municipal Code to add Centers and Corridors to Historic Preservation review of proposed demolition of historic properties, also to bring review of buildings by the Spokane Historic Landmarks Commission into compliance with 2023 Washington House Bill 1293 by implementing clear and objective design standards, and to modify the limitations on redevelopment of a property after a historic or eligible structure has been demolished.

WHEREAS, the City of Spokane adopted a Comprehensive Plan in May of 2001 that complies with the requirements of the Growth Management Act (GMA) as set forth in RCW 36.70A; and,

WHEREAS, the Comprehensive Plan includes policies and goals to evaluate and improve the permitting process to ensure that they meet community needs and goals, especially Policy ED 7.6; and,

WHEREAS, the Comprehensive Plan includes policies and goals to promote the preservation of historic districts, sites, and structures, especially Policy DP 3.10; and,

WHEREAS, the State Legislature passed House Bill 1293 which amends RCW 36.70B.160, and adds a new section to chapter 36.70A relating to the design review process; and,

WHEREAS, compliance with House Bill 1293 is a requirement on the Periodic Update Checklist for Fully-Planning Cities and advances the City's work on the required Periodic Update to the Comprehensive Plan 2026 and the required development code amendments; and,

WHEREAS, the City improves its compliance with the amendments to RCW 36.70B.160 and the new section of RCW 36.70A established by House Bill 1293 in the adoption of this Ordinance; and,

WHEREAS, on August 08, 2024, the Washington State Department of Commerce and appropriate state agencies were given the required 60-day notice before adoption of proposed changes to the Unified Development Code pursuant to RCW 36.70A.106; and,

WHEREAS, on August 16, 2024, a State Environmental Policy Act (SEPA) Checklist was issued for this proposal; and,

WHEREAS, on August 28, 2024, Notice of Intent to Adopt was published in the City Council Gazette; and,

WHEREAS, on September 19, 2024, a SEPA Determination of Non-Significance (DNS) was issued for the proposal, the deadline to appeal the SEPA determination was October 3, 2024, and no comments pertaining to the DNS were received; and,

WHEREAS, the City of Spokane Historic Landmarks Commission considered these proposed amendments during a public meeting on September 18; and,

WHEREAS, a legal notice of public hearing for the City of Spokane Historic Landmarks Commission was published in the Spokesman-Review on October 2; and,

WHEREAS, on October 9 a notice of public hearing for the City of Spokane Historic Landmarks Commission was published in the City Council Gazette; and,

WHEREAS, the City of Spokane Historic Landmarks Commission held a public hearing on October 16; and,

WHEREAS, at the City of Spokane Historic Landmarks Commission hearing, the Commission unanimously voted to recommend approval of the draft amendments as presented by staff, and recommended against amendments recommended by the City of Spokane Plan Commission; and,

WHEREAS, the proposed text amendments were drafted and reviewed consistent with the requirements of RCW 36.70A.370 to assure protection of private property rights; and,

WHEREAS, the City of Spokane Plan Commission held public workshops on the provisions in this ordinance on August 28 and September 11; and,

WHEREAS, a legal notice of public hearing for the City of Spokane Plan Commission was published in the Spokesman-Review on September 23, 2024 and September 30, 2024; and,

WHEREAS, the City of Spokane Plan Commission held a public hearing on October 9, 2024, to obtain public comments on the proposed amendments and no comments were received; and,

WHEREAS, at the City of Spokane Plan Commission public hearing, the Commission unanimously voted to recommend approval with conditions, as outlined in the Plan Commission Findings of Fact, Conclusions, and Recommendation signed October 22; and,

WHEREAS, the City of Spokane Plan Commission finds that the proposed text amendments meet the decision criteria established in SMC 17G.025.010(G); and,

WHEREAS, the City Council adopts the recitals set forth herein as its findings and conclusions in support of its adoption of this ordinance, and further adopts and incorporates the following for the same purpose: the Staff Report, the Plan Commission Findings of Fact, Conclusions, and Recommendation, and the entire record relating to the adoption of this amendment; -- Now, Therefore,

The City of Spokane does ordain:

Section 1. That Section 17D.100.230 SMC is amended to read as follows:

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

A. Definitions.

1. Building Footprint.

As defined in SMC 17A.020.020.

2. Floor Area.

As defined in SMC 17A.020.060.

B. Where This Section Applies.

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

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

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

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

c. Within a National Register Historic District.

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

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

C. Determination of Eligibility.

1. Administrative Determination.

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

2. Determination from Spokane Historic Landmarks Commission.

Eligibility shall be determined by the Spokane Historic Landmarks Commission within thirty (30) days of the submission of the application for a demolition permit and a completed determination of eligibility document. The applicant shall be responsible to submit a determination of eligibility

demonstrating the ineligibility of the structure based upon the National Register Criteria for Evaluation (36 CFR 60). Applications for structures that are determined not to be listed or eligible to be listed on a National or Local Register of Historic Places shall be processed pursuant to existing regulations for non-historic buildings.

D. Limitation on Issuance of Demolition Permit.

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

E. Criteria for Certificate of Appropriateness.

1. Building Footprint of Replacement Structure.

a. The replacement structure shall have a Building Footprint equal to or greater than the Building Footprint of the landmark structure to be demolished.

2. Floor Area for Replacement Structure.

a. Downtown Boundary Area or Centers and Corridors Zones.

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

b. National Register Historic Districts.

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

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

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

Where property is within a Centers and Corridors zone or the Downtown Boundary Area and also within a National Register Historic District, the requirements under subsection (a) shall govern. The maximum size of the replacement structure shall be as determined by the underlying zoning of the area.

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

3. Building Materials.

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

4. Building Permit for Replacement Structure.

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

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

(together with any valid and binding commitments for financing) and available for such purpose.))

5. Financial Commitment.

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

6. Deviations from Criteria.

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

- ~~((B. Eligibility shall be determined by the commission within thirty (30) days of the submission of the application for a demolition permit. The applicant shall be responsible to submit a determination of eligibility demonstrating the ineligibility of the structure based upon the National Register Criteria for Evaluation (36 CFR 60). Applications for structures that are determined not to be listed or eligible to be listed on a National or Local Register of Historic Places shall be processed pursuant to existing regulations.~~
- ~~C. This section shall not apply to orders of the building official or fire marshal regarding orders that a structure be demolished due to public health, safety, or welfare concerns.~~
- ~~D. If the commission issues a certificate of appropriateness for the demolition of an building on the national register or located within the downtown boundary zone, such certificate shall include conditions such as:~~
- ~~1. any temporary measures deemed necessary by the commission for the condition of the resulting property after the demolition, including, without limitation, fencing or other screening of the property;~~
 - ~~2. the provision of ongoing, specific site security measures;~~
 - ~~3. salvage of any historically significant artifacts or fixtures, determined in consultation with the HPO prior to demolition;~~
 - ~~4. limitations on the extent of the demolition permitted, such that only non-historically significant portions of the property are subject to demolition;~~
 - ~~5. if construction on a replacement structure is not commenced on the site within six (6) months of the issuance of the certificate, the owner must landscape the site for erosion protection and weed control and provide for solid waste clean-up;~~
 - ~~6. abatement of any hazardous substances on the property prior to demolition;~~

- 7. ~~requirement for dust control during the demolition process; and~~
- 8. ~~that the certificate of appropriateness for demolition of the building is valid for three months.))~~

F. Conditions of Approval.

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

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

G. Review Period.

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

H. Other Codes Apply.

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

Section 2. Severability Clause. If a section, subsection, paragraph, sentence, clause, or phrase of this ordinance is declared unconstitutional or invalid for any reason, the decision shall not affect the validity of the remaining portions of this ordinance.

Passed by the City Council on _____

Council President

Attest:

Approved as to form:

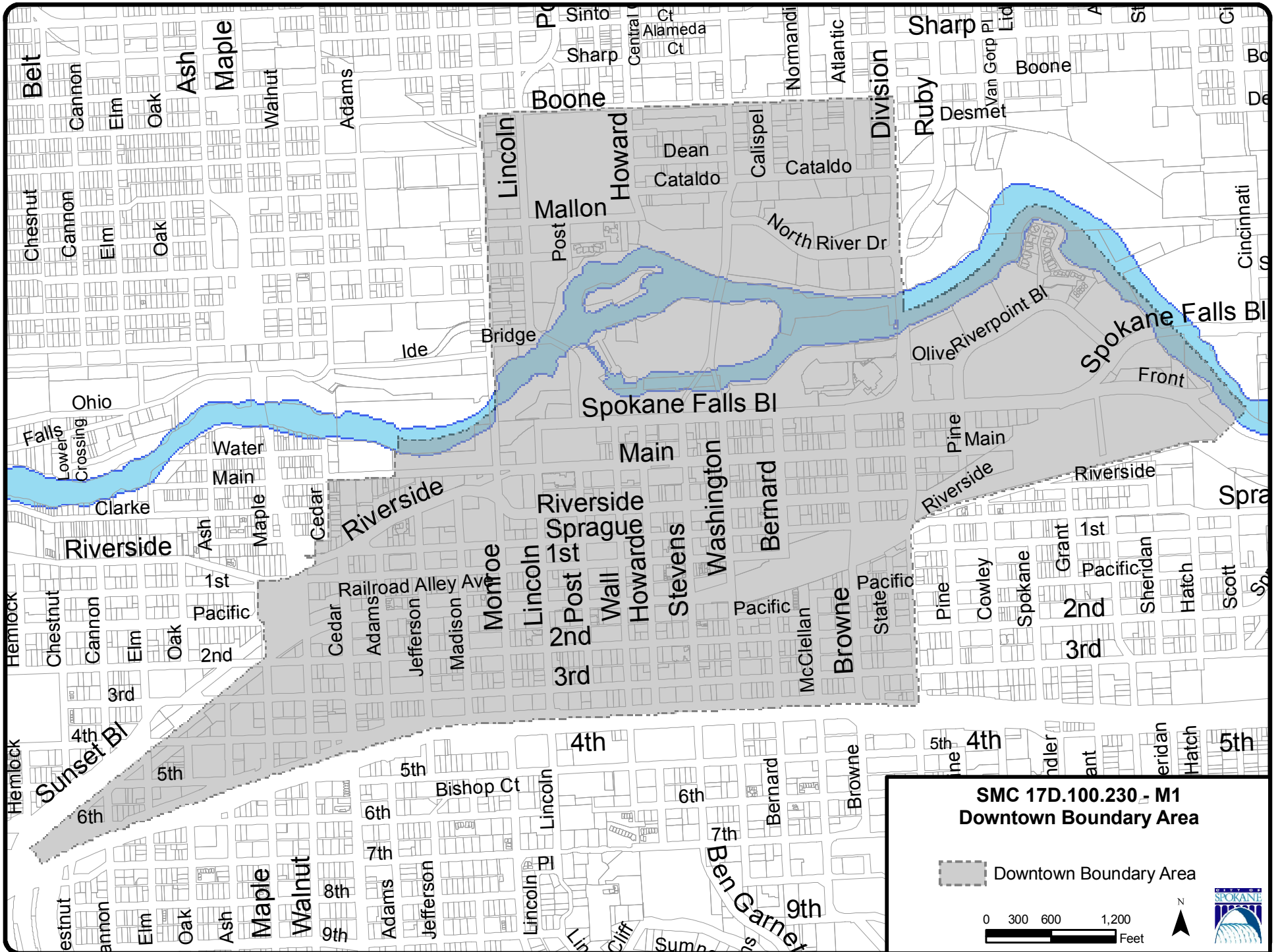
City Clerk

Assistant City Attorney

Mayor

Date

Effective Date



Streets shown on the map:

Vertical Streets (West to East): Hemlock, Chestnut, Cannon, Elm, Oak, Ash, Maple, Cedar, Adams, Jefferson, Madison, Monroe, Lincoln, Post, Wall, Howard, Stevens, Washington, Bernard, Browne, Pacific, State, Pine, Cowley, Spokane, Grant, Pacific, Sheridan, Hatch, Scott, Sprague.

Horizontal Streets (North to South): Belt, Cannon, Elm, Oak, Ash, Maple, Walnut, Adams, Boone, Lincoln, Howard, Dean, Cataldo, Calispel, Cataldo, North River Dr, Olive, Riverpoint Bl, Spokane Falls Bl, Front, Main, Riverside, Sprague, 1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th.

Other Labels: Lower Crossing, Water Main, Clarke, Ohio, Fall, Bridge, Ide, Post, Mallon, Sharp, Central, Alameda, Sinto, Normandi, Atlantic, Division, Ruby, Van Gorp, Boone, Desmet, Sharp, Boone, Cincinnati, S, Front, Riverside, Sprague, Hemlock, Sunset Bl, Bishop Ct, Ben Garner, Cliff, Sump, s.

Findings of Fact and Decision for Spokane City Council Review Changes to SMC 17D.100.230

Adding Centers and Corridors to Historic Preservation review of proposed demolition of historic properties; updates to comply with state law; and papercuts

A recommendation of the Spokane Historic Landmarks Commission to Spokane City Council to approve amendments to Title 17 of the Spokane Municipal Code to add Center and Corridor zones to the identified areas in Spokane where Historic Preservation review is required when demolition is proposed. The proposal also modifies aspects of the Historic Preservation code to conform with the requirements 2023 House Bill 1293. Specifically, amending 17D.100.230 Demolition Permits for Historic Structures in the Downtown Boundary Area and National Register Historic Districts, and other matters properly related thereto.

FINDINGS OF FACT

1. SMC Section 04.35.080.A.4 and B.2.c: “Advise the council and board on matters of history, historic planning and preservation;” and “review and comment to the council or board on land use, housing and redevelopment, municipal improvement and other types of planning and programs undertaken by any agency of City or County government, other neighboring communities, the state or federal governments, as they relate to historic resources in Spokane and Spokane County.”

- The Landmarks Commission has a duty to review and comment on proposed changes to land use decisions as they relate to historic resources in Spokane. Since the proposed changes to SMC 17D.100.230 are directly related to historic resources, it is the commission’s responsibility to advise the council on this matter.

2. SMC Section 17D.100.230: “No demolition permits for structures that are listed or eligible to be listed on the National or Local Register of Historic Places located in the area shown on Map 17D.100.230-M1, Downtown Boundary Area, and in all National Register Historic Districts shall be issued unless the structure to be demolished is to be replaced with a replacement structure that is approved by the commission.”

- The City of Spokane and the Landmarks Commission have previously recognized the importance of protecting historic properties in our urban core. Centers and Corridors are a natural extension of this type of review because centers and corridors are often like tiny downtowns.
- The Planning Department conducted a study of Centers and Corridors in 2024 and concluded that: “there are currently few protections against the demolition of historic buildings within the urban fabric of some historic Centers. Placing appropriate controls on demolition of historic structures in Centers and Corridors and standards that support adaptive re-use can help ensure historic structures support the development of a sense of place in centers, linking these areas past and its future.”

3. Washington House Bill 1293 (2023-2024): “Counties and cities planning under RCW 36.70A.040 may apply in any design review process only clear and objective development regulations governing the exterior design of new development.”

- The Spokane Historic Preservation office is eager to come into compliance with a new state law that makes some provisions in SMC 17D.100.230 in conflict with state law. These proposed changes which abandon subjective design review for objective review of size, siting, and materials will bring this SMC in compliance with objective design review provisions well before the 2026-27

deadline.

- The objective design review contemplated in this ordinance is limited in scope and will only apply when a building that is eligible for listing on the Spokane Register of Historic Places is demolished.

4. Spokane Comprehensive Plan DP 3.10 Zoning Provisions and Building Regulations: “Utilize zoning provisions, building regulations, and design standards that are appropriate for historic districts, sites, and structures. *Discussion: Regulations are tools that can and should be used to promote preservation and renovation rather than demolition. City Departments such as Building, Planning and Development, Engineering, Parks and Recreation, and Streets should include Historic Preservation in their plans, policies, regulations and City of Spokane Comprehensive Plan operations. Examples include retaining favorable zoning options (Historic Conditional Use Permits and Historic District Overlay Zones), and encouraging the use of form based codes and special building codes like the historic building sections of the International Building Code (IBC) and International Existing Building Code (IEBC) in development projects involving historic properties and historic districts”*

- The proposed changes to SMC 17D.100.230 are a perfect example of utilizing appropriate zoning provisions, building regulations, and design standards to promote preservation and renovation rather than demolition.

5. SMC Section 17G.025.010: “Amendments to Title 17 SMC require a public hearing before the plan commission.”

- The Spokane City Plan Commission made a recommendation in favor of the proposed changes to 17D.100.230 on October 9, 2024, HOWEVER, they made two amendments to the proposal before making the recommendation. The two amendments they made were:
 - Amend the proposed language in 17D.100.230(E)(2)(c) to read: Where property is within a Centers and Corridors zone or the Downtown Boundary Area and also within a National Register Historic District, the requirements under subsection (a) shall govern. The maximum size of the replacement structure shall be as determined by the underlying zoning of the area.
 - Strike the proposed language in 17D.100.230(E)(1)(b) to remove the requirement that the new construction be located on the footprint of the demolished building.
- The Spokane Historic Landmarks Commission is opposed to the amendments proposed by the Plan Commission because they abandon a thoughtful and careful compromise between the Planning Department and Historic Preservation Department.
- The compromise between Planning and Historic Preservation staff balanced high density development with protecting historic structures where National Register Historic Districts overlap with Downtown and Centers and Corridors. The Landmarks Commission views that compromise as integral to the effectiveness of these proposed changes to SMC 17D.100.230.
- The requirement to locate a replacement structure on the site so that it encompasses the footprint of the historic building to be demolished will help to ensure that the replacement structure has limited disruption to the sense of place while simultaneously allowing for flexibility when the demolished historic building’s footprint was not consistent with the surrounding context.

6. Washington State and City of Spokane Notice and Review Requirements: Public notice and communication began in August 2024 and included the following:

- A notice of intent to adopt was made to Department of Commerce on August 8, 2024.
- A SEPA Checklist was issued for this proposal on August 16, 2024.

- A Plan Commission workshop on August 28, 2024.
- A Notice of Intent to Adopt was published in the City Council Gazette on August 28, 2024.
- A Plan Commission workshop on September 11, 2024.
- A public open house on September 18, 2024.
- A Spokane Historic Landmarks Commission meeting on September 18, 2024.
- A public virtual open house on September 19, 2024.
- A SEPA Determination of Non-Significance (DNS) was issued for the proposal on September 19, 2024. The deadline to appeal the SEPA determination was October 3, 2024. No comments pertaining to the DNS were received.
- A legal notice of public hearing was published in the Spokesman-Review on September 23, 2024 and September 30, 2024.
- A Plan Commission Public Hearing on October 9, 2024.
- A Spokane Historic Landmarks Commission Public Hearing on October 16, 2024.

RECOMMENDATION

This recommendation is on the matter of the ordinance pertaining to the proposed text amendments which will amend section 17D.100.230 of the Unified Development Code of the City of Spokane which include the city's Historic Preservation regulations.

As based on the above listed findings, the Spokane Historic Landmarks Commission takes the following actions:

The Spokane Historic Landmarks Commission recommends by unanimous vote that Spokane City Council approve the proposed amendments to Section 17D.100.230 Demolition Permits for Historic Structures in the Downtown Boundary Area and National Register Historic Districts. The Landmarks Commission recommends approving the ordinance as it was prepared collaboratively between Historic Preservation and Planning Staff and to not incorporate the amendments recommended by Plan Commission. The motion was made, seconded, and unanimously approved at the regularly scheduled October 16, 2024 meeting of the Spokane Historic Landmarks Commission. The approved motion is:

- Mac McCandless moved, based on Findings of Fact, that the proposed change to SMC 17D.100.230 further important goals to protect historic resources that are outlined in Chapter 4 and Chapter 17 of the Municipal Code, the City of Spokane Comprehensive Plan, and in state law. The Spokane Historic Landmarks Commission recommends that the proposal be forwarded to the Spokane City Council with the ordinance language that was prepared collaboratively by Planning and Historic Preservation staff. Jill-Lynn Nunemaker seconded; motion carried unanimously. (7-0)

[VERSION RECOMMENDED BY HISTORIC LANDMARKS COMMISSION]

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

A. Definitions.

1. Building Footprint.

As defined in SMC 17A.020.020.

2. Floor Area.

As defined in SMC 17A.020.060.

B. Where This Section Applies.

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

and

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

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

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

c. Within a National Register Historic District.

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

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

C. Determination of Eligibility.

1. Administrative Determination.

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

2. Determination from Spokane Historic Landmarks Commission.

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

D. Limitation on Issuance of Demolition Permit.

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

E. Criteria for Certificate of Appropriateness.

1. Building Footprint of Replacement Structure.

- a. The replacement structure shall have a Building Footprint equal to or greater than the Building Footprint of the landmark structure to be demolished.
- b. The footprint of the new construction shall be located on the footprint of the demolished building.
- c. Requirements for the size of the Building Footprint or the location of the Building Footprint may be modified by the Historic Preservation Officer and Planning Director if it is determined that:
 - i. An alternative size or location is more consistent with the intent of the zoning requirements on the property; and

- ii. The requirements related to the size or footprint do not serve the public interest for preserving the historic character of a place.

2. Floor Area for Replacement Structure.

a. Downtown Boundary Area or Centers and Corridors Zones.

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

b. National Register Historic Districts.

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

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

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

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

ii. In cases where another section of Title 17 imposes a minimum Floor Area that exceeds two hundred percent (200%) of the contributing structure to be demolished, the minimum Floor Area of the other section plus ten percent (10%) shall become the new maximum Floor Area of the replacement structure.

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

3. Building Materials.

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

4. Building Permit for Replacement Structure.

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

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

5. Financial Commitment.

The applicant shall demonstrate to the satisfaction of the Director of the Developer Services Center (DSC), in consultation with the Historic Preservation Officer, that there is a valid and binding commitment for

financing (such as a term sheet or MOU) for the construction of the replacement structure.

6. Deviations from Criteria.

Deviations from these may be approved by the Historic Preservation Officer in consultation with the Planning Director at their discretion.

Deviations may be less restrictive and shall not be more restrictive.

- ~~((B. Eligibility shall be determined by the commission within thirty (30) days of the submission of the application for a demolition permit. The applicant shall be responsible to submit a determination of eligibility demonstrating the ineligibility of the structure based upon the National Register Criteria for Evaluation (36 CFR 60). Applications for structures that are determined not to be listed or eligible to be listed on a National or Local Register of Historic Places shall be processed pursuant to existing regulations.~~
- ~~C. This section shall not apply to orders of the building official or fire marshal regarding orders that a structure be demolished due to public health, safety, or welfare concerns.~~
- ~~D. If the commission issues a certificate of appropriateness for the demolition of an building on the national register or located within the downtown boundary zone, such certificate shall include conditions such as:~~
- ~~1. any temporary measures deemed necessary by the commission for the condition of the resulting property after the demolition, including, without limitation, fencing or other screening of the property;~~
 - ~~2. the provision of ongoing, specific site security measures;~~
 - ~~3. salvage of any historically significant artifacts or fixtures, determined in consultation with the HPO prior to demolition;~~
 - ~~4. limitations on the extent of the demolition permitted, such that only non-historically significant portions of the property are subject to demolition;~~
 - ~~5. if construction on a replacement structure is not commenced on the site within six (6) months of the issuance of the certificate, the owner must landscape the site for erosion protection and weed control and provide for solid waste clean-up;~~
 - ~~6. abatement of any hazardous substances on the property prior to demolition;~~
 - ~~7. requirement for dust control during the demolition process; and~~
 - ~~8. that the certificate of appropriateness for demolition of the building is valid for three months.))~~

F. Conditions of Approval.

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

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

G. Review Period.

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

H. Other Codes Apply.

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

Continuation of Wording, Summary, and Distribution

Agenda Item Name: 0470 – FRED AND WINONA ADAMS HOUSE NOMINATION TO THE I

Agenda Wording (440 character max)

. The Adams House at 11 W 26th Avenue was constructed in 1914 and has been found to meet the criteria set forth for such designation, and a management agreement has been signed by the owner.

Summary (Background) (870 character max)

Fiscal Impact

Budget Account

Select \$ #

Select \$ #

Distribution List

Save

Cancel



Agenda Sheet for City Council:

Committee: Urban Experience **Date:** 12/09/2024

Committee Agenda type: Discussion

Date Rec'd

11/22/2024

Clerk's File #

Cross Ref #

Project #

Council Meeting Date: 01/13/2025

Submitting Dept

HISTORIC PRESERVATION

Bid #

Contact Name/Phone

MEGAN 6543

Requisition #

Contact E-Mail

MDUVALL@SPOKANECITY.ORG

Agenda Item Type

Contract Item

Council Sponsor(s)

JBINGLE ZZAPPONE KKLITZKE

Agenda Item Name

0470 – FRED AND WINONA ADAMS HOUSE NOMINATION TO THE REGISTER

Agenda Wording

The Spokane Historic Landmarks Commission reviews properties for listing on the Spokane Register of Historic Places to ensure that they meet the criteria set out in SMC 17D.100.

Summary (Background)

The Spokane Historic Landmarks Commission reviews properties for listing on the Spokane Register of Historic Places to ensure that they meet the criteria set out in SMC 17D.100. The Adams House at 11 W 26th Avenue was constructed in 1914 and has been found to meet the criteria set forth for such designation, and a management agreement has been signed by the owner.

Lease? NO Grant related? NO Public Works? NO

Fiscal Impact

Approved in Current Year Budget? N/A

Total Cost \$

Current Year Cost \$

Subsequent Year(s) Cost \$

Narrative

Property listing on the Spokane Register of Historic Places does not have a direct impact on City revenues or expenses.

Amount

Budget Account

Neutral	\$	#
Select	\$	#
Select	\$	#
Select	\$	#
Select	\$	#
Select	\$	#

Committee Agenda Sheet

Urban Experience Committee

Committee Date	12/9/2024
Submitting Department	Historic Preservation
Contact Name	Megan Duvall
Contact Email & Phone	mduvall@spokanecity.org
Council Sponsor(s)	<u>CM Zappone; CM Klitzke; CM Bingle</u>
Select Agenda Item Type	<input type="checkbox"/> Consent <input checked="" type="checkbox"/> Discussion Time Requested: 5 min
Agenda Item Name	0470 – FRED & WINONA ADAMS HOUSE NOMINATION TO THE SPOKANE REGISTER OF HISTORIC PLACES
Proposed Council Action	<input checked="" type="checkbox"/> Approval to proceed to Legislative Agenda <input type="checkbox"/> Information Only
Summary (Background)	<p>The Spokane Historic Landmarks Commission reviews properties for listing on the Spokane Register of Historic Places to ensure that they meet the criteria set out in SMC 17D.100.</p> <p>The Adams House at 11 W 26th Avenue was constructed in 1914 and has been found to meet the criteria set forth for such designation, and a management agreement has been signed by the owner.</p>
Fiscal Impact	<p>Approved in current year budget? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p> <p>Total Cost: <u>0</u></p> <p>Current year cost:</p> <p>Subsequent year(s) cost:</p> <p>Narrative: <u>Property listing on the Spokane Register of Historic Places does not have a direct impact on City revenues or expenses.</u></p> <p>Funding Source <input type="checkbox"/> One-time <input type="checkbox"/> Recurring <input checked="" type="checkbox"/> N/A</p> <p>Specify funding source: Select Funding Source*</p> <p>Is this funding source sustainable for future years, months, etc? N/A</p> <p>Expense Occurrence <input type="checkbox"/> One-time <input type="checkbox"/> Recurring <input checked="" type="checkbox"/> N/A</p> <p>Other budget impacts: (revenue generating, match requirements, etc.)</p> <p>Properties listed on the Spokane Register are subject to design review in the future which does generate revenue through small fees. Tax incentives are available to listed properties and also can generate future revenue.</p>
Operations Impacts (If N/A, please give a brief description as to why)	
What impacts would the proposal have on historically excluded communities?	This contract would have no meaningful impact on historically excluded communities.
How will data be collected, analyzed, and reported concerning the effect of the program/policy by racial, ethnic, gender identity, national origin, income level, disability, sexual orientation, or other existing disparities?	That specific data is not something that is collected by the Historic Preservation Department.
How will data be collected regarding the effectiveness of this program, policy or product to ensure it is the right solution?	

The Historic Preservation Office's primary responsibility is to protect historic properties and neighborhoods in Spokane. The more properties that are listed on the Spokane Register, the more ability we have to offer incentives that help keep those properties viable and in use. As we list additional properties, we increase our ability to protect Spokane's historic resources.

Describe how this proposal aligns with current City Policies, including the Comprehensive Plan, Sustainability Action Plan, Capital Improvement Program, Neighborhood Master Plans, Council Resolutions, and others?

SMC 04.35.010 Spokane Historic Landmarks Commission Findings and Purpose:

The City and Spokane County find that the establishment of a landmarks commission with specific duties to recognize, protect, enhance and preserve those buildings, districts, objects, sites and structures which serve as visible reminders of the historical, archaeological, architectural, educational and cultural heritage of the City and County is a public necessity.

Comprehensive Plan Goals

DP 1.1: Landmark Structures, Buildings, and Sites

Recognize and preserve unique or outstanding landmark structures, buildings, and sites.

DP 3.3: Identification and Protection of Resources

Identify historic resources to guide decision making in planning.

DP 3.11: Rehabilitation of Historic Properties

Assist and cooperate with owners of historic properties to identify, recognize, and plan for the use of their property to ensure compatibility with preservation objectives.

N 2.4: Neighborhood Improvement

Encourage revitalization and improvement programs to conserve and upgrade existing properties and buildings.

Findings of Fact and Decision for Council Review

Nomination to the Spokane Register of Historic Places

Fred & Winona Adams House – 11 W 26th Avenue

FINDINGS OF FACT

1. **SMC 17D.100.090:** "Generally a building, structure, object, site, or district which is more than fifty years old may be designated an historic landmark or historic district if it has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, county, state, or nation."
 - Originally built in 1914; the Fred & Winona Adams House meets the age criteria for listing on the Spokane Register of Historic Places.

2. **SMC 17D.100.090: The property must qualify under one or more categories for the Spokane Register (A, B, C, D, E).**
 - The Adams House is a very example of a one and a half story Craftsman-style bungalow and is eligible for the Spokane Register of Historic Places under Category C. Its rectangular shape, low-pitched roof with overhanging eaves and front gable, and partially covered porch are typical exterior features. Inside, its oak floors with decorative inlay, beamed ceilings, and its built-in bookcases, dining buffet and hutch are all in the Craftsman style.
 - The Adams House is architecturally significant as a well-preserved example of a Craftsman-style bungalow. Its organic and locally sourced materials, overhanging eaves, prominent support columns, and porch with pergola are defining exterior features of the style. It was constructed by J. Oscar Johnson who constructed several houses in the neighborhood.
 - Fred Adams, the first resident owner of the home, was a Stanford Law graduate and junior partner at the Davies & Adams law firm in Spokane. He was elected to the state House of Representatives from 1917-1921, and was Speaker of the House from 1919-1921. After serving in the legislature, he played a significant role in the development of the Columbia Basin Project, which transformed the economy of the central and eastern Washington regions. He and his wife, Winona, purchased the house in 1919 during an instrumental time in his political life.

3. **SMC17D.100.090: "The property must also possess integrity of location, design, materials, workmanship, and association."** *From NPS Bulletin 15: "Integrity is the ability of a property to convey its significance...it is not necessary for a property to retain all its historic physical features...the property must retain, however, the essential physical features that enable it to convey its historic identity."*
 - Well-preserved with a good degree of integrity in original location, design, materials, workmanship, and association, the Adams House is eligible for listing on the Spokane Register of Historic Places.

4. **Once listed, this property will be eligible to apply for incentives, including:**
Special Valuation (property tax abatement), Façade Improvement Grants, Spokane Register historic property plaque, and special code considerations.

RECOMMENDATION

The Spokane Historic Landmarks Commission found the **Fred & Winona Adams House** is eligible for listing on the Spokane Register under **Category C – Architecture as a good example of the Craftsman Bungalow style and Category B for Fred Adams, Speaker of the House and Columbia Basin advocate.**

After Recording Return to:
City of Spokane Clerk
808 W Spokane Falls Blvd
Spokane, WA 99201

NOTICE OF MANAGEMENT AGREEMENT

NOTICE IS HEREBY GIVEN that the property legally described as:

30-25-43: CANNON HILL 1ST ADDITION LOT 3 TOGETHER WITH THE WEST 5 FEET OF LOT 2 BLOCK 4.

Parcel Number(s) **35304.2630**, is governed by a Management Agreement between the City of Spokane and the Owner(s), **Timothy and Mia Theis**, of the subject property.

The Management Agreement is intended to constitute a covenant that runs with the land and is entered into pursuant to Spokane Municipal Code Chapter 6.05. The Management Agreement requires the Owner of the property to abide by the "Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" (36 CFR Part 67) and other standards promulgated by the Historic Landmarks Commission.

Said Management Agreement was approved by the Spokane City Council on _____. I certify that the original Management Agreement is on file in the Office of the City Clerk under File No. _____.

I certify that the above is true and correct.

Spokane City Clerk

Historic Preservation Officer

Dated: _____

Dated: 11/21/24

—

MANAGEMENT AGREEMENT

The Management Agreement is entered into this **20** day of **November 2024**, by and between the City of Spokane (hereinafter “City”), acting through its Historic Landmarks Commission (“Commission”), and **Tim & Mia Theis** (hereinafter “Owner”), the owner of the property located at **11 West 26th Avenue** commonly known as the **Fred & Winona Adams House** in the City of Spokane.

WHEREAS, the City of Spokane has enacted Chapter 4.35 of the Spokane Municipal Code (SMC) and Spokane has enacted Chapter 1.48 of the Spokane County Code (SCC), both regarding the establishment of the Historic Landmarks Commission with specific duties to recognize, protect, enhance and preserve those buildings, districts, objects, sites and structures which serve as visible reminders of the historical, archaeological, architectural, educational and cultural heritage of the city and county is a public necessity and.

WHEREAS, both Ch. 17D.100 SMC and Ch. 1.48 SCC provide that the City/County Historic Landmarks Commission (hereinafter “Commission”) is responsible for the stewardship of historic and architecturally significant properties in the City of Spokane and Spokane County; and

WHEREAS, the City has authority to contract with property owners to assure that any owner who directly benefits by action taken pursuant to City ordinance will bind her/his benefited property to mutually agreeable management standards assuring the property will retain those characteristics which make it architecturally or historically significant;

NOW THEREFORE, -- the City and the Owner(s), for mutual consideration hereby agree to the following covenants and conditions:

1. CONSIDERATION. The City agrees to designate the Owner’s property an Historic Landmark on the Spokane Register of Historic Places, with all the rights, duties, and privileges attendant thereto. In return, the Owner(s) agrees to abide by the below referenced Management Standards for his/her property.

2. COVENANT. This Agreement shall be filed as a public record. The parties intend this Agreement to constitute a covenant that runs with the land, and that the land is bound by this Agreement. Owner intends his/her successors and assigns to be bound by this instrument. This covenant benefits and burdens the property of both parties.

3. ALTERATION OR EXTINGUISHMENT. The covenant and servitude and all attendant rights and obligations created by this Agreement may be altered or extinguished by mutual agreement of the parties or their successors or assigns. In the event Owner(s) fails to comply with the Management Standards or any City ordinances governing historic landmarks, the Commission may revoke, after notice and an opportunity for a hearing, this Agreement.

4. PROMISE OF OWNERS. The Owner(s) agrees to and promises to fulfill the following Management Standards for his/her property which is the subject of the Agreement. Owner intends to bind his/her land and all successors and assigns. The Management Standards are: "THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION AND GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS (36 CFR Part 67)." Compliance with the Management Standards shall be monitored by the Historic Landmarks Commission.

5. HISTORIC LANDMARKS COMMISSION. The Owner(s) must first obtain from the Commission a "Certificate of Appropriateness" for any action which would affect any of the following:

- (A) demolition;
- (B) relocation;
- (C) change in use;
- (D) any work that affects the exterior appearance of the historic landmark; or
- (E) any work affecting items described in Exhibit A.

6. In the case of an application for a "Certificate of Appropriateness" for the demolition of a landmark, the Owner(s) agrees to the provisions as set forth in SMC 17D100.220.

This Agreement is entered into the year and date first above written.

Owner

Owner

CITY OF SPOKANE

HISTORIC PRESERVATION OFFICER

CITY OF SPOKANE

Megan M.K. Duvall

City Administrator

ATTEST:

City Clerk

Approved as to form:

Assistant City Attorney

STATE OF _____)
) ss.
County of _____)

On this _____ day of _____, 2024, before me, the undersigned, a Notary Public in and for the State of _____, personally appeared _____, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that _____(he/she/they) signed the same as _____ (his/her/their) free and voluntary act and deed, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this _____ day of _____, 2024.

Notary Public in and for the State
of _____, residing at _____
My commission expires _____

STATE OF WASHINGTON)
) ss.
County of Spokane)

On this _____ day of _____, 2024, before me, the undersigned, a Notary Public in and for the State of Washington, personally appeared _____, CITY ADMINISTRATOR and TERRI L. PFISTER, to me known to be the City Administrator and the City Clerk, respectively, of the CITY OF SPOKANE, the municipal corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said municipal corporation, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this _____ day of _____, 2024.

Notary Public in and for the State
of Washington, residing at Spokane
My commission expires _____

Attachment A

None

Secretary of The Interior's Standards

- 1.** A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- 2.** The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- 3.** Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- 4.** Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- 5.** Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- 6.** Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- 7.** Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- 8.** Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- 9.** New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 10.** New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Spokane Register of Historic Places Nomination

*Spokane City/County Historic Preservation Office, City Hall, Third Floor
808 Spokane Falls Boulevard, Spokane, Washington 99201-3337*

1. Name of Property

Historic Name: Fred & Winona Adams House
Common Name: Adams House

2. Location

Street & Number: 11 W. 26th Ave.
City, State, Zip Code: Spokane, WA 99203
Parcel Number: 35304.2630

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> building	<input type="checkbox"/> public <input type="checkbox"/> both	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agricultural <input type="checkbox"/> museum
<input type="checkbox"/> site	<input checked="" type="checkbox"/> private	<input type="checkbox"/> work in progress	<input type="checkbox"/> commercial <input type="checkbox"/> park
<input type="checkbox"/> structure			<input type="checkbox"/> educational <input checked="" type="checkbox"/> residential
<input type="checkbox"/> object	Public Acquisition	Accessible	<input type="checkbox"/> entertainment <input type="checkbox"/> religious
	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes, restricted	<input type="checkbox"/> government <input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes, unrestricted	<input type="checkbox"/> industrial <input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military <input type="checkbox"/> other

4. Owner of Property

Name: Mia and Timothy Theis
Street & Number: 11 W. 26th Ave.
City, State, Zip Code: Spokane, WA 99203
Telephone Number/E-mail: 510-684-9679 (Mia); 415-879-1780 (Tim)

5. Location of Legal Description

Courthouse, Registry of Deeds	Spokane County Courthouse
Street Number:	1116 West Broadway
City, State, Zip Code:	Spokane, WA 99260
County:	Spokane

6. Representation in Existing Surveys

Title: none
Date: Enter survey date if applicable Federal State County Local
Depository for Survey Records: Spokane Historic Preservation Office

7. Description

Architectural Classification

Condition

- excellent
- good
- fair
- deteriorated
- ruins
- unexposed

Check One

- unaltered
- altered

Check One

- original site
- moved & date _____

Narrative statement of description is found on one or more continuation sheets.

8. Spokane Register Categories and Statement of Significance

Applicable Spokane Register of Historic Places category: Mark "x" on one or more for the categories that qualify the property for the Spokane Register listing:

- A Property is associated with events that have made a significant contribution to the broad patterns of Spokane history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory history.
- E Property represents the culture and heritage of the city of Spokane in ways not adequately addressed in the other criteria, as in its visual prominence, reference to intangible heritage, or any range of cultural practices.

Narrative statement of significance is found on one or more continuation sheets.

9. Major Bibliographical References

Bibliography is found on one or more continuation sheets.

10. Geographical Data

Acreage of Property: 0.17 acres
Verbal Boundary Description: 30-25-43: CANNON HILL 1ST ADDITION LOT 3
TOGETHER WITH THE WEST 5 FEET OF LOT 2
BLOCK 4.
Verbal Boundary Justification: Nominated property includes entire parcel and urban legal description.

11. Form Prepared By

Name and Title: Mia Theis, owner
Organization: n/a
Street, City, State, Zip Code: 11 W. 26th Ave. Spokane, WA 99203
Telephone Number: 510-684-9769
E-mail Address: theismia@gmail.com
Date Final Nomination Heard:

12. Additional Documentation

Additional documentation is found on one or more continuation sheets.

13. Signature of Owner(s)

14. For Official Use Only:

Date nomination application filed: _____

Date of Landmarks Commission Hearing: _____

Landmarks Commission decision: _____

Date of City Council/Board of County Commissioners' hearing: _____

I hereby certify that this property has been listed in the Spokane Register of Historic Places based upon the action of either the City Council or the Board of County Commissioners as set forth above.

Megan Duvall
City/County Historic Preservation Officer
City/County Historic Preservation Office
Third Floor – City Hall
808 W. Spokane Falls Blvd.
Spokane, WA 99201

Date

Attest:

Approved as to form:

City Clerk

Assistant City Attorney

SUMMARY STATEMENT

The Adams House, built in 1914, is an excellent example of a one and a half story Craftsman-style bungalow. Its rectangular shape, low-pitched roof with overhanging eaves and front gable, and partially covered porch are typical exterior features. Inside, its oak floors with decorative inlay, beamed ceilings, and its built-in bookcases, dining buffet and hutch are all in the Craftsman style. The house, one block from Manito Park, is located in an area of Spokane's South Hill containing a variety of well-maintained homes built mostly from the early 1900s to 1945.

DESCRIPTION OF PROPERTY

Site

The Adams house is located at 11 W 26th Ave. The home was built in 1914, making it the second-oldest home on the block. The Adams home is located at the eastern edge of First Addition to Cannon Hill -- Block 4 Lot 3, one block from the south end of Manito Park. The neighborhood features homes built mostly between 1911 and 1941, in a variety of architectural styles. The property measures 54 feet wide and 135 feet deep. The home is centered on the north-facing sloped lot and sits approximately 8ft above 26th Ave. The front of the house faces north onto a paved public sidewalk and 26th Ave. A trim lawn, mature evergreen and deciduous trees, and border plant beds accent this charming home. The curb strip has been planted with drought-tolerant and native plants to reduce water usage. A paved driveway runs south on the east border of the property to a one-car garage located behind the home.



Figure 1: Adams House facing south in 2024

House Exterior

The Adams House has an irregular rectangular footprint of 31 feet wide and 40 feet deep. It is one and a half stories tall, with a low-pitched front-gabled roof and a separate, partial-width front-gabled porch roof. The roof has widely overhanging eaves with decorative rafter tails under the gables and is covered in composition asphalt shingles.



Figure 2: Rubblemix column at west end of front porch

Exterior, front (north)

The foundation is irregularly textured and sized basalt rock. This extends to two low retaining walls on either side of the front steps. The retaining walls have flat concrete tops edged in brick ends.

Two tapered rubblemix columns support the porch roof, and two more support the pergola. The columns' spacing and repetition evoke pilasters that flank the windows and front door. These columns feature more basalt rock studded with brick odds and ends. Many bricks are clearly marked 'AFB Co Spokane WA' which indicates they were manufactured locally at the American Firebrick Company (American Firebrick Company is on the National Register of Historic Places). The 8-foot-wide poured concrete porch runs the entire 30-foot width of the house; the west 16 feet are topped with a pergola, while the east 14 feet are covered by a porch roof. The pergola's beams and joists have diamond-cut ends, as does the porch railing that appears to skewer the rubblemix columns. A

large fixed picture window dominates the front of the home under the pergola, between the columns. From under the covered porch, four concrete steps descend to a sloped walkway and three more steps terminate at the public sidewalk.

The home's exterior is covered in narrow-width horizontal clapboard siding on the first floor, a wide belly band, and stucco infill covering the gable fields at the second level. Window and door casings on the first floor feature decorative trapezoidal top trim.

The ceiling of the beamed porch roof is clad in narrow horizontal beadboard, with a centered flush-mount light. The exposed beams also have diamond-cut ends, as do the rafter tails under the gable. Above the beams is a belly band topped by stucco infill that extends to the porch gable. To the right of center under the porch roof is the front entry door. To the left of center is a small tilt sash 8-light window.



Figure 3: Brick in front porch column stamped with 'AFB Co Spokane WA'

Centered under the front gable at the second floor is a tripartite window, with 8-pane casement windows on either side of a fixed center 8-pane window.



Figure 4: Porch roof and gable in 2024



Figure 5: Adams House, northwest corner in 2024. 'Skewered' porch columns visible.

Exterior, west

The windows on the first floor of the west side are all single pane original wood windows, having better protection from the elements thanks to mature trees on this and the adjoining property. A rubblemix chimney with two unique decorative brick patterns laid in a sun or star design is flanked by two fixed 12-light bookcase windows. A center square bay, measuring nearly 8 feet wide, projects 17 inches from the planar wall, flanked by two single-hung 9/1 windows. In the center of the bay is a fixed 12-light window. Centered above the bay at the second floor is a cross gable with exposed rafter tails with diamond-cut ends. A single slider window with 9 lights per pane is centered under the gable. South of the bay, a pair of original single-hung 6/1 windows was removed during a recent remodel, and are now patched with narrow-width clapboard siding to match the existing siding.



Figure 6: Decorative brick inlay in chimney

Exterior, east

The east side of the house features continuous narrow clapboard siding, overhanging eaves, and replacement fiberglass and wood double pane windows. Between two sets of paired single-hung 12/1 windows is a pair of small casement windows. Near the southern end is a coal chute door, now inoperative.

Exterior, rear (south)

From the driveway on the east side of the house, a set of 4 concrete steps leads to a 52” W x 115” L mudroom. A back entry door to the home’s kitchen, a small tilt sash 9-light window, and the exterior’s clapboard siding are on the north wall of the mudroom; originally these formed the rear eastern exterior of the home. The mudroom has a fixed 1:1 window on the west side and a sliding glass door that leads to an expansive deck. To the west of the mudroom is a fiberglass and wood replacement single-hung 10/1 window; below this are concrete steps leading to a basement door. The mudroom is covered by a shed roof, covered in the same asphalt shingles as the main roof. The gabled roof, overhanging eaves, and exposed rafter tails with diamond-cut ends all match those on the front of the house. At the second floor, a single slider window with 9 lights per pane is centered under the gable. Four deck steps align with the center of the gable and back entry, and lead to the backyard.



Figure 7: Rear steps to mudroom and back entry in 2024



Figure 8: Adams House, rear view (facing north) in 2024

Interior

Through the front entry door, which features a brass doorknob and mail slot, and a 12-light beveled glass window, is a small entry hall with gumwood baseboards and crown molding. A door to the primary bedroom forms the majority of the south wall of the entry hall. The living room and dining room have oak hardwood floors with dark-stained knot-style inlay around the perimeter. Both rooms have original plaster on the walls. Both feature unpainted gumwood beams/box beams, trim, and built-ins, all of which have been polished and well maintained for 110 years. The west wall is dominated by built-ins: bookcases that run the entire length of the wall flank a gas fireplace in the living room, with high fixed windows above the bookcases. The wall above the fireplace projects one foot from the planar wall to the ceiling. The 4-inch-thick mantel is shallow, and connects seamlessly to the bookcase tops.



Figure 9: Decorative inlay in front entry hall of Adams House in 2024



Figure 10: Living room of Adams House, facing west, in 2024



Figure 11: Living room of Adams House (facing north) in 2024. Beamed ceiling visible



Figure 12: Fireplace and built-in bookcases of Adams House in 2024

The wide entry to the dining room features two 8-inch-wide square support columns with top and bottom rounded trim. Along the west wall of the dining room is a built-in buffet and hutch, flanked by two single-hung 9/1 windows with original brass hardware. Above the hutch is a fixed window. The buffet has two large middle drawers flanked by two sets of three smaller drawers; all have original brass pulls. The buffet's 4-inch-thick top matches the thickness of the mantel and bookcases. A beveled mirror is framed into the wall above the buffet, and a shelf sits atop the mirror, just below the window. The hutch cabinets are each supported by a 3-inch thick square pillar. The 6-light cabinet doors have clear glass, and original brass hinges and latches. Two small brass and glass wall-mounted lights are hard-wired into the hutch; the current fixtures are replacements. A plate rail extends around the room. There is an interior door to the upper half-story in the dining room.



Figure 13: Built-in buffet and hutch in dining room of the Adams House, facing west, in 2024



Figure 14: Detail of plate rail in dining room of the Adams House



Figure 15: Continuation of flooring and wood cabinetry from dining room to kitchen of Adams House, facing south, in 2024



Figure 16: Dining room, facing north, of the Adams House in 2024. Box beam ceiling visible.



Figure 17: Door to stairway to upper half story of the Adams House (dining room, facing east) in 2024

Through the dining room is the kitchen, in the southwest corner of the house. It was remodeled down to the studs in 2023. Left intact are the walls, two interior doorways to the kitchen, the doorways' wood trim, and a brick chimney that originates in the basement and continues into the attic. While nearly everything in the kitchen is new, its components were chosen to complement the era and unfussy style of the home, and the dominant woodwork in the adjoining rooms. A back door leads to the mudroom.



Figure 18: Remodeled kitchen of the Adams House, facing west, in 2024

Figure 6: Original brick chimney and northeast doorway in kitchen of the Adams House in 2024

The northeast doorway from the kitchen opens to a small, angled hallway leading to the second bedroom, main floor full bathroom, primary bedroom, and basement. The hallway and bedrooms have narrow-width oak hardwood flooring, painted woodwork, and five-panel wood doors (entry and closet) with brass hardware. The bathroom has been remodeled at least twice since 1914, and currently features black-and-white basketweave floor tile, subway wall tile, wainscoting, and fiberglass and wood replacement windows.



Figure 19: Original brick chimney and northeast doorway in kitchen of the Adams House in 2024



Figure 20: Angled hallway, facing northeast, of the Adams House in 2024

Up the shallow pie stairs is the upper half-story, with a small nursery/office space at the southern end. This room has a single-slider window on the south wall, and a shallow bench seat in front of the window. In the crawl space along the east wall is the central air conditioning unit, installed in the 2010s.

In the middle is the space under the cross-gable, including a single-slider window on the west wall. This space is currently used as a home office, though can be used as a bedroom. The north end of the space under the front gable is currently configured as a $\frac{3}{4}$ bathroom and storage area, with fiberglass and wood casement windows on the north wall.

The basement is fully finished. The southeast corner contains a full bathroom and laundry room. The gas hot water heater and furnace are housed between the laundry room and small southwest bedroom; the latter contains a fixed vinyl window and exterior door leading to the concrete steps to the backyard. The northeast portion of the basement features a basalt rock fireplace surround with brick firebox and hearth. At some point the basalt rock was covered with a plaster-like substance to create a smoother surface and was painted black. There is a non-egress bedroom in the northeast corner of the basement with a single-slider window.

ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS

A 1959 Spokane County Tax Assessor photograph shows the Adams House in nearly identical form, though in the photo some of the exterior features are obscured by trees and foliage.



Figure 7: The Adams House in 1959

Modifications to the Adams House include:

- 1917: -Electrical wiring for a kitchen range was installed (permit #56192)
-A single-car garage was built on the east side of the property (permit #8232)
- 1947: The single-car garage was moved forward on the lot (permit #86736)
- 1974: Gas furnace installed (permit #5622)
- 2000s: -Vinyl replacement single-slider windows were installed in the upper half story on the south and west sides. One single-slider and 3 fixed vinyl replacement windows were installed in the basement.
-Replacement picture window installed in living room
- 2012: Gas furnace and thermostat replaced (permit #B1213217MECH)

2014: -New architectural composition asphalt roof installed (permit #B1413875RFSW)

2016: Gas insert fireplace installed in living room (permit #B1618092MECH)

2021: Backyard deck replaced (permit #B2118522BLDR)

2022: -Concrete front steps replaced

-Main floor bathroom remodeled: Flooring tile replaced, plastic tub/shower liner replaced with subway tile and small porcelain enameled steel tub, new toilet, vanity, lighting, and fan installed, wainscoting installed.

2023: -Kitchen remodeled: Pair of single-hung 6/1 windows removed on west wall. New hardwood flooring to closely match existing flooring on main floor. New electric wiring, gas line for dual-fuel range, new lighting, new cabinets installed. (Permits B222619BLDR, B222620PLMB, B2300369ELEC)

-Replacement fiberglass and wood dual-pane windows installed in primary and second bedrooms, kitchen, and north wall of upper half story. Replacements replicate form, style, and size of original windows, except for interior hardware.

-Exterior repainted, with accent color to highlight decorative rafter tails.

CURRENT APPEARANCE & CONDITION

Few exterior modifications have been made to the Adams House in its 110-year existence. The most significant changes appear to be at the rear of the home: the garage was moved forward several feet on the lot, a pair of windows on the west wall was removed, and the back porch was enclosed at some point to form a mudroom. Despite this, the home's overall footprint appears to be the same as originally built.

The replacement windows on the front of the house are made of fiberglass on the exterior, with wood on the interior. When compared to the aforementioned 1959 photo, they appear to exactly replicate the size, style and function of the original windows: a large, unadorned fixed picture window on the first floor, and a tripartite casement/fixed/casement set on the upper half-story. The vinyl windows under the west cross-gable and the rear gable have faux muntins to replicate the style of the original windows. However, with no historic photos of the side or rear of the home to refer to, it is difficult to tell whether or not the size or exterior trim of these has changed.

Inside the home, the main floor retains much of its original Craftsman-style character, style, and hardware. Its most striking feature is its intact gumwood woodwork with its rich warm tone and polished shine. In addition, it retains the original floorplan, not having fallen victim to the "open floor plan" trend of the last few decades.

Area of Significance **Category B: Agriculture, Government**
Category C: Architecture
Period of Significance **Category C: 1914; Category B: 1919-1933**
Built Date **1914**
Architect **Unknown**
Developer/Builder **J. Oscar Johnson**

SUMMARY STATEMENT

The Adams House is eligible for listing on the Spokane Register of Historic Places under Categories B and C.

Category B: Fred Adams, the first resident owner of the home, was a Stanford Law graduate and junior partner at the Davies & Adams law firm in Spokane. He was elected to the state House of Representatives from 1917-1921, and was Speaker of the House from 1919-1921. After serving in the legislature, he played a significant role in the development of the Columbia Basin Project, which transformed the economy of the central and eastern Washington regions.

Category C: The Adams House is architecturally significant as a well-preserved example of a Craftsman-style bungalow. Its organic and locally sourced materials, overhanging eaves, prominent support columns, and porch with pergola are defining exterior features of the style. Its rich woodwork, beamed ceilings, hardwood floors with inlay, and built-in cabinetry are significant interior features. It was constructed by J. Oscar Johnson who constructed several houses in the neighborhood.

HISTORIC CONTEXT, CATEGORY B

Eastern Washington, on the Columbia Plateau, is a semi-arid region, with unique geologic features formed by glaciers, ice-age floods, and flood basalts. Average annual rainfall ranges from 15-30 inches in the Spokane area to a mere 7-9 inches near the confluence of the Snake and Columbia rivers¹. Despite this, agriculture has become central to Washington state, accounting for 13 percent of the economy², particularly east of the Cascades.

How? The Columbia Basin Project.

Irrigation techniques have existed for millenia in human settlements worldwide. In the Pacific Northwest, Native groups have inhabited areas along rivers, including the Columbia, for about 11,000 years. In their more recent history, they used localized irrigation to cultivate crops such as corn and potatoes. Notably, these Native groups

¹ https://wrcc.dri.edu/Climate/narrative_wa.php

² <https://www.cantwell.senate.gov/issues/agriculture>

avoided much of the Plateau specifically because of its dryness (Simonds p. 3). PNW rivers were also full of a rich food source: fish.

In the late 19th century, few white settlers came to the Columbia basin, with its to-be-avoided dry terrain dominated by bunchgrass and sagebrush; those who did used the land for grazing. Around the turn of the 20th century, homesteaders settled in the basin in larger numbers, using dryland farming techniques (USDOI p. 29), which rely on available soil moisture, groundwater, and any rainfall that occurs.

These homesteaders planted fruit orchards, among other crops. To meet water demand, several large-scale irrigation projects were developed in the region. Some were completed and others were abandoned due to cost, and all failed to meet the high demand for water. Thus, the basin settlers' early large-scale agriculture attempts were defined by repeated failure and slow death of crops, trees, and livestock, as well as mass exodus by 1930 (*ibid*, and 39-40).

During this period the Washington Legislature created the Columbia Basin Survey Commission in 1919. With a budget of \$100,000 it was tasked with studying two proposed irrigation plans for central and eastern Washington: the "gravity plan" and the "pumping plan." The gravity plan would divert water from the Pend Oreille River in Idaho and channel it through a network of canals and tunnels to the Big Bend area. The pumping plan required a dam to be built on the Columbia River, which would raise the water level behind the dam, creating a reservoir. Water from the reservoir could be pumped out and uphill through a network of canals, using power generated by the dam (Simonds p. 7).

Both plans had avid supporters from various groups and interests. The gravity plan's biggest backer was the Washington Water Power Company, which was: a) Spokane's largest employer at the time; b) the most influential supporter of the Chamber of Commerce; c) directly threatened by the development of power in the pumping plan. In other words, the WWPC wanted to protect its economic interests by backing the plan that didn't compete with it (*ibid*).

After more than a decade of debates, studies, follow-up studies backed by special interest groups, and cost projections for both plans that were unfathomable, bringing water to the region seemed impossible. For a time, Congress was unwilling to fund the project. But when the Dust Bowl and extreme economic hardship reached the region, the desire for irrigation brought new attention to the pumping plan and dam at Grand Coulee. In 1932, President Franklin D. Roosevelt included Grand Coulee Dam in his Public Works Administration program aimed at stimulating economic growth (*ibid*, p. 9).

Construction began in 1933 and took eight years to complete. It is one of the largest man-made structures ever built and is the largest water reclamation project in the United States. It helped power production of aluminum for planes and ships during WWII, as well as plutonium at Hanford Site, which was integral to the creation of the atomic bomb.

As explained in the Department of the Interior's 1964 report:

[T]his... continuing quest for water to make the land productive was the driving force behind the building of Grand Coulee Dam. The electric power potential of the proposed dam was secondary. Primarily it was the belief that water from the Columbia River would turn the desert lands of the Columbia Basin into a prosperous and productive region that was responsible for the building of Grand Coulee Dam and the huge Columbia Basin Irrigation Project. (p. ix)

Today, Grand Coulee is the largest hydropower producer in the US.³ Its irrigation network supplies water to more than 2000 farms totaling over 670,000 acres. The crops produced have an annual cash value of approximately \$630 million.⁴ The Columbia Basin Project changed the economic and agricultural outlook of central and eastern Washington, with north-central Washington becoming one of the largest and most productive tree fruit-producing areas in the world.

STATEMENT OF SIGNIFICANCE, CATEGORY B

Area of Significance: Agriculture; Political Government

Period of Significance: 1919-1933

Fred Adams spent much of his childhood in Spokane and graduated from South Central High School, the current Lewis and Clark High School. He attended Stanford Law School, graduating in 1908, and worked in the newspaper industry in several major cities on the west coast before returning to Spokane. At the time of his first marriage in 1910, he was on the editorial staff of the Spokane Chronicle.⁵ By 1916, he had shifted to a career in law in Spokane, and also ran for a seat in the state legislature.

The Washington Legislature created the Columbia Basin Survey Commission in 1919. Beginning in the same year, Speaker of the House Fred Adams held three roles related to the survey: first as the educational director for the Commission, then as a statistician for the survey, and ultimately as the supervisor of the survey in 1921. From his office in Spokane, he spoke of a clear vision:

The first steps of the policy of this division...will be to seek the cooperation of the United States reclamation service in getting the federal government to take over the Columbia basin as a government project. We shall also endeavor to gain the cooperation of the federal service in drilling for a dam site on the Columbia River at Grand Coulee (*Spokane Chronicle* 17 Feb 1921).

As early as 1921, then, Adams was a backer of the "pumping plan." Ten years later, he was heavily involved with the Spokane Chamber of Commerce, an early backer of the "gravity plan" thanks in part to its aforementioned ties to the Washington Water Power

³ <https://nps.gov/articles/washington-grand-coulee-dam.htm>

⁴ <https://www.nwcouncil.org/reports/columbia-river-history/columbiabasinproject/>

⁵ *Spokane Chronicle* 2 July 1910.

Company. It is unclear whether the Chamber changed its plan preference due to Adams' influence or some other factor. Either way, by 1931 the Chamber had developed its own Columbia basin committee, with Fred Adams as its chairman.

Reflecting the economic and environmental hardships of the Dust Bowl and Great Depression, Adams lobbied hard for the Columbia basin project. Knowing the plan needed unprecedented financial backing from Congress, he pushed other influential citizens to speak up too. In a July 1931 address to the Spokane Lions Club, Adams proclaimed:

If we tell our congressmen: 'We want the Columbia basin before you do anything else,' the basin authorization bill will be passed at the next session of Congress... Senators from the northwest say there will be no trouble about passage in the Senate. If the administration gives us its backing, and we remember President Hoover included Columbia basin as one of his 16 great public improvements, we will be successful in the House. Even so, we will not get our bill unless we go to Washington, militantly organized and demanding Columbia basin (*Spokane Chronicle*, 2 July 1931).

Less than 18 months later, Grand Coulee Dam and the Columbia basin project's "pumping plan" was included in FDR's Public Works Administration program.

A project as massive as Grand Coulee cannot be undertaken by one or two individuals. Instead, Adams' political clout as Speaker of the House gained him entry into the project, and progressively more involvement during his term. When he returned to Spokane from Olympia, his political connections earned him continued leadership in the project. It is likely that his years spent in the newspaper industry, particularly as a writer for the *Spokane Chronicle*, granted him steady media attention in the form of newspaper articles and speaking engagements. In this way, he was an early 20th century "influencer," helping direct local and regional resources toward one plan over the other, and eventually toward financial backing from the federal government. This influence helped create permanent change to the environment and economy of the region.

HISTORICAL ACKNOWLEDGEMENT

No account of historical events is complete without examining their effects on all people, not just those who benefitted. Therefore, the current owners of the Adams House acknowledge the cultural and economic devastation on Native tribes caused by the Columbia Basin Project.

Government and private development of dams in the region, including Grand Coulee, was in violation of treaties with tribes, and was "part and parcel of the historical transfer of land, natural resources, and wealth away from the tribes."⁶ While white settlers and corporate interests have gained economically from hydropower, irrigation, mining and

⁶ <https://www.doi.gov/media/document/tribal-circumstances-analysis>

improved river navigation, tribes have lost hundreds of thousands of acres of land, traditional fishing areas, and the endangerment or extinction of native fish stocks.⁷

In a 2024 report, the US government acknowledged the dams' harm to the tribes. As of this writing, litigation between the federal government and tribes of the region is ongoing, as are studies on how to bring economic, cultural, and environmental justice to tribes.

The Spokane Tribe of Indians is one of eight tribes most affected by the dams⁸, and it is the ancestral land of the Spokane Tribe upon which the Adams House sits.

HISTORIC CONTEXT, CATEGORY C

The Craftsman

The Arts and Crafts movement in the United States was a reaction to the Industrial Revolution, in which cheaply made mass-produced goods began to replace previously hand-made goods. On the one hand, the middle class could now afford these goods, previously accessible only to the wealthy. On the other hand, the working class was being heavily exploited and subjected to appalling factory conditions to produce these goods. The Arts and Crafts movement, then, was aimed in part at improving pay and conditions for skilled workers, as well as bringing a high level of craftsmanship to home building, without all the embellishment of the Victorian era. As Jane Powell puts it in *Bungalow Details: Interiors*, Arts and Crafts was not just a style, but also a political movement (p. 13-14).

Homeownership, too, became attainable to the working and middle classes, with Craftsman-style homes that were “economical, artistic, and practical” (*ibid* 16). These practical and reasonably priced homes were usually constructed in the bungalow form, which is generally defined as a small, one-storied house with a low-pitched roof; some variations include one and a half stories with upper rooms set in the roof (*ibid* 12).

Inside, Powell notes, bungalows aimed to maximize their modest sizes, through elements such as built-in furniture and tricks to the eye. One such illusion is the way rooms are laid out:

Bungalows by and large are laid out informally, with rooms often opening into one another for the illusion of more space... [many] have the living room, dining room, and kitchen on side and the bedrooms and bath(s) on the other... Dining and living rooms are often open to one another, separated by an arch or colonnade, or possibly by a wide doorway. (p. 23).

⁷ <https://oregoncapitalchronicle.com/2024/06/21/dams-devastated-northwest-tribes-and-fish-stocks/>

⁸ *Ibid*.

According to John Baker in *American House Styles*, the Craftsman style is “characterized by the rustic texture of the building materials... Stone was never laid in a coursed ashlar pattern, but in a more random texture of rounded cobblestones... The color and tone of the house derive from natural materials and an earth-toned stain applied to the wood” (p. 96).

Cannon Hill and Manito Park

Spokane’s South Hill was once known as Manito Plateau, covered in basalt formations, native pines and grasses. Early development efforts in the 1880s-90s included streetcar lines along Grand, Bernard/Browne, and Monroe/Lincoln Avenues. A 160-acre plot of land was called Montrose Park, but otherwise the Plateau was largely undeveloped by the turn of the 20th century⁹.

Land speculator J.P. Graves began investing heavily in the South Hill, acquiring large sections of land at bargain prices after the 1893 Depression. This included the 160-acre park called Montrose, so named by a previous developer. In 1902, Graves also purchased an existing streetcar line, the Spokane & Montrose Railway. With other successful projects under his belt, Graves recognized the benefit that city services and a public park would bring to his latest residential development. So, he and his company donated over 90 acres to the city for a park, in exchange for infrastructure: water and sewer lines, and paved roads.¹⁰ In 1904, present-day Manito Park was established.

By 1909, residential development was underway. Cannon Hill (Park) Addition was advertised by Arthur D. Jones & Co as “A distinctly high-grade residence district. Building restrictions prohibit the erection of dwellings costing less than \$3000 to \$4000, and prohibit stores or apartments.”¹¹

Around the same time, development extended into First Addition to Cannon Hill, which consisted of 194 residential lots situated between Division and Bernard streets, with north-south boundaries at 25th and 29th avenues. On March 7, 1909 the newly platted lots went on sale, with one-third of them selling in a single day!¹²

Today, Manito Park is perhaps Spokane’s most iconic park. The Cannon Hill and Manito neighborhoods are in demand just as they were in 1909, with many historic homes still standing and in excellent condition.

⁹ <https://static.spokanecity.org/documents/shapingspokane/neighborhood-profiles/manito-cannon-hill-neighborhood-profile.pdf>

¹⁰ <https://historylink.org/File/7721>

¹¹ "April 4, 1909 (Page 44 of 72)." *The Spokesman-Review (1894-)*, Apr 04 1909, p. 44. *ProQuest*. Web. 18 Sep. 2024.

¹² "March 8, 1909 (Page 7 of 14)." *The Spokesman-Review (1894-)*, 08 March 1909, p. 7. *ProQuest*. Web. 17 Sep. 2024.

STATEMENT OF SIGNIFICANCE, CATEGORY C***Area of Significance: Architecture******Built: 1914******Neighborhood in 1914***

The Adams House is within the First Addition to Cannon Hill, one block south of Manito Park.

When the residential lots went on sale on March 7, 1909, developer J. Oscar Johnson bought Lots 2 and 3 of Block 4. He built a Craftsman-style bungalow home on each lot; both homes featured rich interior woodwork, oak hardwood floors with dark inlay, and the widely overhanging eaves so indicative of the style.¹³ The home on Lot 3 (now the Adams House) was completed in 1914, and in 1919 Johnson sold the home to attorney Fred Adams and his wife Winona.

As some of the oldest homes on the block, these two Craftsman-style bungalows helped anchor the block and the First Addition to Cannon Hill. With stately Manito Park an enticing feature of this new neighborhood, the “life-changing design” and resultant “wholesome life” that the Arts and Crafts advocates predicted (Powell 16) appeared to be found here.

The Craftsman Style of the Adams House

Powell notes that bungalows were “often set atop an embankment, which...gives them a certain stature” (p. 20). The homes on Lots 2 and 3 were set this way: the buildable area on the south side of 26th Avenue is up an embankment, giving the homes visual prominence over those on the north side. When viewing the Adams House from the north side’s sidewalk, the angle belies the modest one-and-a-half story size of the home.

The Adams House’s space-saving interior layout matches Powell’s description exactly:

- a modest one-and-a-half story home with upper rooms set in the eaves
- a small entryway
- living and dining rooms that are open to one another, separated by a colonnade
- bedrooms and a bathroom on one side of the home; living, dining, and kitchen on the other
- a stairway to the upper floor set in the dining room

¹³ https://www.zillow.com/homedetails/7-W-26th-Ave-Spokane-WA-99203/23534659_zpid/



Figure 22: Colonnade separating living and dining rooms in the Adams House in 2024



Figure 23: Stairway to upper half story set in the dining room of the Adams House in 2024

Elements of the Adams House are consistent with Baker's description above. Its rubblemix columns, though uniform in size, appear to be randomly assembled, with brick bits sticking out at odd angles or that seem accidentally frozen in place. Its current exterior color scheme is lightened up from its previous iteration, featuring warm earth tones. Inside, its rich warm woodwork and dominant built-ins are "economical, artistic, and practical": now, as then, their original purpose still applies, and are in use daily.



Figure 24: Vertically oriented, misshapen brick in rubblemix column

In the remodeled kitchen, white cabinets with inset doors are mounted to the ceiling, as was common in bungalow kitchens of the era (Powell p. 28). Lower cabinets are walnut with brass pulls, and though not an exact match, do suggest a visual continuation of the wood built-ins from the dining room. Warm-toned subway tile forms the backsplash, also common in bungalows (*ibid*). As with the AFB brick on the exterior, kitchen materials were sourced as locally/domestically as was practical: the subway tile was manufactured in Spokane Valley, the cabinets were built in South Dakota, and the replacement window was manufactured in the US. New oak hardwood floors are closely matched in color and board width to the existing floors in the other rooms.

Neighborhood today

For over a century, the homes on Lots 2 and 3 embodied the style and politics of the Arts and Crafts movement. After years of deferred maintenance and the death of its long-term owners, the house on Lot 2 was demolished in 2021 by new owners. In its place, a new build dominates the now-double corner lot.

The Adams House thus gains architectural importance two ways: first, it is an excellent example of the Craftsman-style bungalow, featuring locally sourced materials and an organic, back-to-nature emphasis. Second, of the two homes on the lots purchased and built by J. Oscar Johnson, it is the only one that remains.

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<https://content.libraries.wsu.edu/digital/collection/clipping/id/70694>

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<https://oregoncapitalchronicle.com/2024/06/21/dams-devastated-northwest-tribes-and-fish-stocks/>

“Fight for basin, urges F. Adams.” *Spokane Chronicle*, 02 July 1931.

“Fred A. Adams goes on payroll of Basin survey.” *Spokane Chronicle*, 25 October 1919.

“Fred Adams placed at head of Columbia Basin survey.” *Spokane Chronicle*, 17 February 1921.



Figure 25: Fred Adams in 1931¹⁴

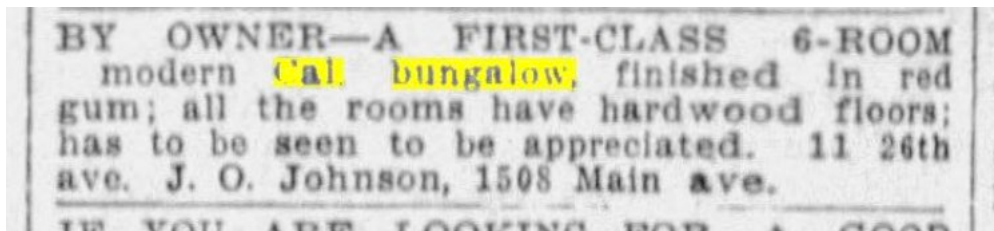


Figure 8: Advertisement for the Adams House in the Spokane Daily Chronicle, 1913¹⁵

¹⁴ Charles Libby Collection, <https://ferrisarchives.northwestmuseum.org/Item/Index/10119>

¹⁵ "September 30, 1913 (Page 13 of 16)." *The Spokesman-Review (1894-)*, Sep 30 1913, p. 13. *ProQuest*. Web. 23 Oct. 2024.

ADAMS WILL RUN FOR LEGISLATURE

Local Attorney Announces
Candidacy on Republican
Ticket From Sixth.

Fred A. Adams today announced his candidacy for state representative from the Sixth district on the republican ticket. He expects to file in a few days.

"There are no strings to my candidacy nor hope of reward other than that I believe that I am well qualified to serve the people of the Sixth district and of the state to good advantage," said Mr. Adams.

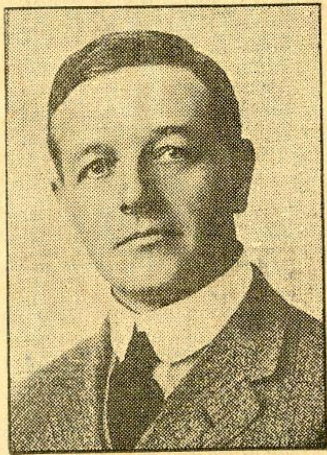
"If nominated and elected I propose to fight for state reapportionment, neglected by the last legislature, and at this time so necessary to equal representation if the state is not to become modeled after the old 'rotten borough' system of English history fame.

"The republican party is pledged to state constitutional revision, and believing that our present constitution has outlived its usefulness, I will, if nominated and elected, support the party's pledge.

"I believe that the present unwieldy membership of the legislature, which presents the spectacle of a two-ring circus, should be cut down to a working basis, where responsibility can be placed to better advantage. I believe in a closer scrutiny of the expenditure of the taxpayers' money; that legislative appropriations should be governed by necessity and not pork.

My residence in Spokane has been long enough to fully acquaint me with the needs of the Sixth district, eastern Washington and the state as a whole."

Mr. Adams is the junior member of the law firm of Davies & Adams in the Columbia building. He has been a resident of Spokane for more than 30 years, having been educated in the Spokane public schools and later attending the law school at Stanford university. Before entering the practice of law he was engaged in newspaper work in Spokane and on the Coast.



Fred A. Adams, candidate for state representative.

Figure 27: Article in Spokane Chronicle announcing Adams' candidacy, 1916



Figure 28: Clipping from Spokane Chronicle, February 21, 1921¹⁶

¹⁶ <https://content.libraries.wsu.edu/digital/collection/clipping/id/14379>

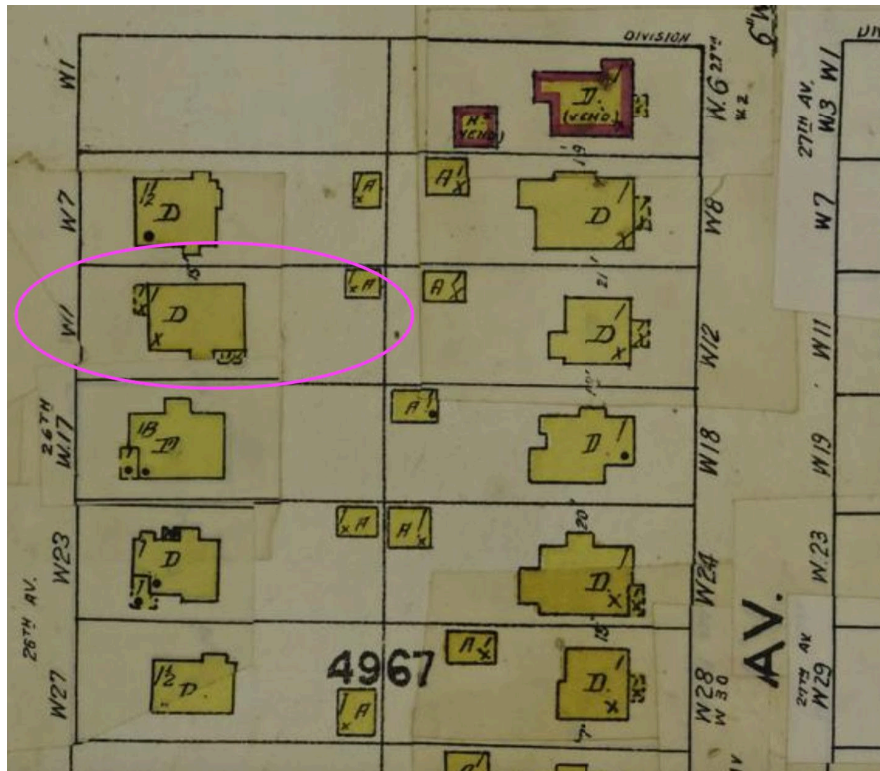


Figure 29: Sanborn fire insurance map of the Adams House, 1950¹⁷

¹⁷ Sanborn Fire Insurance Map from Spokane, Spokane County, Washington. Sanborn Map Company, Vol. 3, - Jun 1950, 1950. Map. Retrieved from the Library of Congress, www.loc.gov/item/sanborn09331_014/.



Agenda Sheet for City Council:

Committee: Urban Experience **Date:** 12/09/2024

Committee Agenda type: Consent

Date Rec'd

11/22/2024

Clerk's File #

Cross Ref #

Project #

Council Meeting Date: 01/13/2025

Submitting Dept

CODE ENFORCEMENT & PARKING

Bid #

Contact Name/Phone

LUIS GARCIA 6850

Requisition #

Contact E-Mail

LGARCIA@SPOKANECITY.ORG

Agenda Item Type

Contract Item

Council Sponsor(s)

JBINGLE ZZAPPONE MCATHCART

Agenda Item Name

4760 - PARKMOBILE, LLC CONTRACT RENEWAL WITH COST

Agenda Wording

Parking Services contract renewal with ParkMobile, LLC (OPR 2022-0129) for one year. This contract is both revenue and expense.

Summary (Background)

ParkMobile, LLC has been Parking Services Mobile Parking Payment System integrator and the merchant of record. Parking Services pays for bank fees and the customer pays for transaction fees with a revenue share of \$.10 back to Parking Services. The anticipated expense is up to \$500,000 and revenue is \$2.3 Million. Initial contract term was 3 years with the option for annual renewal. This is the first contract renewal which is from January 1, 2025 to December 31, 2025.

Lease? NO

Grant related? NO

Public Works? NO

Fiscal Impact

Approved in Current Year Budget? N/A

Total Cost

\$

Current Year Cost

\$

Subsequent Year(s) Cost

\$

Narrative

Mobile parking revenue, fees taken from revenue received.

Amount

Budget Account

Revenue \$ 2.3 Million

1460-21200-99999-36231-24006

Expense \$ 500,000

1460-21200-21710-54914-24006

Select \$

#

Select \$

#

\$

#

\$

#



Continuation of Wording, Summary, Approvals, and Distribution

Agenda Wording

Summary (Background)

Approvals

Dept Head

GARCIA, LUIS

Division Director

MACDONALD, STEVEN

Accounting Manager

ZOLLINGER, NICHOLAS

Legal

HARRINGTON,

For the Mayor

PICCOLO, MIKE

Additional Approvals

Distribution List

justin.clifford@parkmobile.io (Justin Clifford)

lgarcia@spokanecity.org

smacdonald@spokanecity.org

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parkingservicesaccounting@spokanecity.org

legal-notices@parkmobile.io

akiehn@spokanecity.org

Mark.Larson@ParkMobile.io

Committee Agenda Sheet

Select Committee Name

Committee Date	12.9.24
Submitting Department	Parking Services
Contact Name	Luis Garcia
Contact Email & Phone	lgarcia@spokanecity.org ; 625-6850
Council Sponsor(s)	<u>TBD</u>
Select Agenda Item Type	<input checked="" type="checkbox"/> Consent <input type="checkbox"/> Discussion Time Requested:
Agenda Item Name	ParkMobile, LLC contract renewal with cost
Proposed Council Action	<input checked="" type="checkbox"/> Approval to proceed to Legislative Agenda <input type="checkbox"/> Information Only
Summary (Background)	<p>ParkMobile, LLC has been Parking Services Mobile Parking Payment System integrator and the merchant of record. Parking Services pays for bank fees and the customer pays for transaction fees with a revenue share of \$.10 back to Parking Services. The anticipated expense is up to \$500,000 and revenue is \$2.3 Million. Initial contract term was 3 years with the option for annual renewal. This is the first contract renewal which is from January 1, 2025 to December 31, 2025.</p>
Summary (Background)	<p>*use the Fiscal Impact box below for relevant financial information</p>
<p>Fiscal Impact</p> <p>Approved in current year budget? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p> <p>Total Cost: <u>N/A</u></p> <p>Current year cost:</p> <p>Subsequent year(s) cost:</p> <p>Narrative: Mobile parking revenue, fees taken from revenue received.</p> <p>Funding Source <input type="checkbox"/> One-time <input checked="" type="checkbox"/> Recurring <input type="checkbox"/> N/A</p> <p>Specify funding source: Program revenue</p> <p>Is this funding source sustainable for future years, months, etc? Yes.</p> <p>Expense Occurrence <input type="checkbox"/> One-time <input checked="" type="checkbox"/> Recurring <input type="checkbox"/> N/A</p> <p>Other budget impacts: Revenue 2.3 Million; Expense \$500,000</p>	
Operations Impacts (If N/A, please give a brief description as to why)	
<p>What impacts would the proposal have on historically excluded communities?</p> <p>This contract will increase payment options available to parking customers by increasing the number of parking apps customers can use for payment. For customers that do not have smart phones, ParkMobile offers a pay by phone payment system to pay for parking. To ensure access for all customers, ParkMobile maintains a multi-channel call center with phone, email, in-app chat, and a website available 24/7/365 in a variety of languages for customers whose first language is not English.</p> <p>The City strives to offer a consistent level of service to everyone and to make parking easy, convenient, and accessible. This item supports the operations of Parking Services.</p>	

How will data be collected, analyzed, and reported concerning the effect of the program/policy by racial, ethnic, gender identity, national origin, income level, disability, sexual orientation, or other existing disparities?

We do not collect data on race, ethnicity, gender, income level, etc. Those demographics are not available to us, nor do we require them to use a parking payment app.

How will data be collected regarding the effectiveness of this program, policy or product to ensure it is the right solution?

Parking Services follows the City's established procurement regulations and policies to bring items forward, and then uses contract management best practices to ensure desired outcomes and regulatory compliance.

Describe how this proposal aligns with current City Policies, including the Comprehensive Plan, Sustainability Action Plan, Capital Improvement Program, Neighborhood Master Plans, Council Resolutions, and others?

This project implements recommendations from the 2019 Downtown Parking Study.



City of Spokane
CONTRACT RENEWAL #1
Title: Mobile Parking Payment System(s) Integrator

This Contract Renewal is made and entered into by and between the **CITY OF SPOKANE** as ("City"), a Washington municipal corporation, and **PARKMOBILE, LLC.**, whose address is 1100 Spring Street NW, Suite 200, Atlanta, Georgia 30309 as ("Firm"), individually hereafter referenced as a "Party", and together as the "Parties".

WHEREAS, the parties entered into a Contract wherein the Firm agreed to provide a Mobile Parking Payment ("MPP") System for the City of Spokane; and

WHEREAS, the original Contract allowed for annual upon mutual agreement of the Parties renewal #1, therefore the original Contracts needs to be formally renewed by this written Contract Renewal document; and

-- NOW, THEREFORE, in consideration of these terms, the parties mutually agree as follows:

1. CONTRACT DOCUMENTS.

The original Contract, dated March 4, 2022, and March 11, 2022, any previous amendments, renewals and / or extensions / thereto, are incorporated by reference into this document as though written in full and shall remain in full force and effect except as provided herein.

2. EFFECTIVE DATE.

This Contract Renewal shall become effective on January 1, 2025, and shall end December 31, 2025.

3. COMPENSATION.

The City shall pay an estimated maximum annual cost not to exceed **FIVE HUNDRED THOUSAND AND 00/100 (\$500,000.00)** for everything furnished and done under this Contract Renewal. This is the maximum amount to be paid under this Renewal, and shall not be exceeded without the prior written authorization of the City, memorialized with the same formality as the original Contract and this Renewal document.

4. DEBARMENT AND SUSPENSION.

The Contractor has provided its certification that it is in compliance with and shall not contract with individuals or organizations which are debarred, suspended, or otherwise excluded from or ineligible from participation in Federal Assistance Programs under Executive Order 12549 and "Debarment and Suspension", codified at 29 CFR part 98.

ATTACHMENT A

**CERTIFICATION REGARDING DEBARMENT, SUSPENSION,
INELIGIBILITY AND VOLUNTARY EXCLUSION**

1. The undersigned (i.e., signatory for the Subrecipient / Contractor / Consultant) certifies, to the best of its knowledge and belief, that it and its principals:
 - a. Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any federal department or agency;
 - b. Have not within a three-year period preceding this contract been convicted or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, state, or local) transaction or contract under a public transaction; violation of federal or state antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, tax evasion, receiving stolen property, making false claims, or obstruction of justice;
 - c. Are not presently indicted or otherwise criminally or civilly charged by a government entity (federal, state, or local) with commission of any of the offenses enumerated in paragraph (1)(b) of this certification; and,
 - d. Have not within a three-year period preceding this contract had one or more public transactions (federal, state, or local) terminated for cause or default.

2. The undersigned agrees by signing this contract that it shall not knowingly enter into any lower tier covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction.

3. The undersigned further agrees by signing this contract that it will include the following clause, without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions:

Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion – Lower Tier Covered Transactions

1. The lower tier contractor certified, by signing this contract that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any federal department or agency.

 2. Where the lower tier contractor is unable to certify to any of the statements in this contract, such contractor shall attach an explanation to this contract.
4. I understand that a false statement of this certification may be grounds for termination of the contract.

<hr/> Name of Subrecipient / Contractor / Consultant (Type or Print)	<hr/> Program Title (Type or Print)
<hr/> Name of Certifying Official (Type or Print)	<hr/> Signature
<hr/> Title of Certifying Official (Type or Print)	<hr/> Date (Type or Print)



STATE OF WASHINGTON

BUSINESS LICENSE

Limited Liability Company

PARKMOBILE, LLC
1100 SPRING ST NW STE 200
ATLANTA GA 30309-2824

TAX REGISTRATION - ACTIVE

CITY/COUNTY ENDORSEMENTS:

SPOKANE GENERAL BUSINESS - NON-RESIDENT - ACTIVE

Issue Date: Apr 09, 2024

Unified Business ID #: 603478652

Business ID #: 001

Location: 0001

Expires: Jan 31, 2025

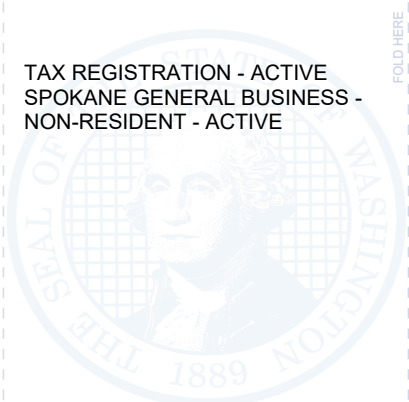
This document lists the registrations, endorsements, and licenses authorized for the business named above. By accepting this document, the licensee certifies the information on the application was complete, true, and accurate to the best of his or her knowledge, and that business will be conducted in compliance with all applicable Washington state, county, and city regulations.

Director, Department of Revenue

UBI: 603478652 001 0001

PARKMOBILE, LLC
1100 SPRING ST NW STE 200
ATLANTA GA 30309-2824

STATE OF WASHINGTON



TAX REGISTRATION - ACTIVE
SPOKANE GENERAL BUSINESS -
NON-RESIDENT - ACTIVE

Expires: Jan 31, 2025

Director, Department of Revenue

IMPORTANT!

PLEASE READ THE FOLLOWING INFORMATION CAREFULLY BEFORE POSTING THIS LICENSE

General Information

Post this Business License in a visible location at your place of business.

If you were issued a Business License previously, **destroy the old one and post this one in its place.**

Login to My DOR at dor.wa.gov if you need to make changes to your business name, location, mailing address, telephone number, or business ownership.

Telephone: 360-705-6741

Endorsements

All endorsements should be renewed by the expiration date that appears on the front of this license to avoid any late fees.

If there is no expiration date, the endorsements remain active as long as you continue required reporting. Tax Registration, Unemployment Insurance, and Industrial Insurance endorsements require you to submit periodic reports. Each agency will send you the necessary reporting forms and instructions.

For assistance or to request this document in an alternate format, visit <http://business.wa.gov/BLS> or call (360) 705-6741. Teletype (TTY) users may use the Washington Relay Service by calling 711.

BLS-700-107 (07/27/20)



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

5/1/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Arthur J. Gallagher Risk Management Services, LLC 1050 Crown Pointe Parkway, Suite 600 Atlanta GA 30338	CONTACT NAME: Dena Saad	
	PHONE (A/C. No. Ext): 678-393-5244	FAX (A/C. No):
E-MAIL ADDRESS: dena_saad1@ajg.com		
INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A: Charter Oak Fire Insurance Company		25615
INSURER B: Travelers Property Casualty Co of America		25674
INSURER C:		
INSURER D:		
INSURER E:		
INSURER F:		

COVERAGES **CERTIFICATE NUMBER:** 446676238 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			ZGC-41N61894-24-I5	4/23/2024	4/23/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			BA-6W658114-24-I5-G	4/23/2024	4/23/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			CUP-6W659319-24-I5	4/23/2024	4/23/2025	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	UB2X44998424I5G	4/23/2024	4/23/2025	<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 Certificate Holder is an Additional Insured as respects to the General Liability policy, pursuant to and subject to the policy's terms, definitions, conditions and exclusions.

CERTIFICATE HOLDER**CANCELLATION**

City of Spokane
 808 W Spokane Falls Blvd
 Spokane WA 99201

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Christopher R. Ward

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